

**EL DORADO COUNTY ASSOCIATION OF REALTORS®  
LOCAL BUYER AND SELLER ADVISORY**

NOTE: THIS ADVISORY HAS BEEN PREPARED BY THE EL DORADO COUNTY ASSOCIATION OF REALTORS® FOR THE PURPOSE OF PRESENTING ADDITIONAL INFORMATION TO BUYERS AND SELLERS CONCERNING PROPERTY LOCATED IN EL DORADO COUNTY, CALIFORNIA. THE EL DORADO COUNTY ASSOCIATION OF REALTORS® WEBSITE IS LOCATED AT: [WWW.EDCAR.ORG](http://WWW.EDCAR.ORG).

**Property Address:**

---

---

**Please Note:** Brokers cannot and will not verify the information provided by any governmental agency. The Real Estate Agents involved in this transaction are providing this information as a customer service and this Advisory should not be considered to be an exhaustive or inclusive list of resources that a Buyer can and should review to determine for themselves whether or not to proceed with the transaction.

Broker makes no representations or guarantees as to the timeliness or accuracy of the information supplied at the websites referenced or at the other listed locations.

**A. REQUIRED LOCAL REAL ESTATE TRANSFER DISCLOSURE STATEMENTS:**

ATTACHED TO THIS ADVISORY ARE THE FOLLOWING REAL ESTATE TRANSFER DISCLOSURE STATEMENTS THAT ARE MANDATED BY THE COUNTY OF EL DORADO AND EACH DISCLOSURE IS TO BE DELIVERED BY THE SELLER TO THE BUYER:

- **FIRE PROTECTION, VEGETATION MANAGEMENT AND DEFENSIBLE SPACE**
- **SERPENTINE ROCK/NATURALLY OCCURRING ASBESTOS**
- **AGRICULTURAL PROTECTIONS**
- **OTHER: \_\_\_\_\_**

**B. FIRE PROTECTION AGENCIES/DISTRICTS:** It is very important that Buyer or Buyers determine and/or confirm which local fire protection agency/district has jurisdiction with respect to the property which is the subject matter of this transaction. Attached to the disclosure is a list of local, state and federal fire agencies/districts which may have jurisdiction for the property in question. Additional information may be available online at Fire Safe Council, [www.edcfiresafe.org](http://www.edcfiresafe.org); U.S. Forest Service, [www.fs.fed.us](http://www.fs.fed.us); Cal Fire, [www.readyforwildfire.org](http://www.readyforwildfire.org).

**Buyer's Initials** (\_\_\_\_\_) (\_\_\_\_\_)

**Seller's Initials** (\_\_\_\_\_) (\_\_\_\_\_)

**C. ASBESTOS IN EL DORADO COUNTY:** The El Dorado County Air Quality Management District (District) regulates Naturally Occurring Asbestos. However, the District has not been delegated the authority to regulate demolition or renovation of facilities that may contain asbestos containing building materials. The California Air Resources Board (CARB) regulates facility demolition and renovation by requiring notification, conducting inspections, investigating complaints, collecting asbestos samples and taking enforcement actions. In this context "Facility" means any institutional, commercial, public, industrial or building containing condominiums or individual dwelling units operated as a residential cooperative (but excluding residential buildings having four or fewer dwelling units); and any active or inactive waste disposal site Facility owners and operators must notify CARB at least 10 days prior to any demolition or renovation activity.

**Naturally Occurring Asbestos (NOA) in El Dorado County:** Naturally Occurring Asbestos is prevalent in at least 44 of California's 58 counties. Asbestos is the name for a group of naturally occurring silicate minerals. Asbestos may be found in serpentine, other ultramafic and volcanic rock. Serpentine is the California State Rock. When rock containing NOA is broken or crushed, asbestos may be released and become airborne, causing a potential health hazard.

**El Dorado County Air Quality Management rule 223-2:** Requires activities to reduce asbestos dust created from earth moving activities. An Asbestos Dust mitigation plan must be prepared, submitted, approved and implemented when more than 20 cubic yards of earth will be moved at all sites identified as being in an Asbestos Review Area.

