

**COUNTY OF LAKE
MAJOR USE PERMIT (UP 22-24)
INITIAL STUDY (IS 22-29)**

**RANCHO NOVOA
CONDITIONS OF APPROVAL**

EXPIRES IF NOT USED BY: October 10, 2026

Pursuant to the approval of the Planning Commission on October 10, 2024, there is hereby granted to Rancho Novoa (Amy Hewitt-Novoa and Juan Novoa), a Major Use Permit to allow a special event venue on property located at 5680 Blue Lakes Road, Upper Lake, CA (APN: 003-007-03) subject to the following terms and conditions.

A. GENERAL CONDITIONS

1. The use hereby permitted shall substantially conform to the Site Plans, Building Elevations, Floor Plans and any conditions of approval imposed by the Major Use Permit for the construction of a small campground and event venue. The Community Development Director may approve, in writing, minor modifications that do not result in increased environmental impacts. Applicant shall be in substantial conformance with the following:
 - Site Plan and Project Description, dated August 19, 2024
 - Well Tests and Data, submitted August and September 2022
 - Typical Campsite graphic, submitted by Applicant
 - Information contained within Initial Study (IS 22-29), as revised on September 17, 2024
 - Biological Assessment, Revised June 21, 2024
 - Noise Impact Study, dated October 29, 2023

Project at full build-out will include:

- Special event venue for weddings and private gatherings with 16 campsites.
 - The single-family dwelling may be utilized as a cabin rental in the future.
- Parking lot with 34 marked gravel parking spaces.
 - 11 compact spaces (16' x 8').
 - 22 regular spaces (18' x 9').
 - 1 ADA space (18' x 9') with a loading zone (18' x 8').
- 12-ft wide, one-way pull through access road for internal circulation and fire truck turn around.
- One (1) 16' x 20' outdoor stage (existing).
- One (1) 15' x 15' landscape water fountain feature and cobblestone gathering area (existing).
- Sixteen (16) 16' x 30' private campsites to accommodate event guests; each site would have a gravel parking area, picnic table, an area for tents, RV parking area, a water hose bibb and a 120 V power outlet.
- One(1) 12' x 22' restroom building.
- One (1) RV dump station.
- One (1) 20' x 24' office building.
- One (1) 30' x 40' barn/storage building.
- Up to three employees per day would occupy the site.
- Chemicals, fuel and fertilizer to be stored on-site in a locked room in the restroom.
- On-grid power to each campsite.
- Existing well and (2) 2,500-gallon water storage tanks used for irrigation and fire suppression.
- One (1) 6' tall (minimum) noise suppression wall between the stage and the parking lot.

Operation of the Project shall comply with the following:

- Operation will be seasonal, generally from April to October, but some holiday events may occur as well.
- Use of the campsites would be restricted to use by attendees of booked special events and not open to the general public.
- Hours of operation for special events would be primarily on weekends (Friday through Sunday) from 7:00 a.m. to 10:00 p.m., depending on each event's needs.
- One event per week (up to 250 guests) is anticipated.
- Amplified music will be turned off by 9:45 p.m.
- Up to 3 employees per day would occupy the site.
- Trips per day during events from guests are estimated at up to 70 trips; 35 arriving and 35 departing after an event. Additional guests will be shuttled to the site via a local

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shuttle service. This equates to an estimated 84 daily trips total for each event, which are anticipated to occur over a two- or three-day period, once a week from April through October.

2. The stairs along Blue Lakes Rd. and the beach providing access to Blue Lake shall not be utilized for events or by event attendees.
3. This permit does not abridge or supersede the regulatory powers or permit requirements of any federal, state, local agency, special district or department which may retain a regulatory or advisory function as specified by statute or ordinance. The applicant shall obtain permits as may be required from each agency.
4. All necessary permits shall be obtained from applicable State and County agencies having jurisdiction over this project prior to commencement of any construction activities including but not limited to, all building, plumbing, mechanical and electrical modifications.
5. The permit holder shall adhere to all California Fire Code regulations and/or requirements. For further information, please contact the Community Development Department-Building Division at (707) 263-2382.
6. The permit holder is responsible for insuring that all project workers are informed of, understand, and agree to abide by the approved plans and project conditions.
7. Occupancy for special events is limited to thirty-five (35) vehicles on site at any given time, including shuttles.
8. Within five (5) business days of the date of approval of the Initial Study/Mitigated Negative Declaration, the applicant shall pay the Fish and Wildlife fee associated with the filing of the Notice of Determination, as required by CEQA. Payment of said fee is facilitated through the Community Development Department.
9. Prior to occupancy, the site shall be inspected for Public Resource Code 4290 and 4291 compliance.

