

# SISKIYOU COUNTY LOCAL REAL ESTATE DISCLOSURE ADVISORY

This Advisory applies to the property identified as follows:

Property Address: **lot 142 Creek Side Rd**

Buyer:

Seller: **Chu Nguyen**

Assessor Parcel Number(s): **102-140-200**

In considering whether to buy or sell real property in Siskiyou County, one should read and understand the matters discussed in this Advisory as well as the information contained in all available documents including but not limited to: Real Estate Transfer Disclosure, Statewide Buyer and Seller Advisory, an Supplementary Disclosures, the booklet titled "*Environmental Hazards: A Guide for Homeowners, Buyers, Landlords, and Tenants (includes Toxic Mold Update)/The Homeowners Guide to Earthquake Safety*", Seller Vacant Land Questionnaire, the Buyer's Inspection Advisory, and all other notices and information you have or will receive regarding any inspection and condition of the real property you are considering selling or buying.

Expectations are a key to successful living in Siskiyou County. Prospective buyers are advised to read "*The Code of the West...The Realities of Rural Living - A Primer for Living in Siskiyou County California*". This very helpful and important information is available for the County of Siskiyou at the following link:

[https://www.co.siskiyou.ca.us/sites/default/files/fileattachments/county\\_administration/page/74/cao\\_20190528\\_codeof\\_thewestrestyled.pdf](https://www.co.siskiyou.ca.us/sites/default/files/fileattachments/county_administration/page/74/cao_20190528_codeof_thewestrestyled.pdf)

**1. Hammond Ranch Roads and Reservoir** - Issues relating to property use in the Hammond Ranch subdivision may be found on the Association's website at:

<http://www.HammondLandOwners.org>

**2. Carrick Addition & Warren Addition Water Concerns** - Issues exist with the water supply for the Carrick Addition area. These issues relate to the new well that was drilled in 2003. The County of Siskiyou has stated that the problem appears to be minerals in the water rather than contamination. The nearby Warren Addition may have similar concerns. The City of Weed has supplied water from their supply during winter months to the Carrick Addition but cannot commit to summer supply. For information regarding he Carrick Addition water concerns and the Warren Addition, contact the City of Weed, (530) 938-5020.

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**3. Arsenic-Groundwater Contamination** - Siskiyou County Public Health Department has been aware of the presence of arsenic in the groundwater supplies in specific areas of the county for a number of years. Arsenic is naturally occurring in rock and soil and is widely distributed in the earth's crust. It can be released into the environment by natural activities and gets into water from runoff and leaching. Arsenic is present in the groundwater in concentrations greater than the drinking water standard in the following locations: Copco Lake Area, areas of the Mt. Shasta Vista Subdivision, in the valley north of Weed, in areas south and southeast of Yreka and in areas north of Yreka along Highway 263. For information regarding the Siskiyou County Department of Public Health recommendations pertaining to this issue call (530) 841-2134.

<https://www.co.siskiyou.ca.us/environmentalhealth>

**4. Klamath River Dams** - The Federal Energy Regulatory Commission (FERC) has now issued Environmental Impact Statement (EIS) (11/16/2007) on KHP re-licensing. For full details regarding relicensing of Klamath River Dams, please go to:

<https://www.waterboards.ca.gov/>

**5. Right to Farm** - Please refer to "*The Code of the West...The Realities of Rural Living - A Primer for Living in Siskiyou County California*" pages 5 and 6 for further information on this topic:

[https://www.co.siskiyou.ca.us/sites/default/files/fileattachments/county\\_administration/page/74/cao\\_20190528\\_codeof\\_thewestrestyled.pdf](https://www.co.siskiyou.ca.us/sites/default/files/fileattachments/county_administration/page/74/cao_20190528_codeof_thewestrestyled.pdf)

