



## COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

Telephone 707/263-2221 FAX 707/263-2225

Item 6a

9:05 A.M.

May 23, 2024

### STAFF REPORT

**TO:** Planning Commission

**FROM:** Mireya G. Turner, Community Development Director  
Michelle Irace, Principal Planner  
Prepared by: Max Stockton, Assistant Planner

**DATE:** May 23, 2024

**SUBJECT:** Lake County Public Works General Plan Conformity  
GPC 23-04, Request to Vacate portion of Collier Avenue, adjacent to 2685 Lakeshore Blvd., Nice CA, 95464

**ATTACHMENTS:** 1. Vicinity Map  
2. Clear Lake Villas Subdivision  
3. Applicant's Letter  
4. Minutes from 1922 hearing

#### I. EXECUTIVE SUMMARY

Applicant Diane DeMichele (Owner of The Boathouse Bar and Grill) requests the vacation of Collier Avenue (adjacent to 2685 Lakeshore Blvd., Nice) as a public road. Collier Avenue is a street dedicated to public use, established as a part of the Clearlake Villas Subdivision in 1922, for the benefit of the public. The portion proposed for vacation is currently unimproved, 40 feet wide and approximately 220 feet in length, beginning at the intersection with Lakeview Blvd and proceeding in a southerly direction to its terminus near Clear Lake. This portion of the road is currently open to the public and provides access to Clear Lake. It has also been used for parking by patrons of the Boathouse Bar and Grill, as well as other members of the public. The reason for the proposed vacation is the Boathouse Bar and Grill wishes to expand their docks for seasonal customer use and to expand their parking lot. If approved, the applicant intends to convert the portion of Collier Avenue in question into a private parking lot, striped to fit more customers, and expand her restaurant, meanwhile storing dock floats on the open shore currently being used as a public access point.

The Lake County Public Works Department (DPW) is processing the application to vacate the road, which requires approval by the Board of Supervisors; however, before DPW can recommend the vacation, California Streets and Highways Code, Section 8320, et seq. requires the Planning Commission to first determine whether the road vacation conforms to the Lake County General Plan through the approval of this General Plan of Conformity action, which was submitted to the Community Development Department on October 18, 2023. If vacated, each property owner abutting the road would own to the centerline of the right-of-way.

## II. PROJECT DESCRIPTION

Applicant/Owner: Diane DeMichele  
P.O. Box 430  
Nice, CA 95464

APN: 031-071-09

Location: 2685 Lakeshore Blvd. Nice, CA 95464

Existing Zoning: "CR"- "DR"- "WW"- "FF",  
Resort Commercial-Design Review-Waterway-Floodway  
Fringe

General Plan Designation: Resort Commercial

Existing Development: Bar and Grill with a detached residence

Property owner Diane DeMichele, who owns The Boathouse Bar and Grill at 2685 Lakeshore Blvd., Nice CA 95464, submitted an application to the County requesting the vacation of a portion of Collier Avenue as shown on the Clear Lake Villas Subdivision map (Attachments 2 and 3). Access to the requested portion of Collier Avenue comes from Collier Avenue and Lakeshore Blvd, which are both County owned and maintained. No parcels are served by this portion of the road (Attachment 1). Collier Avenue has not been improved past Lakeshore Blvd., so the applicant has allowed her customers to park in this portion of the road. If vacated, each property owner abutting the road would own to the centerline of the right-of-way.

The portion to be vacated is approximately 220 feet in length and extends from the intersection with Lakeshore Blvd. southerly to its terminus at the lake. If the vacation is approved, public access would no longer be available.

FIGURE 1- STREET VIEW OF COLLIER AVE. FROM LAKESHORE BLVD.



### III. GENERAL PLAN CONFORMITY ANALYSIS

Below provides an analysis of the proposed project as it relates to the General Plan.

The proposed vacation does not conform to the General Plan Chapter 9.7 Clearlake:

- As described in Chapter 9.7 Clearlake, the County recognizes Clear Lake as "the County's single most valuable resource...Ironically, the lakeshore, by its appeal, continues to generate many of the forces which threaten its value...Specifically, development near and around the shoreline of the lake has had a significant impact on the water quality...[providing] adequate public access to Clear Lake and its shoreline is also a necessary ingredient to the lake's enjoyment...access is sometimes provided in those areas where streets dead-end into the lake."

