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ORDINANCE NO. _____

THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO DOES ORDAIN AS FOLLOWS:

Section 1. Sections 2.30.060 and 2.30.061 of Chapter 2.30 of Title 2 of the El Dorado County Ordinance Code is hereby amended to read as follows:

CHAPTER 2.30
DEVELOPMENT SERVICES DEPARTMENT

2.30.060 Building Official
2.30.061 Powers and Duties of the Chief Building Inspector

2.30.060 Building Official.

Where used in this code or in the California Building, Plumbing, Mechanical and Housing Codes and the National Electrical Code, the term "building official" means the chief building inspector, who shall serve as the supervisor of the building safety division. The chief building inspector shall serve under the administrative authority of the development services department director, but shall have the primary responsibility for interpreting and administering the California Building Standards Code as the building official.

2.30.061 Powers and Duties of Chief Building Inspector.

The powers and duties of the chief building inspector shall be as follows:

A. The chief building inspector shall enforce all the provisions of law, this code, and the other rules and regulations pertaining to the installation, erection, reconstruction, movement, enlargement, conversion, alteration, repair, removal, demolition or arrangement of structures and systems identified in the California Building Standards Code. The responsibility for enforcement of building standards adopted by the State Fire Marshal and published in the California Building Standards Code relating to fire and panic safety, as they apply to Group R, Division 3 dwellings, as described in Section 310.1 of Part 2 of the California Building Standards Code, are delegated to the chief building inspector of the county;

B. To review applications for construction permits, issue permits, collect fees therefore, make inspections, issue certificates of occupancy and such other functions as are imposed on the chief building inspector by the codes referenced in this chapter, either in person or by such assistants, deputies, or employees authorized by the development services department;

C. To inspect the installation of manufactured homes for compliance with applicable state and local laws and ordinances;

D. To collect and deposit fees as directed by county ordinance(s);

E. To perform such other duties as may be assigned by the director of the development services department.

Section 2. Chapter 15.16 of Title 15 of the El Dorado County Ordinance Code is hereby amended to read as follows:

CHAPTER 15.16
BUILDING CODE

15.16.010 Adoption
15.16.020 General Amendments
15.16.030 International Building Code, Appendix Chapter 1, Section 106.1.1.1 – Fire Protection System Shop Drawings
15.16.040 International Building Code, Appendix Chapter 1, Section 113.2 – Notice of Violation
15.16.050 International Building Code, Appendix Chapter 1, Section 111 – Service Utilities
15.16.060 International Building Code, Appendix Chapter 1, Section 105.2 – Add Work Exempt from Permit
15.16.070 International Building Code, Section 105.3.1 Add – Action on Application
15.16.080 International Building Code, Appendix Chapter 1 Section 113.3 – Prosecution of Violation shall have added
15.16.090 International Building Code, Appendix Chapter 1, Section 109.3.1 – Footing and Foundation Inspection
15.16.100 International Building Code, Appendix Chapter 1, Section 109.3.10 – Final Inspection
15.16.110 International Building Code as Amended, Chapter 15, Section 1505 – Fire Classification
15.16.120 Findings
15.16.130 International Building Code, Volume II, Chapter 16, Section 1608.1 and Chapter 18, Section 1805.4.2.3
15.16.140 International Building Code, Chapter 31, Section 3109 – Swimming Pool Enclosures and Safety Devices.

15.16.150	Uniform Mechanical Code, Chapter 13, Section 1333.3 – Mechanical Protection.
15.16.160	Uniform Mechanical Code, California Chapter 1, Section 108.4 – Permits, Fees, Applications, and Inspection.
15.16.170	Uniform Plumbing Code, Chapter 1, Section 108.4 – Permits, Fees, Applications, and Inspection.

15.16.010 Adoption.

The 2007 edition of the California Building Standards Code, known as the California Code of Regulations, Title-24, incorporating the following model codes, is adopted by reference with the general amendments set forth in sections 15.16.020 through 15.16.170 and the amendments specific to each model code as noted;

International Building Code, 2006 edition, published by the International Code Council including those sections of Appendix Chapter 1, Administration, not included above, with the additions, deletions and amendments set forth in Sections 15.16.020 through 15.16.140 of the El Dorado County Code;

Uniform Mechanical Code, 2006 edition, published by the International Association of Plumbing and Mechanical Officials with amendments set forth in Section 15.16.150 and 15.16.160 of the El Dorado County Code;

Uniform Plumbing Code, 2006 edition, published by the International Association of Plumbing and Mechanical Officials with amendments set forth in Section 15.16.170 of the El Dorado County Code;

California Existing Building Code Appendix Chapter 1A Seismic Strengthening Provisions for Unreinforced Masonry Bearing Wall Buildings;

International Fire Code, 2006 edition, published by the International Code Council;

National Electric Code, 2005 edition, published by the National Fire Protection Association;

International Existing Building Code, 2006 edition, published by the International Code Council.

15.16.020 General Amendments.

For the purpose of this code, the following general amendments apply to all portions of the code where the specific references are found.

A. Building Official Defined: For the purpose of this code, the terms "building official" or "authority having jurisdiction" mean the El Dorado County building official as defined in section 2.30.060 of the El Dorado County Code.

B. Fee Determination: For the purpose of this code, any reference to fees or fee refunds is replaced with the following:

All matters pertaining to fees are as established by resolution of the El Dorado County board of supervisors.

C. Violations: For the purpose of this code, any definition of a violation of the provisions of this code shall have added:

Any person, firm, partnership, association, corporation or other entity violating any of the provisions of this code shall be deemed guilty of a misdemeanor and upon conviction of such violation such persons may be punished by a fine of not more than one thousand dollars ($1,000) or by imprisonment in the El Dorado County jail for a term not to exceed six (6) months, or by both such fine and imprisonment. Any such person who violates the provisions of this code after being given notice of such violation shall be deemed guilty of a separate offense for each and every day or portion thereof during which such violation is committed, continued or permitted. At the discretion of the building official, or the district attorney, the violation may be reduced to an infraction with maximum penalty of five hundred dollars ($500).

D. Stop Work Orders: For the purpose of this code, any reference to the issuance of stop work orders for work being done contrary to the provisions of this code, or other pertinent laws or ordinances implemented through the enforcement of this code shall have added:

Any work performed in or on any structure after the building safety division has posted a stop work order shall be an unlawful act and subject to the penalties set forth in the above Violations section of this code.

