

Frequently Asked Questions

Rebuild Determination: **Hazard Mitigation Plan Required**

If you received a Rebuild Determination Letter stating, “Your lot is not currently suitable for rebuilding, unless specific mitigations are implemented”, please review the following Frequently Asked Questions:

Hazard Mitigation Plan

- **What if my Geotechnical Engineer or Engineering Geologist have questions about the mitigations needed?**
 - Please contact the Forest Service to discuss in further detail.
- **What if my Hazard Mitigation Plan is denied?**
 - If your Hazard Mitigation Plan is denied by the Forest Service, you may update it and re-submit a new version for review. Alternatively, you may request an in-lieu lot or elect to terminate your permit.

Cabin Rebuilding

- **What is a concept and why am I required to submit one?**
 - A concept is a general plan for a Recreation Residence rebuild. A typical concept includes information such as the dimensions, materials, and general design. Your concept should include the location of your new cabin with GPS coordinates. Submitting a concept and receiving approval before drafting professional building plans is necessary to ensure that the concept is something the Forest Service can approve.
- **How long do I have to submit building plans?**
 - National Forest Special Use Permit Holders need to submit professionally prepared building plans by July 31, 2024. We recommend communicating with your Forest Service Special Use Permit Administrator early about your intentions to submit plans to rebuild. The rebuild concept should be submitted for approval prior to investing in professional building plans.
- **Will I be granted an extension to submit building plans if I need one?**
 - Extensions to submit building plans will be considered on a case-by-case basis. When requesting an extension please include the reason for the delay.
- **Does the one year deadline include obtaining approval of the building plans?**
 - No, you may submit your building plans up to the July 31, 2024 deadline. Submitted plans will be reviewed and feedback or approval will be provided after the submission deadline.
- **What is the timeline for completing a habitable structure?**
 - The deadline for completing a habitable structure is July 31, 2025, two years from the rebuild determination.

- **Am I required to put porta-potties on my lot during reconstruction?**
 - Yes, porta-potties are required to be onsite during construction. OSHA Sanitation Standard for Construction requires the following:
 - 1 – 20 workers: At least 1 toilet
 - 20 – 190 workers: At least 1 toilet and 1 urinal for every 40 workers
 - If 5 lots have an accessible, centralized location that is within 100 yards of each construction site, they may share porta-potties.
- **What is a habitable structure?**
 - A completed exterior building shell including siding, paint, the installation of roofing, and all exterior windows and doors. Septic, plumbing, and a safe ingress/egress (such as a deck) must also be complete.
 - Should El Dorado County determine a Certificate of Occupancy from the County Building and Planning Department is required, then those guidelines will need to be met. ([See El Dorado County Building Department website for more information](#))
- **Can I camp on my lot in a tent, trailer, or RV during construction?**
 - Yes, however this requires prior approval. Please contact your Special Use Permit Administrator to obtain approval.
- **Can I put a temporary storage container on my lot for secure storage of building tools and materials?**
 - Yes, however this requires prior approval. Please contact your Special Use Permit Administrator to obtain approval.

In-Lieu Lots

- **How do I request an in-lieu lot?**
 - Inform your Special Use Permit Administrators that you will be requesting an in-lieu lot by January 31, 2024.
 - Once the Tract Preference Survey becomes available, fill out the survey indicating your top three tract preferences. It is recommended that you physically visit the cabin tracts before submitting the survey. The In-Lieu Lot Lottery will be conducted shortly after the survey closes. All survey responses must be submitted by July 19th, 2024.
- **What if I don't like the in-lieu lot that I am offered?**
 - Special Use Permit Holders will be offered one in-lieu lot. If the permit holder decides to reject the in-lieu lot offered by the Forest Service, alternative lot locations will not be provided. Permit holders who choose to reject an offered in-lieu lot will forfeit the opportunity to rebuild a Recreation Residence on the Eldorado National Forest and will need to follow the Special Use Permit termination process. The permit holder will still have the option to purchase an existing Recreation Residence through the real estate market.

- **If I am offered an in-lieu lot and accept it, what will the rebuild timeline be?**
 - From the date you accept the in-lieu lot, you will have the following deadlines:
 - **Within one year of accepting your in-lieu lot**
 - Submit your cabin design concept.
 - Summarize your building concept in an email to your Special Use Permit Administrator to ensure plans follow essential Recreation Residence program criteria.
 - Submit building plans.
 - Once your cabin concept is approved, send your Special Use Permit Administrators technical drawings or usable blueprints.
 - Complete the El Dorado County Caldor Fire Septic System Inspection Report (applicable only to those intending to re-connect an existing septic tank)
 - Must be approved by a qualified inspector (a plumber, licensed septic system installer, septic tank pumping company, or licensed contractor)
 - Please return the completed report to the El Dorado County Building and Planning Department, as well as your Special Use Permit Administrators
 - If the previously existing septic tank is determined to be non-functional:
 - Obtain a Septic Tank Abandonment Permit from the El Dorado County Building and Planning Department. Once the process is completed, documentation must be sent to your Special Use Permit Administrators.
 - Submit an alternative water system plan with details pertaining to the management of waste and grey water. Septic tanks with leach fields (following all setback requirements as outlined in the California Plumbing Code), grey water systems, composting toilets, and incinerator toilets are all acceptable options for Recreation Residence Tracts.
 - **Within two years of accepting your in-lieu lot**
 - Building progress must meet the standard definition of habitable as defined below:
 - A completed exterior building shell including siding, paint, the installation of roofing, and all exterior windows and doors. Septic, plumbing, and a safe ingress/egress (such as a deck) must also be complete.
 - Should El Dorado County determine a Certificate of Occupancy from the County Building and Planning Department is required, then those guidelines will need to be met.
 - Notify your Special Use Administrators as soon as your Recreation Residence meets these standards.

Permit Termination

- **What are the steps to terminating my permit, if I choose not to rebuild my recreation residence?**
 - Inform your Special Use Permit Administrators that you will be requesting to terminate your permit.
 - Terminating your Special Use Permit will:

- Release you from the established permit holder duties and responsibilities as outlined in your Special Use Permit.
- Forfeit your opportunity to rebuild a Recreation Residence on the Eldorado National Forest regardless of the results of the rebuild determinations.