

UNITED STATES DEPARTMENT OF AGRICULTURE
FOREST SERVICE

San Bernardino National Forest
Recreation Residence Operation and Maintenance Plan

Ranger District: Mountaintop Tract Name Big Bear Lot # 333

The terms and conditions of your special use permit require that you participate in the completion of an Operation and Maintenance (O&M) Plan and comply with all present and future regulations by the Secretary of Agriculture. This includes compliance with all Federal, State, County, and Municipal Laws, Ordinances, or Regulations that are applicable to the area, or operations covered by the permit. According to Section III, Clause A. of your Term Special Use Permit, the O&M Plans are reviewed annually and updated as needed.

General Information: ANY changes to your residence must have *Prior Written Approval of the authorized officer*, including repairs except for minor "in kind" repair. Cabin paint and/or stain must be a pre-approved color; natural and/or earth tones only. Porches and/or decks must be left open, not enclosed. New roofing materials must consist of fire resistant composition shingles, or color-impregnated metal roofing materials (color to be approved in advance). If no foundation exists, underpinning must be enclosed to comply with the fire safety guidelines for the residential development of California. Keep in mind that the recreation residences must blend in with the surrounding forest environment. They should not *Stand Out*.

A. Condition of Improvements and/or Structure(s)

Total number of buildings on lot _____

Please indicate the number and type of improvements and/or structures located on your permitted lot, plus any other off-lot improvements and/or structures you currently have on National Forest System Lands:

Cabin	_____	Out House	_____	Garage	_____
Pump House	_____	Water System	_____	Antenna/Dish	_____
Guest Cabin	_____	Barbecue	_____	Rock Walls	_____
Dock	_____	Propane Tank	_____	Tool Shed	_____
Misc./Other	_____				

⇒ *Your permit requires that all on and off lot improvement and/or structures have written approval of the authorized officer .*

The following items are referring to the recreation residence improvements and/or structure, and other related (on and off) lot improvements and/or structures and meet your Forest Service Special Use Permit terms and conditions.

Initials _____

Initials _____

If in good condition check Yes, if repair is needed check No.,

- | | | | |
|-------------------|-----------------|-------------------|-----------------|
| 1. Exterior paint | Good ___ No ___ | 8. Deck steps | Good ___ No ___ |
| 2. Windows | Good ___ No ___ | 9. Deck floors | Good ___ No ___ |
| 3. Doors | Good ___ No ___ | 10. Deck railings | Good ___ No ___ |
| 4. Shutters | Good ___ No ___ | 11. Foundation | Good ___ No ___ |
| 5. Screens | Good ___ No ___ | 12. Chimney | Good ___ No ___ |
| 6. Siding | Good ___ No ___ | 13. Roof shingles | Good ___ No ___ |
| 7. Deck posts | Good ___ No ___ | 14. Roof gutters | Good ___ No ___ |

Explain in Section I any improvements and/or structures that have requirements that need correction and the date they will be completed. If you have multiple structures, indicate their condition in Section I. Work must be approved by the authorized officer.

B. Sanitation, Trash, and Water

1. Sewer System:
 - a. If you are currently on a sewer system, please indicate the sewer district and enclose a copy of a recent bill.
 - b. If you have a septic system or holding tank, please enclose a copy of your current Operating Permit from San Bernardino or Riverside County Environmental Health Departments.
2. Trash is to be stored inside the cabin until properly disposed of (which is defined as taking the trash to the County Transfer Station or taking it home with you).
3. Where do you get your water?
 - a. Commercial Purveyor: _____
 - b. Municipal Supplier: _____
 - c. Well Spring Stream (circle one)
 1. Name of Spring or Stream

 - d. How many cabins use this same source? _____
4. Do you have a water storage tank, please describe the type and size: _____
 - a. Do you have written authorization from the Forest Service for the tank? _____

C. Grounds

Area is maintained to present a clean, neat, and orderly appearance, and all improvements blend in with the natural surrounding forest environment. Artificial flowers, planting boxes, statues, figurines, etc. are not allowed and will need to be removed.

Retaining Walls: Retaining walls needed to prevent erosion affecting the stability and maintenance of the recreation residence will be shown on the attached sketch map (see Section XIII). 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 written authorization from the authorized officer and a building permit that may include the development of engineered plans. Describe proposed location, repairs, maintenance, construction or removal work: _____

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

Vegetation Management: Trees, shrubs, grasses, and other plants may be removed or destroyed only after the authorized officer has approved in writing and marked or otherwise identified what may be removed or destroyed.

