



## LOCAL AREA DISCLOSURES

Property Address: \_\_\_\_\_ (hereafter "Property")

**Seller and Buyer understand and agree that this Local Area Disclosures statement is *not* a complete list of all matters concerning, or affecting Property or residing in the County of Orange, or its cities or communities, or that otherwise are significant. Also, the entity, phone numbers, and/or websites that are included may not be the only source of information.**

**IT IS BUYER'S RESPONSIBILITY AND BUYER IS STRONGLY ENCOURAGED TO CONDUCT A CAREFUL, THOROUGH, INDEPENDENT, AND COMPLETE INVESTIGATION OF ALL MATTERS RELATING TO THE DECISION TO PURCHASE PROPERTY AND ALL OTHER MATTERS THAT BUYER DEEMS APPROPRIATE TO MAKE AN INFORMED AND VOLUNTARY DECISION, INCLUDING, BUT NOT LIMITED TO, CONSULTING WITH APPROPRIATE SPECIALISTS, EXPERTS, LOCAL AND COUNTY MUNICIPALITIES, OR OTHER PROFESSIONALS.**

THOUGH THIS LOCAL AREA DISCLOSURES STATEMENT HAS BEEN REVIEWED BY ORANGE COUNTY REALTORS®, NOTHING CONTAINED HEREIN SHALL BE CONSTRUED TO BE A REPRESENTATION OR WARRANTY BY ORANGE COUNTY REALTORS® AS TO THE COMPLETENESS, ACCURACY, OR ADEQUACY OF THE INFORMATION CONTAINED WITHIN THIS FORM AS TO ANY MATTER AFFECTING THE PURCHASE OF PROPERTY. BUYER AND SELLER ACKNOWLEDGE, AS IN ANY REAL ESTATE TRANSACTION, CONDITIONS MAY HAVE CHANGED SINCE THE INFORMATION WAS RECEIVED BY ORANGE COUNTY REALTORS® OR MAY HAVE BEEN INACCURATE FROM THE SOURCES PROVIDING THE INFORMATION.

SELLER AND BUYER ARE ENCOURAGED TO REFER TO THE MOST RECENT VERSION OF CALIFORNIA ASSOCIATION OF REALTORS®, (C.A.R.) FORM STATEWIDE BUYER AND SELLER ADVISORY (SBSA) IN CONJUNCTION WITH THIS LOCAL AREA DISCLOSURES STATEMENT.

**BROKERS AND AGENTS DO NOT PERFORM PROFESSIONAL HOME INSPECTIONS. BROKERS AND AGENTS MERELY CONDUCT A VISUAL INSPECTION OF THE PROPERTY THAT DOES NOT INCLUDE THE FUNCTIONALITY OF ANY SYSTEM OR ASPECT OF THE PROPERTY. BUYER AND SELLER ACKNOWLEDGE THAT REAL ESTATE BROKERS/AGENTS ARE NOT PROFESSIONAL HOME INSPECTORS, NOR DO THEY HAVE EXPERTISE BEYOND THOSE MATTERS NORMALLY ATTRIBUTABLE TO A REAL ESTATE PROFESSIONAL. BUYERS ARE SOLELY RESPONSIBLE FOR INVESTIGATING ALL FACTORS AFFECTING THEIR DECISION TO PURCHASE A PARTICULAR PROPERTY. NOTWITHSTANDING ANY OTHER UNDERSTANDING, BUYERS ARE STRONGLY ENCOURAGED TO OBTAIN A PROFESSIONAL HOME INSPECTION AND INSPECTIONS FROM OTHER PROFESSIONALS WHENEVER THERE ARE ANY QUESTIONS OR CONCERNS.**

BUYER'S INITIALS (\_\_\_\_\_)

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

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

# Infrastructure and Transportation Projects

## 1. Transportation Corridors

Buyer and Seller are advised that the Property may be in an area where public authorities are completing construction or extension of various transportation projects. Plans for exact locations and extent of these projects may change before completion. It is recommended that Buyer review the California Department of Transportation, city or county documentation dealing with the proposed projects. In addition, Buyer is advised that the subject property may be in the vicinity of the Eastern, San Joaquin Hills, or Foothill Transportation Corridors. Buyer should investigate the location of these Corridors and independently determine whether they will impact the use and/or enjoyment of the Property. Buyer may obtain maps of the Transportation Corridors at <https://www.octa.net/programs-projects/projects/freeway-projects/overview/>.

