



January 8, 2015

8406.00

County of Humboldt  
Planning and Building Department  
3015 H Street  
Eureka, California 95501

Attention: Mr. Michael Richardson, Senior Planner

Subject: Request for Modification to General Plan Update for Property Located at  
2876 Patrick's Point Drive, Trinidad, California  
Assessor's Parcel Number (APN) 517-271-004

Dear Mr. Richardson:

On behalf of our client, Trinity Trust c/o Bronco LLC (Client), LACO Associates (LACO) is submitting this letter in regards to the proposed new land use designation under the County of Humboldt's (County) General Plan Update (GPU) for the property located at 2876 Patrick's Point Drive in Trinidad, California (APN 517-271-004) (Site). The Site is 39.2 acres in size (see Parcel Map 2819; Book 25 of Parcel Maps Page 106, attached).

The Site is located within the County's coastal zone and is currently designated as Rural Residential, 2 Acre Density (RRA-2) under the County's current Trinidad Area Local Coastal Plan (TAP). The Site is currently zoned Rural Residential Agriculture with a 2-acre minimum parcel size with combining zones for manufactured homes, design review, offshore rocks and rocky intertidal areas, and streams and riparian corridors protection (RA-2-M/D,O,R) (see attached County GIS Portal maps).

Per correspondence received by our client from the County, the County has included the Site in the GPU process, and the Planning Commission has recommended the Site's land use designation be modified to Residential Agriculture, 20 Acre Density (RA20) (see attached map showing proposed GPU designation), from its current land use designation of RRA2. The corresponding zoning for the property is assumed to be Rural Residential Agriculture with a 20-acre minimum parcel size (RA-20). Table 1, below, illustrates the current and proposed General Plan land use and zoning designations for the subject site.

*Table 1. Current and Proposed General Plan Land Use and Zoning Designations*

|                    | <b>General Plan Land Use Designation</b> | <b>Zoning Designation</b> |
|--------------------|--|---------------------------|
| Current            | RRA2 (TAP)                               | RA-2-M/D,O,R              |
| Proposed under GPU | RA20                                     | RA-20                     |
| Proposed by Owner  | RA5                                      | RA-5                      |

At this time, our client is requesting the proposed new land use designation for the Site be modified to Residential Agriculture, 5 Acre Density (RA5), with a corresponding zoning of Rural Residential Agriculture (RA-5). This modified land use designation proposed by our Client is more comparable to

21 W. 4th Street, Eureka, California 95501 707 443-5054 Fax 707 443-0553  
311 S. Main Street, Ukiah, California 95482 707 462-0222 Fax 707 462-0223  
3450 Regional Parkway, Suite B2, Santa Rosa, California 95403 707 525-1222

Toll Free 800 515-5054 [www.lacoassociates.com](http://www.lacoassociates.com)

the Site's current land use designation than what is proposed by the County. The RA-20 land use designation proposed under the GPU would severely limit our Client's future use of the property. A land use designation of RA5 would allow for greater utilization by our Client, but would still limit the maximum allowable density of the property, limiting the Site to five acres per unit, instead of its current allowable density of two acres per unit.

Based on our preliminary review of the County's GIS portal, there appear to be portions of the Site potentially suitable for future development. A land use designation of RA5 would be suitable for the Site, in that five to ten acre lots would generally fit with the average parcel sizes found both to the north and south of the Site, and would be generally consistent with the neighborhood along Patrick's Point Drive as currently built.

Please let me know if you have any questions regarding this information. I can be reached at (707)443-5054 or [clemd@lacoassociates.com](mailto:clemd@lacoassociates.com).

