

**From:** [Ray Hoffman](#)  
**To:** [Michelle Irace](#)  
**Cc:** [Angie Carter](#)  
**Subject:** [EXTERNAL] Fwd: Rancho Nova - AB 24-04 Lake County  
**Date:** Monday, December 16, 2024 3:00:10 PM

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Ray Hoffman 111

Le Trianon Resort  
1.415.246.5916

Begin forwarded message:

**From:** Ray Hoffman <rayh@suite5000.com>

**Subject: Rancho Nova - AB 24-04 Lake County**

Attn: Board of Supervisors - District 3

I would like to begin by informing you of my experience with Blue Lakes and the resort operation located on the lake. I offer this as a measure of experience that relates to what is being proposed at Rancho Novoa. I might also point out that Family ownership and management of the Resort has been ongoing for nearly 90 years.

1. One of the most critical issues is the location of the property lines surrounding the lake. Individual property lines in the area have never been established and the nearest monuments are sectional in nature set over 100 years ago by BLM. When areal maps are superimposed over land maps it shows that there is a variance of 30-80 feet. As the planned development is so densely designed these boundary lines need to be resolved.
2. The land that surrounds the lake is extremely porous. Le Trianon Resort regularity has its water tested to insure its potability and the water tests continually show that the water level in the lake is the same height several hundred yards back from the lake. This porous characteristic also needs to be considered for the sewage that is proposed being emptied into open areas around the lake.
3. Fire safety is another big issue. They are proposing to have access to the site limited to a one way direction with traffic being limited to an amount based on the capacity of the camp grounds. But, at the same time, it is proposed to direct overflow traffic West. Just one automobile coming in from the West makes this proposal not feasible as it would make full time supervision necessary.
4. Mention of utilizing parts of Highway 20 shoulders for parking is also not

feasible as anything that is not owned by CalTrans is private property and not available. And, all of the property surrounding the intersection of Highway 20 and Blue Lake Road falls onto that category. Furthermore, any cars parked at that intersection would block visibility of LeTrianon's property.

The Rancho Novoa project is too densely planned and needs to be reduced in order to make it feasible on the proposed site.

Ray Hoffman 111  
Hoffman Development Company  
1.415.246.5916