## 2. Highway/Freeway/Toll Road Construction

Buyer and Seller are advised that the California Department of Transportation, the Orange County Transportation Authority (hereafter "OCTA"), and/or the Transportation Corridor Agencies (hereafter "TCA") have begun or are in the planning stages of various highway construction projects throughout Orange County,

Therefore, Buyer is advised to conduct a thorough investigation, which may include visiting <https://www.thetollroads.com/about-tca/projects/>, and <https://www.octa.net/programs-projects/projects/freeway-projects/overview/> and contacting the transportation agencies for more information on the status of these projects and others.

## 3. Rapid Bus Lines, Rail System, and Other Mass Transit

Buyer and Seller are advised the Metrolink AMTRAK California and Orange County Transit Authority commuter system may be expanded or contracted in frequencies, speeds, and routes. Additional information may be obtained from Southern California Regional Rail Authority at <https://www.metrolinktrains.com/> and at Orange County Transit Authority at <https://www.octa.net/Projects-and-Programs/All-Projects/Rail-Projects/Overview/>. Buyer and Seller are further advised that dormant or lightly used rail corridors may be considered for more intensive transportation corridors and trails. Buyer and Seller are advised that there may be other local mass transit systems, including but not limited to, Anaheim Regional Transportation ("ART"). More information on ART may be found by visiting <https://rideart.org/>. Buyer should contact OCTA or the appropriate government entity to investigate the rapid bus lines and other potential transit systems to determine whether those systems, or their construction, will impact Property or surrounding neighborhood.

## 4. Desalination Plants

Buyer and Seller are advised of the possibility of the development of desalination plants at various locations along the Orange County coast. Buyer should visit <https://www.ocwd.com> for more information.

# Vicinity and Potential Impacts

## 1. Landfills and Refuse Disposal Stations

Buyer and Seller are advised that there are several operating and proposed landfills in the Orange County area (including Brea, Irvine and San Juan Capistrano), and several closed landfill sites and former refuse disposal stations. Buyer should visit <http://oclandfills.com> for further information regarding the current, proposed, or closed landfills or refuse stations and any risks associated with their proximity to the Property.

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

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

## **2. Orange County (John Wayne) Airport, Aircraft Noise and Light, and Additional Airports**

Buyer and Seller are advised that future plans for Orange County (John Wayne) airport are continually being reviewed by local government and the airport operator. It is possible that there may be future expansion and/or construction. Buyer should contact the appropriate government agencies and the operator of the airport to satisfy Buyer as to possible future use, flight paths, operating procedures, uses, and operating hours of the airport. For more information, Buyer should visit <https://www.ocair.com/default> and <http://jwaflighttrackviewer.airportnetwork.com/>.

Buyer and Seller are advised that some areas are subject to noise and light emitted by military, law enforcement, and/or civilian aircraft or helicopters, including, but not limited to, Orange County (John Wayne), the Fullerton Airport, and the Long Beach Airport. Buyer is aware that Property may be near a commercial airport or military facility. Buyer is encouraged to investigate whether any such facility will impact the use and enjoyment of Property. The Federal Aviation Administration is constantly considering and evaluating changes and updates to flight corridors, take-off and landing procedures, and other matters affecting flights. Buyer should check with the Federal Aviation Administration to ascertain current and future plans.

## **3. Armed Forces Bases and Training**

Buyer and Seller are advised that Orange County is home to or is nearby several armed forces bases, including but not limited to Camp Pendleton, the Naval Weapons Station in Seal Beach, and the Joint Forces Training Base in Los Alamitos. The Property may be located near a training facility or base that utilizes live artillery fire and detonation of military ordnance, and as such, these sounds and/or vibrations may be observed and/or experienced in Orange County. Buyer is aware that sounds, vibrations, light, and/or traffic from these bases may impact the use and enjoyment of the Property. Buyer should conduct all necessary investigation into the implications of the Property's proximity to such facilities. Buyer may obtain further information at <https://militarycouncil.ca.gov/s/californiamilitarybases/>.

## **4. San Onofre Nuclear Generating Station (SONGS)**

Buyer and Seller are advised that there is a nuclear power plant at San Onofre, located on the California coast between Los Angeles and San Diego. Although SONGS is no longer producing power, it is in a decommission process that will take several years to complete. Buyer should consult a map to determine the proximity of this facility to the Property and whether it will have any impact on the use and enjoyment of the Property. Buyer may obtain further information at [www.songscommunity.com](http://www.songscommunity.com).