The proposed vacation does not conform to the General Plan Goal OSC-7a.5:

- As described in Goal OSC-7a.5, the County's goal is preservation of views as "Development regulations and review procedures should prevent further blockage of lake views from shoreline roadways and where feasible, restore visual contact with the lake from these roadways."
- As described in Goal OSC-7b.1, the County's goal is "to maximize the opportunity for human enjoyment of Clear Lake, [ensuring] frequent and easy public access to the lake,...vacant County-owned lakefront properties not presently developed for recreation purposes should be retained in public ownership and improved as needed to expand opportunities for the general public to have access and use of Clear Lake...Additionally, public streets which dead-end at the lake should be used for public access and open space."

The proposed vacation does conform to the General Plan Chapter 3.7 Commercial Development:

- As described in Goal LU-4, the County is "to maintain economic vitality and promote the development of commercial uses that are compatible with surrounding land uses and meet the present and future needs of Lake County residents, the regional community, and visitors."
- As described in Policy LU-4.2 Travel-Related Commercial Uses, "the County shall locate commercial designations for travel-related commercial services, such as gasoline service stations, food and beverage sales, eating and drinking establishments, and lodging, along major collectors (within ¼-mile from intersections), State Highways (within ¼-mile from interchanges) and in resort areas as identified in the Land Use Plan."

The proposed vacation does conform to the General Plan Chapter 3.9 Economic Development:

- As described in Goal LU-6, the County is "to maintain a healthy and diverse local economy that meets the present and future employment, shopping, recreational, and service needs of Lake County residents."
- As described in Policy LU-6.10 Old Resort Revitalization, "the County shall encourage the revitalization of old resorts in order to attract more visitors. Restoration, instead of

replacement of unique and historic resorts and facilities shall be encouraged when practical.”

- As described in Policy LU-6.11 Clear Lake Northshore, “the County shall focus its development/redevelopment efforts along the Northshore of Clear Lake to make it more attractive as a visitor destination.”

This portion of Collier Avenue is currently unimproved and provides ingress and egress to Clear Lake. Vacation of Collier Avenue would inhibit public access to Clear Lake and allow the applicant a pathway to convert the area into a private parking lot and expand her restaurant and docks. Staff consulted with County Counsel, and Counsel noted that the vacation of public right of way should be performed in a manner that results in a public benefit. This is also supported by the General Plan goals and policies noted above related to public access to the lake, preservation of lake views, and the potential impacts of lakeshore development. Here, the road is being proposed for vacation for the sole benefit of one private property owner. The approximately 220 feet of requested road vacation pose no health issues to the public due to harmful conditions such as erosion, traffic hazards, nuisance issues, etc. As such, Staff finds that the proposed vacation for the identified intended use may limit public access, but a boat ramp and public park are approximately a quarter mile east of Collier Avenue, at Keeling Park. Vacating Collier Avenue would not benefit the public directly, in the way of providing or improving public facilities along the lake, but this road vacation could allow the applicant to expand the lakeside opportunity of boat up eating opportunities; therefore, the road vacation of Collier Avenue is consistent with the General Plan.

#### **IV. AGENCY COMMENTS**

The proposed general plan of conformity application was routed to all of the appropriate public and private service providers including Air Quality, Public Services, Public Works, Lake County Surveyor, Special Districts, Environmental Health, Water Resources, North Shore Fire Protection, PG&E, and all area Tribes. Lake County Special Districts does have a sewer main that runs along Lakeshore and a manhole near parcel 031-071-09, however, proposed GPC23-04/CE23-41 shouldn't impact the district's ability to continue to provide service to the nearby parcels and or access the mainline and manhole.

#### **V. CEQA REVIEW**

The proposed decision is not subject to the California Environmental Quality Act (CEQA), pursuant to Sections 15061(b)(3) of the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3. The activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This activity only involves a report and determination concerning the consistency of a potential road vacation with the County's General Plan. Accordingly, there is no potential for this approval resulting in any significant physical change to the environment, either directly or indirectly, and is not subject to CEQA review. Approvals for the vacation of the property will undergo further CEQA review through the DPW report.

## **VI. RECOMMENDATION**

Staff recommends that the Planning Commission, after reviewing the agenda report and receiving evidence at the public meeting, finds that the location, purpose, and extent of the proposed vacation of Collier Avenue, adjacent to 2685 Lakeshore Blvd., Nice CA 95464, is in conformance with the County of Lake General Plan pursuant to California Government Code Section 65402.

## **VII. SAMPLE MOTION**

### **General Plan of Conformity (GPC 23-04)**

I move that the Planning Commission find that the General Plan of Conformity (GPC 23-04) applied for by Diane DeMichele on the shoreline of Collier Avenue, Nice does meet those findings of the Lake County General Plan and that the Planning Commission has reviewed and considered the Lake County General Plan for this project to grant the road vacation of this portion of Collier Avenue subject to the findings listed in the staff report dated May 23, 2024.

