



CALDOR CABIN OWNERS RECOVERY PROJECT  
JULY 6<sup>ST</sup>, 7 P.M.

Record

# Agenda

- Welcome
- Determination Letters update
- Building Codes/Rebuilding Process
- No Net Loss
- Hazard Trees
- Northern Sierra Summer Homes Association (NSSHA) Annual Meeting update
- Next CCORP meeting in two weeks, Thurs, July 20





## Determination Letters Update

- ENF and LTBMU jointly sent determination letters today by certified mail
- Email also sent if FS has email address
- ENF and LTBMU thank the burned cabin owners for their patience and apologize for the delays.
- Eric Walker, LTBMU Forest Supervisor, and Joe Stout, ENF Forest Supervisors met recently to coordinate the letters and other burn cabin issues and make this a priority.
- 142 letters were sent
  - 11 lots not suitable to rebuild (some never were). Will be offered an in lieu lot
  - 24 have issues that need to be mitigated before allowed to rebuild





## Determination Letters Update (cont.)

All cabins except for the following 33 should get a certified letter. The 33 will receive email.

Cabins that still need geological survey (this includes LTBMU)

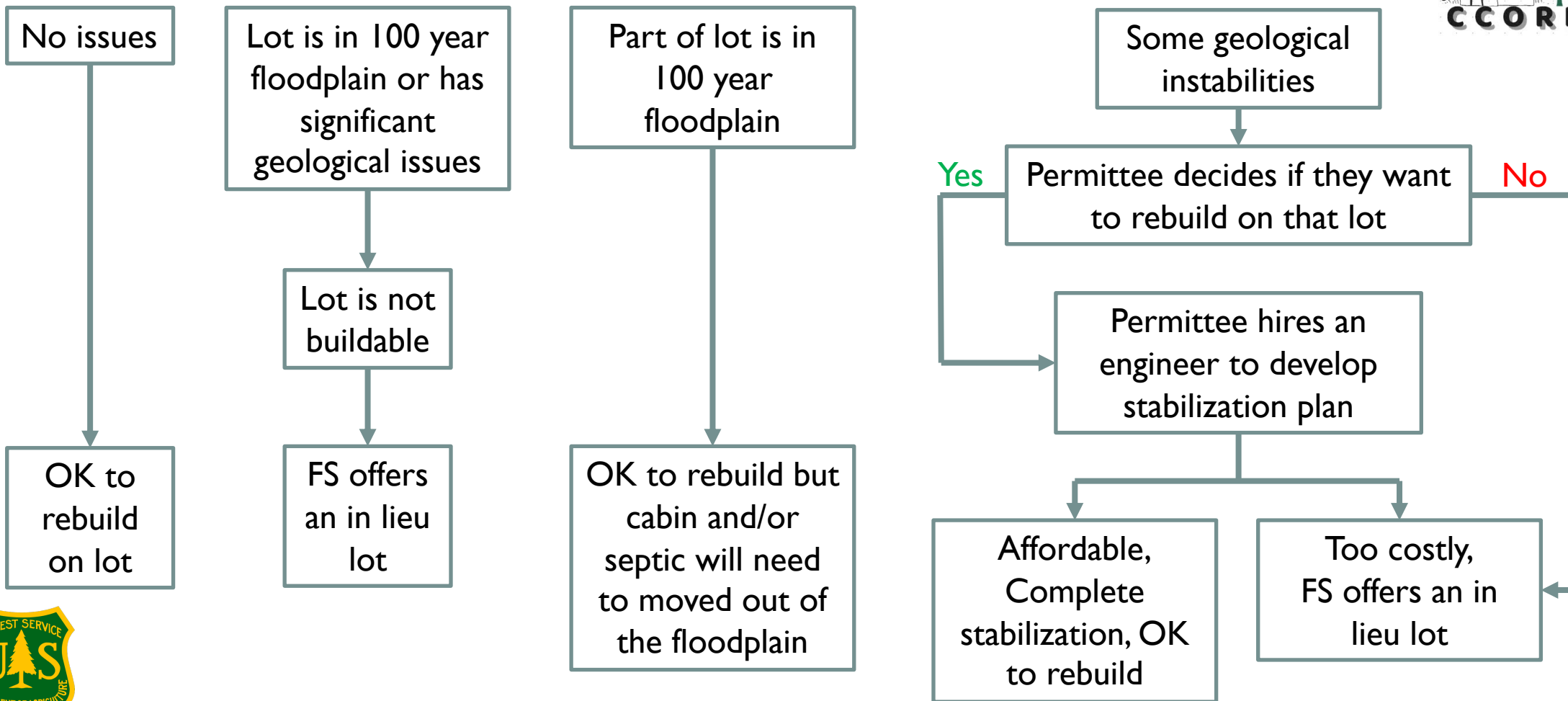
- 36 Milestone – 4 (all the burned cabins in 36)
- 39 Milestone – 6 (all the burned cabins in 39)
- 42 Milestone – 1 (only one burned cabin in 42)
- 46 Milestone – 9 (all the burned cabins in 46)
- 47 Milestone – 1 (14 have been completed)
- Bryant Creek – 8 (16 have been completed)
- Forni – 2 (1 has been completed)
- Pyramid – 1 (15 have been completed)
- Sayles – 1 (22 have been completed)
- Sciots – 1 (there was only one burned in Sciots)

