

# HUMBOLDT COUNTY GENERAL PLAN RE-WRITE

## Northern California Association of Home Builders Comments

### Chapters 1, 2 and 3

July 1, 2012 - The following comments are being submitted on behalf of the Northern California Association of Home Builders (NCHB) on the Humboldt County General Plan Rewrite. The comments are identified by number and reference the page and section number of the GPU Planning Commission Approved Draft under review by the Board of Supervisors. Italicized text represents our requested additions to draft. Double strikethroughs represents requested deletions from the draft. Red text explains our reasoning for requested changes.

#	Page	Section	Comment
1	1-1	1.2.	<b>Purposes of a General Plan.</b> <i>(Framework 1211.1: The plan is a guide for public and private investment, consisting of diagrams and text that identify where various types development should occur.)</i> <del>"In addition to expressing a community's goals, visions, and policies for future land uses, the process of preparing, adopting, implementing, and maintaining a general plan serves to:"</del>
2	1-1	1.2.1	<b>Purposes of a General Plan.</b> <i>The plan identifies the community's land use, circulation, and environmental</i> <del>economic and social</del> <i>goals and policies for land use and development.</i> <b>We recognize the County would like to see its residents be as happy and successful as possible. However, it is not the County's role to determine or otherwise interfere with either financial or social matters of the private lives of the residents of Humboldt County.</b>
3	1-1	1.2.2	<b>Purposes of a General Plan.</b> <i>(Framework 1210.3: The plan is a guide for the Board of Supervisors, the Planning Commission, other agencies and commissions for interpreting policy decisions and evaluating specific development proposals.)</i> <del>Provide a basis for local government decision making especially decisions on development approvals.</del> <b>This sentence assumes that the Plan is to be written by and for the government. The plan is supposed to be the plan of the people and is to help public and private land owners in their design concepts and application presentations to planning staff. Staff is to then apply the standards within the plan equally across the board on all applications to complete their mandated neutral review and analysis of those applications prior to public hearings and legislative or discretionary review and decision making by the Planning Commission and by the Board of Supervisors.</b>
4	1-1	1.2.3	<b>Purposes of a General Plan.</b> <i>Maintain and facilitate</i> <del>Provide</del> <i>citizens with opportunities to participate in the planning and decision making processes of their communities as guaranteed by the US Constitution, the California Constitution and by the Bill of Rights.</i>
5	1-1	1.2.4	<b>Purposes of a General Plan.</b> <i>(Framework 1210 .2: The plan is a guide for developing policies and standards to regulate the County's physical development, and the plan is a guide for coordinating the activities of County agencies, special districts, and local cities.{ Framework 1210.4;})</i> <del>Inform citizens, developers, decision makers, and other cities and agencies of the policies and standards that guide development within a particular community.</del>

**NCHB COMMENTS ON THE HUMBOLDT COUNTY GENERAL PLAN RE-WRITE**  
**Chapters 1, 2 and 3**

<b>#</b>	<b>Page</b>	<b>Section</b>	<b>Comment</b>
6	1-1	1.2.5	<b>Purposes of a General Plan.</b> (Framework 1210.5: The plan is a guide for formulating specific development codes, ordinances and implementing techniques.) <del>Establish a basis for subsequent planning efforts such as formulating specific development ordinances, preparing individual community plans, rezoning properties, and special studies.</del> <b>Some times less is more. Further, this item is inconsistent with Chapter 2, section 2.7 that states this plan supersedes and consolidates all of the existing community plans, rendering this language moot. Any special studies are usually those dictated by outside agencies during peer review of projects and are outside the County's jurisdiction to request, unless the study is a CEQA required EIR – which are dictated on a project by project basis.</b>
7	1-3	1.4.1	<b>Guiding Principle:</b> <i>The plan will ensure that public policy is reflective of the needs of the citizenry as expressed by the citizens themselves.</i>
8	1-3	1.4.2	<b>Guiding Principle:</b> <del>The plan will preserve and enhance the character of Humboldt County and the quality of life it offers.</del> <b>See 3 new principles, below.</b>
9	NEW	NEW	<b>Guiding Principle:</b> <i>The plan will recognize and protect property rights by seeking to maintain a balance between the rights of property owners and efforts to plan for the community.(San Louis Obispo General Plan)</i>
10	NEW	NEW	<b>Guiding Principle:</b> <i>The plan will recognize and protect property rights by not taking property without just compensation.(San Louis Obispo General Plan)</i>
11	NEW	NEW	<b>Guiding Principle:</b> <i>The plan will recognize and protect property rights by recognizing and protecting the rights of all property owners, individuals and groups to participate in landing and land use decisions. (San Louis Obispo General Plan)</i>
12	1-3	1.4.3.	<b>Guiding Principle:</b> <i>The plan will provide developable residentially zoned land to provide for housing for all income levels, and will provide developable commercial, industrial lands to restore economic vitality to Humboldt County.</i> <del>Provide sufficient developable land, encourage development of affordable housing for all income levels, and prevent housing scarcity under a range of population growth scenarios.</del> <b>This language lacks definition of what is or is not 'sufficient', 'scarcity' or 'range of population growth scenarios'. Who would define these terms and what criteria would be used to define each term.?</b>
13	1-3	1.4.4	<b>Guiding Principle:</b> (Framework 1231.3): <del>The plan makes a commitment of priority for local government</del> <i>supports special districts that provide services in existing and developing communities. The plan supports efficient use of water and sewer services in those areas with public services available. The plan also supports owners of rural lands to develop their lands provided that the proposed project keeps development to low density residential to maintain a rural character, and provided that the project comports with all existing zoning and plan standards, standards of the Public Works Department Land Use Division and of Public Health Departments, existing building code requirements, and fire safety</i>