Sincerely,  
LACO Associates

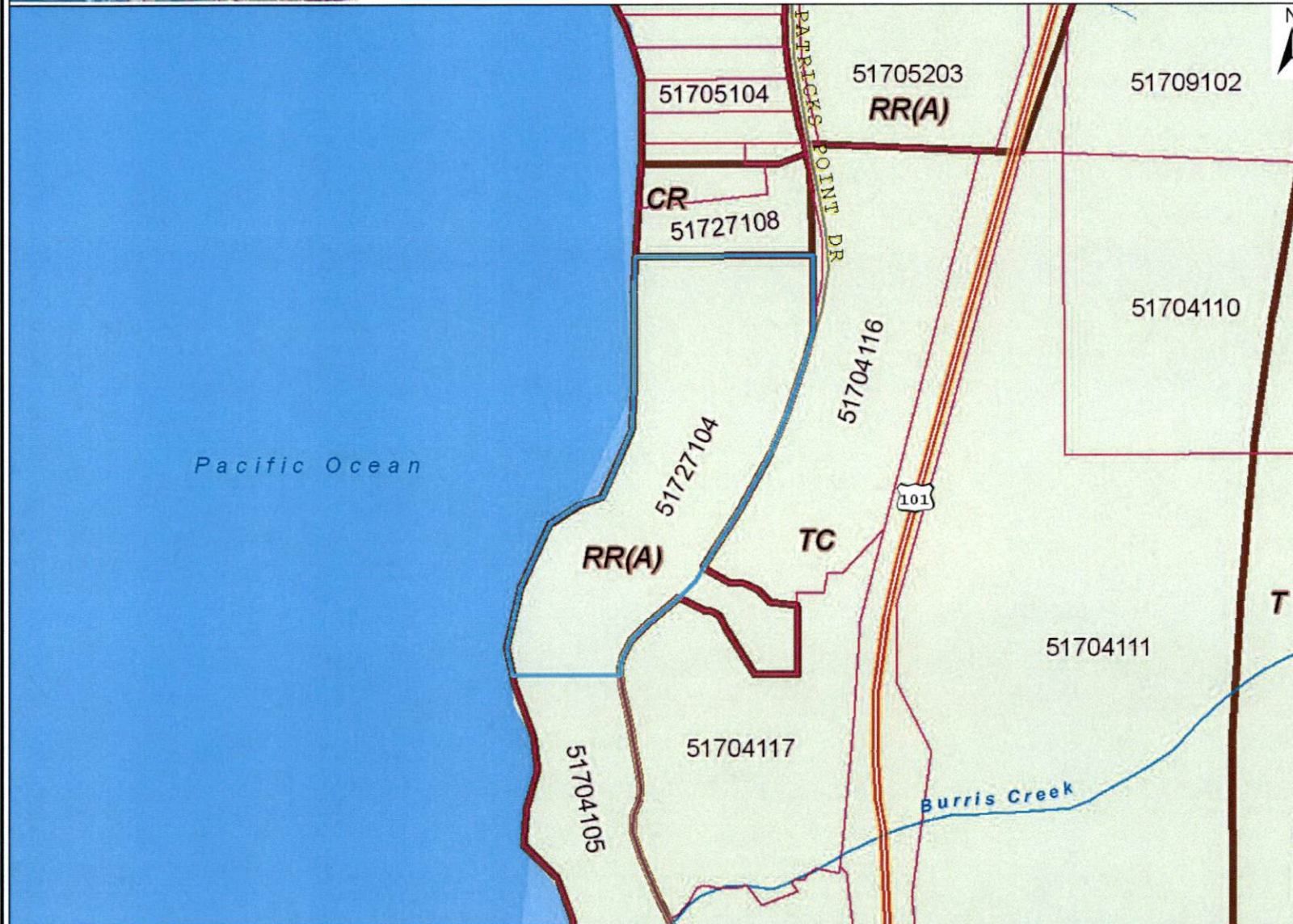


Deirdre Clem  
Senior Planner

MMM:  
Enclosures

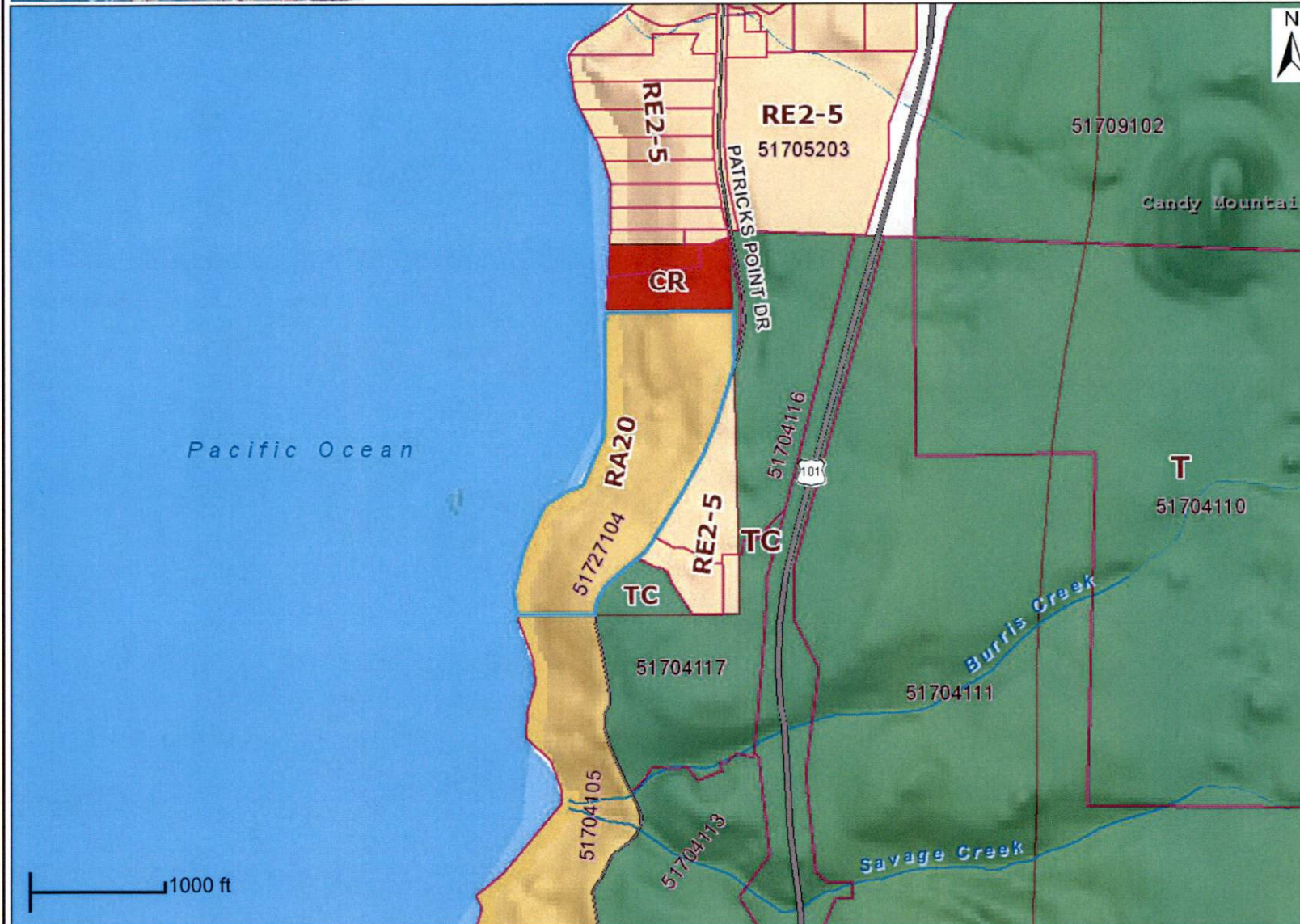
cc: Mr. William Murphy, Trinity Trust c/o Bronco LLC





- Legend**
- Land Use**
- Parcels
  - Zoning
  - General Plan Land Use
  - Williamson AG Preserves
- CDF SRA**
- SRA - State Responsibility Area
  - LRA - Local Responsibility Area
  - FRA - Federal Responsibility Area
- Coastal Zone**
- Coastal Zone Boundary
- Jurisdiction**
- State
  - Appeal
  - Local
  - Inland
- Categorical Exclusion**
- AG - Agricultural
  - LLA - Lot Line Adjustment
  - LLA/AG
  - SFD - Single Family Dwelling
  - SFD/LLA
  - SFD/LLA/AG
  - Coastal Zone Access Points
  - Coastal Zone Scenic Views
  - Coastal Zone Scenic Areas
- Natural Resources**
- Blue Line Streams**
- Perennial Stream or River
  - Intermittent Stream
  - Subsurface
  - Streamside Management Areas
  - Wetlands
- Coastal Wetland Areas**
- Agriculture Preserve (AEG)
  - Coastal Commercial Timberland
  - Dredged Spoils Reserve Area
  - Dune Habitat
  - Dune Hollow (Wetland)
  - Estuarine Subtidal Mud
  - Estuary
  - Farmed Wetland
  - Natural Resource
