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539 Wade Road  
Garberville, CA 95542

\$150,000



**LAND MAN**

RESIDENTIAL • RURAL • REAL ESTATE

# Property Information

## Description:

Tucked just 15 minutes from Highway 101, this stunning ±50-acre wooded property offers the perfect mix of privacy, natural beauty, and accessibility. Covered in mature trees, the land provides a peaceful, forested setting. The property features two open flats--rare and highly usable space perfect for gardening, animals, or additional structures. A reliable natural spring provides abundant water year-round, supporting off-grid living or future development. A small cabin sits nestled among the trees, offering a cozy retreat, hunting basecamp, or a starting point while you bring your vision to life.

## APN:

223-081-006

## Zoning:

AE (Agriculture Exclusive) - See attached page for details.

## Parcel Location:

Parcel Center Latitude 40.1158

Parcel Center Longitude -123.7182

## 314-7 Resource Use Regulations

### 7.1 AE: AGRICULTURE EXCLUSIVE ZONE

The Agriculture Exclusive or AE Zone is intended to be applied in fertile areas in which agriculture is and should be the desirable predominant use and in which the protection of this use from encroachment from incompatible uses is essential to the general welfare. The following regulations shall apply in all Agriculture Exclusive or AE Zones. (Former Section INL#314-15; Ord. [1085](#), Sec. 5, 7/13/76; Amended by Ord. [1848](#), Sec. 8, 9/13/88; Amended by Ord. [2214](#), 6/6/00)

<a href="#">314-7.1</a>	<b>AE: AGRICULTURE EXCLUSIVE</b>
<b>Principal Permitted Uses</b>	
<p>All general agricultural uses, including accessory agricultural uses and structures listed at Sections <a href="#">314-43.1.3</a> (Permitted Agricultural Accessory Uses) and <a href="#">314-69.1.1</a> (Permitted Agricultural Accessory Structures), except those specified in the following subsection, Uses Permitted With a Use Permit.</p> <p>(Amended by Ord. <a href="#">2189</a>, Sec. 1, 2/9/99; Amended by Ord. <a href="#">2214</a>, 6/6/00)</p>	
Timber production.	
Single-family residence.	
<p>Accessory dwelling unit. On lots forty (40) acres or larger in size, two (2) single detached dwellings are permitted within the same contiguous two (2) acre building envelope containing the primary residence.</p> <p>(Amended by Ord. <a href="#">1949</a>, Sec. 1, 12/4/91; Amended by Ord. <a href="#">2189</a>, Sec. 1, 2/9/99)</p>	
Manufactured homes.	
<b>Uses Permitted With a Use Permit</b>	
Hog farms, turkey farms, frog farms and fur farms.	
Aquaculture.	
Animal feed yards and sales yards.	

<a href="#">314-7.1</a>	<b>AE: AGRICULTURE EXCLUSIVE</b>
Agricultural and timber products processing plants.	
Agriculture-related recreation, resource-related recreation.	
Agriculture-related visitor-serving: cheese factories and sales rooms, wineries and wine tasting and sales rooms, produce sales, etc., which do not change the character of the principal use.	
Public recreation and public access facilities.	
Rental and sales of irrigation equipment and storage incidental thereto.	
Animal hospitals.	
Stables and kennels.	
Farm employee housing, labor camps and labor supply camps (Table 4-G).	
Fish and wildlife habitat management, watershed management, wetland restoration.	
Utilities and energy facilities: the erection, construction, alteration, or maintenance of gas, electric, water facilities, and wind or hydroelectric solar or biomass generation, and other fuel or energy production facilities.	
Metallic mining, surface mining.	
Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the AE Zone.	
<b>Other Regulations</b>	
<b>No Subdivisions</b>	Subdivisions may only be approved by official map, record of survey or recorded subdivision, for the managed production of resources, where parcels are subject to a binding and recorded restriction prohibiting the development of residential structures or residential accessory structures.