**6. Copco, Iron Gate and Dwinnell Dams** - The National Academy of Sciences has reported on the continuing controversy over the Klamath Reclamation Project, and has recommended, among many other mitigation's, studying the removal of Lake Shastina's Dwinnell Dam, Copco Dam and Iron Gate Dam in order to enhance salmon populations. Copco and Iron Gate Dams are currently involved in the process of applying for re-licensing. The re-licensing is opposed by several groups and is not yet completed. These opposing groups want the dams removed and the outcome is not yet decided. Additionally, various groups have filed a lawsuit in 2012 regarding Lake Shastina's Dwinnell Dam. For more information, visit the State of California North Coast Regional Water Quality Control Board:

<https://www.waterboards.ca.gov/northcoast/>

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**7. Volcanic & Seismic Disclosures** - Mt. Shasta is considered by geologists to be an active volcano. The State of California has not mapped our area for seismic hazard zones. Please refer to the Natural Hazard Disclosure Report for additional information, and for even further information, buyers are advised to view the following website:

<http://ssc.ca.gov/disasters/volcano/>

**8. Homeowners Association Compliance** - If the property being purchased is located within any subdivision which has a homeowners association, prospective buyers are advised to contact the association and request that they conduct an inspection of the subject property in order to provide you with documentation that the property being purchased is in compliance with all of the rules and regulations of the association. If not, prospective buyers should ask to be provided with a list of items that do not comply so that they are informed of issues with the property.

**9. Wells and Septic Systems** - Well and septic system issues are governed by the Siskiyou County Public Health Department. Questions and concerns regarding permitting and required standards for wells and septic systems should be directed to the sanitarian for the area in which you are purchasing property. (530) 841-2134

**10. Wetlands** - Some lands in Siskiyou County are under the jurisdiction and control of the US Army Corps of Engineers and are subject to restrictions regarding development and building. For information regarding jurisdictions which may impact the use of property you may be considering, contact both the Siskiyou County Planning Department, 806 South Main Street, Yreka, CA 96097 (530) 841-2100 and the Army Corp of Engineers, 601 Startare Dr #100, Eureka, CA 95502 (707)443-0855 <https://www.usace.army.mil/>

**11. Open Range** - Siskiyou County is an OPEN RANGE county. Property Owners must fence livestock out! Copies of the laws affecting your property are available at the Siskiyou County Planning Department at (530) 841-2100. These laws affect most property in Siskiyou County and prospective owners should be aware of their provisions.

**12. Logging** - Purchasers of property in forested areas should be aware that surrounding properties may be subject to future logging. Property owners may be subject to road building, noise, dust, truck traffic and other issues associated with commercial logging.

**13. CalFire Defensible Fire Space Requirements** - A Defensible Space of 100 feet around your home is required by law. For further information regarding these important requirements, please go to:

<https://www.fire.ca.gov/programs/communications/defensible-space-prc-4291/>

<http://www.mkwc.org/programs/fire-fuels/firewise-resources/creating-defensible-space/>

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**14. Hazardous Materials** - Hazardous and toxic waste products and materials are and have been discovered on properties that have been used for mining, logging, farming, ranching, wood milling, and also at residences. Underground fuel tanks are not uncommon in Siskiyou County. Contaminants that come from sources other than fuel hazardous waste issues are addressed by the State of California and the Siskiyou County Public Health Department. If you suspect there may be contaminants on a property you may be purchasing contact Public Health at (530) 841-2134.

<https://www.co.siskiyou.ca.us/environmentalhealth/page/hazardous-materials-management-cupa>

**15. Algae Bloom** - People whose skin comes in contact with algal toxins through swimming or other water activities may experience itching, rash, irritated eyes, sore throat or other hay fever-like symptoms. This may be caused by person's sensitivity to the components of algae rather than the toxin. Further information is located here:

[https://www.mywaterquality.ca.gov/habs/where/freshwater\\_events.html](https://www.mywaterquality.ca.gov/habs/where/freshwater_events.html)

**16. Water Rights** - Property being sold within Siskiyou County may or may not include rights to water either above ground or underground. Water issues, such as water right, are not generally covered in a Preliminary Title Report and or any subsequent title insurance policies. For more information regarding water rights, contact the Department of Water Resources (916) 341-5300.

