

Presented by Kyla Nored
Broker & Owner
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8015 Kneeland Road
Kneeland, CA 95549

\$850,000



LAND MAN
RESIDENTIAL • RURAL • REAL ESTATE

Property Information

Description:

Discover your own slice of paradise located above the fog bank and just 25 minutes from Arcata and Eureka! This breathtaking 40-acre property boasts a southwest-facing landscape filled with open meadows and undisturbed woodlands stocked with maples, mature oak stands, and old-growth firs. Custom built in 2006, the 2,400 square foot three-bedroom, two-bathroom home offers an inviting atmosphere with vaulted ceilings adorned with open beams, beautiful old-growth fir floors, and a cozy wood-burning stove. The design incorporates passive solar principles, maximizing natural light with open window banks and radiant heat floors for year-round comfort. Featuring additional office, loft and mud room spaces, this home can seamlessly host both indoor and outdoor activities. Embrace a sustainable lifestyle with fully off-grid living, equipped with solar power and spring-sourced water. Located just off the back deck, a mature orchard completes this idyllic setting, offering a variety of apples, pears, plums, and peaches. Relax surrounded by the sounds of nature while watching the abundance of wildlife during the day or admiring the open, star filled sky at night. Below the house there is a fully fenced garden area bursting with life, featuring a variety of plants including asparagus, blueberries, raspberries, and volunteer kale, alongside vibrant roses, poppies, and sunflowers. Located at the end of a private road, this unique property is a true silent sanctuary while blending comfort, sustainability, and natural beauty.

APN:

314-131-077

Zoning:

AE (Agriculture Exclusive) & TPZ (Timberland Production Zone) - See attached pages for details.

Parcel Location:

Parcel Center Latitude	40.7459
Parcel Center Longitude	-123.9568

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)

314-7.1	AE: AGRICULTURE EXCLUSIVE
Principal Permitted Uses	
All general agricultural uses, including 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), except those specified in the following subsection, Uses Permitted With a Use Permit. (Amended by Ord. 2189 , Sec. 1, 2/9/99; Amended by Ord. 2214 , 6/6/00)	
Timber production.	
Single-family residence.	
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. (Amended by Ord. 1949 , Sec. 1, 12/4/91; Amended by Ord. 2189 , Sec. 1, 2/9/99)	
Manufactured homes.	
Uses Permitted With a Use Permit	
Hog farms, turkey farms, frog farms and fur farms.	
Aquaculture.	
Animal feed yards and sales yards.	

<u>314-7.1</u>	AE: AGRICULTURE EXCLUSIVE
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.	
Other Regulations	
No Subdivisions	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.

<u>314-7.1</u>	AE: AGRICULTURE EXCLUSIVE
Agricultural Land Conversion	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: A. There are no feasible alternatives that would prevent or minimize conversion; B. The facts support an overriding public interest in the conversion; and 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: 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 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 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.
Conversion of Prime Agricultural Land	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 <u>51201(c)(1)</u> through <u>(c)(5)</u> as prime agricultural lands. 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.

314-7.1	AE: AGRICULTURE EXCLUSIVE
Minimum Lot Area	Sixty (60) acres. Exceptions to the minimum parcel size for the purpose of historic preservation may be approved, where the following findings are made: A. The site or structure qualifies and is included on a local, State or Federal historic registry; and B. The viability of continued agricultural operations is not inhibited; and C. No additional density beyond what would be permitted as part of the existing agricultural operations is created.
Minimum Lot Width	One hundred (100) feet.
Maximum Lot Depth	(None specified.)
Minimum Yard Setbacks*	
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.
Maximum Ground Coverage	Two (2) acres maximum.
Maximum Building Height	(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)

7.2 AG: AGRICULTURE GENERAL ZONE

The Agriculture General or AG Zone is intended to be applied in areas in which agriculture is the desirable predominant use and rural residential uses are secondary. The following regulations shall apply in all Agriculture General or AG Zones. (Former Section INL#314-18 and INL#316-2.1(1-10; Ord. [1086](#), Sec. 6, 7/13/76; Amended by Ord. [2189](#), Sec. 1, 2/9/99; Amended by Ord. [2214](#), 6/6/00)

314-7.2	AG: AGRICULTURE GENERAL
Principal Permitted Uses	
General agriculture, including 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). (Amended by Ord. 2189 , Sec. 1, 2/9/99; Amended by Ord. 2214 , 6/6/00)	
One (1) family dwellings and farm dwellings, accessory dwelling units.	
Rooming and boarding of not more than two (2) persons not employed on the premises.	
Manufactured homes.	
Uses Permitted With a Use Permit	
Guest houses, servants' quarters, labor camps and labor supply camps.	
Hog farms, turkey farms, frog farms and fur farms.	
Animal feed lots and sales yards.	
Agricultural and timber products processing plants.	
Rental and sales of irrigation equipment and storage incidental thereto.	
Animal hospitals and kennels.	
Golf courses. (Amended by Ord. 2189 , Sec. 1, 2/9/99)	
Private institutions and cemeteries.	

