

Eric Porter

From: Ryan Lewelling
Sent: Monday, January 30, 2023 3:22 PM
To: Eric Porter
Subject: RE: RFR - UP 22-24, Rancho Novoa

Eric,

Assessment has no comment at this time.

Ryan Lewelling
Cadastral Mapping Specialist
707-263-2302 | Ryan.Lewelling@LakeCountyCA.gov

From: Eric Porter
Sent: Friday, December 30, 2022 1:06 PM
To: Douglas Gearhart <dougg@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; William Collins <William.Collins@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; John Everett <John.Everett@lakecountyca.gov>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Vance Ricks <Vance.Ricks@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Mike Ciancio <chief800@northshorefpd.com>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; ROBERTSON, JESSE GRAHAM@DOT <jesse.robertson@dot.ca.gov>; Northwest Information Center <nwic@sonoma.edu>; Tod Elliott <Tod.Elliott@lakecountyca.gov>; Roberta Lyons <roberta.lyons@att.net>; PGE Plan Review <PGEPlanReview@pge.com>
Subject: RFR - UP 22-24, Rancho Novoa

Hi all,

We've received an application for a small campground in Upper Lake. The applicant wants to build it in three phases. The phasing details are shown on the site plan. Estimated construction time is three to six months for phase I; two to four months for phases II and III.

No tree removal is proposed, and minimal ground disturbance is proposed with this project.

Please have comments back to me by mid January if possible.

Thanks,
Eric Porter
County of Lake
707-263-2221

From: [Michelle Irace](#)
To: [Michelle Irace](#)
Subject: FW: [EXTERNAL] Rancho Novoa revised site plan fire code
Date: Wednesday, October 2, 2024 11:16:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image009.png](#)

From: William Collins <William.Collins@lakecountyca.gov>
Sent: Tuesday, September 17, 2024 11:17 AM
To: Michelle Irace <Michelle.Irace@lakecountyca.gov>
Subject: RE: [EXTERNAL] Rancho Novoa revised site plan fire code

Good to go on the Fire access side. Later if they want to add more structures they would need to recalculate the water storage amount but we can take care of that on the Building Permit side.

Sincerely

Bill Collins, CBO, CASp, CFM
Chief Building Official

County of Lake
255 N. Forbes St.
Lakeport, CA 95453
707-263-2221 ex 38123 (Office)
william.collins@lakecountyca.gov



From: Michelle Irace <Michelle.Irace@lakecountyca.gov>
Sent: Monday, September 16, 2024 2:31 PM
To: William Collins <William.Collins@lakecountyca.gov>
Subject: RE: [EXTERNAL] Rancho Novoa revised site plan fire code

Hi Bill,

Following up on the submitted site plan. Did you have any fire access issues with the design or is it good to go from your perspective?

thanks



Michelle Irace

Principal Planner, Community Development Department
255 N. Forbes St. Lakeport, CA 95453
Phone: (707) 263-2221 x 38121
Email: michelle.irace@lakecountyca.gov

STAY CONNECTED:



<Donna.Cloninger@lakecountyca.gov>; Shanna Parsons <Shanna.Parsons@lakecountyca.gov>;
Judith Gonzalez-Padron <Judith.Gonzalez-Padron@lakecountyca.gov>; Eric Porter
<Eric.Porter@lakecountyca.gov>

Subject: RE: Major Use Permit (UP 22-24), IS 22-29/APN 003-007-03/SR0005390

Good morning, Michelle,

I am so sorry for the delay response. I was out of the office on Friday.

1. Yes, the applicant completed part of the residential septic system (only installed septic tanks and leachfield only). The applicant will need a Final Inspection from our office before or on 11/06/2024 to connect the septic tank to the house. After 11/06/2024, the applicant will need to apply and pay for an Authorization Inspection to place the existing septic system and connect the septic tank to house.
2. Thank you for forwarding the requested information/supporting documents on the Environmental Health Division's comments to the applicant.
3. For our office to sign off on three sets of scale plans for any developments, the applicant must include the existing septic system layout, replacement area, and everything on the property so our office can validate that everything meets our Lake County Rule for septic system public health setbacks.

Please let me know if we need to meet in person or via phone call. If we need to discuss, please contact our front staff on 707-263—1164 to schedule an appointment.

I hope you have a wonderful day.