**Additional information may be found** on the El Dorado County Air Quality Management District's website at: <https://www.edcgov.us/Government/AirQualityManagement/Pages/asbestos.aspx>

**D. AGRICULTURAL PROTECTIONS AND RIGHT TO FARM ORDINANCE:** Buyer and Seller are advised that the County of El Dorado has adopted a Right to Farm ordinance which is currently found in Chapter 130.40.29 of the El Dorado County Code. It is the declared policy of the county to conserve and protect agricultural lands and encourage agricultural operations within the county. A stated purpose is to ensure that agricultural lands and operations are not curtailed or limited due to nuisance complaints which could cause detriment of the economic viability of the Agricultural industry. "Agricultural operations" means activities relating to agricultural use including, but not limited to, the cultivation and tillage of the soil, the burning of agricultural waste products or other agricultural burning, protection of crops and livestock from insects, pests, diseases, birds, predators or other pests damaging or could potentially damage crops, the proper and lawful use of agricultural chemicals, including but not limited to the application of pesticides and fertilizers, or the raising, production, irrigation, pruning, harvesting, or processing of an agricultural commodity, including any type of crop or livestock, and any forestry improvements and timber harvesting and processing. Seller and Buyer are advised to consult with the County to ensure that all requirements of the ordinance will be complied with and that the ordinance will not affect Buyer's intended uses of the property. Additional information may be found on the El Dorado County Agricultural Departments website at: <http://edcgov.us/Ag/> and [https://www.edcgov.us/Government/ag/pages/right\\_to\\_farm\\_ordinance.aspx](https://www.edcgov.us/Government/ag/pages/right_to_farm_ordinance.aspx)

**E. LOCAL AIRPORTS:** El Dorado County has five airports as follows: (a) Cameron Air Park which is located two miles north of U.S. Highway 50 on Cameron Park Drive in Cameron Park; (b) Placerville Airport located approximately three miles southeast of Placerville; (c) Georgetown Airport which is located approximately two miles northwest of Georgetown; (d) Swansboro Country Airport located in the Swansboro Development north of Placerville; and (e) South Lake Tahoe on U.S. Highway 50. Commercial aircraft operating out of Mather Field in Sacramento also fly over western El Dorado County. Buyer is advised to satisfy himself or herself as to the location of any of these airports and whether noise, air pollution or the land use policies surrounding any airport is of concern to Buyer. El Dorado County's airports each has a Comprehensive Land Use Plan which may be obtained at the County.

**Buyer's Initials** (\_\_\_\_) (\_\_\_\_)

**Seller's Initials** (\_\_\_\_) (\_\_\_\_)

**F. INDIAN GAMING CASINO:** The Shingle Springs Band of Miwok Indians has established an Indian gaming casino at the Shingle Springs Rancheria in Shingle Springs (known as Red Hawk Casino). Buyer is advised to investigate all issues concerning the casino and the effect, if any, on Buyer(s) purchase.

**G. PARCEL INQUIRY INFORMATION SYSTEM:** Data for any El Dorado County Assessor’s Parcel regarding its Acreage, Census Tract, Fire District, Flood Zone, General Plan Land Use, Rare Plant Mitigation, School District, Supervisorial District, Water District and Zoning may be found on the El Dorado County Surveyor’s website at: [https://www.edcgov.us/Government/Surveyor/Pages/parcel\\_inquiry\\_application-gotnet.aspx](https://www.edcgov.us/Government/Surveyor/Pages/parcel_inquiry_application-gotnet.aspx)

**H. GENERAL PLAN AND ZONING ORDINANCES**

El Dorado County has a responsibility to develop, adopt and maintain a General Plan pursuant to State Planning and Zoning Law. The 2004 El Dorado County General Plan provides for long range direction and policy for the use of land within the county. The Zoning Ordinance is adopted to be consistent with the General Plan. Where an inconsistency is discovered between the General Plan and the Zoning Designation for a lot, the General Plan designation shall govern. Buyer is advised to satisfy himself or herself on the General Plan land use designation and Zoning of the subject property, surrounding properties and other properties of interest to the Buyer.

The 2004 El Dorado County General Plan may be found online at: [https://www.edcgov.us/Government/planning/Pages/adopted\\_general\\_plan.aspx](https://www.edcgov.us/Government/planning/Pages/adopted_general_plan.aspx)

The El Dorado County Zoning Ordinance may be found online at: [https://www.edcgov.us/Government/planning/Pages/zoning\\_ordinance.aspx](https://www.edcgov.us/Government/planning/Pages/zoning_ordinance.aspx)