B. AESTHETICS

1. All exterior lighting shall be downcast, shall not shine into neighboring properties or onto Blue Lakes Road, and shall comply with the recommendations found within the darksky.org lighting criteria. A lighting plan, including cut sheets showing fixture types and wattages, shall be submitted to the Planning Department prior to occupancy.

C. AIR QUALITY

1. Diesel generators are prohibited during and after construction. Non-diesel generators may be used in an emergency situation only such as a power outage.
2. Construction and/or work practices that involve masonry, gravel, grading activities, vehicular and fugitive dust shall be managed by use of water or other acceptable dust palliatives to maintain visibly-moist soil during construction.
3. The applicant shall have the primary access and parking areas surfaced with chip seal, asphalt or equivalent all weather surfacing to reduce fugitive dust generation.
4. No tree removal is authorized by this permit except as is necessary to meet Public Resource Code 4290 and 4291 regulations for access, and defensible space around buildings. Dead and/or diseased trees are not subject to this prohibition to tree removal.

D. BIOLOGICAL RESOURCES

1. If additional vegetation removal or ground disturbance is proposed, pre-construction surveys for nesting birds, sensitive plants and animals shall be required no sooner than seven days prior to the clearing. The survey shall be completed by a qualified Biologist prior to ground disturbance activities occurring and shall be provided to the Community Development Department. If species are located within the Project site, the area shall be flagged and avoided. Additional CEQA and discretionary review may be required. *Mitigation Measure BIO-1.*
2. One Oak tree, as identified on the site plan dated August 19, 2024, is permitted for removal to meet 4290 access requirements. No other trees are permitted for removal.

E. CULTURAL AND TRIBAL CULTURAL RESOURCES

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1. Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted within 100' of the find(s). A professional Archaeologist certified by the Registry of Professional Archaeologists (RPA) shall be notified to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, the applicant shall notify the Sheriff's Department, the culturally affiliated Tribe(s), and a qualified Archaeologist for proper interment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5. *Mitigation Measure CUL-1.*
2. Prior to ground disturbing activities, the Permittee shall submit a Cultural Resources Plan, identifying methods of sensitivity training for site workers, procedures in the event of an accidental discovery, and documentation and reporting procedures. Prior to ground disturbing activities, the Permittee shall submit verification that all site workers have reviewed the Cultural Resources Plan and received sensitivity training. *Mitigation Measure CUL-2.*
3. All on-site personnel of the Project shall receive tribal cultural resource sensitivity training prior to initiation of ground disturbance activities on the Project. The training must be according to the standards of the NAHC or the culturally affiliated Tribe(s). Training shall address the potential for exposing subsurface resources and procedures if a potential resource is identified. The training shall also provide a process for notification of discoveries to culturally affiliated Tribe(s), protection, treatment, care and handling of tribal cultural resources discovered or disturbed during ground disturbance activities of the Project. Tribal monitors shall be required to participate. *Mitigation Measure TCR-1.*
4. If previously unidentified tribal cultural resources are encountered during the Project altering the materials and their stratigraphic context shall be avoided and work within 100 feet shall halt immediately. Project personnel shall not collect, move, or disturb cultural resources. A representative from a locally affiliated Tribe(s) shall be contacted to evaluate the resource and prepare a Tribal Cultural Resources plan to allow for identification and further evaluation in determining the tribal cultural resource significance and appropriate treatment or disposition. *Mitigation Measure TCR-2.*
5. Prior to commencement of ground disturbing activities, the permittee shall submit documentation to the Community Development Department demonstrating that they have engaged with the culturally affiliated Tribe(s) to provide cultural monitors and that cultural sensitivity training has been provided to site workers (as required by TCR-1). *Mitigation Measure TCR-3.*
6. All ground disturbing activities shall be monitored by qualified tribal monitor(s). Qualified tribal monitor(s) are defined as qualified individual(s) who have experience with identification, collection, and treatment of tribal cultural resources of value to the Tribe(s). Such individuals will include those who: a) Possess the desired knowledge, skills, abilities, and experience established by the Native American Heritage Commission (NAHC) through the NAHC's Guidelines for Native American Monitors/ Consultants (2005); or b) Members of culturally affiliated Tribe(s) who: (i). Are culturally affiliated with the Project area, as determined by the NAHC; and (i) i. Have been vetted by tribal officials of the culturally affiliated Tribe(s) as having the desired knowledge, skills, abilities, and experience established by the NAHC's Guidelines for Native American Monitors. *Mitigation Measure TCR-4.*

F. GEOLOGY AND SOILS

1. If the Project will result in the movement of more than 50 cubic yards, a Grading Permit is required. A Grading Permit shall also be required to repair and maintenance of the existing "skidsteer roads" that were created to access the ridge of the parcel, water tanks, and former illegal cannabis cultivation.