E. Permits Required: For the purpose of this code, any reference to the requirement for a permit shall have added:

In those cases where there has been a failure to secure the required permit or permits, the building official, acting at least thirty (30) days after attempting to notify the owner of the property, by certified mail, of the requirements for permits, shall record a NOTICE of NON-COMPLIANCE with the county recorder. The notice shall identify the property and set forth the fact that the building, structure or work does not have the required permit or permits and is in violation of county codes and that the property owner of record has been so notified. This shall be done in addition to any other legal remedy that the department may employ.

When the building, structure or work done without a permit obtains a permit and receives final inspection approval, the building official shall record with the county recorder and provide to the property owner of record, a NOTICE OF CANCELLATION certifying that a permit has been issued and that the NOTICE OF NON-COMPLIANCE has been rescinded. This shall be done at the owner's expense.

F. Appeals: For the purpose of this code, any reference to appeal processes is hereby replaced with the provisions for a Board of Appeals found in chapter 15.12 of the El Dorado County Code.

G. Permit Expiration: For the purpose of this code, any reference to the expiration of a permit shall be replaced by the following:

Expiration of Permit: Every permit issued by the building official under provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not completed, with a final inspection approval and a certificate of occupancy, where required by the building code, within two (2) years from date of issuance.

The two (2) year permit may be renewed two times only for a period of one (1) year each. Expiration of time limits shall be by operation of law and failure of El Dorado County to give notice of expiration shall not affect the applicability of these provisions. Extension of the permit may only be granted if a delay is caused by a governmental agency and only for the amount of time the application was delayed by that agency.

Permits affected by the Tahoe Regional Planning Agency (TRPA) are excepted from the foregoing expiration and renewal provisions and are governed by TRPA regulations in effect regarding permit expiration and reissuance. These exception permits will be found exclusively within the Lake Tahoe basin.

H. Permit Renewal: For the purpose of this code, a permit may be renewed as follows:

Renewal of Permit: A building permit which has expired and qualifies for renewal under the conditions detailed in (G) herewith, may be renewed within 30 days of the expiration date by the building official, provided that the permittee has acted in good faith to diligently pursue construction prior to the permit expiration date and pays the appropriate renewal fee. Proof of diligently pursued construction shall consist of regularly requested inspections with their attendant notices of inspection and re-inspections. The life of the renewed permit shall be one year, and the time shall start from the same day and month that the permit was originally issued and the year that it is required to be renewed. When a permit is renewed, it shall remain subject to those building standards codes in effect at the time of application of the original permit.

I. Expired Permits: Permits which have expired by limitation and which have not obtained valid renewal as set forth above shall require the issuance of a new building permit. Work not previously approved is subject to review for compliance to current building standards codes and other ordinances by all applicable departments and agencies. New permits shall be reviewed by all applicable departments and agencies for fee assessment.

J. Notices: The building official shall notify permittees of the expiration date by placing the expiration date on the permittee's copy of the inspection record card. In those cases where the permittee takes no action to apply for a renewal as provided for in section H, the building

official, acting at least 30 days after the date of expiration, shall record a NOTICE OF NON-COMPLIANCE with the county recorder. The notice shall identify the property and set forth the fact that the building or work has not had a final inspection approval from the building safety division and that the property owner of record has been so notified. This shall be done in addition to any other legal remedy that the department may employ.

When a new building permit has been obtained to complete the building, structure or work for which the original permit was issued as allowed under this section, the building official shall record with the county recorder's office and provide to the property owner of record, a NOTICE OF CANCELLATION certifying that a new permit has been issued and the NOTICE OF NON-COMPLIANCE has been rescinded. This shall be done at the owner's expense.

K. Expiration of permit application: For the purpose of this code, any reference to the time limitation of a permit application shall be replaced by the following:

Applications for which no permit is issued within one (1) year following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new application fee. Extension of the application may only be granted if a delay is caused by a governmental agency and only for the amount of time the application was delayed by that agency. The building official shall notify applicants of the one (1) year life of the application by placing this information on the application.

Permit applications in the Lake Tahoe basin are excepted from the expiration and renewal timelines of this code and are governed by TRPA regulations regarding permit expiration and reissuance.

Expiration of time limits shall be by operation of law and failure of El Dorado County to give additional notice of expiration shall not affect the applicability of these provisions. All permit application extensions shall be reviewed by all applicable departments and agencies for fee assessment.

15.16.030 International Building Code, Appendix Chapter 1, Section 106.1.1.1 – Fire Protection System Shop Drawings.

Appendix Chapter 1 Section 106.1.1.1 shall have added:

Plans for buildings more than two stories in height of other than Group R, Division 3 and Group U Occupancies shall indicate how required structural and fire-resistive integrity will be maintained where a penetration will be made for electrical, mechanical, plumbing, and communication conduits, pipes, and similar systems.

The installer shall submit plans showing the proposed installation, indicating the location of the equipment and such accessories as may be required to ensure the proper and safe performance of its function.

15.16.040 International Building Code, Appendix Chapter 1, Section 113.2 Notice of Violation.

Appendix Chapter 1 Section 113.2 shall have added:

Whenever any building or structure or equipment therein regulated by this code is being used contrary to the provisions of this code, including work done without the proper permit or occupancy and use prior to final inspection approval, the building official may order such use discontinued and the structure, or portion thereof, vacated. The notice to discontinue illegal occupancy or use shall be served on the property owner of record and the occupant(s) of the structure if not occupied by the owner. The owner and occupant(s) shall discontinue the use within the time prescribed by the building official after receipt of such notice. If illegal use or occupancy continues, the building official shall file a NOTICE OF NON-COMPLIANCE with the county recorder identifying the property and setting forth the fact that the building, structure or work is in violation of county codes and indicating that the owner of record of the property has been so notified. The violation may be reported to the code enforcement unit pursuant to County Ordinance 09.02.

When the illegal use or occupancy is corrected, the building official shall record with the county recorder and provide to the property owner of record a NOTICE OF CANCELLATION certifying that the NOTICE OF NON-COMPLIANCE has been rescinded. This shall be done at the owner's expense.

15.16.050 International Building Code Appendix Chapter 1 Section 111 Service Utilities.

Appendix Chapter 1 Section 111.1 is amended to read:

No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by the California Building Standards Code for which a permit is required, until released by the building official.

