

TPZ Anti-Emergency Ordinance Campaign

We urge you to protest the egregious action by the Board of Supervisors on October 9, 2007 when they passed what they called an Emergency Ordinance regarding TPZ lands. It wiped out over \$1 BILLION dollars of land values for County families.

There is nothing as effective as showing up at Board of Supervisors meetings to make your voice heard. The Board meets every Tuesday with public comments at 1:30 p.m. (they will not be meeting October 30, November 13, November 20, December 18 or December 25).

YOUR MESSAGE to the Supervisors could include:

I am at a loss to understand how you, the Board of Supervisors could even think about wiping out conservatively a BILLION dollars in land value from your fellow citizens. You did just that on October 9th despite of over four hours of protests from your constituents begging you not to. My family is devastated by this Emergency Ordinance.

Those who would suggest that the Ordinance was targeted against big timber companies and wealthy landowners, should take a closer look. Do the math. Assuming an average lot to accommodate a home site is valued at about \$150,000 each, and if at least 7,000 TPZ parcels do not have homes on them today, they will be devalued by more than \$1 BILLION dollars. This means over a billion dollars of rights has been taken from landowners. That translates to over a billion dollars being taken out of the already troubled economy of Humboldt County -- to say nothing of the current housing inventory which is not only unaffordable, it remains beyond the wildest dreams of many families in Humboldt County.

If you consider what it could mean to a family with, as an example, 40 acres located fairly close to an existing developed area, the Ordinance you passed October 9th could easily decrease their land value by 50% down to a matter of a few dollars. What does that do to a family who has saved for their dream home? It causes extreme hardship, if not bankruptcy for some, including: 1) Reduced / eliminated borrowing opportunities, 2) Sale opportunities, 3) Property devaluation, 4) Lost opportunity for children to establish homes on family land, 5) Lost opportunity for someone to enter into agricultural endeavors, 6) Estate planning, etc.

And how about the timber companies which provide hundreds of jobs to hard working men and women? Don't those families count?

A couple of important points you either ignored or did not understand:

- 1. A publicly owned company has very strict rules about what they can and cannot say about their plans, i.e., how it might influence stock prices...insider trading, etc.**
- 2. When a company is in bankruptcy, there are certain rules it must conform to -- rules which are not obvious to the general public. It's a different game when you must take orders from a judge.**

TPZ Anti-Emergency Ordinance Campaign, cont'd

Starting immediately following your actions on October 9th, your so-called Emergency Ordinance has already knocked deals out of escrow causing losses throughout the economy (brokers commissions, title company fees, bank loans, and other consequential costs affected by the loss of these transactions). Moreover the Emergency Ordinance will have a chilling effect on the entire marketplace reducing the number of transactions and the appraised value of these lands.

The Emergency Ordinance was a gross over reaction. You had many other planning alternatives which would not have wreaked such havoc on the local economy.

When the founding fathers wrote the U.S. Constitution and specifically addressed property rights, we don't read anything about those rights being applied differently depending on if you own a little amount of property or a lot of it. It makes no mention of whether that ownership is in an individual's name, or a company name. It is not to be "taken" from its citizens as you did a few days ago on October 9, 2007.

Was there even a hint of an Emergency which could have somehow justified this "taking of private property rights"? I don't think so. And to those who do, we would urge you to explain yourselves to the rest of us because there are many of us who don't understand how this could have happened to us.

Was there even a hint of an endangerment to the Public Health and Welfare? I don't think so.

To top all of this off, this "emergency" ordinance was pushed through in a hurry, with virtually no notice but an agenda posting on the county website the weekend before. Is it reasonable to think that we need to check every day to see if you are going to take away our rights? Unlike normal proceedings, this one had no advertising in the newspaper or letters to affected landowners.

This kind of action reminds me of the days when government made decisions behind closed doors. The laws dictate those days are to be in the past! Are they?

The bottom line is this was an unfair process. While the intent may have been to harm one property owner, it in fact harmed thousands of us.

You were entrusted with State-granted police power over land use decisions when we voted you into office to represent us. Did you represent us Tuesday? I think not.

Did you understand what the ramifications of your actions October 9th would be? And if you did, did you care? I hope it's the former and that you will rethink your actions and reverse your resolution in order to restore to us what is rightfully ours.

Letter writing campaign

Supervisor Jimmy Smith, District 1	jrsmith@co.humboldt.ca.us
Supervisor Roger Rodoni, District 2	roger.rodoni@co.humboldt.ca.us
Supervisor John Woolley, District 3	john.woolley@co.humboldt.ca.us
Supervisor/Chair Bonnie Neely, District 4	bonnie.neely@co.humboldt.ca.us
Supervisor Jill Geist, District 5	jill.geist@co.humboldt.ca.us
Tom Herman, Planning Commission Chairman	slodes@co.humboldt.ca.us
Bruce Emad, Planning Commissioner	slodes@co.humboldt.ca.us
Mary Gearheart, Planning Commissioner	slodes@co.humboldt.ca.us
Richard Hansis, Planning Commissioner	slodes@co.humboldt.ca.us
Scott Kelly, Planning Commissioner	slodes@co.humboldt.ca.us
Sef Murguia, Planning Commissioner	slodes@co.humboldt.ca.us
Jeff Smith, Planning Commissioner	slodes@co.humboldt.ca.us
Ralph Faust, County Counsel	rfaust@co.humboldt.ca.us
Kathy Hayes, Clerk of the Board	khayes@co.humboldt.ca.us

Individual letters should be mailed to the above listed people at:

Humboldt County Courthouse
825 Fifth Street,
Eureka, California 95501

Meetings with individual Supervisors

Contact Clerk of the Board Kathy Hayes to schedule meetings: (707) 476-2384

Additional contact info for the Supervisors is available at:

<http://co.humboldt.ca.us/board/>

Additional contact info for the Planning Commissioners is available at:

<http://co.humboldt.ca.us/planning/commission/default.asp?pg=members.htm>