

Presented by Barbara Davenport
Broker Associate
No 01066670
(707) 498-6364

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410 Beach Drive
Manila, CA 95521

\$178,000



LAND MAN

RESIDENTIAL • RURAL • REAL ESTATE

Property Information

Description:

Dreaming of stepping out your front door to take a sunset beach walk? Nor Cal coastal property adjacent to a ten mile long uninterrupted stretch of public dunes and beaches. This is a wild and wonderful open space with a dynamic and panoramic sky. The property is zoned single family residential and will require a coastal development permit from the building department. Seller has completed some of the necessary legwork and requirements. Available documents include; a copy of the County review letter, a Record of Survey map and creation deed, a Biological Resource report identifying potential building sites, and a cultural resource study. The Manila Community Services District has provided a will serve letter for water and sewer. Power lines run through the parcel. Owner may carry with 50% down payment. Buyer should not rely on the MLS, or other provided information and should exercise diligence to confirm all information independently.

APN:

400-091-015

Zoning:

RS-5-M/A,B (Residential Single Family – 5 Acre Minimum – Manufactured Home/Archaeological Resource Area Outside Shelter Cove, Beach and Dune Area) - See attached page for details.

Parcel Location:

Parcel Center Latitude 40.8475

Parcel Center Longitude -124.1695

313-6 Residential Zone Districts

313-6.1	RS: Residential Single Family
	<p align="center">Principal Permitted Use</p>
	Residential Single Family Principal Permitted Use (See Section 313-163.1.9 for description)
<p align="center">Use Type</p>	<p align="center">Conditionally Permitted Use</p>
Residential Use Types	Manufactured Home Park; subject to the Manufactured Home Park Regulations Guest House
Civic Use Types	Essential Services Community Assembly Public Recreation and Open Space Oil and Gas Pipelines; subject to the Oil and Gas Pipelines Regulations Major Electrical Distribution Lines; subject to the Electrical Distribution Lines Regulations Minor Generation and Distribution Facilities
Commercial Use Types	Bed and Breakfast Establishments; subject to the Bed and Breakfast Establishment Regulations Neighborhood Commercial

313-6.1	RS: Residential Single Family
	Private Institution Private Recreation
Commercial Timber Use Type	Timber Production
Industrial Use Types*	Cottage Industry; subject to the Cottage Industry Regulations
Extractive Use Type	Surface Mining - 2; subject to the Surface Mining Regulations
Natural Resource Use Type	Fish and Wildlife Management Watershed Management Wetland Restoration Coastal Access Facilities
Use Types Not Listed in This Table**	Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the RS zone.

* See, Industrial Performance Standards, Section [313-103.1](#).

** See, "Classifying Uses Not Specifically Mentioned in Use Type Descriptions," Section [313-165](#).

(Former Section CZ#A313-16(A-C); amended by Ord. [1853](#), 12/20/88; amended by Ord. [2167](#), Sec. 13, 4/7/98; amended by Ord. [2367A](#), 7/25/06)

313-6.1	RS: Residential Single Family
Development Standards	

313-6.1	RS: Residential Single Family	
Development Standards		
Minimum Lot Size and Minimum Lot Width		
Zone Designation	Minimum Lot Size	Minimum Lot Width
RS-5	5,000 sq. ft.	50 feet
RS-7.5	7,500 sq. ft.	60 feet
RS-10	10,000 sq. ft.	60 feet
RS-20	20,000 sq. ft.	75 feet
RS-40	40,000 sq. ft.	150 feet
Maximum Lot Depth	Three (3) times the lot width.	
Maximum Density	Either one dwelling unit (1du) per lawfully created lot or two dwelling units (2du) per lawfully created lot if a Special Permit is secured for a second residential unit. In a manufactured home park, one dwelling unit per manufactured home lot is permitted up to the maximum density allowed by the General Plan.	
	Note 1: Notwithstanding the otherwise applicable density provisions of the Coastal Zoning Regulations the 4.8-acre area zoned RS on APN 517-121-010 may accommodate the relocation of existing residential development on the adjacent 28-acre lot (APN 517-131-009) away from geologically hazardous areas, if all of the following conditions are met: (1) the relocation of	

