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OPERATION AND MAINTENANCE PLAN

(Recreation Residence Special Use Permit, Clause II.A.)

Name _____ Lot# _____ Tract _____

Please review this plan and complete or correct any missing or erroneous data. This plan is part of your special use permit and details your responsibilities for operations and maintenance of your cabin and other improvements on and off your lot. This plan will be reviewed annually and updated as necessary.

I. MAINTENANCE OF VEGETATION:

Vegetation will be managed to maintain the natural forest setting, protect the native species, and prevent erosion. Noxious weeds, invasive or non-native plant species, lawns, ivy, etc. will be removed. List plants to be removed, timeframe, and method of removal: _____

Areas will be restored where soil has been compacted or where vegetation has been damaged from vehicle or foot traffic outside of approved roads, parking areas, and trails. Restoration will consist of tilling the soil and covering with a protective layer of mulch, wood chips, or locally obtained vegetative materials. The restored area may be planted with native plants on the list of suitable plants. The list is available from the Ranger District office. Describe areas to be restored and plants to be planted, sensitive areas to avoid: _____

Hazard trees that could fall onto the cabin or other improvements including roads, driveways, and parking areas will be felled, after approval by the authorized officer. Slash will be treated so as to meet fire clearance requirements. Logs less than 24" diameter and large wood debris may be used on the lot for fuelwood if the authorized officer determines the material is not needed for soil protection or other uses. Authorization will be documented on Hazard Tree Removal Authorization Form.

Other unsafe conditions will be eliminated as directed or approved by the permit administrator. List unsafe conditions: _____

II. MAINTENANCE OF FACILITIES:

No proposed work may begin until plans are submitted and have been authorized in writing. Check the type of structures and other improvements you currently have on National Forest lands by completing the following:

Building or Improvement		Size / Description / Notes
Cabin		
Guest Dwelling/Sleeping Cabin		
Deck		
Patio		
Wood / Tool / Storage Shed		
Garage		
Pump House		
Water Tank / Water Tower		
Generator Building (spark arrstr)		
Toilet Building		
BBQ / Incinerator / Fire ring		
Boat Dock / Boat House		
Antennas / Dishes / Solar Panel		freestanding, mounted
Walkway / Trail		
Hot tub / Spa		
Playground Equipment		
Bridge / Boardwalk / Ramp		
Fence		
Flagpole		freestanding, mounted
Propane Tank		
Retaining Wall (size, materials)		
Sign		
Refuse Container (company)		
Outdoor Lighting		
Other		
Other		

Paint: All buildings will be painted or stained with color(s) approved by the authorized officer. Does cabin need painting? No___ Yes___ If yes, what is the proposed color? Brand/Color # _____ ; Trim _____
 (When possible, enclose color chart paint sample)

Chimney, stovepipe: Chimney and stovepipes will be maintained in good repair and supported as needed to resist damage from snow and ice accumulation / movement. Masonry will be repaired as needed to present a well kept appearance and to ensure the fire safe integrity of the chimney system. Metal pipes and supports will be painted black or other dark color to blend with the building or roof. Screens will be maintained as described under FIRE PROTECTION. Describe proposed work: _____

Roof, eaves, etc.: Roofing materials will consist of composition tile, shingles, or metal roofing materials. Metal roofing must have factory-applied color. Describe proposed work: _____

Porches, deck, stairs, railing, etc.: All structures will be safe and in good repair. Porches and/or decks will be left open, not enclosed. Describe proposed work: _____

Window and Door Shutters: Removable window and door shutters will be stored out of sight under the cabin, in a storage shed, or other agreed upon location. Describe proposed changes or additions: _____

Underpinning and foundation: The area between the foundation and floor will be enclosed to comply with county ordinances and the fire safe guides for residential development in California. Underpinnings of decks will be enclosed if used for storage. Describe proposed work: _____

Roads, Driveways, and Parking Areas: Roads (including gates) within tracts will be maintained by the tract permit holders under a special use permit and road maintenance agreement with the tract association. Lot driveways and parking areas will be maintained by the lot permit holder, and identified on the O&M plan. Driveways may not be managed to restrict public access. Culverts, pipes, and dips will be cleared of sediment or debris annually and maintained as needed. Paving and graveling will be authorized only to control erosion. Describe proposed maintenance work such as grading, graveling, or culvert or waterbar installation: _____

Driveway and Parking Area Location: The total area used for driveways and parking areas will be limited to minimize compaction, erosion, sedimentation, vegetation removal, and limit the potential for local and off-site pollution by auto fluids, and improve visual quality. Approved driveways and parking areas are shown on the attached sketch map for this lot. If driveways and parking areas have not been designated, describe work proposed to be done and show the proposed locations on the attached map. The authorized officer will approve final locations. _____

Pathways, Walkways, and Trails: Pathways, walkways, and trails will be defined and maintained to prevent erosion. Multiple trails will be consolidated wherever practicable. Trails located on steep slopes will be repaired and maintained to prevent erosion by use of drainage control features such as ditches and waterbars, armoring the walking surface, and/or using steps/stairs. The natural forest setting will be maintained through the use of materials such as native surfacing and local rock and logs. Manufactured materials such as brick and concrete will not be used. Authorized trails will not restrict public access or cause an unsafe condition. Describe proposed trail construction, reconstruction, or relocation work: _____

Retaining Walls: Retaining walls needed to prevent erosion affecting the stability and maintenance of the cabin will be shown on the attached sketch map. Retaining walls that are not effective, are visually intrusive, or may be causing damage to the resources will be removed. Proposals to change or add a retaining wall will require a building permit that may include the development of engineered plans. Describe proposed construction or removal work: _____

Recreational Vehicle Storage: All vehicles will be located within approved driveways and parking areas. If a recreation vehicle (such as motor homes, trailers, campers, or camper shells) is to be used to expand the capacity of the recreation residence, list the proposed dates: From To _____ (not to exceed 14 days). Lots may not be used to store recreational vehicles and equipment (boat, motorcycle, snowmobile, off highway vehicle, etc.). Unregistered or inoperable vehicles are not allowed on the premises. List all items of recreational equipment proposed for temporary seasonal storage (the period of time the recreation residence is actively being occupied and used): _____

Hazardous Material Storage: Paint, fuel, pesticides, or other toxic substances will not be stored within flood prone-areas.