  - Potential Dune Hollow Restoration
  - Public Land/Public Recreation
  - Riparian
  - Riparian Forest
  - Sand Bar/Gravel Bar
  - Transitional Agriculture Land
  - Wetland
  - Prime Agricultural Soils
- Hazards**
- Fire Rating (County)**
- Extreme
  - High
  - Moderate
  - Low
  - Nil
- Fire Hazard Severity (SRA)**
- Very High
  - High
  - Moderate
- FEMA Flood Zones**
- A - 100 Year
  - B - 500 Year
  - ANI; C; CITY; D
  - Floodway
- Seismic Safety**
- Slope Stability**
- 3 High Instability
  - 2 Moderate Instability
  - 1 Low Instability
  - 0 Relatively Stable
- Slope USGS/LIDAR**
- Percent Slope**
- 15-30%
  - 30-50%
  - >50%
  - Historic Landslides
- Earthquake Faults**
- Alquist Priolo Fault
  - Alquist Priolo Zone
- Jurisdictional Boundaries**
- Incorporated City
  - Fire Districts
  - Supervisory Districts
  - School Districts
  - Community Service Districts
  - Election Precincts
- General Map Themes**
- Places Labels
  - City Boundary
  - Highways and Roads
- Functional Class**
- Principal Arterials
  - Minor Arterials
  - Major Collectors
  - Minor Collectors
  - Local Roads
  - Private or Unclassified
- Public Lands**
- Public Lands
  - Native American Reservation





