

Frequently Asked Questions

Rebuild Determination: **Rebuild cabin on alternate location on lot**

If you received a rebuild determination that stated, “Your Recreation Residence lot may be suitable for rebuilding a Recreation Residence, if the cabin is built on an alternate location on your lot”, please review the following Frequently Asked Questions:

Cabin Relocation

- **How can I locate where I’m supposed to rebuild my cabin on my lot?**
 - When the land was originally divided to create the cabin tracts a map was created to define the location of the lots. You will need to establish and mark/post the location of the individual lot. Contact your Special Use Permit Administrator to conduct a field review once this has been completed. The County Assessor uses these assigned lots to establish assessor parcel numbers (APNs) to establish tax information.
- **Why can’t I rebuild my cabin in the same location?**
 - There are a variety of physical factors which may contribute to the necessity to relocate the cabin on a lot. Some cabins require relocation due to the proximity of a river or flood plain. Other cabins may have been built in an area with a potential for landslide. Relocating the cabin on the lot *may* mitigate some of these hazards.

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 rebuild plans?**
 - No, you may submit your building plans up to the July 31, 2024 deadline. Submitted plans will be reviewed and feedback or approval provided after the submission deadline.

- **What is the timeline for submitting rebuilding plans and 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 lot's construction sites have an accessible, central location that is within 100 yards of each construction site they can share porta-potties.

- **What is a habitable structure?**
 - A completed exterior building shell, including siding, paint, and 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.

- **Can I camp on my lot, in a tent, trailer, or RV, during reconstruction?**
 - 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 terminate my permit if I choose to not rebuild?**
 - 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.