15.16.060 International Building Code, Appendix Chapter 1 Section 105.2 Add – Work Exempt from Permit.

Section 105.2 shall have added:

14. Agriculture buildings of not more than 3,000 square feet of floor area to be located on five acres or more provided that:

    A. The building meets minimum setbacks required by Title 17 of the El Dorado County Code.

B. The building is not used as a place of employment, sales, display of products, packaging or processing.

C. No electrical, plumbing, or mechanical work or equipment is included.

D. The design and construction of the structure shall meet all building code requirements. If the structure is converted to other uses, an engineers report shall be provided showing compliance with the applicable codes and ordinances.

Agricultural buildings exceeding one hundred twenty (120) square feet, exempted under this part, shall require a record permit that includes a complete building permit application, a complete and accurate plot plan drawn to scale, defining the location and size of the building and a floor plan drawn to scale, clearly illustrating exiting from the building. Plans must be drawn using standard drafting techniques. The fee for the record permit shall be as specified by resolution of the El Dorado County board of supervisors. A "zoning inspection" prior to commencing construction may be required for setback verification. No building inspections shall be required.

15.16.070 International Building Code, Section 105.3.1 Add – Action on Application.

Appendix Chapter 1 Section 105.3.1 shall have added:

No permit shall be issued for the construction of a building having plumbing facilities therein, or the placing of a manufactured home until the following conditions have been met:

1. Proof of an adequate potable water supply is provided as required by the environmental management department. When other than public water is to be provided for the site of the building, the alternative proposed water system shall be installed and approved by the environmental management department prior to the issuance of a building permit.

2. Proof of an adequate sewage disposal system is provided by the applicant and approved by the environmental management department or the public sewage provider.

3. A declaration shall be provided by the owner that the improvement covered by the permit does not violate any private building restriction. The above required declaration shall be in the following form:

   The undersigned declares that he/she has read and understands the deed restrictions/CC&Rs applicable to the subject property, and that the improvement herein applied for does not violate any such restrictions. I also certify that I have submitted plans to the Architectural Control Committee (ACC) or to the local homeowners association, where required by said CC&Rs or deed restrictions, and have obtained approval for said improvement.

Dated:_____/s/
Print

Subsection (3) does not apply to permits for any one or more of the following: (a) Change of electric service, (b) Underground piping systems, (c) Remodel and alterations within the exterior walls of existing buildings (d) Septic system repairs, (e) Installation of solid fuel burning appliances or mechanical equipment and (f) fire repair.

In requiring the statement set forth in Subsection 3, the county assumes no responsibility for verifying the owner's compliance, nor does the county assume any responsibility for enforcement of any private deed restrictions/CC&Rs.

15.16.080 International Building Code Appendix Chapter 1 Section 113.3 Prosecution of Violation shall have added.

Appendix Chapter 1 Section 113.3 shall have added:

The occupancy of any building or structure prior to the completion of the inspection process is prohibited. When county staff has knowledge that a building or structure is illegally occupied prior to final inspection approval, they shall take the following actions:

1. Notify by certified mail the current owner of record, the applicant for the building permit and any trust deed holders which are known to the department, of the violation and the fact that such occupancy is potentially hazardous, and

2. Refer the violation to the office of the district attorney for enforcement of any criminal penalty(ies) as prescribed by law, and

3. Post the building or structure at all entrances and exits with a notice that substantially states the following:

   DO NOT REMOVE THIS NOTICE. It is a violation of section 15.16.080 of the El Dorado County Code to use or occupy this building or structure prior to the final inspection and issuance of a certificate of occupancy. THIS BUILDING HAS NOT PASSED A FINAL INSPECTION AND MAY HAVE LIFE AND FIRE SAFETY HAZARDS. A NOTICE OF NONCOMPLIANCE will be recorded on this property if the required final inspection and/or certificate of occupancy have not been secured within thirty (30) days. Removal of this notice by other than the building official or his authorized representative is a violation of the El Dorado County Code and may be prosecuted to the full extent of the law.

4. In those cases where the owner of the property fails to obtain the required final inspection and certificate of occupancy within thirty (30) days of the posting of the building, the building official shall record a NOTICE OF NONCOMPLIANCE with the county recorder. The notice shall identify the property and set forth the fact that the building,

structure or work does not have the required final inspection and/or certificate of occupancy and is in violation of county codes and that the owner has been so notified.

When the final inspection and/or certificate of occupancy has been obtained for the building, structure or work the building official shall record with the county recorder and provide to the property owner of record, a NOTICE OF CANCELLATION certifying that the final inspection and/or certificate of occupancy has been issued and that the NOTICE OF NONCOMPLIANCE has been rescinded. This shall be done at the owner's expense.

15.16.090 International Building Code, Appendix Chapter 1 Section 109.3.1 – Footing and foundation inspection.

Appendix Chapter 1 Section 109.3.1 shall have added:

Prior to the approval of the foundation inspection, the permittee shall provide sufficient information to the building official for verification of compliance with setback requirements. This shall be done using one of the following methods:

i) Placement of intervisible property corners by appropriately licensed persons; or

ii) Placement of intervisible property line stakes by appropriately licensed persons; or

iii) Submitting a certificate stamped and signed by an appropriately licensed person indicating the actual setback distances and verifying that the foundation(s) as formed meet(s) county setback requirements.

Before the foundation inspection can be approved, the access road encroachment subgrade and driveway rough grade must be inspected and approved by El Dorado County as having met the approved grading plan and encroachment permit requirements.

15.16.100 International Building Code, Appendix Chapter 1 Section 109.3.10 – Final Inspection.

Appendix Chapter 1 Section 109.3.10 shall have added:

All required utilities shall be installed and functional, and the road encroachment installation shall be complete and meet all the requirements of El Dorado County.

It shall be unlawful for any person to occupy any building, structure, trailer, coach, or manufactured housing unit until the final inspection has been approved and, where applicable, a Certificate of Occupancy issued by building safety division. Prior to final approval, the building site and its onsite driveway(s) shall meet the "SRA Fire Safe Regulations."

15.16.110 International Building Code as amended, Chapter 15, Section 1505 Fire Classification.

Section 1505 is amended to read:

1505.1.2 Roof coverings within the unincorporated area of El Dorado County:

The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure shall be a fire-retardant roof covering that is at least Class A for all residential occupancies and Class B for all commercial, industrial and public assembly buildings.

Where, in any specific case, different sections of applicable codes specify different materials, methods of construction, or other requirements, the most restrictive provisions shall govern.

15.16.120 Findings.

The Board of Supervisors of the County of El Dorado concurs that the climatic and topographic conditions throughout the county present firefighting challenges of such a nature as to require the additional roofing restrictions found above in section 15.16.110 of this code.

