

Roy-Joseph:Richmond  
Margaret-Louise:Richmond  
4444 Central Avenue  
McKinleyville, California [95519]

September 9, 2015

Re: Humboldt County Draft General Plan Update  
Land Use Designation Mapping Meeting September 14, 2015  
Parcel: 511-341-011

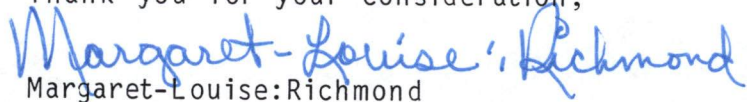
We are asking that our property at 4444 Central Avenue (approximately 1.78 acres) be designated as definitely Agricultural. The Agricultural designation protected us from an over-zealous code enforcement officer in 1999. At that time the code enforcement officer did not know that logging is agricultural and the logging equipment can be parked on the property. On January 5, 2001, Judge Michael Brown agreed that logging is agricultural in nature. We have paid business property tax on the equipment since 1989.

When purchased in 1972, the property was "Unclassified". When the Coastal Zone was set up, it included approximately 1/3 of the acreage. This property adjoins the airport and the pattern seems to be that any property that comes up for sale in this neighborhood is purchased for airport space. Therefore, there is no potential for further development.

Because of it's size, this property does not conform to the current designation of "AS 2.5 to 5". Nor will it conform to the proposed designation of "RE 2.5 to 5". Since it appears that "size doesn't matter", this property could be designated "RA 5 to 20".

Alternatively, would "Multi Use" be an appropriate designation, thereby recognizing the business use of the property since 1977?

Thank you for your consideration,

  
Margaret-Louise:Richmond

Attachments:      1976    Conditional Use Permit  
                         1977    Business license  
                         1989    Business Property form 571-S  
                         2015    Business license  
                 1978-2014 Business licenses available upon request

HUMBOLDT COUNTY PLANNING DEPARTMENT  
520 E Street, Eureka, California 95501  
Telephone (707) 445-7541

☒ INITIAL STUDY 10-28-76  
☒ NEGATIVE DECLARATION 10-28-76  
☒ NOTICE OF COMPLETION 10-28-76  
☐ STAFF REPORT \_\_\_\_\_  
☐ PROJECT CHECK SHEET \_\_\_\_\_

APPLICANT: Roy & Margaret Richmond ADDRESS: 4444 Central Ave. 839-3640  
McKinleyville, CA PHONE:  
95521

OWNER: Same ADDRESS: PHONE:

AGENT: Same ADDRESS: PHONE:

ZONE: Unclassified

AREA: McKinleyville Area  
ASSESSOR'S PARCEL NO.: 511-341-11  
TAX CODE AREA:

PROJECT TITLE: Richmond Conditional Use Permit

PROJECT DESCRIPTION: The applicant proposes to <sup>re-open</sup> construct a welding shop on a parcel with an existing dwelling.

The McKinleyville General Plan designates the area as Low Density Residential. The Open Space Conservation Element is Prime Agricultural Lands Class I & II

INITIAL STUDY CONTENT: Initial Study Request, Initial Study, Vicinity Map, Assessor's parcel maps, Plot Plan, Business License, Field Inspection notes.

INITIAL STUDY PREPARED BY: Applicant with additional information by County Planning Staff  
OTHER PERMITS REQUIRED:

ENVIRONMENTAL CRITERIA:

☐ This project is categorically exempted from the provisions of the California Environmental Quality Act as per Class No. \_\_\_\_\_. No further environmental review is necessary.

It has been determined, after review and evaluation, that the proposed project conforms to the County of Humboldt planning and implementation documents and will not have a significant effect on the environment.

The material supporting the above findings is contained in the Initial Study and evaluation conducted by the Humboldt County Planning Department, 520 "E" Street, Eureka, California, telephone (707) 445-7541. Copies of documents related to the evaluation of the project are available for review at the above location.

Written comments will be received by this office until November 7, 1976  
The date of this declaration is October 28, 1976. Further processing of applicable project permits will not begin prior to November 7, 1976.



