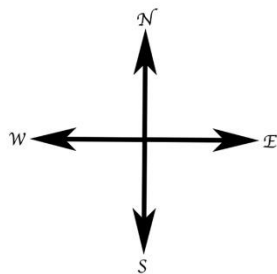


# San Diego County Local Area Disclosures



## INTRODUCTION

### PURPOSE OF DISCLOSURES AND IMPORTANT CONSIDERATIONS

These San Diego County Local Area Disclosures (“Disclosures”) are intended to be reviewed by both the Buyer and Seller in addition to all other disclosures related to the real estate transaction, which include but are not limited to, the Statewide Buyer and Seller Advisory (Form SBSA from the California Association of REALTORS® (“C.A.R.”)). These Disclosures are not intended to eliminate a potential Buyer’s duty to conduct physical inspections and further investigation of a property nor do these Disclosures alleviate a Seller or its agents from making the legally required disclosures for real estate transactions.

### MAP OF SAN DIEGO COUNTY

The cover page map outlines the various geographical areas of San Diego County which are discussed in these Disclosures. Please be advised that this map is not to scale and is provided for orientation purposes only.

### DISCLAIMERS:

**IMPORTANT CONSIDERATION: Please be advised that buyers are strongly encouraged to review and inspect all disclosures and to otherwise satisfy themselves with regard to the Disclosures contained in this document and any other condition of the property, during the inspection period under the purchase contract, prior to the removal of contingencies, and prior to Close of Escrow.**

REALTORS® Associations: Please be advised that these Disclosures were prepared by the North San Diego County Association of REALTORS® and the Pacific Southwest Association of REALTORS® and their agents and employees. While these Disclosures have been approved by these Associations, the Associations make no representation or warranty as to the adequacy or the validity of these Disclosures in any real estate transaction and conditions may have changed since the information in these Disclosures was received by the Associations.

BROKERS: Please be advised that these Disclosures are made for informational purposes only and the Broker providing these Disclosures makes no representation or warranty as to the adequacy or the validity of these Disclosures in any real estate transaction, and the Broker assumes no legal responsibility for accuracy.