**NCHB COMMENTS ON THE HUMBOLDT COUNTY GENERAL PLAN RE-WRITE**  
**Chapters 1, 2 and 3**

#	Page	Section	Comment
			<p><del>standards of the CalFire regulations. discourage low density residential conversion of resource lands and open space. More often than not outside incorporated cities within the county the government does not provide services, special districts do. To discourage low density residential uses is not consistent with the goals, policies and standards of the existing plan or with the proposed plan or with state law. Humboldt County has 2.2 million acres of which approximately 95% remains undeveloped but constrained due to being owned by parks (County, state and federal), are reservation or tribal lands, or are constrained due to incentivized zoning (TPZ or Williamson Act), or trust/conservation/preservation easements and/or agreements. The proposed language constitutes a taking of property rights of all lands outside community planning areas. The proposed language also renders existing uses in these areas as existing non-conforming uses, thereby effectively taking away the rights of existing residents of these areas any capacity to rebuild if necessary due to fire, earthquake damage or other natural calamity and would substantially devalue those properties as a result.</del></p>
14	-	Framework Plan	<p><b>Guiding Principle:</b> (Framework 1231.2): The Plan supports measures which allow an increase in rural residential densities within or adjacent to existing communities.</p>
15	1-3	1.4.5	<p><del><b>Guiding Principle:</b> Support the County's economic development strategy and Work to retain and create living-wage job opportunities through the provision of developable commercial, industrial lands to restore economic vitality to Humboldt County. The county may have a strategy for its own employees, and may have programs that support non-profits, but the county does not create jobs in the private sector per se, private enterprise does. If this language refers to the "Prosperity" document, it is out of date and does not comport with current economic factors or reality.</del></p>
16	1-3	1.4.6	<p><del><b>Guiding Principle:</b> The plan supports incentives for long term agricultural, timber, and other resource uses and production activities. Protect agriculture and timberland over the long term, using measures such as increased restrictions on resource land subdivisions and patent parcel development. With respect to the portion of the language that discusses patent parcels, any language that proposes increased restrictions is against the law as provided for in the Subdivision Map Act and many cases at state and federal court levels. Patent parcels are to be treated the same as all other legally created parcels under the eyes of the law. This language is not consistent with economic goals of the plan. This language would have detrimental effects on all resource production in Humboldt County at a time when those in resource production industries need the County's support – not more regulation and restrictions. There are ample regulations in place via Federal and State law.</del></p>
17	1-3	1.4.7	<p><del><b>Guiding Principle:</b> The plan should include incentive measures to support conservation of natural and cultural resources as provided for in CEQA and as regulated by state and federal agencies. Protect natural resources; especially open space, water resources, water quality, scenic</del></p>

**NCHB COMMENTS ON THE HUMBOLDT COUNTY GENERAL PLAN RE-WRITE**  
**Chapters 1, 2 and 3**

#	Page	Section	Comment
			<p><del>beauty, and salmonid habitat.</del> This language is redundant. State and federal agencies maintain regulatory authority over natural resources and via CEQA and responses to project referrals Fish and Game, the Water Quality Control Board, Public Health Department Division of Environmental Health (and many other agencies and entities) have the opportunity to ask for their own permits and/or conditions of approval if they determine it is appropriate on a project by project basis. Further, there are many voluntary conservation programs available to property owners to choose from if they so desire to do so.</p>
18	1-4	1.4.8	<p><del>Guiding Principle: Include actionable plans for infrastructure financing and construction.</del> The language refers to construction and costs of infrastructure in the context of the Planning Division having some responsibility for construction of infrastructure. The only time improvements are made to existing roads, including County roads and excluding capital improvement projects, is when they are a part of a subdivision or other project. Under CEQA and the Subdivision Map Act, it is the property <b>owner and/or the applicant that is responsible for the costs of improvements as mitigation.</b> What is meant by 'actionable plans'? Any capital improvement projects are within the retained regulatory jurisdiction of either CalTrans or the Humboldt County Department of Public Works Roads Division, and as such would be included in those departments' budgetary processes.</p>
19	1-4	1.4.9	<p><b>Guiding Principle:</b> <i>(Framework 1441): The principle rule to be followed is one of common sense. Taking a comprehensive view of all relevant plan policies, the result must further the intent of these policies, in a practical, workable, sound matter. Unusual, awkward, and strained solutions are not intended by the plan and should be avoided. However, new concepts of development which serve community and individual needs should be supported in implementing the General Plan. The General Plan should be interpreted in a common sense manner to encourage reasonable development which can meet these needs with minimal impacts on the environment and demands on public services.</i></p> <p><del>Adhere to a practical strategy that can be implemented.</del> There are no definitions provided herein for what staff is interpreting as 'practical' or 'actionable', without which we cannot analyze what potential impacts would be to property owners nor could consistency within the plan be verified.</p>
20	1-4	1.4.10	<p><b>Guiding Principle:</b> <i>The plan itself is a clear statement of land use values and since all projects in California must be consistent with the General Plan, the Humboldt County Planning Department will actively promote timely intergovernmental coordination and referral response times through the implementation of application processing timing requirements of the following laws:</i></p> <ul style="list-style-type: none"> <li>• <i>California Environmental Quality Act (Public Resources Code Sections 21000 et seq.),</i></li> <li>• <i>CEQA Guidelines (California Code of Regulations Title 14, Chapter 3, Section 15000 et seq.)</i></li> </ul>

