



COUNTY OF LAKE
Community Development Department
PLANNING DIVISION
Courthouse - 255 N. Forbes Street
Lakeport, California 95453
Phone (707) 263-2221 FAX (707) 263-2225

FILED

With The Board of Supervisors
Of The County of Lake

Date: 5/28/25

Planning Division Application
(Please type or print)

BY

Project name: Poverty Flats Appeal
Assessors Parcel #: 006-004-22

INITIAL FEES: Exhibit C

PL-25-198	
AB	\$1,643.00
Sub Total:	\$1,643.00
Technology recovery 2% Cost	\$20.00
General Plan Maintenance Fee	\$62.50
Total:	\$1,725.50

Zoning: _____

General Plan: _____

Receipt # 699

Initial: SS/MC

APPELLANT INFORMATION

NAME: Maria Kann and Associates
MAILING ADDRESS: 12250 High Valley Rd CITY: Clearlake Oaks
STATE: CA ZIP: 95423
PRIMARY PHONE: 707 331-3922 SECONDARY PHONE: ()
EMAIL: mariakann@gmail.com

PROJECT LOCATION

ADDRESS: 10525 High Valley Road

PRESENT USE OF LAND:

DESCRIPTION OF PROJECT APPEALED:

Major Use Permit (PL-25-68) for (UP 23-09) for a commercial cannabis cultivation for up to 5.69 acres and Draft Initial Study/MSR LS 23-29 Poverty Flats Ranch

SURROUNDING LAND USES:

North: O-WW-SC and RL-WW-SC
South: A-WW
East: RL-SC and RL-WW-SC
West: O-WW-SC and RL-WW

PARCEL SIZE(S):

Existing: _____
Proposed: _____

Existing/Proposed Water Supply: Well
Existing/Proposed Sewage Disposal: Septic
Fire Protection District: North Shore Fire
School District: _____

At-Cost Project Reimbursement

I, Maria Kamm, the undersigned, hereby authorize the County of Lake to process the above referenced appeal request in accordance with the County of Lake Code. I am paying an initial fee of \$ 1725.50 as an estimated cost for County staff review, coordination and processing costs related to my appeal according to the master fee schedule. **In making this initial fee, I acknowledge and understand that the initial fee may only cover a portion of the total processing costs. Actual costs for staff time are based on hourly rates adopted by the Board of Supervisors in the most current County fee schedule. I also understand and agree that I am responsible for paying these costs even if the appeal is withdrawn or not approved.**

I understand and agree to the following terms and conditions of this Reimbursement Agreement:

1. Time spent by County of Lake staff in processing my appeal and any direct costs will be billed against the available initial fee. **"Staff time" includes, but is not limited to, time spent reviewing application materials, site visits, responding by phone or correspondence to inquiries from the appellant, the appellant's representatives, neighbors and/or interested parties, attendance and participation at meetings and public hearings, preparation of staff reports and other correspondence, responding to public records act requests or responding to any legal challenges related to the application. "Staff" includes any employee of the Community Development Department.**
2. If processing costs exceed the available initial fee, I will receive invoices payable within 30 days of billing.
3. I may, in writing, request a further breakdown or itemization of invoices, but such a request does not alter my obligation to pay any invoices in accordance with the terms of this agreement.



COUNTY OF LAKE

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

APPEAL TO BOARD OF SUPERVISORS

Date: 5/28/25

Project Name (if applicable): Poverty Flats

Appellant's Name: Maria Kana

Appellant's Mailing Address: 12250 High Valley Road

Clearlake Oaks CA 95423 Phone #: 707-331-3922

Appellant's Representative to be determined

Phone #: _____

Location of Project: 10525 High Valley Road

Clearlake Oaks CA 95423

Assessor's Parcel Number: 006-004-22

Previous Action Taken: I and my neighbors have provided both written and public comment at the Planning Commission Meeting Thurs. May 22, 2025 Date: 5/22/25

Reason for Appeal: (Attach extra sheets if necessary)

This appeal is based on numerous legal violations, procedural errors, and public safety concerns including (see attached) Additional violations or deficiencies may be identified during the preparation of the formal appeal argument. This filing reserves the right to raise all relevant issues as discovered

MC

Signature of Appellant/s

FOR OFFICE USE ONLY

Appeal Number: PL-25-198

Fee: 1,725.50

Date Received: 5/28/2025

Related File#: UP 23-09

Receipt #: 699

Received By: SS/MC

The signature(s) below signifies legal authority and consent to file an application in accordance with the information above. The signature also signifies that the submitted information and accompanying documents are true and accurate, and that the items initialed above have been read and agreed to.

