

Hal Zina Bennett, PhD
9827 Irvine Avenue
Upper Lake, CA 95485
707-275-9011

Thursday, August 10, 2023

Lake County Planning Department
255 N. Forbes Street, #330
Lakeport, CA 95453

RE: Rancho Novoa Project Being Considered by Planning Department

As a resident of the Blue Lakes community, I've become quite alarmed by news regarding a permit coming before the Department for a new Blue Lakes venue by Rancho Novoa. Here are my concerns:

1. **Hazards regarding traffic on Blue Lakes Road, at the backside of the lake.** This road is proposed by Rancho Novoa for ingress and egress of 200-300 vehicles during scheduled events. In most places this is a 1-lane, mostly dirt, unimproved road. It also has a very steep bank on one side, dropping between 30 and 60 feet to the lake. When two cars meet, one or both are often required to back up until they reach a passable area. A car backing up can easily slip off the road and go over the side, resulting in serious personal injury and damage to property, including potential damage to houses, on the downside of the bank.
2. **Instability of land on both sides of Blue Lakes Road.** There are landslides, mostly from the high side of the road, which narrow or block the roadway. It is not unusual for rocks to roll down the high side of the hill onto the road, which can cause injury and damage to person and property.
3. **Increased instability caused by PG & E undergrounding of power lines.** PG & E is presently in the process of cutting deep trenches—6 to 8 feet deep—in Blue Lakes and Laurel Dell roads. In addition, they are digging deep pits in which they install large cement tanks, approximately 10 feet x 8 feet and 8 feet deep. These are apparently junction boxes which will also contain transformers, and other electronic equipment, with access area at the top. Soil being removed will destabilize the land above and below Blue Lakes Road. There is potential for increased traffic to disturb the underground tanks and power lines, a danger that is further complicated by the increased instability caused by digging into the earth in areas that are already unstable and vulnerable to earthquakes. PG&E should be consulted before Planning Department okays any increase of traffic over the area. Also, PG&E will be doing construction work in this area throughout 2023 and into 2024, blocking passage along the road for periods of time. There will be future service traffic for the PG&E underground powerlines.
4. **Hazardous traffic from Highway 20 onto Irvine Ave.** Traffic for Rancho Novoa is proposed to turn off highway 20 onto Irvine Avenue to get to Blue Lakes road. Note that the turnoff to Irvine is hazardous due to 50 mph speed limits and blind corners along highway 20 at the turnoff to Irvine Avenue. There is also a small shopping center that will soon be opening on that corner, with a parking lot for customers and traffic backing in and out. There is also foot traffic across the highway from the mobile home park on the other side of highway 20. There have been an alarming number of traffic accidents along this stretch of road, all within a mile or so in each direction along Highway 20. We are deeply concerned about the plans to have additional traffic going in and out of Irvine Avenue onto highway 20. Quite a serious consideration, both for residents of the area and visitors. Over the past two years there have been, I believe, 5 fatalities in the 5-mile area between Blue Lakes and Upper Lake and Blue Lakes and Highway 101.

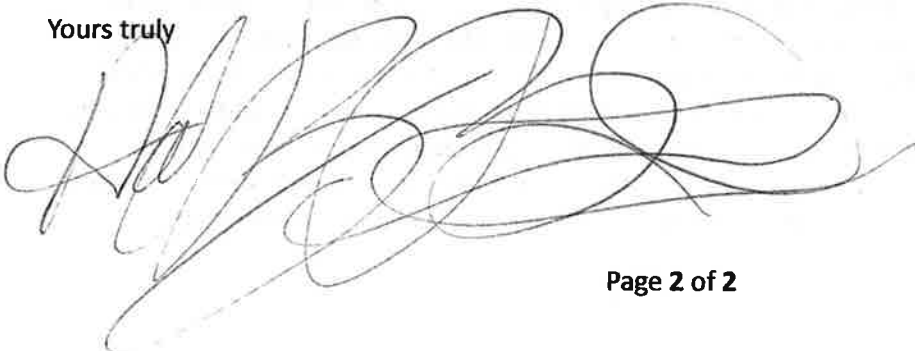
5. **Irvine Avenue Residential.** This is the street that will carry traffic from Highway 20 to Blue Lakes road. It is a congested residential neighborhood where there is a good deal of foot traffic, bicycles, golf carts, etc., going to and from the private beaches that are less than 100 feet from Highway 20. Also, children playing. We have had many near-misses of children and pedestrians being hit by through traffic coming to and from resorts on Blue Lakes. Increased traffic also has a powerful negative impact on the quality of life in the area, with cars going too fast, exhaust fumes, lack of courtesy. There is already a great deal of traffic involving recreational vehicles and camping trailers on this route. Backing up a trailer on Blue Lakes Road and Irvine is a near impossibility for all but experienced drivers. I myself have had to help drivers in that position at least a dozen times. There has also been damage to my property caused by careless drivers.
6. **Irvine Avenue and Blue Lakes Road detour.** There are a fair number of emergency events on highway 20 along Blue Lakes. When there are traffic slowdowns, cars and trucks are often routed through the Irvine Avenue / Blue Lakes Road loop back to the highway. At such times, emergency vehicles cannot reach people living in this area. To say nothing of the hazards of people driving through as part of a detour, when drivers tend to be angry and anxious, driving in erratic ways. It's already a problem but one that will be increased exponentially with increased traffic for the Rancho Novoa venues increasing by as much as 300 cars on venue days.
7. **FIRE HAZARDS & RATE INCREASES.** This area is extremely vulnerable in terms of fire. Most of us have either had fire insurance for our homes cancelled, or we pay rates as high as \$4,500 per year because of the fire hazard rating. I have spoken with 2 insurance representatives who say that another venue like Rancho Novoa could likely result in more insurance companies refusing to write policies in this area. This means the possible loss of property values in the area, and increasing insurance rates that will be impossible for some residents to pay. And for some, it means simply not having fire insurance to cover damage or complete loss of real property.
8. **INCREASED CONGESTION BLOCKING EMERGENCY VEHICLES.** At the present time, emergency vehicles already have difficulty traveling along Blue Lakes Road to service residents along that road or reach the campgrounds already there. Firefighting equipment and ambulances have difficulty getting back there with even the small amount of present traffic.

SUMMARY

The proposed Rancho Novoa venue, increasing traffic from 200-300 cars on venue days, according to their estimates, poses many challenges: damage to fragile environment of Blue Lakes Road; dangerous turnoff from Highway 20 onto Irvine Avenue; disturbance of the residential neighborhood along Irvine and neighboring streets; potential for blocking access of emergency vehicles; potential damage to PG&E's underground structures and powerlines along Blue Lakes and Laurel Dell roads; possible loss of property values and increased insurance problems for homeowners in the affected route.

I urge the Planning Department to carefully consider all the downsides of the Rancho Novoa project, which will have a severe negative impact on present residents of the area, with very realistic concerns for public safety, fire protection, damage to the physical environment, cost to homeowners and existing businesses, and possible impacts on PG&E's underground power services under Blue Lakes Road.

Yours truly

A large, stylized handwritten signature in dark ink, appearing to be a cursive representation of a name, possibly 'H. B. B.', written over a light blue grid background.

BOOK 518 PAGE 363

RECORDED AT REQUEST OF

Submitted by Amy Hewitt-Novoa

Recorded at the request of

LAKE COUNTY TITLE COMPANY

LAKE COUNTY TITLE CO.

MAR 22 1 28 PM 1967

Return to

MR. AND MRS. CHARLES F. BEAMAN
16162 Lilac Lane
Los Gatos, California

James T. Kelly COUNTY RECORDER

2521

360 JB

52467 da

D
E
S

Grant Deed (Individual)

For value received Irwin A. D'Albert and Joanne M. D'Albert, his wife,

GRANT unto Charles F. Beaman and Evelyn J. Beaman, his wife,
and Gloria Marie Ellis, their daughter, as Joint Tenants,
all that real property situate in the

County of Lake

State of California, described as follows:

As described in "EXHIBIT A" attached hereto and made a part hereof
by reference.

38 38



Dated March 3, 1967

Irwin A. D'Albert
Irwin A. D'Albert

Joanne M. D'Albert
Joanne M. D'Albert

STATE OF CALIFORNIA

County of Lake

ss.

On March 13, 1967, before me, PHIL N. CRAWFORD
a Notary Public, in and for said State, personally appeared

Irwin A. D'Albert and Joanne M. D'Albert, his
wife known to me to be the person whose name is subscribed
to the within instrument, and acknowledged to me that he executed the same.

My commission expires 1/17/71

Phil N. Crawford
Notary Public



5680 Blue Lakes Rd
APN # 003-007-03

Order Number: 3420-6981173
Page Number: 4

5. An easement for A SINGLE LINE OF POLES AND WIRES and incidental purposes, recorded NOVEMBER 12, 1936 as BOOK 112, PAGE 227 of Official Records.
In Favor of: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
Affects: AS DESCRIBED THEREIN
6. An easement for AERIAL AND UNDERGROUND WIRES, CABLES and incidental purposes, recorded OCTOBER 10, 1950 as BOOK 212, PAGE 322 of Official Records.
In Favor of: PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CALIFORNIA CORPORATION
Affects: AS DESCRIBED THEREIN

The location of the easement cannot be determined from record information.

7. A waiver of any claims for damages by reason of the location, construction, landscaping or maintenance of a contiguous freeway, highway or roadway, as contained in the document recorded SEPTEMBER 4, 1940 as BOOK 135, PAGE 206 of Official Records.
8. The Terms, Provisions and Easement(s) contained in the document entitled EASEMENT AGREEMENT recorded JUNE 30, 1955 as BOOK 253, PAGE 440 of Official Records.
9. An easement for FOOT AND VEHICULAR TRAVEL and incidental purposes, recorded MARCH 22, 1967 as BOOK 518, PAGE 363 of Official Records.
In Favor of: CHARLES F. BEAMAN, ET AL
Affects: AS DESCRIBED THEREIN

The location of the easement cannot be determined from record information.

10. Water rights, claims or title to water, whether or not shown by the Public Records.
11. Rights of the public in and to that portion of the Land lying within any Road, Street, Alley or Highway.
12. Any claim that any portion of the land is below the ordinary high water mark where it was located prior to any artificial or avulsive changes in the location of the shoreline or riverbank.
13. Any rights, interests, or easements in favor of the public, which exist or are claimed to exist over any portion of said land covered by water, including a public right of access to the water.
14. Any claim that any portion of the land is or was formerly tidelands or submerged lands.
15. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.

Consideration for the deletion of this exception is highly fact intensive. Please contact the underwriter assigned to your file as soon as possible to discuss.

on the official map thereof filed in the Office of the County Recorder of said Lake County on July 6, 1951, in Vol. 6 of Town Maps at page 64, and running thence Northwesterly, along the Northeasterly line of the County Road known as the Blue Lakes Road, 860 feet, more or less, to the most Southerly corner of the tract of land conveyed by Laura Adeline Taham to Thomas R. Miller, et ux., by deed dated March 6, 1943, of record in Vol. 147 of Official Records of Lake County at page 280; thence North 35° 18' East, along the Southeasterly line of said Miller tract, 80.3 feet to the low water line of Blue Lakes under natural conditions; thence, in a general Easterly direction, along the said low water line of Blue Lakes, to the low water line of Blue Lakes in a certain creek, ditch or canal which runs from the main body of Blue Lakes, in a Southeasterly direction, to said Subdivision; thence Southeasterly, along the low water line of Blue Lakes in said canal, 220 feet, more or less, to the Northwesterly line of said Subdivision; and thence Southwesterly, along the Northwesterly line of said Subdivision, to the point of beginning.

EXHIBIT A.

TRACT TWO

All that certain real property situate in the County of Lake, State of California, described as follows:

All those lands lying within the exterior boundary lines of that certain Subdivision known as "BLUE LAKES RESORT SUBDIVISION," as said Subdivision is shown on that certain map filed in the office of the County Recorder of said Lake County on July 6th, 1951, in Vol. 6 of Town Maps at page 64.

EXHIBIT B.

TRACT THREE

All that real property in the County of Lake, State of California, described as follows:

All that portion of the following described lands lying Southerly of "BLUE LAKES TERRACES" Subdivision and Southerly of the old County Road on the Southerly side of Blue Lakes, running from Laurel Dell to Le Trianon:

Lots 1 and 2 and the South half of the Northeast quarter of Section 7; and Lot 1 of Section 8; all in Township 15 North, Range 10 West, M. D. M.

Exhibit C

TRACT FOUR

APN 003-023-120

All that real property in the County of Lake, State of California, described as follows: BEGINNING at a point on the Northwesterly line of that certain Subdivision known as "BLUE LAKES RESORT SUBDIVISION," as the same is shown and delineated upon the official map or plat thereof filed in the office of the County Recorder of the said County of Lake on July 6, 1951, in Vol. 6 of Town Maps at page 64, that is North 47° 38' East 579.98 feet from the most Westerly corner of said Subdivision, and running thence North 43° 22' West 300 feet; thence South 64° 21' West 126.06 feet; thence North 69° 24' West 41.92 feet; thence North 8° 20' East 68.11 feet to the low water line of Blue Lakes; thence, along said low water line, North 79° 34' East 119.33 feet, and South 48° 08' East 57.60 feet; thence, leaving said low water line, South 43° 33' East to the Northwesterly line of said Subdivision; thence, along the Northwesterly line of said Subdivision, Southerly to the point of beginning.

Exhibit D.

2418

Recorded at Request of LAKE COUNTY TITLE CO. JUN 30 1955 at 10:06 o'clock A.M., in Book 253 of Official Records, P 440 Records of Lake County, California.

\$3.80

I E PAYNE

Recorder.

Compared 7/18/55

ca/dh

196220

DEED OF RECONVEYANCE

WHEREAS, the indebtedness secured to be paid by the Deed of Trust executed by ERLE F. MacDONALD and GRACE L. MacDONALD, his wife, to ALAMEDA COUNTY-EAST BAY TITLE INSURANCE COMPANY, a California Corporation, as Trustees, dated December 2, 1953, and recorded in the County Recorder's Office of the County of Lake, State of California, in Book 240 of Official Records, at page 327 and following, has been fully paid; and

WHEREAS, First Parties have heretofore obligated themselves to convey to each purchaser of a lot or parcel within Tract Two a non-exclusive appurtenant right and easement in and to those certain lands situate in the County of Lake, State of California, more particularly described in "Exhibit D" attached hereto and designated therein as Tract Four, said right and easement being limited to the use of said lands for boating, bathing, travel and recreational purposes, and on the condition that no buildings of any nature whatsoever shall be placed on said Tract Four, and on the further condition that said Tract Four shall never be used for public purposes;

NOW, THEREFORE, Second Parties do hereby confirm the reservation of said easement, as contained in a certain deed from Renee Malpas, also known as Renee A. Malpas, a single woman, and C. L. d'Albert, a single man, to Alvin C. Carlson and Clara A. Carlson, his wife, as joint tenants, dated May 18th, 1955, bearing Lake County Recorder's File No. 2413 for the year 1955.

It is further agreed between the parties as follows:

1. Said easement in and to said Tract Four shall be forever appurtenant to said Tracts Two and Three, shall be for the benefit of the heirs, administrators, executors and assigns of First Parties, and shall bind the heirs, administrators, executors and assigns of Second Parties.

2. Said easement over said Tract Four shall be limited to the use of said Tract Four for boating, bathing, travel and recreational purposes only, and no buildings of any nature whatsoever shall be placed on said Tract Four by either First Parties or Second Parties or their respective heirs, administrators, executors and assigns, nor shall Tract Four ever be used for public purposes.

3. First Parties, their heirs, administrators, executors and assigns may, from time to time and at any time, grant and convey the same right and easement to any purchaser or transferee from them of any lot or parcel of land lying within Tracts Two and Three, and thereupon said easement shall immediately become appurtenant to the lands so purchased or transferred.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year first above written.

RENEE A. MALPAS
C. L. d'ALBERT
First Parties.
ALVIN C. CARLSON
CLARA A. CARLSON
Second Parties.

STATE OF CALIFORNIA) ss.
COUNTY OF SANTA CRUZ,)

On June 6th, 1955 before me, the undersigned a Notary Public in and for said County of Santa Cruz, personally appeared ALVIN C. CARLSON and CLARA A. CARLSON known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same.

(SEAL) ANNE M. McCASKELL Notary Public in and for the County
of Santa Cruz, State of California

STATE OF CALIFORNIA) ss.
County of Lake)

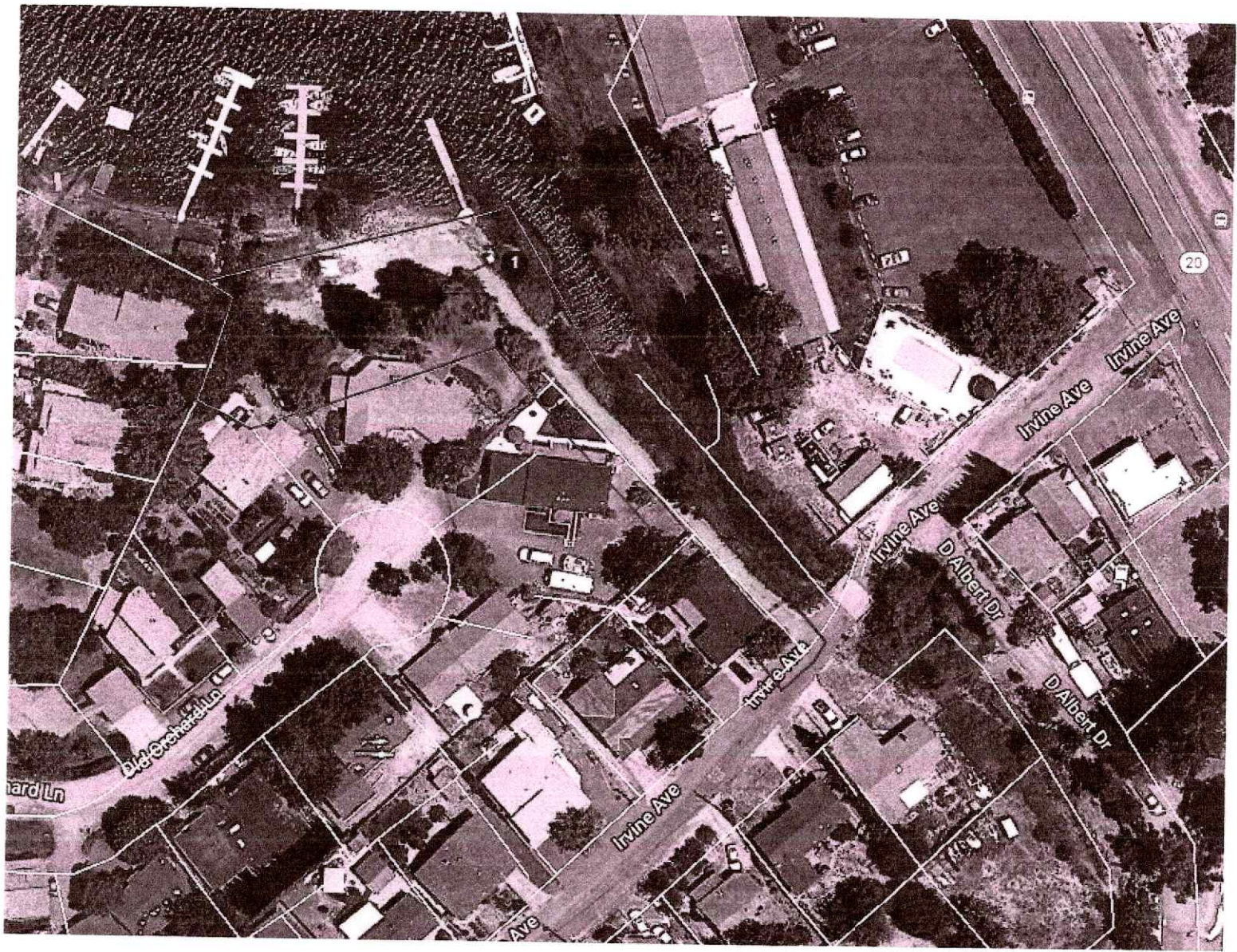
On this 18th day of May in the year one thousand nine hundred and fifty-five before me, a Notary Public in and for the County of Lake, State of California, residing therein, duly commissioned and sworn, personally appeared Renee Malpas, also known as Renee A. Malpas, a single woman, and C. L. d'Albert, a single man known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the County of Lake the day and year in this certificate first above written.

(SEAL) PHILIP C. GRUMP Notary Public in and for the County of
Lake, State of California. My Commission Expires 9-21-55

TRACT ONE

All that real property in the County of Lake, State of California, described as follows:
BEGINNING at a point within Lot 1 of Section 7, Township 15 North, Range 10 West, M. D.



PIC OF APN 003-023-120

November 26, 2023

Eric Porter, Associate Planner
Lake County Planning Department
255 N. Forbes Street, #330
Lakeport, CA 95453

Subject: Rancho Novoa Permit Application

It has come to our attention that wedding(s) and gathering(s) are being held before approval of Rancho Novoa's permit.

The attached petition is being submitted to bring attention to the concerns of the Blue Lakes residents regarding the Rancho Novoa, C/O Amy Hewitt-Novoa Major Use Permit (UP 22-24) of a campground and special event venue for weddings and gatherings.

In an emergency, Blue Lakes Road is the **ONLY** available road when Highway 20 is closed. Essentially Blue Lakes Road is a one-lane road. Buses and RVs will block the road from emergency vehicles, garbage trucks, and other oncoming traffic.

In the summer season, local residents are already experiencing an overflow of vehicles on Midlake, Irvine, and Blue Lake Roads which are the **ONLY** access points to the proposed site. Prior to any approval of this permit, Public Works, Cal Trans, CalFire, and Northshore Fire Protection must become involved and thoroughly study the community impact this proposal could have on this area.

Sanitation is a major concern as there are **ONLY** septic tanks in our area. There is no sewer treatment plant. How are the results of Rancho Novoa's recent grading going to affect our beautiful lake during the winter when it floods? We feel that health issues are a concern given the size of our lake and the increased number of individuals using the lake.

Rancho Novoa's lake access is questionable for their guests. What is the County of Lake and Rancho Novoa proposing for their lake access from Blue Lakes Road? Again, this is a traffic and safety concern.

Letters and phone calls to the Planning Department were answered with assurances that all Blue Lakes residents would be informed of any action being taken on this project. However, only a single resident was notified of the "Notice of Intent to Adopt a Mitigated Negative Declaration Addendum."

Please address our concerns regarding this matter.

See attached petition:

- ☒ County Clerk
- ☒ Interested Parties

**COUNTY OF LAKE
NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION ADDENDUM**

Project Title: Rancho Novoa; Use Permit (UP 22-24) and Initial Study (IS 22-29) and Addendum due to minor changes to the site plan and submittal of a Noise Study

Project Location: 5680 Blue Lake Road, Upper Lake, CA

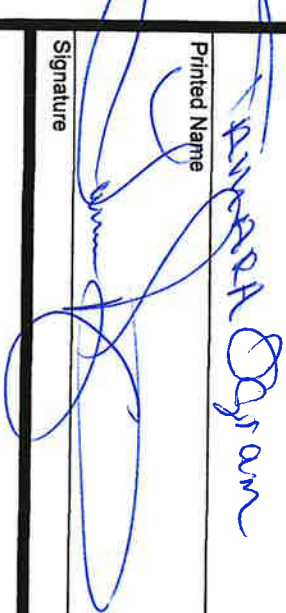
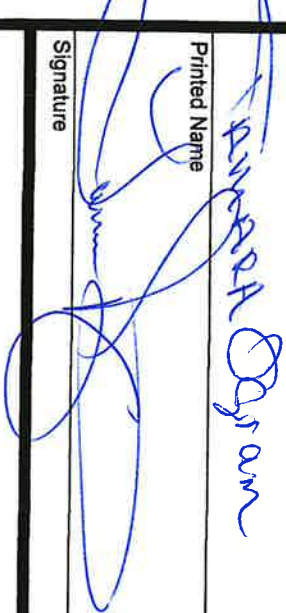





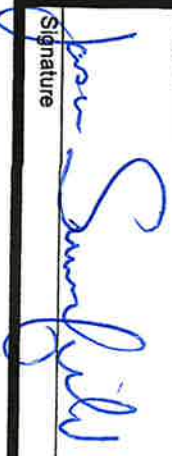
APN: 003-007-03

Project Description: Approval of a Major Use Permit for a small campground and special event venue such as weddings and family gatherings. The 20+ acre property is large enough to support these uses, which will occupy about 2 acres of the site. The applicant is proposing two 20' x 10' restroom buildings, a 20' x 20' office, 16 campsites, a parking lot containing 34 40 spaces, and a 20' x 80' 30' x 40' barn / storage building, and a 6' tall sound attenuation wall. The project would be built in ~~three~~ two stages.





The public review period for Initial Study IS 22-29 will begin on November 15, 2023 and end on December 5, 2023. You are encouraged to submit written comments regarding the proposed Mitigated Negative Declaration. You may do so by submitting written comments to the Planning Division prior to the end of the review period. Copies of the application, environmental documents, and all reference documents associated with the project are available for review through the Community Development Department, Planning Division; telephone (707) 263-2221. Written comments may be submitted to the Planning Division or via email to eric.porter@lakecountyca.gov.