313-6.1	RS: Residential Single Family
Development Standards	
	<p>existing structures from APN 517-131-009 to APN 517-121-010 will result in no increase in development potential of the combined property comprising APNs 517-131-009, 517-121-010, and 517-131-011, (2) the commonly owned property comprising these three APNs are either (a) legally merged, or (b) treated as one parcel under a legally binding agreement required to be executed and recorded pursuant to a valid coastal development permit authorizing the relocation of the existing residential development, (3) the property comprising APN 517-121-010 is capable of being developed with relocated existing residential development consistent with all applicable policies and standards of the certified LCP, and (4) the relocation of the existing residential development shall be sited and designed such that it assures stability and structural integrity and at no time engenders the need for the construction of a shoreline protection device that would substantially alter natural landforms along bluffs and cliffs.</p>
Minimum Yard Setbacks***	
Front	Twenty feet (20').
Rear	Ten feet (10').
Interior Side	Five feet (5').
Exterior Side	Same as front or one-half (½) the front if all parts of the

313-6.1	RS: Residential Single Family
Development Standards	
	main building are more than twenty-five feet (25') from the rear lot line, and the exterior side yard does not abut a “collector” or “higher order street” (see, this Chapter, Section C: Index of Definitions of Language and Legal Terms). In questionable cases, the Public Works Director shall classify the subject street. A record of all streets so classified shall be maintained as a public record which is available to the public at Community Development Services and/or the Department of Public Works.
Double Frontage Lots	Front and rear yards shall be twenty feet (20'); except that the rear yard setback may be reduced to ten feet (10') where such yard abuts an alley.
Flag Lots	For Flag Lots, the Director, in consultation with the Public Works Department, shall establish the minimum yard that is required for a vehicular turn around on the lot.
Maximum Ground Coverage	Thirty-five percent (35%).
Maximum Structure Height	Thirty-five feet (35').
Permitted Main Building Types	Residential Single Detached; Manufactured Homes in Manufactured Home Parks. Limited Mixed Residential-Nonresidential. Nonresidential Detached or Multiple/Group.

*** **Note:** Setbacks may be modified by other provisions of this Code or State law. For example, see Section [313-30](#): “Alquist-Priolo Fault Hazard” and the “Fire Safe Regulations” at Title III, Division 11.

313-28 “M” Combining Zone Designations

28.1 M: MANUFACTURED HOMES

(See also Special Combining Zone “SM”).

28.1.1 **Special Designation for Manufactured Home Building Type Modifications.** Whenever the Combining Zone is used to modify a principal zone to allow manufactured homes as permitted building types, the following designators shall be used as applicable: (Former Section CZ#A313-41(E))

28.1.1.1 M - where the development standards are modified for the sole purpose of allowing manufactured homes. (Former Section CZ#A313-41(E)(1))

28.1.1.2 (See also, the subsection, Special Combining Zone “SM”, where development standards in addition to the Manufactured Homes Building Type are modified.) (Former Section CZ#A313-41(E)(2))

When the M designator is used, the permitted building type shall not be listed by name in the table format. (Former Section CZ#A313-41(E))

The Humboldt County Code is current through Ordinance 2725, passed September 12, 2023.