314-7.2	AG: AGRICULTURE GENERAL
Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the AG Zone.	
Other Regulations	
Minimum Lot Area	Two and one-half (2 ½) acres.
Minimum Lot Width	Sixty (60) feet.
Maximum Lot Depth	(None specified.)
Minimum Yard Setbacks*	
Front	Twenty (20) feet;
Rear	Twenty (20) feet;
Side	Six (6) feet.
Farm Outbuildings	Farm outbuildings shall not be less than twenty (20) feet from any dwelling on the premises.
Maximum Ground Coverage	Thirty-five percent (35%).
Maximum Building Height	Thirty-five (35) feet. (Ord. 1086 , Sec. 6, 7/13/76)

* **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 Section INL#314-18(a)(1-4); INL#314-18(b)(1-8); INL#314-18(c); INL#316-2.1(1-10))

7.3 FR: FORESTRY RECREATION ZONE

The Forestry Recreation or FR Zone is intended to be applied to forested areas of the County in which timber production and recreation are the desirable predominant uses and agriculture is the secondary use, and in which protection of the timber and recreational lands is essential to the general welfare. The following regulations shall apply in all Forestry Recreation or FR Zones. (Former Section INL#314-7; Ord. [1086](#), Sec. 4, 7/13/76; Amended by Ord. [2166](#), Sec. 10, 4/7/98; Amended by Ord. [2472](#), Sec. 1, 2/14/12)

314-7.3	FR: FORESTRY RECREATION
Principal Permitted Uses	
One (1) family dwellings and farm dwellings.	
Accessory dwelling units.	
General agriculture, nurseries and greenhouses, and roadside stands.	
Public and private noncommercial recreational uses, including golf courses and public stables.	
Social halls, fraternal and social organizations, and clubs.	
Manufactured homes.	
Uses Permitted With a Special Permit	
Single-room occupancy facilities.	
Uses Permitted With a Use Permit	
Hotels, motels, special occupancy parks and manufactured home parks. (Amended by Ord. 2166 , Sec. 10, 4/7/98)	
Two (2) family and multiple dwellings.	
Restaurants, food markets and automobile service stations, and commercial recreational facilities.	
Agricultural and timber products processing plants.	
Private institutions and cemeteries.	
Hog farms, turkey farms, frog farms and fur farms.	
Animal hospitals and kennels.	

314-7.3	FR: FORESTRY RECREATION
Wrecking and salvage yards.	
Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the FR Zone.	
Other Regulations	
Minimum Lot Area	One (1) acre.
Minimum Lot Width	Two hundred (200) feet.
Maximum Lot Depth	(None specified.)
Minimum Yard Setbacks*	
Front	Twenty (20) feet.
Rear	Twenty (20) feet.
Side	Ten (10) feet.
Maximum Ground Coverage	(None specified.)
Maximum Building Height	Thirty-five (35) feet. (Ord. 1086 , Sec. 4, 7/13/76)

* **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 Section INL#314-7(a)(1-5); INL#314-7(b)(1-8); INL#314-7(c)(1-4); Amended by Ord. [2166](#), Sec. 10, 4/7/98)

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.	
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)	

314-7.4	TPZ: TIMBERLAND PRODUCTION
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)	
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 turnaround 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))

7.5 TE: TIMBERLAND EXCLUSIVE ZONE

The Timberland Exclusive or TE Zone is intended to provide standards and restrictions for the preservation of timberlands for growing and harvesting timber on properties one hundred sixty (160) acres or larger in size planned Timberland on the General Plan Land Use Map that is not zoned TPZ pursuant to Section [314-7.4](#) and the California Timberland Productivity Act of 1982, Government Code Section [51100](#) et seq.

314-7.5	TE: TIMBERLAND EXCLUSIVE ZONE
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).	
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.	
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.	

314-7.5	TE: TIMBERLAND EXCLUSIVE ZONE
Grazing and other agricultural uses.	
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.	
Cottage industry, subject to cottage industry regulations.	
Uses Permitted With a Use Permit	
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.	
Incidental camping area, tent camp, temporary recreational vehicle park, special occupancy parks, and similar recreational uses.	
Timber-related visitor-serving: burl shops, timber museums, interpretive centers, etc., which do not change the character of the principal use.	
Public recreation and public access facilities.	
The erection, construction, alteration, or maintenance of wind or hydroelectric solar or biomass generation, and other fuel or energy production facilities.	
Oil and gas drilling and processing, 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 TE Zone.	
Other Regulations	
Minimum Lot Area	Forty (40) acres.
Minimum Lot Width	One hundred (100) feet.