NOTE: The applicant or any interested person is reminded that the Zoning Ordinance provides for a seven (7) calendar day appeal period. If there is a disagreement with the Planning Commission, an appeal to the Board of Supervisors may be filed. The appropriate forms and applicable fee must be submitted prior to 5:00 p.m. on or before the seventh calendar day following the Commission's final determination.

Reviewed By: \_\_\_\_\_



Attachment 1







**COUNTY OF LAKE****Community Development Department  
PLANNING DIVISION**

Courthouse - 255 N. Forbes Street  
Lakeport, California 95453  
Phone (707) 263-2221 FAX (707) 263-2225

**Planning Division Application**

(Please type or print)

Project name: Collier Ave. Road Vacate Application

Assessors Parcel #: 800 - 001 - 200 000

**INITIAL FEES:**

GPC <u>23-04</u>	\$488.00
CE <u>23-41</u>	\$610.00

<b>Sub Total:</b>	\$1,098.00
Technology recovery 2% Cost	\$21.96
General Plan Maintenance Fee	\$61.00
<b>Total:</b>	\$1,180.96

Zoning: CR-DR-WW-FF

General Plan: Cr-RC

Receipt # 69976

Initial: JH

**APPLICANT:**

NAME: Diane C. DeMichele  
MAILING ADDRESS: PO Box 430  
CITY: Nice  
STATE: CA ZIP: 95464  
PRIMARY PHONE: (707) 972-9774  
SECONDARY PHONE: ( )  
EMAIL: dianecdem@yahoo.com

**PROPERTY OWNER (IF NOT APPLICANT):**

NAME: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_  
STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
PRIMARY PHONE: ( ) \_\_\_\_\_  
SECONDARY PHONE: ( ) \_\_\_\_\_  
EMAIL: \_\_\_\_\_

**PROJECT LOCATION**

2685 Lakeshore Blvd.  
ADDRESS: Nice, CA 95464

PRESENT USE OF LAND:  
Road Easement

**DESCRIPTION OF PROJECT:**

Application for Collier Ave. Road  
Vacation

SURROUNDING LAND USES: N/A

North: \_\_\_\_\_  
South: \_\_\_\_\_  
East: \_\_\_\_\_  
West: \_\_\_\_\_

PARCEL SIZE(S): N/A

Existing: \_\_\_\_\_  
Proposed: \_\_\_\_\_

Existing/Proposed Water Supply: \_\_\_\_\_  
Existing/Proposed Sewage Disposal: \_\_\_\_\_  
Fire Protection District: \_\_\_\_\_  
School District: \_\_\_\_\_

### At-Cost Project Reimbursement

I, Diane C. DeMichele, the undersigned, hereby authorize the County of Lake to process the above referenced permit request in accordance with the County of Lake Code. I am paying an initial fee of \$ 1,180.96 as an estimated cost for County staff review, coordination and processing costs related to my permit (Resolution No. 2017-19, February 7, 2017). **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 application 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 application 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 applicant, the applicant's representatives, neighbors and/or interested parties, attendance and participation at meetings and public hearings, preparation of staff reports and other correspondence, processing of any appeals, 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. As the owner of the project location, I have the authority to authorize and I hereby do authorize the County of Lake or authorized representative(s) to make inspections at any reasonable time as deemed necessary for the purpose of review and processing this application.
4. If I fail to pay any invoices within 30 days, the County will stop processing my permit application. All invoices must be paid in full prior to issuance of the applied for permit.
5. If the County determines that any study submitted by the applicant requires a County-contracted consultant peer review, I will pay the actual cost of the consultant review. This cost

may vary depending on the complexity of the analysis. Selection of any consultant for a peer review shall be at the sole discretion of the Community Development Director or his designee.

6. I agree to pay the actual cost of any public notices for the project as required by State Law and the Lake County Zoning Ordinance.

7. 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.

8. I agree to pay all costs related to permit condition compliance as specified in any conditions of approval for my permit/entitlement including compliance monitoring.

9. I agree not to alter the physical condition of the property during the processing of this application by removing trees, demolishing structures, altering streams, and/or grading or filling. I understand that such alteration of the property may result in the imposition of criminal, civil or administrative fines or penalties, or delay or denial of the project.

10. I have checked the current Hazardous Waste and Substances Sites List pursuant to Government Code Section 65962.5(f). [www.envirostor.dtsc.ca.gov/public/](http://www.envirostor.dtsc.ca.gov/public/) The proposed project site is ☐ or is not ☐ included on the most recent list.