**NCHB COMMENTS ON THE HUMBOLDT COUNTY GENERAL PLAN RE-WRITE**  
**Chapters 1, 2 and 3**

#	Page	Section	Comment
			<ul style="list-style-type: none"> <li>• Subdivision Map Act (Government Code Section 66410 et seq.),</li> <li>• Permit Streamlining Act (Government Code Section 65920 et seq.)</li> </ul> <p><del>and policies to provide clarity in the County's permit processing system and simplify review of projects that are consistent with the General Plan.</del></p>
21	1-4	1.4.11	<p><b>Guiding Principle:</b> (Framework 1231.4): The plan encourages broadened public participation at all levels of the decision making process; including study, workshops, hearings, and plan revisions, and through Planning advisory committees, citizen advisory committees or Municipal advisory committees.</p> <p><del>Maximize the opportunities to educate the public about the planning process, in order to have meaningful participation in the development and maintenance of the plan.</del></p>
22	1-4	1.4.12	<p><b>Guiding Principle:</b> <del>Support a broad public participation program at all levels of the decision making process; including study, workshops, hearings and plan revisions.</del> This item is redundant (see principle 11, above). Also, the language proposes a 'program' but does not propose a source of funding.</p>
23	3-8	3.4 – <b>Goals and Policies</b>	<p><b>GP-G1.Plan Implementation.</b> <del>Consistent and successful implementation of Plan policies throughout the planning period.</del> The ultimate measurement of what is or is not "successful" is the number of homes built and the number of new business start-ups and industrial start-ups within a given planning period. Since county codes must be consistent with State law and statutes, when those statutes and laws are followed, all General Plan policies should be consistent.</p>
24	3-8	3.4	<p><b>GP-G2. Plan Maintenance.</b> A current General Plan responsive to community needs, which is updated on a regular basis. (comments to follow in Plan Amendments in policy section below)</p>
25	3-8	3.4	<p><b>GP-G3.Public Participation.</b> (Framework 1343): To maximize the opportunity for individuals and groups to have meaningful participation in the planning process. <del>An open, inclusive, and responsive process for public participation in County land use decision making.</del> This goal was developed from the understanding that the public will be more able to support policies guiding the development of the County when an opportunity to participate in the development and review of the General Plan has been provided. Through this exposure, and the contributions it makes to the process and the product, the public will hopefully gain greater understanding of the plan. Participation not only in the review of this document, but also in proposing subsequent revisions to improve what is adopted, will help insure that this document will remain a current statement of public policy. – Framework note.</p>
26	3-8	3.4	<p><b>GP-Gx Comprehensive Planning Documents.</b> A set of planning documents that is a comprehensive statement of public policy concerning land use and the provision of public services by special districts and by the County.</p>

**NCHB COMMENTS ON THE HUMBOLDT COUNTY GENERAL PLAN RE-WRITE**  
**Chapters 1, 2 and 3**

#	Page	Section	Comment
27	3-8	3.4	<p><b>GP-Gx1. Accessible General Plan.</b> A comprehensive General Plan written in understandable language which is readily accessible to the public <i>in hard copy and electronic format that encourages citizen participation throughout the planning process, and in the geographic area under consideration, whenever possible.</i></p>
28	3-8	3.4	<p><del><b>GP-x2. Educated Public.</b> An informed and educated public with a meaningful planning role and multiple opportunities for participation in the planning process.</del> (Framework) <b>1520 FINDINGS.</b> <i>The policies for citizen participation recognize the need for public involvement in the planning process. The successful application of any law depends to a great extent on the citizens' understanding and support of that law.</i></p> <p><i>The planning process, then, must provide for the education of the public. Armed with knowledge of the process, the citizen can have meaningful access to the decision makers, evaluate alternative proposals, and make specific recommendations in support of, or for change to, hearing draft proposals.</i></p> <p><i>1. It is essential to the function of the democratic society that public policy shall be reflective of the needs of the citizenry as expressed by the citizens themselves.</i></p> <p><i>2. Citizens will participate when they feel their participation will have an effect.</i></p>
29	3-8	3.4	<p><b>GP-G4. Timely and Effective Coordination.</b> Humboldt County Planning Department will promote timely and effective intergovernmental coordination and referral response times through the implementation of application process timing requirements of the following laws: <u>California Environmental Quality Act (Public Resources Code Sections 21000 et seq.)</u>,</p> <ul style="list-style-type: none"> <li>• <u>CEQA Guidelines (California Code of Regulations Title 14, Chapter 3, Section 15000 et seq.)</u></li> <li>• <u>Subdivision Map Act (Government Code Section 66410 et seq.)</u>,</li> <li>• <u>Permit Streamlining Act (Government Code Section 65920 et seq.)</u></li> </ul> <p><del>that encourages coherent planning and public communications and efficient permitting service delivery, and expenditure of public funds.</del></p> <p><i>When the statutes are insisted upon and followed by staff, coordination is timely. Intergovernmental agencies outside the county have plenty of time to ask for outside permits or conditions of approval after the CEQA clock of peer review has run.</i></p>
30	3-8	3.4	<p><b>GP-G5. Effective Permit Processing.</b> <i>The Humboldt County Planning Department will actively promote timely intergovernmental coordination and referral response times through the implementation of application processing timing requirements of the following laws:</i></p> <ul style="list-style-type: none"> <li>• <i>California Environmental Quality Act (Public Resources Code Sections 21000 et seq.)</i>,</li> <li>• <i>CEQA Guidelines (California Code of Regulations Title 14, Chapter 3, Section 15000 et seq.)</i></li> </ul>