III. SIZE, PLACEMENT AND DESCRIPTION OF SIGNS:

Signs: No sign will be attached to or mounted on trees or rocks. List any sign proposed to be placed on the lot or cabin. Provide description as to size, color, wording, and location: _____

Lot number: The lot number will be placed and maintained on cabin where it is visible from the road. Boat docks must also be identified with a cabin number.

Lot numbers are placed and maintained as required: Yes _____ No _____

IV. REMOVAL OF GARBAGE AND TRASH:

Household garbage and trash will be disposed of by one of the following methods. Describe method to be used:

1. Approved bear proof trash receptacle for this individual lot. Describe type, location, contracted company, etc. _____

2. Approved bear proof community use dumpster. Describe type, location, contracted company, etc. _____

3. Removal off National Forest land to an appropriate disposal site. Describe method: _____

The lot will be kept clear of litter, appliances, building materials, etc.

V. FIRE PROTECTION:

Defensible space around improvements can be provided while maintaining live vegetation and ground cover. Live vegetation will be left when clearing flammable vegetation for fire clearance, unless otherwise agreed by the authorized officer. In addition, maintain a year's worth of needlecast to provide a protective ground cover to prevent soil erosion. Within 100 feet of rivers and lakes, nothing will be removed except the minimum required for fire protection, leaving a covering of one to two inches of decomposing vegetative debris (needles, leaves, sticks, limbs, or wood chips) unless requested or approved by the authorized officer. Debris will be chipped and scattered when possible.

If fuel reduction is accomplished through pile burning, use areas already free from vegetation such as parking areas or fire pits. Locate piles away from trees, wet areas, and 100 feet from waterfronts. Areas within 100 feet of rivers and lakes, and below 5000 feet elevation require extra measures to protect TES species. In these areas, if fuels are raked into piles, the piles must be burned within 24 hours, fed into a new pile, or removed off-site to an approved disposal site.

The following items have been completed:

- _____ Flammable debris has been removed around structure to a minimum of 30 feet or to property line, as specified above and by California Public Resource Code, Sec. 4291.
- _____ No tree limbs are within 10 feet of chimneys and/or stovepipes.
- _____ There is a 1/2-inch screen mesh over the outlet of every chimney or stovepipe.
- _____ The roof and gutters are free of leaves, needles, or other dead vegetative growth.
- _____ Approved spark arrestors are on all internal combustion engines (mowers, chainsaws, motorcycles, etc.)
- _____ Slash from hazard tree removal or other vegetation cutting properly disposed of.

VI. SANITATION:

Current sanitation system at the cabin:

Septic tank and leach field _____ Vault toilet _____ Pit toilet (outhouse) _____

Describe any separate gray water (sink, shower, tub, etc.) drain, pipe, sump, etc.: _____

Describe proposed construction or changes to the sanitation system: _____

VII. DOMESTIC WATER SUPPLY:

Use screens and pumps with low entry velocity when drafting from rivers and lakes.

Describe water source: _____

Describe water system: _____

VIII. CABIN RENTAL INFORMATION:

Incidental rental of your cabin (maximum 14 days) may be permitted with written approval of the authorized officer.

Proposed rental:

IX. ASSOCIATIONS:

List association(s) of which you are a member (road and/or bridge association, homeowner association, water association): _____

X. PET MANAGEMENT:

Be aware of leash laws of the county in which the cabin is located. Do not feed animals outdoors or leave/store their food outdoors, as this will attract wildlife.

XI. WILDLIFE PROTECTION:

Food may not be stored or disposed of outside, and food inside the cabin should be removed seasonally, to prevent unwanted wildlife encounters. Scattering birdseed may attract unwanted rodents, and hummingbird feeders may attract bees or ants. Salt licks are not allowed.

<p>REMEMBER: Use of the cabin and lot should be consistent with maintaining a non-urban setting and reducing impacts to forest resources.</p>
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XII. SKETCH OF LOT SHOWING IMPROVEMENTS:

Please provide a sketch of your lot (use back of this sheet) showing the locations of all improvements, including on-lot improvements such as cabin, outbuilding(s), septic tank and leach field, propane tank, fire ring, driveway, parking area, retaining walls; and off-lot improvements such as water tank, water line, boat dock, etc.

XIII. CONTACT INFORMATION: The following information needs to be kept current in your file:

Holder Names:	_____	Driver's License:	_____
Permanent Home Address:	_____	State:	_____
Mailing Address (if different)	_____		
Home Phone#:	_____	Cell Phone	_____
Work Phone #:	_____	Time Available:	_____
Co-Owners Names	_____		

Person to contact in case of emergency:

Home Phone #:	_____	Work Phone #:	_____
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If contracting with individual or company to have work completed, please complete the following:

Company/Individual	_____		
Contact Name	_____	Phone #:	_____
Address:	_____		

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We are available to meet with you regarding the operation and maintenance plan. If you have any questions please contact your Ranger District office.

Holder Comments: _____

Holder Signature: _____ Date _____

Reviewed by: _____ Date _____