11. I understand that pursuant to State Fish and Games Code Section 711.4, a filing fee is required for all projects processed with a Negative Declaration or Environmental Impact Report unless it has been determined by the California Department of Fish (CDFW) that the project will have no effect on fish and wildlife. The fees are collected by the County Community Development Department, Planning and Environmental review Division (PER) for payment to the State. I understand that I will be notified of the fee amount upon release of the environmental document for the project.

12. I hereby agree that any drainage studies and/or drainage models that are provided to the County as part of the technical studies for this entitlement process will be provided with a license or other satisfactory release allowing the County to duplicate, distribute, and/or publish the studies and models to the general public without restriction. I understand that failure to provide such license or release to the satisfaction of the County may result in comment that the study and or model is inadequate to support the entitlement request.

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.

**APPLICATIONS WILL NOT BE ACCEPTED WITHOUT SIGNATURE(S) OF LEGAL PROPERTY OWNERSHIP**  
**OR OFFICIAL AGENT/AUTHORITY TO FILE (circle one)**

Ownership  
\*Must Attach Evidence

Contract to Purchase\*

Letter of Authorization\*

Power of Attorney\*

Name of Property Owner or Corporate Principal Responsible or Appointed Designee for Payment of all At-Cost Project Reimbursement Fees:

Diane C. DeMichele

(Please Print)

Name of Company or Corporation (if applicable):

(Please Print)

Mailing Address of the Property Owner or Corporation/Company 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: \* Diane C. DeMichele

Date: 10/16/2023

Email address: dianecdem@yahoo.com

Phone Number: (707) 972-9774

Diane DeMichele

Signature of Owners/Agent\* Name

10-16-23

Date

Diane DeMichele

Signature of Applicant

10-16-23

Date

**INDEMNIFICATION AGREEMENT  
BY AND BETWEEN COUNTY OF LAKE AND**

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THIS AGREEMENT, made and entered into this 16th day of October, 2023, by and between COUNTY OF LAKE, a political subdivision of the State of California (hereinafter referred to as "COUNTY"), and Diane C. DeMichele (hereinafter referred to as "APPLICANT").

WHEREAS, the Applicant has a legal and/or equitable interest in the certain real property located at Assessor Parcel Number(s): 800-001-200-000; and

WHEREAS, the Applicant has submitted an application to the County for an entitlement (Zoning Clearance Certificate, Special Permit, or Conditional Use Permit) for \_\_\_\_\_ pursuant to section(s) \_\_\_\_\_ of Chapter 21 of the County of Lake Code, section(s) \_\_\_\_\_ of the California Code of \_\_\_\_\_, and related CEQA approvals ("the Project"); and

WHEREAS the APPLICANT desires to indemnify the COUNTY from liability or loss connected with the Project approvals herein.

NOW, THEREFORE, pursuant to Chapter 21 of the Lake County Code and in consideration of the promises, covenants, and provisions set forth herein, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. Nothing in this Agreement shall be construed to limit, direct, impede, or influence the County's review and consideration of the Project.
2. The APPLICANT shall defend, indemnify and hold harmless the COUNTY and its agents, officers and employees from any claim, action, or proceeding against the COUNTY or its agents, officers, or employees brought on account of any injury or damage sustained, or to attack, set aside, void, or annul the Project or any prior or subsequent related development approvals or Project condition imposed by the COUNTY or any of its agencies, departments, commissions, agents, officers or employees concerning the said Project, or to impose personal liability against such agents, officers or employees resulting from their involvement in the Project, which claim, action, or proceeding is brought within the time period provided by law, including any claim for private attorney general fees claimed by or awarded to any party from COUNTY. However, APPLICANT shall have no obligation to defend or indemnify the COUNTY against claims caused by the sole or active negligence or willful misconduct of the COUNTY, its agents, officers, or employees.
3. The County shall have the absolute right to approve and all counsel employed to defend the County. To the extent that COUNTY uses any of its resources responding to such claim, action, or proceeding, APPLICANT will reimburse COUNTY upon demand. Such resources include, but are not limited to, staff time, court costs, County Counsel's time at their regular rate for external or non-County agencies, or any other direct or indirect cost associated with responding to the claim, action, or proceedings.