**NCHB COMMENTS ON THE HUMBOLDT COUNTY GENERAL PLAN RE-WRITE**  
**Chapters 1, 2 and 3**

#	Page	Section	Comment
			<ul style="list-style-type: none"> <li>• Subdivision Map Act (Government Code Section 66410 et seq.),</li> <li>• Permit Streamlining Act (Government Code Section 65920 et seq.)</li> </ul> <p><del>An efficient permitting system that permit applicants, community members, and decision makers can rely upon to implement the goals and policies of the General Plan.</del> The ultimate measurement of what is or is not "effective" is the number of homes built and the number of new business start-ups and industrial start-ups within a given planning period. Because Humboldt County is within the State of California, any permit processing that does not comport with the above mentioned statutes is legally questionable. If the County planning department follows the above mentioned statutes, permits would be streamlined.</p>
31	-	Framework	<p><b>1530 GOALS    1531 Program Goals</b></p> <p><i>1. To establish a set of planning documents that is a comprehensive statement of public policy concerning land use and the provision of public services;</i></p> <p><i>2. To coordinate the preparation of regional plans that include more than one incorporated city, community, special district, and/or unincorporated area;</i></p> <p><i>3. To provide a comprehensive General Plan in understandable language that is readily accessible to the public and encourages citizen participation throughout the planning process.</i></p> <p><i>4. To maximize the opportunity for individuals and groups to have meaningful participation in the planning process.</i></p> <p><b>1532 The Citizen Goals</b></p> <p><i>1. The County shall maximize the opportunities to educate the public about the planning process and the citizen's role in it.</i></p> <p><i>2 The planning process shall maximize public access to the decision making process.</i></p> <p><i>3. The County shall aggressively solicit the input of the public through an "outreach" program of public participation when funding is available.</i></p> <p><i>4. The time period from public input to adoption of the plans shall be minimized.</i></p> <p><b>1533 Goals for the Organizational Structure</b></p> <p><i>1. The policy making organizational structure shall provide the most direct relationship between the public and the decision makers.</i></p> <p><i>2. The funding to provide opportunities for public participation in the land use planning process shall be maximized consistent with the budgetary constraints of the County.</i></p>

**NCHB COMMENTS ON THE HUMBOLDT COUNTY GENERAL PLAN RE-WRITE**  
**Chapters 1, 2 and 3**

#	Page	Section	Comment
32	3-9	3.4	<b>GP-P1. Priority.</b> Implementing the General Plan shall be a high priority of the County and be given at least equal weight to the implementation of state and federal mandates, and shall always be consistent with state and federal law.
33	3-9	3.4	<b>GP-P2. Board of Supervisors Role.</b> The Board of Supervisors, as the elected legislative body is the chief policy making body for the County and has <del>shall have</del> the ultimate responsibility to interpret the General Plan and oversee its implementation. (Framework, 1341)
34	3-9	3.4	<b>GP-P3. Planning Commission Role.</b> The Planning Commission shall serve as the primary quasi-judicial body on land use matters and will report their recommendations to the Board of Supervisors and in order to provide for maximum public input, the Commission has the ability to recommend to the Board the formation of advisory committees. <del>the primary advisory body to the Board of Supervisors on legislative land use matters.</del> (Framework, 1342)
35	3-9	3.4	<p><b>GP-P4. Community Development Services Role.</b> (Framework,1342)The Planning Department provides planning services to the Board of Supervisors, the Planning Commission and the public. These services include: the gathering, presentation, and/or coordination of information; making recommendations; and implementing the Plan. The Planning Director is appointed the Boar, and staff is appointed by the Director.</p> <p>At all times, the Humboldt County Planning Department will actively promote timely intergovernmental coordination and referral response times through the implementation of application processing timing requirements of the following laws:</p> <ul style="list-style-type: none"> <li>• California Environmental Quality Act (Public Resources Code Sections 21000 et seq.),</li> <li>• CEQA Guidelines (California Code of Regulations Title 14, Chapter 3, Section 15000 et seq.)</li> <li>• Subdivision Map Act (Government Code Section 66410 et seq.),</li> <li>• Permit Streamlining Act (Government Code Section 65920 et seq.)</li> </ul> <p>Staff is to then apply the standards within the plan equally across the board on all applications to complete their mandated neutral CEQA review and analysis of those applications prior to public hearings and legislative or discretionary review and decision making by the Planning Commission and by the Board of Supervisors.</p> <p><del>Under the direction of the Board of Supervisors, the Community Development Services Department shall have primary responsibility for implementation of the Plan including coordination between County departments.</del></p>
36	3-9	3.4	<b>GP-P5. Community Plans.</b> Community Planning Areas shall continue to be individually planned through periodic updates of Plan and Zone designations and community-specific General Plan policies. ( <b>Note: We support this language</b> , and yet this language is inconsistent with 2.5



