

Topography

Topography of the property is gently sloping. The property is improved with a 1,500 square foot structure and a 1,054 square foot attached deck. The southern and eastern edges of the property are paved, while the northern and western edges are unimproved, natural coastline. To the north, the land has some rocky beach frontage and then meets the foot of coastal bluff that towers above the Point Arena Harbor.

Elevations on the Property are only a few feet above sea level.

Property Hazards

The property is within FEMA Flood Panel 06045C1740G, effective as of July 18, 2017, which indicates the western-most edge of the property, including the deck extension and at least a portion of the boathouse are within either Zone A or Zone VE - indicating that portion of the property is designated within a Special Flood Hazard Area with a base elevation of 32 feet

According to CALFire, the property is within an area where the Fire Hazard Severity is not reported. The parcels are not within either a Landslide Zone or a Liquefaction Zone, according to the CA Geological Survey, although it is noted that the San Andreas Fault runs along the hills above the town of Point Arena, roughly three miles to the east. Thus, any development of the site may require a Geologic Hazard Investigation by a qualified geologist. There are no obvious signs or evidence of toxic soil conditions or the presence of hazardous materials on the property.