**TABLE OF CONTENTS**

**1. GENERAL COUNTY-WIDE DISCLOSURES .....5**

**a. Proposed Development .....5**

**b. Homeowners Associations .....5**

**c. Private Transfer and Lifestyle Fees .....5**

**d. Road Maintenance .....5**

**e. Property Use Restrictions – Short-Term Rentals and Rent Control .....5**

**f. Soils, Landslides, Flooding, and Groundwater Seepage .....5**

**g. Parking .....6**

**h. Prisons and Jails .....6**

**i. Historic Properties and Districts .....6**

**j. Gas Pipelines .....6**

**k. Public Attractions .....6**

**l. Water Retrofit .....6**

**m. Illegal Encampments and Homelessness .....6**

**n. Fireplaces .....7**

**o. Trains .....7**

**p. Location of Airports within County .....7**

**q. Proposed Airport Sites and Expansion of Current Airports .....7**

**r. Traffic Throughout County .....7**

**s. Trolley Lines and Transit Busses .....7**

**t. Roadway Construction .....8**

**u. Property Tax Assessments .....8**

**v. Connection to Utilities and Potential Blackouts .....8**

**2. ENVIRONMENTAL DISCLOSURES .....8**

**a. Earthquakes .....8**

**b. Flood Areas .....8**

**c. High Winds .....8**

**d. Coastal Areas .....9**

**e. Hazardous Materials .....9**

**f. Mold .....9**

**g. Animals .....9**

**h. High Voltage Power Lines .....9**

**i. Local Vegetation, Groves, and Crops .....9**

**j. San Onofre Nuclear Generating Station .....9**

**k. Naval and Military Bases .....9**

**l. Desalination Plants .....10**

**m. Landfills .....10**

**n. Water Availability .....10**

**o. Water Quality and Wells .....10**

**p. County Health Directives/Orders/Ordinances .....10**

**q. Other Environmental Concerns .....10**

**3. DISCLOSURES BY REGION .....11**

**a. CITY OF SAN DIEGO .....11**

**i. Explosive Ordinance .....11**

**ii. Quarries .....11**

**iii. New Development .....11**

**iv. Nuisance and Noise .....11**

**b. SOUTHERN SAN DIEGO COUNTY .....11**

**i. California/Mexico Border .....11**

**ii. South Bay Public Attractions .....11**

**iii. Tijuana International Airport .....11**

**iv. Potential Developments in South Bay .....11**

- c. **NORTHERN AND INLAND SAN DIEGO COUNTY** ..... 12
  - i. **Quarries**..... 12
  - ii. **Farm/Agriculture Use of Areas – Odors**..... 12
  - iii. **Escondido – Chatham Brothers Barrel Yard – Hazardous Waste Site** ..... 12
  - iv. **Fairbanks Ranch**..... 12
  - v. **Fallbrook Public Utilities District and Rainbow Municipal Water District** ..... 12
  - vi. **Ramona Airport – Explosive Ordinance** ..... 12
- d. **EASTERN SAN DIEGO COUNTY** ..... 12
  - i. **City of El Cajon/Fletcher Hills - Ancient Slide Area** ..... 12
- e. **COASTAL SAN DIEGO COUNTY** ..... 12
  - i. **California Coastal Commission** ..... 12
  - ii. **Views of Coastal Properties** ..... 13
  - iii. **Coronado Island**..... 13
- SIGNATURE OF RECEIPT** ..... 14

## **DISCLOSURES**

### **1. GENERAL COUNTY-WIDE DISCLOSURES**

#### **a. Proposed Development**

Please be advised this is a disclosure that San Diego County is regularly undergoing various residential and commercial development projects. While certain development projects are identified in these Disclosures pursuant to their region, these disclosures are in no way a comprehensive list of all current development projects in San Diego County. Buyers and Sellers are encouraged to investigate all potential development in relation to the property with the applicable authorities.

#### **b. Homeowners Associations**

Please be advised this is a disclosure that a property may be subject to mandatory membership to one or possibly several homeowners' associations ("HOAs"). HOAs may charge mandatory membership dues and may, per its By-laws and/or Conditions, Covenants, and Restrictions, and may restrict the use and development of a property. Membership dues may be charged on a monthly, quarterly or annual basis. It is recommended that all potential buyers carefully review all HOA By-laws and/or Conditions, Covenants, and Restrictions with a legal professional.

#### **c. Private Transfer and Lifestyle Fees**

Please be advised this is a disclosure that certain HOAs in San Diego County may charge a lifestyle fee on the sale of any property within that specific development. Lifestyle fees vary by development and are subject to change. Lifestyle fees are typically a percentage of the sales price of a property. These fees could affect a potential buyer's ability to obtain financing. All prospective buyers are encouraged to contact the applicable HOA to discuss any potential lifestyle or other private transfer fees.

#### **d. Road Maintenance**

Please be advised that this is a disclosure that many properties and/or developments throughout San Diego County may be subject to road maintenance agreements or other forms of shared expense agreements. If a property is subject to such an agreement, a buyer may be responsible for a shared portion of regular maintenance fees private roads or other items. Buyers are advised to investigate the existence of any such agreement with the necessary government, municipal, or association entities.

#### **e. Property Use Restrictions – Short-Term Rentals and Rent Control**

Please be advised this is a disclosure that San Diego County and/or multiple cities within the County restrict, or are contemplating restricting, short-term and vacation rentals of residential properties. Restrictions may include renting homes on VBRO, AirBNB, Craigslist, and other short-term rental websites. Additionally, properties within the immediate surrounding area of the property at issue may be used as short-term or vacation rentals, whether or not in compliance with existing restrictions within that community. All prospective buyers are encouraged to investigate local restrictions on rentals and applicable use in the surrounding area. Please also be advised that there are numerous statewide and local proposals to enact rent control restrictions/regulations, which may limit the amount a landlord may charge a tenant for rent. Buyers are advised to investigate these issues with the applicable city, county entity for the property as well as the necessary professionals. Brokers and agents are not making any representation that any property can be used as a short-term or vacation rental or is, or is not, subject to rent control restrictions/regulations.

#### **f. Soils, Landslides, Flooding, and Groundwater Seepage**

Please be advised this is a disclosure that real estate in San Diego County is subject to subsidence, erosion, settling, slippage, earthquakes, and other movement of property. Additionally, a property may be constructed on fill or improperly compacted soils. This can result in inadequate drainage and damage to the property, including structural problems. Additionally, San Diego County is known for expansive soils conditions. There are also areas of the County that are subject to groundwater seepage. It is recommended that all prospective buyers consult with a civil or geotechnical engineer for any and all issues relating to soil stability, grading, compaction, drainage, and other soil-related conditions.

