

K. Beals BOS 3/7/2023 #33

EDC Board of Supervisor's Hearing Agenda, March 7, 2023, Item # 33, File # 23-0410, Amnesty Programs Comments by Kimberly Beal, Government Affairs Director, El Dorado County Association of Realtors

During the BOS October 2022 hearing on Code Enforcement I heard several members of staff and BOS members state real estate agents were not being responsible to provide Disclosures for unpermitted structures or home improvement. Not True.

Purchase Agreements are contracts between a Seller and a Buyer. For real estate contracts involving residential real estate property having 1-4 units, there are Real Estate Transfer Disclosure Statements required by the State of California and El Dorado County. Adopted Real Estate Transfer Disclosure Statements (RETDS) are to be completed by Sellers and delivered to Buyers early in an Escrow period.

El Dorado County has adopted 4 Ordinances that require Sellers to provide Buyers the following 3 RETDS disclosures:

- RETDS Fire Protection, Vegetation Management and Defensible Space – this Disclosure incorporates 2 Ordinances
- RETDS Agricultural Protections – this Ordinance requires an EDC Agricultural Brochure to be attached to the Disclosure
- RETDS Serpentine Rock / Naturally Occurring Asbestos

These disclosures should be prominently displayed on the County's website; Sellers that do not list their properties with an El Dorado County Brokerage firm are not aware of these disclosures and their responsibility to complete and provide them to a Buyer.

The El Dorado County Association of Realtors (EDCAR) created a Local Buyer and Seller Advisory document, in which we inform Buyers there are 3 EDC required Disclosures and other information unique to our County:

- EDCAR Local Buyer and Seller Advisory

California adopted the following RETDS: the California Association of Realtors provides Disclosures for State regulations

- Real Estate Transfer Disclosure Statement, pursuant to Section 112 of the Civil Code Note, Item C, "Are you (Seller) aware of any of the following:"
C.4. Room Additions, structural modifications, or other alterations or repairs made without necessary permit, Yes or No ?
C.5. Room additions, structural modifications, or other alternations or repairs not in compliance with building codes, Yes or No ?

EDCAR Requests the County take action to ensure that Buyers receive permit information within 10 business days of the request (consistent with the public records act). And provide the full scope and pages of the permits, not just a few line items quickly found online.

EDCAR Requests the County invite community stakeholders to work with staff on the creation of an Amnesty Program, including EDCAR, Chambers, and Taxpayers Association.

Comments for the proposed Amnesty Program, and of other Agency programs attached to Agenda. EDCAR supports the below.

County of San Mateo: Second Unit Amnesty Program for formalizing / rehabilitation existing second units built without necessary permits and approvals.

Mendocino Count: Building Amnesty. If you report your unpermitted residential buildings (i.e. home, garage, carport, green house, barn, storage building etc.) and obtain permits between 2016 and 2017, the Amnesty Program provides for all investigative and penalty fees to be waived.

City of Solvang: Amnesty Program. Bring your property into compliance without fines or penalty fees, Jan to Dec 2020, offered to both residential and commercial property owners. Also, this applies to persons that have purchased property that has unpermitted construction.

City of Alameda: The Amnesty Program will allow undocumented construction work (including undocumented dwelling units) within the City of Alameda to be approved by the City. Anyone who voluntarily applies to the Amnesty Program may have the undocumented construction at their property recognized by the City provided that the work and materials comply with all minimum program and code requirements. It will be necessary for the undocumented construction to comply with all Zoning and Building Codes and City Charter regulations in effect at the time of the original construction. The first step in the Amnesty Program application process is the establishment of the date of the undocumented construction. Through a combination of physical inspection and review of available evidence, the Building Official will establish the presumed date of construction for the undocumented construction.

County of Humboldt: Safe Home Program. Do you have unpermitted residential, residential accessory structures or additions thereto on your property? If the answer is yes, you now have an opportunity to permit those structures and avoid penalty fees. Between December 31, 2022 and December 31, 2027, the Humboldt County Planning and Building Department and the Humboldt County Division of Environmental Health will waive penalty fees associated with construction permits.