## Legend

### Land Use

- Parcels
- Zoning
- Current General Plan Land Use
- City Boundary

### Proposed General Plan

- AE - Agricultural Exclusive
- AG - Agricultural Grazing
- T - Timberland
- TC - Coastal Timberland
- RA20-160 - Rural Residential
- RA5-20 - Rural Residential
- RE1-5 - Residential Estates
- RL1-7 - Residential Low Density
- RM7-16 - Residential Medium Density
- CG, CR, CS - Commercial
- UR - Urban Reserve
- MU - Mixed Use
- IG, IR, MC - Industrial
- MB, CS/IG - Business Park
- MR/ - Resource Dependent
- RCC - Rural Community Center
- VC - Village Center
- OS, NR - Open Space/Natural Resource
- P, PR - Public Lands/Public Resource
- PF - Public Facility
- Tribal Lands
- CF - Conservation Floodway





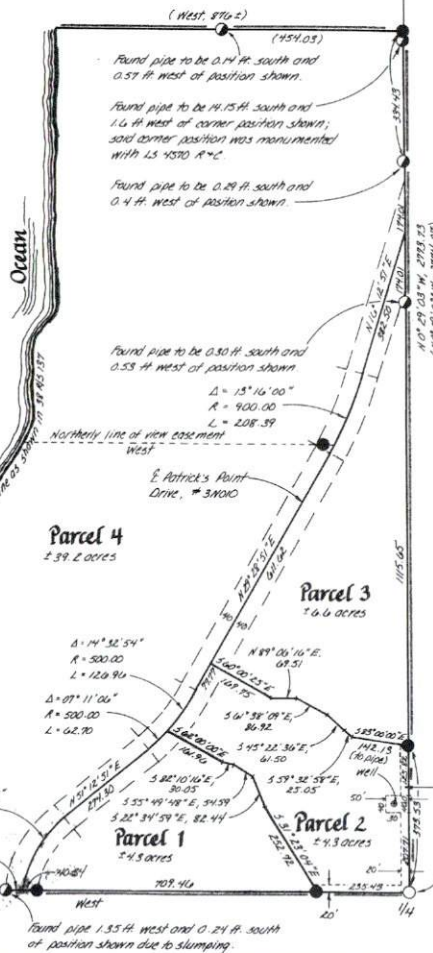


## Basis of Bearing

Book 38 of Surveys, Page 137, Humboldt County Records

S 89° 51' 14" W, 33.31'  
(West, 33.31', 38 R/Ls 137)  
(West, 33.33', 2 R/Ls 123)

34 35  
3 2



## Acknowledgement

State of California  
County of Sacramento

On this 12<sup>th</sup> day of June, in the year 1991, before me, Clair L. Nienow, a Notary Public, State of California, duly commissioned and sworn, personally appeared John A. Wolfe, Trustee, Cheryl A. Wolfe, Trustee, Gary A. Stuart and Sande A. Stuart, personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed it.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County of Sacramento, the day and year in this certificate first above written.

