

**HUMBOLDT COUNTY PLANNING COMMISSION  
GENERAL PLAN UPDATE**

**MEETING OF NOVEMBER 17, 2011**

**Recommended Commission Agenda**

At the November 10<sup>th</sup> meeting, the Commission completed their review of Chapter 14, the Safety Element. For tonight's meeting staff recommends that the Commission:

1. Introduce and review Chapter 1, Introduction, Chapter 2, Public Guide and Chapter 3, Governance.
2. Allow time for public comments.
3. Continue the hearing to December 8th, or other suitable date.

**Proposed Revisions to Chapters 1 (Introduction) and 3 (Governance)**

Staff has updated the narrative version of Chapter 1 (Introduction) with the new population data from the 2010 Census and added two new Guiding Principles that address public participation. There are no goals, policies, standards or implementation measures in Chapters 1 and 2.

Staff met with Dan Taranto, one of the original authors on the public participation sections of the Framework Plan (commonly known as "Section 1500"). Based upon his recommendations, we have provided revisions to the policy charts for Chapter 3 which incorporates many of the original public participation policies, standards and implementation measures of the Framework Plan. These have been highlighted in your revised chart in yellow with the corresponding Framework Plan policy number in the staff remarks column of the chart. Staff proposes to introduce these changes to the Commission during the meeting and allow public comments on these revisions.

**Please Note:** Additional copies of any previously-distributed Key Issues and Plan Alternatives Chart or support materials for the draft Plan are available by contacting Tom Hofweber (268-3738) or Martha Spencer (268-3704), or are available on the GPU website at [www.planupdate.org](http://www.planupdate.org).

**Attachments:**

Attachment 1: Revised Chapter 1, Introduction

Attachment 2: Revised Chapter 3, Governance

Attachment 3: Revised Alternatives Chart for Chapter 3, Governance

**Attachment 1**  
Revisions to narrative for Chapter 1, Introduction

# Chapter 1. Introduction

## 1.1 What is a General Plan?

California state law requires that each city and county adopt a general plan “for the physical development of the county or city and any land outside its boundaries which bears relation to its planning” (California Government Code, Section 65300). The plan can be understood as an expression of a community's values and its vision for the future, a “blueprint” for anticipated growth and development, both public and private, which forms the basis for most local government land-use decision making. In a larger sense a county general plan is a “constitution for future development,” which is how the California Supreme Court has described it.

The general plan establishes the kinds, locations, and intensities of land uses as well as applicable resource protection and development policies. Land use maps are used to show land use plan designations, constraints, and public facilities.

According to California law, a general plan must contain at least seven elements: land use, open space, conservation, housing, circulation, noise, and safety. It may also contain other elements that a county wishes to adopt. The law also requires periodic review and revision as necessary.

## 1.2 Purposes of a General Plan

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:

- o Identify the community's land use, circulation, environmental, economic, and social goals and policies for land use and development.
- o Provide a basis for local government decision making, especially decisions on development approvals.
- o Provide citizens with opportunities to participate in the planning and decision-making processes of their communities.
- o Inform citizens, developers, decision makers, and other cities and agencies of the policies and standards that guide development within a particular community.
- o Establish a basis for subsequent planning efforts such as formulating specific development ordinances, preparing individual community plans, rezoning property, and special studies.

## 1.3 Updating the Humboldt County General Plan

Humboldt County has relied on a general plan to guide its development since 1965. The general plan that had been in effect prior to the adoption of this Plan was the Framework Plan. It was adopted by the Humboldt County Board of Supervisors in 1984 and was designed to cover a 20-year planning period. Among the hallmarks of the Framework Plan was a set of criteria intended to limit future plan amendments and thereby ensure the long-term integrity of the plan. The Framework Plan allowed amendments only in cases where circumstances had clearly changed, an error was detected, or a pre-existing nonconforming use was identified.

This General Plan represents a comprehensive update and revision of the 1984 Framework Plan. It reflects and responds to changes that have occurred in the county with respect to land use, resource management, community needs, and community values. It also ensures that the Plan is consistent with current law, and relies on the latest data (e.g., population changes, growth projections, and economic indicators) and modernized mapping.

The criteria for Plan amendments contained herein seeks a greater degree of flexibility. It relies on a set of guiding principles and goals that will determine whether future amendments are necessary (see Chapter 3 for more detail). This approach recognizes land use planning as both dynamic and yet necessarily anchored to fundamental principles.

### **A Cumulative, Collaborative Process**

This General Plan represents a multi-year effort on the part of the County Community Development Services Department in collaboration with the Humboldt County community at large, the Board of Supervisors, the Planning Commission and various County departments. The Plan was developed through the use of the following six-phase process:

#### **Phase I – Critical Choices**

In this phase, the citizens of Humboldt expressed their views of the future of the county and the issues that should be addressed in the General Plan. Outreach was conducted through 40 public meetings and numerous discussions with organization and agency representatives. This phase resulted in the *Critical Choices Report*.

#### **Phase II – Technical Background Reports**

This was a data collection and analysis phase to develop a deeper understanding of the issues and trends that were identified in the Critical Choices Phase. Fourteen studies were published to inform citizens and decision makers.

#### **Phase III – Selection of Preferred Sketch Plan**

After comprehensive public input and review of a report entitled *Sketch Plan Alternatives*, the Board of Supervisors chose Sketch Plan “B” from among four growth and development pattern alternatives.

#### **Phase IV – Draft Preliminary Plan and EIR**

In this phase, the chosen alternative was used as a guide for writing preliminary drafts of each chapter of the General Plan Update. The preliminary chapters were prepared and presented to the Planning Commission for review and public comment. This round of input guided the preparation of the consolidated final Hearing Draft Plan and draft Environmental Impact Report.

#### **Phase V and VI – Public Review and Adoption of Final Plan and EIR**

During this phase, the Planning Commission held public hearings and developed Planning Commission recommendations for the preferred General Plan and EIR alternative. The Planning Commission preferred alternative was submitted to the Board of Supervisors for a final round of public input, modification, and decision making. The final General Plan and EIR was adopted by the Board of Supervisors.

## 1.4 Guiding Principles

Guiding Principles are presented in this section to provide a statement of community values and of the overall objectives of the General Plan.

Throughout the process of updating this General Plan, the residents of Humboldt County have expressed their interest in preserving the county's unique character and quality of life. They desire to have the county remain a place with a small town feel; a place to raise a family; a place with quality housing, schools, and recreational facilities. Residents also value the existing rural and natural character of their communities and, through an appropriate balance of regulations and incentives, want to protect forest and agricultural lands for continued timber and agricultural production. They also desire improved streets and roads and expanded pedestrian and bicycle access. Additionally, they want to grow and diversify the economy to create increased high-quality job and career opportunities that can support families. They want a range of housing opportunities and recognize a significant shortage of affordable housing in existing urbanized areas. Though they seek to discourage sprawl, they desire to encourage new development by simplifying and streamlining the development review process to minimize the risks and financial costs of getting new construction approved.

State of California General Plan guidelines indicate, "a principle is an assumption, fundamental rule, or doctrine guiding general plan policies, proposals, standards, and implementation measures. Principles are based on community values, generally acceptable planning doctrine, current technology, and the general plan's objectives." The Guiding Principles delineated below are the direct result of the public process involved in developing this General Plan. The principles have been used to guide the drafting of the goals and policies in each plan element, to create a desired vision for the future, and to serve as the basis for evaluating future amendments.

- o Preserve and enhance the character of Humboldt County and the quality of life it offers.
- o Provide sufficient developable land, encourage development of affordable housing for all income levels, and prevent housing scarcity under a range of population growth scenarios.
- o Ensure efficient use of water and sewer services and focus development in those areas and discourage low-density residential conversion of resource lands and open space.
- o Support the County's economic development strategy and work to retain and create living-wage job opportunities.
- o Protect agriculture and timberland over the long term, using measures such as increased restrictions on resource land subdivisions and patent parcel development.
- o Protect natural resources, especially open space, water resources, water quality, scenic beauty, and salmonid habitat.

- o Include actionable plans for infrastructure financing and construction.
- o Adhere to a practical strategy that can be implemented.
- o Provide a clear statement of land use values and policies to provide clarity in the County's permit processing system and simplify review of projects that are consistent with the General Plan.
- o 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.
- o Support a broadened public participation program at all levels of the decision making process, including study, workshops, hearings, and plan revisions. (FRMW 1231(4))

## 1.5 Planning Area

Humboldt County is among California's northern most counties, serving as a gateway to the vast boreal forests of the Pacific Northwest and alternatively to the legendary California wine country to the south (see Figure 1.1). The county's strikingly rugged coastline spans approximately 100 miles and includes Cape Mendocino, one of the western most portions of the continental United States. Offshore is an area of intensive ocean upwelling and rich marine productivity. It is also an area where three tectonic plates converge, creating one of the most seismically active areas in the world.

