



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Owner Name(s):	PETERMAN, JOHN W
Assessor's Parcel Number:	035-343-022-000
Address:	Feather Falls Rd, Alturas, CA 96101
County:	Modoc County, CALIFORNIA
Subdivision:	N/A
Lot number:	22
Legal Description:	LOT 22, BLOCK 25, UNIT 2
TRS:	T40N R10e S12 and T40n R11e S7
Parcel size:	1.434 acres
Terrain type:	Forest / Hill / Mountain
Elevation:	1722.0 m or 5649.6 feet
Flood zone:	No
Notes:	N/A

Property Location / Access

Google map link:	https://goo.gl/maps/1CSFdghpETeY3lrz8
GPS Coordinates:	41.3202, -120.7634
GPS Coordinates (4 corners):	41.3209, -120.7628 - NE 41.3198, -120.7632 - SE 41.3199, -120.7643 - SW
Access to property:	Feather Falls Road and Shingle Springs Drive
Road surface/type:	Dirt
Who maintains roads:	County
Closest highways:	CA-139, US-395
Closest major city:	Redding, CA 96001 (2 hr 42 min (120 miles)
Closest small town:	Alturas, California 96101 (29 min (20.8 miles)
Closest gas station:	Gls Gas And Grocery, 402 N Main St, Alturas, CA 96101 (29 min (20.8 miles)
Nearby attractions:	Captain Jack's Stronghold, North Monument Road, Tulelake, CA 96134 (1 hr 28 min (68.2 miles) Goose Lake Lookout, US-395, Davis Creek, CA 96108 (58 min (48.7 miles) West Valley Hot Spring United States, California, Likely, 邮政编码: 96116 (1 hr 10 min (45.9 miles)
Notes:	N/A

Property Tax Information

Assessed property value:	\$3,000.00
Actual property value:	\$3,000.00
Back taxes owed? If so amount owed:	Yes \$283.00
Tax Liens? If so amount owed:	No
Annual property taxes:	\$283.00
Notes:	N/A

Zoning & Restriction Information

Zoning / Property use code:	RESIDENTIAL-HIGH DENSITY ZONE (RH)
What can be built on the property?	One one-family dwelling and accessory uses, Residential care facility - Please see the attachment for more details - Must review the CC&Rs before building anything.
Time limit to build?	Permit is good for one (1) year. / 6 months per CC&Rs
Is camping allowed?	Yes
Camping restrictions if any:	30 days per year (per Zoning) / Per POA, Upto 30 days out of the calendar year
Are RV's allowed?	Yes
RV restrictions if any:	Only during construction or 30 days/year (per Zoning) / Per POA, Upto 30 days out of the calendar year
Are mobile homes allowed?	Yes
Mobile home restrictions if any:	Must fulfill all requirements. Should not be older than 10 years (per Zoning) / Per POA, Pre fabs and modulars are allowed
Is property part of an HOA or POA?	Yes, California Pines (http://californiapinespoa.org/)
HOA or POA dues if any:	Amount due for this parcel is \$95.00 for 2022. Though the 2022 dues aren't due yet. - Annual Fee: \$95.00 per year, per lot.
Subdivision CC&R availability:	Please visit the website for CC&Rs: http://californiapinespoa.org/calpinespoaccrs.html
Deed availability:	There is fee of \$2 for regular copy and \$3 for certified copy
Deed information:	Document# 442-463
Notes:	Information updated above is based on county zoning regulations and research. Must review the CC&Rs before building anything.

Utility Information

Water?	Would have to drill a well
Sewer / Septic?	Would have to install septic
Electric?	Would have to contact Surprise Valley Electric (+15302333511)
Gas?	Would have to contact Ed Staub and Son's Propane (+15302332610) or Leo S Jones Propane Services Inc (+15305493100)
Waste?	Would have to contact Waste Management (Now WM) - Alturas, CA (+18555231345) or Bieber Transfer Station (+15302521273)
Notes:	Per POA, there is no water and sewer available there. The Hill Unit properties all require a well and septic, as well as running the power to the lot, but they do allow solar. Power poles visible at neighboring properties.

County Contact Information

County Website:	https://www.co.modoc.ca.us
Assessor Website:	https://www.co.modoc.ca.us/departments/assessor/index.php
Treasurer Website:	https://www.co.modoc.ca.us/departments/treasurer.php
Recorder Website:	https://www.co.modoc.ca.us/departments/recorder/index.php
GIS Website:	N/A
Zoning Link:	https://www.co.modoc.ca.us/departments/planning/zoning_ordinance_2.php
Phone number for Planning Dept:	(530) 233-6406
Phone number for Recorder:	(530) 233-6217
Phone number for Treasurer:	(530) 233-6223
Phone number for Assessor:	(530) 233-6218
Notes:	N/A