A. HAZARDS & HAZARDOUS MATERIALS

1. The project shall comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.
2. All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state and federal regulations.
3. The storage of any potentially hazardous materials shall not be within 100 feet of any springs, top of bank of any creek or seasonal stream, edge of lake, delineated wetland or vernal pool. These materials shall not be allowed to leak onto the ground and/or contaminate any surface

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water.

4. Mitigation Measures WILD-1 through WILD-7 related to reducing fire risk shall be implemented.

B. HYDROLOGY AND WATER QUALITY

1. The applicant shall adhere to erosion control and stormwater measures in accordance with the County Code and Grading Ordinance (Chapter 30).

C. NOISE

1. All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00 a.m. and 7:00 p.m., and Saturdays from 12:00 noon to 5:00 p.m. to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work. Mitigation Measure NOI-1.
2. Maximum non-construction related sounds levels shall not exceed levels of 50 dBA between the hours of 10:00 p.m. to 7:00 a.m. for residential uses located on commercial property, as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) measured at the property lines. Mitigation Measure NOI-2.
3. Prior to any special events occurring, the applicant shall install a minimum 6' tall solid fence for noise attenuation and suppression as shown on the site plan, dated August 19, 2024. Mitigation Measure NOI-3.
4. All amplified music shall be turned off no later than 9:45 p.m. during Rancho Novoa special events. Mitigation Measure NOI-4.
5. The amplification speakers shall be placed 208 feet west of the gate about 115 feet south of the north property line. Mitigation Measure NOI-5.
6. Signs shall be installed near the entrances and parking area to remind guests that a resort lies east of the special event venue. The signs shall encourage guests to be aware of the sound generated when closing vehicle doors and that they should be gentle when closing vehicle doors. Mitigation Measure NOI-6.
7. A Type 2 or better sound level meter shall be available and used to set acceptable sound levels at selected receiver locations. The meter shall be capable of measuring and storing the Leq and LMAX sound levels over a given time interval using the "slow" response. The meter shall be calibrated at the Project site just before the tests begin. Mitigation Measure NOI-7.
8. Noise measurements shall be made at the specified test position of 90 feet west of the face of the speakers. The volume of sound shall be adjusted until the average Leq is 63 dB(A) after the specified sound source and type are playing. All data shall be recorded and stored by the meter. The Applicant shall keep records of each event and the measured levels to provide to the Community Development Department upon request. Mitigation Measure NOI-8.
9. Representative 5-minute samples every 20 minutes shall be made after the activity has begun and sound reinforcement system is in operation. Additional samples will be taken of both speech and music events. Mitigation Measure NOI-9.
10. Speakers shall be mounted at the front of the stage with the top of the speakers at a minimum of 16 feet above ground level. The speakers shall be tilted so the centerline of the horn speaker is 6' feet above ground level no more than 90 feet west of the speaker face. The volume of the speakers shall be set such that Leq sound level averaged over 5-minute does not exceed 63 dB(A) at 90 feet from the face of the speakers. *Mitigation Measure NOI-10.*

D. TRANSPORTATION & TRAFFIC

1. Parking on Blue Lakes Road by patrons of Rancho Novoa is prohibited.
2. The permit holder shall adhere to Article 46, parking standards. A maximum of 34 vehicles (including shuttles) related to special events is permitted on site at any given time during special events.
3. Prior to occupancy, the driveway connection to Blue Lakes Road shall be improved to existing standards for a commercial driveway, Std. No. 231-D in the County of Lake Road Design and Construction Standards Manual. Contact Public Works, 707-263-2341 for specific details on design standards.

