

DUE DILIGENCE REPORT



Property Details

Assessor's Parcel Number:	278-200-03-00-2
Property Address:	Chapman Blvd, California City, CA 93505
County, State:	Kern County, CA
Subdivision:	N/A
Lot Number:	473
Legal Description:	Tract 3187 , Block , Lot 473
TRS:	T31S R39E SEC29
Parcel Size:	0.67 acres
Terrain Type:	Desert
Lot Dimensions (Approx):	240.2 feet North 120.8 feet East 240.2 feet South 120.9 feet West
Elevation:	868.1 m or 2848.0 feet
Flood Zone / Wetlands:	No
Notes:	N/A

Property Location / Access

Google Map Link:	https://maps.app.goo.gl/8UMeGgVxEz4rBtv87
GPS Coordinates (Center):	35.20656, -117.81368

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GPS Coordinates (4 corners):
35.206883, -117.813925 NW
35.206534, -117.813244 NE
35.206256, -117.813459 SE
35.206602, -117.814140 SW

City or County Limits: City

School District: Mojave Unified School District

Access To Property: Yes, via Chapman Blvd

Road Type: Dirt

Who Maintains Roads: City

Notes: N/A

Property Tax Information

Assessed Taxable Value: \$55,345.00

Assessed Actual Value: \$55,345.00

Back Taxes Owed? If so amount owed: **Yes, \$9,882.68**

Tax Liens? If so amount owed: **\$9,882.68**

Annual Property Taxes: \$710.06

Notes: Taxes are delinquent since 2017. The values updated above are for the year 2025 and tax amount is for the year 2024.

Zoning & Restriction Information

Zoning / Property Use Code: COMMUNITY COMMERCIAL DISTRICT - (C2)

What can be built on the property? **Retail business, Barber shop, Garden suppliers, Parking facilities - Please see the attached file of "Land Uses" for more details.**

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Time limit to build?	Permit is good for six months but it can be extended later.	
Is camping allowed?	Per City, No	
Camping restrictions if any:	N/A	
Are RV's allowed?	Per City, No	
RV restrictions if any:	RV's are allowed during construction for temporary purposes.	
Are mobile homes allowed?	Per City, No	
Mobile home restrictions if any:	N/A	
Are tiny homes allowed?	Per City, No	
Tiny home restrictions if any:	N/A	
Are short term vacation rentals allowed?	Per City, Yes	
Vacation rental restrictions if any:	Would require a business license from permit department of California City.	
Is property part of an HOA or POA?	County does not possess any information regarding this matter, and no relevant information could be found online. It would be advisable to verify with the property owner.	
HOA or POA dues, if any:	N/A	
Deed Information:	Document Number: 201048046	

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Notes: The Parcel is **INSIDE** the city limits. The information above is based on City restrictions.

Utility Information

Water? Water is available. Would have to contact California City Water Department (760-373-7199).

Sewer / Septic? Would have to install a septic system.

Electric? Would have to contact Pacific Gas & Electric Company - PG&E (800-743-5000) or Southern California Edison (800-655-4555 / 800-655-4555).

Notes: **As per California City Water Department, water is available however septic is required.**

County Contact Information

County Website: <https://www.kerncounty.com/>

Assessor Website: <https://www.kerncounty.com/government/departments/assessor-recorder/property/assessor-property-search>

Treasurer Website: <https://www.kcttc.co.kern.ca.us/>

Zoning Link: <https://www.californiacity-ca.gov/CC/index.php/planning>

Phone number for Zoning and Planning (760) 338-1377

Phone number for Treasurer: (661) 868-3490

Phone number for Assessor: (661) 868-3485

City Website: <https://www.californiacity-ca.gov/CC/>

Phone number for City: (760) 373-8661

Notes: N/A