

The buyer is responsible for verifying the provided information's accuracy. The seller disclaims all liability for any inaccuracies, errors, or omissions.



Info Sheet

PROPERTY SUMMARY

This 5 Acre lot on Justamere LN in Berry Creek California features direct access to power. Well and septic are needed. Satellite internet available. Zoning allows residential use and limited commercial uses.

PROPERTY DETAILS

Acreage
5 Acres

APN
071-440-007-000

Legal Description
N/A

County
Butte

Annual Taxes
\$386.62

HOA
No

HOA Dues
None

Covenants
No

Utilities
Power

ACCESS & MAPS

Road	Justamere LN
Type	Dirt
Condition	Good
Directions	Google Maps
GPS Coordinates	39.621982, -121.37761999999998
Land ID Link	Land ID
Google MyMap W/ Corner Boundaries	My Maps

ZONING

Designation	Foothill Residential FR-5
Link to County Zoning Ordinance	Butte County Ordinance
Uses By Right	Single Family Home, Small Scale Farming, Commercial

POWER

Provider	PG&E
Website	https://www.pge.com/
Distance to Power	Nearby, around 400 ft. From the property
Est. Cost to Connect	Owner needs to go through an application process
Notes	Application process requires building plan.
Natural Gas Delivery	KGas- \$3.5 per gallon- http://www.kgaspropane.com/

WATER

Provider	None- Well needed
Summarized Process	-Provide Site Location -Find a Licensed Well Driller -Submit application packet -Complete well development
County Resource	<u>Butte County Well Process</u>
Fees	From \$605 to \$1501 depending on diameter
Bulk Water Delivery	Water n Wheels- 3600 gallons for \$500- +15306355765

SEPTIC/SEWER

Provider	None - Septic System Needed
Application Process	Fees: From \$438 to \$1064 depending on type 1. Apply for Site Evaluation 2. Site Inspection and Soil Analysis 3. Site Evaluation Approval 4. Application for Construction Permit 5. System Design 6. Design Review 7. Issuance of Construction Permit 8. Wastewater System Installation 9. Final Inspection and Certification of Completion
Resource	<u>Butte County Septic Information</u>

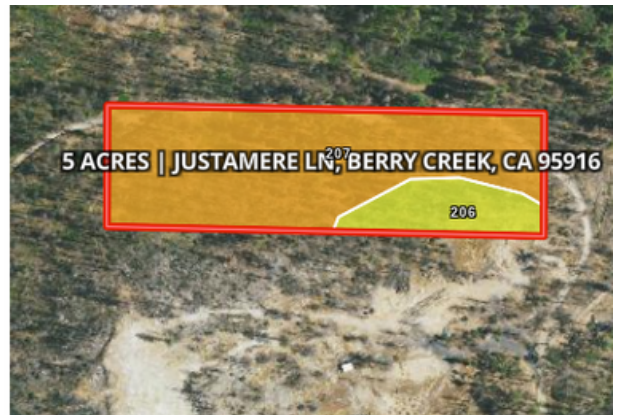
BUILDING & USE RESTRICTIONS

Subdivision Rules	Minimum lot acreage must be 5 acres
Min Building Size	None
Max Building Size	None
# of Buildings	No specific restriction (Refer to County Guidelines)
Building Types	Modular, Prefab: Allowed
Outbuildings	No specific restriction (Refer to County Guidelines)
Animals	5 units: Dogs, cats, horses, sheep, alpacas, goats, cows
Mobile Homes	Once the permit for a new home has been issued, the planning division would determine if temporary dwelling in an RV would be allowed during construction.
Camping Rules	There is no camping or temporary dwelling permitted.

TERRAIN/SOIL/CLIMATE

Boundary: 4.96 ac

Code	Description	CPI	NCCPI	CAP	Wildlife / Forestry	Limited Grazing	Moderate Grazing	Intense Grazing	Limited Farming	Moderate Farming	Intense Farming	Very Intense Farm
207	Islandbar-Chawanakee, 15 to 30 percent slopes	-	35	6e	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
206	Islandbar-Chawanakee, 3 to 15 percent slopes	-	47	4e	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Totals	4.96 ac	0	CPI	Average	37.06	NCCPI	Average	5.66	Cap.	Average		



Soil	Over 83% of the property is Islandbar-Chawanakee, limited grazing is a possibility
Terrain	The terrain begins to slope down towards the north side
Water Features	None
Floodplain	Flood Zone X (0.2-percent-annual-chance (or 500-year) flood)

Climate Annually	
High	88F
Low	37F
Avg Precipitation	0.5 in
Avg Snowfall	1.8 in

HOA/POA

HOA	None
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CONNECTIVITY

Cell Service	
Verizon	Yes- 4G LTE
AT&T	Yes - 4G LTE, 5G
T-Mobile	Yes - 5G
Fiber Internet	No
Starlink Available	Yes

NEARBY PLACES OF INTEREST

Place	Name	Distance
Cities	Oregon City	49 min
	Butte City	59 min
Airport	Paradise Airport	56 min
Hospital	Oroville Hospital	35 min
Grocery Store	Lakeside Market	29 min
	Forberstown General Store	44 min
Activities	Lake Oroville	30 min
	Hammon Park	40 min
	Feather Fall trails	57 min
	Loafer Creek	28 min
	Bluff Hill	43 min