Eric Porter, Associate Planner
Rancho Nova Permit Application Petition

NAME & SIGNATURE	PROPERTY ADDRESS	MAILING ADDRESS
 Printed Name Tanya Ogram	Upperlake CA 95485 5328 Blue Lakes Rd	Same
 Signature		
 Printed Name Norman Ogram	Upperlake CA 95485 5328 Blue Lakes Rd.	Same
 Signature		
 Printed Name Bill Stephenson	0000 / RAINBOW AVE UPPER LAKE CA	Same
 Signature		
 Printed Name Jason Summers	01281 MINDALE RD UPPER LAKE CA 95485	Same
 Signature		

Eric Porter, Associate Planner
Rancho Novoa Permit Application Petition

NAME & SIGNATURE	PROPERTY ADDRESS	MAILING ADDRESS
Printed Name Brook Herinx	9821 Diane Ln	Same
Signature 	Upper Lake Ca 95485	
Printed Name Jason Musolf	9843 Diane Ln	Same
Signature 		
Printed Name Debbie A Riley		
Signature 	4926 Laurel Valley Dr. 95485	Same
Printed Name Timothy R Riley	Same	Same
Signature 	Same	Same





Eric Porter, Associate Planner
Rancho Novoa Permit Application Petition

NAME & SIGNATURE		PROPERTY ADDRESS	MAILING ADDRESS
Printed Name	<i>CAROLYN EBY</i>	<i>5236 Blue Lake Rd. Upper Lake, CA 95485</i>	<i>9804 Drame Ln Upper Lake, CA 95485</i>
Signature	<i>Carolyn Eby</i>		
Printed Name	<i>Darlene Moreda</i>	<i>9958 Old Orchard Ln Upper Lake, CA 95485</i>	<i>SAME</i>
Signature	<i>Darlene Moreda</i>		
Printed Name	<i>James H. Moreda</i>	<i>5608 Hwy 20</i>	
Signature	<i>James H. Moreda</i>	<i>Upper Lake, CA 95485</i>	<i>same</i>
Printed Name	<i>DONALD BUA</i>	<i>5030 LAUREL DELL RD UPPER LAKE, CA 95485</i>	
Signature	<i>Donald B</i>		

Eric Porter, Associate Planner
Rancho Novoa Permit Application Petition

NAME & SIGNATURE	PROPERTY ADDRESS	MAILING ADDRESS
<div>Printed Name Maria Pilgrim</div> <div>Signature Maria Pilgrim</div>	9836 Irvine Ave, Upper Lake	N/A
<div>Printed Name Aakye Koski</div> <div>Signature Aakye Koski</div>	4450 West State Hwy 89 Upper Lake, Ca	same
<div>Printed Name Shaun J Eby</div> <div>Signature Shaun J Eby</div>	9804 Diane lane Upper Lake CA	same
<div>Printed Name David Eby</div> <div>Signature David Eby</div>	9804 DIANE LN UPPER LAKE, CA 95485	same







Eric Porter, Associate Planner
Rancho Novoa Permit Application Petition

NAME & SIGNATURE	PROPERTY ADDRESS	MAILING ADDRESS
<div>Printed Name Phoebe Martin</div> <div>Signature </div>	9834 Diane lane Upper Lake, 95485	Same
<div>Printed Name Melissa Duncan</div> <div>Signature </div>	9805 Diane lane Upper Lake CA 95485	Same
<div>Printed Name Phoebe Martin Curdell Duncan</div> <div>Signature </div>	9805 Diane lane Upper Lake CA 95485	Same
<div>Printed Name Raymond Perkins</div> <div>Signature </div>	9866 Irvine Ave. Upper Lake, Ca. 95485	Same





Eric Porter, Associate Planner
Rancho Novoa Permit Application Petition

NAME & SIGNATURE		PROPERTY ADDRESS	MAILING ADDRESS
Printed Name	<i>Dona Brooks</i>	<i>9937 Irvine Ave U.I.</i>	<i>Same</i>
Signature	<i>Dona Brooks</i>	<i>Upper Lake 95485</i>	
Printed Name	<i>Ann Knudsen</i>	<i>9967 Irvine Ave</i>	<i>blue.lakes.knudsen@gmail.com</i>
Signature	<i>Ann Knudsen</i>	<i>Upper Lake 95485</i>	
Printed Name	<i>DENNIS KNUDSEN</i>	<i>9967 IRVINE AVE</i>	<i>SAME</i>
Signature	<i>Dennis Knudsen</i>	<i>UPPER LAKE 95485</i>	
Printed Name	<i>Nick Summerfield</i>	<i>9801 Middle Lake Rd.</i>	<i>SAME</i>
Signature	<i>Nick Summerfield</i>	<i>9812 MALPAS WAY</i>	

Eric Porter, Associate Planner
Rancho Novoa Permit Application Petition

NAME & SIGNATURE	PROPERTY ADDRESS	MAILING ADDRESS
<div>Printed Name Dave Larson</div> <div>Signature </div>	9816 Irvine Ave	 Same
<div>Printed Name Amy Larson</div> <div>Signature </div>	9814 Irvine Ave	 Same
<div>Printed Name Heather Martin</div> <div>Signature </div>	9834 Diane Lane Upper Lake, CA 95485	
<div>Printed Name Adam Martin</div> <div>Signature </div>	9834 Diane Lane Upper Lake, CA 95485	

Eric Porter, Associate Planner
Rancho Novoa Permit Application Petition

NAME & SIGNATURE		PROPERTY ADDRESS	MAILING ADDRESS
Printed Name	Tamara Donner	9906 Irvine	same
Signature		Upper Lake, CA. 95485	
Printed Name	Jackie Smith	9846 Irvine	same
Signature		Upper Lake 95485	
Printed Name	Kay Summerfield	9812 Malpas Way	same
Signature		Upper Lake, CA 95485	
Printed Name		9827 Irvine Ave, Upper Lake	95485 same
Signature	Harold Z. Bennett		

Eric Porter, Associate Planner
Rancho Novoa Permit Application Petition

NAME & SIGNATURE		PROPERTY ADDRESS	MAILING ADDRESS
Printed Name	<i>Barbara Johnson</i>		
Signature	<i>Barbara Johnson</i>	9781 MID LAKE RD UPPER LAKE CA 95485	<i>SAME</i>
Printed Name	<i>DONALD J. BISH</i>		
Signature	<i>Donald Bish</i>	9833 DONALD LAKE UPPER LAKE CA	<i>SAME</i>
Printed Name	<i>KAREN L BISH</i>		
Signature	<i>Karen L Bish</i>	9833 DONALD LAKE UPPER LAKE, CA	<i>SAME</i>
Printed Name	<i>Zeb Herinckx</i>		
Signature	<i>Zeb Herinckx</i>	9821 Diane La Upper Lake, CA	<i>SAME</i>

From: [Kay Summerfield](#)
To: [Eric Porter](#)
Subject: [EXTERNAL] Rancho Nova - Use Permit (UP 22-24) and Initial Study (IS 22-29) - 5680 Blue Lake Road, Upper Lake, CA
Date: Monday, November 20, 2023 8:21:44 PM

Dear Mr. Porter:

We were just notified by one of our neighbors of the County of Lake, Notice of Intent, To Adopt A Mitigated Negative Declaration Addendum.

We are unsure why the entire Blue Lakes neighborhoods were not notified when this project affects us all..

We are definitely AGAINST this proposal and would like to request this project to NOT be approved. With the additional traffic on the back road and Irvine and Midlake Road, you're creating a nightmare.

It's also been noted by the neighborhood that they've already had a wedding without approved permits.

Thank you,

Nick and Kay Summerfield

From: [tje.koski](mailto:tje.koski@gmail.com)
To: [Eric Porter](#)
Subject: [EXTERNAL] Rancho Novoa Project on Blue Lakes
Date: Thursday, November 30, 2023 6:05:35 PM

Dear Eric Porter and Members of the Planning Commission

I am writing to you out of concern about a project titled Rancho Novoa located at 5680 Blue Lakes Rd, Upper Lake, Ca. APN ; 003-007-03. USE Permit (22-24) and Initial Study(IS 22-29). I am a member of the Blue Lakes Community and have a house at 9867 Irvine Av .

I have lived here for 40 years and witnessed the rising number of people populating this area. Cars parking alongside the Lake on Hwy 20 during the summer months oftentimes leaving garbage including fishing lines that find ways into the water. Blue Lakes Road that travels around the back of the lake from Irvine Av is narrow winding road with few area to pass and poor visibility around its curves. Should Hwy 20 be closed at any time the heavy traffic including Highway Patrol, Fire Trucks and other Emergency Vehicles would be prohibited passage.

Also Environmental Concerns are a major issue secondary to the project's leech field and grading to accommodate the influx of campers and event attendees. And it is quite unclear how the owners of this project plan to provide the Lake access to their patrons as their property does not border any water.

As a member of Blue Lakes I am unclear why there has been little to no information about this proposed project. It would seem the Planning Division would value input from people who live there. I always thought Blue Lakes was considered a "jewel of Lake County". Who is taking care of this special place now?
Are you.....?

Thank you for your time and attention to this matter.
Aaltje Koski

tje.koski@gmail.com
707-530-5313

From: [Valerie O'Riordan](#)
To: [Eric Porter](#)
Subject: [EXTERNAL] Campground and FILE#: UP 22-24, Rancho Novoa
Date: Saturday, January 13, 2024 3:41:35 PM

Mr. Porter,

I have been made aware of this proposed campground and I am AGAINST this construction and addition to Blue Lakes Road as a campground and music venue. I live down the road on Laurel Dell, between Midlake and Scott's Valley Roads. I am AGAINST this because this road is not safe already, there is no parking and I am not interested in having a music venue this close to our community, homes and animal life.

I will Zoom in on the 25th.

Thank you,

Valerie O'Riordan

4680 Laurel Dell Rd Upper Lake

From: noreply@granicusideas.com
To: [Mireya Turner](mailto:Mireya.Turner@granicusideas.com); [Ruby Mitts](mailto:Ruby.Mitts@granicusideas.com); jhh2358@yahoo.com; everardo2797@gmail.com; eaglebrown19@gmail.com; christina.nexthome@gmail.com; fieldmaile@gmail.com
Subject: New eComment for Planning Commission on 2024-01-25 9:00 AM - Please see agenda for public participation information and eComment submission on any agenda item.
Date: Wednesday, January 24, 2024 10:31:42 PM

[Lake County](#)

New eComment for Planning Commission on 2024-01-25 9:00 AM - Please see agenda for public participation information and eComment submission on any agenda item.

Julie Golden submitted a new eComment.

Meeting: Planning Commission on 2024-01-25 9:00 AM - Please see agenda for public participation information and eComment submission on any agenda item.

Item: 5. Public Input

eComment: January 25, 2024 RE: Agenda Item 6e. Applicant: Rancho Novoa Project UP 22-24
Three generations of my family have lived on Blue Lake and have a strong connection to the community and have always supported the small recreational businesses on the lake. They have all had venue development projects, live music and guests that respect not only the lake community, but also the wildlife habitats. I'm requesting that you send the Rancho Novoa Application back to the Planning Department. It has not met basic criteria. The scope of the proposed use has not been accurately described and the applicant has already undertaken activities beyond their entitlements and permitted uses for their property which is seriously detrimental for the community and the environment. The impacts of this Project have not been assessed by all of the essential Public Agencies. The concerns from the Public Agencies that have commented, have not been adequately addressed to have this request moved forward. I am respectfully asking you to be careful in your decision-making about the Rancho Novoa Application. I've listed three critical issues that must be addressed or the use permit must be denied. Lake County Road Department- Overflow parking on Blue Lake Road cannot be allowed due to an existing narrow roadway. Northshore Fire Protection District- A proposed Use Permit 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. Also a wildfire safety plan that adequately prevents wildfire from associated activities and protects the public. Amplified Noise NOI-3- The applicant shall have no amplified noise on the site. This prohibition may be amended. If this requirement is violated, the applicant should have their use permit rescinded. The existing businesses in the vicinity of this proposed project have already been negatively

impacted by unpermitted grading and venue operation. There has not been “enforcement” of the basic county land use codes. Zoning of adjacent properties and their entitlements are inconsistent with the uses that would be allowed with approval of this project. Allowing these NEW uses is “a take” on neighboring property owners/businesses and their entitlements as the uses and impacts are inconsistent with current permitted uses/objectives of the General Plan. I respectfully request this project not be approved as currently proposed. Julie Golden

[View and Analyze eComments](#)

This email was sent from <https://lakecounty.granicusideas.com>.

[Unsubscribe](#) from future mailings

From: [Michelle Irace](#)
To: [Ruby Mitts](#)
Subject: FW: [EXTERNAL] Fwd: Rancho Novoa
Date: Monday, January 22, 2024 10:19:41 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)

Hi Ruby,
Please include this as correspondence for Item 6e.

Thank you,



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:



From: Amy Hewitt <carousel95482@yahoo.com>
Sent: Monday, January 22, 2024 10:15 AM
To: Michelle Irace <Michelle.Irace@lakecountyca.gov>
Subject: [EXTERNAL] Fwd: Rancho Novoa

Sent from my iPhone

Begin forwarded message:

From: Julie Alvarado-Ceja <alfaro-707@hotmail.com>
Date: January 22, 2024 at 10:01:26 AM PST
To: Amy Hewitt <carousel95482@yahoo.com>
Subject: Re: Rancho Novoa

To whom it may concern,

I had the pleasure of working a wedding in the lake county area on Oct

2023. The Venue was Rancho Novoa, this venue was absolutely stunning and they had it all. from the phenomenal staff to a very safe space to work in. The owners were absolutely helpful with anything I needed. They helped with all the parking of the guests and made sure everyone was cared for during the event. This venue was so pretty and they had amazing vendors. The owners are beyond amazing when it comes to helping local businesses. I enjoyed working with Amy and her husband. This venue has a gorgeous fountain I was able to use while capturing the groom and bride.

If you have any questions, I can help answer I am happy to do so.

Thank you,

Julie Ceja
owner of Julie Ceja Photography
707-391-3965

From: Amy Hewitt <carousel95482@yahoo.com>
Sent: Thursday, January 18, 2024 10:25 AM
To: Julie Alvarado-Ceja <alfaro-707@hotmail.com>
Subject: Re: Rancho Novoa

Thank you!
Sent from my iPhone

On Jan 18, 2024, at 8:26 AM, Julie Alvarado-Ceja <alfaro-707@hotmail.com> wrote:

Hi Amy, Happy Thursday.

Aw! thank you so much that means a lot! Happy you loved the photos. I will be happy to send an email with my thoughts of your venue. I absolutely loved it to be honest. I hope to work with you in the near future as well. I will work on this later tonight and shoot your way.

With love,
Julie :)

From: Amy Hewitt <carousel95482@yahoo.com>
Sent: Wednesday, January 17, 2024 7:17 PM

To: alfaro-707@hotmail.com <alfaro-707@hotmail.com>

Subject: Rancho Novoa

Hi Julie,

This is Amy from Rancho Novoa. We are the Venue from Adrianna's wedding. The photos turned out great! We have a hearing for our permits in Lake County on Jan 25th. I was wondering if you could send an email with your thoughts on our Venue. They want to hear that we will help local businesses. It would be much appreciated. We hope to get to do business with you in the future.

Thank you,

Amy Novoa

Sent from my iPhone

From: [Michelle Irace](#)
To: [Ruby Mitts](#)
Subject: FW: Automatic reply: [EXTERNAL] File# UP 22-24 Rancho Novoa at Blue Lakes 5680 Blue Lakes Road
Date: Monday, January 22, 2024 10:18:41 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)

Hi Ruby,
Please include this as correspondence for Item 6e.

Thank you



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:



From: Sharon Sorensen <drsharondc@gmail.com>
Sent: Friday, January 19, 2024 2:47 PM
To: Eric Porter <Eric.Porter@lakecountyca.gov>
Subject: Re: Automatic reply: [EXTERNAL] File# UP 22-24 Rancho Novoa at Blue Lakes 5680 Blue Lakes Road

Greetings Eric Porter.

Dr Sharon Sorensen here.

Due to ongoing health issues myself and my husband will be unable to come or zoom this public hearing set for January 25th 2024 concerning the major use permit for a new campground and event venue on BLUE LAKES ROAD.

It is a large NO.

This road is literally the width of a one way road though used as a two way.

There is no parking on the road.

The noise, the garbage, the water use, the extra people and FIRE DANGER all are REAL PROBLEMS for all of us here. Including the SOUND issue.

There are already four resort style businesses on the three tiny lakes.

We happen to be on the most south lake, commonly referred to as Laurel Dell or Mud Lake. The impact to us would be quite substantial given more traffic on the merged Blue Lakes Road and Laurel Dell Road. As well as increased fire danger and NOISE.

Campsites entail fires. There is NO OPTION for open fires to be safely done.

Any questions feel free to respond to us.

Dr Sharon Sorensen and Michael D Dunlap

510-530-7650

On Fri, Jan 19, 2024 at 1:46 PM Eric Porter <Eric.Porter@lakecountyca.gov> wrote:

Hello -

Effective immediately I am no longer processing cannabis permits. If you have any questions, please contact Andrew Amelung at andrew.amelung@lakecountyca.gov or at 707-263-2221.

Thank you,
Eric Porter

EMAIL
PF@PETERFLAXMAN.COM

LAW OFFICE OF
PETER FLAXMAN
SHELTERPOINT BUSINESS CENTER
591 REDWOOD HIGHWAY, SUITE 2325
MILL VALLEY, CALIFORNIA 94941

TELEPHONE
(415) 381-6650
FACSIMILE
(415) 381 4301

January 24, 2024

BY EMAIL ONLY
michelle.irace@lakecountycal.gov

County of Lake
Community Development Department
Planning Division
Courthouse 255 N. Forbes Street
Lakeport, CA 95453

Att'n: Michelle Irace

Re: File UP 22-24
Rancho Novoa

Objection to Development Plan

Dear Ms. Irace:

I represent Ray Hoffman Properties, which owns land contiguous to the property subject of the above referenced development.

I have been advised by Eric Porter that he is no longer the planner in charge of this Application, that you are, and that the matter, originally scheduled to be heard by the Planning Commission tomorrow, January 25, 2024, will be continued to an unspecified date. I additionally understand that no Staff Report is currently available.

I have attempted to reach you by phone, but as yet, my two messages have gone unreturned.

I therefore write to confirm these facts, and to state that Ray Hoffman Properties reserves all rights to object to the development proposal.

Letter to Lake County Community Planning Department
January 24, 2024

Page 2

At this time, I do state one objection: Ray Hoffman Properties believes the plan both includes construction on its property and is in violation of setback requirements.

In support of this objection, I attach a Google Earth GIS map overlay upon the development plan; as you can see, the overlay shows a 35.9 foot intrusion onto Ray Hoffman Properties' land, with five structures to be constructed on its property. In addition, significant structures are proposed along the line of the Well House, a common point, all within the required setbacks.

While the Google Earth overlay may not provide precise property lines, we believe it shows sufficient basis to require the Applicant to cause a survey to be performed, to verify the location of the property lines.

In addition, Ray Hoffman Properties reserves the right to state further objections, pending issuance of the Staff Report on this proposed development.

Thank you.

Cordially,

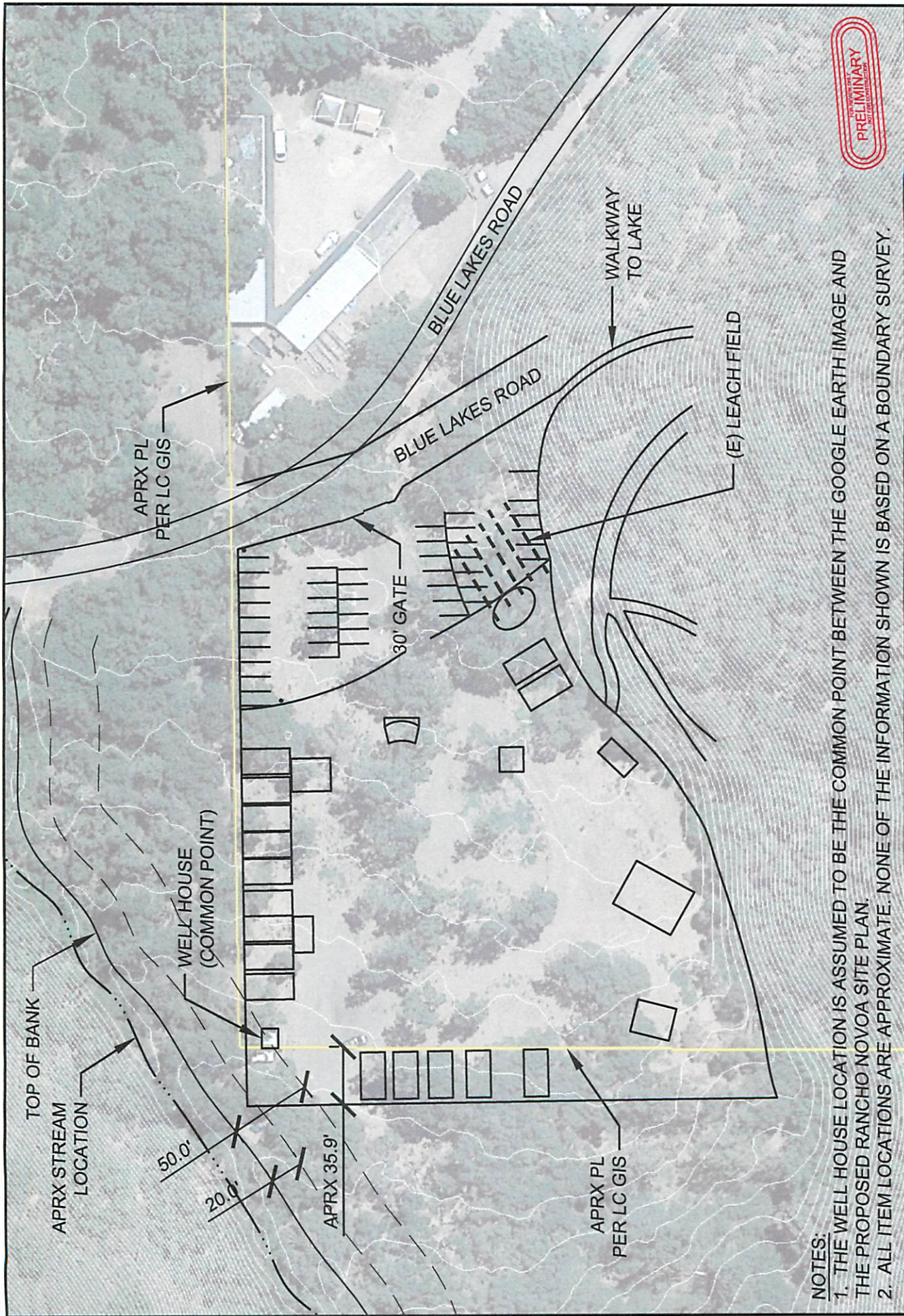


PETER FLAXMAN

PF:

Enclosure: Map

cc: Ray Hoffman Properties



- NOTES:
1. THE WELL HOUSE LOCATION IS ASSUMED TO BE THE COMMON POINT BETWEEN THE GOOGLE EARTH IMAGE AND THE PROPOSED RANCHO NOVOA SITE PLAN.
 2. ALL ITEM LOCATIONS ARE APPROXIMATE. NONE OF THE INFORMATION SHOWN IS BASED ON A BOUNDARY SURVEY.

Jeffery M. Pletcher

1545 E Highway 20
Nice, CA 95464
1.800.809.3636

Amy (Rancho Novoa Wedding Venue)
Blue Lake, CA

January 22, 2024

Dear Amy,

The purpose of this letter is to help support the need for Rancho Novoa Chapel's "Major Use" permit. In September of 2023, The "Adriana Wedding Party" provided a request for rooms at our Robinson Rancheria Resort and Casino. We provided a shuttle service and the result was a mutually beneficial event that added some high-end consumers to Lake County for a weekend.

We would like to work with Rancho Novoa on future weddings and events so that we can become the hotel of choice and would like to support its efforts in becoming a "Major Use" venue.

If any questions about the event are needed answered, please reach out. My contact information is provided below.

Warm Regards,

Jeffery M. Pletcher
Director of Marketing and Hospitality
Robinson Rancheria Resort and Casino
701-680-7975 cell

www.rrrc.com jpletcher@rrrc.com

VanArsdel, Ltd.

5678 Main St.
New York, NY 90210
212-555-0199

Taylor Phillips
5678 Main St
New York, NY 90210

September 16, 20XX

Dear Taylor Phillips,

Write the body of your letter here. To update any of the letter's information, select the text, and start typing.

Want to change fonts? Go to the Home tab and choose Fonts. You can use a built-in font combination or select one of your own.

You can also change the colors of the template to match your personal taste. Go to the Design tab and choose a color palette from the Colors menu. Hovering over the different palettes will show you what your document would look like with the new palette.

To change the color or font formatting back to the original settings, go to the Design tab, and select the Theme menu. From there, choose the option to reset the original template theme.

Warm Regards,

Jordan Mitchell
CEO

From: [Amy Hewitt](#)
To: [Michelle Irace](#)
Subject: [EXTERNAL] Fwd: Rancho Novoa
Date: Wednesday, January 17, 2024 10:08:11 PM

Sent from my iPhone

Begin forwarded message:

From: Amy Hewitt <carousel95482@yahoo.com>
Date: August 1, 2023 at 8:07:01 PM PDT
To: novoa Juan <novoa95482@yahoo.com>
Subject: Fwd: Rancho Novoa

Sent from my iPhone

Begin forwarded message:

From: Billie Jo Dempsey <billiejo.lakeeventdesign@gmail.com>
Date: August 1, 2023 at 12:58:03 PM PDT
To: Amy Hewitt <carousel95482@yahoo.com>
Subject: Re: Rancho Novoa

To whom it may concern:

Great News about the near future opening of Rancho Novoa. If there is one thing Lake County is missing it's Venues to host Corporate retreats and any other special events such as weddings. This venue will be a huge addition to Lake County, the amenities the owners are including will make it very inviting for local and destination events. Over the last 16 years we have been coordinating and supplying rentals here in Lake County and at those events we have seen thousands of guests travel here from all over the United States. Rancho Novoa will be another great option for those looking for the right place for their Special Event. We hope to see this much needed and deserved plan for Rancho Novoa to become a reality here in Lake County.

