

Brooklyn Marvin

DRE#02039145

Phone #(707)502-4086

Email: Brooklyn@humcotopprop.com



12229 Fs Route 1
Willow Creek, Ca
\$975,000



Property Information

Description:

Mountain farm with ridgetop sun and open meadows. Humboldt County Permit in place with 13,000 SF outdoor/ State in place as well. The property has mixed timber, and 6 ACRES of Prime AG with room and potential to expand garden space to 1.2 Acres of cultivation under 2.0. Seller's invested recently in a well, and a brand new garden site with fencing for extra security. There is a coral for horses, engineering for a pond, and lots of space to enjoy this farm and build your dream. Very clean and ready for it's new owner.

APN: 315-045-004

Zoning: TPZ– Timbre Production Zone

Parcel Location:

Parcel center latitude: 40.738948°

Parcel center longitude: -123.691616°

<u>313-7.3</u>	TPZ: Timberland Production Zone
<p style="text-align: center;">Use Type</p> <p>Residential Use Types</p> <p>Civic Use Types</p> <p>Industrial Use Types*</p> <p>Agricultural Use Types</p>	<p style="text-align: center;">Principal Permitted Use</p> <p>Timber Production Principal Permitted Use (See Section 313-163.1.9 for description)</p> <p style="text-align: center;">Conditionally Permitted Use</p> <p>Single Family Residential. A Use Permit is required for a second single family residence.</p> <p>Essential Services</p> <p>Solid Waste Disposal; subject to the Solid Waste Disposal Regulations</p> <p>Oil and Gas Pipelines; subject to the Oil and Gas Pipelines Regulations</p> <p>Major Electrical Distribution Lines; subject to the Electrical Distribution Lines Regulations</p> <p>Minor Generation and Distribution Facilities</p> <p>Timber Products Processing</p> <p>Aquaculture</p> <p>Cottage Industry; subject to the Cottage Industry Regulations</p> <p>Agriculture-Related Recreation</p>

313-7.3	TPZ: Timberland Production Zone
Extractive Use Type	Surface Mining - 2; subject to the Surface Mining Regulations Oil and Gas Drilling and Processing; subject to the Oil and Gas Drilling and Processing Regulations
Natural Resource Use Type	Coastal Access Facilities
Use Types Not Listed in This Table**	Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the TPZ zone.
Use Type	Compatible Uses Permitted with a Special Permit
Residential Use Types	Labor Camp
Commercial Timber Use Type	Timber Related Recreation
Natural Resource Use Types	Fish and Wildlife Management Watershed Management Wetland Restoration

* See, Industrial Performance Standards, Section [313-103.1](#).

** See, "Classifying Uses Not Specifically Mentioned in Use Type Descriptions," Section [313-165](#).

(Former Section CZ#A313-31(A-C); Section CZ#A314-11(B); amended by Ord. [1853](#), 12/20/88; amended by Ord. [2167](#), Sec. 23, 4/7/98; amended by Ord. [2367A](#), 7/25/06)

313-7.3	TPZ: TIMBERLAND PRODUCTION ZONE
Development Standards	
Minimum Lot Size	Forty acres (40a).
Minimum Lot Width	(As determined during subdivision review and approval).
Maximum Lot Depth	(None specified.)
Maximum Density	(None specified.)
Maximum Total Conversion of Timberland for Non-Timber Production Uses	Two acres (2a) of contiguous or non-contiguous land.

<u>313-7.3</u>	TPZ: TIMBERLAND PRODUCTION ZONE
Development Standards	
Minimum Yard Setbacks***	
Front	Twenty feet (20'); Thirty feet (30') for flag lots.
Rear	Thirty feet (30').
Interior Side	Thirty feet (30')
Exterior Side	Twenty feet (20')
Flag Lots	For Flag Lots, the Director, in consultation with the Public Works Department, shall establish the minimum yard that is required for a vehicular turn around on the lot.
Double Frontage Lots	Front and rear yards shall be twenty feet (20'), except that the rear yard setback may be reduced to ten feet (10') where such yard abuts an alley.
Maximum Ground Coverage	(None specified.)
Maximum Structure Height	Thirty-five feet (35').
Permitted Main BuildingTypes	Residential Single Detached; Ancillary Residential; Manufactured Home. Detached Nonresidential.