4. The APPLICANT'S obligations under this agreement shall be effective regardless of the issuance of any permits or entitlements.
5. The COUNTY will promptly notify APPLICANT of any such claim, action, or proceeding.
6. The COUNTY may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding if the COUNTY defends the claim, action, or proceeding in good faith.
7. The APPLICANT shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved in writing by APPLICANT.
8. All notices to APPLICANT under this Agreement shall be deemed valid and effective five (5) calendar days following deposit in the United States mail, postage prepaid, by certified and / or registered mail, addressed to:

\_\_\_\_\_.

All notices to COUNTY under this Agreement shall be deemed valid and effective when personally served upon the Community Development Director or upon deposit in the United States mail, postage prepaid, by certified and/or registered mail, addressed to the Director, Lake County Department of Community Development, 255 North Forbes Street, Lakeport, California 95453.

9. This Agreement represents the complete understanding between the parties with respect to matters set forth herein.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed on the date hereinabove first written.

COUNTY OF LAKE

By: \_\_\_\_\_  
MIREYA TURNER (COMMUNITY DEVELOPMENT DIRECTOR)

APPLICANT

By: *Diane DeMichele*  
(Applicant)

APPROVED AS TO FORM:

ANITA L. GRANT  
County Counsel

By: \_\_\_\_\_  
NICOLE JOHNSON (DEPUTY COUNTY COUNSEL)



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

File: \_\_\_\_\_  
AP#: \_\_\_\_\_  
Applicant: \_\_\_\_\_

**PLANNING DIVISION  
SUPPLEMENTAL DATA FORM**

The following supplemental information is required for all applications requiring environmental review in accordance with the California Environmental Quality Act (CEQA). Please answer the following questions as thoroughly as possible. If questions do not apply to your project, indicate by writing "N/A" or check "no". Use separate sheets of paper if necessary. **IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE LAKE COUNTY PLANNING DIVISION.**

**I. Project Description**

Project Name: Collier Ave. Road Vacation Application

Address of Project: 2685 Lakeshore Blvd. Nice, CA 95464

Description of objective of project and its operational characteristics:

Collier Ave. easement/road vacation application

Type of business: Bar and Grill

Product or service provided: \_\_\_\_\_

Hours of operation _____	Days of operation _____
Number of shifts (normal) _____	Employees per shift (normal) _____
Number of shifts (peak) _____	Employees per shift (peak) _____
Number of deliveries per day _____	Number of pick-ups per day _____
Number of customer per day _____	Lot size _____
Number and type of company vehicles _____	

Floor area of existing structures \_\_\_\_\_ Proposed floor area \_\_\_\_\_

Number of parking spaces \_\_\_\_\_ Number of floors \_\_\_\_\_

Type of loading facilities \_\_\_\_\_

Additional relevant information \_\_\_\_\_

**II. Will the project involve any of the following? If yes, please explain on separate sheet.**

N/A

YES

NO

- |  |       |       |
|--|-------|-------|
| 1. Building or grading on steep slopes?              | _____ | _____ |
| 2. Extensive grading?                                | _____ | _____ |
| 3. Building on fill or expansive soils?              | _____ | _____ |
| 4. Change in dust, ash, smoke, fumes or odors?       | _____ | _____ |
| 5. Alter any lakeshore, drainage course or waterway? | _____ | _____ |

	<u>YES</u>	<u>NO</u>
6. Use of water well or surface water diversion?	_____	_____
7. Do portions of the site periodically flood?	_____	_____
8. Alteration of site drainage?	_____	_____
9. Result in loss of wetland or streamside vegetation?	_____	_____
10. Reduce acreage of any agricultural croplands or soils?	_____	_____
11. Include removal of trees or large amounts of brush?	_____	_____
12. Increase noise or vibration on or off site?	_____	_____
13. Be substantially different in size or character from surrounding development?	_____	_____
14. Have either a notice of violation or citation been issued concerning the project?	_____	_____
15. Could the project be controversial?	_____	_____
16. Substantially increase energy use?	_____	_____
17. Is there a risk of an explosion or release of hazardous substances in case of an accident?	_____	_____
18. Result in the loss of existing housing units?	_____	_____
19. Generate substantial additional traffic?	_____	_____
20. Increase traffic hazards to motor vehicles, bicyclists or pedestrians?	_____	_____
21. Involve the use of toxic or hazardous substances, flammables or explosives?	_____	_____
22. Expose people to untreated or partially treated human wastes or chemical pollution?	_____	_____
23. Change a scenic view or vista from existing residential areas, or public lands or roads?	_____	_____
24. Involve large outdoor areas to be lit at night?	_____	_____
25. Do the site or buildings have any archaeological or historical significance?	_____	_____
26. Is the project part of a larger project or series of projects?	_____	_____



Hi Max

I would like to pave the portion of easement again, and would stripe it so it would be organized, and might get a few more cars in.

