

RUTH LAKE COMMUNITY SERVICES DISTRICT
Policy Handbook

POLICY TITLE: Boat access lease site improvements

POLICY NUMBER: 6400

6400 Boat access lease sites are recreational in nature. They are intended to provide a more primitive experience than a road lease. This policy is intended to provide a balance between the desire for tent camping, and the desire for dwellings capable of supporting year round use. The Board of Directors recognizes that the District must conform to existing health and sanitation regulations and the policies of many agencies. To that end, the Board may approve the construction of a congregate residences as defined by the Trinity County Building and Development Services.

6400.01 Boat leases are defined as those sub-leases sites adjoining the lake that have no road access.

6400.10 Motor vehicles of any type are *NOT* to be used on boat access leases.

6400.11 Boat access lease holders' have no right to access their lease site through adjoining private property without the permission of the land owner.

6400.111 Permission of an adjoining landowner to cross private property may be obtained, but the private landowner is under no obligation to grant or maintain such privilege.

6400.112 Permission of an adjoining landowner to cross private property with a vehicle does not imply the right to bring a motor vehicle on the buffer strip.

6400.20 Permission to make improvements

6400.21 Are obtained as listed in policy 6000.

6400.21 Building and sewage disposal permits are required for all structures in Trinity County, including boat leases.

6400.30 Sanitation

6400.31 Pit privies constructed in accordance with policies 6220 and 6225 are the preferred method when minimal development is planned or present.

6400.32 Pit Privies can only support primitive development, i.e.: congregate residence and small storage.

6400.33 The District will consider alternative methods on a case by case basis.

6400.34 Portable toilets are not acceptable.

6400.35 Pit privies, or alternate disposal systems must meet County and State requirements to obtain a permit for an on-site disposal system, per Trinity County Environmental Health (TC Health) and the North Coast Regional Water Quality Control Board (NCRWQCB).

6400.36 Septic systems will not be allowed.

6400.37 The installation of a waste disposal system is required prior to consideration for approval of further development.

6400.40 Water

6400.41 Running water will only be allowed outside of buildings and only if a Trinity County approved gray water waste disposal system is installed according to policy

#6220.

6400.42 Lake water may be used only if permitted under Policy 8100.

6400.50 Buildings

6400.51 Must have planning and/or building permits as required by Trinity County.

6400.52 May not have any running water or related plumbing fixtures installed except as allowed under section 6400.40, above.

6400.53 No structure shall be placed at an elevation less than 2675 ft. (spillway level plus 21 ft.). Horizontal setback (from the 2675 ft level) must be 20 feet. Side and back lot line spacing shall not be less than 30 feet. Lease lots wishing improvements but not able to meet all of these requirements must be considered and approved on an individual basis by both the RLCSD and the HBMWD Board of Directors.

6400.54 Congregate residence: "A dwelling or similar structure used for 10 people or less that can be family members or not." Intended for seasonal use - are not subject to County energy regulations, and does not need a heating system or insulation. Kitchen or utilities are not allowed. Water can be carried in, but no plumbing is permitted.

6400.55 Total number of buildings allowed on a boat access lease site will be three. Those building will consist of one pit privy, and if desired; one storage shed with a maximum size of 120 square feet, one tent deck OR one congregate building.

Approved by the RLCSD Board of Directors: 7/24/2003

Revisions to 6400.53 Approved by the RLCSD Board of Directors: 9/14/2006

Addition of 6400.54 and 6400.55 approved by the RLCSD Board of Directors 11/09/2006

Revised and Approved by the RLCSD Board of Directors May 10, 2007