

PROSPECTUS

GERLE CREEK SUMMER HOME TRACT

ELDORADO NATIONAL FOREST

An area of approximately 25 acres of Government land has been selected for development as a Summer Home Tract. The unit has been surveyed, individual lots staked and 1.04 miles of road to service the area have been completed.

Rental fees, on an annual basis, for similar areas throughout the National Forests of California vary from \$25.00 to \$75.00. The method for determining the fee for a given area is based on desirability, accessibility, proximity to water, availability of power, distance from markets and condition of roads leading to the tract.

Summer homes under permit must meet minimum specifications and construction standards required by the Forest Service. These requirements are not only for the protection of other permittees of the tract, but to insure adequate and satisfactory compliance with sanitation and fire prevention measures. Construction adequate to withstand snow conditions of the area is essential.

It is with these thoughts in mind that the following information is prepared for your consideration.

- (1) Location: The Tract is located on Gerle Creek and can be reached from Georgetown, California, via 39 miles of County road. The area is also accessible via 28 miles of County road from Riverton, a point on Highway 50 approximately 25 miles east of Placerville, California.

Some of the attractions available to the prospective Summer Home resident of this area are:

1. The Desolation Valley Wild Area is within 15 miles of the Tract. Travel by car for 7 miles to Wentworth Springs, thence via 4-wheel drive vehicle for 8 miles to Buck Island Lake takes you to the edge of the Area.
2. In addition to the fishing available in many miles of mountain

streams there are several lakes in the area; the more attractive ones are Loon, Pleasant, Spider, Winifred, and Rockbound.

- (2) Period of Use: The County roads leading to the area are normally maintained by June 20th each year. Period of use will normally be from June 20 to October 20.
- (3) Character and Type of Individual Lots: The area has been logged with a very light volume being cut. The purpose of this logging was to make the area safe for occupancy. Dangerous and dead trees were cut. Slash resulting from the operation has been piled and most of it burned.

The lots vary in size from one fourth to one half acre, with the average lot about one third acre.

An open stand of White Fir, Jeffrey, Sugar and Lodgepole Pine and Incense Cedar is present on the area. Slope varies from level to moderately steep ground, benchy in character with some rock throughout the area. Building sites are available on each lot. The elevation is 5400 feet with a southerly exposure. The majority of the sites afford a reasonably good view of the surrounding terrain.

- (4) General Development Costs: Developing your summer home lots and the accompanying costs will vary widely with individual tastes and resources. We have noted, however, that even a modest cabin development plan requires an expenditure of approximately five thousand dollars; so the following estimates are included for your information:
 - a. Lot rental: \$62.00 per year.
 - b. Water development: The usual cost of a good community water system has varied from three hundred to seven hundred dollars per lot for installation when handled on a group basis through an Association.
 - c. Construction costs: \$5,000.00 to \$12,000.00 and averaging in excess of \$6,000.00. Includes minimum of \$2,500.00 in materials.
 - d. County taxes: 1955-1956 rate was \$3.88 per hundred dollars of assessed valuation of your personal property.

The special use fee is for the rental of the land only and does not include services of any nature. All services, including those enumerated above, are the financial responsibility of the permittee usually handled through an Association made up of permittees. There is no such thing as a 99-year lease of national forest land. Permits are issued on an annual basis.

- (5) Roads: The tract road system of approximately one mile has been constructed. The maintenance of the roads will be the responsibility of the duly authorized tract association as formed by the individual lease holders.

