

BOARD OF SUPERVISORS MEETING
March 21, 2017

"For all items *NOT* on the agenda"

(Each Speaker Limited to 3 Minutes)

Voluntary Sign-In Sheet

1. Douglas P. Jackson, PE
2. Charles L. Cignaro
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Date: 3/17/17

To: Everyone

Subject: Redwood region Logging Conference

With 73 plus years under my belt as a rural person and a hunter and fisherman and with fifty plus years in the ranching and timber business, it was gratifying to see County Supervisors talk, give recognition of those putting on the conference, and give recognition of what the timber industry does at the logging conference. Maybe I missed it, but I saw little recognition by local community about the industries that provide the lion's share of over half the private economic support to a community that gets around half its economic support from taxpayers. There is a reason 80% of the wood used in California comes from out of the state when all California wood needs are grown on private lands.

I believe the preservationists and protectionists and poor actions by the timber industry have the media, legalese, those with money, and Fourth Branch of Government (regulators) treating the timbered areas (especially in California) poorly.

Little attention is given to what field experienced old folks have learned. How to grow a tree, to grow another tree, and to make another even bigger tree, and when fire is a bad thing and when it is a good thing while helping other things, is ignored. Doing it right won't hurt.

Except for Dee Sanders' talk, I was disappointed in the logging Conference. I can say a lot of things, and being citified, I am skeptical Trump will help the rural timbered communities who are

in the voting minority. **I see it as a package deal where timber owners, field experienced foresters, loggers, sawmillers, and sales people are in this together.**

Folks too busy working and keeping care of their families are letting a populous minority control their lives.

Real world truths catch-up to all of us, and one thing I have learned is "If you do not have good health you have nothing."

If you want to know what I have learned; buy, me a coffee, and with an open mind, seriously listen and pay attention.

Charles L. Ciancio

California Registered Professional Forester (RPF) #317

(An old tired field forester no one gives much attention who has lived in a working man's world)

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HUMBOLDT BAY

District illegally leases mill space

Executive director: Decision 'all about saving jobs in this community'

By Will Houston

whouston@times-standard.com
@Will_S_Houston on Twitter

Humboldt Bay harbor district Executive Director Jack Crider confirmed Friday that the district has been illegally renting its Samoa pulp mill property to businesses in full awareness that it is violating county land use laws.

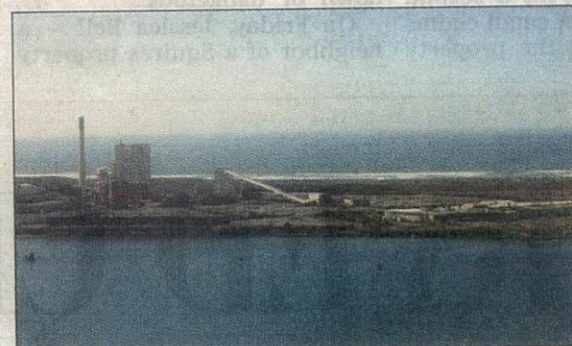
Crider said his decision to rent to these four businesses "was all about saving jobs in this community" and said the county government is aware of the district's actions.

Some of the businesses currently renting the district's property — such as An Electrician, Inc. — were displaced from their previous locations due to the newly regulated

marijuana industry, Crider said.

"What triggered the whole thing was the desperation of local businesses that were getting forced out because of the cannabis industry," he said. "The warehouses in town and everywhere else were being sold at an incredible price. The tenants were being kicked out, forced to vacate."

LEASES » PAGE 3



Crider said Friday four businesses are renting district property at the Samoa pulp mill in violation of county land use regulations.

THE TIMES-
STANDARD

Leases

FROM PAGE 1

An Electrician, Inc. owner Douglas Daly is renting part of the harbor district's Redwood Terminal II warehouse and is fully aware his business is not allowed there under the county's land use laws.

He said he moved last year after he was forced to vacate his former premises on West Cedar Street in Eureka because his landlord wanted to rent the property to a cannabis business. Whether Daly will be able to remain at his new location now hinges on the decision of the California Coastal Commission.