Thanks
Lake Event Design

On Mon, Jul 24, 2023 at 9:10 PM Amy Hewitt
<carousel95482@yahoo.com> wrote:

Hi there, my name is Amy Novoa. I met you this weekend at our

Venue in Blue Lakes for Adrianna and Steve's Wedding. When you have time can you call me. I have a quick question.

Thanks,

707-621-0552

Sent from my iPhone

Sonoma Sterling



Limousines, Inc.

January 23rd, 2024

To Whom It May Concern,

The purpose of this letter is to recommend Rancho Novoa for a major use permit as a Wedding Venue on Blue Lakes. We previously provided transportation for guests of their property in October of 2023. Our chauffeur was driving a vehicle measuring 24 feet in length and 11.5 feet in height and reported no difficulty accessing or providing transportation while on the property. Based on that experience, we would be delighted to continue providing transportation services to guests of Rancho Novoa in the future.

Should you have any further questions, please not hesitate to contact me at any time.

Jennifer Bernardini
General Manager
Sonoma Sterling Limousines
707-542-5444 | jennifer@sonomasterling.com

From: noreply@granicusideas.com
To: [Mireya Turner](#); [Ruby Mitts](#); jhh2358@yahoo.com; everardo2797@gmail.com; eaglebrown19@gmail.com; christina.nexthome@gmail.com; fieldmaile@gmail.com
Subject: New eComment for Planning Commission on 2024-01-25 9:00 AM - Please see agenda for public participation information and eComment submission on any agenda item.
Date: Thursday, January 25, 2024 9:06:46 AM

[Lake County](#)

New eComment for Planning Commission on 2024-01-25 9:00 AM - Please see agenda for public participation information and eComment submission on any agenda item.

Austin Steinmann submitted a new eComment.

Meeting: Planning Commission on 2024-01-25 9:00 AM - Please see agenda for public participation information and eComment submission on any agenda item.

Item: 6e. 24-69PUBLIC HEARING - Consideration of proposed Major Use Permit (UP 22-24), and Mitigated Negative Declaration (IS 22-29), for a private campground and special event venue; Applicant: Rancho Novoa; Located: 5680 Blue Lakes Road, Upper Lake (APN: 003-007-03) - (STAFF INTENDS TO REQUEST A CONTINUANCE TO A FUTURE MEETING)

eComment: We oppose this campground and venue, due to the safety and welfare concerns for the families that live in and enjoy our neighborhood. There is already traffic congestion all summer due to the 3-4 already established campground venues. It will cause significant disturbance and discomfort for all who live here as sited in Article. 51.4 of Lake Co major use permit codes. Not to leave out the fact they want to use some of our Private Property beach access and docks for financial gain and commercial use for their 200+ guests. But due to zoning laws with the county we weren't even able to build an outdoor covering for shade. In my opinion this should be immediately thrown off the table as an option. We as a community have to put our safety and comfort first, as we are the ones who love to live here, not capitalize off the land and area for profit.

[View and Analyze eComments](#)

This email was sent from <https://lakecounty.granicusideas.com>.

[Unsubscribe](#) from future mailings

From: [Zeb Herinckx](#)
To: [Michelle Irace](#)
Subject: Re: [EXTERNAL] Rancho Novoa Hearing.
Date: Friday, January 26, 2024 9:04:21 AM

Thank you. My address is:

Zeb Herinckx
9821 Diane Ln
Upper Lake, CA. 95485

My comment is as follows:

I'm in opposition of this Special use "business" permit because I honestly feel they are only applying for it because they got caught. They've been operating a non-permitted cannabis grow for years, is that continuing? They also have already had events and are advising for reservations without a permit. It seems they will operate how ever they want regardless of regulations. How do we as a community protect ourselves? It's been mentioned that they intend for 16 campsites but in conversations I've with the owners they mentioned intentions of 50 campsites. The properties lake access is on a steep bank that supports the only narrow single lane road. They've mention to me their intentions to construct a long pathway into that bank for their guests to access the lake. How will that construction undermine the stability of the only narrow road? Especially with large trucks, rv's and shuttles using this road?

I've spoken with Amy a few times and am constantly told by her that the locals don't know what's going on and if we only knew. I suggested holding a "bbq" or talking with the community members to clarify her intentions. But there has been no effort to become part of the community or talk with us.

I think the county needs to do more research and/or the owners of Rancho Novoa need to look into the impact a new business of this size will have in the blue lakes. One point of access is through a residential neighborhood. The streets are already packed from another resorts overflow parking during summer months. What are the emergency access issues solutions? Can the road handle the increase in traffic? I urge the commission to take time and consider what's in the best interests in preserving our community.

I feel there are just way to many important questions without answers to approve the permit at this time.

Sent from my iPhone

On Jan 25, 2024, at 1:47 PM, Michelle Irace <Michelle.Irace@lakecountyca.gov> wrote:

Hello,

I will add you to the notification list. Can you please send me your mailing address? Also, you can submit comments to me in writing if you wish.

Thank you

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:

-----Original Message-----

From: Zeb Herinckx <herinckxzeb@yahoo.com>
Sent: Thursday, January 25, 2024 12:55 PM
To: Michelle Irace <Michelle.Irace@lakecountyca.gov>
Subject: [EXTERNAL] Rancho Novoa Hearing.

Good afternoon,

I was in attendance for today's 1-25-24 planning commission meeting. Unfortunately those of us in zoom didn't get a chance for comment in today's hearing about "Ranch Novoa". I wanted to be sure I was on the record for future meetings and notifications in regards to this property. Thank you for your assistance.

Zeb Herinckx

Sent from my iPhone

RECEIVED

**Request for Rancho Nova
Project to be denied:**

JAN 31 REC'D

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Camp Ukiah (designated as such by PG&E) is located on Hwy 20 between LeTrianon and Blue Lakes Lodge on Hwy 20. It is a community of 13 cabins-residences nestled on the shores of the "narrows" of Blue Lakes. We have had a permanent residence there since 1986.

1: We had personal experience of extremely disruptive music and voices amplified through speakers on October 7, 2023 from Rancho Nova, a venue of 275 guests we were told. Although we live across the narrow lake from Rancho Nova, the intensity of the music was beyond the comfort zone. Our company decided to go home, we had to retreat inside our cabin and close all our windows, could not hear the TV and hearing aides were turned off. Fishing and swimming activities were halted by anyone on the lake. Music very irritating to all. Our understanding is that Rancho Nova was asked to tone down the music, and ignored trying to be respectful to campers in the area. They continued the noise level to late in the evening.

2: Blue Lakes on Hwy 20 is designated a Regional Recreation Area on a 2 lane winding road with no traffic controls although

35-45mph signs posted but ignored. Pedestrians are parking on the shoulders of Hwy 20 creating hazardous situations for them trying to climb down hillsides to the "rope swings". Hwy extremely congested and especially unsafe on the weekends.

3: We had disastrous wild fires along Hwy 20 during the "Ranch Fire" in July 2018. Hwy 20, our Camp Ukiah included, evacuated for 11 days, Hwy 20 totally closed down. We are all aware of the fire danger in our area experienced first hand.

In summary- we cannot have Rancho Nova creating a convention, wedding, camping venue at Blue Lakes. The impact on the population at the lake, traffic issues on Hwy 20 to our existing cabins, homes and neighborhoods, septic overflow concerns, erosion and compromising our wildlife habitat is overwhelming. Blue Lakes Road cannot sustain the traffic and safety issues.

Please deny the Rancho
Nova Project.

Thank you
Beverly and Tim Tait
5643 Highway 20
Upper Lake, CA. 95485

RECEIVED

JAN 31 REC'D

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

To: Lake County Community Development Dept.

Attn: Eric Porter, Associate Planner

Re: UP 22-24 Rancho Novoa Permit Application

We have lived in Lake County for over 20 years. We retired here to enjoy the peace and serenity of Blue Lakes. The beautiful clear water and fishing is just another pleasure that we share with our adult children, grandchildren, and 5 great grandchildren. We consider it a blessing and honor to own property on beautiful Upper Blue Lake.

Over the years, we have been evacuated from two fires. There has been many accidents on Hwy 20 that Blue Lakes Rd, which serves as the only means to travel, when the highway is closed or transport of emergency vehicles.

We ask that before the Lake County Community Development Dept. makes a final decision on Amy & Juan Novoa "UP 22-24 Rancho Novoa Permit Application", please consider these concerns.

1. Traffic Safety on a single lane road. There are community walkers even in the winter, those with families, strollers, bicycles, & dog walkers.
2. Public Safety access by Police, Fire, & Ambulance, PGE, Garbage, Mail delivery.
3. No guest parking should be permitted off site.
4. We are worried about run off into Blue Lake from the Marijuana grow and erosion from the winter rains and sanitation issues that may arise that could endanger the health of our lake & our community.
5. We heard about the very loud sound decibel situation during the Oct 7, 2023 wedding that was disturbing to our neighbors. It should not be allowed to compromise the existence of wildlife either.
6. It is such a joy to sit outside at night and view the heavenly skies. The lake is usually calm at night. It acts like a mirror on the water. We don't want light pollution from an event center.
7. We understand that Novoa property is vertical & horizontal and the applicants are having difficulty in finding guests Lake water access. Now we heard they are trying to gain water access by imposing on a HOA by the Lodge at Blue Lake. This should not be permitted!

PLEASE, Deny this Major Use Permit (UP22-24) of a campground & special event venue for weddings & gatherings.

Thank you for your consideration.

Darlene & James Moreda
(Blue Lakes)
9958 Old Orchard Lane
Upper Lake, CA 95485

James H. Moreda
Darlene Moreda

Jan. 29, 2024

From: [Amy Hewitt](#)
To: [Michelle Irace](#)
Subject: [EXTERNAL] Fwd: Rancho Novoa
Date: Wednesday, January 17, 2024 10:08:11 PM

Sent from my iPhone

Begin forwarded message:

From: Amy Hewitt <carousel95482@yahoo.com>
Date: August 1, 2023 at 8:07:01 PM PDT
To: novoa Juan <novoa95482@yahoo.com>
Subject: Fwd: Rancho Novoa

Sent from my iPhone

Begin forwarded message:

From: Billie Jo Dempsey <billiejo.lakeeventdesign@gmail.com>
Date: August 1, 2023 at 12:58:03 PM PDT
To: Amy Hewitt <carousel95482@yahoo.com>
Subject: Re: Rancho Novoa

To whom it may concern:

Great News about the near future opening of Rancho Novoa. If there is one thing Lake County is missing it's Venues to host Corporate retreats and any other special events such as weddings. This venue will be a huge addition to Lake County, the amenities the owners are including will make it very inviting for local and destination events. Over the last 16 years we have been coordinating and supplying rentals here in Lake County and at those events we have seen thousands of guests travel here from all over the United States. Rancho Novoa will be another great option for those looking for the right place for their Special Event. We hope to see this much needed and deserved plan for Rancho Novoa to become a reality here in Lake County.

Thanks
Lake Event Design

On Mon, Jul 24, 2023 at 9:10 PM Amy Hewitt
<carousel95482@yahoo.com> wrote:

Hi there, my name is Amy Novoa. I met you this weekend at our

Venue in Blue Lakes for Adrianna and Steve's Wedding. When you have time can you call me. I have a quick question.

Thanks,

707-621-0552

Sent from my iPhone

"Blue Lakes prioritizes and delivers peace and tranquility."
-Lake County Chamber of Commerce magazine

KEEP BLUE LAKES PEACEFUL

We urge the county planning commissioners to strongly reconsider the conditions of the Rancho Novoa major use permit.



INTENTIONS OF RANCHO NOVOA

- Amplified live music
- 12-15 events per year (almost every summer weekend)
- 200-275 people per event
- Alcohol being served

COMMUNITY RESERVATIONS

- Use of Blue Lakes Road (narrow, one lane)
- Noise levels projected throughout the lake
- Opening the community beach area to Rancho Novoa guests
- Established resorts are paying tens of thousands of dollars towards Lake County tourism tax - **Rancho Novoa will pay \$0**

Noise - 41.11 Lake County Code

Table 11.1 Maximum one-hour equivalent sound pressure levels (A-Weighted - dBA).

Time of Day	Receiving Property Zoning District		
	Residential*	Commercial	Industrial
7 am - 10 pm	55	60	65
10 pm - 7 am	45	55	60

*Note: The Residential category also includes all agricultural and resource zoning districts.



Decibels recorded inside The Narrows Family Resort during a Rancho Novoa event summer 2023

**The Narrows
Family Resort**

Angie & Craig Carter

Le Trianon

Ray Hoffman

**Camp Ukiah at
Blue Lakes**

Marileigh Steadman

Thank you for your time and attention in this matter that so many of us in the Blue Lakes area are very concerned about. This is just a rough list of some of the concerns that we as a community have about the Ranch Novoa Major Use Permit application. I'm sure that as this issue comes before the committee there will be many members of the community there to voice their concerns as well. I thought it might be helpful to have some of these in writing. I have also included some attachments, maps and pictures that we have documented.

I would be happy to meet with you and answer any questions you may have on this matter at any time.

- **Noise study** was not completed with live music (horns and trumpets), which the Novoa's intend to use at their events. Readings were also not taken inside Narrows Family Resort or near other vacation homes where sound travels to and stage was moved according to new plan map after noise study was done. There is no criteria on this 6ft Attention wall, they are currently building a fence with 1x6 redwood slats, spaced 6 inches apart. (see Map #1 & #2 and picture #1)
- **Parking & Vehicles-** Applicants state they will only have 40 cars at the event and a maximum of 80 trips on the road per event day. They plan to have 200-275 people at these events. As well as vendors and other employees. They are shuttling people back and forth in vans as well. Just because they are not parking onsite does not eliminate the traffic on the road. Their numbers will at the very least, double. Not to mention that when patrons leave these events late at night there will be intoxicated drivers on this narrow one lane road. (see pictures #2)
- **Cannabis grow at top of property-** The property has been raided by the Sheriff's Department in 2019, 2020 and 2021 for an illegal grow. We witnessed the helicopter dropping agents in and removing the crop all 3 years. I also have a copy of the aerial photos supplied by the county and an email sent to Amy Novoa requesting an update on this but no response. I do know the owner of the property that this connects to, Mr. Chistian Clear, is very upset about the mess that is up there and the water that they diverted. (see letter #1 and picture #3)

- **Grading-** If you look at topical maps from 2015 vs 2023 you can see the amount of clearing and grading that has been done to the property. Was this cleared through the county or any of the local Tribes? Up until a couple of months ago Mr. Juan Novoa was up on the SE Hillside clearing a road with his tractor. I have video of this as recent as October 2023. The new culvert that he has dug diverts the rain water so it now more directly flows into the backside of our property. (see pictures #4, #5, #6 & #7)
- **Sewer & Leach Lines-** Many of the members of the community have concerns about the 500 feet of leach lines that have already been laid. It seems like an excessive amount. They are also right next to the new culvert that he has dug at the base of the mountain. This now all drains directly into the back side of our property and directly into Blue Lakes. (see pictures #8)
- **Beach Access-** Rancho Novoa only beach access is a very steep incline about 150-200 yards up (east) of their entrance on Blue Lakes road. Their customers would have to hike up the road, with all the extra traffic now on the road, and then go down a steep embankment (see attached pictures). Some of the homeowners in the town of Blue Lakes have received word that Rancho Novoa will be shuttling their guests to and from one of the HOA's small beaches there. More traffic on the road and these small private beaches are not big enough to accommodate this and unfair to these homeowners.
- **Tourism Tax-** Resorts collect and pay a 10.5% tourism tax (11.5% in 2024) for the county. This is collected when people stay in cabins, motels, yurts, etc. Rancho Novoa will not be collecting a tax and contributing to the county.
- **Fire Danger-** Rancho Novoa intends to have (according to their last submitted map) 14 tent camping sites along their perimeter. As we have learned, with tent camping comes more fire danger. Especially next to a hillside as dense as this. There is also an issue with the property owner of adjoining property. Mr. Novoa has not had the property lines surveyed and there is a concern that he is building on Mr. Hoffman's property
- **PG&E-** PG&E was out here to give us information about getting us more power to our lacking system and they looked at the pole that the Novoa's recently used on our property to get power for their place, and he asked if there was a "Power Easement" done on our property to get power to them, or a permit issued through the county. We knew nothing about this.

*Complaints
after event*

Angie Carter <thenarrowsfamilyresort@gmail.com>

Neighbor's events

1 message

Ann Chelini <achelini505@gmail.com>

Sun, Oct 15, 2023 at 12:26 PM

To: "thenarrowsfamilyresort@gmail.com" <thenarrowsfamilyresort@gmail.com>

Dear The Narrows Family Resort,

My family and friends stayed at your resort from October 2 through October 8, 2023. We have booked reservations with your establishment for many years and thoroughly enjoyed our time with you. However, during our last stay with you, we were alarmed to hear that a significant event (over 200 people) occurred on Saturday, October 7, outside your resort on your neighbor's property. The music from this event was deafening, loud, and disruptive to our vacation. We eventually had to move indoors to have conversations with each other because of the noise. Due to this disruptive event, some family members left your resort earlier than expected.

We are also concerned with road access in and out of your resort during one of your neighbor's events if there were a wildfire or natural disaster. On that night of October 7, we discussed an escape route with our family and friends in case of such an event. Our only way out would be to take our kayaks and floating devices and swim to the other side of the lake. Our family was evacuated three times in recent years due to wildfires, and the fire came within a mile of our home. Honestly, we all know wildfire is our new reality. Moreover, during our stay, we saw PG&E workers undergrounding their utility lines for this reason on the road into your resort and your neighbor's property. How did your neighbor obtain an event permit of this size, given the limitations of the road access and while construction was underway?

Unfortunately, we'll need to rethink our plans for our next booking with you if these events continue.

Kind regards,
Ann and Frank Chelini

Virus-free. www.avast.com



Gmail

Angie Carter <thenarrowsfamilyresort@gmail.com>

Oct 7th

1 message

J Phipps <jcphipps16@yahoo.com>

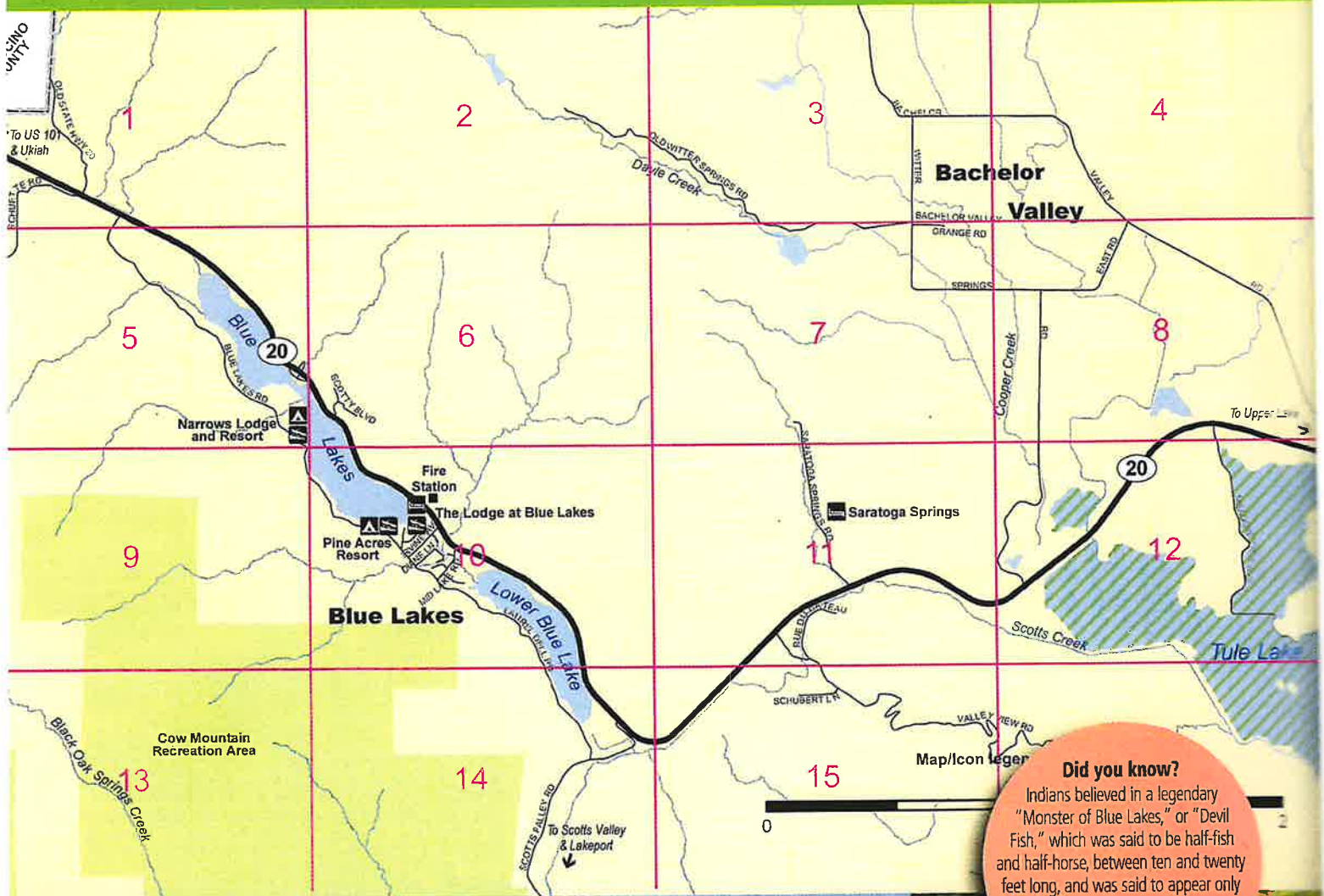
Sat, Oct 14, 2023 at 1:57 PM

To: "thenarrowsfamilyresort@gmail.com" <thenarrowsfamilyresort@gmail.com>

Hello Narrows family resort

We really enjoy staying there its so quiet and relaxing but then came Saturday afternoon October 7th. Unbelievably loud music started up and completely destroyed our time there. It was so loud it truly was difficult to have a conversation so that's extremely disappointing. We have a dog and enjoy walking outside the park and Saturday afternoon while out walking him two large vans, one small bus and multiple cars came by me in a hurry, no one slowed down at all, dust flying everywhere and I had to hurry back just to be safe. As you are aware that road isn't a road to drive at high speeds and disregard people out walking or running. It was a disappointing way to end a nice getaway.

Sincerely
Don & Julie Phipps



Did you know?

Indians believed in a legendary "Monster of Blue Lakes," or "Devil Fish," which was said to be half-fish and half-horse, between ten and twenty feet long, and was said to appear only once every ten years. Its presence was believed to signal the onset of great calamities.



BLUE LAKES

CRYSTAL CLEAR, SPRING-FED WATERS

At the far northwestern edge of Lake County lies the bucolic community of Blue Lakes. Renowned for their crystal clear, spring-fed waters, Upper and Lower Blue Lake, respectively, provide a year-round recreation destination for locals and visitors alike. Nestled among forested canyons, the Blue Lakes is a scenic 10-minute drive from

historic Upper Lake, and 20 minutes from Lakeport, the County's civic hub.

If you're looking to make a weekend of it, lodging options range from upscale to camping. For water lovers, bring your kayaks, canoes, standup paddleboards, or rent an electric yacht. With boat speeds limited to 5 mph, you'll enjoy Blue Lakes' natural beauty in a tranquil setting.

Bring a bathing suit or fishing rod. The deep, clear waters of Blue Lakes are an oasis on a hot summer days. The Blue Lakes boasts an abundance of bass and bluegill, and stocked monthly with rainbow trout. Experienced and novice anglers can drop a line and stand a pretty good chance of reeling one in. ~~Blue Lakes~~ Blue Lakes promises and delivers peace and tranquility!

