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707 Sultan Creek Road  
Crescent City, CA 95531

\$200,000



**LAND MAN**

RESIDENTIAL • RURAL • REAL ESTATE

# Property Information

## Description:

Above the fog with potential for ocean views about 10 minutes up a very well maintained gravel road sits this ±10 acre parcel located in beautiful Crescent City. Close proximity to natural splendors like Jedediah Smith State Park and the wild and scenic Smith River adds allure to this highly usable property with freshly graded flats ready for you to construct your dream home. Most amenities can be found in Crescent City just 30 minutes away, and when you need a break, the King's Valley Golf Course is just a 10 minute drive down the road. Please do not trespass beyond the yellow gate to access property, unless given permission.

## APN:

122-030-004

## Zoning:

TPZ (Timber Preserve Zone) - See attached page for details.

## Parcel Location:

Parcel Center Latitude 41.871532

Parcel Center Longitude -124.078588

#### 20.43.10 Intent

The timber preserve zone, or TPZ, is intended to provide for timberland zoning and restrictions for a minimum ten-year period as a "timberland preserve." Such zoning allows land to be valued for property taxation, in general, on the basis of its use for growing and harvesting timber only. Beginning in fiscal year 1977-78, timber would be exempt from ad valorem taxation however, a yield tax would be imposed at such time the timber is harvested.

(Ord. 76-29 § 1 (part), 1976)

#### 20.43.20 Principal Permitted Uses

In the TPZ, the principal permitted uses are:

Growing and harvesting timber and uses accessory (compatible) thereto

Public camps, public stables and similar recreational uses, not including recreational vehicle parks or mobile home parks Single-family dwelling, mobile home or a manufactured home and normal accessory uses (i.e., accessory dwelling units and junior accessory dwelling units) and structures for owner or caretaker. In compliance with Sections 20.00.010 and 20.00.020, accessory dwelling units and junior accessory dwelling units shall not be required to obtain a conditional use permit.

(Ord. 2023-007 § 48, 2023; Ord. 2023-006 § 3 (part), 2023; Ord. 76-29 § 1 (part), 1976)

#### 20.43.30 Uses Permitted Subject To A Conditional Use Permit

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 timber:

Timber products processing plants (buildings) for commercial processing of wood and wood products, including sawmills, lumber and plywood mills but not including a pulp mill.

Public camps, public stables and similar recreational uses, not including recreational vehicle parks or mobile home parks.

Single-family dwelling, mobile home or a manufactured home and normal accessory uses and structures for owner or caretaker.

(Ord. 95-06 § 5 (part), 1995: Ord. 76-29 § 1 (part), 1976)

#### 20.43.40 Other Regulations

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 timber:

Management for watershed.

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, water or communication transmission facilities.

Grazing and uses accessory to grazing.

Mineral, including oil and gas and other extractive resources.

Temporary labor camps, less than one year in duration, accessory to timber harvesting or planting operations.

Recreational use of the land for any of the following: walking, hiking, picnicking, swimming, boating, fishing, hunting and skiing.

Provisions of Article 1, "General Provisions" (Section 51100), Article 2, "Establishment of Timberland Preserves" (Sections 51110 through 51119.5), Article 3, "Rezoning" (Sections 51120 and 51121), Article 4, "Immediate Rezoning" (Sections 51130 through 51134) and a portion of Article 5, "Removal from Zone" (Sections 51140 through 51146), of the Government Code of the state as it now reads or may be hereinafter amended shall apply.

The board of supervisors, in accordance with Section 51113 of the Government Code, shall adopt a list of criteria required to be met by parcels being considered for zoning as timberland preserve initiated by the owner or authorized agents. The minimum parcel size shall be twenty acres. After November 1, 1977, owners

of timberland not included on List A (Section 51110.1 of the Government Code) or List B (Section 51110.1 of the Government Code) may petition the board to zone his land as timberland preserve, provided all criteria to be adopted are met.

(2019-014 § 1 (part), 2019; Ord. 76-29 § 1 (part), 1976)

#### 20.43.50 Requirements

An applicant who petitions the county to zone his land as timberland preserve shall submit the appropriate information to meet the following requirements:

A map shall be prepared showing the legal description of the assessors parcel number of the property desired to be zoned.

A plan for forest management must be prepared or approved as to content for the property by a registered professional 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.

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 or council to meet such stocking standards and Forest Practice Rules by the fiftieth anniversary of the signing of such agreement. If the parcel is subsequently zoned as timberland preserve under subdivision (A), failure to meet such stocking standards and Forest Practice Rules within this time period provides the board or council with a ground for rezoning of the parcel pursuant to Section 51121.

The land to be included in timberland preserve shall be Timber Site IV or better.