*** **Note:** Setbacks may be modified by other provisions of this Code or State law. For example, see Section [313-30](#): "Alquist-Priolo Fault Hazard" and the "Fire Safe Regulations" at Title III, Division 11.

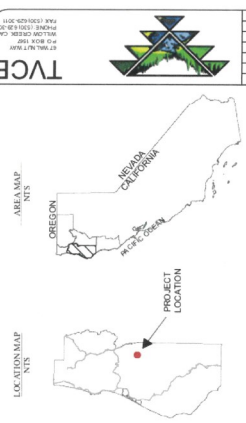
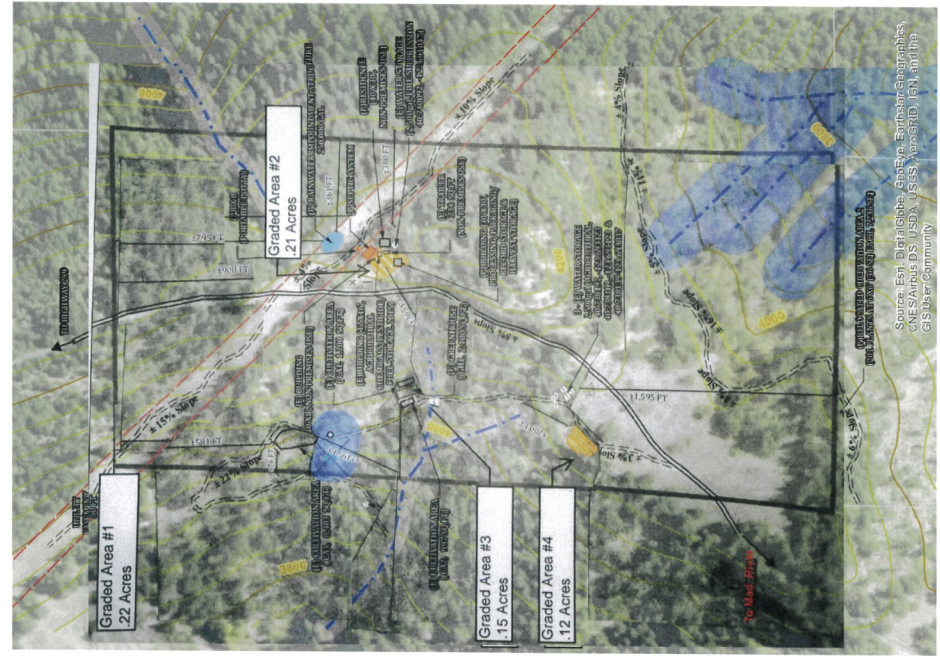
(Former Section CZ#A313-31(A-C); Section CZ#A314-11(B); amended by Ord. [1853](#), 12/20/88)

TYCE
67 WALL NUT TRAIL
P.O. BOX 1599
WELDON CREEK, CA 957
PHONE (707) 928-2000
FAX (707) 928-2011

SITE PLAN

PORTION OF SECTION 11 TOWNSHIP 4 NORTH, RANGE 4 EAST, H.M.
APN: 315-045-004
FOR

KINSEY RIDGE FARM
ROUTE 1
WILLOW CREEK, CA 95573

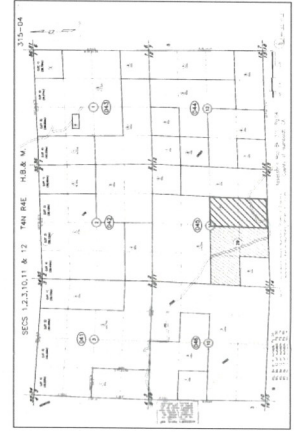
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GENERAL NOTES

Water: Delivered
Power: Generator
Phone: Verizon Wireless
Septic: Onsite-unpermitted
Grading: None

NOTES:

ZONING: TPZ
GENERAL PLAN USE: T (FRWK)
COASTAL ZONE: NO
FIRE RATING: HIGH
FEMA FLOOD ZONE: NO
SEISMIC SAFETY: HIGH INSTABILITY
EARTHQUAKE FAULTS OR HAZARDS: NO
SETBACKS: 30 ft.
SLOPE: CALCULATED USING ELEVATION POINT
ACCURACY ±5%
(PER HUM CO WEB PORTAL)

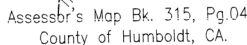


(E) Total Cultivation Area:	13,000 sq ft
(E) Cultivation Area:	10,600 sq ft
(E) Greenhouse Cultivation Area:	2,400 sq ft
(E) Relocated Area	13,003 sq ft
** 4 sq ft from Cultivation Area 3	
Not to be relocated/cultivated	
Total Water Storage:	11,650 gal
Water Tanks:	11,650 gal
Proposed Water Storage:	250,000 gal
Rainwater Impoundment Structure:	250,000 gal

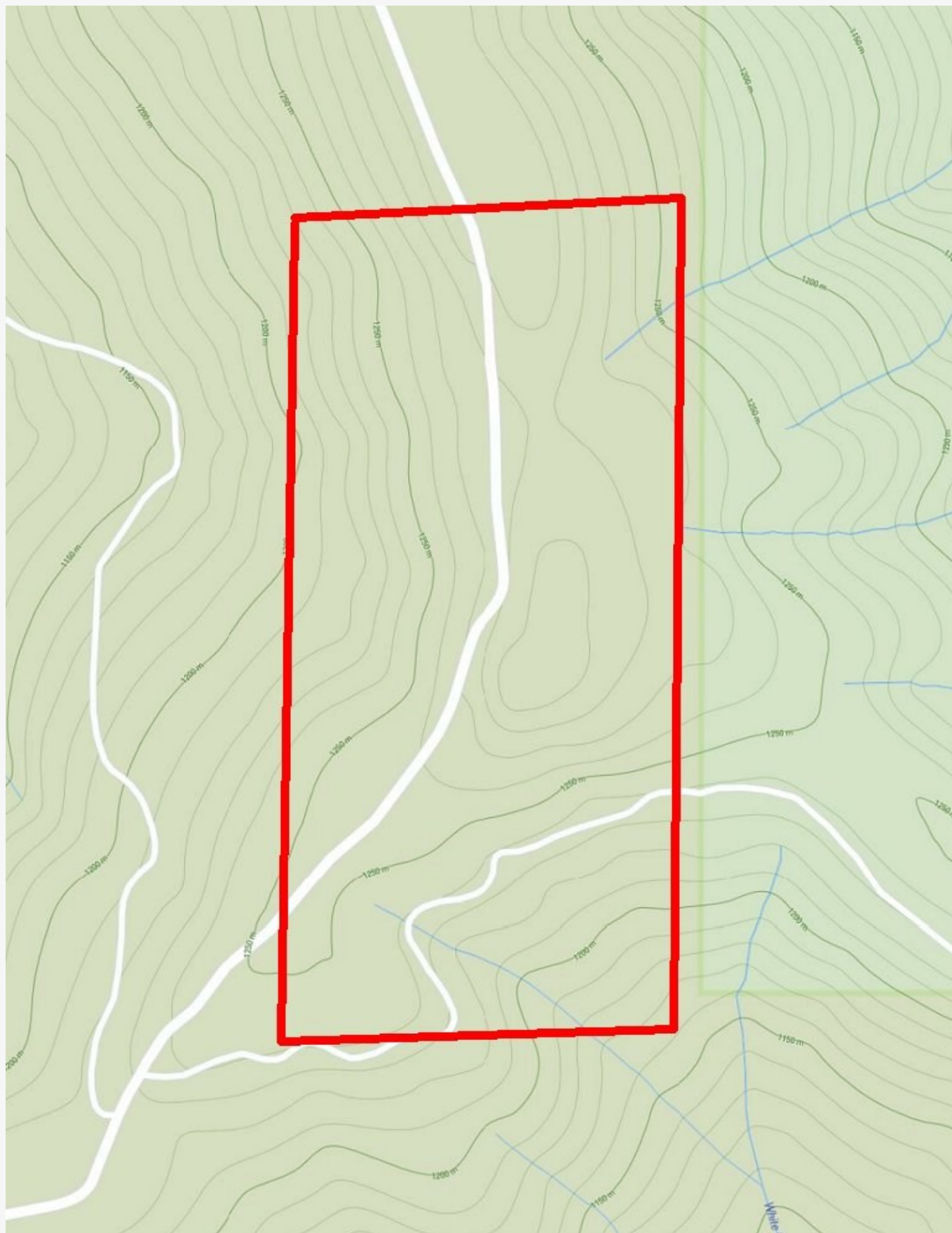
<p>IMAGERY MAP 2015</p>	<p>P1</p> <p>Note: All easements not depicted and are pending title search. Parcel Information from Humboldt County GIS. Does not reflect exact locations of property lines.</p>
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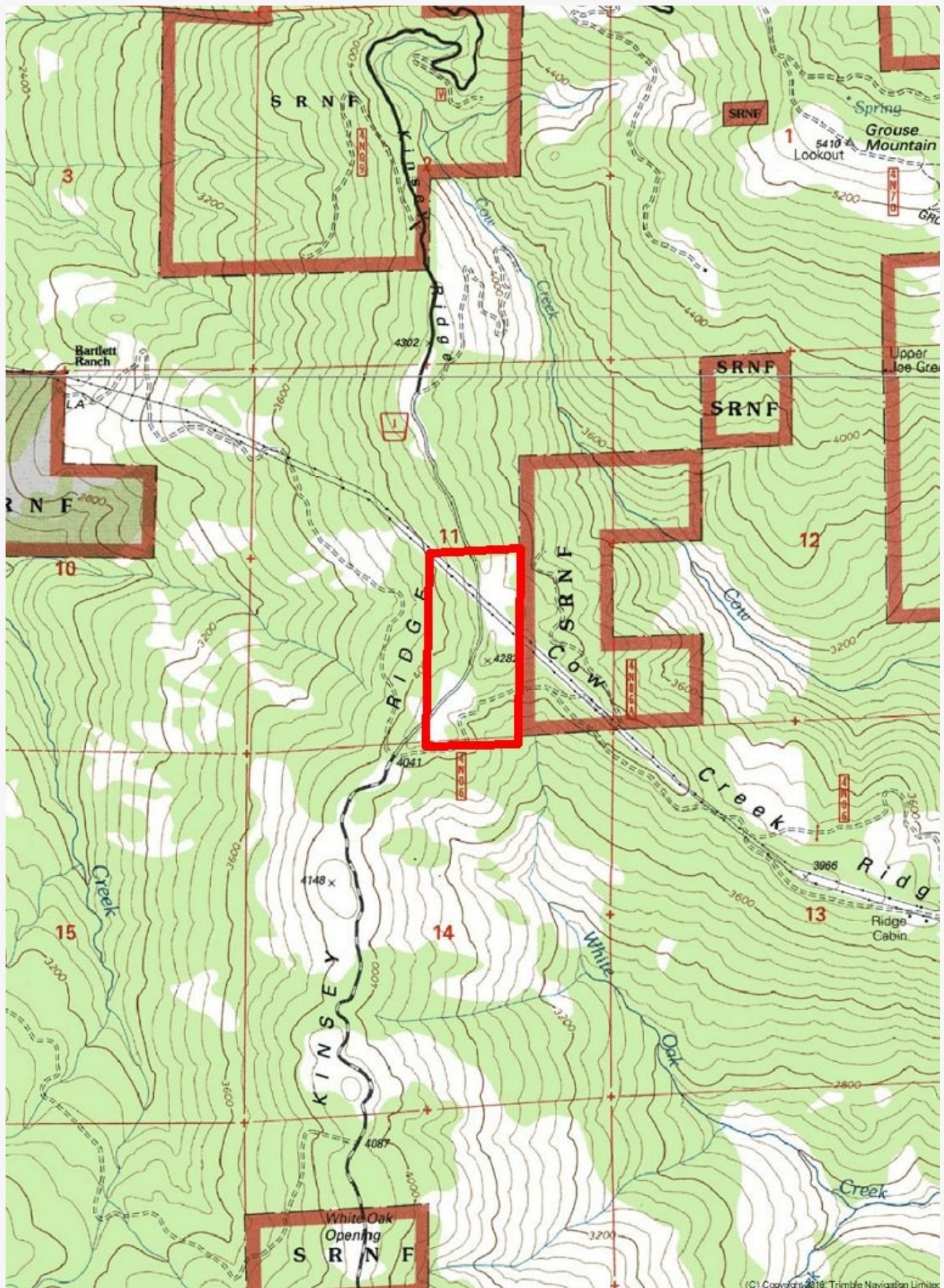
TRINITY VALLEY CONSULTING ENGINEERS, INC.