**NCHB COMMENTS ON THE HUMBOLDT COUNTY GENERAL PLAN RE-WRITE**  
**Chapters 1, 2 and 3**

#	Page	Section	Comment
37	3-9	3.4	Relationship to Other Documents; that this plan "consolidates and supersedes" all of the Community plans.)
37	3-9	3.4	<del>County decision making shall avoid disproportionately impacting disadvantaged populations.</del> <b>GP-P6. Environmental Justice.</b> The Governor's Office of Planning and Research is required to provide guidance for integrating "environmental justice" into their general plans, (Government Code Section 65040.12 (c), however, "environmental justice" is not a mandatory topic within the general plan (Guidelines, OPR, Chapter 2). Further, there are no definitions of who is considered disadvantaged, and how they are disadvantaged, or what criteria would be used by whom to make these distinctions.
38	3-9	<b>3.4 Plan Amendments</b>	<b>GP-P7. Periodic Review.</b> (Framework, 1453): Major reviews of the Humboldt County General Plan may be scheduled every five years to coincide with the mandatory review of the Housing Element (Title 25 California Administrative Code Section 6472) and the State Coastal Commission review of the Local Coastal Plans. This may reduce the need for major revisions as a result of the five year reviews -- provided, however, that the regular review and amendment of the Plan is carried out. <del>Time the review and update of the entire Plan with the state mandated Housing Element periodic update cycle or every five years at the Board of Supervisors' discretion.</del>
39	3-10	3.4	<b>GP-P8. Required Findings and Criteria for Amendments.</b> An application for amendment of this Plan may be accepted upon the approval of a petition by the Humboldt County Board of Supervisors making the finding that the proposed amendment can likely be found to be in the public interest. One or more of the following findings: 1. Base information or physical conditions have changed; or 2. Community values and assumptions have changed; or 3. There is an error in the plan; or 4. To maintain established uses otherwise consistent with a comprehensive view of the plan. <del>5. The proposed amendment has the potential for public benefit and is consistent with the Guiding Principles and applicable goals of the Plan. The Board must also determine the revision is not appropriate for the next scheduled update.</del>
			<i>Per CEQA, all Plan amendments are projects under California law, and as such would have to undergo an environmental review process, which includes making the determination of not impacting public health, safety and welfare. Because all projects must be consistent with the Plan, number 5 is redundant. The last paragraph is not needed because only 4 plan amendments are allowed per year by state law; 1 every quarter.</i>
40	3-10	3.4	<b>GP-P9. Errors in the Plan.</b> Where there is an obvious error in the Plan that would prevent a land use decision otherwise consistent with the Plan, the Planning Commission or Board of Supervisors may act on the matter based on the <i>Common Sense clause</i> , noting the error in the decision and

**NCHB COMMENTS ON THE HUMBOLDT COUNTY GENERAL PLAN RE-WRITE**  
**Chapters 1, 2 and 3**

#	Page	Section	Comment
			referring the error to the next available set of amendments. <b>Guiding Principle:</b> (Framework 1441): <i>The principle rule to be followed is one of common sense. Taking a comprehensive view of all relevant plan policies, the result must further the intent of these policies, in a practical, workable, sound matter. Unusual, awkward, and strained solutions are not intended by the plan and should be avoided. However, new concepts of development which serve community and individual needs should be supported in implementing the General Plan. The General Plan should be interpreted in a common sense manner to encourage reasonable development which can meet these needs with minimal impacts on the environment and demands on public services. <del>a comprehensive view of the Plan,</del></i>
41	3-10	<b>3.4 Public Participation</b>	<b>GP-P10.Public Participation.</b> <i>The County shall provide equal opportunity for individuals and groups to have meaningful participation in the land use planning process via written and verbal communications with planning staff, Planning Commissioners and Board of Supervisors, and direct participation via planning advisory committees. <del>Encourage and facilitate the public's right to fully participate in all land use planning decisions by dissemination of information with adequate time for review through a variety of media sources, noticing of projects and Plan changes, and through direct communication with the public by the use of explanatory guides and handouts. Planning and implementation programs shall include actions designed to engage affected interests and ensure general public involvement.</del></i>
42	3-11	3.4	<b>GP-P11.Accessibility.</b> Use plain language in public communications and planning documents and distribute information using current technology but also through traditional means, such as libraries, copy centers, county offices, newspapers of general circulation, and regular mail.
43	3-11	<b>3.4 Inter-governmental Coordination</b>	<b>GP-P12.City-State-County Coordination.</b> <i>Pursuant to Government Code §65103(f) the County shall promote coordination between city, state and county planning efforts. Per Government Code Section 65353 (a) Prior to action by a legislative body to adopt or substantially amend a general plan, the Humboldt County Planning Department shall refer the proposed action to all of the following entities: (1) any city or county, within or abutting the area covered by the proposal, and any special district which may be substantially affected by the proposed action, as determined by the planning agency. <del>Promote coordination between city, state, and County planning efforts through consistent communication, cooperative working relationships, and joint projects.</del></i>
44	3-12	3.4	<b>GP-P13. City General Plans.</b> Give consideration to city general plans <del>and city council input</del> when updating this Plan.
45	3-12	3.4	<b>GP-P14.Joint Planning.</b> For major land use decisions adjacent to a city, involve the city <i>and its residents</i> early on in the planning stages through official notifications, joint staff meetings, and presentations to planning