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313-16 "A" Combining Zone Designations

16.1 A: ARCHAEOLOGICAL RESOURCE AREA OUTSIDE SHELTER COVE

16.1.1 **Purpose.** The purpose of these regulations is to provide for reasonable mitigation measures where development would have an adverse impact upon archaeological and paleontological resources. (Former Section CZ#A314-52(A))

16.1.2 **Applicability.** These regulations shall apply to lands designated "A" on the Zoning Maps, except for the Shelter Cove area, which includes areas with great archaeological and paleontological value as identified by the State Historic Preservation Officer. (Also see, the section "Archaeological Resource Area Regulations for Shelter Cove".) (Former Section CZ#A314-52(B))

16.1.3 **Modifications Imposed by the Archaeological Resource Area Regulations.** Wherever the provisions of these regulations conflict with or are inconsistent in application with any other regulations, the regulation most protective of archaeological resources shall apply. (Former Section CZ#A314-52(C))

16.1.4 **Required Mitigation.** Measures to mitigate adverse environmental effects of development within Archaeological Resource Areas shall include, but are not limited to, the following: (Former Section CZ#A314-52(D))

16.1.4.1 Relocate planned structures and roads to avoid or mitigate impacts on archaeological sites; (Former Section CZ#A314-52(D)(1))

16.1.4.2 Provide protective cover for sites that cannot be avoided; (Former Section CZ#A314-52(D)(2))

16.1.4.3 Where appropriate, and providing all parties concerned approve, the removal or transfer of culturally significant material by a professional archaeologist shall be permitted. (Former Section CZ#A314-52(D)(3))

16.1.5 **Additional Requirements for the Protection of Native American Graves, Burial Grounds, Cemeteries and Ceremonial Sites.** Notwithstanding the other provisions of this Chapter, whenever a development will involve activities which may adversely affect Native American graves, cemeteries, burial grounds, or ceremonial sites, the County will follow or impose the following requirements: (Former Section CZ#A314-52(E))

16.1.5.1 **Consultation With Indian Associations.** Prior to final approval or authorization of such development, the County shall consult with representatives of the Northwest Information Center of the California Archaeological Inventory (NICCAI), Department of

Anthropology, Sonoma State University, and the Native American Heritage Commission (NAHC) and any known interested Native Americans. Such consultation will be directed to the questions of whether the project or operation will adversely affect Indian graves, cemeteries, burial grounds, or ceremonial sites, and whether there are reasonable alternative means of accomplishing the project or operation which would not adversely affect such graves, cemeteries, burial grounds or ceremonial sites. (Former Section CZ#A314-52(E)(1))

16.1.5.2 **Required Mitigation Action.** Based upon the information and recommendations received during the review (see, subsection [16.1.5.1](#)), the project application shall be acted on in a manner that provides the best feasible protection to cultural sites. (Former Section CZ#A314-52(E)(2))

313-17 **“B” Combining Zone Designations**

17.1 B: BEACH AND DUNE AREAS

17.1.1 **Purpose.** The purpose of these regulations is to ensure that any development permitted in coastal beach and dune areas, as designated in the Coastal Land Use Plan Resource Protection Maps, will not detract from the area’s natural resource value or their potential for providing recreational opportunity. (Former Section CZ#A314-58(A))

17.1.2 **Applicability.** These regulations shall apply to lands containing beaches or dunes, which are designated “B” on the Zoning Maps. (Former Section CZ#A314-58(B))

17.1.3 **Modifications Imposed by the Dune and Beach Areas Regulations.** These regulations shall be in addition to regulations imposed by the principal zone, development regulations, and other Special Area Combining Zone regulations. Wherever the provisions of these regulations conflict with or are inconsistent in application with any other regulation, the regulation most protective of beach and dune resources shall apply. (Former Section CZ#A314-58(C))

17.1.4 **Consultation with Department of Fish and Game.** The County shall request the California Department of Fish and Game to review development plans proposed within beaches and dunes areas. The Agency shall be requested to respond within ten (10) days of the referral, and shall be notified that a failure to respond will result in an assumption by the County that the Agency has no concerns or comments. (Former Section CZ#A314-58(D))

17.1.5 **Restrictions on Permitted Development.** Except as otherwise provided in this section, new development within designated Beach and Dune Areas that is also designated “Natural Resources (NR)” in the applicable Land Use Plan shall be restricted to the following: (Former Section CZ#A314-58(E))

