

Landed Ground: California City Due Diligence And Frequently Asked Questions Sheet

Government and Utility Company Contacts for California City Lots:(Click the [Blue Name](#) For Website link):

Note: Have the Lot/Unit # Or APN's Ready When Contacting Any Service providers

Power: [Southern California Edison 1-800-655-4555](#)

Water: [City of California City Utilities Department](#)

760-373-7809 waterdept@californiacity-ca.gov

Septic Information (Lots with no Sewer): 760-373-3720 (Most Cal City Homes Are Built With Septic Tanks)

Sewer: [City of California City Wastewater Department](#) 760-373-3720

Zoning Questions (Questions About What a Property Can Be Used For): See Zoning Sheets Below: [Community Development Department](#). Contact Planning via email at planning@californiacity-ca.gov to make an appointment to discuss your planning questions. Their current hours are Monday-Thursday 8:30 Am to 5:00 PM and every other Friday.

Building Questions: [City of California City Building Department](#) 760-373-7152

NOTE: The city of California City is experiencing a lot of new home construction and has limited staff. Sometimes you may have to be patient to speak with city officials as they are very busy processing development applications. Also, Phone Numbers and city staff can Change, Please tell us if a number supplied here is disconnected.

Zoning Sheets: *See Listing Description For Specific Property Zoning*

R-1 Residential Zoning Code Link: [ARTICLE 5. - R1 - ONE-FAMILY RESIDENTIAL DISTRICT MEDIUM DENSITY | Code of Ordinances | California City, CA | Municode Library](#)

RM1- [ARTICLE 10. - RM1 - MULTIPLE FAMILY RESIDENTIAL DISTRICT HIGH DENSITY | Code of Ordinances | California City, CA | Municode Library](#)

Do You have Questions about Landed Ground, how purchasing works, how our financing works, etc? See our Frequently Asked Questions Page For General Questions: <https://www.landedground.com/articles/faqs>

California City Specific Questions:

Are there any restrictions?

All land in California has some kind of use restrictions to our knowledge. You can't put a nuclear power plant on these lots, and your neighbors won't be able to put a power plant on their land either ! This property is subject to Cal City zoning rules. See the link/contact information above for local area contacts, and the zoning code sheets if you are someone who wants to read the code instead of talking to the local officials.

Do you have the title to the property ?

Yes, we own all of the properties we sell.

Do you have any more pictures?

Sometimes we do have additional photos of the properties, but are limited by how many we can include in a listing. Please inquire if you would like to see more pictures and we may be able to oblige!

What payments do you accept ?

We accept zelle, venmo, Credit Cards, ACH DEBITS, wire transfers, certified checks, USPS money orders, and many other forms of payment. We do not accept gift cards. The website checkout is the fastest and easiest way to get started with your property purchase.

How big is the lot?

Please see the included parcel map in the listing to see the size of the lot on the recorded parcel map. Please keep in mind that " ' " usually means feet on these maps.

Is there an HOA?

No, there is no HOA.

How far is this lot from the park/lake in the pictures?

At the bottom of the listing there will be a map box with an interactive satellite map of the property. Feel free to toggle the layers and play around with this map! This will allow you to pan across the map and see locations of various attractions in the area of these lots.

What utilities are there?

This will be specified in the property listing.

Can I camp there or park an RV?

We can't allow anyone to live on/camp/ permanently reside on the lot while the lot is being owner financed. We know of Nowhere in California that allows Permanent, year round RV living on land outside of designated RV parks and campgrounds. If you find somewhere, let us know!

Can I Use the lot for vehicle parking?

We can't allow you to leave any vehicles on the property during the owner financing period as this might be construed by the county as a "lease."

Does the price include Title/Escrow?

While we have no objection to closing with a title company, our lots are typically discounted to market value, and we can't absorb title costs. Closing in house with us is included in the price or if there is a closing fee it will be clearly spelled out in the listing. If you wish to close with a traditional Escrow and title, please just let us know and we will provide the information for that process!

How Much are the Property Taxes?

The Base taxes on these properties vary and will be specified in the property listing. If they are not specified, feel free to ask us!

What is the Zoning?

This will be specified in the property listing.

What are the local "rules" ?

Please call the City of California City with your questions. We can't speak with any intelligence about every and any of the rules in these communities. The most up to date information can be obtained directly from city staff or from the city website, which is linked above <http://www.californiacity-ca.gov/>

Can you Hold the property for me?

We offer a convenient hold option on many of our properties that allows you to tie up the property for a short period of time to do your due diligence on the property. This gives you the piece of mind that no one else will purchase the property while you are talking with local officials, but there is NO Obligation to fully purchase the property. See our [article on holds](#) for more information.

I have other questions that are not answered here, Can you help me?

We generally refrain from answering specific land use and construction questions as they are usually very specific in nature and we do not want to give you outdated/incorrect information. There are constant changes and updates to the building code, contractor/materials costs and availability, etc. We simply can't keep up with everything there is to know. As with any Real estate purchase, It is your job to make sure the land is going to suit your specific needs and wants for the property.

Note: This is for informational purposes only, and we make every effort to make sure this information is accurate. We can not warrant this information, and we can not guarantee that this is a full and complete list of the authorities you should contact for your land purchase. An

illustrative example would be that if you wish to build a nuclear power plant, this would need to also have Federal permits. Obviously you probably don't intend to build a nuclear power plant, but the point is that there are certain land uses that are not determined at the local level, etc.