"I don't know what I'd do," Daly said when asked about his plans if he is forced to leave. "... We're hoping there is not a whole bunch of coastal dependent companies trying to move in there. We're hoping the Coastal Commission will realize that and allow us to stay there because (the harbor district) needs the rent and needs to bring in

money."

The harbor district warehouse space represents a small portion of the 1,100 acres of coastal-dependent industrial zoned land surrounding Humboldt Bay.

County land use laws limit the use of this land to coastal-dependent industries, such as fishing or surface mining. But as these industries have declined in recent decades, the land has gone largely unused.

The California Coastal Commission is considering a request by the county to open these lands to more types of businesses on an interim basis. The commission is set to take up the request this fall.

Pulp mill property

The harbor district purchased the Samoa pulp mill property in 2013 from Freshwater Tissue Company in an effort to cleanup toxic chemicals on the site before they could contaminate Humboldt Bay. The district has also been working to convert the property into an economic hub for businesses, but Crider said the limits under the coun-

ty's land use laws have made achieving that goal difficult.

"We just put \$3.5 million into the (pulp mill facility) to make it ready for occupancy and then I can't rent it," Crider said. "It is pretty horrible."

Crider said the district has been asking the county work to allow more businesses access to the coastal lands since 2013, but said the process so far has been a "bureaucratic nightmare."

"The failure of the county and Coastal Commission on this is just incredible," Crider said. "It is the worst planning department I've ever been around. (County Planning and Building Department Director) John Ford seems to be really on top of things. I really hope that John can straighten this thing out."

Attempts to contact Ford on Friday for comment were not returned.

Crider said a lot of the holdup in the county's progress is a result of the expanding cannabis industry.

The county Planning and Building Department is currently processing more than

2,300 applications for medical marijuana business permits, but only about 100 applications are actually complete.

Frustrated of waiting, Crider said the district decided to create lease agreements with four companies and entities — Express Messenger Systems Inc., An Electrician Inc., Glasshouse Garden Supply LLC, and Tim Roller of Fortuna — to rent its Redwood Terminal II warehouse property in 2016.

Crider said the lease agreements are not signed, but the district has been accepting security deposits and rent.

'No place to go'

"These folks were in desperation in trying to find a place to go," Crider said. "They actually had no place to go. I took the risk and so did they because they have costs of relocating. So we all took the risk that we could trust the county and Coastal Commission to expedite this thing."

Crider said he informed the county planning department that he would be rent-

ing to these businesses.

He said there are several other businesses operating in coastal-dependent lands that are not permitted to be there.

The Times-Standard submitted a request to Ford on Wednesday for a list of businesses or entities known to be illegally occupying coastal-dependent lands.

In a Thursday email, Ford wrote, "We have received a complaint and we are investigating whether there are unpermitted uses in the zone."

The complaint was filed in February by Blue Lake resident Kent Sawatzky regarding the harbor district leases.

When asked specifically about the harbor district leases, Ford wrote, "The uses need to comply with the coastal-dependent industrial regulations as they exist or as certified by the Coastal Commission when that happens."

Pacific Partners Real Estate owner and broker Scott Pesch in Eureka said that business displacement by the cannabis industry is nothing new.

Warehouse space in Humboldt County was already limited before the medical and recreational marijuana markets opened, Pesch said, and the new demand for it has caused landlords to reconsider their tenants.

"What has happened is once (marijuana) was legalized, demand increased and now the blue collar worker is being pushed out of their existing warehouses because the landlords are able to get double the rent," Pesch said.

Pesch and other local realtors have likened the property demand to the gold rush days, but said this initial boom may slow down as the cannabis industry expands to other areas of the state and the price of the product drops.

"The whole reason behind the (property) value doubling is the rent doubles," Pesch said. "It's because of the income coming in. Your property is only worth what income it can achieve."

Will Houston can be reached at 707-441-0504.