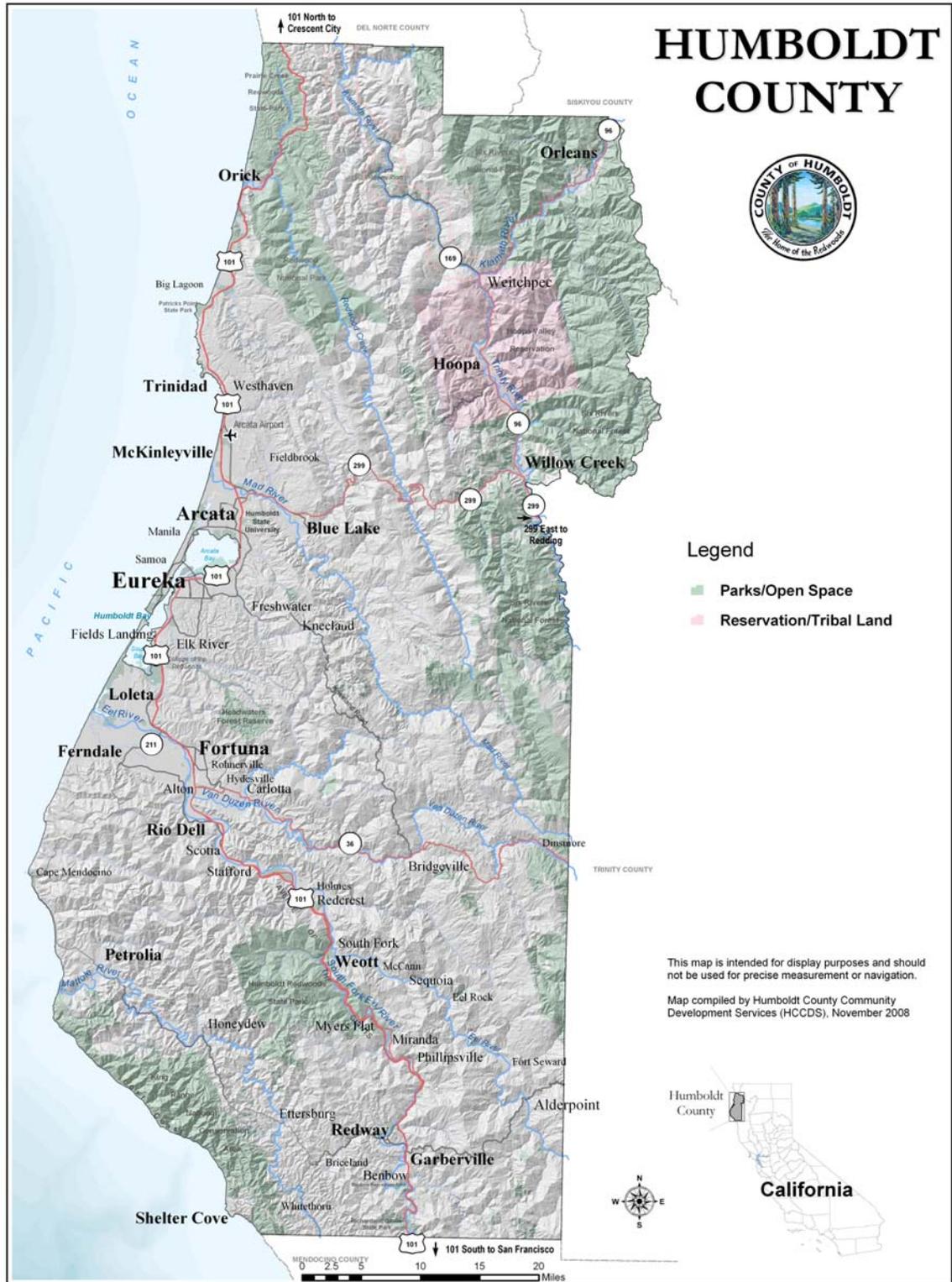
The sheltered waters of Humboldt Bay serve as an economic focal point, functioning as the principal port and a center of commerce. It is also a significant natural resource area featuring extensive wetlands, fertile bottomlands, and wildlife habitat, including the Humboldt Bay National Wildlife Area.

Moving inland, the Coast Range mountains rise quickly and dominate most of the county's interior and include the Eel, Van Duzen, Mattole, and Mad River drainages in the central and southern areas, and the Redwood Creek drainage in the northwest. In the furthest northeastern reaches of the county, the Klamath Mountains represent some of the higher elevations, with steep slopes that feed the Klamath and Trinity rivers.

Eighty percent of the county's 2.3 million acres are forested. Fifty percent of this acreage is private commercial timberland (the county typically has led the state in timber production), and 35 percent is state or federal public land, including Redwood National and State Park, Six Rivers National Forest, the King Range National Conservation Area, and Humboldt Redwoods State Park. While Douglas fir represents the most predominant forest type, the more emblematic tree is that of the Coast Redwood, whose towering groves thrive in the county's moist temperate climate.

Though forests are a defining feature, agriculture is a key part of the landscape and remains an important base industry. Approximately one-quarter of Humboldt County (634,000 acres) remains agricultural.

Figure 1.1 Planning Area



## 1.6 Economy

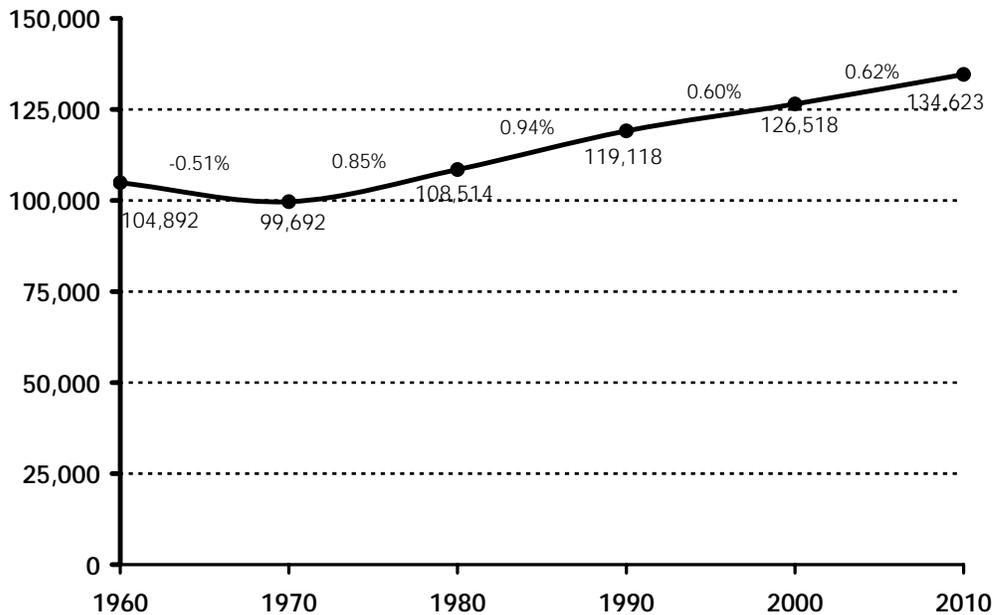
The Humboldt County economy has undergone significant diversification and restructuring. Resource production has declined but timber, dairy farming, cattle ranching, and fishing continue to contribute substantially to the economy and serve as its export base, while new local industries have emerged that generate more knowledge-based, specialty, and technology-driven products and services. Habitat restoration, sustainable forest management, organic milk production, and computer network services are all examples of innovative local products and services.

## 1.7 Population

Humboldt County's major population centers include the cities of Eureka, Arcata, McKinleyville, and Fortuna. According to the 2010 Census, the total county population was 126,518, an increase of 8,105 from the 2000 Census. The California Department of Finance estimated population for Humboldt County (as of 2011) is 134,623, representing an increase of approximately 6,000 persons.

The county's population declined between 1960 and 1970 due to changes in the local lumber industry. Following this decline, the countywide average annual growth rate was approximately 0.75 percent per year between 1970 and 2010, with growth surges above this rate in the 1970's and 1980's and declines to approximately 0.6 percent in the 1990's and 2000's. The current annual growth rate is about 0.7 percent. Demographic trends also indicate an aging population, where older persons represent an increasing percentage of the populace.

Figure 1.2 Humboldt County Population Growth 1960-2010



Source: U.S. Census

**Attachment 2**  
Revisions to narrative and Policies for Chapter 3, Governance

## Chapter 3. Governance Policy

### 3.1 Purpose

This chapter describes the County's governance policies related to this Plan. Administrative topics include Plan implementation, Plan amendment, public participation, and inter-governmental coordination. This chapter also discusses governance issues such as combining regulations and incentives and balancing private property rights and public interests. Finally the topics of environmental justice, sustainability, and climate change are addressed.

### 3.2 Relationship to Other Elements

Administrative policies guide the implementation of the entire Plan. Topics such as public participation, inter-governmental coordination, and the permit application process are central to the practical success of the entire Plan. Topics such as regulations and incentives, private property rights, environmental justice, sustainability, and climate change have been considered in the drafting of each of the elements with the intention of developing a coherent policy approach that is consistent throughout the Plan.