314-7.5	TE: TIMBERLAND EXCLUSIVE ZONE
Maximum Lot Depth	(None specified.)
Minimum Yard Setbacks*	
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.
Outbuildings	Outbuildings shall not be less than twenty (20) feet from any dwelling on the premises.
Maximum Ground Coverage	Thirty-five percent (35%).
Maximum Building Height	(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.

7.6 TL: TRIBAL LANDS

The Tribal Lands or TL Zone is intended to implement the Tribal Lands (TL) and the Tribal Trust Lands (TTL) Land Use Designations contained in General Plan Land Use Element Section 4.8, Land Use Designations. The TL Zone is intended to be applied to land planned as Tribal Trust Land (TTL) or land located on Native American reservations and rancherias that is not zoned TPZ and is identified as Tribal Lands (TL) on the General Plan Land Use Map.

7.6.1 TL Regulations.

7.6.1.1 Jurisdiction.

7.6.1.1.1 The County does not have land use jurisdiction over land within a reservation or rancheria held in trust by the Federal government for a tribe or its members, or owned in fee by the tribe or by members of the tribe.

7.6.1.1.2 The County may have land use jurisdiction over land owned in fee by nontribal members within the boundaries of a rancheria or reservation, except land owned in fee by nontribal members within the boundaries of the Hoopa Reservation.

7.6.1.1.3 Applicants for land use and permit approvals for land zoned TL may be requested to provide additional information to allow the County to determine if the County has land use jurisdiction.

7.6.1.1.4 In the event the County has land use jurisdiction, the Planning and Building Department shall (1) notify the tribal government of the application, (2) determine if the tribal government has an adopted land use plan, and (3) the County shall refer the project to and engage with the tribal government for comment prior to approval.

7.6.1.2 *Adopted Tribal Land Use Plan.* If the tribal government has an adopted land use plan, this plan shall be used by the County as policy guidance for all land use and permit approvals.

7.6.1.3 *Applications for Land Use and Permit Approvals within Urbanized Areas.* For land use and permit approvals on land zoned TL within or adjacent to urbanized areas, the permitted and conditionally permitted use and minimum yard setbacks and ground coverage, maximum structure height, and permitted main building types shall be those specified for Rural Residential Agriculture Zone (minimum lot size less than two and one-half (2-1/2) acres) in Section [314-6.6](#).

7.6.1.4 *Applications for Land Use and Permit Approvals Outside of Urbanized Areas.* For land use and permit approvals on land zoned TL outside and not adjacent to urbanized areas, the permitted and conditionally permitted use and minimum yard setbacks and ground coverage, maximum structure height, and permitted main building types shall be those specified for Rural Residential Agriculture Zone (minimum lot size two and one-half (2-1/2) acres or greater) in Section [314-6.6](#).

7.6.1.5 *Subdivisions.*

7.6.1.5.1 Subdivisions of land zoned TL within urbanized areas shall have a maximum residential density of one (1) acre per dwelling unit.

7.6.1.5.2 Subdivisions of land zoned TL outside urbanized areas shall have a maximum residential density of maximum residential density of forty (40) acres per dwelling unit.

7.6.1.5.3 Policies relating to rural lands contained in General Plan Section 4.4, Rural Lands, shall apply to all subdivisions of land zoned TL. (Ord. 2629, § 5, 6/11/2019; Ord. 2635, §§ 2, 3, 5, 8/27/2019; Ord. 2678, § 5, 7/13/2021; Ord. 2703, § 3, 11/29/2022)

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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))

Assessor's Map Bk. 314, Pg. 13
County of Humboldt, CA.

SECS 3,4,9,10,15&16, T4N R2E, HB&M

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



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OS, Bk.2A of Surveys, Pgs.29-30
OS, Bk.4 of Surveys, Pg.78
OS, Bk.9 of Surveys, Pg.73
OS, Bk.10 of Surveys, Pg.31
OS, Bk.10 of Surveys, Pg.40
OS, Bk.10 of Surveys, Pgs.45-46
OS, Bk.10 of Surveys, Pgs.54-55
OS, Bk.11 of Surveys, Pg.22
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OS, Bk.11 of Surveys, Pg.40
OS, Bk.31 of Surveys, Pg.65

PM681, Bk.6 of Parcel Maps, Pg.22
PM743, Bk.6 of Parcel Maps, Pg.103
PM1068, Bk.9 of Parcel Maps, Pg.89
PM1284, Bk.11 of Parcel Maps, Pg.74
PM1567, Bk.13 of Parcel Maps, Pgs.125-126
PM2006, Bk.17 of Parcel Maps, Pgs.123-124
PM2081, Bk.18 of Parcel Maps, Pgs.72-73
PM2240, Bk.19 of Parcel Maps, Pg.137
PM2482, Bk.22 of Parcel Maps, Pg.39
RS, Bk.60 of Surveys, Pg.112
RS, Bk.63 of Surveys, Pg.61













