

Clear Lake Riviera
COMMUNITY ASSOCIATION
9689 State Highway 281, Kelseyville, CA 95451
(707) 277-7281 Fax (707) 277-7734
Making your Neighborhood a Community

March 21, 2016

Ms. Michalyn DelValle
Senior Planner
Community Development Department
255 N. Forbes Street
Lakeport, CA 95453

Dear Michalyn,

I am writing to you on behalf of the Clear Lake Riviera Community Association in regards to the Kelseyville Dollar General that is being proposed for the location of 9781 Point Lakeview Road. We received information about the project on Thursday, March 17, 2016. Due to the short time frame we have not had time to evaluate the impact to our development consisting of approximately 2,800 properties. However, we do have some concerns and would appreciate being kept in the "loop" as the project unfolds.

To help facilitate providing our members with factual information about this proposal, we would like to receive regular updates as the project progresses. Of particular interest at this time it would be helpful to know if there is a comment period for the public and where comments should be directed.

It is such a pleasure having planners of your professional caliber working for the County of Lake! We look forward to hearing from you.

Sincerely,



Janine Smith-Citron
President
(707)-413-9028

03-25-2016

Moses Ornelas Valdez
9860 Siskiyou Ct
Kelseyville, Ca. 95451

mvaldez449@aol.com
408.923.7341

To: Community Development Dept
Planning Commission
(Ms Micalyn Devalle)
255 N Forbes St.
Lakeport, Ca. 95453

Re: Dollar General
Possible Location: 9781 Point Lakeview
Kelseyville. Ca. 95451
(In the Clear Lake Riviera Community)

To whom it may concern:

I am the the owner of the property indicated above and also another property on Iroquois Trail, Kelseyville, Ca. 95451. I have been a permanent resident of the this community since 2001. I am retired from the Dept of Homeland Security and the Armed Forces.

I am a concerned Citizen of this community as I found out very recently that the Planning Commission is considering authorizing a license or permit for a Dollar General to be placed here in the this residential area.

Putting it clearly, I, as a member of this community, do not want or would allow such a cheap, ugly eyesore to be placed here in this lovely community. Folks who live here like the peaceful atmosphere and the tranquility that is not prevalent in large communities, crowded cities and with unruly personage coming from other areas to just get a good cheap deal.

Is it not true that the City of Kelseyville refused a Dollar General across from Kelseyville High School for the same reasons? Well I/we do not want it either.

Places like 7/11s, Dollar General, Head shops and other low end stores are not exceptable for our residential area. That is exactly why I/we live here.

RECEIVED

MAR 28 2016

Page 1

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Request:

1. I/we would like to be notified when a meeting will take place for discussion of this matter.
2. Time and location of this meeting.
3. Allowance of time for discussion by our members on this matter.
4. That the **Clear Lake Riviera Community Association, 9689 State Hwy 281, Kelseyville, Ca. 95451** be notified well in advance of any change, licensing, proposals, planning of any commercial structure that is to be considered in the Riviera or adjacent communities.

I will be clear, I do not take this lightly nor will I sit idle by and have decisions made by any commission as to the well being of my/our community. If necessary legal action will be taken to stop this unwanted types of businesses.

Respectfully,

Moses Ornelas Valdez

Audrey Knight

From: Michalyn DelValle
Sent: Friday, May 20, 2016 3:55 PM
To: Audrey Knight; Keith Gronendyke
Subject: FW: Proposed Dollar General Store in Kelseyville Riveria

Thank you and please contact me if you have any questions.

Michalyn DelValle

Senior Planner | County of Lake | Community Development Department
(707) 263-2221 | www.lakecountyca.gov

From: Michelle Rodriguez
Sent: Friday, May 20, 2016 3:53 PM
To: Michalyn DelValle
Subject: FW: Proposed Dollar General Store in Kelseyville Riveria

From: ellen h [<mailto:oakhillholler@yahoo.com>]
Sent: Friday, May 20, 2016 3:24 PM
To: dgCDD
Subject: Proposed Dollar General Store in Kelseyville Riveria

To Lake County Planning Commission:

I am writing to express my opposition to the proposed Dollar General Store in the Kelseyville Riveria.

As a Kelseyville resident, I am against the proposed Dollar General store for Kelseyville.

I do not see the purpose of or the need for another Dollar General store in Lake County. This county does not need stores that sell inferior quality items and hires part time employees at minimum wage. All of the items carried by Dollar General are carried by nearby stores. I do not believe that Soda Bay Road needs additional traffic on it as there is already heavy use on that road.

I sincerely hope that you will not support the proposed development in Kelseyville.

Thank you for your time.