## **5. Electrical Power Generating Stations**

Buyer and Seller are advised that there are various services and utilities located in Orange County that may pose safety risks. Buyer may obtain further information at <https://www.cpuc.ca.gov/>

## **6. Musick County Correctional Facility**

Buyer and Seller are advised that the Musick County Correctional Facility ("Facility") in Irvine has proposed expansion and changes in classification. No final determination has been made as to if or when these changes will be made. Buyer is advised to consult Facility if Buyer is concerned that the subject expansion or changes may affect Property.

## **7. Orange County Wildlife**

Buyer and Seller are advised that Orange County is home to numerous types of wildlife that may impact the use and enjoyment on or near the property. As wildlife living patterns change with seasons and climate, many of the impacts cannot be foreseen. Buyer should contact the appropriate experts or visit <http://ocgov.com/services/animal/control> and <https://www.ocpetinfo.com/field-operations/wildlife-information>.

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

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

## **8. Orange County Entertainment Venues and Events**

Buyer and Seller are advised that Orange County is home to numerous entertainment venues, including but not limited to Disneyland and California Adventure, Angel Stadium of Anaheim, the Honda Center, Knotts Berry Farm, Pacific Amphitheatre and OC Fair, Wild Rivers, FivePoint Amphitheatre and the Orange County Great Park. Buyer may obtain more information at <https://greatparkneighborhoods.com/great-park> and <https://www.cityofirvine.org/orange-county-great-park>. Buyer and Seller are advised that Orange County and its municipalities may host local celebrations and events, including, but not limited to, parades, festivals, and marathons. Buyer is therefore aware that noise from the above venues and events, as well as traffic caused by venue attendees and street closures, may impact the use and enjoyment of Property. Buyer should contact the appropriate venue and/or municipality for more information about these projects and events.

## **9. Odors and Air Quality**

Buyer and Seller are advised that Orange County is home to various potential sources of air contaminants or other materials, including, but not limited to, industrial and environmental smoke, dust, or odors. Buyer should contact South Coast Air Quality Management District and visit <http://www.aqmd.gov/> for more information and/or contact the appropriate municipality for more information.

# **New and Proposed Developments**

Buyer and Seller are advised that state housing law mandates that cities and/or municipalities review and/or alter their General Plan to comply with the Regional Housing Needs Assessment (RHNA), which quantifies the need for housing within each jurisdiction during the specified planning periods. Buyer is encouraged to contact the appropriate planning department and/or municipality for more information about the municipality's General Plan, as well as proposed and ongoing developments. Changes in State and local laws may allow for properties to be approved for multiple dwelling units on a single lot, and Buyer and Seller should verify with local governments whether any and all laws and proposed changes in laws affect the Property and/or adjacent properties.

# **Government, Jurisdiction, and Taxes/Fees**

## **1. California Coastal Commission**

Buyer and Seller are advised that development of, alteration of, and/or construction on the Property may be subject to the jurisdiction and requirements of the California Coastal Commission and/or the County of Orange. The development of beachfront property may also be impacted by the determination of "mean high tide lines" in relation to the boundary lines for beachfront property. If Buyer has any questions or concerns regarding the above, Buyer should contact the Commission in Long Beach at (562) 590-5071 or visit <http://www.coastal.ca.gov/whowear.html>

## **2. Property Views**

Buyer and Seller are advised that many properties are subject to restrictions regarding height and/or development that may impact a neighboring property's views. Buyer and Seller are also advised that the property owner does not necessarily have a right to a view. If views from Property, or its future development, are concerns to Buyer, Buyer should contact the appropriate government entity and/or homeowner association(s) to determine the existence and/or extent of any such restrictions or views.

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

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

### **3. Homeowners Association(s)**

Buyer and Seller are advised that certain properties in Orange County are subject to multiple Homeowners' Associations ("HOA(s)"). HOA(s) may impose restrictions and/or require approval on the use, development, and/or improvements of the Property and may charge separate and independent fees. Further, the dues for some of these HOA(s) may be payable monthly, while others are payable annually or quarterly and have authority to impose special assessments. Buyer should inquire of the Seller and HOA with regard to this issue and conduct whatever investigation Buyer believes is appropriate. Buyer should inquire as to any proposed or actual changes to dues structures, ongoing or threatened claims or litigation, financial obligations of the HOA, and adequacy of reserve funds to address state mandated inspections and remediation measures.

