



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

Telephone 707/263-2221 FAX 707/263-2225

August 2, 2019

Dan Kelly
PO Box 982
Nice, Ca 95464

**Re: Approved RV Park pursuant to Use Permit UP 19-18;
3297 East State Highway 20, Nice, Ca (APN 032-123-02)**

Dear Mr. and Mrs. Kelly:

This letter is regarding the approved Use Permit for a Recreational Vehicle Park known as Munderloh's Calico Cat RV Resort, located at 3297 East Highway 20, Nice, Ca. A Use Permit (UP 19-18) was approved by the Lake County Planning Commission on July 11, 2019 authorizing the use of this site as a Recreational Vehicle Park. The Lake County Zoning Ordinance defines Recreational Vehicle Parks as follows: *"Any area or tract of land, where one or more spaces are rented or leased or offered for rent or lease or held out for use to owners or users of recreational vehicles or tents and which is occupied for temporary purposes."*

Section 17.3 of the Lake County Zoning Ordinance does not permit hotels/motels including campgrounds and RV parks to be designated for any purpose other than for transient occupancy. Such occupancy is not to exceed a period of thirty (30) consecutive calendar days as defined in Section 18-11(d) of the Lake County Code. The use of recreational vehicles does not meet the International Building Code standards for permanent housing and is not authorized at this site.

Sec 21-17.1: Uses Permitted within the Resort Commercial "CR" Zoning District including Hotels, motels, resorts, cabins, RV parks, campgrounds or any portion thereof cannot be designated for any purpose other than for transient occupancy.

Note: Use of the Recreational Vehicle Park for Pawnee, River/Ranch fire victims is authorized pursuant to Governors Executive Order B-53-18 approved on August 9, 2018 and is valid for three years or upon recession of the order. Therefore, the 30 day time limit which was added to the Use Permit UP 19-13 conditions does not apply toward this use of the park.

Please feel free to contact the Lake County Sheriff at (707) 263-4200 and or HCD at (916) 255-2501 concerning landlord tenant questions. Please contact HCD concerning

the regulation of RV parks, building permits and operating permits. The County of Lake maintains land use authority for permitting (Use Permit) of RV parks.

Please note: The applicant or any interested person is reminded that the Zoning Ordinance provides for a seven (7) calendar day appeal period. If there is a disagreement with the Zoning Administrator (Planning Director), an administrative appeal to the Planning Commission may be filed. The appropriate forms and applicable fee (\$1,000) must be submitted prior to 5:00 p.m. on or before the seventh calendar day following the Zoning Administrator's (Planning Director) final determination.

Sincerely,



Michalyn DelValle
Community Development Director

Cc: Dan Kelly dbk333@gmail.com

Cc: Use Permit, UP 19-18 file