

**LAKE COUNTY PLANNING COMMISSION**  
**MINUTES**  
**REGULAR MEETING**  
**May 22, 2025**

**Commission Members**

- P Monica Rosenthal, District I
- P Everardo Chavez, District II
- A Batsulwin Brown, District III
- P Maile Field, District IV
- P Sharron Zoller, District V

**Staff Members**

- P Mireya Turner, Director
- V VACANT, Principal Planner
- P Nicole Johnson, Deputy County Counsel
- P Danae LoDolce, Office Assistant III

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**9:00 a.m.     CALL TO ORDER**

Pledge of Allegiance was led by Commissioner Everardo Chavez.

**VERIFICATION OF LEGAL NOTICE(S)**

The clerk reported items were properly noticed.

**CONSENT AGENDA**

Action on minutes from March 27, 2025, Planning Commission Meeting.

Comm. Zoller moved, 2<sup>nd</sup> by Comm. Rosenthal to approve the minutes from March 27, 2025, Planning Commission Meeting.

**APPROVAL OF MINUTES 4 AYES 0 NOES 1 ABSENT (BROWN)**

**CITIZEN’S INPUT**

No one present wished to speak.

**6a 9:05 a.m.            PUBLIC HEARING – Consideration of proposed Lakebed Encroachment Permit and Variance (PL 25-18); VR 24-01) request from Chapter 23, Clear Lake Shoreline (“Shoreline Ordinance”), of the Lake County Code for installation of two floating docks associated with the Disney Boat Rental Facility Project. Disney Boat Rentals; Location (within the city of Lakeport): 2200 Lakeshore Boulevard, Lakeport (APN 026-031-29).**

Resource Planner Michelle Irace presented the staff report.

**9:29 a.m.                Opened Public Hearing**

The following people spoke: Brandon Disney, Applicant; Erick Woychik, Gary Reisen and Margaux Kambara.

**9:40 a.m.                Closed Public Hearing**

Comm. Field moved, 2<sup>nd</sup> by Comm. Rosenthal that the Planning Commission adopted the Mitigation, Monitoring, Reporting Program (Attachment 7) for the Initial Study (SCH No. 2024091171) adopted by the City of Lakeport’s Planning Commission (Lead Agency) for the Disney Boat Rental Project, based on the findings in the Staff Report dated May 22, 2025.

**MITIGATED NEGATIVE DECLARATION 4 AYES 0 NOES 1 ABSENT (BROWN)**

Comm. Field moved, 2<sup>nd</sup> by Comm. Rosenthal that the Planning Commission approved the Variance request from Sections 23.6.3(E)(2) and 23.6.5(A) of the County's Shoreline Ordinance for the Disney Boat Rental Facility Project (PL 25-18 for VR 24-01), located at 2200 Lakeshore Blvd., Lakeport (APN 026-031-29), based on the findings in the Staff Report dated May 22, 2025 and subject to the conditions in Attachment 3.

**SHORELINE ORDINANCE VARIANCE 4 AYES 0 NOES 1 ABSENT (BROWN)**

Comm. Field moved, 2<sup>nd</sup> by Comm. Rosenthal that the Planning Commission approved the Lakebed Encroachment Permit for Disney Boat Rental Facility Project (PL 25-18; VR 24-01), located at 2200 Lakeshore Blvd., Lakeport (APN 026-031-29), based on the findings and subject to the conditions in the staff report dated May 22, 2025.

**LAKEBED ENCROACHMENT PERMIT 4 AYES 0 NOES 1 ABSENT (BROWN)**

**9:52 a.m. Break**

**10:02 a.m. Back to Order**

**6b 10:03 a.m. PUBLIC HEARING - Consideration of a proposed Major Use Permit (PL-25-68) for (UP 23-09) Poverty Flats Ranch, for a commercial cannabis cultivation for up to 5.69 acres (247,800 sf), and draft Initial Study/ Mitigated Negative Declaration (IS 23-29); Poverty Flats Ranch / Kurt and Bobby Barthel; location: 10535 High Valley Road, Clearlake Oaks (APN: 006-004-22)**

Planner II Max Stockton presented the staff report.

**10:18 a.m. Break – Technical Difficulties**

**10:23 a.m. Back to Order**

**11:10 a.m. Opened Public Hearing**

The following people spoke: North Point Consulting Agent Angie Dodd, Project Engineer Broge White, Applicant Kurt Barthel, Maria Kahn, Thomas Lajick, Chuck Lamb, Randy Wilk, Angela Amerall, Terry Yellitz and Cody Lack.

**11:45 a.m. Closed Public Hearing**

Comm. Rosenthal moved, 2<sup>nd</sup> by Comm. Zoller that the Planning Commission found that potential impacts associated with this project can be mitigated to 'less than significant' through the implementation of the Mitigated Negative Declaration (IS 23-20) submitted by Rusty and Bobby Barthel for the property located at 10535 High Valley Road, Clearlake Oaks, (APNs: 006-004-22) will not have a significant effect on the environment, and that the Planning Commission adopt Initial Study (IS 23-20) based on the findings listed in the staff report dated May 22, 2025.

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (IS 23-20) 3 AYES 1 NO (CHAVEZ) 1 ABSENT (BROWN)**

Comm. Rosenthal moved, 2<sup>nd</sup> by Comm. Zoller that the Planning Commission grant the Major Use Permit (PL-25-68) for (UP 23-09) applied for by Rusty and Bobby Barthel on property located at 10535 High Valley Road, Clearlake Oaks (APNs: 006-004-22) based on the findings and subject to the conditions included in the staff report dated May 22, 2025.

**MAJOR USE PERMIT (PL-25-68) FOR (UP 23-09) 3 AYES 1 NO (CHAVEZ) 1 ABSENT (BROWN)**

**NON-TIMED ITEMS - NONE**

**DEPARTMENT UPDATE**

Director Turner announced Community Developments Business Software Analyst Phil Hansen has recently taken the position of Plans Examiner. She also gave a Lake County 2050 update.

**12:26 a.m. ADJOURNED**

**Respectfully submitted,**

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**Everardo Chavez, Chair  
Lake County Planning Commission**

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**Danae LoDolce,  
Planning Commission Assistant**