PLANNING DEPARTMENT  
**COUNTY OF HUMBOLDT**  
520 "E" STREET EUREKA, CALIFORNIA 95501  
PHONE (707) 445-7541

January 27, 1977

Roy and Margaret Richmond  
4444 Central Avenue  
McKinleyville, California 95521

Dear Mr. and Mrs. Richmond:

The Humboldt County Zoning Administrator, at a public hearing held on January 26, 1977 considered your use permit application in the McKinleyville area, assessor parcel #511-341-11.

After review of the Planning Staff's report and hearing any testimony for or against, the said use permit application to reopen a welding shop was tentatively approved subject to the conditions set forth on the attached.

You are also advised that the decision of the Zoning Administrator becomes final ten (10) days from the date thereof unless an appeal has been filed in accordance with Section 733 of Ordinance No. 519.

The permit shall terminate and become void unless the use authorized has commenced or necessary construction has begun prior to February 8, 1978.

If you have any questions concerning this matter, please feel free to contact this office.

Very truly yours,

HUMBOLDT COUNTY PLANNING DEPARTMENT

Stanley R. Mansfield  
Planning Director

*Gregory A. Comstock*  
Gregory A. Comstock  
Junior Planner



Roy and Margaret Richmond  
Tentative Approval Letter  
January 27, 1977  
Page 2

Conditions:

1. Limiting the hours of operation from 8:00 a.m. to 5:00 p.m. Monday through Saturday.
2. That there shall be no outside storage of any equipment except one boom truck and that any other existing equipment presently stored outside be removed prior to beginning this operation.
3. That there shall be no other employees other than the applicant.
4. That there shall be no expansion of the existing shop or any new structures erected in conjunction with this operation.
5. That all work is to be done inside the shop.
6. Meet any requirements of the County Building Inspection and Health Departments.
7. Obtaining the necessary permits from the Coastal Commission.
8. Meeting requirements of the Arcata Fire Protection District.

# BUSINESS LICENSE

## COUNTY OF HUMBOLDT

EUREKA, CALIFORNIA

Nº 5446

In conformity with the provisions of Ordinance No. 8 \_\_\_\_\_ of the County of Humboldt, the licensee named hereon,  
having paid the Humboldt County License Collector the amount shown below, is hereby granted the right to transact  
the business of welding and fabricating \_\_\_\_\_ at the address shown below.

DATE	CLASS	RATE PER QTR.	FROM	TO	AMOUNT COLLECTED
9-22-77	Vet. Exempt		Sept. 1977	Sept. 1978	EXEMPT

16102

Roy J. Richmond  
DBA: ROY'S WELDING & FABRICATING  
4444 Central Avenue  
McKinleyville, Calif. 95521

STEPHEN A. STRAWN LICENSE COLLECTOR

*Shirley Prince*

Neil F. Prince, AUDITOR-CONTROLLER

*Neil F. Prince*

This license only valid at the address shown.



AS OF 12:01 A.M., MARCH 1, 1989

RETURN THIS COPY BY APRIL 17, 1989

ASSESSOR'S COPY

ASSESSOR'S USE ONLY

OWNER  
NAME
 Richmond Roy Joseph  
 4444 Central Avenue  
 McKinleyville, CA 95521

DBA

STREET

CITY

Make necessary corrections of the printed name and mailing address.

LOCATION

CITY

Same as above

(file a separate statement for each location)

## Part I GENERAL INFORMATION

COMPLETE (a) THRU (g) AS REQUIRED

- Enter type of business: Welding & Firewood
- Enter local telephone No. 707 839-3640
- Do you own the land at this business location? YES ☒ NO ☐
- If yes, is the name on your deed recorded as shown on this statement? YES ☒ NO ☐
- When did you start business at this location? DATE: 1976
- Enter location of general ledger and all related accounting records (include ZIP):

4444 Central Ave  
McKinleyville, CA 95521

f. Enter name and telephone no. of authorized person to contact at location or accounting records.