The geological surveys of these cabins are scheduled to start Aug 1<sup>st</sup>

Final report and letters in the fall



# Rebuild Determination Types





## Determination Letters Update (cont.)

- The FS will publish the hydro/geo report July 11<sup>th</sup>
- The receipt of the determination letter will start the clock, but extensions maybe be granted.
- The ENF website has an FAQ for each of the determination types
- Links for all of these will be sent in the after meeting email or
  - <https://www.fs.usda.gov/detail/eldorado/home/?cid=fseprd952172>  
scroll down to Topics





# Determination Letters Update (cont.)

ENF had a "handbook" back in the 90's on building of cabins. It has been updated and published to help guide the rebuilding.

## Key Topics include:

- Forest Service Policy Design Standards
- Recommended Materials
- Underpinning & Base
- Roofing
- Colors
- Windows and doors
- Septic, Incinerator and Composting Toilets
- Decks, porches, walkways
- (pdf will be included in the after meeting email.

[https://www.fs.usda.gov/Internet/FSE\\_DOCUMENTS/fseprd1\\_119863.pdf](https://www.fs.usda.gov/Internet/FSE_DOCUMENTS/fseprd1_119863.pdf) )



Eldorado National Forest

## Recreation Residence

Caldor Fire Rebuild Guidelines



# Where to Submit Concepts, Designs, Permit Questions, that is, [All Things Cabins](#)

ENF

- [SM.FS.PVL-REC-RES@USDA.GOV](mailto:SM.FS.PVL-REC-RES@USDA.GOV)

LTBMU

- [SM.FS.LTBMURecRes@usda.gov](mailto:SM.FS.LTBMURecRes@usda.gov)



# Building Codes/Rebuilding Process

- The county has decided they want to be more engaged with this
- The county and FS are still working on just what that is
- The FS is adopting the ICC more relaxed codes



# Selected Rebuilding FAQ's from ENF

## **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. The rebuild concept should be submitted for approval prior to investing in professional building plans.

## **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

## **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.

## **Can I camp on my lot, in a tent, trailer, or RV, during reconstruction?**

- Yes, requires prior approval. 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, requires prior approval. Please contact your Special Use Permit Administrator to obtain approval.



## NNL – Selling of remaining improvements

- As we've saying for months but...
- If you are not rebuilding, please do not give up your permit. We are still working on getting permission to sell remaining improvements. (And we think we have a very strong case.)
- There is plenty of time



## NNL – Selling of remaining improvements

- The FS is saying they will not issue a new permit unless there is a habitable structure.
- Region 5 is saying the handbook says only issue permits to habitable structures
- The Washington Office has no problems with issuing new permits but says they support Region 5 on their interpretation of the handbook
- We have found precedents for R5 issuing permits to lots that did not have a habitable building
- The FS has said for those people who haven't started a rebuild when our permits expire in 2024, they will issue a year to year permit (so they will issue a new permit for a lot without a habitable building)
- Permittees with lots that deemed not buildable will be given a new lot and a new permit for that new lot. That lot, of course, will not have a habitable structure.
- Planning a meeting with ENF Forest Supervisor and...



# Hazard Tree Removal

- Hazard trees will be removed in ENF within 200 ft center line of all FS roads
- This is for both burned areas and non burned areas.
- First phase will focus on 231 miles of roads within the Caldor Fire footprint
- First phase expected to start late fall with the cabin tracts most likely being first.
- First phase expected to take 2 or 3 years
- El Dorado County RCD (Recreation Conservation District) has the contract to remove the trees
- RCD going out for a 45 day environmental review Aug 1<sup>st</sup>
- RCD's contractor will take the trees most likely to a mill in Nevada
- RCD's contractor will try to remove any already downed trees within the 200 ft.
- If there are trees outside of the 200 ft area, the contractors can be paid by cabin owners to take them out at the same time.
- Money may be an issue to do everything



# NSSHA Annual Meeting

- NSSHA had its annual meeting last Sat
- The keynote speakers were Linda Babcock and Mark Edbert of RCD
- Tony is now the president and Paul is the vice president.



# First Look at Rebuild Process