**NCHB COMMENTS ON THE HUMBOLDT COUNTY GENERAL PLAN RE-WRITE**  
**Chapters 1, 2 and 3**

#	Page	Section	Comment
			commissions and city councils.
46	3-12	3.4	<b>GP-P15. Water Service Provider Coordination.</b> <i>Per Gov. Code §65302(d) and §65352.5, Coordinate with water service providers on water supply and demand in their respective areas, and participate via LAFCo in the five-year updates of urban water management plans.</i>
47	3-12	3.4	<b>GP-P16. Annexations.</b> Support annexation of urbanized areas to adjacent cities where they are the logical service provider. This includes annexation of planned urban development areas around the cities of Eureka and Fortuna. <del>The County shall utilize this Plan when representing its position on annexations to LAFCo.</del> <b>Redundant.</b> Any proposals for annexations, special district boundary changes, or sphere of influence boundary changes by LAFCo has to take consistency with the Humboldt County General Plan into consideration (Government Code Section 56668) and proposed changes must undergo appropriate environmental review per CEQA (Public Resources Code Sections 21000 et seq.)
48	3-12	3.4	<b>GP-P17. Incorporation.</b> Support incorporation of McKinleyville.
49	3-12	3.4	<b>GP-P18. Public Works Projects.</b> The County shall review public works projects for conformity with <del>this Plan</del> <i>with the adopted general plan or part thereof, per Gov. Code §65401.</i>
50	3-12	3.4	<b>GP-P19. Real Property Transfers and Street Abandonment.</b> County acquisitions and disposals of real property and street vacations or abandonment shall be reviewed for conformity with <i>the adopted general plan per Gov. Code §65402.</i>
51	3-12	3.4	<b>GP-P20. Capital Improvement Plans.</b> <i>The County shall encourage each special district, each unified, elementary, and high school district in the preparation of capital improvement plans per Gov. Code §65403.</i> <del>The County shall encourage and support efforts by special districts and local agencies responsible for public facilities to prepare and maintain capital improvement programs.</del>
52	3-12	3.4	<b>GP-P21. Regional Transportation Plan.</b> <i>The County shall continue to be a participating member Humboldt County Association of Governments (HCAOG) in the regular and timely preparation of the Regional Transportation Plan.</i> <del>The County shall coordinate with Humboldt County Association of Governments (HCAOG) in the preparation of the Regional Transportation Plan.</del>
53	3-12	3.4	<b>GP-P22. Tribal Government Coordination.</b> <i>Per Government Code, Section 65352(a) Prior to action by a legislative body to adopt or substantially amend a general plan, the Humboldt County Planning Department shall refer the proposed action to all of the following entities: a California Native American tribe, that is on the contact list maintained by the Native American Heritage Commission, with traditional lands located within the city or county's jurisdiction.</i> <del>The County shall coordinate with affected</del>

**NCHB COMMENTS ON THE HUMBOLDT COUNTY GENERAL PLAN RE-WRITE**  
**Chapters 1, 2 and 3**

#	Page	Section	Comment
			<del>tribal governments during General Plan updates and amendments.</del>
54	3-12	3.4	<b>GP-P23.Tribal General Plans.</b> Within reservation boundaries, the County shall utilize the tribal government's general plan for policy guidance where the County may need to exercise land use or permitting authority on non-trust lands.
55	3-12	3.4	<b>GP-P24.Legislative Priorities.</b> <del>The policies included in this Plan are intended to be used by the County in formulating its legislative priorities and in drafting policy response to local, state, and federal proposals.</del> Because the County's legislative platform needs to change on an annual basis due to economic and other interests and as important issues arise at the state legislature, we support the Board taking the plan into consideration when the platform is being drafted, but not being used as the foundation for the platform itself.
56	3-12	<b>3.4 Permit Application Process</b>	<b>GP-P25.Continuous Improvement.</b> Building, Planning, Public Works, and Environmental Health land use permit processes shall be continually evaluated to eliminate inefficiencies, reduce response time, and simplify procedures, <i>and shall always be in compliance with: California Environmental Quality Act (Public Resources Code Sections 21000 et seq.), CEQA Guidelines (California Code of Regulations Title 14, Chapter 3, Section 15000 et seq.), Subdivision Map Act (Government Code Section 66410 et seq.), Permit Streamlining Act (Government Code Section 65920 et seq.).</i>
57	3-13	3.4	<b>GP-P26.Customer Service.</b> The Planning Department and the permit process shall be managed to increase customer communication and satisfaction. Customers include permit applicants, community members with interest in the application, involved agencies, and decision makers.
58	3-13	3.4	<b>GP-P27.Customized Permit Processes.</b> <del>The County shall design streamlined permit processes for high priority classes of projects identified in this Plan.</del> Redundant and a waste of money and staff time. The planning department needs to follow the dictates of the California Permit Streamlining ACT at all times; doing so negates the need for any additional programs for "streamlining", or "prioritizing" projects. The Planning Department needs to provide an equitable, level playing field for all applications and nothing more.
59	3-13	3.4	<b>GP-P28.Adequate Resources.</b> <del>Resources shall be provided to ensure adequate permit staffing levels, use of modern processes and technology, innovation, and continuous improvement.</del> This language is overly broad and not economically realistic. There are no specific details of what processes, what technology, which staffing levels and why nor where money would come from and when. DELETE
60	3-13	<b>3.5 Standards</b>	<b>GP-S1. Environmental Justice.</b> <del>The County shall consider social and economic effects, including effects on disadvantaged populations, when assessing the significance of physical changes on the environment under</del>