17.1.5.1 Nature study; (Former Section CZ#A314-58(E)(1))

17.1.5.2 Fish and wildlife habitat management; (Former Section CZ#A314-58(E)(2))

17.1.5.3 Hunting, fishing and development of minor facilities such as hunting or viewing blinds; (Former Section CZ#A314-58(E)(3))

17.1.5.4 Access facilities; (Former Section CZ#A314-58(E)(4))

17.1.5.5 Sand removal from unvegetated dunes for safety purposes or to protect existing development and agricultural lands; (Former Section CZ#A314-58(E)(5))

17.1.5.6 Dredge spoils disposal; (Former Section CZ#A314-58(E)(6))

17.1.5.7 The siting of the following facilities when there is no less environmentally damaging alternative, and environmental damage is minimized; (Former Section CZ#A314-58(E)(7))

17.1.5.7.1 Electric distribution and water lines, and other utility lines; (Former Section CZ#A314-58(E)(7)(a))

17.1.5.7.2 Underground utilities; (Former Section CZ#A314-58(E)(7)(b))

17.1.5.7.3 Oil and gas pipelines; (Former Section CZ#A314-58(E)(7)(c))

17.1.5.7.4 Pipeline construction for surf zone disposal of dredge spoils; (Former Section CZ#A314-58(E)(7)(d))

17.1.5.7.5 Ocean outfall and intake pipelines; (Former Section CZ#A314-58(E)(7)(e))

17.1.5.7.6 Public roadway projects consistent with the Coastal Land Use Plans. (Former Section CZ#A314-58(E)(7)(f))

17.1.6 **Exceptions to Permitted Development Provisions.** Notwithstanding the general provisions of this section, the following development is permitted in the specified geographic locations: (Former Section CZ#A314-58(F))

17.1.6.1 Humboldt Bay Area Plan: Caretaker's Residence - to be occupied by either the property owner or caretaker. (Former Section CZ#A314-58(F)(1))

17.1.6.2 Parking Facilities for Coastal-Dependent Industrial Development: on the West side of New Navy Base Road, when located between the north end of the Eureka airstrip and Samoa and when public parking for access to the beach is also provided. (Former Section CZ#A314-58(F)(2))

17.1.7 **Required Findings.** Coastal Development Permits for Beach and Dune Areas shall be approved only if the applicable Resource Protection Impact Findings in Chapter 2 are made. (Former Section CZ#A314-58(G))

17.1.8 **Required Mitigation.** The following mitigation shall be required for all new developments within beach and dune areas: (Former Section CZ#A314-58(G))

17.1.8.1 Minimize disturbance of vegetated dunes; (Former Section CZ#A314-58(G)(1))

17.1.8.2 Replant vegetation in disturbed habitat areas; (Former Section CZ#A314-58(G)(2))

17.1.8.3 Provide measures to control wind blown sand; and (Former Section CZ#A314-58(G)(3))

17.1.8.4 If Menzie's wallflowers are adversely impacted, the mitigation shall include protection, and if appropriate, restoration of Menzie's wallflower habitat off of the project site. (Former Section CZ#A314-58(G)(4))