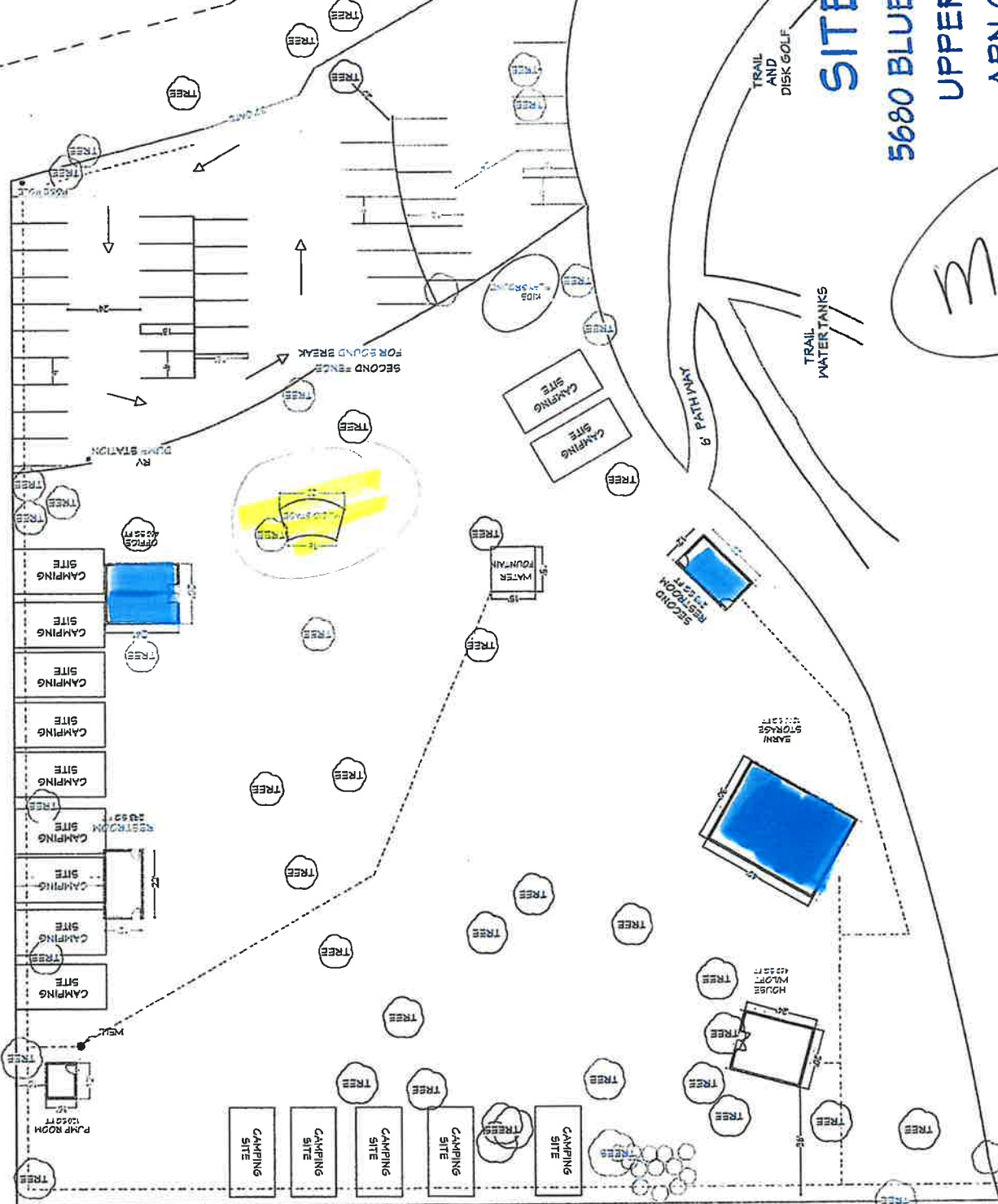
Phase 1: B&W
Phase 2: Blue

BLUE LAKES RD

SITE PLAN

5680 BLUE LAKES ROAD
UPPER LAKE, CA
APN 003-007-03

Map #1



November 2023
Submitted

SCALE 1/116

DATE:	10/31/2023
SCALE:	
SHEET:	P-1

RANCHO NOVOA
5680 BLUE LAKES RD
UPPER LAKE CA 95470

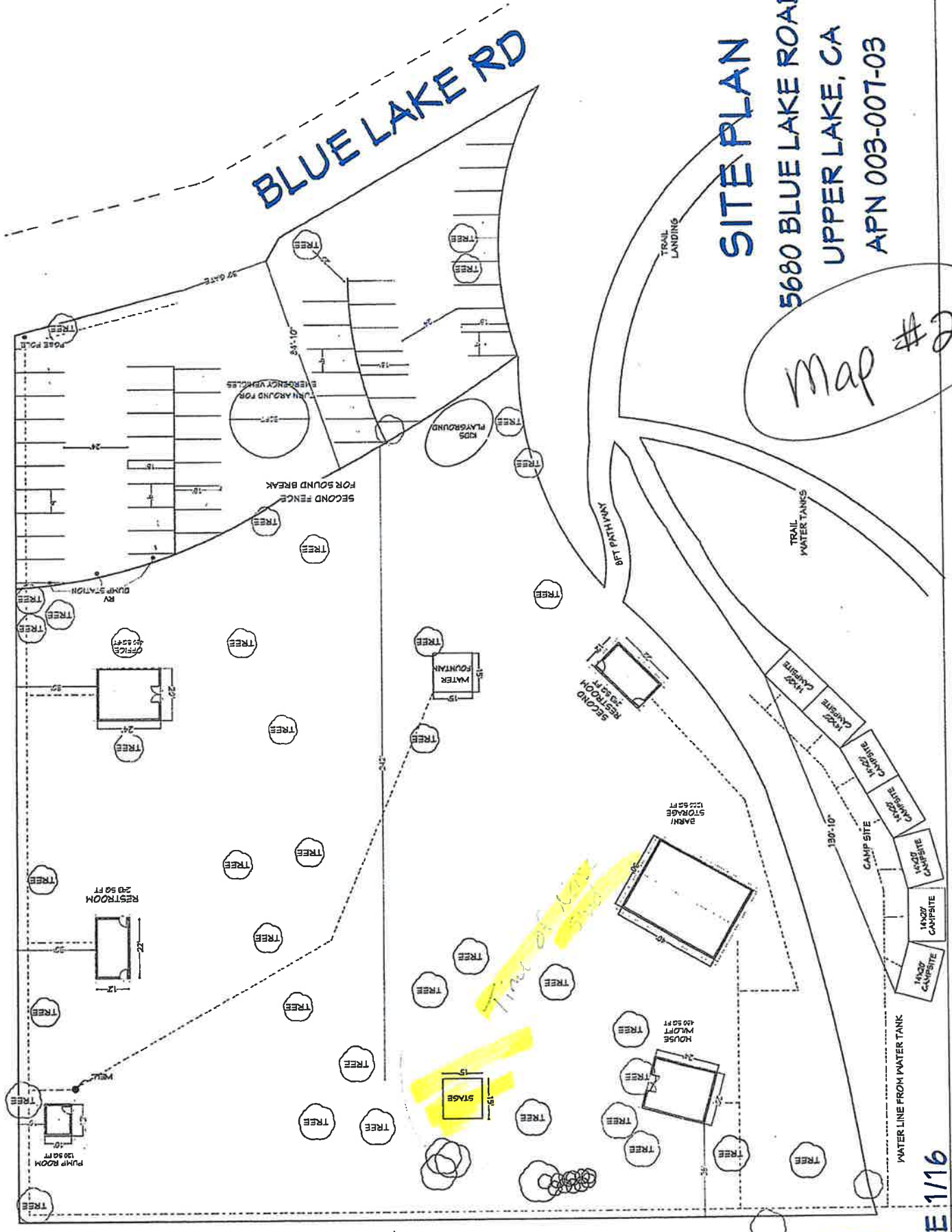
PLANNING PROVIDED BY:
AMT/JUAN
NOVOA

BLUE LAKE RD

SITE PLAN

5680 BLUE LAKE ROAD
 UPPER LAKE, CA
 APN 003-007-03

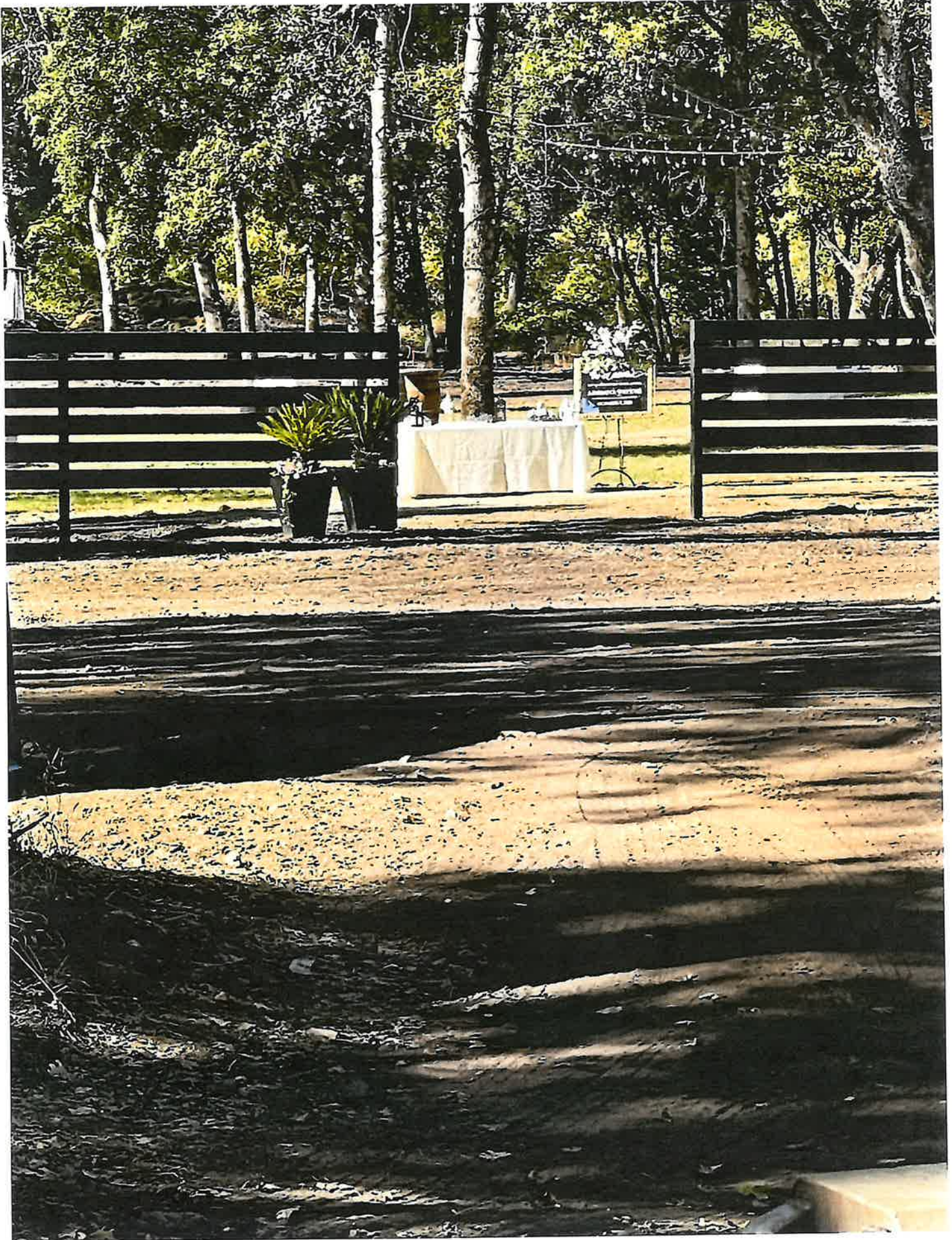
Map #2

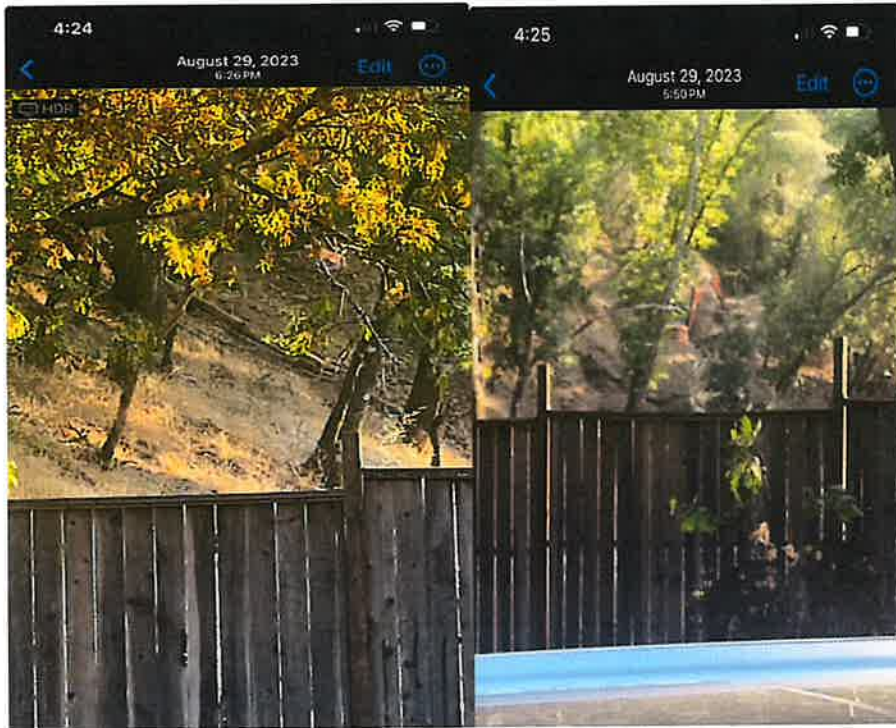


May Packet

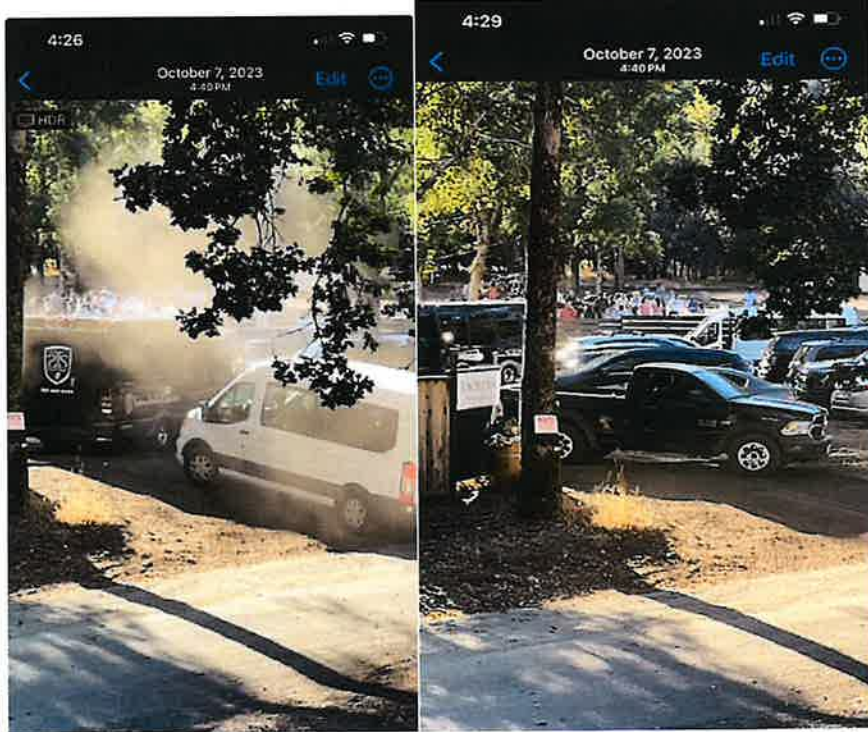
May 2023
 Submitted

SCALE 1/16"





Picture
#4
← grading



Pictures
#2
← Parking



COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
Courthouse - 255 N. Forbes Street
Lakeport, California 95453
Telephone 707/263-2221 FAX 707/263-2225

Letter #1

January 12, 2023

Amy Hewitt-Novoa
7917 Oman Road
Redwood Valley, CA 95470

RE: **Use Permit UP 22-24, Rancho Novoa.** Location: 5680 Blue Lakes Road, Upper Lake,
CA. APN: 003-007-03

Dear Ms. Novoa;

I'm having some issues with the aerial photos for your property that appear to show a cannabis cultivation project. We have no records that you have applied for a legal cannabis license at this location, and we cannot process your campground permit until this situation is resolved to County satisfaction per Article 51.4(6), "Findings Required for Approval" (of a major use permit), which states:

6. That no violation of Chapters 5, 17, 21, 23 or 26 of the Lake County Code currently exists on the property, unless the purpose of the permit is to correct the violation, or the permit relates to a portion of the property which is sufficiently separate and apart from the portion of the property in violation so as not to be affected by the violation from a public health, safety or general welfare basis. (Ord. No. 2128, 1/14/1993)

The two chapters that appear to be in violation are Chapter 5 and Chapter 21 of the Lake County Zoning Ordinance.

Please contact Linda Rosas-Bill (Code Enforcement) and Tod Elliot (Grading Inspector) to schedule a site visit so that we can resolve this matter and move forward with your use permit review. If there is a cannabis cultivation site, I would strongly encourage you to remove it immediately as we have no record of any use permits applied for at this location for a legal cannabis cultivation site.

The photos that I'm using are below.

I look forward to working with you on this project. Please call or email me if you have any questions; my number is 707-263-2221, and my email is eric.porter@lakecountyca.gov.

Sincerely,

Eric J. Porter
Associate Planner

CC: Code Enforcement; Grading Dept, File

Picture #3

Date Unknown – Lake County GIS Mapping



January 2021 – Google Earth Pro





Picture
#5

2015

2023

Picture
#4



Picture #7
New Calvert



Picture
#8















April 28, 2024

To Whom It May Concern:

It is not every day a newly engaged couple can envision their dream wedding and within a blink of an eye, have it become a reality. Well, we did! This is all thanks to our Uncle Juan and Aunt Amy Novoa that I, Adriana, personally have known my whole life. These two are the most outstanding, supportive, giving people who are always willing to go the extra mile for others.

Steve and I got engaged the summer of July 2022 and of course, we immediately we began planning the happiest day of our lives! We wanted to celebrate our love on our special day with our closest family and friends. Uncle Juan and Aunt Amy gifted us the location to have our family wedding gathering at their residence at Rancho Novoa. How could we turn down this offer? Have you seen the property? It is the most beautiful piece of landscape that became a breathtaking location for a celebration. Being able to come back home, where I grew up at, and share our special day at their residence with our closest loved ones, on October 7th, 2023, is a day we will forever cherish close to our hearts.

When we began planning, we were mindful in selecting our vendors for our family gathering and chose local small businesses to be able to support Lake County's economy. We worked very close with Lake County Event Designs who helped with catering, setup, breakdown, and coordinating. Our coordinator kept in mind that the music needed to be off by 10pm in respect of the noise ordinance and the neighbors. When we received our first and only noise grievance at 9:57pm we acted immediately and turned off the music in respect to my uncle's and aunt's neighbors. Being that it was so close to ten at night and we were playing the last song, our families did not mind ending the evening a few minutes early since our day was filled was so much love, laughter, and happiness!

We contracted DSR Security Services to make sure that everyone can have a great time without the worry of anything escalating. We secured event liability insurance that included liquor to keep everything in compliance. DSR Security Services also guided our guests to the shuttle transportation services that we provided to help minimize vehicles on the property and to prevent traffic congestion on the road.

Our transportation services transported our families from Rancho Novoa to Robinson Rancheria Resort & Casino. Guests were able to station their vehicles at the casino and use our transportation services. They were also able to book rooms at the casino and enjoy their night with casino entertainment. Families also booked rooms at the Blue Lakes Lodge which is below the property. Families were able to enjoy a little piece of home where I grew up because of the nearby small businesses Rancho Novoa property has nearby.

We are very thankful for Juan and Amy's generosity, and we hope in the future others can enjoy this breathtaking location and all it has to offer, as much as we did!

Sincerely,


Adriana & Steve Farias



From: [Amy Campbell](#)
To: [Michelle Irace](#)
Subject: [EXTERNAL] Support for Rancho Novoa
Date: Wednesday, May 1, 2024 10:33:21 AM

Good Afternoon,

I am emailing to show support for an exciting new venue option for Lake County for Rancho Novoa Private Event Venue.

I have recently viewed the location and feel that it would be a great option for friends and family to book family reunions, weddings and special occasions.

Rancho Novoa will bring needed business to Lake County and provide an amazing place for such gatherings.

I hope this exciting new venue gets a chance to start booking soon!

Sincerely,

Amy Campbell
445 Hillcrest Dr.
Lakeport

•

Michelle Irace and Planning Commissioners,

Thank you for emailing us the notification of the updated permit application for Rancho Novoa along with the CEQA. Myself, along with several other residents and property owners in the Blue Lakes area have many concerns about this Major Use Permit. Some of the residents have written in individually with their concerns and others have asked to have their names attached to this petition.

While we are in favor of people wanting to have successful business and earn a living, we are not in favor of something that interferes with other businesses, disturbs neighbors, violates county codes that are there to protect the citizens and poses a threat to the safety of all those in the area.

Below is a highlighted list of some of the issues we have with the Rancho Novoa Major Use Permit. I have also attached a more comprehensive list of these items if needed.

1. Traffic congestion and risk to human life on inadequate road conditions
2. Evacuation risks to human life
3. Sound and potential business impact
4. Violation to County Codes Article 27-17 – RL zoned, maximum of 3 event per calendar year.
5. Inconsistencies in the scale of the map and how they will accommodate what they say they can.
6. Discrepancies in the property line and disregarding the 50' setbacks for the campsites per Article 43.
7. Existing leach lines are not shown in the correct location, which shows the site plans are not to scale.
8. Because of their new proposed camping/RV area their septic system should be much larger than what they propose and the replacement area for the leach lines has not been identified.
9. RV park is not a permitted use in "RL" zone – only public and private campgrounds. (So, there should be no RV or dump station).
10. Violation of CalFire regulation 4290 – Emergency Access and Egress for application for new use permit.

Please feel free to look at the attached breakdown for each of these topics.

The Planning Commission and BOS are in place to protect the rights of the community and uphold the county codes. One would think that with all the negative pushback the county is getting from the community, that this Major Use Permit is not beneficial to our Peaceful little community of Blue Lakes.

Sincerely,

Some of the home and Property owners of Blue Lakes

Angie & Craig Carter – The Narrows Family Resort

Ray Hoffman – Owner Le Trianon

Tamara O'gram – Manager Pine Acres

Marileigh Steadman – Camp Ukiah of Blue Lakes

Cheryl & Paul Tennyson 5336 Blue Lakes Rd., Upper Lake

Aaltje Koski 9867 Irvine Av., Upper Lake

Dakota Alexander 5690 Blue Lakes Rd., Upper Lake

Joe Golden 5445 W. Highway 20, Upper Lake

Diane Ruelle Wolmuth 5342 Blue Lakes Rd., Upper Lake

Marianne Shooter- Bety 5601 W. Highway 20., Upper Lake

Kevin Lingener 5376 Blue Lakes Rd., Upper Lake Rd

Deborah & Timothy Riley 4926 Laurel Rd., Upper Lake

Katherine Wolf 9950 Midlake Rd., Upper Lake

Chris & Ashley Alexander 5690 Blue Lakes Rd., Upper Lake

Darlene Moreda 9958 Old Orchard Ln., Upper Lake

Gary & Teddie Pierce 9940 Ponderosa, Upper Lake

Robert & Jean Anastasia McDill – Retire Fire Fighter, 5130 Faye Rd., Upper Lake

Neil Shooter 5601 W. Highway 20., Upper Lake

Thomas & Cynthia Engstrom 5690 Blue Lakes Rd., Upper Lake

Theresa Tatreau 5376 Blue Lake Rd., Upper Lake

James Moreda 5675 W. Highway 20, Upper Lake

Mattern Family 5395 W. Highway 20, Upper Lake

1. Traffic congestion and risk to human life on inadequate road conditions

Blue Lakes Rd is a 1.75 mile stretch of road, located on the back side of Blue Lakes up against the hillside. It ranges in width from 10' to 14' across, with the majority of it being 12' in width. Rancho Novoa and the Narrows Family Resort are located towards the middle of the of this narrow road. To the East of the two businesses the road has been recently paved by PG&E. However, this side of the road is more narrow and a couple of the turns are too sharp and up against the hillside making it impossible for large emergency vehicles, RV's and motorhomes to use this side of the road. Also, in places where PG&E attempted to widen the road, this last October, the hillside has begun to slide.

To the West of the two businesses, PG&E put the power lines underground on the waters edge of the road and now the road is falling off towards the lake in places. This side of the road has not been repaved and is in serious disrepair. The West side of the road does not have the sharp turns but is still very narrow.

****East side of Blue Lakes Rd showing tight turns and hillside slides since the recent new paving.**



****West side of the road showing the disrepair and PG&E's feeble attempt to repair the damage of the road sliding down the hill**



According to our security cameras that face Blue Lakes Rd, there is an average of 20-25 cars on Blue Lakes Rd., each day, depending on the day of the week. Rancho Novoa is proposing 94 trips per day of the event, with 250 guests. They do not state if this includes their 16 campsites, the vendors, musicians, and other setup staff beforehand. Even at the 94 vehicles, that will triple the amount of vehicles on our narrow road, with no way to pass each other, coming around blind corners.

2. Evacuation risks to human life

Emergency evacuation plans, in the case of an emergency, with an extra 250+ people on this one lane road, this is a nightmare waiting to happen. I worked for the Sheriff's Department for 15+ years, Nixle alerts and reversal 911's work for people that reside in Lake County. The majority of people coming to these events will be from out of county, they will not know the area, and how can the Novoa's expect to direct 250 people where to go, especially if a large portion of them were shuttled in. Furthermore, we are about 2 miles from the county line and therefore as far as you can get from resources. We have a plan and a plan for our guest and a backup plan that includes the lake.

In the proposal it states our nearest fire station is Station 91 in Blue Lakes. This station has not been manned in years. There is no fire equipment even kept there. Our response will come from Lucerne, or Nice if they happen to have an extra person on duty. 75% of the time it is Lucerne. The last time we needed a law enforcement response was a Saturday in July in the middle of the day. Some trespassers had swum across the lake and began a physical altercation and there were injuries. The response time for 1 deputy was 26 minutes for an in-progress call. The second deputy arrived 15 minutes after the first. Fire personnel arrived about 40 minutes after the time of the first 911 call. We are on our own out here.

