

**From:** Michelle Irace <[Michelle.Irace@lakecountyca.gov](mailto:Michelle.Irace@lakecountyca.gov)>  
**Date:** January 9, 2025 at 11:45:24 AM PST  
**To:** Amy Hewitt <[carousel95482@yahoo.com](mailto:carousel95482@yahoo.com)>  
**Subject:** RE: [EXTERNAL] Fwd: Letter of Board Decision- Rancho Novoa Appeal

Hello,

It would require a Major Use Permit per the zoning Ordinance. The base fee for the Major Use Permit is \$4,811, and is subject to cost recovery. This means the planner charges time spent on the project against that deposit and additional deposits are required if it gets expended prior to project approval. Please also note that is just the base fee. CEQA would also be required. The Initial Study fee is \$3,125. This would apply even if we could use the existing Initial Study as a base and revise it. Lastly, if the cultural and bio reports need to be updated, that would be an additional cost, as well as the Fish and Game filing fee after project approval, which is another \$2,968.75 (not due until after project approval though).

Yes, you can speak at the Findings of Fact hearing. I just emailed County Counsel to see if there is a date set yet

<image001.png>

*Michelle Irace*

Resource Planner, Community Development  
Department

255 N. Forbes St. Lakeport, CA 95453

Phone: (707) 263-2221

Email: [michelle.irace@lakecountyca.gov](mailto:michelle.irace@lakecountyca.gov)

**STAY CONNECTED:**

<IMAGE002.PNG>

<IMAGE003.PNG>

<image004.gif>

<IMAGE005.PNG>

**From:** Amy Hewitt <[carousel95482@yahoo.com](mailto:carousel95482@yahoo.com)>  
**Sent:** Thursday, January 9, 2025 9:35 AM  
**To:** Michelle Irace <[Michelle.Irace@lakecountyca.gov](mailto:Michelle.Irace@lakecountyca.gov)>  
**Subject:** Re: [EXTERNAL] Fwd: Letter of Board Decision- Rancho Novoa Appeal

Good Morning,

How much is a use permit for the small campground? Can I speak at the finding of facts hearing?

Thank you,

Amy

Sent from my iPhone

On Jan 2, 2025, at 10:52 AM, Michelle Irace <[Michelle.Irace@lakecountyca.gov](mailto:Michelle.Irace@lakecountyca.gov)> wrote:

Hello and happy new year!

The Finding of Fact is prepared by County Counsel for the board of Supervisors, formalizing/finalizing the findings for denial they made at the last hearing. It's a procedural/legal thing. I have not heard of the date yet, but will let you know when I know.

Any new application would be subject to the fees, since it's a new application. We could likely use the Bio report, but it just depends on what is proposed and if anything in the environment has changed. A campground is allowed with a use permit, but needs to comply with all of the development standards here (Section 43.11) [Sec 21-1 REGULATIONS FOR MOBILE HOME PARKS, RECREATIONAL VEHICLE PARKS AND CAMPGROUNDS](http://lakecountyca.gov/Sec%2021-1%20REGULATIONS%20FOR%20MOBILE%20HOME%20PARKS,%20RECREATIONAL%20VEHICLE%20PARKS%20AND%20CAMPGROUNDS) ([lakecountyca.gov](http://lakecountyca.gov))

I hope you and your family are well,

<image001.png>

***Michelle Irace***

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Department

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Email: [michelle.irace@lakecountyca.gov](mailto:michelle.irace@lakecountyca.gov)

**STAY CONNECTED:**

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