

Butte County Foothill Properties General Disclosures/Advisory

The Butte County foothills are a great place to live. They offer a wonderful variety of natural beauty, wildlife, micro-climates, and community spirit. We welcome you to the area and hope that you find it an enjoyable place to live for years to come.

Because many buyers and new residents may not be familiar with the joys and challenges of living in this area, we have developed this general disclosure to highlight some of the characteristics of the area. Phone numbers listed are for buyer's convenience and may have changed since this document was created. This list is not intended to be an all-encompassing list and should not replace buyer's own thorough investigation of all area and property characteristics to their contractual and personal satisfaction.

Fire

Most communities in the foothills of Butte County are located in Wildland Fire or Very High Fire Hazard Severity zones. Cal Fire requires residents to maintain a defensible space around your home and along egress routes. Contact Cal Fire (530-538-7111), www.ReadyforFire.org, and/or Butte County Fire Safe Council (530-877-0984) for more information. Due to the fire zone classification, homeowners insurance costs are expensive. Buyer should verify insurance costs with their insurance company. All residents are also encouraged to learn their Evacuation Zone, which can be found at www.buttecounty.net/1498/Know-Your-Zone.

Wells

Most homes in the foothills of Butte County are served by domestic wells. Wells may be private, shared, or part of a Mutual Water company. We encourage buyers to investigate to their satisfaction the well's productivity and condition, as well as the water quality. Buyers are also encouraged to review to their satisfaction, any shared well agreement or mutual water company agreement. Well logs from original drilling may be available by calling the Butte County Health Department (530-538-7281).

Septic

Most homes in the foothills of Butte County are served by septic systems. We encourage buyers to investigate to their satisfaction the septic system's condition. Septic records can be obtained by calling the Butte County Health Department (530-538-7281).

Post Office

Most homes in the foothills of Butte County do not receive mail delivery to the home. Homes that do not receive mail delivery to the home may have mail delivered to an assigned mail boxes through the USPS and may be eligible for a Post Office Box at no charge. Contact the local Post Master for more information.

Internet and Cell Service

As a rural area, several portions of Forest Ranch and other rural Butte County areas are not covered by cell service and/or internet service. Verizon does have a cell tower in Forest Ranch, so many residents receive better cell coverage with Verizon, than other carriers, but it does not work in all areas of Forest Ranch. Even homes that currently have phone and internet service, may have service connection declined at change of ownership. We have been told that AT&T is no longer hooking up new residents to DSL. Internet/DSL, phone and cell coverage areas change from time to time, and availability should be verified by buyer with their provider, Verizon, Hughes.net, AT&T, Starlink, etc.

Zoning and Public Records

Buyers are encouraged to contact Butte County Planning Department (530-538-5359) for more information regarding zoning and building records. Certain public records may be beneficial for buyer’s understanding and evaluation of any property they are considering for purchase. Building records can be reviewed through the county at 7 County Center Drive, Oroville. Staff professionals within these public offices are available to aid in interpreting these documents.

Power Outages

As a rural area, it typically takes a bit longer for power to be restored to the foothill areas of Butte County in the event of an outage, than it might in a larger community. During windy and/or low humidity conditions, PG&E has Planned Safety Power Shutdowns (PSPS). For more information you can contact PG&E (800-743-5000).

Wildlife

The foothill range is home to a wide variety of wildlife. Wildlife often roams through our properties and near our homes. Local wildlife includes deer, fox, bears, mountain lions, bobcats, skunks, rabbits, raccoons, bats, rattlesnakes and various other snake species, various spider and insect species, including ticks and bark beetles, and various bird species. Once again, this list is not an all-encompassing list and should not replace buyer’s own thorough investigation. For more information contact Butte County Animal Control (530-538-7409) or the Department of Fish and Game. Poison oak is also found in the area.

Snow

The foothill areas of Butte County vary in elevation significantly. Forest Ranch varies in elevation from approximately the 1800 ft elevation to 3500 ft elevation. Downtown Forest Ranch (Nopel Ave. at Hwy 32) is at approximately 2200 ft elevation. During the winter months, downtown Forest Ranch typically receives 2 to 6 occurrences of snow accumulation. Accumulation downtown generally ranges from 1” to 6” in depth. Properties at higher elevations typically receive a greater number of snow occurrences and significantly deeper accumulation. Snow accumulations varies significantly year to year and much deeper snow accumulation downtown have been recorded, as well as years with little to no snow accumulation. County maintained roads and Hwy 32 are typically plowed during snow occurrences. Some private roads are also plowed, if the properties owners have contracted and paid for those services through a private company.

School

The Forest Ranch Charter School (FRCS) is a free, public school serving students in K-8th grades from Forest Ranch and surrounding areas. Admission is based on space availability and determined through a lottery process and/or wait list, as needed. Currently the Forest Ranch “neighborhood” schools through Chico Unified School District (CUSD) are Little Chico Creek Elementary School, Marsh Middle School, and Chico High School, however boundary lines do change, so these “neighborhood” schools may vary over time. Currently school bus service to Chico is provided through the district at a charge. Please contact FRCS (530-891-3154) and/or CUSD (530-891-3000) with specific questions.

Summary

We hope that you have found this information to be beneficial. Buyers are urged to contact these sources, and explore these characteristics and records to their contractual and personal satisfaction within the timelines allowed in their purchase contract. Failure to take advantage of these opportunities shall be buyer’s responsibility.

Buyer	Date	Buyer	Date
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