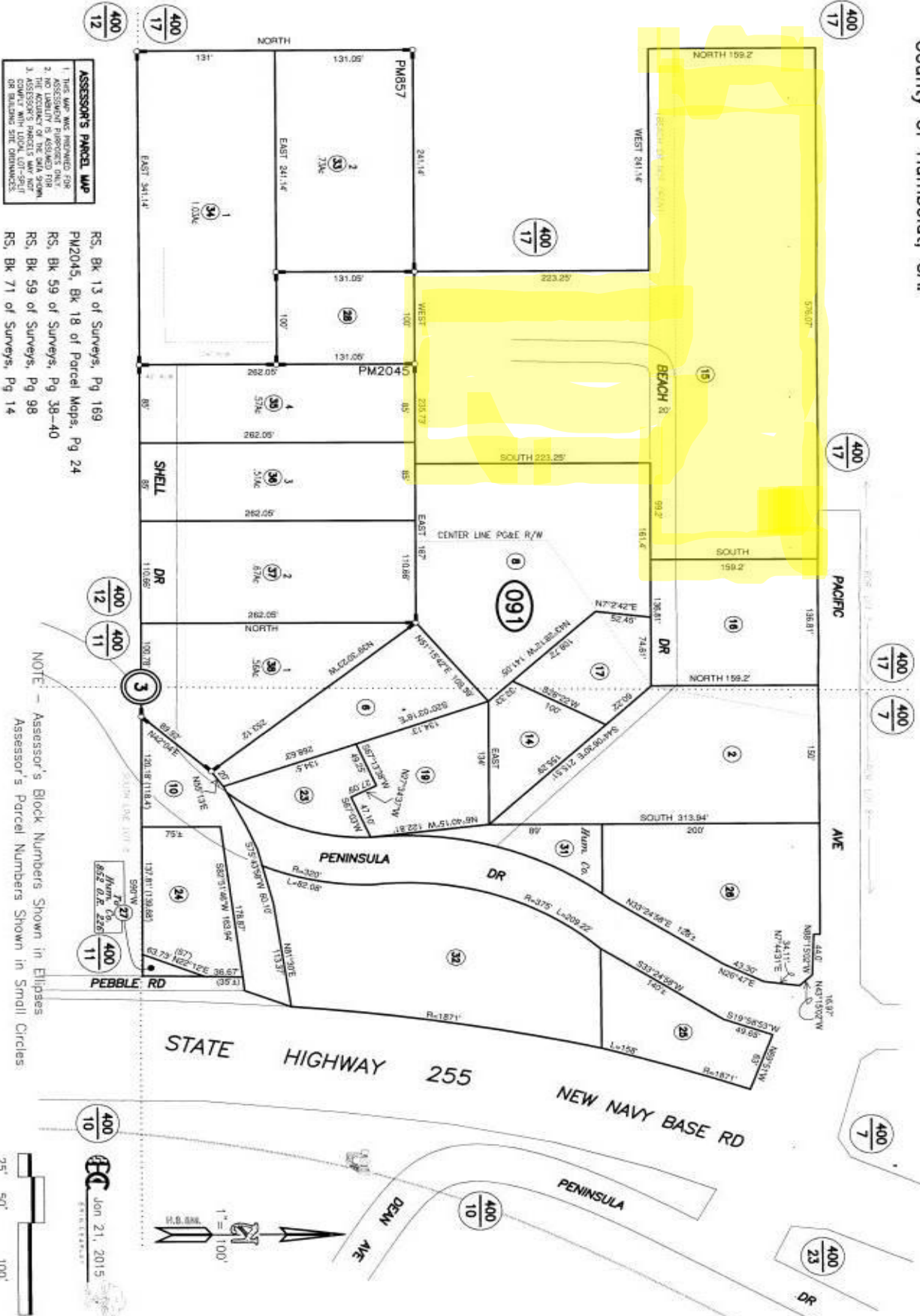
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ASSASSOR'S PARCEL MAP

1. THIS MAP WAS PREPARED FOR THE ASSESSOR'S OFFICE.
2. THE LIABILITY IS ASSIGNED FOR THE ACCURACY OF THE MAP TO THE ASSASSOR'S OFFICE.
3. CONFLICT WITH LOCAL LOT-89111 OR BUILDING SITE ORDINANCES.

RS, BK 13 of Surveys, Pg 169
 PH2045, BK 18 of Parcel Maps, Pg 24
 RS, BK 59 of Surveys, Pg 38-40
 RS, BK 59 of Surveys, Pg 98
 RS, BK 71 of Surveys, Pg 14

NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Small Circles

1" = 100'
 H.B. & M.
 Jan 21, 2015



