

Humboldt County Planning Commission  
Humboldt County Courthouse  
Eureka, California 95501

Dear Commissioners:

Re: General Plan Review (April, 2007)

While it appears little give and take can occur, I will continue to give you snippets of my thoughts with the hope something will stick and be constructively used. For your April meeting which I have to miss, I provide the following.

To recap my last visit, I do not want you to forget the seriousness of what you are doing as violations of the policies you put in place can land a person in jail.

I have noticed there is a lot you and the county folks are missing in your housing and open space discussions.

In the General Plan, affordable, low income, green low impact housing is a hot button item, and in recent weeks, there have been some good, logical articles written about this problem. The good articles have hit on affordability as the real problem, and some not-so-practical articles have been promoting green housing practices.


As Glenn Beck, radio talk show hosts likes to say, I am a thinker. As a thinker, I find when regulators do their job and require developers to conform to justified regulatory requirements, low-income folks routinely can not afford new house prices, especially green houses; so, who is kidding who. Add poorly thought out regulatory restrictions on development and less buildable lots to the mix, and housing costs go up even more.

Since lower-income people are realistically priced out of new homes, the General Plan needs to focus on what makes a house affordable.

Affordability is determined by incomes, and a goal of the General Plan should be to promote and not hurt Humboldt County's economic supports. The main economic support for this county is related to use of natural resources, ranching, dairying, farming, timber, gravel, etc.

It should be clear to everyone; the county's main economic support depends on keeping resource lands in private ownership and producing. As shown in accompanying chart, making unnecessary and improper regulatory restrictions on privately owned land eliminates the desire to keep land in private ownership. The loss of private ownership hurts the ability to keep the county's main economic support alive and hurts the goal of better jobs, affordable housing, and improving life styles. This chart shows the problem is complex but easy to understand if you take a serious look at why private ownership of open space lands exists. I hope you will do your homework and give this chart a serious look.

Yours,



Charles L. Ciancio  
P.O. Box 172  
Cutten, CA 95534  
707-445-2179

cc: Humboldt County Supervisors

RECEIVED

APR 19 2007

HUMBOLDT COUNTY  
PLANNING COMMISSION

To: Humboldt County Governmental bodies 1/19/06.

**THE REAL WORLD OF ZONING, LAND USE RESTRICTIONS, AND  
LOCKING UP NATURAL RESOURCE USE AND OPEN SPACE LANDS**  
(History tells us the following)

**ONGOING UNJUSTIFIED RESTRICTIONS ON NATURAL RESOURCE USE  
AND THE LAND**

(Fourth Branch of Government abuses, regulations, zoning, etc.)

Will lead to

**LESS INCOME FROM THE LAND  
LOWER LAND VALUES**

**LESS ABILITY TO FULFILL FINANCIAL NEEDS**  
(Loans, partial sales, loss of breadwinner, family needs, educational needs, tax requirements)

Leads to

**REDUCED INCENTIVES TO HOLD THE LAND  
REDUCED SATISFACTION AND ABILITY TO HOLD OPEN SPACED LANDS  
IN OPEN SPACE CONDITION**

Leads to

**SELLING LAND TO:  
DEVELOPERS AND DEVELOPMENT  
PUBLIC TRUSTS (WILDERNESS, PARKS, ETC.)  
CONVERTING LANDS TO CONSERVATION EASEMENTS**

Leads To

**LESS JUSTIFIED USE OF NATURAL RESOURCES  
LOSS OF INFRASTRUCTURE NEEDED TO PRODUCE NATURAL RESOURCE PRODUCTS  
LOSS OF LOCAL, STATE, FEDERAL TAX REVENUES  
LOSS OF RURAL COMMUNITY ECONOMIC SUPPORTS**

Leads To

**LOSS OF OPEN SPACE LANDS IN PRIVATE OWNERSHIP  
BYE BYE RURAL COMMUNITIES**

Why are we ignoring what history tells us and the obvious. Lose the satisfaction and financial ability to hold onto open space land as open space land and you lose the ability to produce natural resources products and economic supports needed to keep rural communities going.

Yours,

Charles L. Ciancio  
RPF #317  
P.O. Box 172 Cutten, CA 95534  
707-445-2179