

# ***CALIFORNIA PINES FACT SHEET***

## **What and where is California Pines?**

California Pines is located in Northeastern California in Modoc County. Modoc County has a population of 9,500. Alturas is the county seat of Modoc and has a population of approximately 3,400. California Pines Lake Units are located 10 miles southwest of Alturas off of County Road 54.

The Lake Units are located at an elevation of 4,300 feet in mostly meadow pastureland type of property. The California Pines Lake is 256 acres and next to it sits the California Pines Lodge, a 4,400 foot airstrip, and campground. The lodge consists of 8,000 square feet including a restaurant and lounge as well as 28 motel units and a swimming pool and recreation room.

Seven miles south of the Lake Units are the Hill Units. The elevation in the Hill Units varies from 5,000 to 6,400 feet. The Hill Units cover an area of 20,000 acres, which are almost all covered with pine trees. The Hill Units have three stocked trout ponds and three campgrounds. The main paved road runs through Hill Units 1 through 3, with Hill Units 4 and 5 having all gravel and cinder roads. The secondary roads in Hill Units 1 through 3 are also gravel and cinders. The power line runs along the main road through all the Hill Units, ending two-thirds of the way through Unit 5. There is thirty-five miles between the lower Lake Units to the outer edge of the Hill Units.

California Pines Subdivision has a Property Owners Association. Their website is: <http://californiapinespoa.org/index.htm>

## **Lake Unit 1A**

One-acre (150 ft x 267 ft) lots

Mostly sagebrush

Well and septic required

Power and telephone available

Gravel roads

$\frac{3}{4}$  mile to Lodge and Lake

## **Lake Unit 1B**

6,000 sq ft (50 x 120) lots

Meadow grass

Water and sewer system

Underground power and telephone

Paved roads

The Lodge is located within Lake Unit 1B

Lake Unit 1B borders the Lake

## **Lake Unit 2**

1-acre (150 ft x 267 ft) lots  
Meadow grass and sagebrush 1/3 of unit has Juniper trees  
Well and septic required  
Power and telephone available  
One paved road with the rest gravel  
1-½ miles to Lodge and Lake

## **Lake Unit 3**

1-acre (150 ft x 297 ft) lots  
Meadow grass  
Underground sewer, power and telephone  
Well required  
Gravel roads  
½ mile to Lodge and Lake

## **Lake Unit 4**

15,000 sq ft (100 ft x 150 ft) lots  
Meadow grass  
Underground water, power and telephone  
Hookup to sewer required \$2,500 fee  
Gravel roads  
1-½ mile to Lodge and Lake

## **Mobile Home Park**

3,200 sq ft (45 ft x 72 ft) lots  
Meadow grass  
All underground utilities  
Paved roads  
1 mile to Lodge, ¼ mile to Lake

## **Hill Units 1 through 5**

One-acre (120 ft x 340 ft) lots  
Almost all pine trees  
Well and septic required  
Power along main road and branch lines to existing homes  
Cell phones in Hill Units  
Main road in Hill Units 1-3 paved, all other gravel or cinders  
7 to 35 miles from the Lodge and Lake