The Novoa's have stated they will post an Emergency Evacuation Plan, having their guest exit to the west. What if they all start exiting west and the road is blocked by an incoming truck and trailer or fire personnel? This is the only side big enough for the larger fire apparatuses to enter our area on. There are so many variables to consider, especially when you add 250 people to the equation. Once they all start heading in that direction there would be no way to turn that many cars around.

CalFire 4290 requirements, require that new projects with new building and new uses have a two lane road that is a minimum of 20ft. The majority of our road is 12ft, some portions are only 10ft. The road cannot be made a one way road until the East side of the road is made wide enough for all emergency apparatus and RV's/trailers to make the sharp turns on that side of the road. There are also other logistics there that interfere with it becoming a one lane road.

Also, it appears they plan to allow their guests to have campfires (during non red-flag days). That side of the valley is extremely dense. I have had several conversations with Chief Ciano about his concerns over the fire danger. None of the parks around the lake allow campers to have individual campfires. This will cause a greater fire danger and more need to make sure we have plans in place. I do believe they are in CalFire's district on that side of the road.

3. Sound and potential business impact

Rancho Novoa, according to their proposal, intends to have events with amplified "Live" music. On two separate occasions we have experienced their unpermitted events with live music. The first was on August 22, 2020. We asked them several times if they could turn the music down and were met with very negative responses. The Sheriff's Department finally responded around 1:45am to try and break up the party.

The second unpermitted event was a wedding reception on October 7, 2023. According to Mr. Novoa there were over 250 in attendance, a Live Mariachi band, vendors, and security. He stated they only parked 40 cars on the property, but there were numerous cars and shuttles racing back and forth to drop people off. Some of these people were turned away at the gate because the parking lot was full. So just because they will only allow 40 cars to park on the property does not mean more will not be coming down the road in the attempt to park.

The band stopped promptly at 10pm, however we are located in a valley and on a lake. All sound is amplified even more. It was as if the band was in the middle of our campground. Our guests, who had waited all year for their reservation, were forced to listen to a concert not of their choosing. We received several letters of complaint.

The Novoa's were required to conduct a noise study and submit the results to the county. This test was completed on a Wednesday and Thursday afternoon while PG&E was out here doing road work, which is not a usual event for our area. The test was also completed with the stage in a different location than is proposed on the current CEQA and it was done with a DJ, not with a Live band playing horns and drums. The study also states that it tested the noise level at 5 locations. Location #5 was to be inside of The Narrows Family Resort property. No locations were tested inside of The Narrows Family Resort or in the narrow channel where several vacation homes are located.

4. Violation to County Codes Article 27-17 – RL zoned, maximum of 3 event per calendar year.

Under Article 27 subsection (o) Special outdoor event, it reads;

1. A special outdoor event shall include but not limited to outdoor activities such as street dances, craft fairs, sporting events, harvest festivals, open-air plays, sidewalk

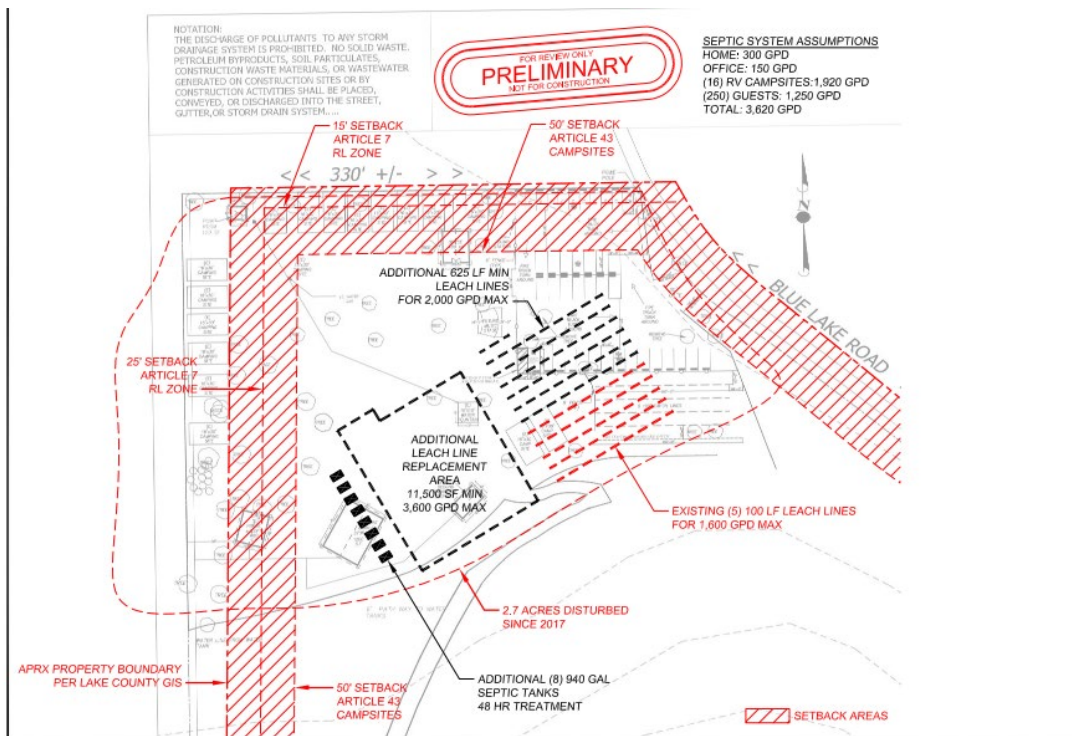
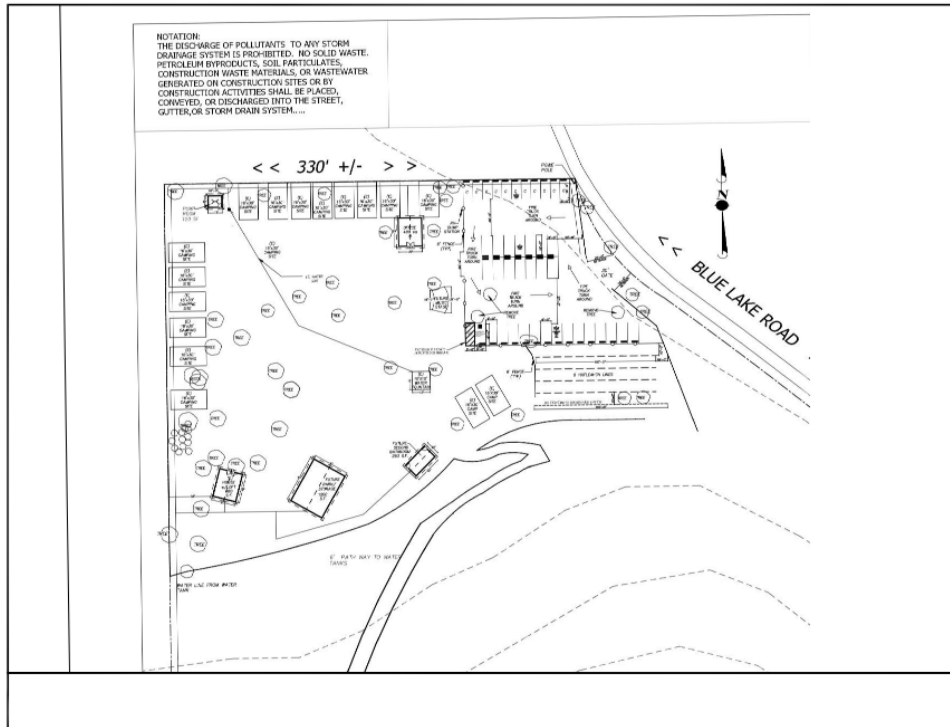
or parking lot sales when sponsored by an individual or non-profit organization and not to exceed three (3) days duration. Special outdoor event shall not include events held by individuals or non-profit organizations which occur on land specifically designated for such events, including but not limited to sporting stadiums, race tracks, and fraternal lodge or club yard areas.

2. No more than three (3) special events per calendar year shall be permitted on the same site.
6. The applicant shall submit for each event the following plans for review prior to issuance of a special event zoning permit, unless waived by the Planning Director.
 - i. Project description including estimated number of participants and spectators.
 - ii. Parking and traffic control plan which provides the sufficient parking, circulation and access.
 - iii. Solid and liquid waste disposal plan which provides for adequate means for removal.
 - iv. Public safety, noise, crowd control, and emergency contingency plan(s).

5. Inconsistencies in the scale of the map and how they will accommodate what they say they can

6. Discrepancies in the property line & disregarding the 50' setbacks for the campsites per Article 43.

According to the proposal, the Novoa's plan to have a parking lot 200'x300', so emergency vehicles can turn around in their parking lot, also to accommodate 40 vehicles. As you can see, their map shows the NW fence line to be 330' in total. It is 280' from the corner of that fence to the beginning of their pump house. The map also does not show any setbacks from the property line. There are also some discrepancies with property lines according to the neighbor, who has signed this petition as well, and I believe that is one of the purposes of setbacks. (Article 43)



- 7. Existing leach lines are not shown in the correct location, shows the site plans are not to scale.**
- 8. Because of their new proposed camping/RV area their septic system should be much larger than what they propose and the replacement area for the leach lines has not been identified.**

According to our Civil Engineer the Leach Lines are not marked correctly in the above map. The red markings show his corrections. The map also does not denote where the septic tank is located or where the backup leach fields would be. The Novoa's have added an RV dump station to their map, which leads us to believe they will have RV in the camping area. The calculations our Engineer did for their OWTS (Onsite Wastewater Treatment System) shows to be much higher than Novoa's have indicated on their map. A full breakdown of his calculations can be found on a separate attachment to this petition.

The concern with not having enough septic tanks or leach fields is that this can easily receive less treatment before it is dispersed and can reach our ground water or our lake.

Also, their well report boring logs shows all rock from ground to bottom of well with no sand, silt or clay to restrict/slow water between the leach field and the wells. The septic system should have plans and specs to review but it likely does not, so there is no record of how the system was constructed.

- 9. RV park is not a permitted use in "RL" zone – only public and private campgrounds. (So, there should be no RV or dump station).**

Rancho Novoa is zoned for "RL". Article 7, Section 21-7, Regulations for the rural lands or "RL" District, states they may have a private or public campground. It does not allow for RV's or RV park. They list on their map campsites, however, they have a dump station.

- 10. Violation of CalFire regulation 4290 – Emergency Access and Egress for application for new use permit**

CalFire 4290 regulations require that new projects with new buildings and new uses have a two-lane road that is a minimum of 20ft. The majority of our road is 12ft, some portions are 10ft. The road cannot be made a one-way road until the East side of the road is made wide enough for all emergency apparatus and RV's/trailers to make the sharp turns on that side of the road. There are also other logistics there that interfere with it becoming a one lane road.

Also, it appears they plan to allow their guests to have campfires (during non-red-flag days). That side of the valley is extremely dense. I have had several conversations with Chief Ciancio about his and our concerns about the fire danger. None of the parks around the lake allows campers to have individual campfires.

Breakdown of what OWTS should be for Rancho Novoa's proposed capacity

OWTS – Onsite Wastewater Treatment System

a. Rancho Novoa wastewater quantities significantly exceed the capacity of the existing residential septic system. Daily effluent discharge is equivalent to (12) homes.

i. Total wastewater flow: 3,620 gpd

1. Home: 300 gpd

2. Office: 150 gpd

3. (16) campsites: 16 camps * 4 per/camp * 25 gpd/per = 1,600 gpd OR

4. (16) Campsites w/ RVs: 120 gpd/rv * 16 rv = 1,920 gpd

5. (250) guests: 5 gpd/guest * 250 guests = 1,250 gpd

b. Current leach line capacity is 11% - 44% of required capacity for the project as proposed.

i. 4.0 sf/lf max infiltrative surface (SWRCB OWTS Policy 8.1.6)

ii. 0.8 gpd/sf max application (SWRCB OWTS Policy 8.1.7)

iii. $4.0 \text{ sf/lf} * 0.8 \text{ gpd/sf} = 3.2 \text{ gpd/lf}$ max loading

c. Min total LL length required: $3,620 / 4.0 / .8 = 1,131 \text{ lf}$ (RN: 500 ft)

d. Max total LL length required: $3,620 / 4.0 / .2 = 4,525 \text{ lf}$ (RN: 500 ft)

e. Seepage Trench Systems are not allowed for flows exceeding 450 gpd (RN: 3,620 gpd) per LC LCR. The proposed wastewater flows are 800% above the max allowed for a seepage trench system.

f. Septic tanks required for 48 hr treatment: $3,620 * 2 / 940 = (8) 940 \text{ gal tanks}$ (RN: 1 tank)

g. RVs have “high strength” sewage so additional leach field capacity and septic tank detention time should be considered.

h. The onsite well completion report shows 45 ft rock layer between ground surface and groundwater surface at the well site with no restrictive layers. Therefore, the nearby leach field likely has similar geology. Leach lines

cannot be installed in rock layers. Dispersed effluent might not have enough treatment time before reaching the groundwater surface.

i. Prescriptive piping specs for seepage trench systems are limited to 450 gpd per LC LCR. Above 450 gpd engineered design is required to determine pipe sizing.

j. OWTS systems cannot be designed by an owner.

k. OWTS systems can be installed by an owner if the as-built diagram and the installation are inspected and approved by the Regional Water Board or local agency. Is the as-built available?

l. The OWTS for the RN project will require a large commercial system with aprx 3,620 gpd capacity. The “prescriptive” residential seepage trench OWTS for the previous home project is limited to 450 gpd per Lake County Rules and Regulations (LCR) for onsite sewage disposal. Therefore, the OWTS documents should be reviewed by a licensed engineer to verify all elements of the design and construction are rated for aprx 3,620 gpd. The following documents should be reviewed:

i. Soils report

ii. Wastewater quantity calculations and assumptions

iii. Plans

iv. Profiles

v. Details

vi. Specifications

vii. Calculations

viii. As-built drawings

From: [Annie Skellet](#)
To: [Michelle Irace](#)
Subject: [EXTERNAL] Rancho Novoa
Date: Tuesday, April 30, 2024 3:02:57 PM

Hello my name is Annie Skellet. I have lived in Ukiah since 1976. I am writing in regards to the Rancho Novoa property at Blue Lakes. I have known the owners, Juan and Amy Novoa, for a number of years. They are hardworking, honest people. Amy has always wanted to create a venue on this property that she purchased years ago. Rancho Novoa is a beautiful piece of land that Juan and Amy have worked so hard to develop into a picturesque place to share with the community. It's set up for beautiful wedding venues, private parties and camping. They have done all the permitting and everything the county has asked of them by the book. It would be such a shame for the community to not be able to enjoy this wonderful spot because of the many untruths being spread. This is a resort area and others venues have been able to have weddings and music on the same part of the lake. It would be great for the community and add a beautiful addition to the area for all to enjoy.

Sincerely,
Annie Skellet

Sent from my iPhone

From: [Brian](#)
To: [Michelle Irace](#)
Subject: [EXTERNAL] Rancho Novoa
Date: Saturday, April 27, 2024 5:32:16 PM

Hi Michelle my name is Brian and I attended a family event at Rancho Novoa I had an amazing time. The property and space available at Rancho Novoa was very beautiful and immaculate, the Novoa family was very accommodating. Rancho Novoa was easy to find and very accessible, the road was nice I had no problem getting to and from and they have great parking on the property as well. My only complaint would be that the neighbors acted a little aggressive and weird standing outside the gate and staring in the whole time I was there, making things a little uncomfortable, but maybe they just admired the view and what a spectacle Rancho Novoa is as much as I did and just had to feast there eyes. Rancho Novoa is a great spot for family and friends to camp and celebrations of any kind. Great spot for a wedding. I would love to go back soon as they have the proper permits and can take on customers. Would definitely recommend.

Sent from my iPhone

April 18, 2024

RECEIVED

APR 19 2024

Michelle Irace, Principal Planner
Community Development Department
255 N. Forbes Street
Lakeport, CA 95453

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT

Subject: Rancho Novoa Permit Application

Dear Ms. Irace:

At last night's Western Region Town Hall (WRTH) meeting, we were advised by EJ Crandell, District 3 Supervisor, and David Eby, Representative, that information previously submitted on December 4, 2023, against the Rancho Novoa Permit Application must be resubmitted by May 1, 2024, for it to be considered in your decision to approve or deny the Rancho Novoa request for a campground and special event venue for weddings and gatherings. They also advised that a copy of previously submitted material would be allowed. Therefore, we are resubmitting a letter from Harold Bennett and a petition from concerned citizens in the Blue Lakes area. Please see attached.

Thank you.

From: [Janet James](#)
To: [Michelle Irace](#)
Subject: [EXTERNAL] Music venue input
Date: Thursday, May 2, 2024 3:16:22 PM

Hi Michelle,

My name is Janet James, I am a resident of Lakeport California also a resident at Le Trianon Resort. I would just like to give you my input on the music venue camping venue that would be on Blue Lakes Road. I have to say I am not in favor of the petition at all. My reasons being first of all, the traffic on that small little road would be too much. Especially if there is a fire emergency or medical emergency. I also feel that music venues bring a lot of alcohol and drugs and then driving. Also it's really beautiful having a little slice of heaven and peace and quiet where we can get away and not have to deal with so many people. I can hear the raceway from my house and although it's not all the time it's enough to be invasive. Lastly, let's not forget about the garbage that people leave. I drive 175 quite frequently and it's disgusting how many people throw their bottles, fast food garbage on that beautiful road. If it was to happen on Blue Lake Road it would go right into our gorgeous little lake. Please take this into consideration that we do not want more camping, music venue, or more people on that small road. It would also be really nice if Konacti got up on its feet and we all know that's been great for the economy. It's a well-known establishment and a destination point. Thank you for your consideration.

Sincerely, Janet James

Sent from my iPhone

From: [Jennaviette Gauthier](#)
To: [Michelle Irace](#)
Subject: [EXTERNAL] Rancho Novoa
Date: Sunday, April 28, 2024 8:20:06 PM

Hello there my name is Jenna I'm writing you in regards of the Novoa property. I have been there and it is a very beautiful and uplifting piece of paradise that I believe would be a benefit to this area, for numerous reasons. Camping, wedding venue, private parties, etc.. I hope whoever is taking this on can consider the pureness in wanting to have more to offer for the people in this area. As well as for the owners of their land. We all need a source of income to support our families, and I see no reason why they shouldn't be able to take the utmost advantage of their land for income. Supporting small business's is so important to encourage. So with an open heart please consider the wonderful opportunity for everyone involved and for the people, such as myself who would love to camp and throw kids birthdays there in the near future. Would much appreciate the support of our neighbors and county for allowing them to proceed with wonderful intentions. This can only bring positivity to all.

Sent from my iPhone

April 30, 2024

To: Michelle Irace
Principal Planner, County of Lake
Michelle.irace@lakecountyca.gov

RE: Public Review Comment in Support of UP 22-24 **Rancho Novoa Private Event Venue and Campground Use Permit**

Dear Ms. Irace

Thank you in advance for taking the time to consider all facts of the proposed project as outlined in the permit application UP 22-24. I have had internet issues and apologize for sending this in the 11th hour.

I write to you today in support Rancho Novoa Private Event Venue and Campground. I have known Amy since 2013 and worked with her for nearly 10 years at UPS. I have seen the property 'then' and 'now' and my initial reaction is "wow". The efforts set forth by the Novoa's have not only created a magical enchanted destination but also a safe haven with resources to defend Blue Lakes against a wildfire event. This being an otherwise limited area for any resources of such is impressive and deserves acknowledgment. Rural Lands are areas that are "primarily in their nature state". Per the Lake County Community Wildfire Protection Plan, 5.3.1. General Plan; these areas are remote, steep topography, fire hazards, and limited access. The work on mitigating such conditions the Novoa's have done and if approved propose to do will benefit the entire Blue Lakes Community. Prior to the Novoa's' mitigating efforts Blue Lakes Rd namely from the Pine acre Resort to The Narrows has had little resources available to assist with or rely on in the event of an emergency a plan.

This proposed venue in question has revived a conversation amongst the Blue Lakes Community that appears to have been forgotten by residents. This being; what is the county doing to prepare for wildfire event. The Community is singling out the Novoa's as if to say that future fire events will be caused by this venue. This is an unfortunate perspective to have because Novoa's have brought resources to help in the event of fires that did not exist in the area until now and have mitigated much of the fire fuel that were to exist if area was left in the natural state. The Novoa's have strategically created adequate space for fire engines to navigate safely. Which means engines have the potential to respond to the blue Lakes area in the event of an emergency. Which I do not believe was the case until now. The Novoa's have installed a 5000 gallon water tank and have a complete sprinkler system. Under the (drafted) General Plan the minimum requirement for a "separately developed dwelling with an individual water supply shall provide an acceptable guaranteed supply of water (2500 gallons minimum requirement by CAL Fire, for those not on Municipal water system. Source: 5.3.1. General Plan), in addition to the amount required for domestic needs. Therefore the Novoa's are providing double the minimum requirement of water.

In summary the Novoa's have spent a great deal of time and energy in completing each requirement in hopes to create a space that is beautiful and has the potential to provide a safe space for our community to enjoy while bringing revenue into the county of Lake. I appreciate your time and consideration in the approval of Rancho Novoa's Venue Use Permit.

Sincerely

Kaitlyn Morgan

From: [K](#)
To: [Michelle Irace](#)
Subject: [EXTERNAL] Rancho Novoa Property - Lake County
Date: Wednesday, May 1, 2024 3:51:03 PM

Good afternoon,

I am writing to you on behalf of the Novoa family and their business Rancho Novoa. After spending many days and nights at this amazing and newly renovated space, I can honestly say it is a remarkable addition to the blue lake's community. That space has been limited and somewhat monopolized by the original cohabitants, which prevents diversity and economic growth. Juan and Amy have completely turned an eyesore into a thing of beauty, and this event area will bring positive growth to Lake and Mendocino County. Please contact me if any further information is needed, I can be reached by email or at (760) 218-9769.

Thank you,

Kristina Magaña

From: [Mataya Eaquinto](#)
To: [Michelle Irace](#)
Subject: [EXTERNAL] Rancho Novoa Private Event Venue
Date: Wednesday, May 1, 2024 3:45:55 PM

To Whom it May Concern,

I am writing to express my support for Rancho Novoa Private Event Venue and Campground located on Blue Lakes Road. As a lifelong member of the community, I believe that new businesses bring vitality and diversity to our neighborhood, and it's disheartening to hear that owner's Amy and Juan Novoa are facing adversity from some of the surrounding neighbors.

It's true that there is already a similar business operating nearby, but I firmly believe that competition can benefit everyone involved. Rather than viewing the Rancho Novoa Event Venue as a threat, I see it as an opportunity for the community to have more options and for customers to enjoy a wider range of services. Small businesses are the backbone of our economy, and by supporting them, we strengthen our community and create opportunities for growth and innovation.

Furthermore, it's important to recognize that no other business has been discriminated against in such a manner as Novoa's have. Each business has its own unique offerings and atmosphere. While the existing business may cater to certain preferences, Rancho Novoa may offer something different or cater to a different clientele. Diversity in businesses enriches our community and provides consumers with more choices.

I urge you to reconsider any opposition to Rancho Novoa and instead embrace the spirit of entrepreneurship and community growth. Let's work together to foster a supportive environment where all businesses, both new and established, can thrive.

Thank you,
Mataya Eaquinto
Nicholas Henry

From: [Michaela Wegesser](#)
To: [Michelle Irace](#)
Subject: [EXTERNAL] Rancho Novoa Private Event Venue and Campground
Date: Sunday, April 28, 2024 6:45:34 PM

To whom it may concern,

I am writing to recommend the approval of the Rancho Novoa Private Event and Campground Use Permit proposed by Amy Novoa. Having had the pleasure of spending time on this property with my family I am confident that this event venue will not only provide significant benefits to the community but also will be operated by responsible and respectable citizens.

The property at Blue Lakes is an ideal location for members of our community to enjoy beautiful space to hold events and enjoy what lake county has to offer. I personally have known Amy for many years and feel more than confident that she is committed to creating a space that will only add value to the community of Blue Lakes.

It seems only logical, lawful, and fair that as owners of land around Blue Lakes, Amy should be given the right to develop her land into a venue just as other business owners surrounding Blue Lakes such as the Narrows, Le Trionion, and The Lodge at Blue Lakes. It would be ideal for this venture to be welcomed and supported as events at Rancho Novoa have the potential to bring more business to those already existing at Blue Lakes. Furthermore, businesses like this are what strengthens our community, as visitors will be shopping for groceries, purchasing gas, etc. bringing in additional revenue.

We have been to existing businesses at Blue Lakes many times only to be turned away due to the fact that these businesses were at full capacity. Therefore, having another space for locals to be able to enjoy Blue Lakes would be welcomed by myself and others that I know in the community.

Please do not hesitate to contact me if you require any further information or clarification regarding this recommendation. Thank you for your attention to this matter.

Michaela Wegesser

707-391-1758

To whom it may concern,

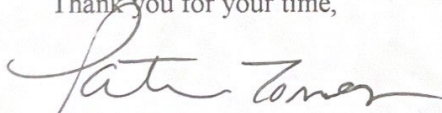
On October 7, 2023, the Torres and Farias family gathered to celebrate our daughter and son-n-law wedding reception with very close family and friends. My cousin Juan and his wonderful wife Amy Novoa offered their amazing beautiful residence at Rancho Novoa to their Niece Adriana and Nephew Steve, as their wedding gift.

My husband and I cannot thank enough my cousin and our family who helped to get the property ready for the gathering. I was very overwhelmed watching our families come together to celebrate my daughter Adriana and Son-n-law Steve Farias PERFECT day, a memory we will cherish forever. Nevertheless, the day ended in a blink of an eye beautifully but too early such as the music, good food, conversations amongst family and friends, cutting of the cake, first dance, photos, and dancing. Out of respect for the neighbors' the gathering ended at 10:00 PM.

