



CALDOR CABIN OWNERS RECOVERY PROJECT NSSHA UPDATE

Overreaching Goal

To see all 177 cabins lost in the Caldor Fire Rebuilt

No Net Loss



Obstacles

- Right now no one can do anything more than design.
- Still waiting for the FS and El Dorado County (EDC) to come to an agreement on building Codes (IRC with some carve-outs), building permits and processes
- Building Cost
- Contractor availability
- Burned cabin owners' reluctance
 - Forest not the same
 - I'm too old
 - It's taking too long



Obstacles

- Some want to sell their surviving improvements, but the FS is currently saying no. We believe they feel there is no or little value in the surviving improvements and this would be akin to selling the permit, which by definition has no value and can not be sold, transferred, inherited, etc.

However, there is value of at least \$1,000 with some upwards of \$20,000

- EDC is taxing us on improvements with the average value of improvements being \$3,163
- PG&E will reconnect power for \$0. Getting power to a lot that has never had power costs at least \$1,000, but if these tracts were developed today it would at least \$15,000/cabin
- Many have ownership of water systems in some cases the cost to join the system is almost \$3,5000
- All the leach fields survived and many of septic systems. Value anywhere from \$8K - \$18K



How?

- Owner or co-owner at time of fire rebuilds
 - Historically that's less than 30%
- Relatives, usually children, of owner becomes the permittee and rebuilds
 - The FS Washington Office is mulling this over
- Owner at time of fire works with a partner to rebuild
 - This has been done in past fires and there are some with this fire
- Owner sells surviving improvements
 - Still working with the FS and/or the CPRA
- FS holds a lottery for vacant lots
 - The FS isn't opposed. They say would need to change policy; however, it was done in the late '60s and as far as we can tell nothing prohibits it. The FS hold lotteries all the time

