Attachment C

Lyman Lake Non-Floating "Permanent" Structures

Existing Non-Floating Structures

In 1997, SJWD purchased Lyman Lake (property below the 850.2ft contour) from Springs Industries. Since acquiring the property, SJWD has recognized that Springs Industries allowed some non-floating structures (boathouses and docks built on piers) to be built on the property. Consequently, SJWD allowed these structures to remain for their natural life so long as they did not become dilapidated or require significant repairs (including any repairs below the normal lake water level).

Since purchasing the Lyman Lake property, SJWD has not permitted the construction of any new non-floating structures. Due to the inevitability of fluctuating lake levels, the inherent risks and costs of owning non-floating structures, and concerns regarding the potential storage of materials hazardous to water supplies, SJWD has strongly encouraged the owners of existing non-floating structures to eventually change to floating structures. (*Accordingly, after January 1, 2046, regardless of any permitted repairs as outlined below, only floating structures will be allowed to remain on Lyman Lake.*)

Restrictions Regarding Existing Non-Floating Structures

Non-floating structures are not allowed for human habitation and shall not be equipped with household fixtures such as sinks, showers, flush toilets, etc. No discharges from any source are allowed into the lake waters.

Storage of petroleum or other chemical products is not permitted in these structures or anywhere else on SJWD's property. However, one gas can up to a total of 5 gallons is allowed.

Enclosed boathouses must leave the boat entry door open or have it removed.

Repairs of Non-Floating Structures:

1. Minor repairs and routine maintenance – Structure owners must properly maintain and make ordinary repairs to prevent dilapidation, unsafe conditions, or unsightliness on SJWD's Property.
2. Permitted repairs to damaged structures:
    a. Repairs are allowed for structures with less than 50% damage to the entire structure, including parts normally below water (e.g., pilings and piers).

b. No repair work can commence without written approval from SJWD, and it must comply with all SJWD policies.
c. No repairs are allowed that would increase the size of a non-floating structure from its original dimensions, either vertically or horizontally.

3. All permitted repair work shall be completed within one (1) year of the permit approval date. SJWD may require demolition and removal of any uncompleted structure outside of this timeframe. Completion is defined as all components of a structure being complete, including decking and roof, if applicable.

Demolition of Non-Floating Structures:

1. Demolition is required for structures with more than 50% damage to the entire structure, including parts typically below water (e.g., pilings and piers) or any structure in dilapidation or disrepair.
   a. SJWD will reimburse an owner up to $5,000 toward the demolition and removal costs of a non-floating structure (regardless of its existing condition). Appropriate documentation will be required, and all work must be approved and coordinated with SJWD to be eligible for this reimbursement.
2. Non-floating structures requiring demolition will not be allowed to be rebuilt.
3. Unless otherwise required or permitted by SJWD, all new floating structures must be constructed in the exact location along the shoreline as the original non-floating structure.

Enforcement:

This policy is enforceable only by SJWD Water District, and no structure owner or other person or entity shall have any standing, right, or authority to enforce or to require SJWD to enforce any of the policies.