Clair L. Nienow  
Notary Public  
State of California, County of Sacramento  
My Commission Expires 12-26-92

## Legend

- 5/8-in x 30-in rebar with LS 4570 aluminum cap set in this survey
- ① 3/4-in. iron pipe with LS 4560 plastic plug per 38 R/Ls 137, found and tied
- ② 1/2-in iron pipe with LS 2820 plug per 2 R/Ls 138, also shown in 38 R/Ls 137, found and tied
- 2 1/2-in. LS 4560 1980 brass cap on 1-in. IP. per 38 R/Ls 137, found and tied
- Railroad spike per 2 R/Ls 138, also shown in 38 R/Ls 137, found and tied
- ( ) Record information as indicated

## Notes

1. A geologic report for the parcels created by this map is on file with the Humboldt County Planning and Building Department.
2. This property is encumbered by the following easement per Fidelity National Title Insurance Company preliminary title report #190,868:  
160 Deeds 256 - Easement for state highway, now a county road (Patrick's Point Drive)
3. A view easement encumbers the south 1124 92 feet of Parcel 4. An LS 4570 pipe, set N10° 52' 48" W, 1145.32 ft. from the quarter corner to Sections 3 and 2, is set on the north line of the view easement.



## Recorder's Statement

Filed this 6<sup>th</sup> day of August, 1991, at 9:00 A.M., in Book 25 of Parcel Maps, at Page 106, Humboldt County Records, at the request of R.D. Hunt Surveying & Forestry.

By: M. Neidinger, Deputy 9/6/90  
Darlyn Crnich, County Recorder  
County of Humboldt, State of California

## County Surveyor's Statement

This map conforms with the requirements of the Subdivision Map Act and local ordinance.

Greg C. Kistner  
Greg C. Kistner, County Surveyor  
County of Humboldt, State of California  
License No. 11950

June 9, 1991  
Date  
Expires 3/31/93

## Surveyor's Statement

This map was prepared by me or under my direction, is based upon a field survey and is in conformance with the requirements of the Subdivision Map Act and local ordinance, at the request of John A. Wolfe, Trustee, Cheryl A. Wolfe, Trustee, Gary A. Stuart and Sande A. Stuart in May 1991. I hereby state this parcel map substantially conforms to the approved, or continuously approved tentative map, if any. All monuments are sufficient to enable the survey to be retraced.

Ronald D. Hunt  
Ronald D. Hunt  
LS 4570, Expires 9-30-94



## Owner's Statement

Know All Men By These Presents:  
That the undersigned, being parties having a record title interest in the property being subdivided by this map, do hereby consent to the preparation and recordation of this map.

|                                 |                      |
|---------------------------------|----------------------|
| <u>John A. Wolfe, Trustee</u>   | <u>June 12, 1991</u> |
| John A. Wolfe, Trustee          | Date                 |
| <u>Cheryl A. Wolfe, Trustee</u> | <u>June 12, 1991</u> |
| Cheryl A. Wolfe, Trustee        | Date                 |
| <u>Gary A. Stuart</u>           | <u>June 12, 1991</u> |
| Gary A. Stuart                  | Date                 |
| <u>Sande A. Stuart</u>          | <u>June 12, 1991</u> |
| Sande A. Stuart                 | Date                 |

Parcel Map No. 2819  
for

**Wolfe & Stuart**

Section 3, T8N-R1W, H.M.