Thank you,

Pheakdey (Pack-a-day) Preciado, EHS III
Senior Environmental Health Specialist

County of Lake
Health Services Department
Environmental Health Division
922 Bevins Court
Lakeport, CA 95453

Office: (707) 263-1164
Fax: (707) 263-1681
Email: Pheakdey.preciado@lakecountyca.gov

From: Michelle Irace <Michelle.Irace@lakecountyca.gov>

Sent: Wednesday, February 7, 2024 5:09 PM

To: Pheakdey Preciado <Pheakdey.Preciado@lakecountyca.gov>

Subject: RE: Major Use Permit (UP 22-24), IS 22-29/APN 003-007-03/SR0005390

Hi Pheakdey,

I am processing this project now and was hoping you could clarify what a Certificate of Satisfactory Completion without Structure is? Also can you confirm the following:

- Nothing more is needed for the residential septic system and that has been finalized?
- The wedding venue (up to 300 people) and private campground (16 spaces) need an additional permit? I see the questions you asked and will relay those to the applicant but want to understand the full story

The site plan they are using for the use permit is attached

Thank you!

Michelle

Eric Porter

From: John Everett
Sent: Wednesday, December 21, 2022 11:33 AM
To: Amy Hewitt; Eric Porter
Cc: Scott DeLeon
Subject: RE: [EXTERNAL] traffic report Rancho Novoa

Amy,

I had an opportunity to discuss this with my boss. Lake County Department of Public Works does believe that we can address our concerns regarding your proposed development without the need for a traffic study as outlined in the proposal you forwarded. Scott's comments were as follows:

1. A Vehicle Miles Travelled (VMT) analysis is not a necessary part of this traffic impact analysis.
2. Overflow parking along Blue Lake Road cannot be allowed as it is so narrow, any on-street parking would effectively block this road.
3. Please provide further information regarding the planned events and daily usage for your development so that our department can evaluate the demand for parking, and the resulting number of spaces required on-site.
4. Please provide the anticipated number of trips generated to/from your proposed facilities so that our office can look at the need to widen Blue Lake Road to two travel lanes wide. Minimum County Standards for pavement width of roads less than 400 ADT (average daily traffic) is 20 feet wide. For roads >400 ADT the minimum width is 24 feet wide.

If we can limit on-site parking demand and trips generated by your proposed development, we can decrease the number on-site parking spaces needed, and would not need to widen Blue Lakes Road out to its intersection with Highway 20. Please continue to work with the Associate Planner that has been handling your Use Permit; Eric Porter. I will be out of the office from December 23rd, returning January 2nd. I will be back after the new year to continue to work with you and Eric.

John Everett PE
Associate Civil Engineer
County of Lake
255 N. Forbes St., Room 309
Lakeport, CA 95453
(707) 263-2719

From: Amy Hewitt [mailto:carousel95482@yahoo.com]
Sent: Tuesday, December 20, 2022 12:06 PM
To: John Everett <John.Everett@lakecountyca.gov>
Subject: Re: [EXTERNAL] traffic report Rancho Novoa

Hi,
Could we meet out there at the property? I can show you the parking lot and go over ideas.
Thank u,
Amy

Sent from my iPhone

On Dec 20, 2022, at 11:32 AM, John Everett <John.Everett@lakecountyca.gov> wrote:



NORTHSHORE FIRE PROTECTION DISTRICT

6257 Seventh Avenue • Post Office Box 1199 • Lucerne, California 95458
(707) 274-3100 • (707) 274-3102 Fax
District Fire Chief Mike Ciancio

Station 75
(707) 998-3294

Station 80
(707) 274-3100

Station 85
(707) 274-8834

Station 90
(707) 275-2446

January 2, 2023

Northshore Fire Protection District has the following comments regarding the proposed project.

Rancho Novoa, C/O Amy Hewitt-Novoa
APN 003-007-03
5680 Blue Lakes Road, Upper Lake, CA

The Northshore Fire Protection District provides year-round fire protection services to the project area. Our closest staffed station to the project is at 9420 Main St. Upper Lake about 4 miles from the project area.

The project area is also in State Responsibility Area (SRA). California Department of Forestry and Fire Protection (Cal Fire) has primary responsibility for wildland fire protection during the fire season which generally runs from June to October. Cal Fire may require the project to meet state Public Resource Codes. Your Cal Fire contact will be at the St. Helena Station which is the Lake/ Napa and Sonoma Unit Headquarters for Cal Fire.

A proposed Use Permit may will require a Change of Occupancy and will be subject to the requirements of the California Fire Code and NFPA standards and the Public Resource Code. The need for fire hydrants and supporting water storage will be determined by the Lake County Building official and/or Cal Fire. Sprinkler systems, fire alarm systems, portable fire extinguishers, fire hose reels and other fire protection methods may need to be provided as required by the California Fire Code and the Lake County Building official.

