

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 9,449. 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.

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