

## Estimated Cost and Value of the Use permit for Camp Nauvoo

I have done some investigation into the cost to obtain a use permit and it's value

In speaking with the planning department (8/9/11), in today's world, a use permit would not be granted on the camp Nauvoo property because of it's current zoning. Ag10

To apply for a special use permit for camping today, the land needs to have a more rural agricultural zone.

If we were to identify that kind of land in El Dorado County the cost for the application would cost \$5,000.00 minimum (set number of hours allotted for planning processing, then charged per hour up from that point) plus it would require a myriad of additional special studies.

A traffic study (\$3500), a biological study (\$2500), and archaeological study (\$3500), geological and soils study (\$2700) and then depending on those findings a possible environmental impact report. (\$25,000 to \$100,000)

A 500 foot radius map would have to be developed for publicly notifying the neighbors, other maps and exhibits, renderings @(\$15,000) would have to be developed to demonstrate the use and the site.

There would be public hearings, issues with the creek and sensitive habitats, etc. There would be no guarantee a use permit would be granted.

The hearing process would take from 3 to 6 months if everything went **very** smoothly. The hearing would most likely be with the Planning Commission, however if a lot of public testimony was heard, they would potentially bump it to the Board of Supervisors for approval.

We would need to hire a land use attorney and pay for someone to coordinate the whole process, follow through to get all the reports, documents, filed, attend meetings, etc.

The hard costs of attorneys time, professionals time (engineers, etc.) and project coordinators time would be in excess of \$125,000 with no real guarantee of approval.

I would value the current use permit that runs with this property to be anywhere from \$125,000 to \$250,000