Manage vegetation to maintain the natural forest setting. Priority is to protect native species, which are those plant species represented in the natural vegetation of the area; to remove noxious weeds, and remove invasive non-native plant species. Existing noxious weeds and invasive plant species must be promptly removed manually and disposed of properly. To comply with Regional direction, other non-native vegetation should be removed over time as opportunities arise. Watering to maintain existing vegetation will **not** be authorized.

If necessary, native vegetation may be planted to replace the non-native vegetation that was removed while still maintaining a defensible space around the cabins for fire protection. Before any planting occurs, a Forest Service Permit Administrator must be contacted. The administrator will review the request with a Forest Service Botanist. The use of non-native species for planting is not authorized. The authorized officer must approve any planting.

Please check the condition of the following items:

Lot is free of litter, trash, debris, machinery, old appliances, building materials, lumber, trailers, unregistered or disabled vehicles, etc.

Yes ____ No ____

Firewood is stacked neatly in a single pile away from trees, propane tanks, improvements and/or structures.

Yes ____ No ____

Lot, structures, and immediately adjoining areas are clear of hazardous conditions such as bare electrical wires, broken or damaged hand rails and the like.

Yes ____ No ____

Trees are free of swings, tree houses, clotheslines, nails, etc.

Yes ____ No ____

Lot number is clearly displayed on the residence where it can be seen from the road with a minimum of 3" size numbers.

Yes ____ No ____

No signs will be attached to or mounted on trees or rocks. The Forest Service has approved all signs and location of signs on the lot and access road(s).

Yes ____ No ____

Landscaping remains natural. Addition, relocation, or removal of vegetation was pre-authorized in writing.

Yes ____ No ____

Explain, in Section I any requirements that need correction and when they will be completed.

The removal of a hazardous tree requires an inspection and written authorization.

(Please describe on a separate page the location of any hazardous trees)

D. Roads, Driveways, and Parking Areas

Roads (including gates) within tract 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 in the O&M plans in the "sketch" on page 11. 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.

Areas outside of authorized/approved roads, trails, and parking areas where soil has been compacted or where vegetation has been damaged from vehicle or foot traffic must be restored to its natural state. Driveways and parking areas must be approved by the authorized officer.

E. Driveway and Parking Area Location

Parking is limited to two vehicles for each recreation residence. The total area used for driveways and parking areas will be limited in an effort to minimize the disturbance area including: compaction, erosion, sedimentation, vegetation removal, and also to 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", Section L. Please identify existing driveways and parking areas to be used for no more than two vehicles. Please use Section L to sketch your drawing. Your permit administrator will work with you to identify excess road and parking areas that need to be restored.

F. Recreational Vehicle Storage

All vehicles will be located within approved driveways and parking areas. If a recreational vehicle such as motor homes, trailers, or campers, are 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 such as watercraft, snowmobile, off highway vehicle, etc. Unregistered or inoperable vehicles are **not** allowed on the premises. List all items of recreation equipment proposed for temporary season storage, which is defined as the period of time the recreation residence is actively being used and occupied:

G. Fire Hazard Reduction and Vegetation Maintenance

Have the following Forest Service requirements been met? Please check all that apply:

- ☐ Flammable debris (not all vegetation) has been trimmed or removed around all structures to a minimum of 30 feet and 10 feet around propane tanks as specified by Public Resource Code, Sec. 4291. Any trees (live or dead) must have authorized officer approval for removal.
- ☐ No tree limbs are within 10 feet of chimneys and/or stovepipes, and no dead tree limbs overhang structures.
- ☐ There is a ½ inch screen mesh in good condition 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 (chain saws, cycles, motorcycles, etc.).
- ☐ All liquefied petroleum gas, and/or propane is installed and operated in accordance with the laws and regulations of the State of California.

Number of tanks:	Capacity of each tank:	Type of tank:
Servicing Propane Company:		

- ☐ There are not items stored under deck or porch if underside is not enclosed.
- ☐ One year of leaves/needle cast is retained to provide ground cover and reduce erosion.

Explain, in Section I, any requirements that need correction and when they will be completed.