### 3.3 Background

#### Plan Implementation

One of the Plan's Guiding Principles is to adhere to a practical implementation strategy. Many of the Plan policies are implemented through the building and planning permit application process. Development proposals must be consistent with the Plan in order to obtain permit approval. Implementation also occurs through the work programs of County Departments. Public Works' road improvement projects and Community Development Services' affordable housing or small business assistance programs are examples of projects that implement the General Plan. Other implementation examples include updating a specific ordinance in accordance with this Plan and policy positions taken by the Board of Supervisors on issues that affect the County. With regard to the latter example, the Plan can provide the basis for the County's position on state legislation or a specific project, such as a dam relicensing application. To be effectively implemented, Plan policies must be clear, realistic, and, in the case of work programs, capable of being funded through state and federal grants or County revenues over time.

#### Amendments

As a long-term policy document with a 20-year planning horizon, the General Plan will likely undergo course corrections and refinements. While planning is a continuous process and periodic review to consider changes in circumstances is necessary, the Plan

must also represent a sufficiently solid vision for long-term implementation such as infrastructure investments.

The Plan should strike a balance between the flexibility needed to respond to unique situations and the rigidity necessary to guide development decisions in a predictable and consistent manner. As a "constitution" for future development, some aspects should be considered foundational and not subject to interim change.

Major reviews of the entire Plan are scheduled to coincide with state mandated five-year periodic review of the Housing Element. Major plan amendments should be responsive to changed circumstances, such as deviations from anticipated population growth, or address strategic needs, such as updates to community plans.

Apart from County-initiated amendments, there will be requests from private property owners for amendments to the land use designation for individual parcels. While this amendment process is critical to the flexibility of the Plan, the General Plan is a policy document for the entire county and may only be amended "in the public interest" as determined by the Board of Supervisors. In other words, the Plan can only be amended when the change benefits the entire county, not merely because the change would benefit a particular property owner. Every General Plan amendment must also be consistent with the rest of the Plan or appropriate changes need to be made to the Plan to achieve consistency with the proposed amendment.

## Public Participation

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.

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.

In the local determination of the future character of Humboldt County, the public must understand the process, the alternatives and the reasons for decisions made that affect our County and our neighborhoods.

The goals and policies in this chapter strive to increase transparency and improve access to give citizens the opportunity to influence and shape the future of the County. They are rooted in the following findings from the 1984 Framework Plan:

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.
2. Citizens will participate when they feel their participation will have an effect.
3. The large size of the County limits the opportunity for centralized citizen participation.

4. The disparate nature of the County creates conflicting interests within the County and points to the need for a forum for resolution.

5. County financial resources can potentially limit the opportunity for citizen participation.

Citizens want opportunities for meaningful and informed participation in the County's land use decision-making processes. This participation can be fostered at the staff, advisory committee, Planning Commission, and Board of Supervisors levels through improved noticing, sharing of information and well designed participation processes. The goals and policies of this chapter strive to increase transparency and improve access to give citizens the opportunity to influence and shape the future of the County.

In order to provide for the maximum participation by the public, the following process and educational tools should be considered for use by County staff and decision makers in planning processes:

- Community Advisory Committees
- Citizen Advisory Committees
- Planning Advisory Committees
- Community workshops
- Stakeholder workshops
- Presentations to community groups
- Planning charrettes
- Interviews with local media
- Citizen's Handbook
- Electronic noticing (including but not limited to maintaining an email distribution list for projects and updates)
- Print noticing (including but not limited to direct notices, newspaper notices, press releases, PSA's, flyers posted in the communities, posting in local libraries)
- Updated County Website and mapping GIS
- Technical reports

## Inter-Governmental Coordination

Citizens expect close coordination and cooperation between local jurisdictions and branches of the state and federal government. Aligning goals and synchronizing processes is critical to achieving efficient governance and Plan implementation.

California planning law contains numerous provisions directing inter-governmental coordination during the administration and update of a general plan. In addition to enumerated coordination provisions, broad public and agency involvement in plan preparation is directed and encouraged. Of particular importance to this Plan is coordination with city and tribal governments.

Because areas adjacent to the county's major cities represent some of the better opportunities for locating new growth, which also has the potential to impact these cities, close cooperation between the County and municipalities is imperative. Meeting regional housing needs and providing infrastructure and services called for in this Plan will require unprecedented levels of coordination between the County, cities, and local service districts.

Fostering good working relationships with tribal governments is of particular importance to Humboldt County. The County has the highest per capita Native American

population of any county in California. Tribal governments in Humboldt County govern significant land area and are important partners in stewardship of natural resources. There is a rich cultural resource history associated with Humboldt County and culturally sensitive areas need tribal consultation when development proposals are being considered.

Intergovernmental coordination in the regulatory process is particularly important to avoid redundancy and inefficiency. This Plan supports distinguishing relative authority between regulatory agencies unless polices of this Plan require overlap. For example, if a project requires an air quality permit from the North Coast Air Quality Management District, the land use permitting process will rely on the air quality permit process to ensure compliance with state and federal standards and imposition of mitigations to maintain air quality impacts below levels of significance. Due to the legal requirements imposed on Lead Agencies under CEQA, which is typically the County's role, this form of reliance requires considerable coordination with permitting agencies.

### **Board of Supervisors**

The Humboldt County Board of Supervisors, as the elected legislative body, is the chief policy making body for the County. The Board has sole responsibility and authority to adopt the General Plan as the County's statement of public policy on land use. The Board is required by law to hold at least one public hearing to receive public testimony and to review the report and recommendations of its advisory agency, the Planning Commission. The Board, through the establishment of the Planning Commission, the provision of funding for the work on this plan and the adoption of policies to maximize the public participation has provided the greatest opportunities for public awareness and understanding of the plan.

### **Planning Commission**

The Planning Commission consists of seven people who are appointed by the Board of Supervisors as the advisory agency on all planning matters. One Commissioner comes from each supervisorial district and two are appointed at-large. The Commission must report to the Board and provide recommendations on the adoption and revision of the General Plan. The Commission is required by law to hold at least one public hearing to take testimony on plan proposals. In order to provide for maximum public input, the Commission has the ability to recommend to the Board the formation of advisory committees. The Commission held over seventy five public meetings on the draft plan concerning policy issues now included in the Hearing Draft of General Plan.

### **Planning Division of Community Development Services (CDS) Department**

The Planning Division provides planning services to the Board, the Commission, and the public. These services should include: the gathering, presentation, and/or coordination of information; making recommendations; and implementing the Plan. The CDS Director is appointed by the Board with the staff appointed by the Director. The staff level and supporting appropriations are determined annually by the Board during the budget process.

## Permit Application Process

An efficient and effective permitting system is critical to Plan implementation. Throughout the General Plan update process, permit applicants expressed their need for a fast permitting system that produces consistent, fair, and accountable decisions. Applicants want clear guidelines, a straightforward process, and a positive and helpful attitude from County employees. Citizens want an open and transparent process that produces credible and enforceable outcomes. Members of the Planning Commission and Board of Supervisors want public hearing processes that give interested parties an opportunity to be heard and focus on key issues with clear identification of problems and potential solutions. Maintaining a permit application process that achieves these objectives is a high priority of this Plan.

## Regulations and Incentives

Regulations establish mandatory community standards. Incentives provide economic benefits to landowners when the proposed development is consistent with General Plan goals. For example, Planned Urban Developments offer density bonuses and design flexibility when the landowner voluntarily offers amenities supported by the Plan. The regulatory process can serve as an incentive, wherein the Plan specifies an expedited or minimal permit process for projects that fulfill the goals of the Plan.

This Plan contains a mix of regulatory and incentive-based approaches, recognizing that a combination of required and voluntary measures supported by public education and a competent permitting process provides the best means to achieve General Plan goals.

## Private Property Rights and Public Interests

The Plan attempts to strike a balance between individual private property rights and the promotion of public health, safety, and welfare. The promotion of public welfare includes the protection of public trust resources, such as air, water, and wildlife. Restrictions on the use of private property can suppress lawful business and personal livelihood and affect the overall wealth of the community. Regulations that restrict the use of private property need to be justified based on a rational relationship to public interests.

## Environmental Justice

Environmental justice is defined as the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies. The concept of “environmental justice” is incorporated into the general policies put forth in this chapter and is reflected in various policies throughout the Plan.

The issue is a civil rights matter, grounded in the Equal Protection Clause of the U. S. Constitution. The Fourteenth Amendment expressly provides that the states may not “deny to any person within [their] jurisdiction the equal protection of the laws.” Both U. S. and California law includes directives to consider this issue in local decision making. Recent California law recommends general plan provisions that specifically foster equitable distribution of new public services and facilities, avoidance of pollution in

proximity to schools and residential areas, and promotion of expanding opportunities for transit-oriented development.

Problems of environmental justice can manifest themselves through procedural inequities in the planning process as well as through geographic inequities that concentrate undesirable land uses in certain neighborhoods. Policies throughout all elements of the General Plan are designed to be supportive of environmental justice.