Please also be advised that San Diego County has variable climate and water conditions, which results in many areas being susceptible to flash flooding and drainage issues. Drainage issues may include, but are not limited

to, water runoff from roofs, neighboring properties, or streets. Buyers are urged, regardless of location of the property, to research the potential of flooding and the drainage of any given property.

Please also be advised that areas in San Diego County may be subject to landslides. Such designations may restrict development and require geological investigations. Please contact the appropriate government authority in your area to determine if you are impacted by any such designation. More information can be found here: [www.conservation.ca.gov/cgs/Pages/Index.aspx](http://www.conservation.ca.gov/cgs/Pages/Index.aspx).

**g. Parking**

Please be advised this is a disclosure that certain cities and municipalities restrict on-street parking in both residential and commercial neighborhoods. Additionally, some neighborhoods have limited street parking. Additionally, certain condominium and other planned communities may include a parking stall as part of the property purchase while others assign a parking stall separately. It is recommended that buyers investigate any potential parking issue that may impact their purchase of a property.

**h. Prisons and Jails**

Please be advised this is a disclosure that San Diego County has several jails, prisons, detention centers, and work camps located within the County. Such facilities may undergo expansion at any given time. Buyers are encouraged to research the locations of these facilities in relation to any potential property purchase to evaluate the potential impact upon the value or desirability of any given property.

**i. Historic Properties and Districts**

Please be advised this is a disclosure that San Diego County has a number of historical districts established that may restrict whether properties within its district may be modified or developed. Municipalities may have historical resource ordinances which may also restrict demolition or modification of certain properties, whether or not they are located within a historical district. Individual properties may also have different state and federal designations which have varying restrictions and benefits. Prospective buyers should contact their Municipality's planning department to determine whether or not a property is impacted by such ordinances or district membership.

**j. Gas Pipelines**

Please be advised this is a disclosure that San Diego County has various underground pipelines transmitting crude petroleum, natural gas, gasoline, ethanol, and other fuels. Additionally, all homes which use natural gas are connected to an underground gas distribution pipeline network. More information may be obtained from natural hazard disclosure providers as well as the National Pipeline Mapping System: [www.npms.phmsa.dot.gov/](http://www.npms.phmsa.dot.gov/), and San Diego Gas & Electric: [www.sdge.com/](http://www.sdge.com/).

**k. Public Attractions**

Please be advised this is a disclosure that San Diego County is home to numerous public attractions, such as SeaWorld, SDCCU Stadium, Del Mar Fairgrounds, Belmont Park, Petco Park, San Diego Zoo, Balboa Park, San Diego Wild Animal Park, Legoland, North Island Credit Union Amphitheatre, Pechanga Arena San Diego, Aquatica San Diego Waterpark, Barona Raceway (Ramona), as well as numerous other amphitheaters, parks, resorts, casinos, beaches, golf courses and other venues. Properties in these areas may be affected by traffic and noise which may be of concern to some buyers. Additionally, such attractions may be subject to closures for various reasons, both temporary and permanent in nature. Buyers are advised to investigate all attractions near property.

**l. Water Retrofit**

Please be advised this is a disclosure that areas within San Diego County, which include, but are not limited to, the City of San Diego and Del Mar, and the state of California require certain installations of water conservation devices, such as low-flow toilets, sinks, and shower heads upon the sale or transfer of a property. It is your duty to investigate whether these requirements exist for your potential property purchase and to ensure that such requirements are met. Certificates of compliance may be obtained from the applicable authority.

**m. Illegal Encampments and Homelessness**

Please be advised this is a disclosure that there are numerous illegal encampments and other areas with concentrated homelessness located throughout San Diego County. Given the nature of the issue, such encampments and concentrated homeless areas are often located in urban environments, surrounding locations with homeless

services (including tent facilities in the City of San Diego), in parks, canyon areas, under bridges or in other somewhat secluded areas. Moreover, given their transient nature, illegal encampments and areas of concentrated homelessness, often move frequently. Prospective buyers should investigate potential illegal encampments and areas of concentrated homelessness in their area.

**n. Fireplaces**

Please be advised this is a disclosure that many homes through San Diego County contain Rampart General fireplaces, which are prone to cracking. Repairs for such fireplaces are difficult and expensive and replacement may be required. Buyers are encouraged to have all fireplaces inspected.

**o. Trains**

Please be advised this is a disclosure that San Diego County has many trains and train tracks throughout the County. While many commercial passenger trains limit their hours of operation, there are commercial shipping trains that will operate throughout the County at all hours of the day and night. Such train operations may create noise and exacerbate traffic conditions in certain areas. Potential buyers are encouraged to research the proximity of train tracks and train stations to the property and to observe train traffic during hours of operation which at times could be in the middle of the night.