I would really like to put some more finger floats in on the east side of my pier, and a couple pilings. As it stands, I am not allowed to do that without getting the easement back.

I would like to store my floats there on the beach in winter. That easement is only area on my property where I can get floats in and out of the lake.

If I could get more boats into my place, it would help business immensely. There are so many that can't get into Boathouse because of not enough docking for people.

Also, if I could get the property back, I have always thought that there would certainly be enough room to add on to the dining room on the east side of the building. That would give me a larger dining room for our customers, which I really need.

I am not sure that I need a lot line adjustment, as the easement is on the original deed. As for the property on east side there has always been a large fence between me and neighbor. If you would like to come look, I can show you. I even paid for all the trees this past summer to be trimmed. They are all on the fence line between easement and neighbor. They were all hanging over fence on neighbor's roof. I felt that I should.

Getting that easement back would really enhance the property. I have always thought that with the extra portion of land on my east side of property, I could do a lot more to make the Boathouse Bar and Grill much busier, and I would advertise more to make it the destination place for the North Shore of Clearlake. I hope I can continue to make this happen with your help. Please let me know what you think. I hope I cleared it up more for you.

Thanks, Diane

2.2.2024

Collier Ave

Legend

collier ave



Google Earth

# CLEAR LAKE VILLAS SUB

TRA.  
68-035

31-070

All Zoning  
3.7/8/1.294

031-072-36  
Drift Inn  
Resort Conversion  
NOV pending 12/3/09

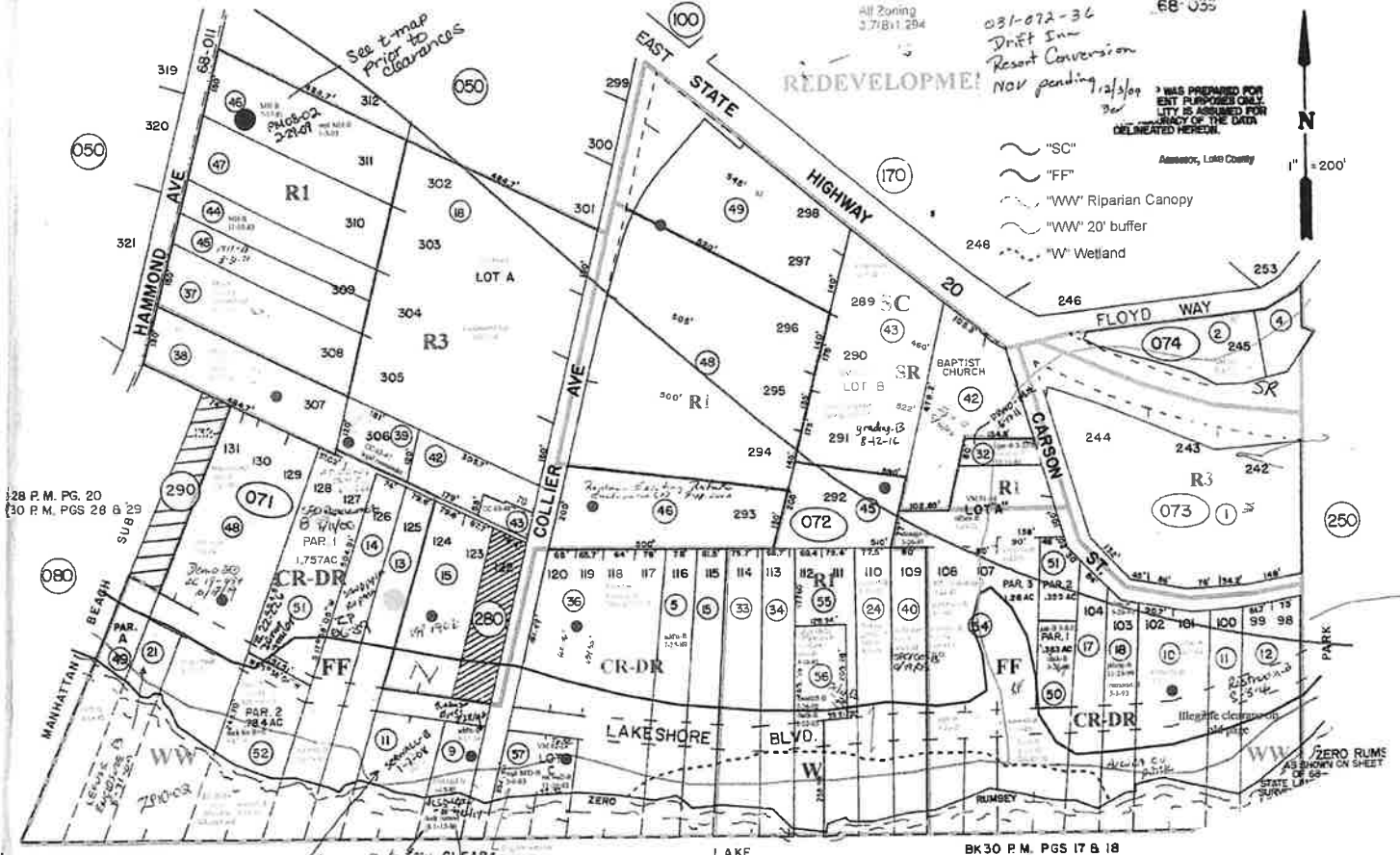
THIS WAS PREPARED FOR  
ENT PURPOSES ONLY.  
LITY IS ASSURED FOR  
ACCURACY OF THE DATA  
DEPENDED HEREON.