Unincorporated Area of Humboldt County

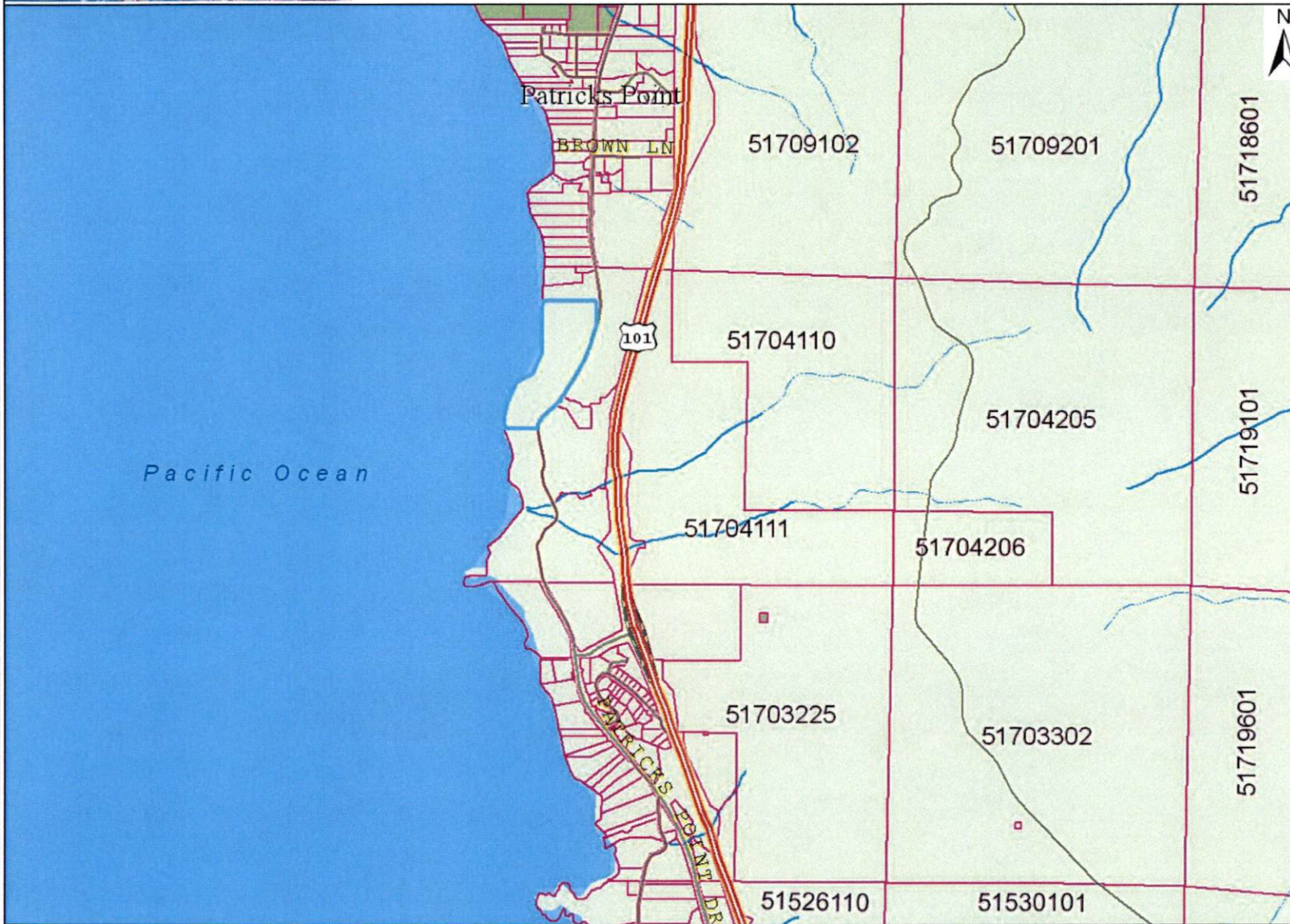
R.D. Hunt Surveying & Forestry  
Arcata, CA

May 1991

Scale - 1" = 200'