**p. Location of Airports within County**

Please be advised this is a disclosure that there are several civilian and military airports/airfields in San Diego County. These include but are not limited to: i) San Diego International Airport, ii) Borrego Valley Airport, iii) Gillespie Field, iv) Brown Field, v) Montgomery Field, vi) Oceanside Municipal, vii) Ocotillo, viii) Ramona, ix) Agua Caliente Springs, x) Fallbrook Airpark, xi) Jacumba, xii) Marine Corps Air Station – Miramar, xiii) Marine Corps Base Camp Pendleton, xiv) McClellan-Palomar, and xv) Naval Air Station North Island. These areas and possibly others are subject to aircraft noise, including helicopter noise.

Please also be advised that properties may be located under flight paths. While various commercial airports, such as San Diego International Airport, enforce “no fly” hours to avoid aircraft noise emissions at certain times, private and military airports/airfields do not have such restrictions on flight times. For example, the Marine Corps Air Station – Miramar regularly has helicopters flying between the station and Camp Pendleton. These flights may occur during both daytime and nighttime hours, seven days a week. Potential Buyers are advised to research the proximity of any property to a public, private, or military airport/airfield.

**q. Proposed Airport Sites and Expansion of Current Airports**

Please be advised this is a disclosure that several areas in San Diego County have, or may be, proposed as potential airport sites. Additionally, please be advised that the future plans for San Diego International Airport and other local airports are uncertain. It is possible that there may be future expansion or construction. More information regarding the potential expansion of San Diego International Airport and other potential airport developments, such as the expansion of the Carlsbad McClellan-Palomar Airport, may be found at the San Diego International Airport site at [www.san.org/Airport-Projects](http://www.san.org/Airport-Projects) and at the San Diego Association of Governments (“SANDAG”) website at [www.sandag.org](http://www.sandag.org).

**r. Traffic Throughout County**

Please be advised this is a disclosure that San Diego County experiences roadway traffic throughout the County. Some areas in particular may experience heavy traffic due to their proximity to naval or military bases, public attractions such as sporting and concert venues, and the coast, amongst other locales. The Caltrans website, [dot.ca.gov/](http://dot.ca.gov/), contains information regarding road closures, upcoming projects, as well as traffic.

**s. Trolley Lines and Transit Busses**

Please be advised this is a disclosure that the San Diego Metropolitan Transit System (“MTS”) operates various bus and trolley lines throughout the county. More information regarding the MTS schedule and maps, please visit: [www.sdmts.com](http://www.sdmts.com).

Similarly, the North County Transit District (“NCTD”) also operates various bus lines throughout North San Diego County. More information regarding the NCTD bus line schedule and maps, please visit: [www.gonctd.com](http://www.gonctd.com).

Please be advised that at any given time, MTS and NCTD may have several proposed routes pending approval and construction, including the Mid-Coast Trolley Expansion, which is scheduled to be completed in 2021. For up-to-date information regarding propose route expansions for MTS and NCTD, please check the above-referenced websites as well as the planning department websites for your specific city.

**t. Roadway Construction**

Please be advised this is a disclosure that the property may be in an area where local and state public authorities are completing various transportation projects. Plans and locations of such projects are regularly subject to change. It is recommended that the buyer review all CalTrans, city or county websites for additional information. For the most up to date information regarding state-sponsored road projects, please review the CalTrans website at [www.caltrans.com](http://www.caltrans.com).

**u. Property Tax Assessments**

Please be advised this is a disclosure that real estate taxes and other assessments may be imposed upon property based upon location within certain geographical locations. Assessments may include HOA fees, Mello Roos, School Bonds, and Special Districts (including, Infrastructure Financing, Community Services, Water, Fire Protection, Flood Control, Healthcare, Irrigation, Lighting, Maintenance, Metropolitan Water, Municipal Water, Miscellaneous, Public Utility, School, and other districts). For up-to-date information regarding potential financial obligations from property assessments, please contact the San Diego County Tax Assessor at: [www.sdttc.com](http://www.sdttc.com).