## Sustainable Development

Meeting the needs of the present without compromising the ability of future generations to meet their own needs is the essence of sustainable community development. The State of California encourages cities and counties to consider policies to promote sustainability through general plans. The concept of sustainability was addressed by the Humboldt County Board of Supervisors in 1972 when they adopted the following resolution:

*"We the people of Humboldt County recognize and acknowledge our total dependence upon the land and accept our obligation to use the land in a manner which will sustain and benefit man and all other living things."*

During the Critical Choices phase of the General Plan update, individuals expressed concerns about trends they felt might undermine the county's long-term sustainability. These concerns were ultimately expressed through the Guiding Principles of this Plan. As a result, principles of sustainability are embedded in the various chapters and elements that make up the Plan. For example, community members expressed concerns that the declining profitability of timber harvesting combined with an increased demand for rural housing might lead to conversion of timberlands that could ultimately threaten the county's economy over the long term. To address this concern, several Plan policies are designed to protect timberlands from conversion and declining profitability.

In Part 2, Building Communities, sustainability objectives are translated into urban development policies that direct growth to areas where services are currently available or may be responsibly extended, while protecting the resource lands. Mixed-use policies in the Land Use Element encourage walkable communities and compact development and seek to restore traditional downtown areas. The Circulation Element encourages a balanced transportation network that accommodates motorized vehicles, public transit, bicycles, and pedestrians. These policies are intended to shore up the long-term economic viability of our urban development areas while protecting the long-term economic potential of resource lands. They also work to enhance the character of our urban areas, conserve fuel and reduce greenhouse gas emissions.

In Part 3, Resource Management, new elements such as Water Resources, Energy Resources, and Waste Management are introduced that, in combination with the other resource-related chapters, provide the framework for making land use decisions that offer long-term economic, social, and environmental benefits. The Open Space and Conservation elements provide a framework of goals and policies for long-term use and protection of open space lands. In some cases, this is achieved through policies that protect sensitive resource areas from development. In much of the county, because the long-term protection of open space depends upon profitable agricultural and forest resource production, policies have been designed to maintain profitability.

## Climate Change

In the fall of 2006, Governor Schwarzenegger signed AB 32, the Global Warming Solutions Act into law. The bill requires reductions in statewide greenhouse gas emissions to 1990 levels by the year 2020. This requires a 28% reduction in current annual greenhouse gas emissions.

This legislative action establishes the fact that greenhouse gas emissions have the potential to have a significant affect on the environment. Potential effects of concern to Humboldt include:

- Earlier snowmelt and significant reductions in snowpack, increasing stress on reservoirs, groundwater, and river systems, and reducing statewide water supplies.
- Increased rain on snow events, possibly causing increased flooding.
- Decreased yields of crops or health of forests that are already near climate thresholds.
- Changes in natural ecosystems resulting from higher temperatures.
- Increased wildfire potential.
- Rise in sea level.

### County Climate Protection

In December 2007, by resolution of the Board of Supervisors, the County of Humboldt joined the International Council for Local Environmental Initiatives (ICLEI) Cities for Climate Protection Campaign.

Using ICLEI's climate protection protocols and software, the County is working through the Redwood Coast Energy Authority (RCEA), on a countywide multi-jurisdictional effort to reduce greenhouse gas (GHG) emissions. The effort is currently in step one of a five-step process:

- 1) Inventory Green House Gas Emissions
- 2) Set Countywide Reduction Target
- 3) Prepare Emissions Reduction Plan
- 4) Implement
- 5) Monitor

Step one will inventory and categorize past, present, and future conditions to help identify opportunities and priorities for reducing GHG emissions.

The legislation has defined the level of significance under the California Environmental Quality Act (CEQA) as any greenhouse gas emissions above the 1990 baseline. The State Attorney General has taken the position that emission generation above this amount will have a significant effect on the environment and all feasible mitigations must be incorporated into general plans to reduce local emissions below this baseline.

This Plan supports continued County participation and leadership in the countywide climate protection campaign initiated through the Redwood Coast Energy Authority (see text box). The policies of the Plan also directly mitigate carbon emissions; for example, reductions in vehicle miles traveled are achieved through policies that promote compact growth and infilling, increased transit use, and pedestrian friendly design. Climate protection is directly addressed in the the Air Quality Element. The Plan also includes an Energy Element that promotes energy self sufficiency, conservation, efficiency, and green building standards; promotes increased reliance on renewable energy sources; and provides guidelines for siting wind and hydro energy developments. The Plan includes forest policies that support carbon banking and continued forest product production.

With respect to addressing adverse impacts of climate change, the Safety Element incorporates by reference a countywide multi-agency local hazard mitigation plan and a flood hazard mitigation plan pursuant to federal pre-disaster mitigation law. These

plans provide systematic and ongoing programs to reduce or eliminate long-term risks from natural hazards. Intensified severe weather, dam and levee failure, wildland fire, flooding, and tsunamis are among the hazards addressed by these plans. Regarding sea level rise, by properly addressing the tsunami risk, the sea level rise issue is covered by limiting development within the tsunami runup area.

Lastly, the climate change issue is included in the Economic Development Element, recognizing that the world's efforts to reduce global warming may present economic opportunities for Humboldt in the areas of green technology and expertise and carbon sequestration incentives for agriculture and forestry.

## 3.4 Goals and Policies

### Goals

- GP-G1. Plan Implementation.** Consistent and successful implementation of Plan policies throughout the planning period.
- GP-G2. Plan Maintenance.** A current General Plan responsive to community needs, which can be updated on a regular basis.
- GP-G3. Public Participation.** An open, inclusive, and responsive process for public participation in County land use decision making.
- GP-Gx1. Accessible Planning Process.** A comprehensive General Plan in understandable language which is readily accessible to the public and encourages citizen participation throughout the planning process. (FMWK 1531.3)
- GP-Gx2. Public Education.** Maximize opportunities to educate the public about the planning process and the citizen's role in it in order to have meaningful participation in the planning process. (FMWK 1531.4 and 1532.1)
- GP-G4. Timely and Effective Coordination.** Timely and effective intergovernmental coordination that encourages coherent planning and public communications and efficient permitting, service delivery, and expenditure of public funds.
- GP-G5. Effective Permit Processing.** 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.

## Policies

### Plan Implementation

- GP-P1. Priority.** 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.
- GP-P2. Board of Supervisors Role.** The Board of Supervisors shall have the ultimate responsibility to interpret the General Plan and oversee its implementation.
- GP-P3. Planning Commission Role.** The Planning Commission shall serve as the primary quasi-judicial body on land use matters and the primary advisory body to the Board of Supervisors on legislative land use matters. The Commission procedures shall be prepared in a format and language that is clear and readily available to the public.
- GP-P4. Community Development Services Role.** 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.
- GP-P5. Community Plans.** Community Planning Areas shall continue to be individually planned through periodic updates of Plan and Zone designations and community-specific General Plan policies.
- GP-P6. Environmental Justice.** County decision making shall avoid disproportionately impacting disadvantaged populations.

### Plan Amendments

- GP-P7. Periodic Review.** 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.
- GP-P8. Required Findings and Criteria for Amendments.** A petition for amendment of this Plan may be accepted for filing upon making the finding that the proposed amendment can likely be found to be in the public interest.

All of the following criteria must be met in order to make this finding:

- A. The proposed amendment has the potential for public benefit and is consistent with the Guiding Principles and applicable goals of the Plan, and
- B. The proposed amendment would be compatible with the surrounding area; and
- C. The revision is not appropriate for the next scheduled update; and
- D. Within the coastal zone, the amendment can likely be found consistent with the policies of the Coastal Act.

**GP-P9. Errors in the Plan.** 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 a comprehensive view of the Plan, noting the error in the decision and referring the error to the next available set of amendments.

## Public Participation

**GP-P10. Public Participation.** 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. ~~The Planning Commission should be authorized to create subcommittees or recommend the creation of adhoc committees from their membership, and to create joint committees for the conduct of planning matters.~~

**a) Outreach Program.** The County shall aggressively solicit the input of the public through an "outreach" program of public participation and encourage public participation through workshops and other methods of direct public education and engagement. Planning and implementation programs shall include actions designed to motivate and engage affected interests and ensure general public involvement.

**(b) Citizen Committees.** The County shall encourage the formation of working groups and citizen organizations to provide input on specific matters in a format consistent with the adopted policies and procedures. The Planning Commission should be authorized to create subcommittees or recommend the creation of adhoc committees from their membership, and to create joint committees for the conduct of planning matters.

**(c) Public Meeting Accessibility.** Public meetings pertaining to the General Plan, whenever practical, shall be held in the geographic areas under consideration, or where the meetings of the Commission concern countywide issues as addressed in the General Plan, such meetings shall be held in the regional centers most representative of the issues to be addressed.

**(d). Public Notification of Planning Commission Meetings.** The Commission shall provide notification of meetings adequate to insure public participation consistent with the goals of this Plan.

