

**SECTION 14.1      TIMBERLAND PRODUCTION DISTRICT  
OR "TPZ" DISTRICT**

- A. **GENERAL DESCRIPTION:** The Timberland Production Zone or TPZ is intended to provide for timberland zoning and restrictions for a minimum of a ten (10) year period. Such zoning allows land to be valued for property taxation, in general, on the basis of its use for growing and harvesting timber and compatible uses.
- B. **USES PERMITTED:** The following uses are permitted or deemed compatible to the growing and harvesting of timber:
- Growing and harvesting timber.
  - Watershed management.
  - Wildlife and fisheries habitat improvement.
  - Roads, landings, and log storage areas integral to the growing and harvesting of timber.
  - Portable sawmills, chippers, and similar equipment.
  - Grazing and other agricultural uses.
  - Recreation uses including walking, hiking, picnicking, swimming, boating, fishing, hunting and skiing.
- C. **USES PERMITTED SUBJECT TO FIRST SECURING A USE PERMIT:** Uses allowed 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.
- A Single Family Dwelling and accessory structures.
  - Sawmill.
  - Lumber mill.
  - Plywood mill.
  - Trailer Camp.
  - Public Camp.
  - Public Stable.
  - Labor camps accessory to timber harvesting or planting operations which are less than one year in duration.
  - Mining operations whose purpose is to provide material for log hauling roads both on and off-site.
- B. **MINIMUM LOT AREA FOR DIVISION OF PARCELS ZONED TPZ:** The minimum lot area for division of parcels zoned TPZ shall be as designated in the Zoning District. In the event no minimum parcel size has been specified in the Zoning District, minimum lot area shall be 160 acres. The minimum acreage requirement may, at the discretion of the Planning Commission and Board of Supervisor's pursuant to Section 31 of the Zoning ordinance, be reduced when necessary to resolve adjacent land use conflicts through lot line adjustment.

- E. GENERAL REQUIREMENTS: A Timber Management Plan shall be prepared for all parcels to be rezoned pursuant to Section 51113 of the Government Code. The rezone application shall meet the requirements of Section 51113 as it now reads or may hereafter be amended, and shall meet the following requirements:
1. The minimum lot area for entry into TPZ for lots legally created prior to March 1, 1988 shall be no less than 40 acres for Site I-III timberlands and 160 acres for Site IV and V lands. In the event a parcel consists of a mix of Site I-III and IV-V, the parcel shall be eligible if fifty percent of the area is Site III or better timberland, but at no time shall parcels, which contain less than 40 acres of Site I-III timberland be eligible. The minimum parcel size for entry into TPZ for parcels created after March 1, 1988 shall be no less than 160 acres, or a quarter of a Section.
  2. A Timber Management Plan for the property must be prepared, or the content approved, by a Registered Professional Forester. Such plan shall provide for the eventual harvest of timber, as determined by the preparer of the plan; specific information that must be included in the plan is as follows:
    - a. A map shall be prepared showing the legal description or the assessor's parcel number of the property desired to be zoned;
    - b. Topographic Map(s) (scale 4" - 1 mile) which includes:
      - (1) Existing and proposed roads (public and private)
      - (2) Watercourses, lakes ponds, domestic water systems, etc...
      - (3) Site Classification (minimum area breakout -10 acres). The State of California's Board of Equalization's Instruction's For Timberland Site Grading adopted July 26, 1976 shall be utilized for site determinations.
      - (4) Timber/vegetation classification and age distribution.
      - (5) Under stocked areas as defined in current Forest Practice Rules.
      - (6) Location of all existing and proposed permanent structures.
    - c. Management and Silviculture Objectives.
      1. History of management and existing volume, acreage and age.

2. Future silviculture, inventory, stand improvement, harvesting operations planned (including cutting and thinning cycles, volumes and rotation ages), subdivisions and lot line adjustments.
- d. Stocking
    1. Average stocking within each sub-area
    2. Under stocked areas may be included in the TPZ District under the provisions of Section 51113 of the Government Code. (See "3" below).
  - e. Forest Insects and Disease Protection Practices.
    3. The parcel shall currently meet the timber stocking standards as set forth in Section 4561 by 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 Supervisor's to meet such stocking standards and forest practice rules by the fifth anniversary of the signing of such agreement. Failure to meet such stocking standards and forest practice rules within this time period provides the Board with a ground for rezoning of the parcel pursuant to Section 51121 of the Government Code.
- F. MINIMUM LOT WIDTH: Each lot shall be not less than 400 feet wide.
- G. YARD SETBACKS: All yard setbacks shall be a minimum of 50 feet, except that 100 feet shall be maintained from other TPZ or federally managed lands.
- H. ADDITIONAL BUILDING SETBACKS: Buildings shall not be located on landings, roads, or storage areas as shown on the Timber Management Plan, or Timber Harvest Plan. The placement of the proposed structure shall be reviewed related to compatibility with the growing and harvesting of timber by Planning Staff after consultation with the State Department of Forestry.
- I. APPLICABLE PROVISIONS OF THE GOVERNMENT CODE: Provisions of Article 1 "General Provisions" (Section 51100), Article 2 "Establishment of Timberland Production" (Section 51110- 51119.5), Article 3 "Rezoning" (Sections 51120-51121), Article 4 "Immediate Rezoning" (Section 51130-51134) and a portion of Article 5 "Removal From Zone" (Sections 51140-51146) of the Government Code of the State of California as it now reads or may hereafter be amended shall apply.