

BOARD OF SUPERVISORS, COUNTY OF SIERRA, STATE OF CALIFORNIA

IN THE MATTER OF _____)
ADDING CODE SECTIONS)

ORDINANCE NO. 867

THE BOARD OF SUPERVISORS OF THE COUNTY OF SIERRA ORDAINS as follows:

The Sierra County Code is hereby amended by adding Section 15, Chapter 19, Subsection 010 through 050 as follows:

Chapter 15.29 Sierra Buttes - Lakes Basin Special Treatment Area Combining District

15.29.010 Purpose and Intent

It is the purpose and intent of this Chapter to provide interim conditions governing the use and development of all real property within the area of Sierra County commonly known as the Sierra Buttes - Lakes Basin. In adopting this Chapter the Board of Supervisors and Planning Commission are complying with the policies and intent of the Sierra County General Plan.

15.29.020 Application of this Chapter

This is intended to and shall apply to all real property subject to the County's jurisdiction within the Sierra Buttes - Lakes Basin area, which shall be defined to encompass all of the following described real property:

007-090-007-0	007-123-003-0	007-090-018-0	008-110-010-0
007-060-003-0	007-123-004-0	007-123-002-0	008-110-015-0
007-060-004-0	007-123-006-0	007-123-010-0	008-100-018-0
007-121-006-0	007-123-001-0	007-123-012-0	008-110-022-0
007-121-002-0	007-123-008-0	007-123-015-0	008-070-024-0
007-123-005-0	007-123-013-0	007-123-016-0	008-100-006-0
008-070-011-0	007-123-014-0	008-080-003-0	008-070-022-0
008-090-005-0	007-110-005-0	008-080-004-0	008-070-002-0
007-100-004-0	008-070-007-0	008-080-006-0	008-070-027-0
007-090-009-0	008-070-008-0	008-090-028-0	008-070-008-0
007-110-001-0	008-070-013-0	008-110-020-0	008-070-007-0
007-060-005-0	008-100-002-0	008-110-009-0	008-070-010-0
007-110-012-0	008-100-004-0	008-110-019-0	008-100-005-0
007-121-001-0	008-070-014-0	008-110-021-0	

This ordinance shall also serve as guidance to those government agencies owning or administering properties within the Special Treatment Area to assure that those respective agency activities are compatible with the Sierra County General Plan.

15.29.030 Effect of Combining District

The regulations in this Chapter shall apply as interim modifications to the regulations within the base zoning district for property as otherwise established by County ordinance. As such it is intended as an "overlay" or to be combined with the regulations otherwise established for the base zoning district for real property within the Sierra Buttes - Lakes Basin area, and not in lieu of the base zoning designation and regulations.

15.29.040 Special Use Permit Required

No building permit shall be issued and no use of property requiring the issuance of any other permit by the County shall be made or allowed unless and until such use or building has been approved by the issuance of a special use permit in conformity with the provisions of Chapter 15.28 of this Code, other applicable zoning and development requirements and with the provisions of this Chapter.

In addition to the criteria set out in Chapter 15.28 and elsewhere in this Code, the use and development of real property in the Sierra Buttes - Lakes Basin area (covered by this combining district) shall be limited as follows:

1. No parcel shall contain more than one primary structure of 1250 square feet and where the lot coverage provision of .14% from the general plan allows larger structures, the maximum floor area allowed shall not exceed 2000 square feet, the total floor area shall include any and all decks, porches, stairs and overhangs and one, separate and detached accessory structure not to exceed 120 square feet in total gross area.
2. Setbacks for all structures and improvements, including but not limited to residences, accessory buildings, septic systems, water distribution facilities, and any grading shall be required to be setback a minimum horizontal distance of: two hundred (200) feet from the high water line of any lake; one hundred (100) feet from the high water line (flood line) of any stream, watercourse, or spring; fifty (50) feet from any intermittent watercourse; sixty (60) feet from any road or property line. Setback areas shall be natural, open and unobstructed.
3. Any structure or improvement and any portion thereof located on the property shall be limited to a total height of two (2) floors and not exceeding twenty-five (25) feet above natural grade.