**(e) Timing.** The time period from public input to adoption of the plans shall be minimized.

**(f). Direct Access to Decision Makers.** The policy making organizational structure shall provide the most direct relationship between the public and the decision makers and the planning process shall maximize public access to the decision making process.

**(g) Process Education.** The County shall maximize the opportunities to educate the public about the planning process and the citizen's role in it and be provided prior to public hearings on the plan proposals in adequate time to insure informed participation.

**(h) Evaluation of Alternatives.** Written materials and public hearings shall be organized to provide public opportunities to evaluate alternative proposals and participate in the choice of the preferred alternative.

**GP-P11. Accessibility.** 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.

### Intergovernmental Coordination

**GP-P12. City-State-County Coordination.** Promote coordination between city, state, and County planning efforts through consistent communication, cooperative working relationships, and joint projects.

**GP-P13. City General Plans.** Give consideration to city general plans and city council input when updating this Plan.

**GP-P14. Joint Planning.** For major land use decisions adjacent to a city, involve the city early on in the planning stages through official notifications, joint staff meetings, and presentations to planning commissions and city councils.

**GP-P15. Water Service Provider Coordination.** Coordinate with water service providers on water supply and demand in their respective areas, and participate in the five-year updates of urban water management plans.

**GP-P16. Annexations.** 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. The County shall utilize this Plan when representing its position on annexations to LAFCO.

**GP-P17. Incorporation.** Support incorporation of McKinleyville.

**GP-P18. Public Works Projects.** The County shall review public works projects for conformity with this Plan.

**GP-P19. Real Property Transfers and Street Abandonment.** County acquisitions and disposals of real property and street vacations or abandonment shall be reviewed for conformity with this Plan.

**GP-P20. Capital Improvement Plans.** The County shall encourage and support efforts by special districts and local agencies responsible for public facilities to prepare and maintain capital improvement programs.

- GP-P21. Regional Transportation Plan.** The County shall coordinate with Humboldt County Association of Governments (HCAOG) in the preparation of the Regional Transportation Plan.
- GP-P22. Tribal Government Coordination.** The County shall coordinate with affected tribal governments during General Plan updates and amendments.
- GP-P23. Tribal General Plans.** 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.
- GP-P24. Legislative Priorities.** 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.

### Permit Application Process

- GP-P25. Continuous Improvement.** Building, Planning, Public Works, and Environmental Health land use permit processes shall be continually evaluated to eliminate inefficiencies, reduce response time, and simplify procedures.
- GP-P26. Customer Service.** 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.
- GP-P27. Customized Permit Processes.** The County shall design streamlined permit processes for high priority classes of projects identified in this Plan.
- GP-P28. Adequate Resources.** Resources shall be provided to ensure adequate permit staffing levels, use of modern processes and technology, innovation, and continuous improvement.

## 3.5 Standards

- GP-S1. Environmental Justice.** The County shall consider social and economic effects, including effects on disadvantaged populations, when assessing the significance of physical changes on the environment under CEQA pursuant to Section 15131(b) of the CEQA Guidelines.
- GP-S2. Tribal Government Coordination.** 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.
- GP-S3. State and Federal Permitting Coordination.** 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.

**GP-S4. Public Education** The education of the public shall be provided through, but not limited to:

- Citizens Handbook
- Print and electronic media
- Public meetings
- Community Advisory Committees
- Public Workshops, charrettes, facilitated discussions
- Direct mailings and email notices
- Internet Web pages

**GP-S5 Planning Advisory Committees.** Planning Advisory Committees (PAC) may be created 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 Planning Commission;
- B. Report directly to the Commission;
- C. Be charged with a specific list of tasks and a schedule for completion;
- D. Not be created as a standing committee;
- E. Be composed of lay citizens and technical advisors.

**GP-S6. Community Advisory Committees.** Community Advisory Committees (CAC's) should may be created to review and prepare recommendations on planning matters that affect their individual communities. Such CAC's should:

- A. Be formed in the community;
- 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 Commission;
- C. Generally contain not less than five (5) nor more than eleven (11) members;
- D. Adhere to common CAC organizational guidelines adopted by the Board;
- E. Direct all comments and questions on planning matters to the Planning Commission. Be provided County staff for answering questions, and making recommendations to the Planning Commission and Board of Supervisors;
- F. Establish a work program, regular meeting schedule and completion date;
- G. Prepare a map showing the limits of the community's area of interest and all such limits should be approved by the Planning Commission;
- H. Designate a contact person who will communicate with the Commission and inform the public;
- I. Hold local workshops (planning staff assistance, maps and comments may be provided to CAC's subject to departmental budget limitations); public meetings to receive public comments.
- J. Educate the public about its community plan and other planning programs that affect the community;
- K. Provide a forum for citizen comments, and provide a mechanism for relaying those comments to the Planning Commission;

- L. Advise the Planning Commission on planning matters that affect the community;
- M. Provide input to the Commission on specific matters in a format consistent with the adopted policies and procedures;
- N. Develop hearing drafts of Community Plans consistent with overall county policies in the Framework Plan;
- O. Community Advisory Committees should be included in all planning notification procedures that affect their area.

NOTE: strikethrough illustrating modified Framework Plan Policy 1550.2

### 3.6 Implementation Measures

- GP-IM1. Progress Reports.** 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.
- GP-IM2. Budget Allocations.** Community Development Services shall include priority Plan implementation measures in its annual budget submittals to the Board of Supervisors.
- GP-IM3. Update Schedule.** Maintain comprehensive General Plan review on a five-year cycle, periodic update 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.
- GP-IM4. Consistency Review of Ordinances for Plan Amendments.** 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.
- GP-IM5. Meaningful Participation.** 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.
- GP-IM6. City-State-County Coordination.** 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).
- GP-IM7. Water Service Provider Coordination.** 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
- GP-IM8. Public Works Projects.** 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.

- GP-IM9. Real Property Transfers and Street Abandonment.** The County shall not acquire, dedicate, dispose, vacate or abandon real property unless in conformance with this Plan pursuant to Government Code Section 65402.
- GP-IM10. Capital Improvement Plans.** County staff shall be available to coordinate with special districts, including schools in the preparation of five-year Capital Improvement Plans pursuant to Government Code Section 65403.
- GP-IM11. 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.
- GP-IM12. Improvement Projects.** 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.
- GP-IM13. Customer Service Training and Satisfaction.** Permitting staff shall receive periodic customer service training and customer service satisfaction will be evaluated on a periodic basis.
- GP-IM14. Custom Permit Processes.** 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.
- GP-IM15. Performance Measurement.** Workload records and elapsed permit processing times shall be maintained by Community Development Services and reported to the Board of Supervisors on an annual basis through the budget process.

**Attachment 3**  
**Revised Plan Alternatives Comparison Chart**  
**for Chapter 3, Governance**

## Summary of Key Issues and Review of Alternatives

### Chapter 3 Governance Policy – Edited version re-posted 11-15-11

This Element covers the County’s governance policies relating to this Plan.

Chapter 3 Governance Policy				
Key Topics and Issues	Plan Update Approach (Alternative B)	Existing Framework Plan (Alternative D)	Alternative A	Alternative C
<p><b>Plan administration</b> The key to the success of the Plan will be its implementation.</p> <p>How easy should it be to modify the plan?</p> <p>Are the proposed policies realistic and can they be effectively implemented?</p>	<p>Policies recognize Plan implementation as a high priority (GP-P1) and identify the roles and responsibilities of the Board of Supervisors (GP-P2), Planning Commission (GP-P3), and County departments (GP-P4, and others in various Chapters) in carrying out its requirements. Priority plan implementation measures shall also be incorporated into annual departmental budget submittals (GP-IM2).</p>	<p>Listed administration and implementation programs at the back of the document and did not contain clear policies regarding the administration of the plan. Criteria regarding amendments to the plan are contained in the introductory narrative rather than policy.</p>	<p>Contains the same plan administration policies as the proposed Plan.</p>	<p>Contains most of the proposed Plan policies, but removes the required findings that are to be made in order to ensure that proposed Plan amendments are in the public interest.</p>

Chapter 3 Governance Policy				
Key Topics and Issues	Plan Update Approach (Alternative B)	Existing Framework Plan (Alternative D)	Alternative A	Alternative C
	The proposed Plan also provides for the periodic review of the entire Plan as part of the five-year Housing Element update cycle (GP-P7 and IM3) and establishes flexible criteria to support the finding that proposed amendments are in the public interest (GP-P8).			
<p><b>Public Participation</b> Citizens want to be involved in planning decisions.</p> <p>What additional programs should the Plan include to make it easy for the public to participate in land use decisions?</p>	Encourages and facilitates public participation in planning decisions (GP-P10) and provides for accessibility of planning documents through the use of current technology (such as the Internet) as well as the broad distribution of printed materials (GP-P11).	Contains a range of policy regarding public participation, including education, access to decision makers, community planning advisory councils and the timing of public input.	Contains the same public participation policies as the proposed Plan	Contains the same public participation policies as the proposed Plan
<p><b>Intergovernmental Coordination</b> Citizens expect close coordination and cooperation between local</p>	This Chapter, along with the Land Use, Community Infrastructure and Services, Circulation,	There are few policies regarding Intergovernmental coordination, which are found within specific	Contains the same intergovernmental policies as the proposed Plan	Does not contain tribal government coordination policies, or require the review of County Public Works