Some of the bordering local businesses contracted such as Robinson Rancheria Resort and Casino for hotel reservations and use of their shuttles to get guests to, from the resort, and from Rancho Novoa because of the limited parking space inside their property, Blue Lake Lodge for room reservation, Lake County Event Design, and DSR Security Services.

I hope in the near future others can enjoy this beautiful breathtaking location and take with them a lifetime of memories, as we have at Rancho Novoa.

Thank you for your time,

A handwritten signature in black ink, appearing to read 'Patricia Torres', written in a cursive style.

Patricia Torres
April 29, 2024



Redbud Audubon Society

PO Box 5780, Clearlake, CA 95423 redbud.audubon@gmail.com

www.redbudaudubon.org

May 1, 2024

Biological Scoping Preliminary Survey Report, May 2, 2022, 5680 Blue Lake Road, Upper Lake CA APM 003-007-03 prepared by NCRM.

Dear Community Development and Planning Commissioners,

Redbud Audubon Society has concerns on the consistencies and accuracy of the materials presented for review. As presented, we request Commissioners take a very careful look at the project before considering the approval of UP 22-24.

The DRAFT – not final- Biological Scoping Preliminary Survey Report, May 2, 2022, 5680 Blue Lake Road, Upper Lake CA APM 003-007-03 prepared by NCRM. Was the report actually done in 2022 or in 2023?

If we focus on the draft biological conducted on April 7, 2023, by NCRM Botanist, Laura Moreno and Senior Biologist, Stephanie Martin with botanical surveying methods were based on Protocols for Surveying and Evaluating Impacts to Special-status Native Plant Populations and Sensitive Natural Communities (CDFW 2018). Please note biological surveying methods were not done – thus the probable conclusion on the lack of animals noted on pages 8 and 9.

In regard to plant identification, we question why in section 4.2, page 8 do they contradict themselves? “Of the 35 special-status plant species included in the scoping list, 11 were determined to have a moderate to high impact in the project area. Of those 11 species...surveyed April (they list the four) and then say “No special-status and sensitive plants were found during the April survey?

They then go on to say a June survey is needed for the other six species of concern and the results will be appended to the final report. Why was a final report not conducted nor sent for review?

In 4.3 Wildlife it states in the first sentence 4 of 15 special concern species have a moderate potential to occur. One of these is the Osprey which are returning from migration in April. A follow-up study is indeed needed as we here at the end of April have a strong population of Osprey in the county. Same would be for the Western Bumblebee. The

American Badger and N, American Porcupine mentioned leads us to see a need for future surveys.

The biologists mentioned no amphibians were documented during the survey. Could this be because they did not have the time or are unaware of identification? They say the seasonal ditch is dry most of the year but with all the rain we have had this spring it was sure to have water. The other fact that reptiles were not addressed at all is alarming, too.

Birds...” numerous birds of prey and migratory birds were documented in or near the survey area” Our comment is nesting sites will be impacted, especially with the removal of trees need for all 3 phases, something not mentioned in the study. Also, an Osprey is a bird of prey. To report no nests were observed and no potential projected leads us to believe perhaps the biologists need an additional team member for bird nest and species identification, which we would be happy to provide. To state “no further surveys or mitigation measures are warranted” could be irresponsible considering eBird, Cornell University Citizen Science project reports of 46 species reported just in the Blue Lakes campground.

In the eBird observations for the month of April American Kestrel and CA Thrasher are birds that may have been spotted by a trained bird watcher

American Kestrels were once the most common raptor on the continent but in CA have one of the steepest drops with 68%loss since the 1960’s.

National Audubon conservation status for the CA Thrasher reports it has disappeared in many areas and is among the 30 species listed as High Vulnerability Risk in Lake County (audubon.org/climate/survivalbydegrees).

The mammals report states very little habitat was observed on the site, but the possibility porcupine and badger may prefer the adjacent woodland – this is an interesting comment and should be investigated further.

4.4 document species that do not occur in April or are rare for Audubon bird counts.

Also stated:” Additionally, a large majority of the project area has undergone significant grading and vegetation clearing over time and did not depict a natural vegetation community.” Were permits issued for this and if not should fines be imposed?

4.4 then goes on to say, “At the time of the April survey grasses were not flowering and will therefore be assessed in June.”

For the above and other reasons of inaccuracies we request the Planning Commission deny this project’s approval until proper studies have been done and verified.

Thank you for the opportunity to comment on a project that could severely impact the future of Lake County's flora and fauna.

Sincerely,

Donna Mackiewicz, President

Redbud Audubon Society – Lake County, CA

CAMP UKIAH AT BLUE LAKE

5627 WEST HIGHWAY 20
UPPER LAKE, CALIFORNIA 95485

Mailing Address:
860 RIO STREET
RED BLUFF, CALIFORNIA 96080
TELEPHONE (530) 690-2246
MOBILE: (707) 695-0407

EMAIL: marileighsteadman@gmail.com

June 3, 2023

**Submitted Via Email To:
eric.porter@lakecountyca.gov**

Eric Porter, Associate Planner
Community Development Department
County of Lake
Planning Division
255 North Forbes Street
Lakeport, California 95453

**Re: Project Title: Rancho Novoa;
Use Permit (UP 22-24) and Initial Study (IS 22-29)
Project Location: 5680 Blue Lake Road, Upper Lake, CA**

Dear Mr. Porter:

On behalf of Camp Ukiah, this letter is being written both in opposition and protest to the above-referenced matter.

Your "Notice of Intent" states, in pertinent part, a major use permit is being sought for a small campground and special event venue...." It further states, "The 20+ acre property is large enough to support these uses...."

The granting of a use permit for these particular purposes is of major concern to the overall community of Blue Lakes Recreational Area. This is a small area overall, currently housing four resorts. Please consider:

- 1) what would be the water source for this encampment;
- 2) what is the septic system proposal;
- 3) excavation of the encampment will create drainage issues from the 20+ acre parcel, which in turn will have an effect on the existing campground directly across the road known as "The Narrows. It could well have an effect on the quality of lake water;"

Mr. Eric Porter
County of Lake
June 3, 2023
Page 2

- 4) the currently poorly-maintained road behind Blue Lake known as “Blue Lakes Road, is presently lightly travelled. Excessive use not only could, but likely will, cause hazardous conditions when an event occurs, especially late at night. It is precarious at best. It seems prudent that a complete analysis of the road conditions be completed; and
- 5) the venues suggested would certainly cause amplified noise in a very secluded and peaceful area, presently enjoyed by all.”

Thank you for your consideration of this objection and protest.

For Camp Ukiah at Blue Lake,

Marileigh Steadman

Mr. Eric Porter
County of Lake
June 3, 2023
Page 3

5680 Blue Lakes Rd
APN: 003-007-03

Angie Carter
707-477-8360

thenarraosresort@gmail.com

SITE PLAN (Date not available)

1. The site plan was not signed and dated as required per CA BPC 5536.1 as it indicates the siting of new non-exempt commercial buildings.
2. The site plan was not prepared by a design professional as required by CA BPC 5536.1.
 - a. The site plan shows the locations of 5 new non-exempt buildings. Exempt buildings are described in CA BPC 5537. The plans do not specify conventional wood framed residential or agricultural buildings.
3. "Design professional" means a person licensed as an architect pursuant to Chapter 3 (commencing with Section 5500) of Division 3 of the Business and Professions Code, licensed as a landscape architect pursuant to Chapter 3.5 (commencing with Section 5615) of Division 3 of the Business and Professions Code, registered as a professional engineer pursuant to Chapter 7 (commencing with Section 6700) of Division 3 of the Business and Professions Code, or licensed as a land surveyor pursuant to Chapter 15 (commencing with Section 8700) of Division 3 of the Business and Professions Code.
4. The site plan does not indicate the source of the property boundary information. Is the boundary based on Lake County assessor data (which is known to have significant discrepancies) or a record of survey? If setbacks are determined from Lake County assessor data then they too will likely inherit significant error potentially placing buildings and other structures or utilities too close to neighboring properties.
5. The site plan does not indicate the source of the topographical information. Was the topographic data provided by a licensed land surveyor or civil engineer? If the data is from a government web site, what is the source? A 40' topographic survey does not have enough resolution to accurately show drainage patterns at the site. A record of survey and a topographical survey of at least 2' contours is critical for this project.
6. The site plan does not show:
 - a. The seal and signature of a design professional per BPC 5536.1
 - b. Existing conditions at the site
 - i. Existing driveway and 3 building pads to the South
 - c. Setbacks
 - i. Property boundary
 - ii. Stream
 - iii. Septic tank
 - iv. Leach field
 - v. Building
 - d. Locations and species of:
 - i. Trees removed for a previous greenhouse project

- ii. Trees removed for the Rancho Novoa project without use permit approval by the County of Lake
 - iii. Trees to be removed for the Rancho Novoa project pending use permit approval by the County of Lake.
 - e. The stream, top of bank and stream bank setbacks to the North of the project
 - f. Adjacent land uses.
 - g. Dimensions from property boundaries to structures and other site plan items
 - h. Code compliant ADA access to new buildings
 - i. Driveway access to the over flow parking
 - j. New electrical equipment and service drops
 - k. Existing drainage patterns
 - l. Areas to be graded and limits of disturbance
 - m. Parcel boundary bearings and distances
7. The site plan does not show a fence or other barrier to prevent guests from entering parcel 003-007-01 to the North and West.
 8. The site plan does not show the existing driveway and pads south of the proposed project site. The site plan is required to show all existing items. Are the existing driveway and pads permitted and will guests have access to these recent site improvements? Has the driveway and the pads been included in the CEQA process?
 9. County GIS aerial images show that project grading (aprx 2 acres) has already occurred.
 - a. Is there a grading permit on file for this phase of the construction? The recent grading exceeds 2 acres. If not, has Code Enforcement visited the site to address unpermitted grading?
 - b. Was a grading plan and erosion control plan prepared and permitted by the County prior to construction?
 - c. Does the CEQA analysis account for the removal of trees and other vegetation that was removed between June 2015 and August 2017?
 - d. Does the CEQA analysis account for the recent driveway and building pads to the south?
 - e. Was a Stormwater Pollution and Prevention Plan (SWPPP) prepared as required for projects that disturb more than 1 acre? The recently graded site is approximately 2 acres. This does not include the previous grading of the driveway and 3 pads to the south a few years earlier.
 10. It appears that new leach lines are currently being constructed. Has the septic system been designed by a design professional as required for a non-exempt commercial project? Has a permit been issued for the septic system construction and if not, has Code Enforcement visited the site to address the unpermitted septic system construction?

11. It appears that the recent grading at the site might have encroached into the neighboring west side parcel 003-007-01 based on County GIS. Was the property boundary identified and marked based on a record of survey and survey monuments prior to the recent grading activities?
12. The storage building is shown to have a sewer connection. This suggests that the building is intended to be occupied by people. What is the actual function of this building?
13. The initial study states that no site activity will occur within a 100' setback of any water course. However, recent grading has occurred within 100' of the stream to the north which is mapped on the National Wetlands Inventory.
14. Leach Field – The ground surface at the low end of the leach field near the road appears to be approximately 20' higher in elevation than the water surface of blue lakes. The relatively flat areas around Blue Lakes were created by landslides and are very porous. Streams typically dive below these relatively flat porous areas and supply the lake with water. It is likely that the stream to the north and west of the project is flowing below the project to the lake most of the year even though the creek bed in the flat may be dry. The bottom of the dispersal trench will be less than 20 ft (20' – trench depth) above the water surface of blue lakes. Therefore, a study should be conducted to determine if the effluent from the dispersal trenches will interact with subterranean streams causing it to migrate to the lake or nearby wells. Soil evaluation should be based on deep borings as opposed to shallow test pits.
15. Leach Field Slope – The site plan indicates that the leach field will be on an 80% slope which exceeds the maximum allowable slope of 30% (LCR 1-220). LCR 1-220 allows steep slope systems (>30%) for single family dwellings only with a max slope of 45%. The proposed location of the leach field is also heavily wooded with trees that would need to be removed. Has the tree removal been addressed in the CEQA documents? How will increased runoff and sediment be addressed on the 80% slope?
16. Septic system design – The site plan includes design specifications for a commercial septic system that serves commercial buildings and therefore must be prepared by a design professional. The site plan does not indicate a reference or provide calculations for these specifications.

From: [Julie Golden](#)
To: [Eric Porter](#)
Subject: [EXTERNAL] Project: Rancho Novoa Use Permit:(UP-22-24) and Initial Study (IS 22-29)
Date: Saturday, June 10, 2023 10:10:55 PM

Mr. Porter,

Please add my name and mailing address to the Public Notice and ALL notices regarding the Rancho Novoa Major Use Permit. I am adamantly opposed to the project as it stands and want every opportunity to be a part of this process. I hope you will support the community and take our input into account. It was only a few years ago that the DEA agents were rappelling down ropes to confiscate the illegal cannabis being grown by the same owners who are now filing a use permit for music, cannabis, fire pits and campsites. I truly hope that the County administrators in your department will make site visits right now before you post this project for public comment, look at the grading and dirt movement, check out the entire property and truly understand what you are working to support.

I'm also hoping that you will adhere to the County's Outdoor Entertainment Venue policies with regard to zoning and noise abatement to ensure that criteria will be set out and defined with regard to noise levels and curfew hours.

Regards,

Julie Golden

Mailing Notice Address:

[Catherine Julie Golden](#)
[P.O. Box 340](#)
[Hopland, CA 95449](#)
[\(707\) 272-8815](#)

Owner APN - 003-007-110-000
5445 W. Hwy 20, Upper Lake, CA 95485

Owner APN - 003-007-120-000
5395 W. Hwy 20, Upper Lake, CA 95485

From: [Julie Golden](#)
To: [Mireya Turner](#)
Cc: [Eric Porter](#); [Eddie Crandell](#); [Maryann Schmid](#); [Shawn Nunnemaker](#)
Subject: [EXTERNAL] Protest - Rancho Novoa Major Use Permit
Date: Saturday, June 10, 2023 12:05:29 PM
Attachments: [County Notification.pdf](#)

Ms. Turner,

We've interacted in the past few years because I own property on Blue Lake, you personally told me that I would not be able to have a backup generator installed facing Highway 20 which is my backyard but your regulations state it's my "front yard" unless I apply for a 2' foot variance and made my plea before the Board of Supervisors.

In the meantime your department neglects to send notice to the homeowners around the lake (less than 30) and directly across from the proposed Rancho Novoa project that is projected to have amplified noise across a waterway where not only people reside but many bird and animal species. The single lane Road entry and exit are poorly maintained and most upsetting the Proponent already graded a landing which interferes with the existing waterway.

How do you defend moving forward with this process when the fire risk is HIGH, the road is single lane, and the noise impact is declared to be HIGH in a small populated community without NOTICING and gathering input for a MAJOR use permit? California's Health and Safety Code 46000. ... (f) states that "All Californians are entitled to a peaceful and quiet environment without the intrusion of noise which may be hazardous to their health or welfare." The Initial Study Checklist which holds your signature dated 5/8/23 checks the box that states: "I find that although the proposed Project could have significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed too by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared." No where on the 40 page document does it state how the noise will be mitigated nor does it refer to an ordinance that provides protections for neighbors that the Proponent must adhere to. It also does not state that CalFire or any fire agency has deemed it safe for additional "hillside" camping sites be build. The Ingress and egress has not been widened nor has a plan for maintenance been established.

1. The Proponent has not widened the entry and exit road to allow for safe passage for emergency response vehicles, the Proponent has not, in fact, the Proponent, has declared they will be having seasonal operation April to October on Page 2. Then on Page 26 the Proponent states the campgrounds will be occupied 45 weekends per year and 45 special events per year (one per week). That is a big discrepancy. How do you reconcile that?

2. The Proponent has already graded soil and disturbed the flow towards the creek, which is a violation of CEQA and Fish and Game BMPs and your signature implies that you have not even been onsite to inspect the area for a MAJOR USE PERMIT.

3. I own two properties on the Lake and did not receive any notice from your office regarding the comment period to approve a Major Use Permit. As a tax paying citizen I have not been afforded the courtesy of notice by our County Government. I hope that in the future I will be afforded ample opportunity to be noticed in a timely manner and that as part of the Public we will be afforded an opportunity to come before you and have our grievances heard and addressed.

Please notify me of any public hearings or opportunities for public input regarding this proposed project.

I hope to hear from you regarding the steps that are being taken to address the issues I raised during this permit review.

Sincerely,

Julie Golden

(707) 272-8815

P.O Box 340, Hopland, CA 95449

5445 W. Hwy 20, Upper Lake, CA

5395 W. Hwy 20, Upper Lake, CA

From: [Janet James](#)
To: [Michelle Irace](#)
Subject: [EXTERNAL] Music venue input
Date: Thursday, May 2, 2024 3:16:22 PM

Hi Michelle,

My name is Janet James, I am a resident of Lakeport California also a resident at Le Trianon Resort. I would just like to give you my input on the music venue camping venue that would be on Blue Lakes Road. I have to say I am not in favor of the petition at all. My reasons being first of all, the traffic on that small little road would be too much. Especially if there is a fire emergency or medical emergency. I also feel that music venues bring a lot of alcohol and drugs and then driving. Also it's really beautiful having a little slice of heaven and peace and quiet where we can get away and not have to deal with so many people. I can hear the raceway from my house and although it's not all the time it's enough to be invasive. Lastly, let's not forget about the garbage that people leave. I drive 175 quite frequently and it's disgusting how many people throw their bottles, fast food garbage on that beautiful road. If it was to happen on Blue Lake Road it would go right into our gorgeous little lake. Please take this into consideration that we do not want more camping, music venue, or more people on that small road. It would also be really nice if Konacti got up on its feet and we all know that's been great for the economy. It's a well-known establishment and a destination point. Thank you for your consideration.

Sincerely, Janet James

Sent from my iPhone

From: [Zeb Herinckx](#)
To: [Michelle Irace](#)
Subject: Re: [EXTERNAL] Rancho Novoa Hearing.
Date: Friday, January 26, 2024 9:04:21 AM

Thank you. My address is:

Zeb Herinckx
9821 Diane Ln
Upper Lake, CA. 95485

My comment is as follows:

I'm in opposition of this Special use "business" permit because I honestly feel they are only applying for it because they got caught. They've been operating a non-permitted cannabis grow for years, is that continuing? They also have already had events and are advising for reservations without a permit. It seems they will operate how ever they want regardless of regulations. How do we as a community protect ourselves? It's been mentioned that they intend for 16 campsites but in conversations I've with the owners they mentioned intentions of 50 campsites. The properties lake access is on a steep bank that supports the only narrow single lane road. They've mention to me their intentions to construct a long pathway into that bank for their guests to access the lake. How will that construction undermine the stability of the only narrow road? Especially with large trucks, rv's and shuttles using this road?

I've spoken with Amy a few times and am constantly told by her that the locals don't know what's going on and if we only knew. I suggested holding a "bbq" or talking with the community members to clarify her intentions. But there has been no effort to become part of the community or talk with us.

I think the county needs to do more research and/or the owners of Rancho Novoa need to look into the impact a new business of this size will have in the blue lakes. One point of access is through a residential neighborhood. The streets are already packed from another resorts overflow parking during summer months. What are the emergency access issues solutions? Can the road handle the increase in traffic? I urge the commission to take time and consider what's in the best interests in preserving our community.

I feel there are just way to many important questions without answers to approve the permit at this time.

Sent from my iPhone

On Jan 25, 2024, at 1:47 PM, Michelle Irace <Michelle.Irace@lakecountyca.gov> wrote:

Hello,

I will add you to the notification list. Can you please send me your mailing address? Also, you can submit comments to me in writing if you wish.

Thank you

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:

-----Original Message-----

From: Zeb Herinckx <herinckxzeb@yahoo.com>
Sent: Thursday, January 25, 2024 12:55 PM
To: Michelle Irace <Michelle.Irace@lakecountyca.gov>
Subject: [EXTERNAL] Rancho Novoa Hearing.

Good afternoon,

I was in attendance for today's 1-25-24 planning commission meeting. Unfortunately those of us in zoom didn't get a chance for comment in today's hearing about "Ranch Novoa". I wanted to be sure I was on the record for future meetings and notifications in regards to this property. Thank you for your assistance.

Zeb Herinckx

Sent from my iPhone

Michelle Irace

Subject: FW: Ranch Novoa - Proposed Camp Ground

> -----Original Message-----

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

> Sent: Tuesday, June 6, 2023 3:14 PM

> To: Eric Porter <Eric.Porter@lakecountycalifornia.gov>

> Cc: John <john@letrianon.com>; Debby Magnani <debby@suite5000.com>; Mark Gorjestani
<mark@synconlinemedia.com>; Vicki Hoffman <azsunlvr728@icloud.com>

> Subject: [EXTERNAL] Ranch Novoa - Proposed Camp Ground

>

>

> Dear Mr. Porter,

>

> Let me begin by introducing myself. My name is Ray Hoffman and I represent the ownership of the Le Trianon Resort and the property that surrounds the Resort.

> The family has had an ownership interest since 1937 and I personally have had a management position in the operation since the late 70's. Future generations are beginning to become involved in its operations. Now, where to begin?.

>

> First of all it is important to understand the soils properties in the area. For the most part, the soil is shale like which promotes seepage both horizontally and vertically. This assures adequate water supply but also creates problems if the leach lines aren't high enough and far enough away from the shoreline of Blue Lake. This needs further in depth study.

>

> Additionally, there is a seasonal stream that flows on our property that runs down the valley above and then into the lake. The soil properties are very apparent there and it is my understanding that building setbacks need to be observed up to 50 feet on either side of the creek. I don't believe this has been done.

>

> Parking is also an important consideration. If the campground is full and additional guests have been invited where are they going to park and who is going to monitor this so the neighbors are not disturbed? There are no parking lanes on the Old Country Road and with all the development that is being proposed certainly there is none on site. Adequate front setbacks must be maintained.

>

> One of the objectives of going camping by a lake is being able to swim and lay on the beach. The configuration of the Rancho Novoa property only has a thin, steep strip of land that borders on the lake and not at all conducive to satisfy this purpose. I can only assume that other local, private property will not be available to meet this need. Again further study is needed.

>

> A last, but certainly not least, is the question, and problem, of noise. And this is a big problem. The application tries to make the question one of containment utilizing a time limitation. But what happens if there are two events in one day? What if there are no events, can music still be played? Normally amplified music is loud, blaring and generally disruptive. Blue Lake is a peaceful and notably more quiet than other resort areas. This is not just an accident. It has been achieved by those in charge making responsible decisions.

>

> More study is needed to protect the neighbors and the environment. Please feel free to call if there are questions.

>

> Regards,

>

> Ray Hoffman

>

>
> Hoffman Development
> 1.415.246.5916
> <IS Rancho Novoa new template.pdf>

Setbacks and Concerns

Set back and regulations are from “Article 43 Sec. 21-43 for regulations for establishment of mobile home parks, recreational vehicle parks and campgrounds and conversion, closure or cessation of use of mobile home parks.) Ord. No. 2836, 09/20/2007”.

- 1) According to the submitted plans, all campsites, pump rooms (which has been rebuilt by the new owners and appears to be straddling the property line), Office and the house w/loft (currently being constructed) are all located within this setback area.
 - i. **Sec. 21-42.10 (f)**
“Setbacks: All campsites or structures, except entry booths within a campground, shall be at least fifty (50) feet from any property line.
(Ord. no. 1749, 7/7/1988”
- 2) Assuming they keep the same Campsite footprint, their permit would need to be updated to adhere to the following.
 - i. **Sec. 21-43.11 (c)**
 - ii. **Sec. 21-43.11 (d) 2. This section wasn’t addressed in their permit application as they have several options but according to 43.32 (c) This information is required upon submittal of application.**
 - iii. **Sec. 21-43.31 (b) 1.**
- 3) They mention a “200x300 Grassy area with sprinklers” as a firebreak in the center of the venue. Once they adhere to the county’s regulations for setbacks and campsites this “grassy Area” will be greatly reduced and by definition not be a “Fire Break”. It could be considered a “safety zone” in case of a fire but they also mention it being the location for fire apparatus to utilize in case of a wildfire, clarification on this would be helpful... If the county enforces the “All structures and campsites must be 50ft from all property line.” As stated above. This 50ft strip into would be the perfect “fire break” if maintained to provide protection against wildfires. The greatest threat for ignition is going to come from the campsites where fire pits are common. Any preventative measures?
- 4) “Sec 21-43.31 (d) General Provisions for Campgrounds and Recreational Vehicle Parks Commercial uses: A recreational vehicle park or campground located in the “TPZ”, “RL”, “RR”< or “O” zoning districts may include accessory commercial uses which are for the convenience of campers, provided that such uses shall not occupy more then five hundred (500) square fee for each fifty (50) spaces or campsites.”

Owners: State they will be building 1- 30x40 barn/Storage building. 1200SQFT, nearly 3xs what is allowed.

RL zoning allows for 1 residential, where does the Office, bathrooms and storage barn, pump room fall under the zoning regulations?

- 5) **Owners states** “Sixteen (16) 16’ x 30’ private campsites to accommodate event guests; each site would have a picnic table, an area for tents, RV parking area, a hose bibb and a 120 V power outlet. The campsites will be gravel with electricity and water to each chalk marked.”

Its unclear by the owner’s application what type of campsites they are providing? Are the sites “wilderness”, Primitive”, tent, RV? They mention both tent and rv but their plans do not address the standards for either. By providing water and electricity, by definition they aren’t primitive and need to adhere to the RV site regulations.

