

**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:**

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**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*

**REAL ESTATE TRANSFER DISCLOSURE STATEMENT  
(Fire Protection, Vegetation Management and Defensible Space)**

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE COUNTY OF EL DORADO, STATE OF CALIFORNIA, DESCRIBED AS \_\_\_\_\_. THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH ORDINANCE NO. 4261 OR COUNTY CODE AS OF DECEMBER 10, 2003 AND ORDINANCE 5101, CHAPTER 8.09 AS OF APRIL 30, 2019. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPALS IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTION OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

**SELLERS INFORMATION**

The seller hereby discloses the following information with the knowledge that even though this is not a warranty, prospective buyers may rely on this information in deciding whether, and on what terms, to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

**THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AS REQUIRED BY THE COUNTY OF EL DORADO AND ARE NOT THE REPRESENTATION OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN BUYER AND SELLER.**

1. Buyer is advised that this property is within an area of state responsibility for fire protection and is within a wild land area which may contain substantial forest or wildfire risks and hazards, subject to the fire prevention measures of Public Resources Code Section 4291. Further, that it is not the State's responsibility to provide fire protection services to any building or structure located therein; which is therefore the responsibility of the local fire district.
2. Buyer is advised that vegetation management and defensible space is required by law. The buyer or new property owner is required to provide defensible space in accordance with El Dorado County Ordinance 5101, Chapter 8.09, which creates the minimum rules for vegetation management in the County.
3. Understanding and cooperation of property owners is essential to provide adequate fire protection services. The buyer or new property owner can help by providing a defensible space around structures, reducing flammable vegetation on roads and driveways, widening of narrow roadways or driveways, and providing proper road signs and number signs which meet fire safety requirements for existing properties. Your local fire agency (local fire district, California Department of Forestry & Fire Protection - CAL FIRE, or United States Forest Service - USFS) may provide additional information regarding the risks and hazards of forest fires and wild land fires for specific properties.

**TO BE FILLED OUT BY THE SELLER:**

Local Fire District: \_\_\_\_\_ Telephone Number: \_\_\_\_\_

Local Fire District Office Address: \_\_\_\_\_

California Department of Forestry & Fire Protection (CAL FIRE): 2840 Mt. Danaher Road, Camino, CA 95709 (530) 644-2345  
U.S.D.A. Forest Service: 4260 Eight Mile Road, Camino, CA 95709 (530) 644-2324

Seller certifies that the information herein is true and correct to the best of the seller's knowledge as of the date signed by the seller.

Signature of Seller: \_\_\_\_\_ Date Signed: \_\_\_\_\_

Signature of Seller: \_\_\_\_\_ Date Signed: \_\_\_\_\_

**BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTION DEFECTS.**

**I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT:**

Seller \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

Agent (Broker Representing Seller): \_\_\_\_\_ By \_\_\_\_\_ Date \_\_\_\_\_  
(Signature)

Agent (Broker Obtaining Offer): \_\_\_\_\_ By \_\_\_\_\_ Date \_\_\_\_\_  
(Signature)

**A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT AN ATTORNEY.**  
This disclosure is made in accordance with El Dorado County Ordinances #4261 and #5101.

<b>Local Fire District</b>	<b>Office Address</b>	<b>Mailing Address</b>	<b>Phone</b>
C.D.F (CAL FIRE) (Amador/El Dorado)	2840 Mount Danaher Road, Camino, CA	(Same as Physical Address)	(530) 644-2345
Cameron Park CSD (CAL FIRE)	3200 Country Club Drive Cameron Park, CA 95682	(Same as Physical Address)	(530) 677-6190
Diamond Springs / El Dorado FPD	501 Main Street Diamond Springs, CA 95619	P.O. Box 741 Diamond Springs, CA	(530) 626-3190
El Dorado County FD	4040 Carson Rd. Camino, Ca 95709	P.O. Box 807 Camino, CA 95709	(530) 644-9630
El Dorado Hills FD	1050 Wilson Blvd El Dorado Hills, CA 95762	(Same as Physical Address)	(916) 933-6623
Garden Valley FDP	4860 Marshall Grade Rd. Garden Valley,	P.O. Box 408 Garden Valley, CA 95633	(530) 333-1240
Georgetown FPD	6281 Main Street Georgetown, CA 95634	P.O. Box 420 Georgetown, CA 95634	(530) 333-4111
Lake Valley FPD	2211 Keetak St. South Lake Tahoe, CA 96150	(Same as Physical Address)	(530) 577-3737
Meeks Bay FPD	8041 Emerald Bay Rd. Meeks	P.O. Box 189 Tahoma, CA 96142	(530) 525-7548
Mosquito FPD	8801 Rock Creek Road Placerville, CA 95667	8801 Rock Creek Road Placerville, CA 95667	(530) 626-9017
Pioneer FPD	7061 Mt Aukum Rd.	P.O. Box 128 Somerset, CA 95684	(530) 620-4444
Rescue FPD	5221 Deer Valley Rd. Rescue, CA	P.O. Box 201 Rescue, CA 95762	(530) 677-1868
City of South Lake Tahoe FD	2101 Lake Tahoe Blvd South Lake		(530) 542-6160
U.S.F.S.	100 Forni Road Placerville, CA 95667		(530) 622-5061