**NCHB COMMENTS ON THE HUMBOLDT COUNTY GENERAL PLAN RE-WRITE**  
**Chapters 1, 2 and 3**

#	Page	Section	Comment
			<del>CEQA pursuant to Section 15131(b) of the CEQA Guidelines. The Governor's Office of Planning and Research is required to provide guidance for integrating "environmental justice" into their general plans, (Government Code Section 65040.12 (c), however, "environmental justice" is not a mandatory topic within the general plan (Guidelines, OPR, Chapter 2). Further, there are no definitions of who is considered disadvantaged, and how they are disadvantaged, or what criteria would be used by whom to make these distinctions.</del>
61	3-13	3.5	<b>GP-S2. Tribal Government Coordination.</b> The County shall coordinate land use actions with tribal governments pursuant to Government Code Sections 65092: Public Notice to California Native American Indian Tribes; Sections 65351–65352.5: General Plan Consultation; and Sections 65560–65562.5: Consultation on Open Space.
62	3-13	3.5	<b>GP-S3. State and Federal Permitting Coordination.</b> The County shall rely upon local, state, and federal permitting processes and regulatory standards when compliance with the state and federal standards will meet or exceed the requirements of this Plan and are feasible, enforceable, and adequate to reduce environmental impacts to less than significant levels.
63	3-13	3.5	<b>GP-S4 (Framework 1541.3) The education of the public</b> shall be provided through but not limited to: Citizens Handbook Print and electronic media Public meetings Community Advisory Committees Public workshops and facilitated discussions Direct mailings and <i>emailed information and notices</i> Internet Web Pages Technical Reports Interactive live remote
64	3-14	3.5	<b>GP-S5 (Framework 1550.1) Planning Advisory Committees (PAC)</b> may be created <u>by the Humboldt County Planning Commission</u> to review and prepare recommendations concerning special or technical planning matters that may have countywide significance. Such PAC's should: A. Be established and appointed, subject to Board concurrence, by the <u>Humboldt County Planning Commission</u> ; B. Report directly to the <u>Humboldt County Planning Commission</u> ; C. Be charged with a specific list of tasks and a schedule for completion; D. <del>Not</del> be created as a standing committee; E. Be composed of lay citizens and technical advisors.
65	3-14	3.5	<b>GP-S6 (Framework 1550.2) Community Advisory Committees (CAC's)</b> should be created <u>by the Humboldt County Planning Commission</u> to review and prepare recommendations on planning matters that affect their individual communities. Such CAC's should:

**NCHB COMMENTS ON THE HUMBOLDT COUNTY GENERAL PLAN RE-WRITE**  
**Chapters 1, 2 and 3**

#	Page	Section	Comment
			<p>A. Be formed in the community;</p> <p>B. Be representative of the community make-up, report on the selection process used to form the CAC and be confirmed by the Board based on a recommendation by The Planning Commission;</p> <p>C. <i>Be created as a standing committee;</i></p> <p>D. Generally contain not less than five (5) nor more than eleven (11) members;</p> <p>E. Adhere to common CAC organizational guidelines adopted by the Board;</p> <p>F. Direct all comments and questions on planning matters to the <i>Humboldt County Planning Commission;</i></p> <p>G. Establish a work program, regular meeting schedule and completion date;</p> <p>H. Prepare a map showing the limits of the community's area of interest and all such limits should be approved by <i>the Humboldt County Planning Commission;</i></p> <p>I. Designate a contact person who will communicate with the <i>Humboldt County Planning Commission</i> and inform the public;</p> <p>J. Hold local workshops (planning staff assistance, maps and comments may be provided to CAC's subject to departmental budget limitations).</p>
66	3-15	<b>3.6 Implementation Measures</b>	<b>GP-IM1.Progress Reports.</b> A General Plan Annual Progress Report shall be prepared by the Community Development Services Department pursuant to Government Code Section 65400(a)(2). The Progress Report shall be copied to the Planning Commission and presented to the Board of Supervisors in a public hearing.
67	3-15	3.6	<b>GP-IM2.Budget Allocations.</b> Community Development Services shall include priority Plan implementation measures in its annual budget submittals to the Board of Supervisors.
68	3-15	3.6	<b>GP-IM3.Update Schedule.</b> Maintain periodic review of the General Plan for consistency with State Law. Review on a <del>five-year cycle</del> , periodic updates of individual elements and community plans on an as-needed basis directed by the Board of Supervisors, and periodic General Plan amendments to respond to individual Plan Amendment petitions and routine maintenance requirements.
69	3-15	3.6	<b>GP-IM4.Consistency Review of Ordinances for Plan Amendments.</b> Review and update related ordinances for consistency with criteria for Plan amendments and Plan revision schedules as required by Government Code Sections 65300 and 65583 et seq.
70	3-15	3.6	<b>GP-IM5. Meaningful Participation.</b> Comprehensively review and update the participation processes required by County Code to provide adequate time, information, and means of input to ensure early and meaningful community involvement in planning projects as required by state law. Whenever possible, public input sessions for county-initiated legislative changes should be formatted in such a ways as to encourage meaningful participation and be held in the geographic areas under