<https://www.waterboards.ca.gov/waterrights/>

**17. Regional Water Issues Affecting Waterways within Siskiyou County** - Properties located near or adjacent to Siskiyou County waterways may be subject to control by the North Coast Regional Water Quality Control Board: <https://www.waterboards.ca.gov/northcoast/> Items such as the Total Maximum Daily Load (TMDL) are important issues to understand before you purchase property with waterways such as the Scott River, Klamath River, Shasta River and the Salmon River. The Clean Water Act of 1972 gave the State Water Resources Control Board and the US Environmental Protection Agency (EPA) the authority to establish TMDL's under Section 303(d). The Clean Water Act can be found at:

<https://www.epa.gov/laws-regulations/summary-clean-water-act>

**18. Marijuana Cultivation** - On November 5, 1996, California voters passed Proposition 215 (The Compassionate Use Act of 1996) and on January 1, 2004 Senate Bill 420 became effective (The Medical Marijuana Program Act), clarifying and expanding Proposition 215. On April 8, 2015, the Siskiyou County Board of Supervisors adopted Ordinance No. 15-04, and on December 8, 2015

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subsequently adopted Ordinance No's 15-18 and 15-19 (both of which were approved under a county referendum vote on June 7, 2016) which regulate the cultivation of marijuana on parcel of real property in Siskiyou County. The two laws and county ordinances address the possession, use, cultivation and distribution of marijuana for medical purposes in the State of California and unincorporated areas of Siskiyou County. Marijuana, regardless of the use, remains illegal under federal law. This has resulted in a conflict between State and Federal Law and has therefore created enforcement questions and issues. Potential buyers of real property in Siskiyou County should be aware that many parcels in the County, improved and unimproved, have been and are being utilized for the cultivation and/or distribution of marijuana. Such use and the legality of such use may affect the value and /or desirability of certain parcels adjacent to and near other parcels. Real estate agents cannot advise as to the legality under California Law of any such use. Potential buyers of real property should direct all such inquiries to the Siskiyou County Sheriff's Department at 305 Butte Street, Yreka, CA 96297, (530) 842-8300 and the Siskiyou County Community Development Department, 806 South Main Street, Yreka, CA 96097, (530) 841-2100

**Siskiyou County Website:** <https://www.co.siskiyou.ca.us/>

**19. CodeRED Emergency Alert** - Siskiyou County is part of the **CodeRED** Emergency Alert System. This service can be used in case of fires, chemical spills, evacuations, lock downs, downed power lines, lost individuals, natural disasters, abductions, water system problems, bomb threats, or other emergencies. Calls can be geographically targeted for localized messaging. To register your cell phone, devices, home phone and email:

<https://www.co.siskiyou.ca.us/emergencyservices/page/codered-emergency-alert>

By signing below, Buyer and Seller acknowledge that each has read, understands and received a copy of this Advisory. Buyer and Seller are encouraged to read carefully. **REFERENCED AGENCIES AND WEBSITES HAVE IMPORTANT, BUT MAY NOT HAVE COMPLETE, INFORMATION REGARDING ISSUES THAT PERTAIN TO SISKIYOU COUNTY; THEREFORE, YOU ARE STONGLY ADVISED TO INVESTIGATE FURTHER.** This advisory is for informational purposes only and is not intended to be exhaustive of issues or conditions that may affect the use, value or desirability of real property in any specific transaction, Although the information provided above is deemed to be accurate, it is not guaranteed and it is not a substitute for Buyer(s) and Seller(s) independent investigation of specific issues or conditions.

Buyer (Sign & Date) \_\_\_\_\_

Buyer (Sign & Date) \_\_\_\_\_

Seller (Sign & Date)  \_\_\_\_\_ 01/26/2022

Seller (Sign & Date)  \_\_\_\_\_ 01/26/2022 3:27:56 AM GMT

**This Siskiyou County Local Real Estate Advisory Disclosure has been produced by the Siskiyou Association of REALTORS®, Inc. This form is intended for the use of the members of the Siskiyou Association of REALTORS® Multiple Listing Service in the geographical and marketing area of Siskiyou County, California. The terms of the California Association of REALTORS® User Protection Agreement do not apply to this form.**