**REAL ESTATE TRANSFER DISCLOSURE STATEMENT  
( SERPENTINE ROCK/NATURALLY OCCURRING ASBESTOS )**

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE COUNTY OF EL DORADO, STATE OF CALIFORNIA, DESCRIBED AS \_\_\_\_\_. THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH ORDINANCE NO. 4548, SECTION 8.44.060, OF THE EL DORADO COUNTY CODE AS OF JUNE 12, 2003. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

**I - SELLER'S INFORMATION**

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AS REQUIRED BY THE COUNTY OF EL DORADO AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

1. Seller discloses that the subject property may be located in an area containing naturally occurring asbestos. Disturbance of naturally occurring asbestos may result in the release of asbestos in the environment potentially triggering federal, state and local laws and regulations and threatening public health. Seller further discloses that naturally occurring asbestos on the subject property has \_\_\_\_\_/has not \_\_\_\_\_ been disturbed by Seller.
2. Seller discloses the following details regarding disturbed naturally occurring asbestos:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
3. The seller discloses that the subject property does \_\_\_\_\_ /does not \_\_\_\_\_ contain aggregate materials imported to the property after June 12, 2003, containing more than 0.25 percent naturally occurring asbestos. Disturbance of naturally occurring asbestos may result in the release of asbestos in the environment potentially triggering federal, state and local laws and regulations and threatening public health. Seller discloses that naturally occurring asbestos on the subject property is in the following location(s); \_\_\_\_\_, and has \_\_\_\_\_/has not \_\_\_\_\_ been disturbed by the Seller.
4. The seller discloses that a geologic evaluation has \_\_\_\_\_/has not \_\_\_\_\_ been performed by a Registered Geologist qualified to perform a NOA assessment to determine whether naturally occurring asbestos does or is likely to occur on the property. The geologic evaluation was performed by \_\_\_\_\_ on \_\_\_\_\_ (date). Based on the assessment, naturally occurring asbestos is likely to or does \_\_\_\_\_/ in not likely to or does not \_\_\_\_\_ occur on the property.

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Seller: \_\_\_\_\_

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

Seller: \_\_\_\_\_

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



## II

BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Seller: \_\_\_\_\_

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

Seller: \_\_\_\_\_

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

Buyer: \_\_\_\_\_

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

Buyer: \_\_\_\_\_

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

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Agent (Broker Representing Seller): \_\_\_\_\_

By: \_\_\_\_\_ Date: \_\_\_\_\_  
(Associate Licensee or Broker-Signature)

Agent (Broker obtaining the Offer): \_\_\_\_\_

By: \_\_\_\_\_ Date: \_\_\_\_\_  
(Associate Licensee or Broker-Signature)

**REAL ESTATE TRANSFER DISCLOSURE STATEMENT**

**AGRICULTURAL PROTECTIONS**

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF EL DORADO, STATE OF CALIFORNIA, DESCRIBED AS \_\_\_\_\_  
THIS STATEMENT IS A DISCLOSURE PROVIDED IN COMPLIANCE WITH CHAPTER 17.13 OF THE EL DORADO COUNTY ORDINANCE CODE, KNOWN AS THE RIGHT TO FARM ORDINANCE. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

**I**

**SELLERS INFORMATION**

The seller discloses the following information with the knowledge that even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

THE FOLLOWING ARE DISCLOSURES MADE BY THE SELLER(S) AS REQUIRED BY THE COUNTY OF EL DORADO, AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S) IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

The County of El Dorado recognizes the statewide policy to protect and encourage Agriculture. Section 17.13.030 of Chapter 17.13 of the El Dorado County Code (*Nuisance*) states in substance that no present or future agricultural operation or any of its appurtenances conducted or maintained for commercial purposes and in a manner consistent with proper and accepted customs and standards of the agricultural industry on agricultural land shall become or be a nuisance, private or public, due to any changed condition of the use of adjacent land in or about the locality thereof; provided, that the provisions of this section shall not apply whenever a nuisance results from negligent or improper operation of any such agricultural operation and its appurtenances or if the agricultural activity or appurtenances obstruct the free passage or use in the customary manner of a navigable lake, stream, river, canal or basin or any public park, square, street or highway.