15.16.130 International Building Code, Volume II Chapter 16 Section 1608.1 and Chapter 18, Section 1805.4.2.

Chapter 16 Section 1608.1 shall have added:

The minimum ground snow load used to determine the design loads for buildings and other structures shall be specified by the El Dorado County building official. The building safety division shall establish and enforce the snow load design criteria of El Dorado County.

Chapter 18 Section 1805.4.2.3 shall have added:

The use of any unreinforced concrete and/or concrete block foundations and fireplaces shall have supporting structural calculations showing structural adequacy.

Exception: Structural calculations may not be required for foundations of single family dwellings if a minimum of two #4 reinforcing bars are placed in the foundation. One bar shall be placed near the bottom of the foundation and one shall be placed near the top. The placement of the rebar shall comply with code requirements.

Section 15.16.140 International Building Code, Chapter 31 Section 3109 – Swimming Pool Enclosures and Safety Devices.

Existing swimming pools, spas and hot tubs on property within the unincorporated areas of this county shall meet the requirements of the Health and Safety Code cited above when an addition, alteration or remodel, of a structure on the property, exceeds twenty thousand dollars ($20,000) in value and a building permit is required for the work. Applicable requirements shall be in place prior to final inspection approval of the new building permit. When a conflict exists in these and other regulations, the most restrictive shall apply.

Section 3109.4.4.2 shall have added:

> Devices allowed by sections 3 and 4 may only be used in conjunction with an enclosure meeting the requirements of Section 115923 of the California Health and Safety Code. The enclosure shall isolate the swimming pool, spa, and/or hot tub from surrounding properties.

Section 3109.5 shall have added:

> Whenever a building permit is issued for the construction of a new swimming pool or spa, the pool or spa shall meet all of the requirements of Section 115928 of the California Health and Safety Code.
>
> Whenever a building permit is issued for the remodel or modification of an existing swimming pool, toddler pool, or spa, the permit shall require that the suction outlet of the existing swimming pool, toddler pool, or spa be upgraded to comply with the requirements of Section 115928.5 of the California Health and Safety Code.

15.16.150 Uniform Mechanical Code, Chapter 13 Section 1333.3 Mechanical Protection.

Section 1333.3 shall have added:

> Facilities in Snow-Load Areas – This subsection shall apply in snow-load areas of one hundred (100) pounds or more, to all new liquefied petroleum gas (LPG) installations and to existing installations when LPG service is reconnected after an unscheduled service interruption.
>
> 1. Two stage regulator systems shall be installed on all LPG installations.
>
> 2. The first stage regulator shall be installed under the hinged gauge cover supplied with the tank. The atmospheric pressure aperture of the regulator shall be pointed downward. The first stage regulator shall be plumbed to the riser of the yard piping with soft copper tubing to allow flexibility should tank shifting occur. The riser from the yard piping shall be located not more than twelve inches (12") (horizontally) from the walls of the tank.
>
> 3. The second stage regulator and riser pipe shall be installed under the eave of the building, as close as practicable to the building wall. This riser shall be securely supported/braced

to the wall approximately ten inches (10") below the regulator so as to prevent bending of the pipe by lateral snow/ice loads.

4. A protective cover, approved by the gas supplier and Building Official, shall be installed over the second stage regulator and securely supported to the ground or diagonally to the building wall.

5. The riser pipes for the yard piping shall not be imbedded in concrete. Concrete placed around such riser shall be held back at least one inch (1") from all sides of the pipe.

6. At the time of application for any building permit, which involves the installation of a LPG system, the applicant shall submit a LPG system plot plan in three copies. The LPG plot plan shall include, but not be limited to, the tank location, proposed tank capacity in U.S. gallons, route of yard piping, location of the riser pipe at the building, property boundaries, an outline of all existing/proposed buildings on the lot and a depiction of the ridge line of any building to be supplied with LPG. The third copy of this LPG plot plan may be forwarded to the appropriate fire district to serve as a locator map in event of an emergency.

7. Location of the centerline of LPG tanks shall be permanently marked by the use of snow stakes, one at each end. Such stakes shall be of sufficient height to be visible through anticipated maximum snow depth at the respective location. Installation and maintenance of these snow stakes is the responsibility of the LPG user.

8. Propane appliances and accessories shall not be permitted in any new installation below the first floor level or below grade whichever is most restrictive.

15.16.160 Uniform Mechanical Code California Chapter 1 Section 108.4 Permits, Fees, Applications, and Inspection.

Chapter 1 Section 108.4.1 exception (1) is amended:

Work exempt from permits as specified in the California Building Code Appendix Chapter 1 Section 105.2.

15.16.170 Uniform Plumbing Code Chapter 1 Section 108.4, Permits, Fees, Applications, and Inspections.

Chapter 1 Section 108.4.1 exception (1) is amended:

Work exempt from permits as specified in the California Building Code Appendix Chapter 1 Section 105.2.

Section 3. Chapter 15.36 of Title 15 of the El Dorado County Ordinance Code is hereby amended to read as follows:

CHAPTER 15.36
UNIFORM CODE FOR THE
ABATEMENT OF DANGEROUS BUILDINGS

15.36.010 Adoption
15.36.020 Notice of Abatement Proceedings
15.36.030 Appeal Procedures
15.36.040 Fines and Enforcement Provisions

15.36.010 Adoption.

The latest duly adopted Uniform Code for the Abatement of Dangerous Buildings at the time of the proposed abatement, as published by the International Conference of Building Officials, are hereby adopted by reference for use in El Dorado County.

15.36.020 Notice of Abatement Proceedings.

Article 6, sections 48 and following, of Title 25 of the California Code of Regulations, and as may be amended from time to time in the future, are hereby adopted by reference for use in El Dorado County.

15.36.030 Appeal Procedures.

Persons and entities who are the subject of abatement actions pursuant to this chapter may appeal the proposed or summary abatement actions to the Nuisance Abatement Hearing Board, utilizing the appeal procedures found at Chapters 9.02 and 2.20 of the El Dorado County Ordinance Code.

15.36.040 Fines and Enforcement Provisions.

Affected property owners of buildings subject to abatement pursuant to this chapter are liable for fines and subject to enforcement provisions set forth in Chapter 9.02 of the El Dorado County Ordinance Code.