Placer County: Amnesty Program, provided by Bud Zeller in his public comment.

4.5.2 Amnesty for Unpermitted Units, OVERVIEW - One method to increase the stock of rental units is to incentivize owners to legalize their unpermitted rental units. Permitting these units allows jurisdictions to balance the need to address the health and safety.

The City of Ventura adopted a Second Unit Amnesty Permit ordinance in 2011. As described in the City's 2014-2021 Housing Element, since adoption of the ordinance the City legalized 35 second units.

4.5.3 Additional Preservation Strategies, OVERVIEW - As part of the overall Housing Strategy, it is of critical importance that the County is able to maintain access supply of housing. There are a number of other tools that jurisdictions are using to avoid displacement and preserve existing affordable housing.

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.

| Local Fire District | Office Address | Mailing Address | Phone |
|--|--|---|----------------|
| 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

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.

**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: _____

Agent (Broker Representing Seller): _____

By: _____ Date: _____
(Associate Licensee or Broker-Signature)

Agent (Broker obtaining the Offer): _____

By: _____ Date: _____
(Associate Licensee or Broker-Signature)

**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.

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; U.S. Forest Service, www.fs.fed.us; Cal Fire, 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%20to%20farm%20ordinance.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

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
The El Dorado County Zoning Ordinance may be found online at: 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

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

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/>

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: _____



REAL ESTATE TRANSFER DISCLOSURE STATEMENT
(CALIFORNIA CIVIL CODE § 1102, ET SEQ.)
 (C.A.R. Form TDS, Revised 12/21)

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF Cameron Park, COUNTY OF El Dorado, STATE OF CALIFORNIA, DESCRIBED AS 4270 McNeil Rd, Cameron Park, CA 95682

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH SECTION 1102 OF THE CIVIL CODE AS OF (date) _____ . 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. COORDINATION WITH OTHER DISCLOSURE FORMS

This Real Estate Transfer Disclosure Statement is made pursuant to Section 1102 of the Civil Code. Other statutes require disclosures, depending upon the details of the particular real estate transaction (for example: special study zone and purchase-money liens on residential property).

Substituted Disclosures: The following disclosures and other disclosures required by law, including the Natural Hazard Disclosure Report/Statement that may include airport annoyances, earthquake, fire, flood, or special assessment information, have or will be made in connection with this real estate transfer, and are intended to satisfy the disclosure obligations on this form, where the subject matter is the same:

- Inspection reports completed pursuant to the contract of sale or receipt for deposit.
- Additional inspection reports or disclosures: _____
- No substituted disclosures for this transfer.

II. 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) 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.

Seller is is not occupying the property.

