

Frequently Asked Questions

Rebuild Determination: **Lot not suitable for rebuild**

If you received a Rebuild Determination Letter stating, “Your lot is not suitable for rebuilding a Recreation Residence”, please review the following Frequently Asked Questions:

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 In-Lieu Lot 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 process be?**

- Once your new lot location is established, 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.
- 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. ([See El Dorado County Building Department website for more information](#))
 - Notify your Special Use Administrators as soon as your Recreation Residence meets these standards.

Cabin Building

- **What is a concept and why am I required to submit one?**
 - A concept is a general plan for a Recreation Residence build. A typical concept includes information such as the dimensions, materials, and general design. 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.
- **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.
- **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.
- **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.

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.