**v. Connection to Utilities and Potential Blackouts**

Please be advised this is a disclosure that numerous properties, particularly in more rural areas of the County, are not connected to natural gas lines, and generally, use propane tanks or some other source of fuel to provide energy for the home. Additionally, some properties, regardless of location, may not have connections to electricity, water, telephone lines, or high-speed internet. Buyers are advised to determine all utility connections that service the property and sources of fuel that are available. Various districts or municipalities may assess buyers for past due fees through escrow. These fees could include water, sewer, gas, electric or other utilities. Prospective buyers should verify past due utilities by contacting the particular local utilities. Additionally, if all utilities do not currently serve the property, Buyer to verify the availability and costs required to serve the property directly from the utility companies or public agencies involved.

Please also be advised that San Diego County experiences high winds and dry conditions that, in the past, have caused power lines to be downed, resulting in wild fires and other damage to property. As a result, utilities may institute blackouts in areas of the County, impacting the use of the property. Buyer is advised to investigate the likelihood of, and potential impacts of, blackout conditions at the property.

**2. ENVIRONMENTAL DISCLOSURES**

**a. Earthquakes**

Please be advised this is a disclosure that San Diego County has experienced earthquakes in the past and will likely experience more earthquakes in the future. Property damage caused by earthquakes is not always visible and or discoverable by agents, brokers, or potential buyers during an inspection or walkthrough of a property. Inspection by a licensed professional is recommended to determine the structural integrity of any given property. For more information, please review your Statewide Buyer and Seller Advisory provided by your agent and/or broker.

**b. Flood Areas**

Please be advised this is a disclosure that certain San Diego County properties may be subject to flooding. It is recommended that seller review any and all Natural Hazard Disclosures provided. It is also recommended that seller consult flood maps provided by the San Diego County Department of Public Works and the Federal Emergency Management Agency (“FEMA”) at: [www.sandiegocounty.gov/content/sdc/dpw/flood/flood\\_fema\\_insurance.html](http://www.sandiegocounty.gov/content/sdc/dpw/flood/flood_fema_insurance.html). Such flooding may affect the value of the property and result in damage, leaks, and embankment erosion, amongst other issues.

**c. High Winds**

Please be advised this is a disclosure that from time to time, areas in San Diego County are subject to high winds. High winds may result in damage to a property, including but not limited to, falling trees and debris, roof



damage, and flying dust and debris. Additionally, areas such as Borrego Springs may suffer from odors which are transmitted from the Salton Sea area during high wind events.

**d. Coastal Areas**

Please be advised this is a disclosure that properties located in coastal areas and/or on coastal cliffs may suffer from erosion and damages. Soil and geological stability may impact the value of the property and the ability to build. Buyers are advised to have an expert inspect such properties.

**e. Hazardous Materials**

Please be advised this is a disclosure that any given property may contain hazardous materials. This may include but is not limited to, lead, formaldehyde, asbestos, radon, and/or a substance known in the press as “Chinese drywall” (for homes built between 2003 and 2008). In addition, it is possible that hazardous materials (paints, insecticides, etc.) may remain on the property after purchase. Such materials may require removal and disclosure by a professional.

**f. Mold**

Please be advised this is a disclosure that properties may have mold, mildew, fungi, or other living organisms present. Such organisms may cause health problems. Such organisms may or may not be visible during a walkthrough or even during a home inspection by a professional home inspector. It is recommended to have the property inspected and or tested by an appropriate environmental expert. More information regarding the health risks associated with mold and other living organisms may be found at the following websites: United States Environmental Protection Agency: [www.epa.gov/mold](http://www.epa.gov/mold) | California Department of Public Health: [www.cdph.ca.gov/Programs/CCDCPHP/DEODC/EHLB/IAQ/Pages/Mold-FAQs.aspx](http://www.cdph.ca.gov/Programs/CCDCPHP/DEODC/EHLB/IAQ/Pages/Mold-FAQs.aspx).

**g. Animals**

Please be advised this is a disclosure that any given San Diego County property may be inhabited or infested with various pests and animals. Such animals may include rodents, rabbits, coyotes, snakes, lizards, other reptiles, bears, bobcats, and mountain lions. Pests may include termites, bees, flies, mosquitos, ants, wasps, etc. Please also note that certain areas in San Diego County may be inhabited by both domestic and farm animals. Lastly, please note that any given property may have had certain domestic animals reside within it in the past. Please consult with the appropriate professional for more information regarding the effect, if any, that animals and pests may have on the property.

**h. High Voltage Power Lines**

Please be advised this is a disclosure that San Diego County has several high voltage power lines throughout the County. Potential buyers are encouraged to research the proximity of any potential property to such power lines as it may affect the value of the property. More information may be found at: [www.sdge.com](http://www.sdge.com).