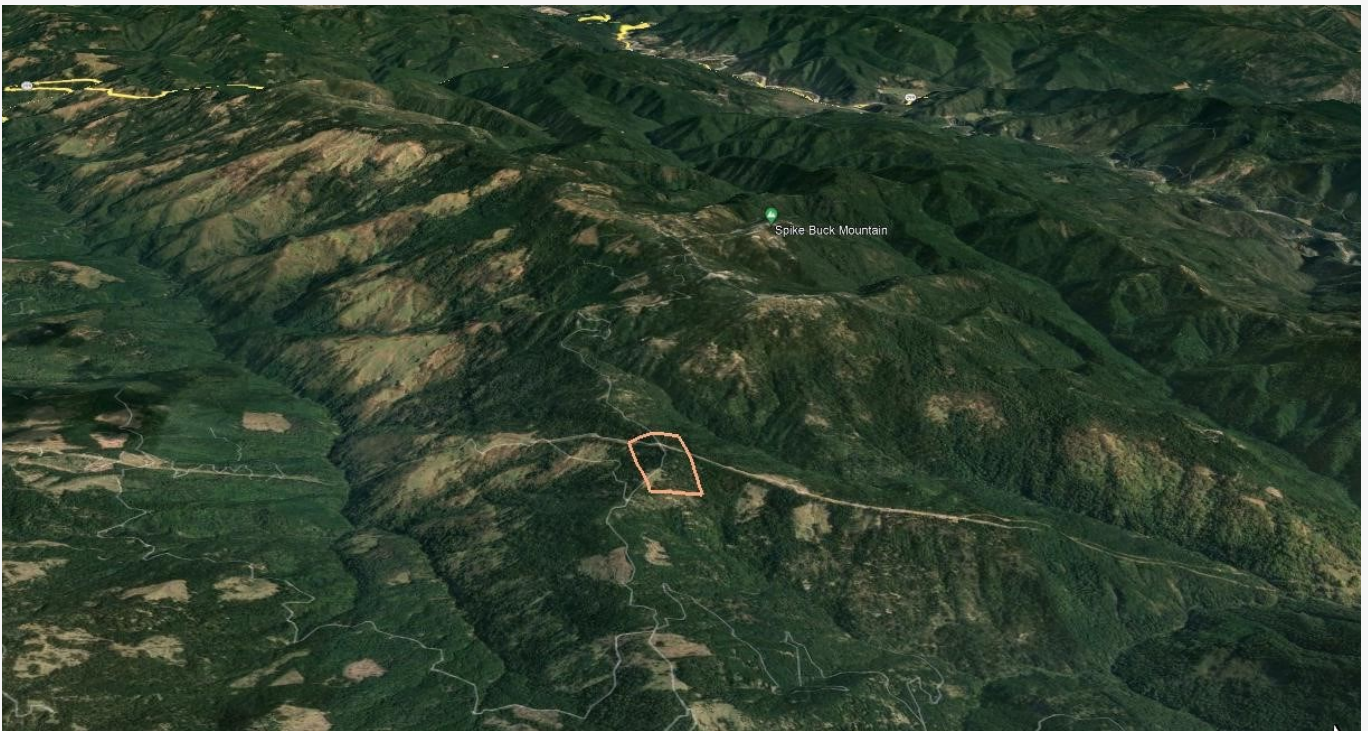
Top Properties (707) 273-5084

















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