Note: This agreement does not include other agency review fees or the County Clerk Environmental Document filing fees.

Name of Appellant or Appointed Designee for Payment of all At-Cost Appeal Fees:

Maria Kann

(Please Print)

Name of Company or Corporation (if applicable):

(Please Print)

Mailing Address of the Appellant or Party responsible for paying processing fees:

(If a Corporation, please attach a list of the names and titles of Corporate officers authorized to act on behalf of the Corporation)

Name: * Maria Kann

Date: 5/28/25

Email address: maria.kann@gmail.com Phone Number: 707-331-3922

[Signature]

5/28/25

Signature of Appellant/ Agent* Name

Date

Signature of Appellant

Date

Shelby Summers

From: Maria Kann <mariackann@gmail.com>
Sent: Wednesday, May 28, 2025 3:27 PM
To: Lake County Community Development - Cannabis
Subject: [EXTERNAL] Fwd: Poverty Flats Appeal Form Details

Please include my notes with my appeal application.

Sent from my iPhone

Begin forwarded message:

From: Maria Kann <mariackann@gmail.com>
Date: May 28, 2025 at 1:44:52 PM PDT
To: Maria Kann <mariackann@gmail.com>
Subject: Poverty Flats Appeal Form Details

Appeal Form Details

Assessor Parcel: 006-004-22

Kurt "Rusty" Barthel and Trustees
10525 High Valley Road
Clearlake Oaks CA 95423

Under "Name:" Maria Kann, Lori Correia and Associates

Under "Description of Project Appealed". It is possible we filled out that section incorrectly. It is likely that it should have been something like "Major Use Permit for 19 acre cannabis Operation".

Major Use Permit (PL-25-68) for (UP 23-09), 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)

Under Surrounding Land Uses, we used the Lake County Parcel Viewer. I am assuming for Poverty Flats, one section is zoned federal lands. Anyway, go to the Lake County Parcel Viewer to get the info. as you can see, we did not put much data in that section and it seemed to be ok.

Page 2 is straightfoward

Surrounding Land Uses:
North = O-WW-SC and RL-WW-SC
South = A-WW
East = RL-SC and RL-WW-SC
West = O-WW-SC and RL-WW

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Project Name: Poverty Flats UP 23-09 PL-25-68 IS-23-29
Appellant's Name: Maria Kann and Associates

Appellant's Representative: Maria Kann and additional representative TBD"

Location of the Project: 10535 High Valley Road, Clearlake Oaks, CA 95423

Assessor Parcel Number: 006-004-22

Previous Action Taken: Be sure to note that you and your neighbors provided both written and public comment at the Planning Commission Thursday May 22, 2025

Reason for the Appeal: As you can see we kept ours open with the phrase "...Other Legal violations..." and later with "...other environmental protection violations..." We are glad we did because we found several more issues as we dove into the documentation.

I suggest something like:

"...This appeal is based on numerous legal violations, procedural errors, and public safety concerns, including but not limited to:

- Illegal grading and unpermitted land disturbance
- Multiple violations of PRC §4290 and Title 14 Fire Safe Regulations (e.g., substandard access, insufficient turnarounds, improper road widths, lack of emergency egress)
- Failure to adequately assess environmental impacts pursuant to CEQA
- Inadequate or absent biological, hydrological, or archaeological studies
- Cumulative traffic and fire safety impacts on substandard road networks
- Potential inconsistencies with General Plan land use and zoning policies

Additional violations or deficiencies may be identified during the preparation of the formal appeal argument. This filing reserves the right to raise all relevant issues as discovered..."



County of Lake, CA

\$1,725.50 Paid

Via Check #833

Maria C. Kann

May 28, 2025

Fee Payment (Cannabis)	\$1,725.50
PL-25-198 - Planning Application	
Technology Fee - Planning	\$20.00
General Plan Maintenance Fee-Planning	\$62.50
Cannabis Appeal to the Board (with Court Reporter) - Planning	\$1,000.00
Cannabis Appeal to the Board (with Court Reporter) - County Counsel	\$420.00
Cannabis Appeal to the Board (with Court Reporter) - Env. Health	\$113.00
Cannabis Appeal to the Board (with Court Reporter) - Public Works	\$110.00

No processing fees

Total paid **\$1,725.50**

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Receipt number #699