**i. Local Vegetation, Groves, and Crops**

Please be advised this is a disclosure that both commercial and private agricultural areas throughout the County may use both land and air insecticide spraying to protect its crops. Potential buyers are advised that these insecticides may impact surrounding properties. Please also be advised that certain properties in San Diego County may contain groves, crops, or vegetation which carry economic value. Buyers are advised to seek an appraisal and advice from qualified professionals as to the value of such items as well as the cost to maintain any such crops or groves.

**j. San Onofre Nuclear Generating Station**

Please be advised this is a disclosure that the San Onofre Nuclear Generating Station, located on Camp Pendleton, near the coast of the San Diego County/Orange County line, is an inactive nuclear power plant which contains two nuclear power generators and stores radioactive waste. The station is still in its decommission process, which will take several years to complete. More information may be found at the United States Nuclear Regulatory Commission at: [www.nrc.gov](http://www.nrc.gov).

**k. Naval and Military Bases**

Please be advised this is a disclosure that San Diego County is home to several naval and military bases, including but not limited to, Marine Corps Air Station - Miramar, Camp Pendleton, North Island Naval Station, Naval

Amphibious Base Coronado, 32<sup>nd</sup> Street Naval Station, Outlying Landing Field – Imperial Beach, the Naval Weapons Station -Fallbrook, and the Point Loma Submarine Base. In addition to potential noise pollution and traffic in these areas, it is possible that naval vessels and bases in these areas may be nuclear powered and/or carry nuclear weapons. Such military bases may also contain other military ordinance or other hazardous materials. Additionally, such military bases, including Camp Pendleton, regularly conduct training exercises that may include live artillery fire and the detonation of military ordinance. Noises from these training exercises may be heard in North San Diego County. Lastly, please be advised that these facilities may be expanded at any given time. Buyer should conduct all necessary investigation into the implications of the proximity of any property to such facilities.

**l. Desalination Plants**

Please be advised this is a disclosure that a desalination plant is located in Carlsbad, California and provides water in the County. It is possible that San Diego County may erect more desalination plants in the future. Proximity to such venues may affect property values.

**m. Landfills**

Please be advised this is a disclosure that there are several operating landfills in San Diego County, including but not limited to, the Miramar Landfill, Otay Landfill, Borrego Landfill, and the Sycamore Landfill. Additionally, there are several closed landfill sites and former refuse disposal stations. Buyers are advised to review the proximity of any such sites in relation to the property as proximity to such areas may affect property values. Please review the San Diego County website at [www.sandiego.gov](http://www.sandiego.gov) for more details.

**n. Water Availability**

Please be advised this is a disclosure that Southern California has suffered from many years of drought that may have a significant impact on the availability and cost of water service to property owners. Buyer is strongly encouraged to contact the local water district that services the subject property to verify the cost of current water service, the financial condition of the district, and any contemplated or proposed restrictions to future service.

**o. Water Quality and Wells**

Please be advised this is a disclosure that the quality of water available on at a particular property often varies by region and by individual property. Buyer is strongly encouraged to contact the local water district that services the subject property to obtain information regarding the water quality available at the property and to hire professionals to provide any environmental testing onsite. Furthermore, some properties in the County are serviced by wells located on the subject property or nearby. Buyer is advised to have an expert to inspect any wells for water output, quality, and possible contamination.

**p. County Health Directives/Orders/Ordinances**

Please be advised this is a disclosure that the County of San Diego or other governmental agencies may from time to time issue emergency orders relating to health and safety concerns due to infectious diseases or other widespread health hazards. Such orders may limit or inhibit the use of property after close of escrow. Buyers are advised to investigate all such orders with the County and/or applicable governmental agency.

**q. Other Environmental Concerns**

Please be advised this is a disclosure that these Disclosures do not contain a full list of all possible environmental concerns that may affect a property. Other environmental concerns that may affect a property include, but are not limited to, electrical and magnetic fields, methane gas, private waste disposal systems, proximity to a County or city dump, contaminated soils or wells, local restrictions on property uses and development, preservation of Native American lands and artifacts as well as of local, endangered vegetation and possible wildlife. This list is not all inclusive and all potential buyers are advised to hire licensed professionals for all inspections and environmental testing.

### **3. DISCLOSURES BY REGION**

#### **a. CITY OF SAN DIEGO**

##### **i. Explosive Ordinance**

Please be advised this is a disclosure that areas in the neighborhood of Tierrasanta and other neighboring communities may contain live, unexploded military ordinance due to the area's use as a military training base in World War II. While extensive cleanup efforts concluded in the area in 1994, caution is still required when traveling in the canyons and Mission Trails Park areas.