- (6) Gerle Creek Tract Association: This Association, when properly formed, will be recognized by the Forest Service; It will be the organization that will carry on the betterment of your tract and the construction and maintenance of mutual improvements. Its first big job will be to plan, lay out and contract for the installation of an adequate community water system to supply water for domestic and fire protection purposes for the entire tract. Early action on this important improvement will require the formation of an energetic Association as soon as the lot permits are issued. Similar self-governing Associations have succeeded in raising the tract standards and increasing mutual benefits to tract members throughout the state. The Fallen Leaf Lake Association and the Echo Lakes Improvement Association are noteworthy examples. The Forest Service will advise in the formation of this organization which should be formed as soon as possible and in any event not later than Fall of 1957.
- (7) Initial Lot Development Work: This work includes the removal of dead or designated hazardous trees on your lot, clean-up of accumulations of dead material adjacent to your proposed building site that would constitute a fire hazard, and removal of vegetation necessary in the site preparation for your cabin, and disposal of same in accordance with instructions from the District Ranger.
- a. Any trees that need to be cut in the occupancy of the lot are the responsibility of the permittee. To maintain the natural beauty of this new tract, only trained timber fallers will be allowed to do this removal work. A list of the qualified operators is available at the Georgetown Ranger Station, and arrangements may be made directly with these operators for felling and limbing of trees. The marked trees that are removed may be cut up for firewood by the permittee, but not resold.
 - b. Clean-up of down logs and other debris found on the lot is required prior to construction as a fire prevention measure. No outdoor or debris burning may be attempted, however, without first securing a current burning permit from the office of the Georgetown District Ranger. The normal forest cover of pine needles, leaves and twigs is not hazardous, however, and should be left in place to avoid dust problems and injury of the site through soil trampling.
 - c. Removal of green trees or vegetation needed to make room for planned improvements must be delayed until building plans have been approved by the District Ranger and the building site has

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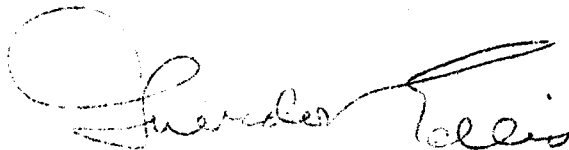
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- c. Removal of green trees or vegetation needed to make room for planned improvements must be delayed until building plans have been approved by the District Ranger and the building site has

been inspected and approved. The green trees will be marked and approved for removal at the time the District Ranger checks the proposed site on the ground.

- (8) Building Plans: The attached Summer Home Guide should be studied prior to the preparation of any building plans. The completed plans must be submitted to and approved by the District Ranger, Georgetown, California, in duplicate prior to any construction. This requirement is for your protection, designed in so far as possible to protect your improvements from hazardous snow conditions inherent within this area. Any questions concerning your proposed plans or your Special Use Permit should always be taken up with that office.
- (9) Water Supply: The Forest Service has applied for a permit from the Division of Water Resources, State of California, for sufficient water for domestic and fire protection use by all permittees. Because of the findings of responsible public agencies indicating that shallow wells or individual surface water installations are subject to contamination and hazardous to public health, individual development of wells and springs will not be permitted. In addition, the El Dorado County Sanitation restrictions do not permit individual well or spring developments in this heavily used recreation area.
- (10) Sanitation: The approval of proposed sanitation developments to avoid contamination of water courses and protect public health is the function of the El Dorado County Health Department. As soon as you have decided on the type of system you desire, your sanitation plan should be submitted to your Tract Association. The Association will contact the Health Department at intervals so that the accumulated individual plans may be checked over and approved on the ground.
- (11) Public Services: Services such as power and communication are not available to you as the nearest public utility service district is 25 miles distant. A garbage dump area is provided and it will be each individual lot holder's responsibility to transport refuse to the dump. Your Association may provide the Tract with a collection agency at some future date.
- (12) Police Protection: All problems concerning protection of your constructed improvements should be taken up through your Association or directly with the El Dorado County Sheriff's Office in Placerville, California.
- (13) General: The Special Use Permits, when issued, constitute a binding agreement between the U. S. Forest Service and the permittee. They should be carefully studied and thoroughly understood by all concerned. It should again be pointed out that the permit is of the

'annual' type. It will be automatically renewed each year as long as the contained stipulations are adhered to and fees paid promptly. This is the same permit that has often been erroneously referred to as a "Ninety-Nine Year Government Lease".

We have gone to considerable detail in this write-up in our efforts to answer the questions most commonly asked in the case of new developments. Further questions that may develop should be taken up with the District Ranger, if you are unable to work them out yourselves, until such time as the summer home tract association has been formed.

A handwritten signature in cursive script, appearing to read "Guerdon Ellis". The signature is written in dark ink and is positioned above the printed name and title.

GUERDON ELLIS
Forest Supervisor