- 6) Owner states 40 parking spaces which would result in roughly 90 trips by cars/guests. Arriving and departure. The 16 campsites with trucks and trailers aren’t added into this equation and will add significantly more wear and tear on the narrow road then the cars. The existing campground across the street has 12 or less trailer spots and doesn’t allow day use, so this will more than double the usage that is already here. It appears that with a full parking lot, access for First responders will be limited or eliminate all together. Considering these potential events will take place at the weekend when the lake is already being utilized by so many. If anyone has driven on blue lakes road during the weekend in summers? I highly recommend this to understand how hectic the traffic is and that’s before adding over 100 additional vehicles to the road.

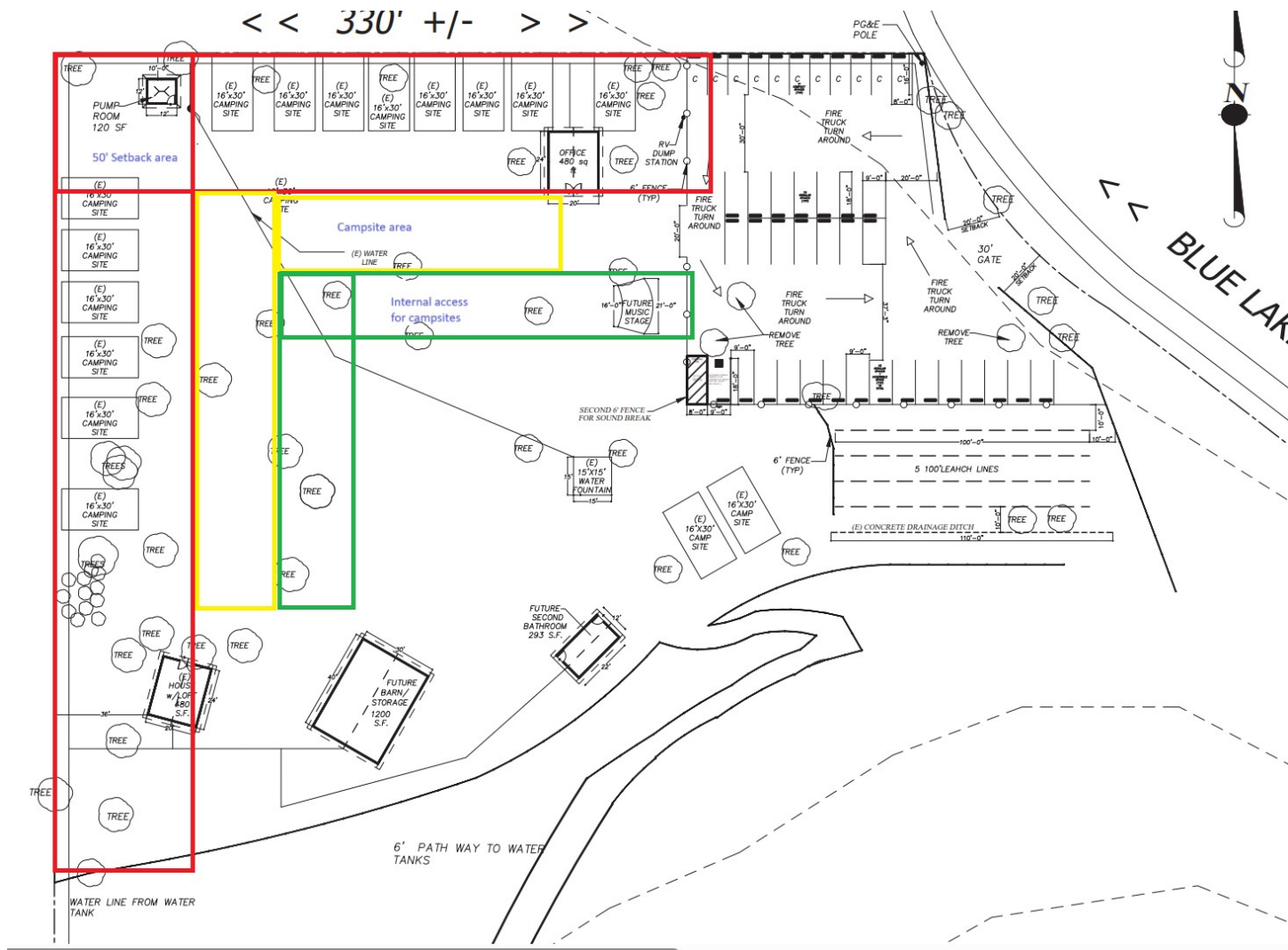
My last concern has to do with “California environmental quality act environmental checklist form initial study.(UP22-24, IS22-29)” section **XVII. Transportation**

For community impact the findings were “Less than Significant with mitigation Measures” I have a 2-part question. How is at least doubling the traffic flow and population of a small community considered “Less than Significant”? and what Measures are needed to ensure our safety is taken care of? When Hwy 20 is shut down or stopped for construction as it is currently, Blue lakes road is used and as an unofficial bypass. Increasing traffic flow of up

to 100 cars and multiple buses will add to this strain. Not to mention these events will end late at night and guests will be leaving after parting for hours. Blue Lakes Road isn't designed or maintained for heavy traffic flow. Please do more research on traffic usage before moving forward. I can submit video and pictures if you would like to see just how unsafe my community has become from those that bypass the construction on Hwy 20.

I know the owners have been going through a lot of pressure about their proposed venue and I don't bring up these issues to add to that. For me, my concern is the safety of my community and family. There has been illegal grows at this address for years, Working without permits or at least unposted permits. These past actions show that rules aren't always followed, and they are willing to push boundaries.

What my neighbors and I are hoping for is that Lake County review, investigate, inspect and hold them accountable to the rules and regulations our elected officials make with funds from its tax payers. My community and I have had many issues overlooked or neglected in the past and that is why we are being so vocal about this topic.



Michelle Irace and Planning Commissioners,

Thank you for emailing us the notification of the updated permit application for Rancho Novoa along with the CEQA. Myself, along with several other residents and property owners in the Blue Lakes area have many concerns about this Major Use Permit. Some of the residents have written in individually with their concerns and others have asked to have their names attached to this petition.

While we are in favor of people wanting to have successful business and earn a living, we are not in favor of something that interferes with other businesses, disturbs neighbors, violates county codes that are there to protect the citizens and poses a threat to the safety of all those in the area.

Below is a highlighted list of some of the issues we have with the Rancho Novoa Major Use Permit. I have also attached a more comprehensive list of these items if needed.

1. Traffic congestion and risk to human life on inadequate road conditions
2. Evacuation risks to human life
3. Sound and potential business impact
4. Violation to County Codes Article 27-17 – RL zoned, maximum of 3 event per calendar year.
5. Inconsistencies in the scale of the map and how they will accommodate what they say they can.
6. Discrepancies in the property line and disregarding the 50' setbacks for the campsites per Article 43.
7. Existing leach lines are not shown in the correct location, which shows the site plans are not to scale.
8. Because of their new proposed camping/RV area their septic system should be much larger than what they propose and the replacement area for the leach lines has not been identified.
9. RV park is not a permitted use in "RL" zone – only public and private campgrounds. (So, there should be no RV or dump station).
10. Violation of CalFire regulation 4290 – Emergency Access and Egress for application for new use permit.

Please feel free to look at the attached breakdown for each of these topics.

The Planning Commission and BOS are in place to protect the rights of the community and uphold the county codes. One would think that with all the negative pushback the county is getting from the community, that this Major Use Permit is not beneficial to our Peaceful little community of Blue Lakes.

Sincerely,

Some of the home and Property owners of Blue Lakes

Angie & Craig Carter – The Narrows Family Resort

Ray Hoffman – Owner Le Trianon

Tamara O'gram – Manager Pine Acres

Marileigh Steadman – Camp Ukiah of Blue Lakes

Cheryl & Paul Tennyson 5336 Blue Lakes Rd., Upper Lake

Aaltje Koski 9867 Irvine Av., Upper Lake

Dakota Alexander 5690 Blue Lakes Rd., Upper Lake

Joe Golden 5445 W. Highway 20, Upper Lake

Diane Ruelle Wolmuth 5342 Blue Lakes Rd., Upper Lake

Marianne Shooter- Bety 5601 W. Highway 20., Upper Lake

Kevin Lingener 5376 Blue Lakes Rd., Upper Lake Rd

Deborah & Timothy Riley 4926 Laurel Rd., Upper Lake

Katherine Wolf 9950 Midlake Rd., Upper Lake

Chris & Ashley Alexander 5690 Blue Lakes Rd., Upper Lake

Darlene Moreda 9958 Old Orchard Ln., Upper Lake

Gary & Teddie Pierce 9940 Ponderosa, Upper Lake

Robert & Jean Anastasia McDill – Retire Fire Fighter, 5130 Faye Rd., Upper Lake

Neil Shooter 5601 W. Highway 20., Upper Lake

Thomas & Cynthia Engstrom 5690 Blue Lakes Rd., Upper Lake

Theresa Tatreau 5376 Blue Lake Rd., Upper Lake

James Moreda 5675 W. Highway 20, Upper Lake

Mattern Family 5395 W. Highway 20, Upper Lake

1. Traffic congestion and risk to human life on inadequate road conditions

Blue Lakes Rd is a 1.75 mile stretch of road, located on the back side of Blue Lakes up against the hillside. It ranges in width from 10' to 14' across, with the majority of it being 12' in width. Rancho Novoa and the Narrows Family Resort are located towards the middle of the of this narrow road. To the East of the two businesses the road has been recently paved by PG&E. However, this side of the road is more narrow and a couple of the turns are too sharp and up against the hillside making it impossible for large emergency vehicles, RV's and motorhomes to use this side of the road. Also, in places where PG&E attempted to widen the road, this last October, the hillside has begun to slide.

To the West of the two businesses, PG&E put the power lines underground on the waters edge of the road and now the road is falling off towards the lake in places. This side of the road has not been repaved and is in serious disrepair. The West side of the road does not have the sharp turns but is still very narrow.

****East side of Blue Lakes Rd showing tight turns and hillside slides since the recent new paving.**



****West side of the road showing the disrepair and PG&E's feeble attempt to repair the damage of the road sliding down the hill**



According to our security cameras that face Blue Lakes Rd, there is an average of 20-25 cars on Blue Lakes Rd., each day, depending on the day of the week. Rancho Novoa is proposing 94 trips per day of the event, with 250 guests. They do not state if this includes their 16 campsites, the vendors, musicians, and other setup staff beforehand. Even at the 94 vehicles, that will triple the amount of vehicles on our narrow road, with no way to pass each other, coming around blind corners.

2. Evacuation risks to human life

Emergency evacuation plans, in the case of an emergency, with an extra 250+ people on this one lane road, this is a nightmare waiting to happen. I worked for the Sheriff's Department for 15+ years, Nixle alerts and reversal 911's work for people that reside in Lake County. The majority of people coming to these events will be from out of county, they will not know the area, and how can the Novoa's expect to direct 250 people where to go, especially if a large portion of them were shuttled in. Furthermore, we are about 2 miles from the county line and therefore as far as you can get from resources. We have a plan and a plan for our guest and a backup plan that includes the lake.

In the proposal it states our nearest fire station is Station 91 in Blue Lakes. This station has not been manned in years. There is no fire equipment even kept there. Our response will come from Lucerne, or Nice if they happen to have an extra person on duty. 75% of the time it is Lucerne. The last time we needed a law enforcement response was a Saturday in July in the middle of the day. Some trespassers had swum across the lake and began a physical altercation and there were injuries. The response time for 1 deputy was 26 minutes for an in-progress call. The second deputy arrived 15 minutes after the first. Fire personnel arrived about 40 minutes after the time of the first 911 call. We are on our own out here.

The Novoa's have stated they will post an Emergency Evacuation Plan, having their guest exit to the west. What if they all start exiting west and the road is blocked by an incoming truck and trailer or fire personnel? This is the only side big enough for the larger fire apparatuses to enter our area on. There are so many variables to consider, especially when you add 250 people to the equation. Once they all start heading in that direction there would be no way to turn that many cars around.

CalFire 4290 requirements, require that new projects with new building and new uses have a two lane road that is a minimum of 20ft. The majority of our road is 12ft, some portions are only 10ft. The road cannot be made a one way road until the East side of the road is made wide enough for all emergency apparatus and RV's/trailers to make the sharp turns on that side of the road. There are also other logistics there that interfere with it becoming a one lane road.

Also, it appears they plan to allow their guests to have campfires (during non red-flag days). That side of the valley is extremely dense. I have had several conversations with Chief Ciano about his concerns over the fire danger. None of the parks around the lake allow campers to have individual campfires. This will cause a greater fire danger and more need to make sure we have plans in place. I do believe they are in CalFire's district on that side of the road.

3. Sound and potential business impact

Rancho Novoa, according to their proposal, intends to have events with amplified "Live" music. On two separate occasions we have experienced their unpermitted events with live music. The first was on August 22, 2020. We asked them several times if they could turn the music down and were met with very negative responses. The Sheriff's Department finally responded around 1:45am to try and break up the party.

The second unpermitted event was a wedding reception on October 7, 2023. According to Mr. Novoa there were over 250 in attendance, a Live Mariachi band, vendors, and security. He stated they only parked 40 cars on the property, but there were numerous cars and shuttles racing back and forth to drop people off. Some of these people were turned away at the gate because the parking lot was full. So just because they will only allow 40 cars to park on the property does not mean more will not be coming down the road in the attempt to park.

The band stopped promptly at 10pm, however we are located in a valley and on a lake. All sound is amplified even more. It was as if the band was in the middle of our campground. Our guests, who had waited all year for their reservation, were forced to listen to a concert not of their choosing. We received several letters of complaint.

The Novoa's were required to conduct a noise study and submit the results to the county. This test was completed on a Wednesday and Thursday afternoon while PG&E was out here doing road work, which is not a usual event for our area. The test was also completed with the stage in a different location than is proposed on the current CEQA and it was done with a DJ, not with a Live band playing horns and drums. The study also states that it tested the noise level at 5 locations. Location #5 was to be inside of The Narrows Family Resort property. No locations were tested inside of The Narrows Family Resort or in the narrow channel where several vacation homes are located.

4. Violation to County Codes Article 27-17 – RL zoned, maximum of 3 event per calendar year.

Under Article 27 subsection (o) Special outdoor event, it reads;

1. A special outdoor event shall include but not limited to outdoor activities such as street dances, craft fairs, sporting events, harvest festivals, open-air plays, sidewalk

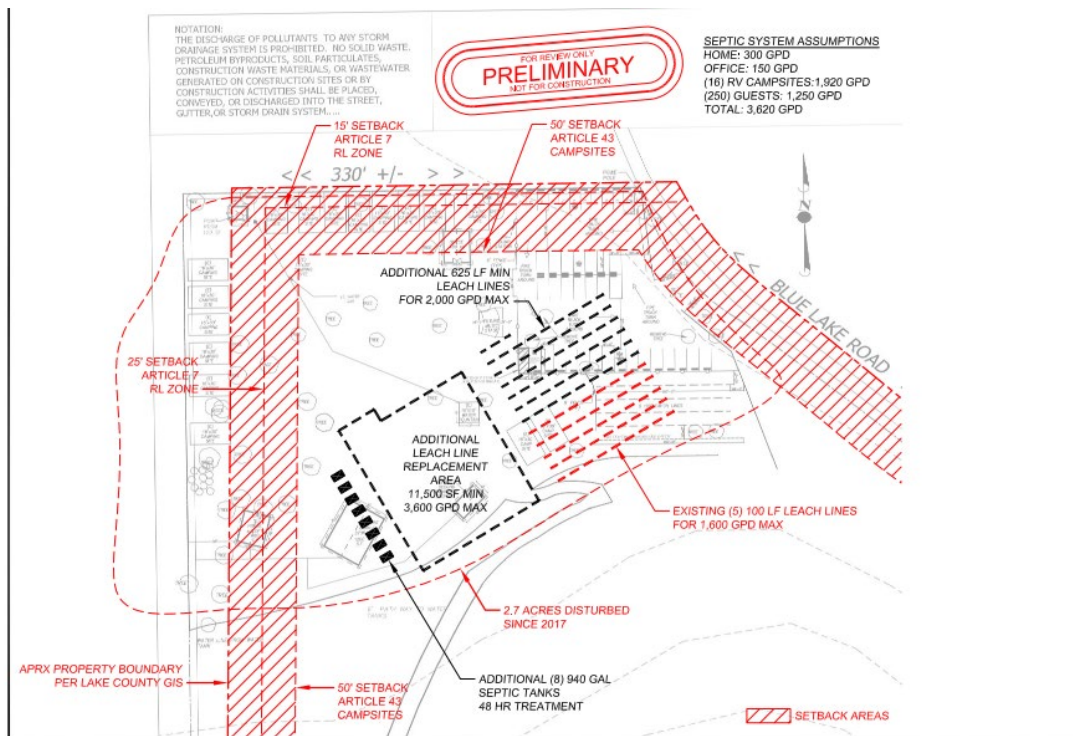
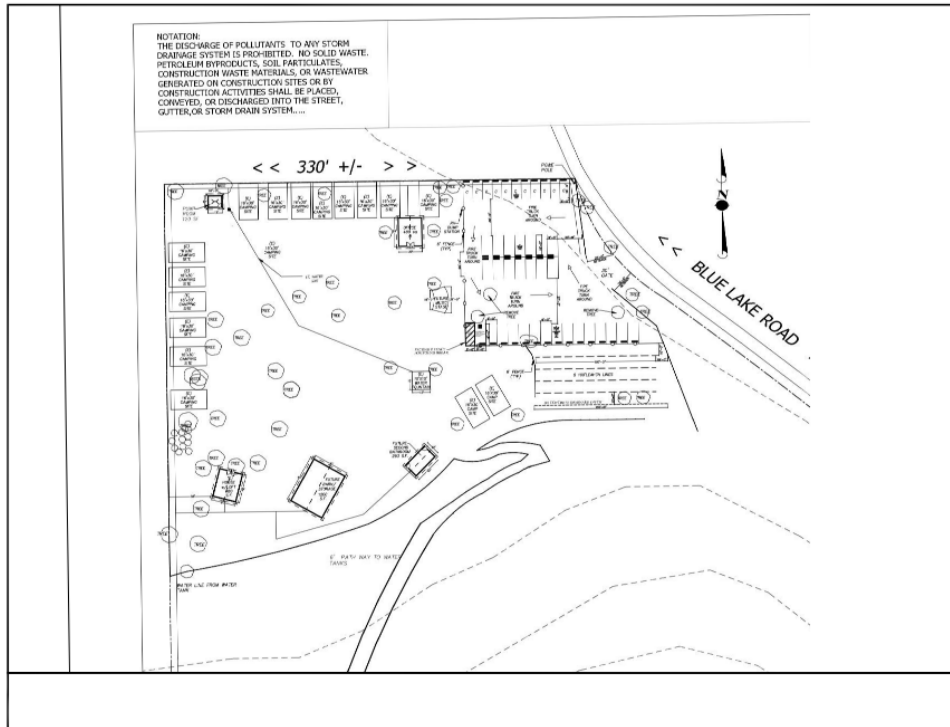
or parking lot sales when sponsored by an individual or non-profit organization and not to exceed three (3) days duration. Special outdoor event shall not include events held by individuals or non-profit organizations which occur on land specifically designated for such events, including but not limited to sporting stadiums, race tracks, and fraternal lodge or club yard areas.

2. No more than three (3) special events per calendar year shall be permitted on the same site.
6. The applicant shall submit for each event the following plans for review prior to issuance of a special event zoning permit, unless waived by the Planning Director.
 - i. Project description including estimated number of participants and spectators.
 - ii. Parking and traffic control plan which provides the sufficient parking, circulation and access.
 - iii. Solid and liquid waste disposal plan which provides for adequate means for removal.
 - iv. Public safety, noise, crowd control, and emergency contingency plan(s).

5. Inconsistencies in the scale of the map and how they will accommodate what they say they can

6. Discrepancies in the property line & disregarding the 50' setbacks for the campsites per Article 43.

According to the proposal, the Novoa's plan to have a parking lot 200'x300', so emergency vehicles can turn around in their parking lot, also to accommodate 40 vehicles. As you can see, their map shows the NW fence line to be 330' in total. It is 280' from the corner of that fence to the beginning of their pump house. The map also does not show any setbacks from the property line. There are also some discrepancies with property lines according to the neighbor, who has signed this petition as well, and I believe that is one of the purposes of setbacks. (Article 43)



- 7. Existing leach lines are not shown in the correct location, shows the site plans are not to scale.**
- 8. Because of their new proposed camping/RV area their septic system should be much larger than what they propose and the replacement area for the leach lines has not been identified.**

According to our Civil Engineer the Leach Lines are not marked correctly in the above map. The red markings show his corrections. The map also does not denote where the septic tank is located or where the backup leach fields would be. The Novoa's have added an RV dump station to their map, which leads us to believe they will have RV in the camping area. The calculations our Engineer did for their OWTS (Onsite Wastewater Treatment System) shows to be much higher than Novoa's have indicated on their map. A full breakdown of his calculations can be found on a separate attachment to this petition.

The concern with not having enough septic tanks or leach fields is that this can easily receive less treatment before it is dispersed and can reach our ground water or our lake.

Also, their well report boring logs shows all rock from ground to bottom of well with no sand, silt or clay to restrict/slow water between the leach field and the wells. The septic system should have plans and specs to review but it likely does not, so there is no record of how the system was constructed.

- 9. RV park is not a permitted use in "RL" zone – only public and private campgrounds. (So, there should be no RV or dump station).**

Rancho Novoa is zoned for "RL". Article 7, Section 21-7, Regulations for the rural lands or "RL" District, states they may have a private or public campground. It does not allow for RV's or RV park. They list on their map campsites, however, they have a dump station.

- 10. Violation of CalFire regulation 4290 – Emergency Access and Egress for application for new use permit**

CalFire 4290 regulations require that new projects with new buildings and new uses have a two-lane road that is a minimum of 20ft. The majority of our road is 12ft, some portions are 10ft. The road cannot be made a one-way road until the East side of the road is made wide enough for all emergency apparatus and RV's/trailers to make the sharp turns on that side of the road. There are also other logistics there that interfere with it becoming a one lane road.

Also, it appears they plan to allow their guests to have campfires (during non-red-flag days). That side of the valley is extremely dense. I have had several conversations with Chief Ciancio about his and our concerns about the fire danger. None of the parks around the lake allows campers to have individual campfires.

Breakdown of what OWTS should be for Rancho Novoa's proposed capacity

OWTS – Onsite Wastewater Treatment System

a. Rancho Novoa wastewater quantities significantly exceed the capacity of the existing residential septic system. Daily effluent discharge is equivalent to (12) homes.

i. Total wastewater flow: 3,620 gpd

1. Home: 300 gpd

2. Office: 150 gpd

3. (16) campsites: 16 camps * 4 per/camp * 25 gpd/per = 1,600 gpd OR

4. (16) Campsites w/ RVs: 120 gpd/rv * 16 rv = 1,920 gpd

5. (250) guests: 5 gpd/guest * 250 guests = 1,250 gpd

b. Current leach line capacity is 11% - 44% of required capacity for the project as proposed.

i. 4.0 sf/lf max infiltrative surface (SWRCB OWTS Policy 8.1.6)

ii. 0.8 gpd/sf max application (SWRCB OWTS Policy 8.1.7)

iii. $4.0 \text{ sf/lf} * 0.8 \text{ gpd/sf} = 3.2 \text{ gpd/lf}$ max loading

c. Min total LL length required: $3,620 / 4.0 / .8 = 1,131 \text{ lf}$ (RN: 500 ft)

d. Max total LL length required: $3,620 / 4.0 / .2 = 4,525 \text{ lf}$ (RN: 500 ft)

e. Seepage Trench Systems are not allowed for flows exceeding 450 gpd (RN: 3,620 gpd) per LC LCR. The proposed wastewater flows are 800% above the max allowed for a seepage trench system.

f. Septic tanks required for 48 hr treatment: $3,620 * 2 / 940 = (8) 940 \text{ gal tanks}$ (RN: 1 tank)

g. RVs have “high strength” sewage so additional leach field capacity and septic tank detention time should be considered.

h. The onsite well completion report shows 45 ft rock layer between ground surface and groundwater surface at the well site with no restrictive layers. Therefore, the nearby leach field likely has similar geology. Leach lines

cannot be installed in rock layers. Dispersed effluent might not have enough treatment time before reaching the groundwater surface.

i. Prescriptive piping specs for seepage trench systems are limited to 450 gpd per LC LCR. Above 450 gpd engineered design is required to determine pipe sizing.

j. OWTS systems cannot be designed by an owner.

k. OWTS systems can be installed by an owner if the as-built diagram and the installation are inspected and approved by the Regional Water Board or local agency. Is the as-built available?

l. The OWTS for the RN project will require a large commercial system with aprx 3,620 gpd capacity. The “prescriptive” residential seepage trench OWTS for the previous home project is limited to 450 gpd per Lake County Rules and Regulations (LCR) for onsite sewage disposal. Therefore, the OWTS documents should be reviewed by a licensed engineer to verify all elements of the design and construction are rated for aprx 3,620 gpd. The following documents should be reviewed:

i. Soils report

ii. Wastewater quantity calculations and assumptions

iii. Plans

iv. Profiles

v. Details

vi. Specifications

vii. Calculations

viii. As-built drawings

From: [Amy Hewitt](#)
To: [Mireya Turner](#); [Michelle Irace](#); [Eddie Crandell](#); nicolejohnson@lakecountyca.gov
Subject: [EXTERNAL] Re: Rancho Novoa
Date: Friday, October 4, 2024 9:16:58 AM

It was also stated that the surrounding resorts are camping or lodging but blue lakes lodge does events weddings as posted on flags outside business and has music. I think this is pertinent to our project that we are in a resort area and they have the same business. I do have pic of flags and poster stating this.
Sent from my iPhone

> On Oct 4, 2024, at 8:33 AM, Amy Hewitt <carousel95482@yahoo.com> wrote:

>

> If you don't want to have a meeting please update changes and send copy so we can review.