Chapter 3 Governance Policy				
Key Topics and Issues	Plan Update Approach (Alternative B)	Existing Framework Plan (Alternative D)	Alternative A	Alternative C
<p>jurisdictions and branches of state and federal government.</p> <p>Should the Plan include additional policies and programs to provide for more comprehensive intergovernmental coordination?</p>	<p>Conservation and Open Space, and Water Resources Elements, establishes broad-based and regular intergovernmental coordination facilitate planning and government to government relations, streamline permitting, ensure the efficient use of natural resources, maintain established levels of service, and to protect sensitive habitats (GP-P12 through P23, GP-S3, and GP-IM5, IS-P8 and IS-IM1 and IM27, C-P6 and P7, BR-11 and IM2, MR-IM5, WR-P19 and IM6 and IM12 ).</p>	<p>sections of the plan, such as trail system coordination with Caltrans, coordination with economic development organizations, and coordination with state and federal agencies regarding solid waste</p>		<p>projects for Plan conformance.</p>
<p><b>Permit Application Process</b> Citizens want an open and transparent process that produces credible and enforceable outcomes. An efficient and effective</p>	<p>Contains policies and programs to ensure predictable and streamlined permit processing, including periodic training,</p>	<p>The housing portion of Land Use and Development contains a policy regarding permit streamlining.</p>	<p>Contains the same application processing policies as the proposed Plan</p>	<p>Contains the same application processing policies as the proposed Plan</p>

Chapter 3 Governance Policy				
Key Topics and Issues	Plan Update Approach (Alternative B)	Existing Framework Plan (Alternative D)	Alternative A	Alternative C
permitting system is critical to Plan implementation.  Should the Plan include policies and programs to establish more effective permit processing?	performance measurement and evaluation (GP-P25 through P28, and GP-IM13 through IM15).			

## Plan Alternatives Comparison Chart

### Chapter 3 Governance Edited version re-posted 11-15-11

(New markups illustrated by yellow highlighting with staff remarks)

Plan Alternative				Chapter 3 Governance	Staff Remarks/ Implementation	Position R, M, D
				<b>3.4 Goals</b>		
A	B	C		<b>GP-G1. Plan Implementation.</b> Consistent and successful implementation of Plan policies throughout the planning period.		
				<b>COMMENTS:</b>		
A	B	C		<b>GP-G2. Plan Maintenance.</b> A current General Plan responsive to community needs, which can be updated on a regular basis.		
				<b>COMMENTS:</b>		
A	B	C		<b>GP-G3. Public Participation.</b> An open, inclusive, and responsive process for public participation in County land use decision making.		
				<b>COMMENTS:</b>		
A	B		D	<b>GP-Gx1. Accessible General Plan.</b> A comprehensive General Plan written in understandable language which is readily accessible to the public and encourages citizen participation throughout the planning process.	Framework Plan policy 1531.3	

				COMMENTS:		
A	B		D	<b>GP-Gx2. Educated Public.</b> An informed and educated public with a meaningful planning role and multiple opportunities for participation in the planning process.	Modified Framework 1531.4, 1532.1 and 1343	
				COMMENTS:		
A	B	C		<b>GP-G4. Timely and Effective Coordination.</b> Timely and effective intergovernmental coordination that encourages coherent planning and public communications and efficient permitting, service delivery, and expenditure of public funds.		
				COMMENTS:		
A	B	C		<b>GP-G5. Effective Permit Processing.</b> An efficient permitting system that permit applicants, community members, and decision makers can rely upon to implement the goals and polices of the General Plan.		
				COMMENTS:		
			D	<b>1531.1</b> To establish a set of planning documents that is a comprehensive statement of public policy concerning land use and the provision of public services;		
			D	<b>1531.2</b> To coordinate the preparation of regional plans that include more than one incorporated city, community, special district, and/or unincorporated area;	See P13 and P14	
			D	<b>1531.3</b> To provide a comprehensive General Plan in understandable language which is readily accessible to the public and encourages citizen participation throughout the planning process.	See P11 and Gx1	
			D	<b>1531.4</b> To maximize the opportunity for individuals and groups to have meaningful participation in the planning process.	Added to guiding principles and goal Gx2	
				<b>3.4 Policies</b>		

A	B	C	<p><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.</p>	Iss	
			<p><b>COMMENTS:</b></p>		
A	B	C	<p><b>GP-P2. Board of Supervisors Role.</b> The Board of Supervisors shall have the ultimate responsibility to interpret the General Plan and oversee its implementation.</p>	Iss	
			<p><b>COMMENTS:</b></p>		
		D	<p><b>1341 Board of Supervisors.</b> The Humboldt County Board of Supervisors, as the elected legislative body, is the chief policy making body for the County. The Board has sole responsibility and authority to adopt the General Plan as the County's statement of public policy on land use. The Board is required by law to hold at least one public hearing to receive public testimony and to review the report and recommendations of its advisory agency, the Planning Commission. The Board, through the establishment of the Planning Commission, the provision of funding for the work on this plan and the adoption of policies to maximize the public participation has provided the greatest opportunities for public awareness and understanding of the plan.</p>		
A	B	C	<p><b>GP-P3. Planning Commission Role.</b> The Planning Commission shall serve as the primary quasi-judicial body on land use matters and the primary advisory body to the Board of Supervisors on legislative land use matters. <u>The Commission procedures shall be prepared in a format and language that is clear and readily available to the public.</u></p>	Iss Added Framework Plan Policy 1542.2	
			<p><b>COMMENTS:</b></p>		
		D	<p><b>1342 Planning Commission.</b> The Planning Commission consists of seven people who are appointed by the Board of Supervisors as the advisory agency on all planning matters. One Commissioner comes from each supervisorial district and two are appointed at-large. The Commission must report to the Board and provide recommendations on the adoption and revision of the General Plan. The Commission is required by law to hold at least one public hearing to take testimony on plan proposals. In order to provide for maximum public input, the Commission has the ability to recommend to the Board the formation of advisory committees (see Section</p>		

			<p>1550). The Commission held over thirty public workshops on plan issues addressed in a series of Policy Background Studies now included in the County's data base. The Policies developed during the workshops became the basis for the Hearing Draft General Plan Volume I-Framework.</p> <p>The Planning Department provides planning services to the Board, the Commission, and the public. These services should include: the gathering, presentation, and/or coordination of information; making recommendations; and implementing the Plan. The Planning Director is appointed by the Board with the staff appointed by the Director. The staff level and supporting appropriations are determined annually by the Board during the budget process.</p>		
<b>A</b>	<b>B</b>		<p><b>GP-P4. Community Development Services Role.</b> 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.</p>	Iss	
			<p><b>COMMENTS:</b></p>		
<b>A</b>	<b>B</b>	<b>C</b>	<p><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.</p>	Leg, IM3	
			<p><b>COMMENTS:</b></p>		
<b>A</b>	<b>B</b>	<b>C</b>	<p><b>GP-P6. Environmental Justice.</b> County decision making shall avoid disproportionately impacting disadvantaged populations.</p>	Iss, Leg, S1, QJ 	
			<p><b>COMMENTS:</b></p>		
<b>A</b>	<b>B</b>	<b>C</b>	<p><b>GP-P7. Periodic Review.</b> 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.</p>	Leg, IM3	

				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>			<p><b>GP-P8. Required Findings and Criteria for Amendments.</b> A petition for amendment of this Plan may be accepted for filing upon making the finding that the proposed amendment can likely be found to be in the public interest.</p> <p>All of the following criteria must be met in order to make this finding:</p> <ul style="list-style-type: none"> <li>A. The proposed amendment has the potential for public benefit and is consistent with the Guiding Principles and applicable goals of the Plan, and</li> <li>B. The proposed amendment would be compatible with the surrounding area; and</li> <li>C. The revision is not appropriate for the next scheduled update; and</li> <li>D. Within the coastal zone, the amendment can likely be found consistent with the policies of the Coastal Act.</li> </ul>	Leg	
				<b>COMMENTS:</b>		
		<b>C</b>		<p><b>GP-P8. Required Findings and Criteria for Amendments.</b> A petition for amendment of this Plan may be accepted for filing upon making the finding that the proposed amendment can likely be found to be in the public interest.</p>		
				<b>COMMENTS:</b>		
			<b>D</b>	<p><b>1451 Annual Report to Board.</b> The Planning Commission is required by law [Government Code Section 65400(b)] to report annually to the Board of Supervisors on the status of the plan and progress in its implementation. This report should also review the changes made or recommended as a result of the review schedule shown in Figure 1-3.</p>	See GP-IM1	
			<b>D</b>	<p><b>1452 Amendments.</b> Amendments may only be initiated by the Board of Supervisors based on a recommendation by Resolution of the Planning Commission or requested by members of the public. Applications by the public shall be on the forms provided by the Planning Department. Fees shall be as established by the Board of Supervisors.</p>		
			<b>D</b>	<p><b>1452.1 Procedures.</b> All amendments must follow the procedures outlined in the Government Code. An amendment to the General Plan constitutes a project under the California Environmental Quality Act and, therefore, must be evaluated for its</p>		