Intensive agricultural activity may take place on agricultural land. Therefore, if the property you are purchasing is in the vicinity of agricultural land, you may at times be subject to one or more inconveniences and/or discomfort arising from operations on the agricultural land. Such inconveniences may include (depending upon the type of agricultural operation) but are not necessarily limited to the following: noise, odors, fumes, dust, legal pesticide use, fertilizers, smoke, insects, farm personnel and truck traffic, visual impacts, night time lighting, operation of machinery, and the storage, warehousing and processing of agricultural products or other inconveniences or discomforts associated with the protected agricultural operations. For additional information pertaining to this disclosure and the Right to Farm Ordinance, or concerns with an agricultural operation, please contact the El Dorado County Agricultural Commissioner's Office.

**AGRICULTURAL SETBACKS**

Pursuant to Section 17.06.150 of Chapter 17.06 of the El Dorado County Code, your property may be subject to special setbacks for agricultural protection from the adjoining agricultural properties, as measured from the property line. Non-compatible uses such as residential structures, nursing homes, public schools, playgrounds, swimming pools, ponds and churches may not be built or placed within the agricultural setbacks, if applicable. For further information regarding applicable setbacks or other zoning regulations, please contact the El Dorado County Developmental Services Department- Planning Services Division.

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

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

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

BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

**I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT**

Seller: \_\_\_\_\_ Date: \_\_\_\_\_ Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Seller: \_\_\_\_\_ Date: \_\_\_\_\_ Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Agent (Broker  
Representing Seller): \_\_\_\_\_ By: \_\_\_\_\_ Date: \_\_\_\_\_

(Associate Licensee or Broker-Signature)

Agent (Broker  
Obtaining the Offer): \_\_\_\_\_ By: \_\_\_\_\_ Date: \_\_\_\_\_

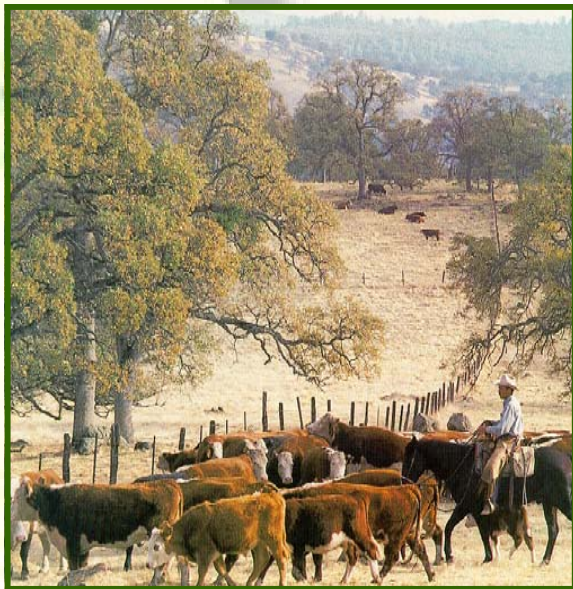
(Associate Licensee or Broker-Signature)

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

# As a landowner, how am I affected by agricultural activities?

## Ranch Marketing

Ranchers and farmers have the right to sell agricultural products directly to consumers at on-site locations and at Certified Farmer's Markets. Product marketing activities include packaging, processing, and on-site sale of agricultural products produced in the County. Other ranch marketing activities include tours, riding and biking access, fishing, and picnicking. Even with the impacts caused by normal farming practices and on-site marketing (traffic congestion, evening activity/noise, etc.), area residents continue to strongly support agriculture in El Dorado County. This support acknowledges the value of the rural qualities of life and economic vitality that agriculture brings to the community.



## Ag/Urban Interface

Conflicts can arise when urban/residential parcels encroach upon or abut agricultural lands. Examples of routine agricultural activities that can be perceived as annoyances by residential neighbors include timber harvesting and transport, early morning or evening farming activities, and the associated noise and activities related to raising livestock. El Dorado County has implemented many sound land use planning strategies to help prevent these ag/urban conflicts. In addition, farmers and ranchers are also protected by the Right to Farm Ordinance that ensures continuation of normal operations without the threat of being declared a nuisance.

One of the land use planning mechanisms is the designation of Agricultural Districts which are intended to maintain viable agricultural-based communities and encourage the expansion of agricultural activities and production.

Other land use/zoning elements have been designed to protect agricultural lands including setbacks and buffers. Good land use planning is always the best approach to avoiding land use conflicts. When problems do arise, the Agricultural Commission reviews issues concerning agricultural lands and makes recommendations to the Planning Commission and/or the Board of Supervisors.

