



N·C·S·D

Northstar Fire Department
Northstar Community Services District
910 Northstar Drive, Northstar, CA 96161
P: 530.562.1212 • F: 530.562.0702 • www.northstarcsd.org

Board of Directors
WARREN "CHIP" BROWN, PRESIDENT
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Northstar Community Services District
Wildfire Defensible Space Disclosure Form

Legal Requirements

A signed copy of this Wildfire Defensible Space Disclosure Form (Form) must be returned to the Northstar Community Services District (NCSO or District), and a defensible space inspection must be completed before the close of escrow, pursuant to Public Resources Code (PRC) section 4291, California Code of Regulations (CCR) title 14, section 1299.03, and NCSO Ordinance 35-19.

The NCSO area has been designated a *Very High Fire Severity Zone* by Cal Fire. This form contains important information regarding the defensible space requirements in effect within NCSO boundaries. This form is to be reviewed and acknowledged by the Buyer of real property within the District.

Disclosure Document

During escrow, the Buyer must review the information provided in and with this form, sign in acknowledgment of receipt, return a signed copy to the District, and include a copy in the transfer documentation packet that the Buyer retains.

The purpose of the defensible space requirements is to reduce the likelihood of wildfire spreading to homes. NCSO requires all homeowners to maintain their property in compliance with these state, county, and local laws to create a "defensible space" around the home.

Before the close of escrow, the Seller of real property within the District must request a defensible space inspection. If an inspection report identifies violations, the Seller is not obligated to make corrections before the close of escrow or transfer of ownership, but the Buyer assumes responsibility for correcting any remaining violations within the time frame noted on the inspection report. Failure to comply with defensible space requirements will subject a property owner to the enforcement measures identified in NCSO Ordinance 35-19.

Attached is a copy of the Defensible Space Inspection Report for the property up for sale. If the property is defensible space compliant, the box "No Violations Observed" will be marked on page 1 of 2. If the property has outstanding violations that must be corrected, such violations will be individually identified on page 2 of 2.

Homes are also periodically inspected by the Northstar Fire Department for compliance. The Fire Department identifies requirements for homeowners and sets timelines for remediation. NCSO is authorized to enforce the state, county and local defensible space requirements to the fullest extent of the law to ensure compliance.

Signatures

The undersigned acknowledges that they have received a copy of this Form:

The undersigned acknowledges that they have received a copy of the Defensible Space Inspection Report (Inspection Number # _____):

Buyer(s) _____ **Date** _____

Street Address of Property _____

Assessor's Parcel Number _____