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4. Fencing, yard areas, and landscaped areas, associated with any building or improvement placed on the property shall be confined to a perimeter area not exceeding thirty (30) feet horizontal distance from any point on the building or improvement.
5. Any and all utility lines, wherever possible, shall be provided underground, and in no instance shall be provided overhead.
6. Parking where necessary, shall be provided on-site and not within adjacent public rights-of-way.
7. No new road construction shall be permitted. Improvements to existing roads shall be limited to roads, which presently provide access, and such improvements shall be limited so as to provide minimal access for seasonal and limited use. Any such limited road improvements shall be reviewed as part of the application for a special use permit to determine the scope of the disturbance to the land and to the special and unique values of the area. Road improvements shall be restricted to the least intrusive means available to obtain access. Encroachment permits will not be allowed for improvements and/or maintenance to County roads to facilitate access.
8. No altering of natural grade shall be allowed and all improvements and construction shall occur within the limits of the natural topography.
9. The following uses, construction, and improvements are specifically prohibited:
 - A) Construction, alteration or modification of any nature affecting the shore of any lake or stream or within a streambed except for construction required as part of a potable water supply.
 - B) Ramadas of any type including covers for recreational vehicles, travel trailers, mobilehomes, motorhomes, fifth wheel vehicles, boats and other recreational equipment.
 - C) Docks, piers, or other forms of water-related improvement.
 - D) Helipads or heliports.
 - E) Construction or improvement on slopes in excess of sixteen (16) percent.

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- F) Signs of any type, shape, or form other than on-site house identification signs.
 - G) Communication towers, electronic equipment, satellite dishes (other than personal digital receptors for television less than 20" in diameter) or other forms of communication/electronic improvements.
 - H) Exterior lighting which is not attached to the building, is not directional or low intensity; and which lights any portion of the site other than the building.
 - I) Second units and caretakers units.
 - J) Bed and Breakfast establishments and cottage industries.
10. Construction shall be limited to areas which will minimize viewing of any improvements on property from any off-site vantage point. No structure or improvement may crest any existing ridge line when building on the face of a slope.
11. Architectural and design review of any building or improvement shall be performed for consistency with the County General Plan and shall include but not be limited to the following: building proportion, earth tones, nonreflective building materials, textures, building projections, roofs and parapet shapes, lighting, landscaping, windows, fencing, demolitions, roofing materials.

15.29.050 Exemptions From Chapter


This Chapter shall not apply to timber harvest plans which otherwise do not involve construction of a structure on any property within the scope of this chapter. In addition, this chapter shall not apply to mineral extraction activities which are accessed by existing roads which do not require reconstruction or improvement other than routine maintenance.

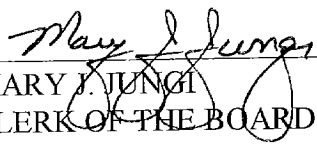
15.29.060 Termination

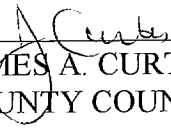
This chapter shall expire in two (2) years or upon completion of the Lakes Basin Recreation Master Plan, whichever shall occur first.

Introduced at a regular meeting of the Board of Supervisors held on the 21st day of April, 1998, and passed and adopted by the Board of Supervisors of the County of Sierra, State of California, on the 19th day of May, 1998, by the following roll call vote, to-wit:

AYES: Supervisors Gutman, Luchessi, Nunes, Mitchell and Whitley
NOES: None
ABSTAINED: None
ABSENT: None

COUNTY OF SIERRA

PATRICIA WHITLEY
CHAIRMAN, BOARD OF SUPERVISORS

ATTEST:

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM:

JAMES A. CURTIS
COUNTY COUNSEL