

Cabin Projects and Approval Process – Forest Service Program Guidelines

Forest Service approval is required to do any work that impacts the exterior of your cabin, or the property it sits on. This includes removal of trees and bushes, remodels or repairs impacting the exterior of cabins, and even changes to the lot layout including driveways.

Cabin owners who carry out projects or changes without Forest Service approval, in advance of starting work, will be subject to legal action including fines, penalties, orders to remove or remediate unauthorized changes, and possible revocation or non-renewal of your permit.

An objective for a recreation residence tract is to give the impression of *a forest having a few cabins* - rather than a subdivision with a few trees. The dominant character of the tract must therefore be the forest environment, not human improvements. The residences and lots should be cared for to retain the tract's visual and historic character.

Permit holders are required to keep their cabins maintained and be in compliance with the terms and conditions of their permit. The following are a few items that usually need attention:

- Fire clearances need to be maintained
- Structures kept in good repair with natural looking materials and colors
- Vehicles parked in appropriate places
- No junk left around

Plans and Procedures

No construction or reconstruction may commence without the prior written approval of the authorized officer. These activities are considered to be undertakings with potential adverse effects that may require compliance with the consultation procedures identified in Section 106 of the National Historic Preservation Act of 1966.

Maintenance

The dominant character of the tract must be the forest environment, not human improvements. The residences and lots should be cared for to retain the tract's visual and historic character. Minor maintenance involving repairs-in-kind do not need Forest Service approval if there are no effects to the resources and no structural changes. Examples of minor maintenance include replacing a few boards in a deck, a few shingles on a roof, or a broken windowpane. All other actions such as reconstruction, new construction, additions, and exterior modification require Forest Service approval.

Construction

The permit requires the holder to submit conceptual design and site plans for proposed development or changes. These plans should be detailed enough to allow preparation of an analysis, and should include roads, trees, rock outcrops, planned and existing improvement location, structure size, materials, and lot boundary as accurately as possible. Require that the holder solicit comments from affected neighbors for projects proposing construction of

additional structures such as outhouses, sheds, or pump houses. The construction of additional structures is discouraged.

The authorized officer must review the proposal for environmental, visual, and historic concerns, and if there are no concerns, give written approval in concept. Before issuing written authorization to proceed, require that the permit holder submit construction plans to the county building department for approval, obtain the required permits, and submit copies of these documents to the authorized officer.

New construction, alteration, addition, or substantial repair of existing improvements shall be authorized only when, in the opinion of the authorized officer, it does not exceed the acceptable size standards and meets visual, environmental, and historic property concerns.

Codes

All construction must adhere to local, state, and county codes. Where there may be historic concerns, the State Historic Building Code should be referenced.

Lot Line Locations

When improvements are proposed, the permit holder is responsible for locating the corners of the lot in order to comply with setback requirements. Setback shall be at least ten feet from the lot line for all structures and improvements. Existing main residences encroaching on lot line and/or setback line may remain until it is reasonable to move (for example, rebuilding due to fire or flood). All other improvements must be removed and/or relocated, if authorized, at time of permit transfer. Variances may be granted on a case-by-case basis.

Building Style and Design / Building Materials

Any changes to the exterior of a cabin shall retain as much of the original building material as possible. The use of consistent type of materials throughout a structure is preferred. Missing elements should be replaced in-kind where possible; if not possible they should be replaced with similar materials. Natural or organic materials are recommended as replacement; concrete, steel, glass, and other may be allowed if appropriate used. Do not allow the use of bright colored building materials. Natural looking material is required and may include rocks, logs, rough sawn lumber, or wood panels.

Windows and Doors

Window and door casings, shutters, and other outside trim should harmonize with the main structure and the environment and should not present strong contrast. Trim colors shall be chosen from the approved color list. Window and door sashes must be bronze, black, or painted to match the cabin.

Foundations

Continuous foundations must be maintained with approved materials. Exposed foundations shall extend above the ground only as far as necessary to conform with acceptable construction

practices. The area between foundation and floor should be enclosed to comply with county ordinances and Fire Safe Guides for Residential Development in California.

Chimneys and Flues

Every effort shall be made to retain the stone and masonry work of existing chimneys. Solid masonry chimneys must extend to a solid ground foundation with adequate footing. Metal flues must be nonreflective.

Roofs

Any changes to roofs must be designed to withstand the maximum snow loads of the area. Materials, style, and color must be approved, and a county permit must be obtained. The following roof coverings are prohibited for new installation: corrugated fiberglass, painted metal (does not include color-impregnated metal), and unpainted metal. Skylights of appropriate design may be approved.