##### **ii. Quarries**

Please be advised this is a disclosure that there are several rock quarries in and around the City of San Diego, which may impact areas that include, but is not limited to, Canterbury Hills, El Dorado Greens, El Dorado Ridge, El Dorado Terrace, Monte De Oro, and Sunset Ridge. These areas may occasionally experience noise caused by quarry explosions.

##### **iii. New Development**

Please be advised this is a disclosure that the City of San Diego regularly undergoes new construction and other projects. As a result, there may be noise and traffic issues related to construction. Additionally, views may be affected by new buildings, trees, or other developments.

##### **iv. Nuisance and Noise**

Please be advised this is a disclosure that the City of San Diego, particularly in the more populated, urban areas, may be subject to noise from trains, trolleys, busses, events, as well as heavy traffic. Events in the area may include parades, sporting events and concerts at Petco Park or other locations downtown, and fireworks. Moreover, the downtown areas experience a high concentration of homeless and transient persons, and permanent and temporary homeless services are typically concentrated in those areas.

#### **b. SOUTHERN SAN DIEGO COUNTY**

##### **i. California/Mexico Border**

Please be advised this is a disclosure that South San Diego County may experience noise, water, and air pollution based upon its proximity to Mexico and the United States/Mexico border. For more information, please visit the San Diego County Air Pollution Control District website at [www.sdapcd.org/](http://www.sdapcd.org/) and the State of California San Diego Regional Water Quality Control Board website at [www.waterboards.ca.gov/sandiego/](http://www.waterboards.ca.gov/sandiego/). Please also be advised that people may unlawfully cross the United States/Mexico border. For more information, please visit the U.S. Customs and Border Protection's San Diego Sector website at: [www.cbp.gov/border-security/along-us-borders/border-patrol-sectors/san-diego-sector-california](http://www.cbp.gov/border-security/along-us-borders/border-patrol-sectors/san-diego-sector-california).

##### **ii. South Bay Public Attractions**

Please be advised this is a disclosure that South San Diego County is home to numerous entertainment venues, including but not limited to, the North Island Credit Union Amphitheatre Amphitheater and the Aquatica SeaWorld Water Park. Proximity to such venues may result in increased noise from concerts and events as well as traffic in those areas.

##### **iii. Tijuana International Airport**

Please be advised this is a disclosure that the Tijuana International Airport is located approximately five miles south of the United States/Mexico border. Properties in these areas may be impacted by aircraft related noise.

##### **iv. Potential Developments in South Bay**

Please be advised this is a disclosure that the Cities of Chula Vista and National City may be subject to bay front development projects. Potential buyers are encouraged to research any such potential projects with the respective city officials. In addition, Millenia is currently being built in the Otay Ranch community of Chula Vista. Millenia will be a 210-acre development consisting of 80 city blocks; 3,000 multifamily residences; 3.5 million square feet of office, retail, hospitality, civic, and mixed-use developments; six parks, a library, and a school. More information may be found on the City of Chula Vista's website at [www.chulavistaca.gov](http://www.chulavistaca.gov).

**c. NORTHERN AND INLAND SAN DIEGO COUNTY**

**i. Quarries**

Please be advised this is a disclosure that there are several rock quarries in and around the County of San Diego, which may impact areas that include, but is not limited to, Rosemary's Mountain Quarry near the San Luis Rey River in Fallbrook. These areas may occasionally experience noise caused by quarry explosions.

**ii. Farm/Agriculture Use of Areas – Odors**

Please be advised this is a disclosure that Northern and Inland San Diego County is home to numerous farms and other agricultural, ranch, dairy, and livestock enterprises. Due to this, properties in these areas may experience odors and other atmospheric conditions related to the agriculture, ranch, dairy and livestock enterprises in the area.

**iii. Escondido – Chatham Brothers Barrel Yard – Hazardous Waste Site**

Please be advised this is a disclosure that Escondido is home to the Chatham Brothers Barrel Yard, which is designated as a hazardous waste site. It is also subject to an ongoing cleanup project. Development in or around this area may require special review and approval. Buyers should research this issue and the proximity to the barrel yard with the appropriate authorities.

**iv. Fairbanks Ranch**

Please be advised this is a disclosure that Fairbanks Ranch is a private community, which is subject to By-Laws and Covenants, Conditions, and Restrictions through its HOA. Fairbanks Ranch also has several easement and common areas throughout the community which may affect a property. Fairbanks Ranch has also had soils issues due to its fill, which may need to be investigated. Lastly, Fairbanks Ranch is home to an Equestrian Center. Future plans for the vicinity as well as its use may impact the value of a property.