The project will be subject to Fire Mitigation Fees. Based on the proposed plans mitigation fees will be as follows;

1. 25' x 25' Stage = 625 Sq. Ft. at \$1.00 per sq ft.
2. 20' x 10' restroom building = 200 Sq Ft. at \$1.00 per sq ft.
3. A Second 20' x 10' restroom building = 200 Sq Ft. at \$1.00 per sq ft.
4. A 20' x 20' office building and a 20' x 40' storage building. = 1000 Sq Ft @ \$1.00 per sq ft.

Total fire mitigation Fee's will be \$2025.

Fire Access Roads shall be meet the requirements of CCR 1273/PRC 4290.

Premises Identification- approved address numbers shall be placed on all buildings and or driveways in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers shall contrast with their background.

Key Box- a rapid entry lock box, approved by this fire district will be required if a gate is installed.

Thank you for your consideration in this matter. Please feel free to contact me if you have any questions or concerns regarding these comments.

Respectfully,

**Fire Chief
NorthShore Fire Protection District**

Eric Porter

From: Rivera, Melinda <MRRU@pge.com>
Sent: Tuesday, February 14, 2023 9:15 AM
To: Eric Porter
Subject: [EXTERNAL] RE: Lake County - Blue Lake Road and PG&E power improvements

Classification: Public

Hi Eric good morning—

Thank you for reaching out to ask this question.

PG&E is working on a project to underground approximately 2.6 miles of our overhead equipment in this area as part of our broader safety and system hardening efforts. While PG&E will restore the road to meet the conditions of the county permit, PG&E does not plan to conduct any road widening.

Please don't hesitate to contact me with any questions.

Kind regards,
Melinda

From: Eric Porter <Eric.Porter@lakecountyca.gov>
Sent: Friday, February 10, 2023 3:09 PM
To: Newell, Justin <J2NF@pge.com>
Subject: Lake County - Blue Lake Road and PG&E power improvements

CAUTION: EXTERNAL SENDER!

This email was sent from an EXTERNAL source. Do you know this person? Are you expecting this email? Are you expecting any links or attachments? If suspicious, do not click links, open attachments, or provide credentials. Don't delete it. **Report it by using the "Report Phish" button.**

Hi Justin,

We have an applicant who is attempting to get approval for a small campground and event venue (weddings, etc). The site is located at 5680 Blue Lake Road, Upper Lake.

The applicant, Amy Hewitt-Novoa has been told that PG&E are going to be doing work on Blue Lake Road (undergrounding utilities?), and that PG&E *might* be widening this road.

Can you put me in touch with someone at PG&E who might have some knowledge of the scope of improvements on this road?

Thanks,
Eric Porter
County of Lake
707-263-2221

Eric Porter

From: Lori Baca
Sent: Tuesday, January 3, 2023 10:51 AM
To: Eric Porter
Subject: RE: RFR - UP 22-24, Rancho Novoa

Eric, This parcel is outside of Special Districts service area, no impact.

Have a great day!

Lori A. Baca

Customer Service Supervisor

Lori.Baca@lakecountyca.gov

Office Number (707) 263-0119

Fax (707) 263-3836



From: Eric Porter
Sent: Friday, December 30, 2022 1:06 PM
To: Douglas Gearhart <dougg@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; William Collins <William.Collins@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; John Everett <John.Everett@lakecountyca.gov>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Vance Ricks <Vance.Ricks@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Mike Ciancio <chief800@northshorefpd.com>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; ROBERTSON, JESSE GRAHAM@DOT <jesse.robertson@dot.ca.gov>; Northwest Information Center <nwic@sonoma.edu>; Tod Elliott <Tod.Elliott@lakecountyca.gov>; Roberta Lyons <roberta.lyons@att.net>; PGE Plan Review <PGEPlanReview@pge.com>
Subject: RFR - UP 22-24, Rancho Novoa

Hi all,

We've received an application for a small campground in Upper Lake. The applicant wants to build it in three phases. The phasing details are shown on the site plan. Estimated construction time is three to six months for phase I; two to four months for phases II and III.

No tree removal is proposed, and minimal ground disturbance is proposed with this project.

Please have comments back to me by mid January if possible.