Section 4. Chapter 15.64 of Title 15 of the El Dorado County Ordinance Code is hereby amended to read as follows:

CHAPTER 15.64
MANUFACTURED HOME REGULATIONS

15.64.010 Adoption
15.64.020 Purpose
15.64.030 Definitions
15.64.040 Matters Regulated by State Law
15.64.050 Snow Loads
15.64.060 Storage of unoccupied Manufactured Homes
15.64.080 Temporary Mobile Home
15.64.090 Installation on Residential Property
15.64.100 Manufactured Home on Construction Site
15.64.120 Permit Revocation
15.64.130 Prohibited Practices

15.64.010 Name.

This chapter shall be known and may be referred to as the El Dorado County Manufactured Home Ordinance.

15.64.020 Purpose.

The purpose of this chapter is to regulate the use and occupancy of manufactured homes and the use and construction of all accessory structures, electrical services and installations, sanitary facilities, fuel gas systems, and water piping pertaining thereto in order to protect the health, safety and welfare of the occupants and their neighbors. The provisions of this chapter applicable to manufactured homes shall apply equally to mobile homes, motor homes, park models, ravel trailers, and trailer coaches and whenever the term "manufactured home" is used in this chapter, it means mobile home, motor home, park model, travel trailer or trailer coach, whichever is applicable as defined in this chapter.

15.64.030 Definitions.

For the purposes of this chapter:

A. "Motor home" is a vehicle with motive power, which is designed or used for human habitation for recreation purposes.

B. "Manufactured or Mobile home" is a structure transportable in one or more sections, designed and equipped to contain not more than two dwelling units to be used with or without a foundation system.

C. "Parcel of land" means all contiguous real property assessed to the same owner or owners as shown by the records of the county assessor, whether or not the same is divided into separate lots or parcels by deed, subdivision map, lease, contract of sale or otherwise. Such property shall be deemed contiguous even though it is traversed by a public or private road, street, highway, railroad or easement.

D. "Travel trailer" is a vehicle, other than a motor vehicle, which is designed or used for human habitation, and for travel or recreational purposes which does not at any time exceed eight feet (8') in width or forty feet (40') in length, and which may be moved upon a public highway without a special permit or chauffeur's license or both, without violating any provision of the Vehicle Code. (Ord. 3206 §2(part), 1981: prior code §15.60.020)

15.64.040 Matters Regulated by State Law.

The provisions of this chapter shall not apply to any mobile home park, recreational trailer park, temporary trailer park, or travel trailer park as defined in section 18200 et seq. of the Health and Safety Code, or employee housing as defined in section 17000 et seq. of the Health and Safety Code. (Ord. 3206 §2(part), 1981: prior code §15.60.030)

15.64.050 Snow Loads.

A. Manufactured homes must be designed to resist the snow and wind load as required for buildings located at the same elevation.

B. In lieu of subsection A of this section, a protective structure designed to resist snow and wind loads may be built to protect the manufactured home from such loads. (Ord. 3605 §50, 1986: Ord. 3206 §2(part), 1981: prior code §15.60.040)

15.64.060 Storage of Unoccupied Manufactured Homes.

A. The provisions of this chapter shall not be construed to prohibit the storage of any unoccupied manufactured home pursuant to applicable zoning laws upon land with the consent of the owner of such land; provided, however, that such manufactured home may not be connected to any electrical, fuel gas, water or sewage disposal system; and further provided, that the floor area of the manufactured home included with the area of all existing buildings and structures on the parcel of land does not exceed the maximum percentage of lot coverage permitted in the zoning regulations for that particular parcel of land; and provided further, that the placement of such manufactured home complies with the setback requirements as provided in the zoning regulations.

B. Manufactured homes placed in dead storage as provided in subsection A shall not be set up or installed as required for occupied manufactured homes and shall remain in a condition as required for moving on a public road, except that stabilization devices may be used to prevent damage.

C. Except when stored for resale by a licensed manufactured home dealer, every person, firm or corporation placing a manufactured home in dead storage as provided in subsection A shall file a notice with the building official within ten (10) days of such placement. Such notice shall be on such form as prescribed by the building official and no fee shall be charged relating to such notice. To assist in enforcement of this section, the director of the department of transportation shall notify the building official within ten days of the issuance of any permit relating to the transportation of manufactured homes on highways subject to its jurisdiction. (Ord. 3766 §61, 1987: Ord. 3206 §2(part), 1981: prior code §15.60.050)

D. The manufactured home shall be removed if it becomes a public nuisance or visual blight as described in the El Dorado County ordinance code chapter 9.02 Code Enforcement section 9.02.040.

15.64.080 Temporary Mobile Home.

A. Except as provided in this chapter, installation and occupancy permits as specified in this chapter shall be obtained for all mobile homes approved by the development services department director for a limited time as set forth in Title 17.

B. Temporary mobile homes shall remain in a condition as required for moving on a public road, except that tiedowns and other stabilization devices may be used as required for occupancy.

C. No permit shall be issued unless the mobile home has a valid, unexpired license issued by the California Department of Motor Vehicles, or the state Department of Housing and Community Development, showing registration in the county. In order to comply with this section, copies of the registration certificate shall be submitted to building services.

D. When a mobile home is approved to be placed on a site on the same parcel of land with a building that has a sewage disposal system, the mobile home shall either (1) be connected to such system after approval of the environmental management department, or (2) connected to a new and separate sewage disposal system which shall be subject to design and installation review and approval by the environmental management department.

E. Upon expiration of the temporary permit, unless the mobile home is permitted as a permanent mobile home, the mobile home temporary occupancy permit shall become null and void and within thirty (30) days all electric supply, fuel gas and sewer drain inlet material shall be removed and the mobile home shall be removed from the site or shall comply with the requirements of section 15.64.060. (Ord. 3605 §52, 1986: Ord. 3206 §2(part), 1981: prior code §15.60.070)

15.64.090 Installation on Residential Property.

A. In all zones which permit single family residences the manufactured home shall:

1. Be connected to an approved sewage disposal system which shall be subject to design and installation review and approval by the environmental management department.

2. Proof of an adequate potable water supply is provided as required by the environmental management department. When other than public water is to be provided for the site of the building, the alternative proposed water system shall be installed and approved by the environmental management department prior to the issuance of a building permit.

3. Be located on a permanent foundation system of state-approved design, or a permanent foundation system designed by a licensed architect or structural engineer or civil engineer.

4. Have been issued an insignia of approval by the United States Department of Housing and Urban Development and certified under the National Mobile Home Construction and Safety Standards Act of 1974 (rw U.S.C. section 5401 et seq.), or have been certified by the State of California Department of Housing and Community Development, or by a state-registered engineer or architect as meeting such standards as are contained in said Act.