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4. Prior to occupancy, the driveway and parking areas shall be surfaced with an all-weather surfacing material (gravel is acceptable).
5. Driveway encroachments onto State and/or County-maintained roadways shall be maintained to current Federal, State and/or local Standards and shall be constructed with an encroachment permit. The project parcel property is located on Blue Lakes Road, therefore prior to the issuance of building permits the applicant shall coordinate with Lake County Department of Public Works to obtain the necessary encroachment and driveway approach permits and submit a copy of said permit to the Community Development Department. For further information, please contact the Department of Public Works at (707) 263-2341.
6. Prior to building permit final, all Accessible Compliant Parking Areas, routes of travel, building access and/or bathrooms shall meet all California Building Code Requirements.
7. Prior to operation, directional signage shall be placed on site that limits access to the north-bound entrance / exit traffic. Directional signage on Blue Lakes Road may be permitted at the discretion and location determined by the Public Works Director or designee.
8. Prior to operation, an ADA-compliant (with a van loading space) parking space shall be installed, as required by the California Building Code.
9. Mitigation Measures WILD-2, WILD-3, WILD-5 and WILD-6 related to access and evacuation shall be implemented.

E. UTILITIES, SERVICE SYSTEMS & PUBLIC SAFETY

1. As Phase II of the project gets built-out, additional utility services and capacity may be required. The applicant shall obtain all required permits.

F. WILDFIRE

1. Construction activities shall not take place during a red flag warning day (per the local fire department and/or national weather service) and wind, temperature and relative humidity will be monitored in order to minimize the risk of wildfire. Grading (if proposed) shall not occur on windy days that could increase the risk of wildfire spread should the equipment create a spark. *Mitigation Measure WILD-1.*
2. Prior to public use, the applicant shall coordinate with the Department of Public Works to place 'Emergency Transportation Route' signage at the entrance of the property between the driveway and Blue Lakes Road to inform people evacuating the site of which direction they would need to evacuate. *Mitigation Measure WILD-2.*
3. Events are restricted to 34 vehicles (including shuttles) at any one time, and Parking along Blue Lakes Road shall be prohibited. *Mitigation Measure WILD-3.*
4. Prior to public use of any building, the applicant shall create a 100' area of defensible space around each structure. At the discretion of the Fire Marshal / Building Official, this may involve limbing trees to a height of 8' from the ground rather than tree removal. Chapparal and other fuels shall be removed prior to occupancy of any building. *Mitigation Measure WILD-4.*
5. The Use Permit requires a Change of Occupancy and shall be subject to the requirements of the California Fire Code and NFPA standards, as well as the Public Resources code. Prior to occupancy, the site shall be inspected for Public Resource Code 4290 and 4291 compliance. This includes but is not limited to (*Mitigation Measure WILD-5*):
 - a. 20' wide interior driveway with surface material that will enable a 75,000-lb. emergency vehicle to access the site;
 - b. Turn-around on-site for emergency vehicles;
 - c. 15' (or more) overhead clearance;
 - d. Defensible space around each building;
 - e. Completion of the restroom building with ADA accommodations;
 - f. Completion of the parking lot with ADA accommodations; and
 - g. Water storage for fire suppression. Water tank materials shall be limited to steel, wood, concrete, coated fabrics, and fiberglass-reinforced plastic tanks, and shall be kept full at all times. The need for fire hydrants and additional water storage shall be determined at the time of inspection.
 - i. Additional fire suppression water supply may be required at the time of Building Permit submit submittal for future Phases of the Project.

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- 6. Prior to public use, the applicant shall make the interior driveway compliant with PRC 4290 and 4291. Driveway shall be inspected by the County before any use by the public can occur. Driveway entrance shall be identified with six-inch tall numbers that are contrasting and can be seen at night. *Mitigation Measure WILD-6.*
- 7. Campfires shall be prohibited during red flag warning days. *Mitigation Measure WILD-7.*

G. TIMING & MITIGATION MONITORING

- 1. The permit holder shall permit the County of Lake or representative(s) or designee(s) to make periodic and/or annual inspections at any reasonable time deemed necessary in order to assure that the activity being performed under authority of this permit is in accordance with the terms and conditions prescribed herein.
- 2. This permit may be revoked if the use for which the permit was granted is conducted as to be detrimental to the public health, safety, or welfare or as to be a nuisance. This permit shall be valid until it expires or is revoked pursuant to the terms of this permit and/or Chapter 21 of the Lake County Code.
- 3. This permit shall be null and void if not used by October 10, 2026, or if the use is abandoned for a period of two (2) years.

Mireya G. Turner, Director
 COMMUNITY DEVELOPMENT DEPARTMENT

Prepared by: MLI

By: _____
 Danae LoDolce, Office Assistant III

ACCEPTANCE

I have read and understand the foregoing Development Review and agree to each and every term and condition thereof.

Date: _____

 Applicant or Authorized Agent Signature

 Printed Name of Authorized Agent

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