A. The subject property has the items checked below: *

- | | | |
|--|---|---|
| <input type="checkbox"/> Range | <input type="checkbox"/> Wall/Window Air Conditioning | <input type="checkbox"/> Pool: |
| <input type="checkbox"/> Oven | <input type="checkbox"/> Sprinklers | <input type="checkbox"/> Child Resistant Barrier |
| <input type="checkbox"/> Microwave | <input type="checkbox"/> Public Sewer System | <input type="checkbox"/> Pool/Spa Heater: |
| <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Septic Tank | <input type="checkbox"/> Gas <input type="checkbox"/> Solar <input type="checkbox"/> Electric |
| <input type="checkbox"/> Trash Compactor | <input type="checkbox"/> Sump Pump | <input type="checkbox"/> Water Heater: |
| <input type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Water Softener | <input type="checkbox"/> Gas <input type="checkbox"/> Solar <input type="checkbox"/> Electric |
| <input type="checkbox"/> Washer/Dryer Hookups | <input type="checkbox"/> Patio/Decking | <input type="checkbox"/> Water Supply: |
| <input type="checkbox"/> Rain Gutters | <input type="checkbox"/> Built-in Barbecue | <input type="checkbox"/> City <input type="checkbox"/> Well |
| <input type="checkbox"/> Burglar Alarms | <input type="checkbox"/> Gazebo | <input type="checkbox"/> Private Utility or |
| <input type="checkbox"/> Carbon Monoxide Device(s) | <input type="checkbox"/> Security Gate(s) | Other _____ |
| <input type="checkbox"/> Smoke Detector(s) | <input type="checkbox"/> Garage: | <input type="checkbox"/> Gas Supply: |
| <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Attached <input type="checkbox"/> Not Attached | <input type="checkbox"/> Utility <input type="checkbox"/> Bottled (Tank) |
| <input type="checkbox"/> TV Antenna | <input type="checkbox"/> Carport | <input type="checkbox"/> Window Screens |
| <input type="checkbox"/> Satellite Dish | <input type="checkbox"/> Automatic Garage Door Opener(s) | <input type="checkbox"/> Window Security Bars |
| <input type="checkbox"/> Intercom | <input type="checkbox"/> Number Remote Controls _____ | <input type="checkbox"/> Quick Release Mechanism on |
| <input type="checkbox"/> Central Heating | <input type="checkbox"/> Sauna | Bedroom Windows |
| <input type="checkbox"/> Central Air Conditioning | <input type="checkbox"/> Hot Tub/Spa: | <input type="checkbox"/> Water-Conserving Plumbing Fixtures |
| <input type="checkbox"/> Evaporator Cooler(s) | <input type="checkbox"/> Locking Safety Cover | |

Exhaust Fan(s) in _____ 220 Volt Wiring in _____ Fireplace(s) in _____
 Gas Starter _____ Roof(s): Type: _____ Age: _____ (approx.)
 Other: _____

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition? Yes No. If yes, then describe. (Attach additional sheets if necessary): _____

(*see note on page 2)

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Buyer's Initials _____ / _____

Seller's Initials _____ / _____



REAL ESTATE TRANSFER DISCLOSURE STATEMENT (TDS PAGE 1 OF 3)

Property Address: **4270 McNeil Rd, Cameron Park, CA 95682**

Date: _____

B. Are you (Seller) aware of any significant defects/malfunctions in any of the following? Yes No. If yes, check appropriate space(s) below.

- Interior Walls Ceilings Floors Exterior Walls Insulation Roof(s) Windows Doors Foundation Slab(s)
- Driveways Sidewalks Walls/Fences Electrical Systems Plumbing/Sewers/Septics Other Structural Components

(Describe: _____)

If any of the above is checked, explain. (Attach additional sheets if necessary.): _____

*Installation of a listed appliance, device, or amenity is not a precondition of sale or transfer of the dwelling. The carbon monoxide device, garage door opener, or child-resistant pool barrier may not be in compliance with the safety standards relating to, respectively, carbon monoxide device standards of Chapter 8 (commencing with Section 13260) of Part 2 of Division 12 of, automatic reversing device standards of Chapter 12.5 (commencing with Section 19890) of Part 3 of Division 13 of, or the pool safety standards of Article 2.5 (commencing with Section 115920) of Chapter 5 of Part 10 of Division 104 of, the Health and Safety Code. Window security bars may not have quick-release mechanisms in compliance with the 1995 edition of the California Building Standards Code. Section 1101.4 of the Civil Code requires all single-family residences built on or before January 1, 1994, to be equipped with water-conserving plumbing fixtures after January 1, 2017. Additionally, on and after January 1, 2014, a single-family residence built on or before January 1, 1994, that is altered or improved is required to be equipped with water-conserving plumbing fixtures as a condition of final approval. Fixtures in this dwelling may not comply with section 1101.4 of the Civil Code.