> Thanks again,

> Amy

> Sent from my iPhone

>

>> On Oct 4, 2024, at 8:21 AM, Amy Hewitt <carousel95482@yahoo.com> wrote:

>>

>> Good Morning,

>> We received the copy of the major use staff report and conditions yesterday. Our hearing is next Thursday. We agree to most of these (4 pages). Could we please have a meeting or zoom since this is now time sensitive.

>> A few things that need to be changed:

>> The use of campsites will not be restrictive to just events. We are a campground and since we haven't started our business we need to have options. It will still be private and by appt. I have asked this to be changed last time this went to hearing so this is not new.

>> # 2 the stairs going to our lakefront are not part of this major use and are not county jurisdiction that has been determined. Michelle said we had to go to state and they cleared the stairs. Please take this off conditions.

>> #3 and #4 on conditions are asking us to get permits even if state jurisdiction. We have made the county aware that the Narrows has unpermitted buildings, plumbing, electrical and split units. The county code enforcement and building both told us because they are state they do not need county permits and that they have no jurisdiction. I have several email to back this up. I even did a few records request to see if they had permits through state and they did not. SO either everyone has to get permits or none. I have no problem because we are getting our permits but It has to be the same answer for everyone. We could agree to getting permits through whomever has jurisdiction.

>> B Asthetics This lighting issue being added is ridiculous. The lights have been up for over a year. We could agree to any additional lighting added will not shine directly at neighbors. All the lighting we have are inside our gates so far.

>> Air Quality #3 We agreed to all weather base rock for parking lot.

>> D transportation

>> #1 parking on blue lakes rd is prohibited by rancho novoa patrons. We can agree to this but it should state all businesses on blue lakes rd are not to park on rd because of fire code. This seems bias as a close business parks on street all the time so once again it should be for all not just our business.

>> It has taken us over 2 years to get here. I had to get an attorney to get this date and now 4 days before hearing I get this conditions that will only hurt our business. This is Friday and plenty of time to update these changes. I am open to discussion. Please contact me asap so we can get this cleared up. All we want is to be treated the same and have a business that gives back to our community.

>> Thank you,

>> Amy

>> Sent from my iPhone

RANCHO NOVOA

Conditions of Approval Report pages 1-6 Amendments

To Planning Commission,

We were only given these NEW conditions of Approval on Thursday October. 3 at 5:27. We asked for a meeting on Oct 4th to make amendments but only received an email from Michelle Irace stating that we can bring them to hearing. These added items can only hurt our small business. I am sorry for the late admittance and ask that these items get amended upon approval.

Thank you,
Amy Novoa

Page 1 of 6

Under Operation of the Project shall comply with the following:

Use of campsites would NOT be restricted to use by attendees of blocked events.

(This was not a condition on original conditions approved by Mireya on 9/14/23. We are a campground and no other campground would be asked to only be open one day a week. Planning approved updated site plan to include 16 campsites so we can go to state.)

Page 2 of 6

#2 Please omit the stairs from conditions as the county does not have jurisdiction on lake front property and was not part of major use permit. Email from State EXHIBIT 1

(Our lakeshore land was not part of the major use permit. The county does not have jurisdiction over this land. Email from state submitted.)

Under Aesthetics

#1. Exterior lighting only outside our gate or fenced area will be submitted to planning Dept.

Page 4 of 6

1. Parking on Blue lakes Rd. is prohibited by all businesses or none.

EXHIBIT 2

The business across from us on Blue Lakes rd does park on rd and has it on their site that you can park outside gate so we are asking for the same treatment. OR Change wording to all Businesses cannot park along Blue Lakes rd not just ours.

We would also like to ask that upon our approval that planning dept. sign our State application as all other agencies have signed. EXHIBIT 3

Thank you!

EXHIBIT 7

From: novoa95482@yahoo.com
Subject: Fwd: Proposed Staircase at 5680 Blue Lakes Road, Upper Lake
Date: September 24, 2024 at 4:06 PM
To: Amy Wife carousel95482@yahoo.com



Sent from my iPhone

Begin forwarded message:

Lakeshore under
CA. STATE LANDS COMMISSION

From: novoa95482@yahoo.com
Date: September 24, 2024 at 4:02:35 PM PDT
To: "Ninette@SLC Lee" <Ninette.Lee@slc.ca.gov>
Subject: Re: Proposed Staircase at 5680 Blue Lakes Road, Upper Lake

Thank you for your letter. I appreciate your time.
Sent from my iPhone

On Sep 24, 2024, at 3:58 PM, Lee, Ninette@SLC <Ninette.Lee@slc.ca.gov> wrote:

Dear Mr. Novoa,

Thank you for contacting us regarding your project at 5680 Blue Lake Road in Upper Lake, Lake County. We understand you are proposing to construct a staircase from your property to Upper Blue Lake. Upper Blue Lake is natural, possibly navigable, and non-tidal. Upper Blue Lake may include State sovereign land; however, the extent of the State's sovereign interest in the lake has not been determined. Therefore, a lease from the California State Lands Commission for the proposed staircase will not be required at this time. A lease may be required at such time in the future that the exact extent of the State's fee ownership is determined.

Feel free to contact me if you have any questions.

Sincerely,

Ninette Lee (*she/her*), Public Land Manager
Land Management Division

CALIFORNIA STATE LANDS COMMISSION

100 Howe Avenue, Suite 100-South

Sacramento CA 95825

916.574.1869

Ninette.Lee@slc.ca.gov

[<image001.png>](#)

[<image002.png>](#)

[<image003.png>](#)

[<image004.png>](#)

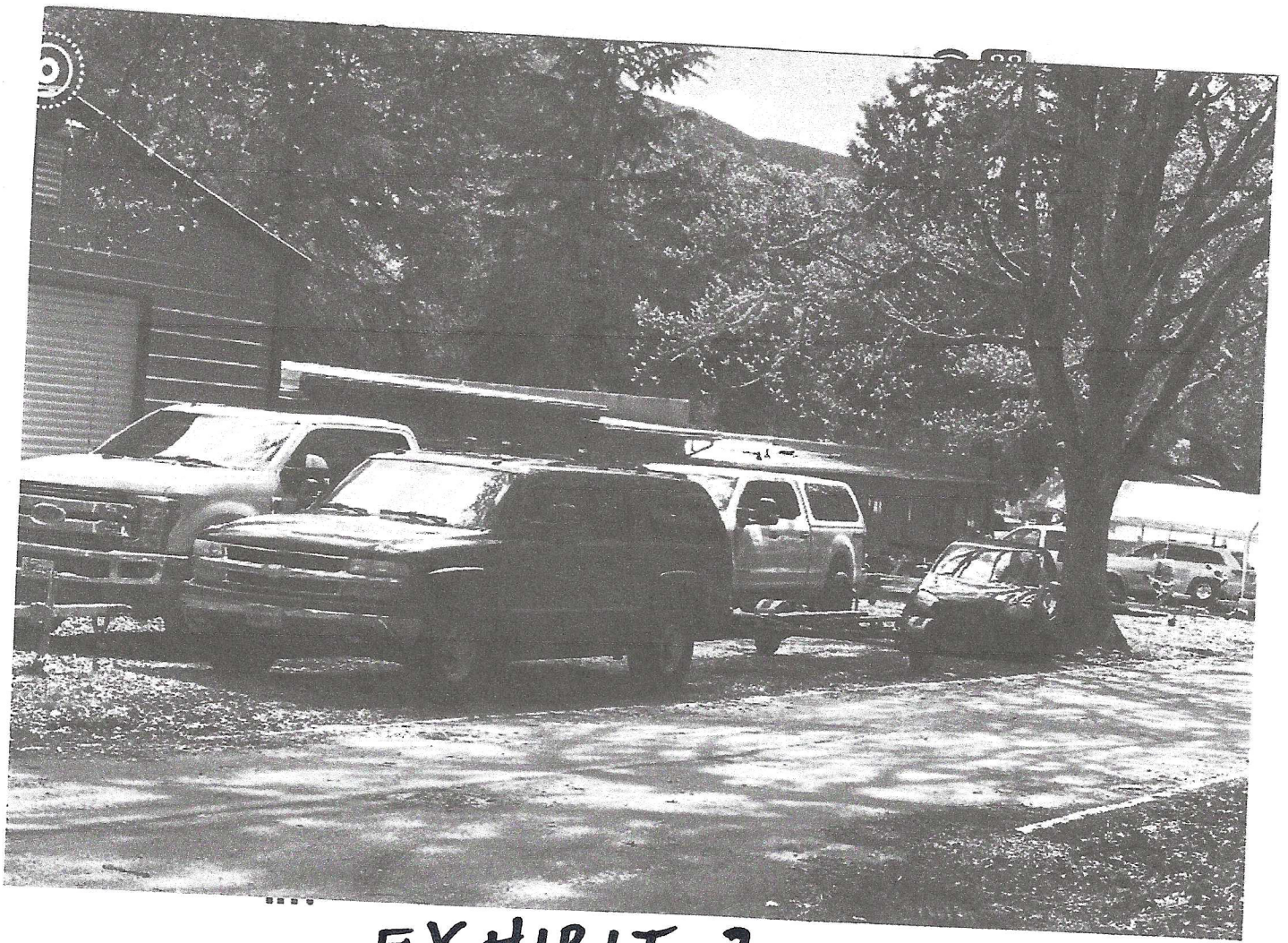


EXHIBIT 2

Narrows
Parks on
Blue Lakes Rd.

Yes, you are welcome to leave anytime you need to. The gate opens automatically when you pull up close to it. When you come back you just call the number on the gate and let us know you are returning. We do not let cars in after 10pm or before 9 am. If you arrive outside of those hours and you are already a guest with us, you can park outside the gate and you will have already received a code to the "walking gate."

Does the resort have

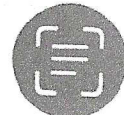


EXHIBIT 3

☐ Health

x

R.E.H.S

A signature here confirms the proposed construction is consistent with local health requirements Title

Craig Wetherbee

(707) 263-1164

8/21/2024

Print name

Phone #

Date

Upon completion, does your agency want to review the project/site prior to HCD finalizing the permit(s)?

Yes ☒

No ☐

If yes, this form will be re-circulated prior to the final for your signature below.

Final approval signature

Date

☐ Public Works

x David M. Hill

ENGINEERING TECHNICIAN

A signature here confirms the proposed construction is consistent with local public works requirements Title

DAVID M. HILL

(707) 263-2341

8/21/24

Print name

Phone #

Date

Upon completion, does your agency want to review the project/site prior to HCD finalizing the permit(s)?

Yes ☐

No ☒

If yes, this form will be re-circulated prior to the final for your signature below.

Final approval signature

David M. Hill

Date

8/21/24

☒ Fire Protection

x Bill Collins

Chief Building Official

A signature here confirms the proposed construction is consistent with local fire requirements Title

Bill Collins

707-263-2221

8-21-24

Print name

Phone #

Date

Upon completion, does your agency want to review the project/site prior to HCD finalizing the permit(s)?

Yes ☒

No ☐

If yes, this form will be re-circulated prior to the final for your signature below.

Final approval signature

Date

☐

x

A signature here confirms the proposed construction is consistent with local requirements Title

Print name

Phone #

Date

Upon completion, does your agency want to review the project/site prior to HCD the permit(s)?

Yes ☐

No ☐

If yes, this form will be re-circulated prior to the final for your signature below.

Final approval signature

Date

Comments:

Signature of Applicant

Title Owner

Date

STATE AP signed by
all other agencies

10:39

76

< Inbox

5 Messages



Found in Yahoo! Inbox



From: Michelle Irace >

To: ★ Amy Hewitt > - Novoa

novoa95482@yahoo.com >

Cc: Gretchen Anderson >

bmomsen@vmm-law.com >

October 3, 2024 at 5:27 PM

Late date
notices with
changes we
did not agree
to.

Was told to
speak at Hearing.

Date →
Staff
conditions

FW: Lake County Planning Commission Meeting for October 10, 2024

Hi Amy and Juan,
We were able to post the
10/10 PC agenda a day early.
The link is below and I've also
attached the body of my staff
report and proposed
conditions of approval to this



10:46

75

< Inbox

7 Messages

Found in Yahoo! Sent Mailbox

➡ From: ★ Amy Hewitt > NOVOA

To: Mireya Turner >

Michelle Irace > Eddie Crandell >

nicolejohnson@lakecountycalifornia.gov >

October 4, 2024 at 8:21 AM

Asked for
meeting to
amend before
hearing.

Rancho Novoa

Good Morning,

We received the copy of the major use staff report and conditions yesterday. Our hearing is next Thursday. We agree to most of these (4 pages). Could we please have a meeting or zoom since this is now time sensitive.

A few things that need to be changed:



Brian Hall, PE
Po Box 956
Lakeport, CA 95453

Wednesday, October 09, 2024

Lake County
Community Development Department
255 N. Forbes St #330
Lakeport, CA 95453

The Rancho Novoa project as proposed demonstrates significant state and local regulatory violations as well as significant errors and omissions. Since the Conditions of Approval require that all federal, state and local regulations are to be enforced, the project will be subject to revocation immediately upon approval.

Major Use Permit Conditions of Approval Item A.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.”

Violations include:

1. Non-conformance with State Calfire 4290 regulations for safe emergency access and egress for the 3,800 ft road between the project and the Blue Lakes Subdivision to the East or for the 6,000 ft road to Hwy 20 to the West. This is required for all new uses after 1991 when the Calfire 4290 regulations were signed into law.
 2. Non-conformance with State Water Resources Control Board OWTS Policy for the undersized and improperly designed wastewater disposal system for a wastewater demand equivalent to that of twelve homes.
 3. Nonconformance with County of Lake Rules and Regulations for On-site Sewage Disposal.
 4. Nonconformance with County of Lake Zoning Article 43 for campground acreage minimums and property line setbacks.
1. Applicable State Regulations:
 - a. Calfire 4290 SRA Fire Safe Regulations
 - i. Roads and driveways, whether public or private, unless exempted under 14 CCR § 1270.02(d), shall provide for safe access for

emergency wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with 14 CCR §§ 1273.00 through 1273.09.

- ii. All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by local jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250.*

b. State Water Resources Control Board OWTS Policy

- i. All new dispersal systems shall have 100 percent replacement area that is equivalent and separate, and available for future use.*
- ii. No dispersal systems or replacement areas shall be covered by an impermeable surface, such as paving, building foundation slabs, plastic sheeting, or any other material that prevents oxygen transfer to the soil.*
- iii. OWTS dedicated to receiving significant amounts of wastes dumped from RV holding tanks are not allowed to be authorized by a Local Agency Management Program (Lake County Environmental Health Department).*
- iv. A qualified professional shall design all new OWTS and modifications to existing OWTS where the treatment or dispersal system will be replaced or expanded. A qualified professional employed by a local agency, while acting in that capacity, may design, review, and approve a design for a proposed OWTS, if authorized by the local agency.*

2. Applicable Local Regulations:

a. Lake County Rules and Regulations for On-site Sewage Disposal

- i. LCR 1-170 SEEPAGE TRENCH SYSTEMS - The projected daily sewage flow shall be limited to a maximum of four hundred fifty (450) gallons (RN: 3,620 gallons).*
- ii. Large Systems. Systems with a projected daily sewage flow greater than two thousand five hundred (2,500)gallons shall be designed in accordance with requirements set forth in LCR 1-310 (RN: 3,620 gallons).*
 - 1. Large system absorption facilities shall be designed with pressure distribution.*
 - 2. The applicant shall provide a written assessment of the impact of the proposed system upon the quality of public waters and public health.*

3. *Plans and specifications for large systems shall be prepared by any competent registered professional with education or experience in the specific technical field involved.*
- b. Lake County Zoning Article 43 – Campgrounds and RV parks regulations
 - i. *Campgrounds must be 3 acres minimum. (RN: 1.8 acres).*
 - ii. *Two lane road width must be 18 ft. (RN: 12 ft)*
 - iii. *Campsites and structures must be 50 ft from any property line. (RN: 0 ft).*

RANCHO NOVOA PROJECT REVIEW NOTES

1. Site plan
 - a. The property boundary shown is not based on a recorded land survey and the reference for the property boundary data is missing.
 - b. The 50' campground setbacks are missing.
 - c. The existing leach field (home) is shown in the wrong location.
 - d. The existing leach field replacement area (home) is missing.
 - e. The future expanded leach field (campground) is missing.
 - f. The future expanded leach field replacement area (campground) is missing.
 - g. Septic tank locations are missing. Aprx 6 to 8 septic tanks (940 gal) will be required for this project.
 - h. The camping areas are shown as existing. Is there a use permit on file for the existing camping areas?
2. Lake County Zoning Article 43 – Campgrounds and RV parks regulations
 - a. Campgrounds must be 3 acres minimum. (RN: 1.8 acres)
 - b. Two lane road width must be 18 ft. (RN: 12 ft)
 - c. Campsites and structures must be 50 ft from any property line. (RN: 0 ft)
 - d. A 10 ft buffer is required along adjoining streets. (RN: 0 ft)
3. OWTS – Onsite Wastewater Treatment System
 - a. Rancho Novoa wastewater quantities will significantly exceed the capacity of the existing residential septic system. Daily effluent discharge is equivalent to (12) homes.
 - i. Total wastewater flow: 3,620 gpd
 1. Home: 300 gpd
 2. Office: 150 gpd
 3. (16) campsites: 16 camps* 4 per/camp * 25 gpd/per = 1,600 gpd OR
 4. (16) Campsites w/ RVs: 120 gpd/rv * 16 rv = 1,920 gpd
 5. (250) guests: 5 gpd/guest * 250 guests = 1,250 gpd

- b. Current leach line capacity is 11% - 44% of required capacity for the project as proposed.
 - ii. 4.0 sf/lf max infiltrative surface (SWRCB OWTS Policy 8.1.6)
 - iii. 0.8 gpd/sf max application (SWRCB OWTS Policy 8.1.7)
 - iv. $4.0 \text{ sf/lf} * 0.8 \text{ gpd/sf} = 3.2 \text{ gpd/lf}$ max loading
- c. Min total LL length required: $3,620/4.0/.8 = 1,131 \text{ lf}$ (RN: 500 ft)
- d. Max total LL length required: $3,620/4.0/.2 = 4,525 \text{ lf}$ (RN: 500 ft)
- e. Seepage Trench Systems are not allowed for flows exceeding 450 gpd (RN: 3,620 gpd) per LC LCR. The proposed wastewater flows are 800% above the max allowed for a seepage trench system.
- f. Septic tanks required for 48 hr treatment: $3,620 * 2/940 = (8) 940 \text{ gal}$ tanks (RN: 1 tank)
- g. Additional leach field capacity and septic tank detention time should be considered for RV “high strength” sewage.
- h. The onsite well completion report shows a 45 ft rock layer between ground surface and groundwater surface at the well site with no restrictive layers. Therefore, the nearby leach field might have similar geology. Leach lines cannot be installed in rock layers. Dispersed effluent might not have enough treatment time before reaching the groundwater surface and neighboring wells. This should be studied by a qualified professional.
- i. Prescriptive piping specifications for seepage trench systems are limited to 450 gpd per LC LCR (RN: 3,620 gpd). Flows that exceed 450 gpd require an engineered design to determine the larger pipe sizes.
- j. OWTS systems cannot be designed by an owner per CA OWTS policy.
- k. The following OWTS documents should be reviewed by a licensed professional to verify all elements of the design and construction are rated for aprx 3,620 gpd.
 - v. Soil evaluation report
 - vi. Wastewater demands
 - vii. Plans
 - viii. Profiles
 - ix. Details
 - x. Specifications
 - xi. Calculations
 - xii. As-built drawings

4. Initial Study

- a. Wastewater flows are equivalent to that of 12 homes on a site with very porous rocky soil and nearby wells. Wastewater impacts are significant and should have been considered in the IS.
- b. Utilities (wastewater treatment) should have been considered in the IS.
- c. The IS states there will be no disturbance for the project because all disturbance has already taken place or is ongoing. The previous

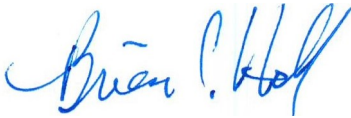
disturbances exceeding 1 acre should have had NPDES permits.

5. Property Boundary

- a. There are no land survey records available for the Rancho Novoa project. The West and North boundaries of the project are described in the project's deed as Lot 20 of Section 6, Township 15 North, Range 10 West which has not been determined by licensed land surveyor.
- b. Any construction or activity over a property line would be out of compliance with the site plan and would be a violation of the conditions of approval. The MUP would then be subject to revocation.

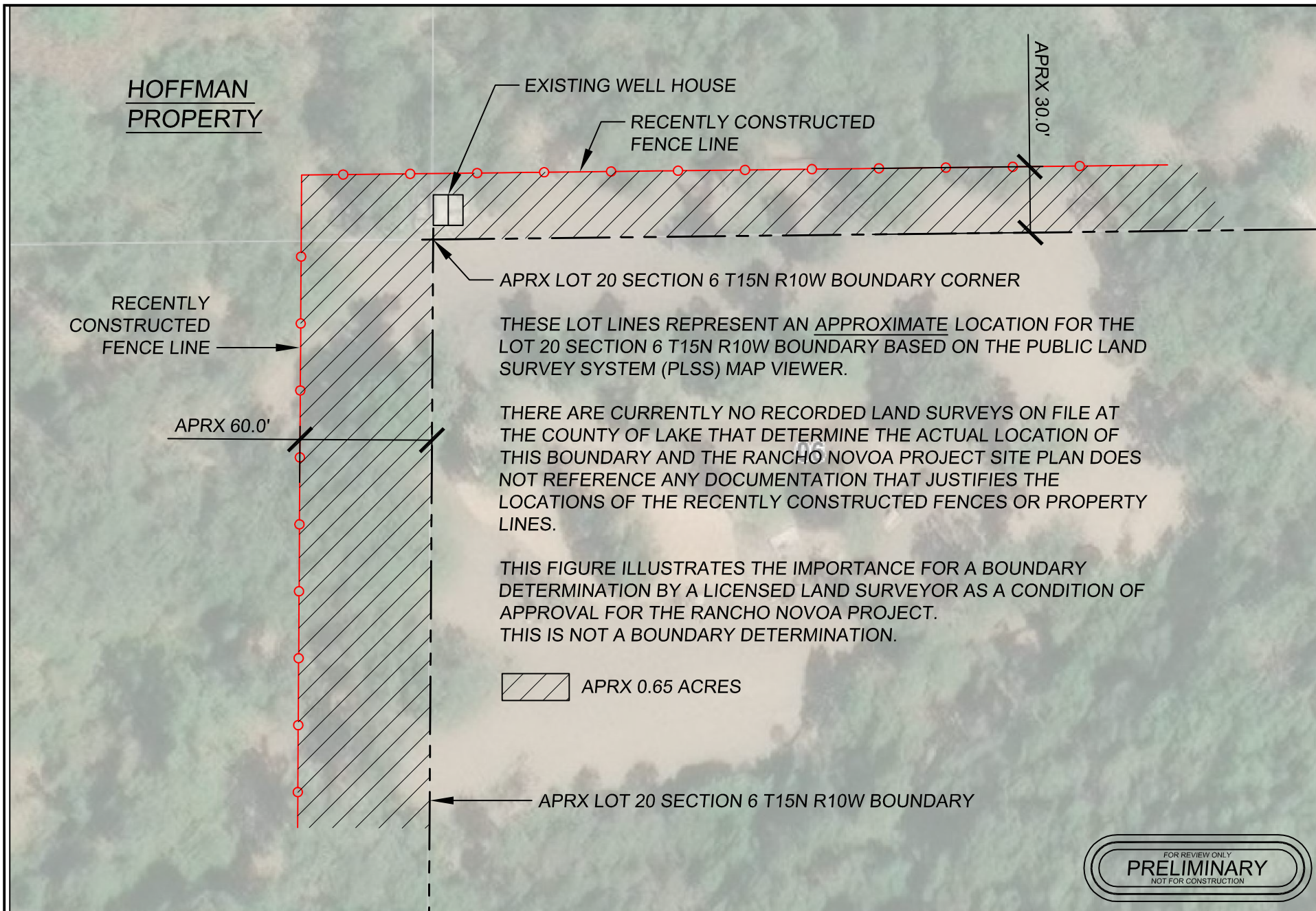
This project will result in significant public safety and environmental risks and the area proposed is clearly not large enough to accommodate the utilities necessary for a successful operation. I recommend that this project be denied.

Sincerely,



Brian Hall, PE





MENDO LAKE ENGINEERING

1675 SOUTH MAIN ST, LAKEPORT, CA 95453
(707) 263-7783 Office | (707) 635-8129 Fax

DATE: 10/9/24

BY: BCH

SCALE: 1"=5'

**PROJECT FENCE
VS
PLSS BOUNDARY (APRX)**

RANCHO NOVOA

5680 BLUE LAKES ROAD
UPPER LAKE, CA 95485

SHEET:

F1