**NCHB COMMENTS ON THE HUMBOLDT COUNTY GENERAL PLAN RE-WRITE**  
**Chapters 1, 2 and 3**

#	Page	Section	Comment
			consideration. Provide interactive live remote, whenever possible.
71	3-16	3.6	<b>GP-IM6.City-State-County Coordination.</b> County staff shall be available to work with city and state staff on issues and projects of mutual interest. County staff shall keep the Planning Commission and Board of Supervisors informed to support policy level decision making on issues that require joint coordination pursuant to Government Code Section 65103(f).
72	3-16	3.6	<b>GP-IM7.Water Service Provider Coordination.</b> County staff shall share land use data with service providers and support projects and plans that are consistent with this Plan pursuant to Government Code Sections 65302(d) and 65352.5
73	3-16	3.6	<b>GP-IM8.Public Works Projects.</b> The Public Works Department shall list proposed public works recommended for planning, initiation, or construction during the ensuing fiscal year to the Board of Supervisors for review and report as to conformity with the this Plan pursuant to Government Code Section 65401.
74	3-16	3.6	<b>GP-IM9.Real Property Transfers and Street Abandonment.</b> The County shall not acquire, dedicate, dispose, vacate or abandon real property unless in conformance with this Plan pursuant to Government Code Section 65402.
75	3-16	3.6	<b>GP-IM10.Capital Improvement Plans.</b> County staff shall be available to coordinate with special districts, including <i>each unified, elementary, and high school district</i> in the preparation of five-year Capital Improvement Plans pursuant to Government Code Section 65403.
76	3-16	3.6	<b>GP-IM11.Regional Transportation Plan.</b> <i>The County shall continue to be a participating member Humboldt County Association of Governments (HCAOG) in the regular and timely preparation of the Regional Transportation Plan. The County shall maintain its representation on the Humboldt County Association of Governments (HCAOG) and staff of Public Works and Community Development shall participate in the preparation of the Regional Transportation Plan.</i>
77	3-16	3.6	<b>GP-IM12.Improvement Projects.</b> Community Development Services shall maintain a prioritized list of on-going permit process improvement projects. The status and implementation of improvement projects shall be periodically reported to the Board of Supervisors.
78	3-16	3.6	<b>GP-IM13.Customer Service Training and Satisfaction.</b> Permitting staff shall receive <del>annual periodic</del> customer service training and customer service satisfaction will be evaluated on an <del>annual periodic</del> basis.
79	3-16	3.6	<b>GP-IM14.Custom Permit Processes.</b> <del>Community Development Services shall design less costly or less time-consuming permit processes for specific classes of projects that have been deemed eligible to receive this incentive by this Plan.</del> <i>Building, Planning, Public Works, and</i>

**NCHB COMMENTS ON THE HUMBOLDT COUNTY GENERAL PLAN RE-WRITE**  
**Chapters 1, 2 and 3**

#	Page	Section	Comment
			<p><i>Environmental Health land use permit processes shall be continually evaluated to eliminate inefficiencies, reduce response time, and simplify procedures, and shall always be in compliance with:  California Environmental Quality Act (Public Resources Code Sections 21000 et seq.), CEQA Guidelines (California Code of Regulations Title 14, Chapter 3, Section 15000 et seq.), Subdivision Map Act (Government Code Section 66410 et seq.), Permit Streamlining Act (Government Code Section 65920 et seq.).</i></p>
80	3-16	3.6	<p><b>GP-IM15. Performance Measurement.</b> Workload records and elapsed permit processing times shall be maintained by Community Development Services and reported to the Board of Supervisors <i>during a public hearing on an annual basis.</i> <del>through the budget process.</del></p>
81	3-16	3.6	<p><b>GM-IM16. Citizen Handbook.</b> The County should maintain the Citizens' Participation Handbook to explain the planning process to the public, at the Planning Department front Counter and to members of the Board of Supervisors, Planning Commission, Planning Advisory Committees, and to Community Advisory Committee members, especially when beginning their services on these committees.</p>
82	-	Framework 1542.1	<p>The <u>Humboldt County Planning Commission</u> shall maintain clear, consistent and fair procedures for operation and relationships with the public, the Board of Supervisors, ad-hoc committees, and local, State and Federal agencies.</p>
83	-	Framework 1542.2	<p>Humboldt County Planning Commission procedures shall be prepared in a format and language that is clear and readily available to the public.</p>
84	-	Framework 1542.3	<p>The County shall encourage the formation of citizen <u>advisory</u> organizations to provide input on specific matters in a format consistent with the adopted policies and procedures.</p>
85	-	Framework 1542.8	<p>The meetings of the <u>Humboldt County Planning Commission</u>, whenever practical, shall be held in the geographic areas under consideration, or where the meetings of The Planning Commission concern countywide issues as addressed in the Framework Plan, such meetings shall be held in the regional centers most representative of the issues to be addressed.</p>
86	-	Framework 2612.4	<p>Internal consistency does not preclude variations in the application of policy where adequate findings of local conditions and need are made.</p>