## Right to Farm Ordinance

In 1988, El Dorado County approved an ordinance to protect ranchers and farmers from nuisance complaints by adjoining property owners. The Right to Farm Ordinance protects producers when conducting normal agricultural operations including cultivation, burning, spraying, fertilizing, irrigation, harvesting, processing, and activities associated with raising livestock (e.g. noise, flies, manure). Prior to the implementation of the Ordinance, producers were sometimes forced to curtail or cease operations, or were discouraged from making investments in farm improvements because of nuisance complaints. The Ordinance helps to protect the economic viability of individual farms and of the County's agricultural industry as a whole. For more information on the Right to Farm Ordinance, contact the Agricultural Commission office: (530) 621-5520.



## Water Quality

Water quality issues related to agriculture are regulated by the Central Valley Regional Water Quality Control Board (Board). As a result of the Board's adoption of the Conditional Waivers of Waste Discharge Requirements for Discharges from Irrigated Lands, agricultural landowners and operators are required to obtain regulatory coverage for their waste discharges.



By joining the El Dorado County Agricultural Watershed Group, landowners and operators will receive the benefit of being covered under the Conditional Waiver without having to obtain an individual discharge permit. The Group also provides Conservation Planning Technical Assistance such as erosion control, integrated pest management, and irrigation management to ensure continued protection of water quality in El Dorado County watersheds.

For questions or additional information:

- Dept. of Agriculture 530-621-5520.
- Resource Conservation District 530-295-5630, [www.eldoradorcd.org](http://www.eldoradorcd.org).
- Irrigated Lands Program 916-464-4611, [IrrLands@waterboards.ca.gov](mailto:IrrLands@waterboards.ca.gov).



# El Dorado County Rural Quality of Life

Many residents of El Dorado County moved to the area because of the rural lifestyle. These rural features provide a haven from the hectic pace of urban life. The wildlife habitat, open space and rural qualities provided by privately-owned agricultural lands add to the quality of life that we treasure in El Dorado County. In addition, over one-half of our lands are publicly owned forest and wilderness areas. These lands provide us with recreational opportunities and timber products, which are vital to the local economy and quality of life.



All photos courtesy El Dorado County photo library.

With the increase in County population, agricultural lands have been lost. From 1960 to 2005, agricultural production acreage has decreased by 58%. To protect the remaining agricultural lands and support their economic viability, land use planning and ordinances have been employed to recognize and enhance the quality of life that agriculture brings to El Dorado County.

## Top Agricultural Crops

- Timber
- Apples
- Winegrapes
- Rangeland / Pasture
- Nursery Products
- Christmas Trees
- Cattle / Calves
- Other Tree Fruit

*El Dorado Alpine Counties 2005 Agricultural Crop & Livestock Report*

### Links:

El Dorado County Department of Agriculture website : [www.co.el-dorado.ca.us/ag/links.html](http://www.co.el-dorado.ca.us/ag/links.html)

El Dorado County Resource Conservation District website: [www.eldoradorcd.org](http://www.eldoradorcd.org)

## Agricultural Information

### Agricultural Products

Apple Hill Growers.....(530) 644-7692  
El Dorado County Christmas Tree Growers  
P.O. Box 423, Placerville, CA 95667  
EDC Farm Trails.....[www.edc-farmtrails.org](http://www.edc-farmtrails.org)  
Certified Farmer's Markets.....(530) 622-1900  
CA Certified Organic Farmers.....(831) 423-2263  
CA Cattleman's Association.....(916) 444-0845  
El Dorado Wine Grape Growers.....[www.edwgga.org](http://www.edwgga.org)  
El Dorado Winery Association.....(800) 306-3956

### General Information

EDC Agricultural Watershed Group..(530) 295-5630  
Agriculture Department.....(530) 621-5520  
UC Cooperative Extension:  
Farm Advisor.....(530) 621-5502  
Master Gardeners.....(530) 621-5512  
4-H Youth Program.....(530) 621-5503  
Farm Bureau El Dorado County.....(530) 622-7773  
Natural Resources  
Conservation Service.....(530) 295-5630  
EDC & Georgetown Resource Conservation Districts  
Voice.....(530) 295-5630

## AGRICULTURAL LAND USE IN EL DORADO COUNTY



## A Guide for Landowners Living in a Rural Community

*Brochure Developed By:*

*El Dorado County Water Agency*

*El Dorado County Board of Supervisors*

*El Dorado County & Georgetown Divide*

*Resource Conservation Districts*

*El Dorado County Agriculture Department*

*University of California Cooperative Extension*

*El Dorado County Farm Bureau*