**I. GENERAL PLAN CONSISTENCY FOR BUILDING AND GRADING PERMITS:**

- When applying for a grading or building permit, the applicant may also be required to complete a checklist to verify the application is consistent with the El Dorado County General Plan and County Ordinances. Ordinance No. 4777 pertains to Single Family Residential property, and Ordinance No. 4666 pertains to Non-Residential and Multifamily Property. Information may be found on the El Dorado County Development Services website at: <http://edcgov.us/DevServices>
- Regulations to protect Endangered Species/Special Status Species, and the Ecological Preserves Ordinance, may be found on the El Dorado County Planning Services website at: <http://edcgov.us/Planning> and [https://www.edcgov.us/Government/planning/Pages/special\\_status\\_species.aspx](https://www.edcgov.us/Government/planning/Pages/special_status_species.aspx)

Regulations to protect Oak Woodlands and Oak Trees may be found on the El Dorado County Planning Services website at: <http://edcgov.us/Planning> and [Specific information for the removal of an Oak Tree](#) may be found online in General Plan Policy 7.4.5.2., through a link to General Plan Policies Related to Oak Woodland Conservation at: [https://www.edcgov.us/government/planning/oakwoodlands/documents/Oak\\_052008\\_CompleteDocument.pdf](https://www.edcgov.us/government/planning/oakwoodlands/documents/Oak_052008_CompleteDocument.pdf)

Buyer’s Initials (\_\_\_\_) (\_\_\_\_)

Seller’s Initials (\_\_\_\_) (\_\_\_\_)

**J. PURCHASE OF NON-SUBDIVISION/RURAL PROPERTY:** Many properties offered for sale in El Dorado County are rural properties (one acre or larger) or lots that were not developed as part of a planned unit subdivision. A Buyer purchasing such properties should more fully investigate (a) the need for a survey to accurately determine boundaries and parcel size; (b) the existence of easements and encroachments which may or may not be of public record; (c) the quality and quantity of well water if well water is used; (d) the condition of any septic system; (e) if access is by a private road whether there is a recorded right-of-way and a road maintenance agreement in place; (f) the location of any mine shafts on the property and the hazards posed thereby; (g) any special requirements due to wild fire hazards; (h) whether a Certificate of Compliance may be needed before a building permit may be obtained; (i) whether the abandoned Southern Pacific Railroad right-of-way to be developed by the County for recreational use is near the property; and (j) whether the existence of a well or a septic system on a neighboring property may impact the use of the subject property. The above issues often involve title and legal opinions or require investigation, survey, and evaluation by an appropriate professional, which evaluations real estate agents are not qualified to render or perform.

**K. RECORDING FEE ALLOCATION:** As per the California State Government Code 27388, the El Dorado County Board of Supervisors adopted Resolution 015-2009 that set a \$3.00 fee to be attached with the recording of certain real estate instruments. The fees are placed into a real estate trust fund and primarily utilized by the District Attorney to pay for the costs incurred for the prevention of real estate fraud. These costs include educating the public through various media venues as well as providing funding for the investigation and prosecution of persons involved in real estate fraud. Should an individual who resides within the County of El Dorado encounter what they perceive to possibly be some type of real estate fraud, they should contact the District Attorney's Office at 866-629-0171, or visit their website at:  
<https://www.eldoradoda.com/programs/fraud/>

**L. PRIVATE SEWER LATERAL REQUIREMENTS (CITY OF PLACERVILLE ONLY):** The city of Placerville has adopted an ordinance to provide for the operation and maintenance of the City's wastewater conveyance and treatment facilities in a reliable and serviceable manner and to reduce infiltration and inflow (I&I) into the City's sanitary sewer collection system and to reduce or eliminate sanitary sewer overflows (SSOs). This Private Sewer Lateral Ordinance establishes regulations and enforcement for the inspection, testing, repair, replacement, and ongoing maintenance of Private Sewer Laterals (PSLs) resulting in the issuance of a Certification of Lateral Compliance (COLC).

Compliance is verified through a Certification of Lateral Compliance (COLC), which is required before property transfer. Failure to comply with maintenance or COLC requirements can delay property sales and lead to enforcement actions.

For a comprehensive review of the requirement, please review the ordinance in its entirety here:

[https://codelibrary.amlegal.com/codes/placervilleca/latest/placerville\\_ca/0-0-0-13230](https://codelibrary.amlegal.com/codes/placervilleca/latest/placerville_ca/0-0-0-13230)

You may also find a presentation here to help you understand your Private Sewer Lateral and the ordinance:

<https://www.cityofplacerville.org/media/Building%20Division%20Files/Private%20Sewer%20Laterals%20Presentation%20-%202005-24-23.pdf>

**I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS ADVISORY.**

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

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

BUYER: \_\_\_\_\_

BUYER: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

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

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

SELLER: \_\_\_\_\_

SELLER: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

*LBSA Revised 07/2024*