			environmental effects. In addition, proposed amendments shall be referred to all interested government agencies for comment prior to adoption. As with the adoption of the plan, a legally noticed public hearing is required before both the Planning Commission and Board of Supervisors. Any changes made by the Board must have been considered previously by the Commission, or the Board must refer the amendment back to the Commission for its consideration and report (Government Code Section 65356).		
			<p><b>D 1452.2 Findings Required.</b> In reviewing proposals for General Plan amendments, the Board and Commission should remember that the General Plan is a policy document for the entire County and that it may only be amended "in the public interest" (Government Code Section 65356.1) as determined by the Board of Supervisors. In other words, the plan should only be amended when the County, with the support of the broad consensus, determines a change is necessary, not merely because a property owner or a group of citizens desires the amendment. Every General Plan amendment, additionally, must be consistent with the rest of the General Plan or appropriate changes need to be made to maintain consistency.</p> <p>Amendment of this plan shall be considered upon making any of the following findings:</p> <ol style="list-style-type: none"> <li>1. Base information or physical conditions have changed; or</li> <li>2. Community values and assumptions have changed; or</li> <li>3. There is an error in the plan; or</li> <li>4. To maintain established uses otherwise consistent with a comprehensive view of the plan.</li> </ol>		
			<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>	<b>C</b>	<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 a comprehensive view of the Plan, noting the error in the decision and referring the error to the next available set of amendments.	Leg, QJ	
			<b>COMMENTS:</b>		

			<p><b>D 1444 Errors, Oversights or Omissions.</b> The document which is the Humboldt County General Plan was prepared over a period of years by a great number of people. They, being human beings, are capable of errors, oversights, and omissions.</p> <p>It is the policy of the County that permit applications shall not be denied on the basis of errors in the Plan. Where a permit is approved on the basis of findings of consistency with a comprehensive view of all relevant plan policies while identifying an error in the Plan, the error shall be referred to the next regularly scheduled amendment (see Section 1450).</p> <p>At such time as an error, an oversight, or an omission in the General Plan is brought to the attention of the Humboldt County Planning Director, such error, oversight, or omission shall be noted in the data base for consideration of any subsequent permit application prior to the next scheduled amendment to correct the error.</p>		
A	B	C	<p><b>GP-P10.Public Participation.</b> 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>The Planning Commission should be authorized to create subcommittees or recommend the creation of adhoc committees from their membership, and to create joint committees for the conduct of planning matters.</del></p> <p><b>a) Outreach Program.</b> The County shall aggressively solicit the input of the public through an "outreach" program of public participation and encourage public participation through workshops and other methods of direct public education and engagement. Planning and implementation programs shall include actions designed to motivate and engage affected interests and ensure general public involvement.</p> <p><b>(b) Citizen Committees.</b> The County shall encourage the formation of working groups and citizen organizations to provide input on specific matters in a format consistent with the adopted policies and procedures. The Planning Commission should be authorized to create subcommittees or recommend the creation of adhoc committees from their membership, and to create joint committees for the conduct of</p>	<p>Leg, QJ, IM5 Added language from Framework Plan policy 1543.3</p> <p>Removed last sentence and added new policy P10b.</p> <p>Modified Framework Plan policy 1532.3</p> <p>Framework Plan policy 1542.3</p>	

			<p><u>planning matters.</u></p> <p><b>(c) Public Meeting Accessibility.</b> Public meetings pertaining to the General Plan, whenever practical, shall be held in the geographic areas under consideration, or where the meetings of the Commission concern countywide issues as addressed in the General Plan, such meetings shall be held in the regional centers most representative of the issues to be addressed.</p> <p><b>(d). Public Notification of Planning Commission Meetings.</b> The Commission shall provide notification of meetings adequate to insure public participation consistent with the goals of this Plan.</p> <p><b>(e) Timing.</b> The time period from public input to adoption of the plans shall be minimized.</p> <p><b>(f). Direct Access to Decision Makers.</b> The policy making organizational structure shall provide the most direct relationship between the public and the decision makers and the planning process shall maximize public access to the decision making process.</p> <p><b>(g) Process Education.</b> The County shall maximize the opportunities to educate the public about the planning process and the citizen's role in it and be provided prior to public hearings on the plan proposals in adequate time to insure informed participation.</p> <p><b>(h) Evaluation of Alternatives.</b> Written materials and public hearings shall be organized to provide public opportunities to evaluate alternative proposals and participate in the choice of the preferred alternative.</p>	<p>Framework Plan policy 1542.8</p> <p>Framework Plan policy 1542.7</p> <p>Framework Plan policy 1532.4</p> <p>Modified Framework Plan policy 1533.1 &amp; 1532.2</p> <p>Modified Framework Plan policy 1532.1 and 1541.2</p> <p>Modified Framework Plan 1542.9</p>	
		D	1532.1 The County shall maximize the opportunities to educate the public about the planning process and the citizen's role in it.	See P10.g	
		D	1532.2 The planning process shall maximize public access to the decision making process.	See P10.f	
		D	1532.3 The County shall aggressively solicit the input of the public through an "outreach" program of public participation.	See P10.a	

			D	1532.4 The time period from public input to adoption of the plans shall be minimized.	See P10.e	
A	B	C		<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.	Leg, QJ	
				<b>COMMENTS:</b>		
			D	1533.1 The policy making organizational structure shall provide the most direct relationship between the public and the decision makers.	See P10.f	
			D	1533.2 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.		
			D	1541.1 The County shall provide for the education of the public to motivate them to participate in the planning process.	See P10.a	
			D	1541.2 The education of the public shall be provided prior to public hearings on the plan proposals in adequate time to insure informed participation.	See P10.g	
			D	1541.3 The education of the public shall be provided through, but not limited to: <ul style="list-style-type: none"> <li>- Citizens Handbook</li> <li>- Print and electronic media</li> <li>- Public meetings</li> </ul>	Modified Standard S4	
			D	1542.1 The Commission 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.	See modified GP-P3.	
			D	1542.2 Commission procedures shall be prepared in a format and language that is clear and readily available to the public.	See modified P3	
			D	1542.3 The County shall encourage the formation of citizen organizations to provide input on specific matters in a format consistent with the adopted policies and procedures.	See P10.b	
			D	1542.5 The County shall insure that the variety of views within an area are taken into consideration, to the extent expressed.		
			D	1542.6 Community preferences for urban and urbanizing areas, which otherwise are consistent with the overall county policies, shall be given preferential consideration.		
			D	1542.7 The Commission shall provide notification of meetings adequate to insure	See P10.d	

				public participation consistent with the goals of this program.		
			D	<b>1542.8</b> The meetings of the Planning Commission, whenever practical, shall be held in the geographic areas under consideration, or where the meetings of the 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.	See P10.c	
			D	<b>1542.9</b> Public hearings shall be organized to provide public opportunities to evaluate alternative proposals and participate in the choice of the preferred alternative.	See P10.h	
			D	<b>1543.1</b> The costs of review shall be minimized, consistent with the requirements of this section by the following: - review on an exception or "consent calendar" approach; - focusing testimony and comments on specific issues being addressed.		
			D	<b>1543.2</b> The Commission should prepare and adopt rules of procedure to govern the conduct of hearings, solicitation and limitations on oral comments, and other business of the Commission.	See modified GP-P3.	
A	B	C		<b>GP-P13.City General Plans.</b> Give consideration to city general plans and city council input when updating this Plan.	Iss,	
				<b>COMMENTS:</b>		
			D	<b>1334 The Cities' Plans.</b> The General Plan covers all areas of the County, although the regulatory powers of the County are limited to the unincorporated areas which are not in State or Federal ownership. Development and regulation of the cities are controlled by their adopted General Plans. Unincorporated areas adjacent to cities are, in most cases controlled by City Plans which have been adopted by the County.  "Spheres of Influence" are unincorporated areas which will ultimately be annexed and served by the cities. Designations of spheres of influence must be approved by the Local Agency Formation Commission (LAFCo). Land use within the spheres is controlled by the County (until annexation) by a plan prepared in formal joint consultation with the city. The city's planning area may extend beyond the sphere of influence, although the land use is still controlled by this plan in consultation with the city.		
A	B	C		<b>GP-P14.Joint Planning.</b> For major land use decisions adjacent to a city, involve the city	Prog, IM6	