Sheet 1 of 1





- Legend**
- Land Use**
- Parcels
  - Zoning
  - General Plan Land Use
  - Williamson AG Preserves
- CDP SRA**
- SRA - State Responsibility Area
  - LRA - Local Responsibility Area
  - FRA - Federal Responsibility Area
- Coastal Zone**
- Coastal Zone Boundary
- Jurisdiction**
- State
  - Appeal
  - Local
  - Inland
- Categorical Exclusion**
- AG - Agricultural
  - LLA - Lot Line Adjustment
  - LLA/AG
  - SFD - Single Family Dwelling
  - SFD/LLA
  - SFD/LLA/AG
  - Coastal Zone Access Points
  - Coastal Zone Scenic Views
- Natural Resources**
- Blue Line Streams**
- Perennial Stream or River
  - Intermittent Stream
  - Subsurface
  - Streamside Management Areas
  - Wetlands
- Coastal Wetland Areas**
- Agriculture Preserve (AEG)
  - Coastal Commercial Timberland
  - Dredged Spoils Reserve Area
  - Dune Habitat
  - Dune Hollow (Wetland)
  - Estuarine Subtidal Mud
  - Estuary
  - Farmed Wetland
  - Natural Resource
  - Potential Dune Hollow Restoration
  - Public Land/Public Recreation
  - Riparian
  - Riparian Forest
  - Sand Bar/Gravel Bar
  - Transitional Agriculture Land
  - Wetland
  - Prime Agricultural Soils
- Hazards**
- Fire Rating (County)**
- Extreme
  - High
  - Moderate
  - Low
  - Nil
- Fire Hazard Severity (SRA)**
- Very High
  - High
  - Moderate
- FEMA Flood Zones**
- A - 100 Year
  - B - 500 Year
  - ANI; C; CITY; D
  - Floodway
- Seismic Safety**
- Slope Stability**
- 3 - High Instability
  - 2 - Moderate Instability
  - 1 - Low Instability
  - 0 - Relatively Stable
- Slope USGS/LIDAR**
- Percent Slope
- 15-30%
  - 30 - 50%
  - 450%
- Historic Landslides
- Earthquake Faults**
- Alquist Priolo Fault
  - Alquist Priolo Zone
- Jurisdictional Boundaries**
- Incorporated City
  - Fire Districts
  - Supervisory Districts
  - School Districts
  - Community Service Districts
  - Election Precincts
- General Map Themes**
- Places Labels
  - City Boundary
- Highways and Roads**
- Functional Class**
- Principal Arterials
  - Minor Arterials
  - Major Collectors
  - Minor Collectors
  - Local Roads
  - Private or Unassessed
- Public Lands**
- Public Lands
  - Native American Reservation



- Legend**
- Land Use**
- Parcels
  - Zoning
  - General Plan Land Use
  - Williamson AG Preserves
  - CDP
  - SRA - State Responsibility Area
  - LRA - Local Responsibility Area
  - FRA - Federal Responsibility Area
- Coastal Zone**
- Coastal Zone Boundary
- Jurisdiction**
- State
  - Appeal
  - Local
  - Inland
- Categorical Exclusion**
- AG - Agricultural
  - LLA - Lot Line Adjustment
  - LLA/AG
  - SFD - Single Family Dwelling
  - SFD/LLA
  - SFD/LLA/AG
  - Coastal Zone Access Points
  - Coastal Zone Scenic Views
- Natural Resources**
- Blue Line Streams**
- Perennial Stream or River
  - Intermittent Stream
  - Subsurface
  - Streamside Management Areas
  - Wetlands
- Coastal Wetland Areas**
- Agriculture Preserve (AEG)
  - Coastal Commercial Timberland
  - Dredged Spoils Reserve Area
  - Dune Habitat
  - Dune Hollow (Wetland)
  - Estuarine Subtidal Mud
  - Estuary
  - Farmed Wetland
  - Natural Resource
  - Potential Dune Hollow Restoration
  - Public Land/Public Recreation
  - Riparian
  - Riparian Forest
  - Sand Bar/Gravel Bar
  - Transitional Agriculture Land
  - Wetland
  - Prime Agricultural Soils
- Hazards**
- Fire Rating (County)**
- Extreme
  - High
  - Moderate
  - Low
  - Nil
- Fire Hazard Severity (SRA)**
- Very High
  - High
  - Moderate
- FEMA Flood Zones**
- A - 100 Year
  - B - 500 Year
  - ANI; C; CITY; D
  - Floodway
- Seismic Safety**
- Slope Stability**
- 3 High Instability
  - 2 Moderate Instability
  - 1 Low Instability
  - 0 Relatively Stable
- Slope USGS/LIDAR**
- Percent Slope**
- 15-30%
  - 30-50%
  - +50%
  - Historic Landslides
- Earthquake Faults**
- Alquist Priolo Fault
  - Alquist Priolo Zone
- Jurisdictional Boundaries**
- Incorporated City
  - Fire Districts
  - Supervisory Districts
  - School Districts
  - Community Service Districts
  - Election Precincts
- General Map Themes**
- Places Labels
  - City Boundary
- Highways and Roads**
- Functional Class**
- Principal Arterials
  - Minor Arterials
  - Major Collectors
  - Minor Collectors
  - Local Roads
  - Private or Unclassified
- Public Lands**
- Public Lands
  - Native American Reservation

Freeance PDF Printing System  
Humboldt County Web GIS  
<http://gis.co.humboldt.ca.us>

**Map Disclaimer:** While every effort has been made to assure the accuracy of this information, it should be understood that it does not have the force and effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence. Humboldt County assumes no liability or responsibility in the use, or misuse, of this data.