CY 000		INITIAL FEES:	xhibit C
OUNT OF 24	COUNTY OF LAKE	PL-25-198	
0 3 3 m	Community Development Department	AB	\$1,643.00
25	PLANNING DIVISION	710	φ1,013.00
2	Courthouse - 255 N. Forbes Street Lakeport, California 9 <u>545</u> 3	27/4	
E OF CALIFOR	Phone (707) 263-222 FAX (707) 263-2225		
	With The Board of Supervisors	Sub Total:	\$1,643.00
	Of The County of Lake	Technology recovery 2% Cost	\$20.00
	3:40 P.M Of The County of Lake Date 5 28 25	General Plan Maintenance	1 70 000
	Date	Fee	\$62.50
	(11)	Total:	\$1,725.50
anning Division	Application		(wervern
lease type or print)		Zoning:	al Mosmaz
roject name: F	Overta flats Amal		
ssessors Parcel #	overty flats Appeal	General Plan:	
SSESSUIS Parcer +	004 22	Receipt # 499	a i oluba
		Initial: SS/MC	et leagqs
PRIMARY PHONE:	1a Kann and Associates : 12250 High Valley Rd CITY: Clear ZIP: 95423 107331-3922 SECONDARY PHONE: () LACKANNO gmail. Com		
ADDRESS: 105 PRESENT USE OF L	25 High Valley Road (UP 33-4	RIPTION OF PROJECT APPEALING USE Permot (PL-2 09) for a comme scultivation for and Draft Initials 29 Poverty Flats	ED: 5-68)- reial up to 5. Study
SURROUNDING LA	IND USES: 0-Ww-Sc and RL-WN	)-sc	nillige to 2s
South:	1-WW 2L-Scand RL-WW-SC 1-WW-SC and RL-Wh		an roner
PARCEL SIZE(S):			
Existing: Proposed:			
	Water Supply: Well Sewage Disposal: Septie trict: North Share Fire		

School District: \_\_\_

# At-Cost Project Reimbursement

I, Mana Kann, 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 I also understand and agree that I am responsible for paying these costs even if the appeal is withdrawn or not approved.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: Mana Kana
Appellant's Mailing Address: 12250 HighValleyRoad
Clearlake Oaks CA 95423 Phone #: 707-331-3922
Appellant's Representative to be determined
Phone #:
Location of Project: 10525 HighValley Road
Clearlake Daks CA 95423
Assessor's Parcel Number: 006-004-22
Previous Action Taken: I and my neighbors have provided bot 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 attacked)  Additional violations or deficiencies may be identified during the preparation of the formal appeal argument.  This filing reserves the right to raise all relevant.  1530es as discovered
Signature of Appellant/s

FOR OFFICE USE ONLY

Appeal Number: PL-25-198

Fee: 1725.50

Date Received: 5 28 2625

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 Kana  (Please Print)  Mailing Address of the Appellant or Party responsible for paying processing fees: (If a Corporation, please allach a list of the names and tilles of Corporate officers authorized to act on behalf of the Corporation)  Name:  Maria Kana  Date:  5/28/25  Signature of Appellant/ Agent* Name  Date  Signature of Appellant  Date						
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Name:* Maria Kann Date: 5/28/25  Email address: Maria C Kana Egmail Uphone Number: 707-331-3922  Signature of Appellant Date  Date: Date						
Email address: Maria c Kana Egmad Optione Number: 707-331-3922  Signature of Appellant Agent* Name  Date  Date	Nama: Maria Van	Date: 5/28/25				
Signature of Appellant/ Agent* Name  Date  Date  Date						
Signature of Appellant Date	Email address: Mariackan	- a egmail uphone Number: 707-331-3922				
Signature of Appellant Date	Law Land S. Vouchelery Park	The statement of passed it has the sent				
Signature of Appellant Date	me	5/28/25				
	Signature of Appellant/ Agent* Name	Date				
	Signature of Annallant	Data				
	Signature of Appenant	Dute				

#### **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 Clearloke 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

Page 3

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 Cousel	\$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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