C. Are you (Seller) aware of any of the following:

1. Substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks, and contaminated soil or water on the subject property Yes No
2. Features of the property shared in common with adjoining landowners, such as walls, fences, and driveways, whose use or responsibility for maintenance may have an effect on the subject property Yes No
3. Any encroachments, easements or similar matters that may affect your interest in the subject property Yes No
4. Room additions, structural modifications, or other alterations or repairs made without necessary permits. Yes No
5. Room additions, structural modifications, or other alterations or repairs not in compliance with building codes .. Yes No
6. Fill (compacted or otherwise) on the property or any portion thereof Yes No
7. Any settling from any cause, or slippage, sliding, or other soil problems Yes No
8. Flooding, drainage or grading problems Yes No
9. Major damage to the property or any of the structures from fire, earthquake, floods, or landslides Yes No
10. Any zoning violations, nonconforming uses, violations of "setback" requirements Yes No
11. Neighborhood noise problems or other nuisances Yes No
12. CC&R's or other deed restrictions or obligations Yes No
13. Homeowners' Association which has any authority over the subject property Yes No
14. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) Yes No
15. Any notices of abatement or citations against the property Yes No
16. Any lawsuits by or against the Seller threatening to or affecting this real property, claims for damages by the Seller pursuant to Section 910 or 914 threatening to or affecting this real property, claims for breach of warranty pursuant to Section 900 threatening to or affecting this real property, or claims for breach of an enhanced protection agreement pursuant to Section 903 threatening to or affecting this real property, including any lawsuits or claims for damages pursuant to Section 910 or 914 alleging a defect or deficiency in this real property or "common areas" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) Yes No

If the answer to any of these is yes, explain. (Attach additional sheets if necessary.): _____

- D. 1. The Seller certifies that the property, as of the close of escrow, will be in compliance with Section 13113.8 of the Health and Safety Code by having operable smoke detector(s) which are approved, listed, and installed in accordance with the State Fire Marshal's regulations and applicable local standards.
2. The Seller certifies that the property, as of the close of escrow, will be in compliance with Section 19211 of the Health and Safety Code by having the water heater tank(s) braced, anchored, or strapped in place in accordance with applicable law.



Property Address: 4270 McNeil Rd, Cameron Park, CA 95682

Date: _____

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 _____

III. AGENT'S INSPECTION DISCLOSURE

(To be completed only if the Seller is represented by an agent in this transaction.)

THE UNDERSIGNED, BASED ON THE ABOVE INQUIRY OF THE SELLER(S) AS TO THE CONDITION OF THE PROPERTY AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY IN CONJUNCTION WITH THAT INQUIRY, STATES THE FOLLOWING:

- See attached Agent Visual Inspection Disclosure (AVID Form)
- Agent notes no items for disclosure.
- Agent notes the following items: _____

Agent (Broker Representing Seller) Foothills Realty By _____ Date _____
(Please Print) (Associate Licensee or Broker Signature)
Kimberly Beal

IV. AGENT'S INSPECTION DISCLOSURE

(To be completed only if the agent who has obtained the offer is other than the agent above.)

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

- See attached Agent Visual Inspection Disclosure (AVID Form)
- Agent notes no items for disclosure.
- Agent notes the following items: _____

Agent (Broker Obtaining the Offer) _____ By _____ Date _____
(Please Print) (Associate Licensee or Broker Signature)

V. 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 _____ Buyer _____ Date _____

Seller _____ Date _____ Buyer _____ Date _____

Agent (Broker Representing Seller) Foothills Realty By _____ Date _____
(Please Print) (Associate Licensee or Broker Signature)
Kimberly Beal

Agent (Broker Obtaining the Offer) _____ By _____ Date _____
(Please Print) (Associate Licensee or Broker Signature)

SECTION 1102.3 OF THE CIVIL CODE PROVIDES A BUYER WITH THE RIGHT TO RESCIND A PURCHASE CONTRACT FOR AT LEAST THREE DAYS AFTER THE DELIVERY OF THIS DISCLOSURE IF DELIVERY OCCURS AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU MUST ACT WITHIN THE PRESCRIBED PERIOD.

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

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