Assessor, Lake County

1" = 200'

REDEVELOPMENT

- "SC"
- "FF"
- "WW" Riparian Canopy
- "WW" 20' buffer
- "W" Wetland



28 P.M. PG. 20  
30 P.M. PGS 28 & 29

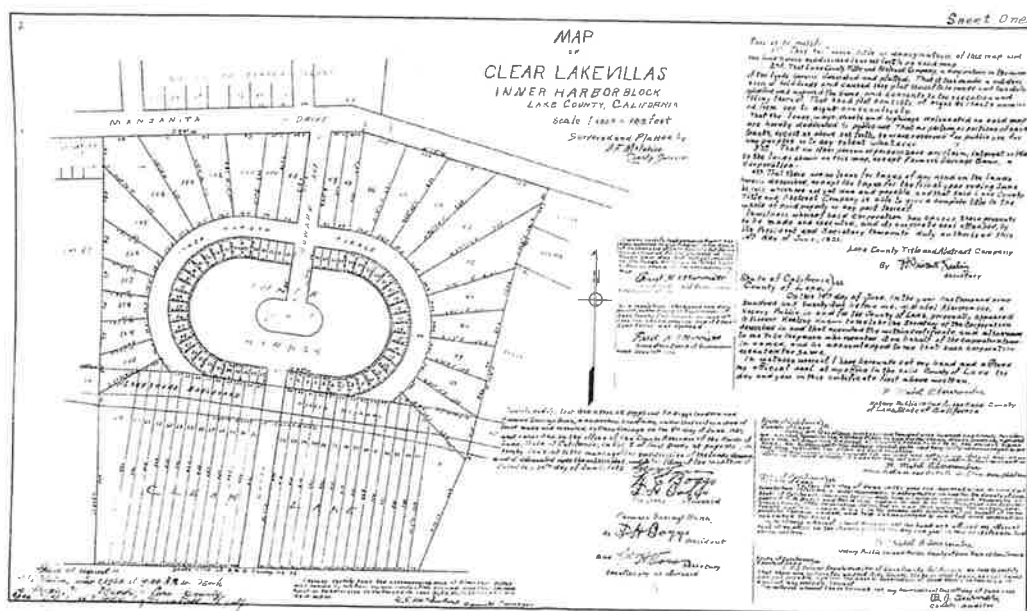
BK30 P.M. PGS 17 & 18

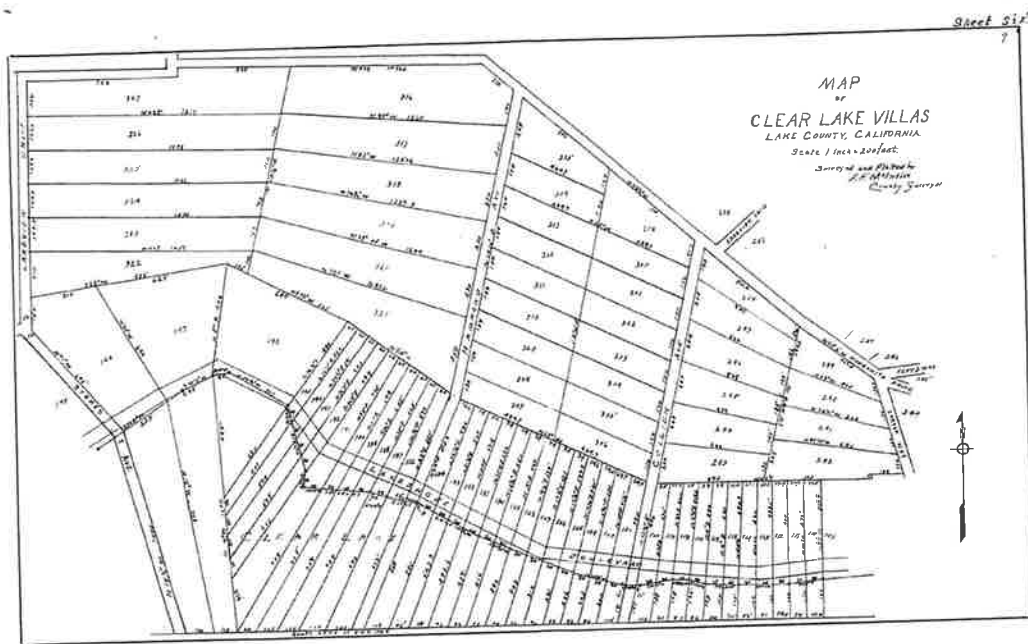
per Lake / Nice Area Plan

Legal  
Printed 12/1/08

Clear  
12/1/08

LAKE







ORDERED that said Road District No. 2 be allowed \$500.00  
County Fund.

The above motion was passed by the following vote:

J. M. Adamson	-----Yes.
M. J. Boggs	-----Yes.
W. P. Mariner	-----Yes.
T. A. Read	-----Yes.
W. W. Woodruff	-----Yes.

The following resolution was offered by W. P. Mariner:

WHEREAS, Lake County Title and Abstract Company, a corporation, has had surveyed and platted a certain subdivision known and delineated as "Clear Lake Villas", and has submitted a map or plat thereof to this Board for approval upon which are reserved and indicated an offer for public dedication for public use for highway or right of way purposes those certain streets designated and named on said map or plat as "Carson Way," "Hudson Avenue," "Floyd Avenue," "Buckingham Way," "Elliott Way," "Boggs Avenue," "Springe Street", "Lakeshore Boulevard," "Lakeview Drive," "Manzanita Drive," "Harbour Circle," "Crump Avenue," "Sayre Avenue," "Howard Avenue," "Keeling Avenue," "Levy Avenue" "Stokes Avenue", and "Hammond Avenue", AND, WHEREAS, it appears that each and all of the provisions and requirements of an act of the legislature of the State of California entitled, "An act requiring the recording of maps of subdivisions of land into lots for the purpose of sale, and prescribing the conditions on which such maps