Margaret Richmond 839-36

g. During the period of March 1, 1988 through February 28, 1989

- (1) Has all or part of this real property been subject to a change in ownership? YES ☐ NO ☒
- (2) If you leased this real property, has it been the subject of a lease agreement for a period of 35 years or more (including options)? YES ☐ NO ☒
- (3) Did you acquire "control" through acquisition of stock or otherwise of a legal entity which owns real property in this county? YES ☐ NO ☒
- (4) Did another person or entity acquire "control" through acquisition of stock or otherwise of this corporation or entity? YES ☐ NO ☒

## Part II DECLARATION OF PROPERTY BELONGING TO YOU

Attach Schedule For Any Adjustment To Cost

- Supplies
- Equipment From Schedule A, Line 34A
- Equipment Out on Lease or Rent to Others Attach Schedule
- Structure and fixture items on property tax From Schedule A, Line 34B
- Construction in Progress Attach Schedule
- Other equipment - Beloit skidder
- Self-constructed Wood splitter

COST  
(Omit Cents)  
(See Instructions)
50  
5675  
0  
10  
0  
5,650  
100

## ASSESSOR'S USE ONLY

Supplies

Equipment

Total Pers Prop

Improvements

Penalty

Exemption

## Part III DECLARATION OF PROPERTY BELONGING TO OTHERS - IF NONE WRITE "NONE"

(SPECIFY TYPE BY CODE NUMBER)

1. Leased Equipment
2. Lease-Purchase Option Equipment
3. Capitalized Leased Equipment
4. Vending Equipment
5. Other Businesses
6. Government-Owned Property

Tax Obligation: A. Lessor B. Lessee

 Name Eureka Oxygen  
 Mailing Address 2010 First St. Eureka

 Name  
 Mailing Address

Year of Acq.	Year of Mfr.	Description and Lease or Identification Number	Cost to Purchase New	Annual Rent
?	?	Oxygen bottle	?	\$10.00
		<del>Acetylene bottle</del>		10.00

 PARTNERSHIP TYPE (✓)  
 proprietorship ☒  
 partnership ☐  
 corporation ☐  
 other ☐

THIS PROPERTY IS (✓)

 retail ☐  
 wholesale ☐  
 manufacturer ☐  
 service-Professional ☐

SIGNATURE: I certify (or declare) under penalty of perjury under the laws of the State of California that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief it is true, correct, and complete and covers all property required to be reported which is owned, claimed, possessed, controlled, or managed by the person named in the statement at 12:01 a.m. on March 1, 1989. If prepared by a person other than the taxpayer, the declaration is based on all information of which the preparer has knowledge. This statement must be signed. Failure to do so could result in penalties to you.

Full Legal Name If Incorporated

Signature of Owner, Partner, Officer, or Legal Agent\*

Signature of Preparer Other Than Taxpayer\*

owner 11-21-89 1988

Telephone Number Date 1988

## ASSESSOR'S USE ONLY

BY:

DATE:

\*Must be legal agent; see page 3 of instructions for definition of legal agent.



**Business License**  
**County of Humboldt**  
Eureka, California

**LICENSE NUMBER**  
**1285**

ROY'S WELDING & FABRICATING  
4444 CENTRAL AVE  
MCKINLEYVILLE CA 95519-8016

**This License is issued to:**

Business Name: **ROY'S WELDING & FABRICATING**

Owner Name(s): Roy J. Richmond

**This License Valid Only at the Following Location(s)**

4444 CENTRAL AVE  
MCKINLEYVILLE, CA 95519-8016

**Type of business activity to be transacted:**

Welding & Firewood Sales

**TYPE**

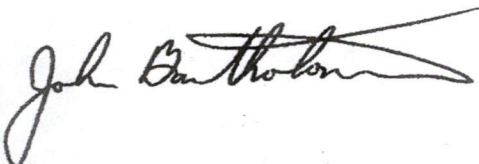
Storefront

**ISSUED**

07/21/2015

**EXPIRES**

09/01/2016



JOHN BARTHOLOMEW, License Collector



JOSEPH MELLETT, Auditor - Controller

**This License Must Be Displayed in Public View**



Michael Martin

P.O. Box 212

Phillipsville, California 95559

Phone/Fax 707 943 1520

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To ; Humboldt County supervisors, Kevin Hamblin and planning employees of the Humboldt County Planning Dept.