H. Other

1. Domestic pets (cats and dogs) must be restrained in accordance with San Bernardino and Riverside County leash laws. They are to be fed indoors. Food is not to be left or stored outside to avoid attracting wildlife.
2. Scattering birdseed or hanging hummingbird feeders is not encouraged as they may attract unwanted rodents and/or wildlife. Feeders are to be stored in the recreation residence when not occupied. Salt licks are not allowed.
3. Outside lighting should be kept to a minimum and used for safety reasons only. This is to maintain the natural light levels of a forest environment (No flood, timed, etc.).
4. To the extent feasible, fuel reductions implemented in riparian areas will focus on the removal of non-native vegetation to achieve fuel hazard reduction objectives.
5. All ground disturbing activities with the potential for erosion must be consistent with FSH 2509.22 – Soil and Water Conservation Practices Handbook and Best Management Practices.

This will ensure that ground disturbing activities will not contribute additional sediment to any streams or lakes. This includes but is not limited to the following activities: excavation, road repair/maintenance, fuel treatments, construction, etc... Ground disturbing activities require prior written approval of the authorizing officer.

6. Heavy equipment (backhoes, tractors, etc...) brought on site for ground disturbing activities must be cleaned before bringing to the Forest to ensure that there is no transport of invasive plants or their seeds.
7. Any mulch and hay brought to the site must be certified weed free and will not be allowed in any waterways (streams and creeks).
8. Before buildings are removed or undergo renovations and repairs that modify the building structure or roof, a wildlife biologist will be consulted. If determined to be a potential adverse effect to bats, surveys by a wildlife biologist will be conducted to determine if the building is occupied by roosting bats. These surveys are to be conducted as close to the time of project implementation as possible. This will reduce the potential for bats to occupy the site between the time of the surveys and project implementation. If no bats or signs of bat use are documented, the project can be implemented without the need for any mitigation to reduce impacts to roosting bats. If bats are found, a determination must be made regarding the type of use occurring (winter/hibernation roost or summer/maternity roost). Based on this finding, a recommendation can be made regarding the best time of year to implement the proposed activities to minimize potential impacts to roosting bats.
9. Any excavation, using heavy equipment or trenching including, but not limited to, pits and trenches for septic systems, will require a review by a botanist and wildlife biologist. The excavation must be implemented in a manner that reduces the potential for entrapment of small mammals, reptiles or amphibians. If an excavation is to remain open over night, it must include some means for small mammals, reptiles and amphibians to escape. This can be accomplished by placement of a ramp that reasonably allows trapped individuals to crawl or walk out of the excavation. Drift fences may be required to reduce the potential for animals to accidentally become entrapped in the excavation or crushed by equipment. Before an excavation is backfilled, it must be checked to ensure that there are no live individuals inside. Backfilling cannot occur until the excavation is clear of all live individuals.
10. In addition to administering and monitoring compliancy with the O & M Plan, the USFS will provide recreation residence permit holders with educational materials about sensitive resources and invasive species within their recreation residence tracts.
11. Lots 46, 47, 48, 53, 54, 55, 56, 57, 59, 74, 75, 77, 78, 85, and 446 are within 500 feet of suitable southwestern willow flycatcher habitat in Kidd Creek and will require a limited operating period (LOP). For cabins within 500 feet of suitable southwestern willow flycatcher habitat, noise generating activities that require the use of large equipment or noisy mechanized equipment such as chain saws will be scheduled to occur outside of May 1 to August 31. Required fuel reduction within 100 feet of the residence is excluded if total time of chainsaw or chipper use does not exceed two hours in any one day. Noise generating activities can proceed during this timeframe

if protocol surveys during the current breeding season have determined that southwestern willow flycatchers are not present in the project area, or it can be demonstrated that the noise can be kept within background levels or below 60 decibels at the suitable habitat.

