

Presented by Kyla Nored
Broker & Owner
No 01930997
(707) 834-7979

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11000 Bluff Creek Road
Orleans, CA 95556

\$145,000



LAND MAN

RESIDENTIAL • RURAL • REAL ESTATE

Property Information

Description:

Escape to the ultimate mountain retreat on 160 remote acres, where privacy, natural beauty, and rustic charm come together in perfect harmony. This is the epitome of a "cabin on a mountain in the woods" and is one of the few places where the only sounds are rustling trees, singing birds, and year-round spring water flowing from the hillside into several ponds below. The rustic cabin is full of authentic lumberjack character, featuring warm cedar paneling, hand-debarked log accents, and breathtaking views of the Trinity Alps and Marble Mountains from nearly every window. An additional unfinished cabin, designed for guest accommodations, is ready for your finishing touches. The wood-built greenhouse provides the opportunity to cultivate your own food and embrace a more self-sufficient lifestyle. At its higher elevation, you'll experience the beauty of all four seasons, from vibrant wildflowers and cool summer breezes to brilliant fall colors and peaceful winter snowfalls. Bordering thousands of acres of United States Forest Service land on two sides, this property is opportunity to own a piece of the wild with unmatched privacy allowing its owner to reconnect with nature.

APN:

530-151-003

Zoning:

TPZ (Timberland Production Zone) - See attached page for details.

Parcel Location:

Parcel Center Latitude	41.2870
Parcel Center Longitude	-123.7203

314-7

7.4 TPZ: TIMBERLAND PRODUCTION ZONE

The Timberland Production or TPZ Zone is intended to provide standards and restrictions for the preservation of timberlands for growing and harvesting timber. (Former Section INL#314-10; and INL#314-11; Ord. [1099](#) Sec. 1, 9/13/76; Amended by Ord. [1842](#), Sec. 5, 8/16/88; Amended by Ord. [1907](#), Sec. 1, 8/21/90; Amended by Ord. [2166](#), Sec. 11, 4/7/98; Amended by Ord. [2189](#), Sec. 1, 2/9/99; Amended by Ord. [2214](#), 6/6/00)

314-7.4	TPZ: TIMBERLAND PRODUCTION
Principal Permitted Uses	
Growing and harvesting of timber and accessory uses compatible thereto.	
Accessory agricultural uses and structures listed at Sections 314-43.1.3 (Permitted Agricultural Accessory Uses) and 314-69.1.1 (Permitted Agricultural Accessory Structures). (Added by Ord. 2189 , Sec. 1, 2/9/99; Amended by Ord. 2214 , 6/6/00)	
Principal Permitted Uses Compatible with Timber Production	
The following accessory uses are deemed to be compatible with the growing and harvesting of timber provided they do not significantly detract from the use of the property for, or inhibit, growing and harvesting of timber: (Former Section INL#314-11)	
Management for watershed and wetland restoration.	
Management for fish and wildlife habitat.	
A use integrally related to the growing, harvesting and processing of forest products; including but not limited to roads, log landings, and log storage areas (portable chippers and portable sawmills are considered a part of "processing").	
The erection, construction, alteration, or maintenance of gas, electric, or water facilities.	
Grazing and other agricultural uses.	

314-7.4	TPZ: TIMBERLAND PRODUCTION
One (1) family dwelling or manufactured home, accessory dwelling unit, and normal accessory uses and structures for owner or caretaker subject to the special restrictions of Section 314-7.4.1.6 , Special Restrictions Regarding Residences.	
Temporary labor camps, less than one (1) year in duration, accessory to timber harvesting or planting operations.	
Recreational use of the land by the public, with or without charge, for any of the following: walking, hiking, picnicking, swimming, boating, fishing, hunting and skiing. (Former Section INL#314-11(h); Ord. 1099 , Sec. 2, 9/13/76; Amended by Ord. 1907 , Sec. 2, 8/21/90)	
Uses Permitted with a Use Permit	
Note: Permits authorized under this section cannot be approved if such use will significantly detract from the use of the property for, or inhibit, growing and harvesting of timber. (Former Section INL#314-10(b)(1-2); Ord. 1099 , Sec. 1, 9/13/76; Amended by Ord. 1842 , Sec. 5, 8/16/88, Amended by Ord. 1907 , Sec. 1, 8/21/90, Amended by Ord. 2166 , Sec. 11, 4/7/98)	
Timber production processing plants (buildings) for commercial processing of wood and wood products, including but not limited to sawmills, lumber and plywood mills, but not including a pulp mill.	
Utilities and energy facilities: the erection, construction, alteration, or maintenance of wind or hydroelectric solar or biomass generation, and other fuel or energy production facilities. (Added by Ord. 2635 , 8/27/19)	
Public recreation and public access facilities. (Added by Ord. 2635 , 8/27/19)	
Oil and gas drilling and processing, metallic mining, surface mining. (Added by Ord. 2635 , 8/27/19)	
Incidental camping area, tent camp, temporary recreational vehicle park, special occupancy parks, and similar recreational uses. (Amended by Ord. 2166 , Sec. 11, 4/7/98)	

314-7.4	TPZ: TIMBERLAND PRODUCTION
Timber-related visitor-serving: burl shops, timber museums, interpretive centers, etc., which do not change the character of the principal use. (Added by Ord. 2635 , 8/27/19)	
Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the TPZ zone.	