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

Buyer and Seller are advised that certain HOA(s), including but not limited to those at Talega, Ladera Ranch, Rancho Mission Viejo, Leisure World Seal Beach, and Laguna Woods charge a Lifestyle Fee, Membership Fee, Orientation Fee, or similarly titled fee on the sale of any property within their developments. These fees vary and are subject to change. The range may be from  $\frac{1}{4}$  to  $\frac{1}{2}$  of 1% of the sales price of the Property. These fees could hinder a Buyer's ability to obtain financing or refinancing. Buyer is advised to contact the relevant HOA(s) for more information regarding this and any other fees.

### **5. Pier, Slip/Float**

Buyer and Seller are advised that the pier and slip/float associated with Property, if any, or any portion thereof, owned by Seller, may be included in the purchase price of Property. There may be a transfer fee for the pier and slip/float. Buyer and/or Seller are advised to contact the appropriate governing agency for a written inspection report of the pier and slip/float. The HOA(s) may have some jurisdiction and/or restrictions and rules over the pier and slip/float. Buyer should inquire of the Seller and HOA(s) with regard to this issue and conduct whatever investigation Buyer believes is appropriate.

## **Local Hazards**

### **1. Red Imported Fire Ants, Mosquitoes, and Other Vectors**

Buyer and Seller are advised that Red Imported Fire Ants, mosquitoes, and additional vectors may be located in Orange County. If Buyer is concerned about a vector infestation and its impact on Property and related health issues, Buyer is advised to contact the Orange County Mosquito and Vector Control District at (714) 971-2421 or (949) 654-2421 and to visit the Authority's website at [www.ocvector.org](http://www.ocvector.org).

### **2. Slab and Pinhole Leaks in Water, Sewer, and/or Drain Lines**

Buyers and Sellers are advised that some properties in Orange County may have a relatively high rate of slab and pinhole leaks. These leaks may occur in the water, sewer, and/or drain lines that run inside, above, and/or below the foundation of the structure(s) on the Property. Buyers are advised to further investigate.

### **3. Local Vegetation Management Ordinances and Defensible Space**

Effective July 1, 2021, Civil Code § 1102.19 requires disclosure regarding compliance with defensible space for certain properties. Seller and Buyer are strongly encouraged to refer to the most recent version of C.A.R. form(s), Fire Hardening and Defensible Space Advisory, Disclosure, and Addendum (FHDS) and Defensible Space Decision Tree (DSDT).

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

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

In determining whether the Property's jurisdiction has a local ordinance, Buyer or Seller should contact the relevant fire jurisdiction's agency and city for more information. Orange County has several fire jurisdictions, including but not limited to Orange County Fire Authority, Anaheim Fire and Rescue Department, Brea Fire Department, Costa Mesa Fire and Rescue Department, Fountain Valley Fire Department, Fullerton Fire Department, Placentia Fire and Life Safety Department, Huntington Beach Fire Department, La Habra - LA County Fire Department, Laguna Beach Fire Department, Newport Beach Fire Department, and Orange City Fire Department.

The Orange County Fire Authority provides fire services for the following cities and jurisdictions: Aliso Viejo, Buena Park, Cypress, Dana Point, Garden Grove, Irvine, Laguna Hills, Laguna Niguel, Laguna Woods, Lake Forest, La Palma, Los Alamitos, Mission Viejo, Rancho Santa Margarita, San Clemente, San Juan Capistrano, Santa Ana, Seal Beach, Stanton, Tustin, Villa Park, Westminster, Yorba Linda, and Unincorporated Areas of Orange County.

**THERE IS NO SUBSTITUTE FOR A DILIGENT AND THOROUGH INVESTIGATION BY BUYER. NOTHING CONTAINED HEREIN IS INTENDED TO LESSEN OR ELIMINATE THE NEED FOR BUYER TO PERFORM A THOROUGH INSPECTION OF THE PROPERTY, NEIGHBORHOOD, COMMUNITY, AND AREA THAT MAY AFFECT BUYER'S USE AND ENJOYMENT OF THE PROPERTY, INCLUDING OBTAINING A PROFESSIONAL HOME INSPECTION AND OTHER PROFESSIONAL INSPECTIONS. THE STATEMENTS CONTAINED HEREIN ARE SOLELY FOR INFORMATIONAL PURPOSES AND DO NOT CONSTITUTE A REPRESENTATION OR ASSURANCE BY BROKER, AGENT, OR ORANGE COUNTY REALTORS® OF THE EXISTENCE OR ABSENCE OF ANY CONDITION AFFECTING THE VALUE OF THE PROPERTY OR BUYER'S USE AND ENJOYMENT OF THE PROPERTY.**

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

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

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

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

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Page 6 of 6