12. Work with cabin owners on lots 277, 284, 285, and 286 to delineate driveways and parking around their cabins to avoid impacts to *Castilleja cinerea* (ash grey Indian paintbrush) and educate these cabin owners about the need for conservation of this plant. Permittees must maintain these barriers.
13. USFS will continue to inform cabin owners around the Ski Beach fenced meadow area about the bird-footed checkerbloom population near their cabins. Cabin owners must continue to report any problems with the fence around the nearby meadow. It is especially important in this area not to landscape with non-native plants.
14. Recreation Residence Tracts are treated as Historic District properties, with individual lots and cabins considered historic structures and features contributing to the eligibility of the tract to the National Register of Historic Places (NRHP). Therefore, maintenance, repairs, remodels/additions, upgrades, and other changes to the cabins and associated features require the review and approval of the Special Use Permit Administrator and the FS Heritage Program in order to ensure compliance with the Regional Programmatic Agreement, and that the historic character of the tract is maintained. Permittees are encouraged, but are not required, to remove inappropriate noncontributing elements and materials, and replace them with elements and materials that match historic characteristics. Following is a list of minor maintenance activities that are allowed without Heritage Program approval as they have little potential to affect the overall historic character of the cabin and tract. Minor maintenance activities are defined as projects that involve repairs in-kind **with identical or carefully matched materials**, or inconspicuous installations **where there are not visible effects to external historic character or fabric**, and **no structural changes**.
 - a. In-kind replacement of hardware, such as door knobs, door and window latches, hinges, locks, etc.
 - b. Installation of security hardware, such as dead bolts, door locks, window latches, and inconspicuous door peep holes, matching historic hardware as closely as possible.
 - c. Installation of inconspicuous burglar or other alarm systems that do not intrude on external historic character or fabric and are not visible from exterior views.
 - d. Replacement of broken window pane glass in existing, historic window frames, matching historic form, design, and transparency.
 - e. Application or replacement of caulking or weather stripping, where it is inconspicuous to outside views.
 - f. Minor in-kind repair of siding, trim, roofing, or deck/porch flooring material confined to a few boards.
 - g. Limited (less than one square foot) repair of window frames and shutters by patching, splicing, or consolidating with epoxy resin or similar materials.
 - h. Protection and maintenance of historic fabric through appropriate surface treatments such as cleaning, rust removal, limited (affecting no more than one square foot) paint removal and reapplication of protective coatings, using approved historic color and texture.

- i. Limited (less than one square foot) painting or grouting of masonry matching historic materials.
- j. Replacement of lightening rod wiring with new copper wire.
- k. Replacement of light bulbs, batteries, and other such removable or replaceable parts; energy efficient florescent bulbs may be used, so long as similar lumens are maintained.
- l. Maintenance, repair, or in-kind replacement of previously approved signs.
- m. Ongoing up-keep of recreation residence lots that includes removal of trash and dead and downed debris.
- n. Fire prevention measures mandated by state fire prevention codes.

I. Condition(s) needing correction or explanation

Use the space below to explain any "No" answers, or non-compliance issues discussed on the previous pages. Indicate the nature of the correction, and the date by which you can complete these requirements. Please call and discuss this with your Permit Administrator before sending back your signed Permit and O&M Plan. Please feel free to use the backside for additional space.

J. Cabin Rental Information

Incidental rental of your cabin is permitted, subject to written advanced approval from the Forest Service. For purposes of definition, the Forest Service (along with the IRS) considers anything in excess of 14 "full-price" rental days to be commercial rather than incidental. If you rent your recreation residence, you may apply for this approval by describing below how, who, and when you plan to rent in the coming year. Or, you may submit your request at a later date, prior to renting your cabin.

K. Principle Residence Information

You are not authorized to live in your Recreation Residence full time. Please submit documentation listing the physical address of your principle residence as stated above. Examples of appropriate documentation to validate your principle residence include a current mortgage, rental or lease agreement; current utility bill; driver's license, and/or voter registration card.

L. Sketch:

Please provide a drawing of your lot showing the location and dimensions (length x width x height) of “all” related (on and off lot) improvements and/or structures such as cabin (length x width x height); outbuilding(s) (length x width x height); approved sewage system; propane tank; driveway (length x width); parking area (length x width); retaining wall (length x width x height), and “all” off-lot improvement and/or structures such as a water tank and water line:

M. CONTACT INFORMATION: The following information must to be kept current in your file:

Permit Holder Name:		Driver's License:	
Permit Holder Name:		Driver's License:	
Permanent Home Address / Zip Code:		State:	
Mailing Address / Zip Code (if different)			
Home Phone #:	()	Cell Phone	()
Work Phone #:	()	Time Available to be Contact:	
Email:			
Co-Owners Names:	(Area Code) Phone Numbers		
Person to contact in case of emergency:			
Relationship:			
Home Phone #:	()	Work Phone #:	()
If contracting with individual or company to have operation and maintenance work completed, please complete the following:			
Company/Individual:			
Contact Name:		Phone # :	()
Address / Zip Code:			

We are available to meet with you regarding the Recreation Residence Operation and Maintenance Plan. If you have any questions or would like to schedule a meeting please contact, **Scott A Evans**, scott.a.evans@usda.gov

Holder Comments:			
Holder Signature:		Date:	
Print Name:			
Holder Signature:		Date:	
Print Name:			
Reviewed by:		Date	
	Scott A Evans, Special Uses Administrator		
Authorized Officer:		Date	
	MARC STAMER		
Title:	District Ranger		