Thanks,
Eric Porter
County of Lake



Central Valley Regional Water Quality Control Board

1 May 2024

Michelle Irace
County of Lake
255 North Forbes Street
Lakeport, CA 95453
michelle.irace@lakecountyca.gov

COMMENTS TO REQUEST FOR REVIEW FOR THE REVISED MITIGATED NEGATIVE DECLARATION, RANCHO NOVOA SPECIAL EVENT VENUE AND CAMPGROUND USE PERMIT 22-24 PROJECT, SCH#2023050179, LAKE COUNTY

Pursuant to the State Clearinghouse's 2 April 2024 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Revised Mitigated Negative Declaration* for the Rancho Novoa Special Event Venue and Campground Use Permit 22-24 Project, located in Lake County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by

the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:

https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_2018_05.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), Construction General Permit Order No. 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements. If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications. For more information on the Water Quality Certification, visit the Central Valley Water Board website at:
https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/

Waste Discharge Requirements – Discharges to Waters of the State

If USACE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation. For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:
https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the state may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources Control Board website at:

https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Threat General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Threat Waiver) R5-2018-0085. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Threat Waiver and the application process, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2018-0085.pdf

Limited Threat General NPDES Permit

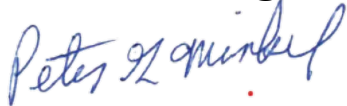
If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order. For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit. For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at: <https://www.waterboards.ca.gov/centralvalley/help/permit/>

If you have questions regarding these comments, please contact me at (916) 464-4684
or Peter.Minkel2@waterboards.ca.gov.



Peter G. Minkel
Engineering Geologist

cc: State Clearinghouse unit, Governor's Office of Planning and Research,
Sacramento

From: [CHP-EIR](#)
To: [Michelle Irace](#); "state.clearinghouse@opr.ca.gov"
Cc: [Fansler, Daniel@CHP](#)
Subject: [EXTERNAL] SCH # 2023050179
Date: Friday, April 19, 2024 2:05:41 PM
Attachments: [image001.png](#)

Good afternoon,

Please see the response below regarding SCH # 2023050179 ([Revised MND for Rancho Novoa Special Event Venue and Campground Use Permit 22-24](#)) from the California Highway Patrol Clear Lake Area office.

Thank you,

Kristen Abrahams (Lange), AGPA
Special Projects Section, Transportation Planning Unit
CHP Headquarters
601 N. 7th Street
Sacramento, CA 95811
Office: (916) 843-3370

From: Fansler, Daniel@CHP <DFansler@chp.ca.gov>
Sent: Friday, April 19, 2024 10:49 AM
To: CHP-EIR <EIR@chp.ca.gov>; Dye, Arthur J@CHP <ADye@chp.ca.gov>
Cc: CHP-10AAdesk <10AAdesk@chp.ca.gov>; Abrahams, Kristen@CHP <Kristen.Abrahams@chp.ca.gov>
Subject: RE: Environmental Document Review – SCH # 2023050179 – Due to Lead Agency by 5/1/2024

In response to SCH 20230501179:

From a traffic safety perspective, I recognize the location for the proposed event site/campground is off of Blue Lakes Road, which is a narrow, undelineated roadway on the west side of Blue Lakes that wasn't necessarily designed for frequent or heavy motor vehicle traffic. The only way to access Blue Lakes Road is from the north side of the lake north of La Trianon Resort, or more commonly accessed by motor vehicle traffic traveling through the small town of Blue Lakes on the south side of the lake, via Irvine Avenue. The concern with the increase in traffic during events at the Rancho Novoa Private Special Event Venue is that guests will primarily use Irvine Avenue or Laurel Dell Road to access Blue Lakes Road. Both local roads run through a tight, close quarters residential area with lots of pedestrian traffic by residents, bicyclists and people accessing the lake for recreation. There are currently no traffic safety control measures in place to help mitigate speeding or erratic driving.

I request that additional traffic safety measures be considered. I would suggest consideration for a yield/stop sign at the intersection of Irvine Avenue, Laurel Dell Road and Blue Lakes Road, speed bumps on Laurel Dell Road, and Irvine Road from State Route 20 to Blue Lakes Road, and potentially

posted signage of the speed limit in a residential area, which I believe is 25 MPH. Additional safety measure for vehicular traffic will help ensure the safety of local residents and pedestrians and bicyclist. These suggestions are only a few examples of safety measures to be considered, but there might be more I haven't considered. Respectfully,

Dan Fansler, Lieutenant

Commander

CHP Clear Lake

(707) 279-0103

(707) 279-2863 Fax

dfansler@chp.ca.gov



**CALIFORNIA
HIGHWAY PATROL**

Safety, Service, and Security

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