

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>Plan administration 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>

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	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>Public Participation 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>Intergovernmental Coordination 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

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<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>Permit Application Process 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>

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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
				3.4 Goals		
A	B	C		GP-G1. Plan Implementation. Consistent and successful implementation of Plan policies throughout the planning period.		
				COMMENTS:		
A	B	C		GP-G2. Plan Maintenance. A current General Plan responsive to community needs, which can be updated on a regular basis.		
				COMMENTS:		
A	B	C		GP-G3. Public Participation. An open, inclusive, and responsive process for public participation in County land use decision making.		
				COMMENTS:		
A	B		D	GP-Gx1. Accessible General Plan. 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	GP-Gx2. Educated Public. 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		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.		
				COMMENTS:		
A	B	C		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 polices of the General Plan.		
				COMMENTS:		
			D	1531.1 To establish a set of planning documents that is a comprehensive statement of public policy concerning land use and the provision of public services;		
			D	1531.2 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	1531.3 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	1531.4 To maximize the opportunity for individuals and groups to have meaningful participation in the planning process.	Added to guiding principles and goal Gx2	
				3.4 Policies		

A	B	C	<p>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.</p>	Iss	
			<p>COMMENTS:</p>		
A	B	C	<p>GP-P2. Board of Supervisors Role. The Board of Supervisors shall have the ultimate responsibility to interpret the General Plan and oversee its implementation.</p>	Iss	
			<p>COMMENTS:</p>		
		D	<p>1341 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.</p>		
A	B	C	<p>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. <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>COMMENTS:</p>		
		D	<p>1342 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 (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>		
A	B		<p>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.</p>	Iss	
			<p>COMMENTS:</p>		
A	B	C	<p>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.</p>	Leg, IM3	
			<p>COMMENTS:</p>		
A	B	C	<p>GP-P6. Environmental Justice. County decision making shall avoid disproportionately impacting disadvantaged populations.</p>	Iss, Leg, S1, QJ 	
			<p>COMMENTS:</p>		
A	B	C	<p>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.</p>	Leg, IM3	

				COMMENTS:		
A	B			<p>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.</p> <p>All of the following criteria must be met in order to make this finding:</p> <ul style="list-style-type: none"> 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. 	Leg	
				COMMENTS:		
		C		<p>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.</p>		
				COMMENTS:		
			D	<p>1451 Annual Report to Board. 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	
			D	<p>1452 Amendments. 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>		
			D	<p>1452.1 Procedures. 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>D 1452.2 Findings Required. 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"> 1. Base information or physical conditions have changed; or 2. Community values and assumptions have changed; or 3. There is an error in the plan; or 4. To maintain established uses otherwise consistent with a comprehensive view of the plan. 		
			COMMENTS:		
A	B	C	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.	Leg, QJ	
			COMMENTS:		

			<p>D 1444 Errors, Oversights or Omissions. 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>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.</p> <p>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.</p> <p>(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</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>(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.</p> <p>(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.</p> <p>(e) Timing. The time period from public input to adoption of the plans shall be minimized.</p> <p>(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.</p> <p>(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.</p> <p>(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.</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 & 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		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.	Leg, QJ	
				COMMENTS:		
			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"> - Citizens Handbook - Print and electronic media - Public meetings 	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	1542.8 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	1542.9 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	1543.1 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	1543.2 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	GP-P13.City General Plans. Give consideration to city general plans and city council input when updating this Plan.	Iss,	
			COMMENTS:		
		D	1334 The Cities' Plans. 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	GP-P14.Joint Planning. 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.		
				COMMENTS:		
A	B	C		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.	Prog, IM6-7	
				COMMENTS:		
A	B			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.	Leg,	
				COMMENTS:		
A	B	G		GP-P17.Incorporation. Support incorporation of McKinleyville.	Iss,	
				COMMENTS:		
A	B			GP-P18.Public Works Projects. The County shall review public works projects for conformity with this Plan.	Leg, QJ, Prog, IM8	
				COMMENTS:		
A	B	C		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.	QJ, IM9 	
				COMMENTS:		
			D	4231.7 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	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.	Prog, IM10	
			COMMENTS:		
A	B	C	GP-P21.Regional Transportation Plan. The County shall coordinate with Humboldt County Association of Governments (HCAOG) in the preparation of the Regional Transportation Plan.	Iss, IM11	
			COMMENTS:		
A	B	C	GP-P22.Tribal Government Coordination. The County shall coordinate with affected tribal governments during General Plan updates and amendments.	Prog	
			COMMENTS:		
A	B		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.	Prog	
			COMMENTS:		
A	B		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.	Iss	
			COMMENTS:		
A	B	C	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.	Prog, IM13-15	

				COMMENTS:		
A	B	C		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.	Prog, IM13-15	
				COMMENTS:		
A	B			GP-P27.Customized Permit Processes. The County shall design streamlined permit processes for high priority classes of projects identified in this Plan.	Prog, IM14	
				COMMENTS:		
A	B	C		GP-P28.Adequate Resources. Resources shall be provided to ensure adequate permit staffing levels, use of modern processes and technology, innovation, and continuous improvement.	Prog, IM2, IM13-15	
				COMMENTS:		
			D	1543.3 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	
			D	1550.1 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	
			D	1550.2 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>		
		D	<p>1550.3 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>		
			3.5 Standards		
A	B		<p>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.</p>		

				COMMENTS:		
A	B			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.		
				COMMENTS:		
A	B	C		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.		
				COMMENTS:		
A	B		D	GP-S4. Public Education The education of the public shall be provided through, but not limited to: <ul style="list-style-type: none"> • Citizens Handbook • Print and electronic media • Public meetings • Community Advisory Committees • Public workshops, charrettes, facilitated discussions • Direct mailings and email notices • Internet Web pages • Technical reports 	Modified Framework Plan policy 1541.3	
				COMMENTS:		
A	B		D	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:	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>GP-S6. Community Advisory Committees. 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:		
				3.6 Implementation Measures		
A	B	C		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.		
				COMMENTS:		
A	B	C		GP-IM2.Budget Allocations. Community Development Services shall include priority Plan implementation measures in its annual budget submittals to the Board of Supervisors.		
				COMMENTS:		
A	B	C		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.		

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

				COMMENTS:		
A	B	C		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.		
				COMMENTS:		
A	B	C		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.		
				COMMENTS:		
A	B	C		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.		
				COMMENTS:		
A	B	C		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.		
				COMMENTS:		
A	B	C		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.		
				COMMENTS:		

A	B	C	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.		
			COMMENTS:		
A	B	C	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.		
			COMMENTS:		