**v. Fallbrook Public Utilities District and Rainbow Municipal Water District**

Please be advised this is a disclosure that when purchasing a property that is within the Fallbrook Public Utilities District or the Rainbow Municipal Water District, it is possible that delinquent or otherwise unpaid fees may be assessed to you. However, the districts will accept payments of all delinquent utilities through escrow. To determine whether utilities fees are owed on a prospective property and to arrange payment, the buyer may contact the Fallbrook Public Utilities District at: [www.fpud.com](http://www.fpud.com), or call (760) 728-1125. The buyer may contact the Rainbow Municipal Water District at: [www.rainbowmwd.com/](http://www.rainbowmwd.com/), or call (760) 728-1178.

**vi. Ramona Airport – Explosive Ordinance**

Please be advised this is a disclosure that the area which includes and surrounds the Ramona Airport has been used by the military in prior decades for the detonation of ordinance. Live unexploded ordinance has been found in the area in the past and more may exist. Buyers and Sellers are encouraged and instructed to use caution when traveling through this area.

**d. EASTERN SAN DIEGO COUNTY**

**i. City of El Cajon/Fletcher Hills - Ancient Slide Area**

Please be advised this is a disclosure that that the areas of the Fletcher Hills neighborhood of El Cajon have been designated as an ancient slide area and may suffer from soils issues, which may limit development or modifications and affect the value of properties. Inspection by a licensed professional is recommended to determine the structural integrity of any given property. For more information, please review your Statewide Buyer and Seller Advisory provided by your agent and/or broker.

**e. COASTAL SAN DIEGO COUNTY**

**i. California Coastal Commission**

Please be advised this is a disclosure that construction and development of property at or near the coast, protected waterways, and coastal habitats of San Diego County may be subject to the jurisdiction and regulation of the California Coastal Commission. The development of any beachfront property may also be impacted

by the determination of mean high tides lines in relation to the boundary lines. For further information, please contact the California Coastal Commission at [www.coastal.ca.gov](http://www.coastal.ca.gov).

**ii. Views of Coastal Properties**

Please be advised this is a disclosure that many coastal properties in San Diego County are subject to restrictions regarding development and/or height of construction that may impact other property's views. If no such restrictions exist, it is possible that the prospective property is subject to view restrictions by development in the future. If views or development of a property are concerns for any potential buyer, that buyer is encouraged to contact the appropriate city or county authority to determine the existence and extend of such restrictions.

**iii. Coronado Island**

Please be advised this is a disclosure that Coronado contains several military bases which may contain conventional and nuclear weapons. For more information on Naval Base Coronado, please visit: [www.cnic.navy.mil/regions/cnrsw/installations/navbase\\_coronado.html](http://www.cnic.navy.mil/regions/cnrsw/installations/navbase_coronado.html). Furthermore, the City of Coronado has implemented restrictions on development, zoning and has imposed a historic demolition ordinance to significantly limit the ability to modify or demolish structures over 75 years and develop new structures. Buyers are urged to consult with the City and necessary professionals if development or modification is contemplated.

**SIGNATURE OF RECEIPT**

Please be advised that the Disclosures above, while believed to be true and correct, are not intended to be a complete compilation of all possible conditions or issues in San Diego County. There may be new and/or additional conditions that may affect a property and its value.

BUYER SHOULD INVESTIGATE AND OBTAIN INFORMATION ON ALL ISSUES OF CONCERN AND SHOULD NOT SOLELY RELY ON THE INFORMATION RECEIVED FROM THESE DISCLOSURES, OR HIS/HER AGENTS, BROKERS, OR THE SELLER. YOUR BROKER AND AGENT HAS PROVIDED THESE DISCLOSURES FOR INFORMATIONAL PURPOSES ONLY AND HAS NOT INVESTIGATED THESE ISSUES.

I HAVE READ THESE DISCLOSURES AND THE ACCOMPANY DISCLAIMER AND I ACKNOWLEDGE THAT I HAVE RECEIVED AND REVIEWED THESE DISCLOSURES AND HAVE BEEN ADVISED TO CONDUCT ALL NECESSARY INSPECTIONS AND INVESTIGATIONS.

**BUYER:**

Date: \_\_\_\_\_

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Signature

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Printed Name

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

**SELLER:**

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature

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Printed Name