5. Pay fees as set forth in the building fee schedule as adopted by the board of supervisors.

B. If a new mobile home replaces an existing mobile home, it shall meet the requirements of section A of this section (A). (Ord. 3609 §1, 1986: Ord. 3605 §53, 1986: Ord. 3206 §2(part), 1981: prior code §15.60.080)

15.64.100 Manufactured Home on Construction Site.

A. In those cases authorized by the county zoning ordinance, a mobile home or travel trailer may be placed on a site for the purpose of habitation during the construction of a dwelling as set forth in section 17.52.020 (B).

B. In addition to the requirements of section 15.64.080 the following installation shall be required:

1. When work must be done to comply with this chapter, a site construction permit shall first be obtained and the fee specified in the building fee schedule as adopted by the board of supervisors shall be paid.

2. A manufactured home permit must be obtained each time a manufactured home is installed on a site or when the use of the unit has changed, and the fee specified in the building fee resolution as adopted by the board of supervisors paid, prior to the issuance of the occupancy permit.

3. Installation and occupancy permits shall be obtained after the issuance of a dwelling permit and shall remain valid so long as the dwelling permit remains valid. No such

manufactured home or travel trailer may continue to be occupied on any site when the dwelling permit becomes expired.

4. Within thirty (30) days after approved final inspection of the dwelling, all electric supply, fuel gas system and sewer drain inlet material shall be removed and the mobile home shall be removed from the site or shall comply with the requirements of section 15.64.060. (Ord. 3609 §2, 1986: Ord. 3605 §2, 1986: Ord. 3337 §4, 1983: Ord. 3206 §2(part), 1981: prior code §15.60.090)

15.64.120 Permit Revocation.

A. If any person who holds a mobile home permit violates any provisions of the permit or of this chapter, the permittee will be served with a notice setting forth the nature of the violation. If, within a period of thirty (30) days from the date of such notice, the permittee has not complied with the provisions of the permit or of this chapter, the permit shall be revoked. Thereafter a new mobile home permit may be obtained after compliance with the provisions of this chapter and the payment of a fee as specified in the building fee schedule as adopted by the board.

B. Any work shall not commence until the required permits for such work have been issued by building safety services.

C. No occupancy shall be allowed until all the work required under the provisions of subsection B have been completed and approved by the building safety division. (Ord. 3605 §56, 1986: Ord. 3206 §2 (part), 1981: prior code §15.60.110)

15.64.130 Prohibited Practices.

A. It is unlawful for any person to occupy or continue to occupy a home or to knowingly allow a manufactured home to be occupied on land in his possession unless the manufactured home and all accessory structures, electrical services and installations, fuel gas systems, sewage disposal systems, and water piping thereto comply with all of the provisions of this chapter, and the provisions of applicable state law.

Prior to final inspection, code-complying stairway(s) must be provided to any mobile home or commercial coach at all doors where the change in elevation is greater than seven and three quarter inches (7-3/4").

B. It is unlawful for any person to occupy a manufactured home or accessory structure without a valid permit issued and an approved final inspection by building safety services or a permit for a mobile home park or employee housing has been issued by the state Department of Housing and Community Development for such parcel.

C. The penalties for violations of this chapter shall be as set forth in section 15.16.080. (Ord. 3605 §57, 1986: Ord. 3206 §2(part), 1981: prior code §15.60.120)

Section 5. Chapter 15.80 of Title 15 of the El Dorado County Ordinance Code is hereby amended to read as follows:

CHAPTER 15.80
LAKE TAHOE BASIN – SPECIAL REGULATIONS

15.80.010 Authority
15.80.020 Purpose
15.80.030 Prerequisite to Issuance of Building Permit
15.80.040 Allocation Approval Projects
15.80.050 Exempt Projects
15.80.060 Construction Without Sewer Connection – Prohibited
15.80.070 Affordable Housing Set Aside
15.80.080 Transfers of Single Family Residential Building Permit Allocations
15.80.090 Issuance of Single Family Residential Permits
15.80.100 Owner Defined
15.80.110 Complete Drawing Application
15.80.120 Administrative Fee
15.80.130 Complete Building Permit Application
15.80.140 Failure to Meet Deadlines
15.80.150 Annual Applications – Unsuccessful Applicants
15.80.160 Allocation of Allowable Commercial Square Footage
15.80.170 Modification in Building Plans.
15.80.180 Allocation of Available Non-single Family Residential Sewer Units
15.80.190 Authorization for subsequent Random Selections
15.80.200 Expiration of Chapter

15.80.010 Authority.

The ordinance codified in this chapter is enacted in accordance with the authority conferred upon this county by article XI, section 7 of the California Constitution and by the laws of the state.

15.80.020 Purpose.

It is found and declared by the county board of supervisors that:

A. The number of new single family residential building permits which can be permitted for the year 1982 within the city of South Lake Tahoe and the county is restricted by local, state, and federal law. This chapter shall not be construed to authorize any new single family residential construction in excess of the limitation imposed by the bi-state compact.

B. Given such restrictions, the South Lake Tahoe Public Utility District and Tahoe City Public Utility District have requested the city of South Lake Tahoe and the county to jointly administer the system under which the available building permits will be allocated.

C. After extensive review of potential alternatives for allocation of those building permits, it is the determination of the city of South Lake Tahoe city council and the county board of supervisors that a random selection system is the most equitable system available at this time to distribute a limited number of building permits among many competing applicants.

D. The utility districts have determined that new connections to the sanitary sewer system are available for single family dwellings at this time for the 1982 allocation year.

E. The county is required by law to construct its allocation system within the broad guidelines set forth by the Tahoe regional planning agency compact, until an allocation system is created pursuant to the revised TRPA general plan.

15.80.030 Prerequisite to Issuance of Building Permit.

No person, unless otherwise exempted under this chapter, shall be authorized to receive a building permit for a single family residence from the city or county unless and until such person has obtained an allocation approval. It is unlawful for any person to construct, erect, or cause to be constructed or erected within the city or county a single family residence or any portion thereof requiring connection to the sewer system unless an allocation approval has been first obtained or the activity is exempt under the provisions of this chapter. Violation of this section shall constitute a misdemeanor, punishable according to law.

15.80.040 Allocation Approval Projects.

The following projects shall be required to have an allocation approval:

A. All new buildings or structures for which building permits are required under the Tahoe regional planning compact;

B. All remodeling of building or structures for which building permits are required under the Tahoe regional planning compact.

