



COUNTY OF LAKE

Community Development Department
PLANNING DIVISION

Courthouse - 255 N. Forbes Street
Lakeport, California 95453
Phone (707) 263-2221 FAX (707) 263-2225

RECEIVED

OCT 11 2024

Planning Division Application

(Please type or print)

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT

Project name: Rancho Novoa
Assessors Parcel #: 003 - 007 - 030

INITIAL FEES:	
AB24-04	\$1,643.00
Sub Total:	\$1,643.00
Technology recovery 2% Cost	\$20.00
General Plan Maintenance Fee	\$62.50
Total:	\$1,725.50

Zoning: RL - SR - SC - NW - FFGeneral Plan: RL - SRe - RC

Receipt # _____

Initial: SR

APPELLANT INFORMATION

NAME: Amy Hewitt-Novoa, Juan Novoa
MAILING ADDRESS: 7917 Oman Rd. CITY: Redwood Valley
STATE: CA. ZIP: 95470
PRIMARY PHONE: (707) 621-0552 SECONDARY PHONE: (707) 391-5669
EMAIL: carousel95482@yahoo.com

PROJECT LOCATION

ADDRESS: 5680 Blue Lakes Rd.

PRESENT USE OF LAND:

RL - Residence

DESCRIPTION OF PROJECT APPEALED:

Small Campground / Venue

SURROUNDING LAND USES:

North: resort
South: raw land
East: "
West: "

PARCEL SIZE(S):

Existing: 27 acres
Proposed: _____

Existing/Proposed Water Supply: well - approved environmental health
Existing/Proposed Sewage Disposal: - approved environmental health
Fire Protection District: North Shore
School District: Upper Lake

The signature(s) below signifies legal authority and consent to file an application in accordance with the information above. The signature also signifies that the submitted information and accompanying documents are true and accurate, and that the items initialed above have been read and agreed to.

Note: This agreement does not include other agency review fees or the County Clerk Environmental Document filing fees.

Name of Appellant or Appointed Designee for Payment of all At-Cost Appeal Fees:

Juan Novoa
(Please Print)

Name of Company or Corporation (if applicable):

Rancho Novoa
(Please Print)

Mailing Address of the Appellant or Party responsible for paying processing fees:

(If a Corporation, please attach a list of the names and titles of Corporate officers authorized to act on behalf of the Corporation)

Name:* Juan Novoa Date: 10-11-24

Email address: carouse195482@ yahoo.com Phone Number: 707-621-0552

Amy Hewitt Novoa
Signature of Appellant/ Agent* Name

10-11-24
Date

X
Signature of Appellant

10-11-24
Date

At-Cost Project Reimbursement

I, Amy Novoa, the undersigned, hereby authorize the County of Lake to process the above referenced appeal request in accordance with the County of Lake Code. I am paying an initial fee of \$ 725.50 as an estimated cost for County staff review, coordination and processing costs related to my appeal according to the master fee schedule. **In making this initial fee, I acknowledge and understand that the initial fee may only cover a portion of the total processing costs. Actual costs for staff time are based on hourly rates adopted by the Board of Supervisors in the most current County fee schedule. I also understand and agree that I am responsible for paying these costs even if the appeal is withdrawn or not approved.**

I understand and agree to the following terms and conditions of this Reimbursement Agreement:

1. Time spent by County of Lake staff in processing my appeal and any direct costs will be billed against the available initial fee. **"Staff time" includes, but is not limited to, time spent reviewing application materials, site visits, responding by phone or correspondence to inquiries from the appellant, the appellant's representatives, neighbors and/or interested parties, attendance and participation at meetings and public hearings, preparation of staff reports and other correspondence, responding to public records act requests or responding to any legal challenges related to the application. "Staff" includes any employee of the Community Development Department.**
2. If processing costs exceed the available initial fee, I will receive invoices payable within 30 days of billing.
3. I may, in writing, request a further breakdown or itemization of invoices, but such a request does not alter my obligation to pay any invoices in accordance with the terms of this agreement.



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APPEAL TO BOARD OF SUPERVISORS

Date: 10-11-24

Project Name (if applicable): Rancho Novoa

Appellant's Name: Amy Hewitt-Novoa, Juan Novoa

Appellant's Mailing Address: 7917 Oman Rd. Redwood Valley CA 95470

Phone #: 707-621-0552

Appellant's Representative _____

Phone #: _____

Location of Project: 5680 Blue Lakes Rd.

Assessor's Parcel Number: 003-007-030

Previous Action Taken: Planning Commission Hearing

Date: 10-10-24

Reason for Appeal: (Attach extra sheets if necessary)

attached sheet

Amy Hewitt-Novoa
Signature of Appellant/s

FOR OFFICE USE ONLY

Appeal Number: _____

Related File#: _____

Fee: _____

Receipt #: _____

Date Received: _____

Received By: _____

To: The Board of Supervisors Lake Co.

10/11/24

From: Rancho Novoa
Juan and Amy Novoa
5680 Blue Lakes Rd.
Upper Lake, CA. 95485

We are requesting an appeal hearing for Major Use Permit UP 22-24

During our hearing one of the commissioners admitted he lives near our location and he didn't want to hear music. This decision was based not on our engineered sound study but on personal opinion. This is a violation of due process. One of the other commissioners stated that she stays at Pine Acres that is also in our vicinity and she didn't want to hear music when she stayed there. She also noted that there hasn't been any development on blue lakes for decades and that is on purpose. Once again based on personal opinion not facts and does not promote new small businesses to the area. The director of the Planning posted on Facebook during our permits showing her staying at the Narrows who is the leader of opposition to our project. During a town meeting the owner of the Narrows Angela Carter stated she has meetings and text about our project with Mireya. This is a direct conflict of interest. All other agencies we have worked with on this project have been helpful and amazing. The Planning Dept. has treated us with bias as I have submitted a few concerns through the Help line. We had to obtain an attorney to get our hearing date. All we are asking for is a fair hearing where our costly reports that the county said we had to get to get hearing are the basis for the decision. We had the Sound study done to show the neighbors that we do take them into consideration and they won't be disturbed. We are proposing a resort in a resort area, the neighboring resorts also offer Weddings and music as well as camping and water access. We have worked hard and waited over 2 years on this process and I do NOT feel this decision was made without bias. Please help us start this new small business to help other small businesses and create tourism for our area.

Thank you

Amy Hewitt-Novoa 707-621-0552

From: [Amy Hewitt](#)
To: [Michelle Irace](#)
Subject: [EXTERNAL] Rancho Novoa
Date: Saturday, October 12, 2024 8:25:45 AM

Hi Michelle,

I would like to amend one item from my statement for appeal. After watching the video of the meeting I wanted to clarify that one of the commissioners stated he lives 50 feet from lakeshore. He didn't say which lake so it may not be near our project but the issue is still the same. He voted by opinion and not by facts from sound study.

Thank you,

Amy Novoa

Sent from my iPhone