<p><a href="#">314-7.1</a></p>	<p><b>AE: AGRICULTURE EXCLUSIVE</b></p>
<p><b>Agricultural Land Conversion</b></p>	<p>Conditionally permitted uses that would convert zoned agriculture exclusive or AE Zone land to nonagricultural uses shall not be approved unless the Planning Commission makes the following findings:</p> <p>A. There are no feasible alternatives that would prevent or minimize conversion;</p> <p>B. The facts support an overriding public interest in the conversion; and</p> <p>C. For lands outside of designated urban development boundaries, sufficient off-setting mitigation has been provided to prevent a net reduction in the agricultural land base and agricultural production. This requirement shall be known as the “no net loss” agricultural lands policy. “No net loss” mitigation is limited to one (1) or more of the following:</p> <ol style="list-style-type: none"> <li>1. Replanning of vacant agricultural lands from a nonagricultural land use designation to an agricultural plan designation along with the recordation of a permanent conservation easement on this land for continued agricultural use; or</li> <li>2. The retirement of nonagricultural uses on lands planned for agriculture and recordation of a permanent conservation easement on this land for continued agricultural use; or</li> <li>3. Financial contribution to an agricultural land fund in an amount sufficient to fully offset the agricultural land conversion for those uses enumerated in subsections (C)(1) and (C)(2). The operational details of the land fund, including the process for setting the amount of the financial contribution, shall be established by ordinance.</li> </ol>
<p><b>Conversion of Prime Agricultural Land</b></p>	<p>Development on agriculture exclusive or AE Zone land shall be designed to the maximum extent feasible to minimize the placement of buildings, impermeable surfaces or nonagricultural uses on land as defined in Government Code Section <a href="#">51201(c)(1)</a> through <a href="#">(c)(5)</a> as prime agricultural lands.</p> <p>Except for the construction of the primary single-family residence or a second residence within the same contiguous two (2) acre building envelope containing the existing primary residence, prime agricultural land shall not be converted without provisions for mitigation offsets, as specified in the “no net loss” agricultural lands policy above.</p>

<a href="#">314-7.1</a>	<b>AE: AGRICULTURE EXCLUSIVE</b>
<b>Minimum Lot Area</b>	<p>Sixty (60) acres.</p> <p>Exceptions to the minimum parcel size for the purpose of historic preservation may be approved, where the following findings are made:</p> <p>A. The site or structure qualifies and is included on a local, State or Federal historic registry; and</p> <p>B. The viability of continued agricultural operations is not inhibited; and</p> <p>C. No additional density beyond what would be permitted as part of the existing agricultural operations is created.</p>
<b>Minimum Lot Width</b>	One hundred (100) feet.
<b>Maximum Lot Depth</b>	(None specified.)
<b>Minimum Yard Setbacks*</b>	
Front	Thirty (30) feet;
Rear	Twenty (20) feet;
Side	Ten percent (10%) of the lot width on each side but not more than twenty (20) feet shall be required.
Farm Outbuildings	Farm outbuildings shall not be less than twenty (20) feet from any dwelling on the premises.
<b>Maximum Ground Coverage</b>	Two (2) acres maximum.
<b>Maximum Building Height</b>	(None specified.)