				early on in the planning stages through official notifications, joint staff meetings, and presentations to planning commissions and city councils.		
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>	<b>C</b>		<b>GP-P15.Water Service Provider Coordination.</b> Coordinate with water service providers on water supply and demand in their respective areas, and participate in the five-year updates of urban water management plans.	Prog, IM6-7	
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>			<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. The County shall utilize this Plan when representing its position on annexations to LAFCO.	Leg,	
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>	<b>G</b>		<b>GP-P17.Incorporation.</b> Support incorporation of McKinleyville.	Iss,	
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>			<b>GP-P18.Public Works Projects.</b> The County shall review public works projects for conformity with this Plan.	Leg, QJ, Prog, IM8	
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>	<b>C</b>		<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 this Plan.	QJ, IM9 	
				<b>COMMENTS:</b>		
			<b>D</b>	<b>4231.7</b> The County Planning Commission shall review all proposed abandonments of maintenance on County roads for conformance with the County General Plan before		

			they are approved.		
A	B	C	<b>GP-P20.Capital Improvement Plans.</b> The County shall encourage and support efforts by special districts and local agencies responsible for public facilities to prepare and maintain capital improvement programs.	Prog, IM10	
			<b>COMMENTS:</b>		
A	B	C	<b>GP-P21.Regional Transportation Plan.</b> The County shall coordinate with Humboldt County Association of Governments (HCAOG) in the preparation of the Regional Transportation Plan.	Iss, IM11	
			<b>COMMENTS:</b>		
A	B	C	<b>GP-P22.Tribal Government Coordination.</b> The County shall coordinate with affected tribal governments during General Plan updates and amendments.	Prog	
			<b>COMMENTS:</b>		
A	B		<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.	Prog	
			<b>COMMENTS:</b>		
A	B		<b>GP-P24.Legislative Priorities.</b> 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.	Iss	
			<b>COMMENTS:</b>		
A	B	C	<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.	Prog, IM13-15	

				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>	<b>C</b>		<b>GP-P26.Customer Service.</b> 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.	Prog, IM13-15	
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>			<b>GP-P27.Customized Permit Processes.</b> The County shall design streamlined permit processes for high priority classes of projects identified in this Plan.	Prog, IM14	
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>	<b>C</b>		<b>GP-P28.Adequate Resources.</b> Resources shall be provided to ensure adequate permit staffing levels, use of modern processes and technology, innovation, and continuous improvement.	Prog, IM2, IM13-15	
				<b>COMMENTS:</b>		
			<b>D</b>	<b>1543.3</b> The Commission should be authorized to create subcommittees from their membership, and to create joint committees for the conduct of planning matters.	See P10.c	
			<b>D</b>	<b>1550.1</b> Planning Advisory Committees (PAC) may be created 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 Planning Commission; B. Report directly to the Commission; C. Be charged with a specific list of tasks and a schedule for completion; D. Not be created as a standing committee; E. Be composed of lay citizens and technical advisors.	See P10.c and S5	
			<b>D</b>	<b>1550.2</b> Community Advisory Committees (CAC's) should be created to review and prepare recommendations on planning matters that affect their individual communities. Such CAC's should: A. Be formed in the community;	See S6	

			<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 Commission;</p> <p>C. Generally contain not less than five (5) nor more than eleven (11) members;</p> <p>D. Adhere to common CAC organizational guidelines adopted by the Board;</p> <p>E. Direct all comments and questions on planning matters to the Planning Commission;</p> <p>F. Establish a work program, regular meeting schedule and completion date;</p> <p>G. Prepare a map showing the limits of the community's area of interest and all such limits should be approved by the Planning Commission;</p> <p>H. Designate a contact person who will communicate with the Commission and inform the public;</p> <p>I. Hold local workshops (planning staff assistance, maps and comments may be provided to CAC's subject to departmental budget limitations).</p>		
		<b>D</b>	<p><b>1550.3</b> Community Advisory Committees should be charged with the following tasks:</p> <p>A. Educate the public about its community plan and other planning programs that affect the community;</p> <p>B. Provide a forum for citizen comments, and provide a mechanism for relaying those comments to the Planning Commission;</p> <p>C. Advise the Planning Commission on planning matters that affect the community;</p> <p>D. Provide input to the Commission on specific matters in a format consistent with the adopted policies and procedures;</p> <p>E. Develop hearing drafts of Community Plans consistent with overall county policies in the Framework Plan;</p> <p>F. Community Advisory Committees should be included in all planning notification procedures that affect their area.</p>		
			<b>3.5 Standards</b>		
<b>A</b>	<b>B</b>		<p><b>GP-S1. Environmental Justice.</b> The County shall consider social and economic effects, including effects on disadvantaged populations, when assessing the significance of physical changes on the environment under CEQA pursuant to Section 15131(b) of the CEQA Guidelines.</p>		

				COMMENTS:		
A	B			<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.		
				COMMENTS:		
A	B	C		<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.		
				COMMENTS:		
A	B		D	<b>GP-S4. Public Education</b> The education of the public shall be provided through, but not limited to: <ul style="list-style-type: none"> <li>• Citizens Handbook</li> <li>• Print and electronic media</li> <li>• Public meetings</li> <li>• Community Advisory Committees</li> <li>• Public workshops, charrettes, facilitated discussions</li> <li>• Direct mailings and email notices</li> <li>• Internet Web pages</li> <li>• Technical reports</li> </ul>	Modified Framework Plan policy 1541.3	
				COMMENTS:		
A	B		D	<b>GP-S5 Planning Advisory Committees.</b> Planning Advisory Committees (PAC) may be created to review and prepare recommendations concerning special or technical planning matters that may have countywide significance. Such PAC's should:	Framework Plan standard 1550.1	

			<p>A. Be established and appointed, subject to Board concurrence, by the Planning Commission;</p> <p>B. Report directly to the Commission;</p> <p>C. Be charged with a specific list of tasks and a schedule for completion;</p> <p>D. Not be created as a standing committee;</p> <p>E. Be composed of lay citizens and technical advisors.</p>		
			<p>COMMENTS:</p>		
A	B	D	<p><b>GP-S6. Community Advisory Committees.</b> Community Advisory Committees (CAC's) should be created to review and prepare recommendations on planning matters that affect their individual communities. Such CAC's should:</p> <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 Commission;</p> <p>C. Generally contain not less than five (5) nor more than eleven (11) members;</p> <p>D. Adhere to common CAC organizational guidelines adopted by the Board;</p> <p>E. Direct all comments and questions on planning matters to the Planning Commission. Be provided County staff for answering questions, and making recommendations to the Planning Commission and Board of Supervisors;</p> <p>F. Establish a work program, regular meeting schedule and completion date;</p> <p>G. Prepare a map showing the limits of the community's area of interest and all such limits should be approved by the Planning Commission;</p> <p>H. Designate a contact person who will communicate with the Commission and inform the public;</p> <p>I. Hold local workshops (planning staff assistance, maps and comments may be provided to CAC's subject to departmental budget limitations); public meetings to receive public comments.</p> <p>J. Educate the public about its community plan and other planning programs that affect the community;</p> <p>K. Provide a forum for citizen comments, and provide a mechanism for</p>	Modified Framework Plan standard 1550.2	

				<p>relaying those comments to the Planning Commission;</p> <p>L. Advise the Planning Commission on planning matters that affect the community;</p> <p>M. Provide input to the Commission on specific matters in a format consistent with the adopted policies and procedures;</p> <p>N. Develop hearing drafts of Community Plans consistent with overall county policies in the Framework Plan;</p> <p>O. Community Advisory Committees should be included in all planning notification procedures that affect their area.</p>		
				COMMENTS:		
				<b>3.6 Implementation Measures</b>		
<b>A</b>	<b>B</b>	<b>C</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.		
				COMMENTS:		
<b>A</b>	<b>B</b>	<b>C</b>		<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.		
				COMMENTS:		
<b>A</b>	<b>B</b>	<b>C</b>		<b>GP-IM3.Update Schedule.</b> Maintain comprehensive General Plan review on a five-year cycle, periodic update 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.		

				COMMENTS:		
A	B	C		<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.		
				COMMENTS:		
A	B	C		<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.		
				COMMENTS:		
A	B	C		<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).		
				COMMENTS:		
A	B	C		<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		
				COMMENTS:		
	B			<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.		

				COMMENTS:		
A	B	C		<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.		
				COMMENTS:		
A	B	C		<b>GP-IM10.Capital Improvement Plans.</b> County staff shall be available to coordinate with special districts, including schools in the preparation of five-year Capital Improvement Plans pursuant to Government Code Section 65403.		
				COMMENTS:		
A	B	C		<b>GP-IM11.Regional Transportation Plan.</b> 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.		
				COMMENTS:		
A	B	C		<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.		
				COMMENTS:		
A	B	C		<b>GP-IM13.Customer Service Training and Satisfaction.</b> Permitting staff shall receive periodic customer service training and customer service satisfaction will be evaluated on a periodic basis.		
				COMMENTS:		

<b>A</b>	<b>B</b>	<b>C</b>	<b>GP-IM14. Custom Permit Processes.</b> 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.		
			<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>	<b>C</b>	<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 on an annual basis through the budget process.		
			<b>COMMENTS:</b>		