may be recorded and prohibiting the selling or offering for sale by reference to said maps unless the same are recorded," approved March 15th, 1907, as amended, have been complied with; NOW, THEREFORE, be it RESOLVED, that said map or plat of said subdivision be and the same is hereby approved and that said named streets so offered for dedication and each of them be and the same are hereby accepted on behalf of the public.

The above resolution was passed by the following vote:

J. M. Adamson	-----Yes.
M. J. Boggs	-----Yes.
W. P. Mariner	-----Yes.
T. A. Read	-----Yes.
W. W. Woodruff	-----Yes.

**COUNTY OF LAKE**

Community Development Department  
255 N. Forbes St.  
Lakeport, CA 95453  
(707) 263-2382

Receipt No.: **69976**  
Receipt Date: **10/18/2023**

## RECEIPT

**RECORD & PAYER INFORMATION**

Record ID: GPC23-04  
Record Type: Planning Entitlement  
Property Address: 2685 LAKESHORE BLVD, NICE 95464  
Parcel Number: 031-071-09  
Description of Work: CE 23-41  
Road Vacation for Collier Ave - Road Easement  
Job Value: \$0.00  
Payer: The Boathouse  
Applicant: Diane DeMichele  
PO Box 430  
Nice, CA 95464  
Owner: DEMICHELE DIANE C TRUSTEE

**PAYMENT DETAIL**

Date	Payment Method	Reference	Cashier	Comments	Amount
10/18/2023	Check	5767	JHENRY	General Plan Conformity - Road Vacation	\$1,180.96

**FEE DETAIL**

Fee Description	Account	Fee Amount	Current Paid
TECH Recov Fee	001-2702-461.66-19	\$21.96	\$21.96
Categ Exemptn, PLN- InitFee	001-2702-461.66.12	\$610.00	\$610.00
Gen Plan Maint'c Fee	001-2702-461.66-21	\$61.00	\$61.00
Gen Plan Conformity- InitFee, PLN	001-2702-461.66-13	\$488.00	\$488.00
		<u>\$1,180.96</u>	<u>\$1,180.96</u>