15.80.050 Exempt Projects.

The following projects shall be exempt from the single family residence allocation system:

A. New single family dwellings for which no building permit is required under the bi-state compact;

B. Remodeling or reconstruction of single family dwellings for which no building permit is required under the bi-state compact;

C. The reconstruction or replacement of a single family residential unit existing on January 1, 1980, or constructed pursuant to this subsection, for which a new building permit is normally required, to approximately its existing size and approximately its existing location, provided such reconstruction or replacement does not result in any increase in development potential or in present or potential land coverage or density, and will not have an adverse impact upon the health, safety, general welfare or environment of the region as determined by the Tahoe regional planning agency.

15.80.060 Construction Without Sewer Connection – Prohibited.

No person shall construct or erect, or cause to be constructed or erected, any building or structure or any remodeling of any building or structure without connection to the sewer system if such connection is normally required unless exempted by section 15.80.050. This provision shall prohibit buildings or structures which will need sewer service from being constructed or erected. Violation of this section shall be a misdemeanor and all such construction or remodeling is unlawful and a public nuisance, the creation or maintenance of which may be enjoined by a court of competent jurisdiction.

15.80.070 Affordable Housing Set Aside.

In order to encourage the construction of affordable housing in the Lake Tahoe Basin, twenty-five of the building permits available for issuance in 1982 under the terms of the Tahoe regional planning agency compact shall be set aside from those to be issued through the random selection process. Such permits shall be made available on a first come first served basis to any applicant who has obtained a financing commitment for the construction of housing for occupancy by persons of low or moderate income under any state or federal housing assistance program and who is or can be ready to proceed with the construction of such units in 1982. This section shall be evaluated jointly by the city council and board of supervisors on or before July 1, 1982, to determine whether such set-aside allocation should continue, after reviewing the number and type of applications received on or before that date under this section.

15.80.080 Transfers of Single Family Residential Building Permit Allocations.

A. The revised Tahoe regional planning agency compact places specific restrictions upon the number of building permits which may be issued within any given year between 1980 and 1983. In order to insure that those building permits that are issued shall be utilized in a way that is consistent with the protection of the environment of Lake Tahoe, the board of supervisors finds and determines that it is necessary to provide for the transfer of sewer connection allocations from parcel to parcel within the city, county and sewer districts.

B. Such transfers may be provided for by the building official if:

1. The lot to which transfer of the building permit is proposed is considered developable by all agencies having jurisdiction; and

2. The transfer as proposed will be consistent with the general plan of the county.

C. The building official shall adopt a procedure for transfer of residential building allocations, including, but not limited to, the issuance of a transferable "Notice of Intent to Issue Building Permit" immediately after notification of those persons who have been drawn for a residential building allocation, and provision for tracing ownership of such residential building allocation. Because section 15.80.140 requires submission of a complete set of plans to the appropriate building department by November 30, 1982, no transfer of a residential building allocation after that date will be recognized.

15.80.090 Issuance of Single Family Residential Permits.

Residential allocations shall be issued through a random selection process as set forth below:

A. Applications for allocations will be received from January 4, 1982, to March 31, 1982. Applications must be filed on the forms provided by the city for that purpose and must be complete in order to be eligible for the random selection process. Only one application for each potential building site may be placed in the random selection process.

B. All residential applications within a public utility district, whether from the city or county area, shall be drawn in the same random selection process. The random selection shall be conducted on or before April 31, 1982, at a time and place to be determined by the allocation coordinator.

Applications shall be drawn one at a time, announced and recorded. The number of applications drawn shall not exceed that number of connections authorized by this chapter. When an application which is drawn fails to qualify because it is a multiple application for the same owner, because it is incomplete or materially inaccurate, or for other disqualifying reasons, another application shall be drawn at a subsequent date.

C. The allocation coordinator in cooperation with other interested agencies shall review all drawn applications to insure that the requirements of this chapter are met. Ownership shall be verified.

D. The allocation coordinator shall notify successful applicants within thirty (30) days after any drawing held. Such notice shall be by certified mail, return receipt requested. The allocation coordinator shall also post a list of successful parcels and applicants at the city and county building departments and the city administrative center.

E. If a successful applicant's parcel is on land classified by any regional planning agency as within a stream environment zone, land classification class 1-3, outside a development priority area, or contains less than twelve hundred (1200) square feet of usable building area and lot consolidation cannot be accomplished, the land classification shall be verified in the field by all interested agencies within fourteen (14) days after notice from the city to successful applicants. If the determination is made that the land classification is correct, the

applicant shall be notified that development on that parcel is prohibited by the regional planning agency and that the applicant may either challenge the land classification under agency procedures, transfer the allocation to a lot of land classification 4-7, sell the development right to any interested buyer, or relinquish the allocation. Permit processing fees must be timely paid, however, time required for the processing of transfers or delay due to governmental processing may be added, if necessary, to the time within which plans must be submitted. Any such time will not extend the date within which a building permit must be issued past December 31, 1982, and there shall be no grounds for extensions of time other than those set forth.

15.80.100 Owner Defined.

A. For purposes of the residential allocation drawing, no owner shall receive more than one allocation. "Owner" shall include, but not be limited to, individuals, corporations, partnerships, trusts, associations, joint tenants, tenants in common and husband and wife. Ownership shall be shown by substantial evidence which may include, but is not necessarily limited to, a recorded deed or contract of sale in full force and effect on the submittal date or a judgment of ownership from a court of competent jurisdiction.

B. Only one allocation from the residential category may be issued to an owner; in this regard ownership shall exist on the day of application submittal. For purposes of allocation issuance, ownership on the date of application submittal shall be binding. In instances where an owner has more than one application drawn, the owner shall have the choice as to which one application will be considered successful.

15.80.110 Complete Drawing Application.

A. All residential applications shall be complete in order to be eligible for the drawing. "Complete" shall include:

1. Proof of ownership;

2. Parcel and/or lot number;

3. Adequate information regarding the name and address of the applicant; and

4. All required signatures.

B. The city shall not be required to contact applicants who have submitted incomplete applications.

15.80.120 Administrative Fee.

The city council shall, by resolution, determine the estimated administrative costs for operating the allocation system created by this chapter and the pro rata share to be borne by each successful applicant to defer such costs. Each successful applicant shall have thirty (30) days

from the date of notice, as sent by certified mail by the allocation coordinator, to remit to the city the required fee, or the allocation will be canceled. If the estimate of fees is inadequate to cover the actual cost of administering the program, successful applicants may be assessed additional fees at the time building permit applicants are submitted. If fees collected exceed the cost of administering the program, any such excess shall be returned to the successful applicants on a pro rata basis. If for any reason this section, or the charging of fees for administering the random selection process, is declared invalid or unlawful on the grounds that it is a prohibited "lottery" as that term is defined in California law, and the random selection system can be validated or made lawful by the return of fees collected, all such fees shall be returned to the applicants. It is the council's declared intent that the random selection process is to be utilized even if such fees must be returned.