7.4.1 **Other TPZ Regulations.**

7.4.1.1 Provisions of Article 1 “General Provisions” (Section [51100](#)); Article 2 “Establishment of Timberland Production Zone” (Subsections [51110](#) and [51119.5](#)); Article 3 “Rezoning” (Subsections [51120](#) and [51121](#)); Article 4 “Immediate Rezoning” (Subsections [51130](#) through [51134](#)); and Article 5 “Removal from Zone” (Subsections [51140](#) through [51146](#)) of the Government Code of the State of California as it now reads, or may be hereafter amended, shall apply. (Former Section INL#314-12(a); Ord. [1099](#), Sec. 2, 9/13/76; Amended by Ord. [1907](#), Sec. 3, 8/21/90)

7.4.1.2 An owner of real property may petition the Board of Supervisors to zone land as Timberland Production or TPZ Zone. The Board, by ordinance, after the recommendation of the Planning Commission pursuant to Section [51110.2](#) of the Government Code, and after public hearing, shall zone as a Timberland Production or TPZ Zone all parcels submitted to it by petition pursuant to Section [51113](#) which meet all of the following criteria: (Former Section INL#314-12(b))

7.4.1.2.1 A map shall be prepared showing the legal description or the assessor’s parcel number of the property desired to be zoned Timberland Production or TPZ Zone. (Former Section INL#314-12(b)(1))

7.4.1.2.2 A plan (or a timber management guide) for forest management of the property must be prepared or approved as to content by a registered forester. Such plan shall provide for the eventual harvest of timber within a reasonable period of time, as determined by the preparer of the plan. (Former Section INL#314-12(b)(2))

7.4.1.2.3 The parcel shall currently meet the timber stocking standards as set forth in Section [4561](#) of the Public Resources Code and the forest practice rules adopted by the State Board of Forestry for the district in which the parcel is located, or the owner must sign an agreement with the Board of Supervisors to meet such stocking standards and forest practice rules by the fifth anniversary of the signing of such agreement. The agreement shall provide that if the parcel is subsequently zoned as Timberland Production or TPZ and fails to meet the stocking standards and forest practice rules within the time period, the Board of Supervisors shall rezone the parcel

to another zone pursuant to Section [51113\(c\)\(3\)](#) or [51121](#) of the Government Code. (Former Section INL#314-12(b)(3))

7.4.1.2.4 The land to be rezoned Timberland Production or TPZ shall be in the ownership of one (1) person, as defined in Section [38106](#) of the Revenue and Taxation Code, and shall be comprised of a single parcel or a unit of contiguous parcels as defined in Section [51104](#) of the Government Code, which is eighty (80) acres or one-half (1/2) of one-quarter (1/4) section in size or larger. (Former Section INL#314-12(b)(4))

7.4.1.2.5 The land to be included in the Timberland Production or TPZ Zone shall be timberland as defined by Section [51104\(f\)](#) of the Government Code. (Former Section INL#314-12(b)(5); Ord. [1126](#), Sec. 1, 3/12/77; Amended by Ord. [1907](#), Sec. 3, 8/21/90)

7.4.1.2.6 The land shall be in compliance with the land use standards of the Timberland Production or TPZ Zone. (Former Section INL#314-12(b)(6))

7.4.1.3 Minimum parcel size:

7.4.1.3.1 One hundred sixty (160) acres; or (Former Section INL#314-12(c)(1))

7.4.1.3.2 Forty (40) acres if the provisions of Government Code Section [51119.5](#) are met. (Former Section INL#314-12(c)(2))

7.4.1.4 **Special Subdivision Provisions For Mixed Zone Parcels.** Parcels containing Timberland Production or TPZ zoned land may be subdivided below the minimum parcel size allowed pursuant to Section [314-7.4.1.3](#) where TPZ zoned land of a smaller size already exists and all of the following requirements are satisfied: (Former Section INL#314-12(d))

7.4.1.4.1 TPZ zoned land within the parcel is not being divided or separated by the subdivision; and (Former Section INL#314-12(d)(1))

7.4.1.4.2 Adequate access is available for timber management for the TPZ zoned land; and (Former Section INL#314-12(d)(2))

7.4.1.4.3 A timber management guide for the TPZ zoned land approved by the County Forestry Review Committee has been submitted for the subdivision; provided, however, that such a timber management guide shall not be required if the subdivision is restricted to prohibit residential or other development from the TPZ portion of the parcel; and (Former Section INL#314-12(d)(3))

7.4.1.4.4 The subdivision meets all other regulatory requirements applicable to subdivisions; and (Former Section INL#314-12(d)(4))

7.4.1.4.5 The parcel in which the TPZ zoned land will be contained is no smaller than the minimum parcel size for the adjacent non-TPZ portion of the parcel. (Former Section INL#314-12(d)(5))

7.4.1.5 Minimum yard setbacks*: (Former Section INL#314-12(e)(1-4))

7.4.1.5.1 Front: twenty (20) feet;

7.4.1.5.2 Side: thirty (30) feet;

7.4.1.5.3 Rear: thirty (30) feet;

7.4.1.5.4 For flag lots, the Director, in consultation with the Public Works Department, shall establish, in addition to a required minimum front yard setback, the minimum yard that is required for a vehicular turn around on the parcel.

* **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.

7.4.1.6 **Special Restrictions Regarding Residences.**

7.4.1.6.1 The total residential density shall not exceed one (1) dwelling unit per forty (40) acres. (Former Section INL#314-12(f)(1))

7.4.1.6.2 Accessory dwelling units may be permitted on parcels greater than one hundred sixty (160) acres, and on parcels less than one hundred sixty (160) acres only in the area already converted, intended to be converted, or that does not meet the definition of timberlands.

7.4.1.6.3 Parcels smaller than forty (40) acres shall not have second or accessory dwelling units, unless located within a community planning area. (Former Section INL#314-12(f)(2))

7.4.1.6.4 Residences and the associated accessory structures and uses shall not exceed two (2) acres per parcel. (Former Section INL#314-12(f)(3))

530-15

1" = 1200