(2019-014 § 2 (part), 2019; Ord. 79-033 (part), 1979; Ord. 77-35 § 1, 1977)

#### 20.43.51 Minimum Lot Size

Parcels zoned as timberland preserve under this chapter may be considered for division into parcels containing twenty acres or more provided the following conditions are complied with:

The owners of the resulting parcels submit or the present owner makes sufficient provisions for a joint timber management plan prepared or approved as to content by a registered professional forester.

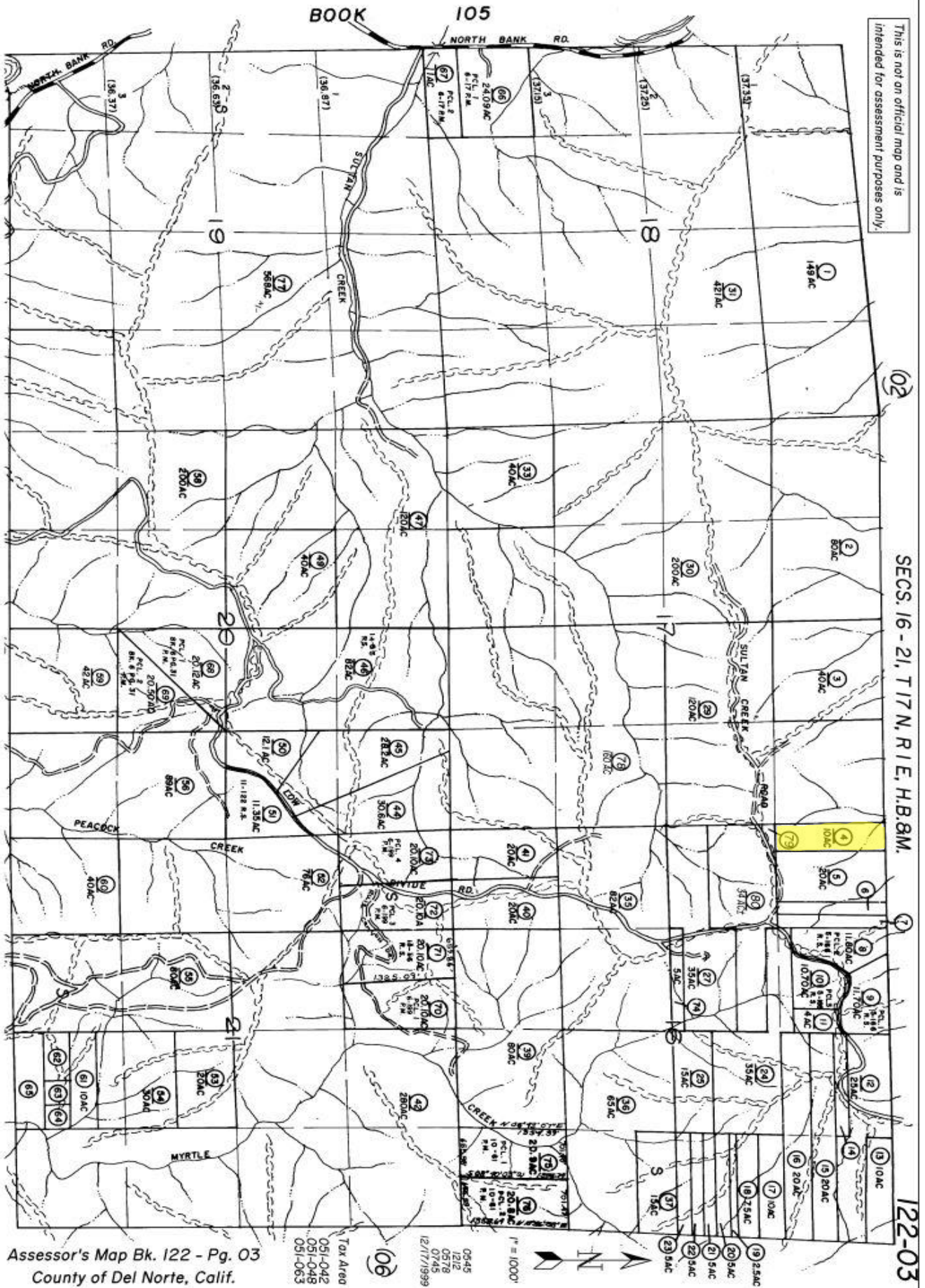
Such owners enter into a binding contract with the board of supervisors, representing the county, to manage and harvest timber on the timberland jointly and are bound by the provisions of the management plan for a minimum period of ten years, and

Any division shall be approved by a four-fifths vote of the full board of supervisors provided the project has been reviewed by the planning commission.

(Ord. 79-033 (part), 1979)



This is not an official map and is intended for assessment purposes only.



SECS. 16 - 21, T17N, R1E, H.B. 8M.

122-03

Assessor's Map Bk. 122 - Pg. 03  
County of Del Norte, Calif.

0545  
1212  
0578  
0745  
12/17/1999

051-042  
051-048  
051-063

Tax Area 0

06



1" = 1000'