Greetings and salutations,

This letter is regarding the GPU underway and specifically the proposed variable LUD for Phillipsville parcels # 21405101 and 21404101, title vested in the Bebees.

Proposed is a change from CFR to mixed use of RA 5-20 and RM.

I am an adjacent property owner in a CR designated area my property's adjoin and are affected by the Bebees 214-0510-01.

I will be and am already being affected by the illegally placed pile of clay spoils he formed into a plateau and facilitated building out.

I point out to you that the land total in both parcels is merely intersected by a county easement and are the same essentially , are owned by the same persons and exceed 20 acres total between them.

The fact that there is a seriously questionable portion being presently litigated over that is proposed to be designated RM will perhaps make the land less than the 20 acre threshold for AE.

HOWEVER :

I would suggest and argue that even though the fill dirt is not fit to grow anything on now that it covers prime ag land,[and never should have happened,] it is not unreasonable to maintain that there is a superb opportunity to establish productive and profitable greenhouses on that fill, out of the floodplain. Thus used the entire land is still more than suitable for ag exclusive uses and as such both parcels should be designated AE in recognition of the current general plan directive to preserve and enhance agricultural uses whenever possible. In making a finding there are two finding is necessary to make a GP amendment;

one is: it is in the public interest and two, it is consistent and compatible with the rest of the G.P.

Those two findings are certainly easier to come up with than a designation of RM which is "residential, medium density, or in this case multifamily apartments,



as many as 30 having been previously proposed by various agents , namely the county planning dept to seemingly fill out some mandated number required by the state.

That seems to be withdrawn now, but was seriously proposed very recently.

I add the reminder that the legitimate and legal purpose of planning and zoning process is to actually enhance property values appropriately and I can easily suggest to the reader that my land values will be hardly enhanced by the legitimization of what is actually presently a negative and serious nuisance to me and surrounding neighbors!

Assuming that there would ever be such a housing density proposal, it needs remembering that none other than Todd Sobolic, chief planner for Humboldt County, has stated on more than one occasion that there will never be housing on that site.

I add to that that there are supremely significant truths that add to that statement and give some serious credence to the idea that it is in the communitys, [ local and general ] best interest to not designate anything in Phillipsville, RM.

Note :

There are no facility's existent, likely or promised for adequate water, sewer , roads , infrastructure , jobs ,supply's, transportation , fire protection, recreation-; nothing can be said for such a designation.

There are no credible study's or determinations regarding any services , facility' or endemic structure that would support a high density housing project, and I testify that both property's actually stand water in very large areas for weeks during wet weather [ as is characteristic of flood plain sites] , thus making even septic sewer systems more than problematic on any size lot !.

It needs noting that the remainder large majority unspoiled part of the property is prime / choice agricultural land, has a history of same, accepted soil study,s designate,it as such and the general plan speaks to just that idea as more than seriously desirable.

It is also noteworthy that both property's posses classic flood plain geology and as such are extremely significant in the riverene drainage scheme that the agency's in charge of administering waterways recognize as significant and important enough to have rules and regulations about riverine drainages and their ecology.

None less than the county Farm Bureau has repeatedly made the case that the subject property is properly prime ag land and should be recognized as such.

May I close in thanking you for your attention and good will.  
Hopefully you will be able to help see to it that my and others recommendations  
and suggestions are implemented in the current GPU.  
Thank you kindly .  
Michael Martin and family.

Enclosed are:

- 1- Map of the Phillippsville general service district showing the large area of service and pointing out that there is evidence that the water supply is limited even as it exists presently.
- 2-Map of the proposed land use designations in the subject area My home and property is shown as AP #214-051-12 and unnumbered lot just south- a total of three plus acres and proposed to be designated Cr..
- 3- A map dated April 1999 showing the extent of the CFR designation made then.
- 4- A map for the Phillippsville Planning Commission Approved Draft.