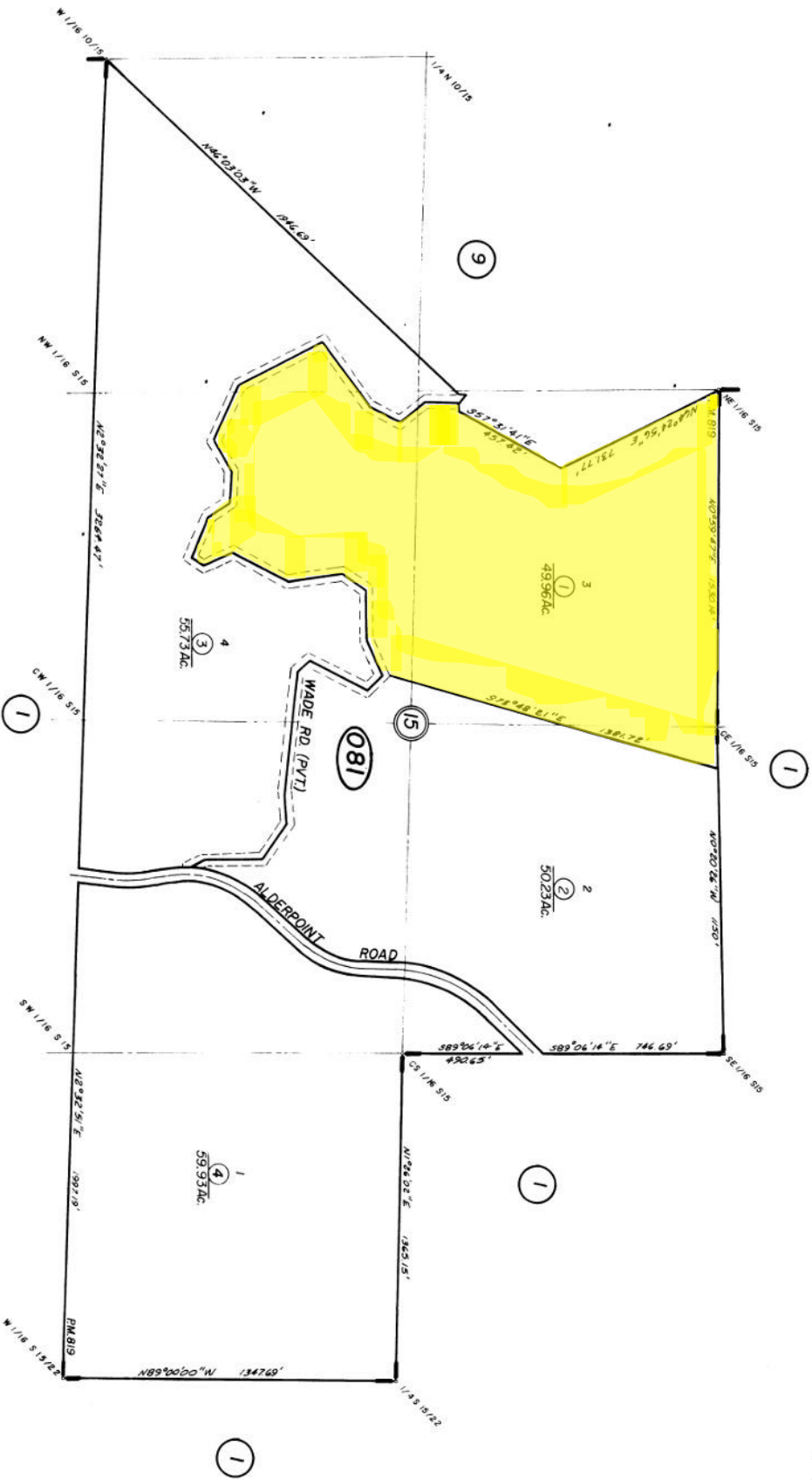
\* **Note:** Setbacks may be modified by other provisions of this Code or State law. For example, see Section [314-22.1](#), "Alquist-Priolo Fault Hazard" and the "Fire Safe" Regulations at Title III, Division 11.

(Former Sections INL#314-15(a)(1-3); INL#314-15(b)(1-6); INL#314-15(c)(1-6); INL#316-2.1(1-10); Ord. [2189](#), Sec. 1, 2/9/99)

POR. SEC. 15, T. 4S., R. 4E., H.B. & M.

223-08

1" = 400'



P.M. No. 819 of P.M. Bk. 7, Pg. 45 thru 52

Assessor's Map Bk. 223-Pg. 08  
County of Humboldt, Calif.