15.80.130 Complete Building Permit Application.

All building permit applications shall be on a building permit application form provided by the county building department and shall be approved by all other agencies having jurisdiction before being accepted for processing by the county.

15.80.140 Failure to Meet Deadlines.

Successful residential allocation applicants shall, within thirty (30) days after notice from the city, pay all required allocation processing fees. Failure to timely pay such fees will result in cancellation of the allocation and a redrawing. A complete set of plans for the construction of a single family residence must be submitted to the city or county building department no later than 5 p.m., November 30, 1982. A building permit for such structure must be issued by and obtained from the city or county building department not later than December 31, 1982, or the allocation will be canceled. Drawings will be held as necessary from time to time to give applicants the maximum possible time for the processing of permits after redrawings.

15.80.150 Annual Applications – Unsuccessful Applicants.

Applications that are unsuccessful will not be retained for the next succeeding year's allocation program. A new application must be submitted.

15.80.160 Allocation of Allowable Commercial Square Footage.

A. The Tahoe Regional Planning Agency Compact, as signed into law on December 19, 1980, provides that no more than sixty-four thousand (64,000) square feet of commercial development may be allowed in the city of South Lake Tahoe and the county for each of the years 1981 and 1982. Due to the time constraints inherent in obtaining necessary project approvals, it is the policy of the city council and board of supervisors to allocate square footage for both 1981 and 1982 so that project applicants will have some assurance that an allocation will be available. Due to potential uncertainties in the status of particular projects it is desirable for the city council and board of supervisors to have the maximum procedural flexibility in adopting and revising such allocations of commercial square footage.

B. Therefore, the city council concurrently with the board of supervisors shall adopt, by resolution, a list of projects which require allocations of square footage under the compact for the years 1981 and 1982. Every project allocated square footage under the resolution must have received all governmental approvals and obtained a building permit for the project not later than July 1st of the year for which a square footage allocation is made or that square footage allocation will be granted to the next applicant in line who has received all necessary governmental approvals and is ready to file a complete building permit application which shall be filed immediately upon any allocation; provided, however, the July 1st deadline may be extended by the city council and board of supervisors for a reasonable time, not to exceed ninety (90) days, if it is shown by substantial evidence that the applicant has been prevented from meeting the July 1st deadline, due to processing delays imposed by other governmental agencies which delays were beyond the control of the applicant.

C. Further, in any given year for which an allocation is made, the city council and the board of supervisors may jointly and concurrently decide what a particular project or projects which are ready to submit a building permit application are of such overriding importance to the public health, safety, and welfare that such project or projects should be entitled to a priority over other projects currently listed in the resolution.

D. No such decision shall be made by the city council and the board of supervisors without ten (10) days' written notice being given to every applicant then on the allocation list that such a priority override is being considered, and advising them of the time and place of hearing upon the application for a priority override, and that they may appear and be heard, either orally or in writing, upon the granting of such an override. The expiration date set forth in section 15.80.200 shall not apply to any project granted an allocation under this section.

15.80.170 Modification in Building Plans.

In the event that an applicant seeks to modify the plans submitted with a building permit application, other than for purposes of making corrections required by department plan checks, the applicant shall pay a new plan check fee of one hundred dollars ($100) to defer the additional administrative costs inherent in the submittal of completely new or substantially modified plans. Increases in project size shall be subject to additional building permit fees. Changes in the size or delineation of the project shall be subject to the approval of all agencies having jurisdiction.

15.80.180 Allocation of Available Non-single Family Residential Sewer Units.

A. The city-county allocation system which has, or will be, certified by the South Tahoe Public Utility District and North Tahoe Public Utility District, has available for nonsingle family residential use a number of sewer units for the year 1982. These units shall be allocated among the various applicants as follows:

1. First priority for the allocation of units shall be to those projects which have previously been issued building permits, but require additional sewer units to complete such projects.

2. Second priority for the allocation of units shall be those projects which are upon the list to receive allocations of square footage under section 15.80.160.

3. Third priority for the allocation of units shall be any other project, whether public or private in nature, which wishes to secure sewer units in 1982 for use in 1982 or subsequent years.

B. All issuance of sewer units shall be subject to the following conditions:

1. Sewer units shall be assigned to a particular project or projects and shall not be transferable. Any unused sewer units shall be reallocated to other projects by city-county allocation system.

2. All sewer units shall be paid for at the time an allocation for those units are received.

3. Any private project which does not receive all necessary agency approvals and obtain a building permit within two years from the date of allocation of sewer units shall forfeit all rights to the units.

15.80.190 Authorization for Subsequent Random Selections.

When an application drawn under the residential random selection process is subsequently determined to be invalid, or a successful applicant fails to timely pay the fees required by the city, or a successful applicant in the first random selection is otherwise unable or unwilling to proceed with construction, that allocation shall be placed into a second random selection drawing to be held as soon as possible after the number of such allocations available for a second random selection drawing are known. The second and/or any other subsequent drawings shall be conducted in accord with the provisions of this chapter. Subsequent drawings shall be held until all residential allocations have been successfully distributed. The allocation coordinator is authorized to establish such time and place for such subsequent drawings as may be necessary or desirable.

15.80.200 Expiration of Chapter.

The ordinance codified in this chapter shall expire and be of no further force and effect on December 31, 1982, except as it affects projects which have obtained allocation appropriations as described in this chapter. At that time the number of allocations available in 1983, if any, and the system to be used in allocating them shall be considered.

Section 6. This ordinance shall become effective thirty (30) days following adoption hereof.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the ____day of _____, 2010, by the following vote of said Board:

Ayes:

ATTEST
SUZANNE ALLEN DE SANCHEZ
Clerk of the Board of Supervisors

Noes:
Absent:

By_____
Deputy Clerk

_____
Chairman, Board of Supervisors

APPROVED AS TO FORM
LOUIS B. GREEN
COUNTY COUNSEL
By_____
Paula F. Frantz
Deputy County Counsel

I CERTIFY THAT:
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE

Date _____
ATTEST: SUZANNE ALLEN DE SANCHEZ, Clerk of the Board of Supervisors
of the County of El Dorado, State of California.

By _____
Deputy Clerk