Ellen Hardenburger

Audrey Knight

From: Michalyn DelValle
Sent: Thursday, May 26, 2016 1:14 PM
To: Audrey Knight
Subject: FW: Stop \$ General in Clear Lake Riviera
Attachments: \$DG.odt

I wasn't sure if you received this

Thank you and please contact me if you have any questions.

Michalyn DelValle

Senior Planner | County of Lake | Community Development Department
(707) 263-2221 | www.lakecountyca.gov

From: Debi Freeland [mailto:debi.biz@att.net]
Sent: Thursday, May 26, 2016 11:10 AM
To: Debi Freeland
Subject: Fw: Stop \$ General in Clear Lake Riviera

*I'm sorry if you're receiving this information too many times and ways. I must reach as many people of Kelseyville ASAP. **This project is being fast-tracked!** Please do the following ASAP:*

1. Sign the online petition. You must be a Kelseyville resident; especially one who lives or owns property within Clear Lake Riviera Community Association, Buckingham, Riviera West and/or Riviera Heights HOAs.

2. Watch the video.

3. Share this information.

Dollar General Opposition Group: ** STOP Dollar General In Clear Lake Riviera **



Dollar General Opposition Group: ** STOP Dollar Genera...

Join us in having a voice in the future growth of our community! ** See YouTube video link below ** Cross Development, representing Dollar General, is ahead...

View on www.chango.org

Preview by Yahoo

STOP Dollar General in Clear Lake Riviera



STOP Dollar General in Clear Lake Riviera

View on www.youtube.com

Preview by Yahoo

On Tuesday, May 24, 2016 11:27 PM, CroneBarbara Nuckols <claimingthecrone@gmail.com> wrote:

Hello folks: Just a few items before **we meet this Thursday (that's today, May 26)**:

Successes to celebrate!

All the wonderful people who showed up for the Board meeting on 5/19.

Getting all four requests to the Board passed in our favor: CLRCA Board is now formally opposed to a Dollar General Store in the Riv; Our group may hold our meetings in the community room without charge; petitions may be left on the CLRCA office counter; and, CLRCA office manager will forward Dollar General email updates to homeowners with valid emails on file.

All of Bruce's great work on petitions, posters, and a power point video.

Everyone sharing ideas and helpful information to move us forward

Dates to remember:

5/26 Planning meeting at 6:30pm, CLRCA Community Room

5/31 Presentation by Dollar General arranged by County Planner at 6pm

6/23 Possible Planning Commission Hearing at County Court House

Agenda for Thursday 5/26

- 1) Introductions
- 2) Petition sign-outs to everyone willing
- 3) Talking point commitments in preparation for 6/23 meeting
- 4) Viewing Bruce's power point if ready.

Barbara Nuckols

Audrey Knight

From: Bruce Hollander <bhollander@mchsi.com>
Sent: Thursday, June 02, 2016 12:49 PM
To: Hildegard Krause
Cc: Debi Freeland; Audrey Knight; Barbara Nuckols; Cindy Jassar; Buckingham HOA; Riviera West HOA; Riviera Heights HOA; Sierra Club Lake Group; Tommy Harty; Janine Smith; Denise Alderman; Valerie Nixon; Victoria Brandon
Subject: Re: STOP Dollar General Clear Lake Riviera

Sorry about the typo below...my mind tends to run faster than my fat little fingers ; -)

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

From: [Hildegard Krause](#)
To: [Bruce Hollander](#)
Cc: [Debi Freeland](#) ; [Audrey Knight](#) ; [Barbara Nuckols](#) ; [Cindy Jassar](#) ; [Buckingham HOA](#) ; [Riviera West HOA](#) ; [Riviera Heights HOA](#) ; [Sierra Club Lake Group](#) ; [Tommy Harty](#) ; [Janine Smith](#) ; [Denise Alderman](#) ; [Valerie Nixon](#) ; [Victoria Brandon](#)
Sent: Thursday, June 02, 2016 12:11 PM
Subject: Re: STOP Dollar General Clear Lake Riviera

I second this.
Hilde

Sent from my iPad

On Jun 2, 2016, at 9:37 AM, Bruce Hollander <bhollander@mchsi.com> wrote:

Lake County, CA will not RISE UP from decades of being known as one of the POOREST CA COUNTIES by having the likes of this type of store populating and taking residency in it! -

Thank you Debi..good point and to take it a bit further:

Because they (the County) failed at what we should be know for... **TORISUM** they are now going to stoop to this low level of bring in DG's throughout the area to suck out what little money is left in this County(goes to HQ in TX).

There is a potential of 900,000 people within a 3 hour driving distance from here with \$\$\$\$....THINK BIG!****

How do you think you get an impoverished area out of the rut...adding more low quality stores...does that attract people who have money outside this area? We don't even have a have way decent hotel that the affluent people can stay at around here....

HELLO (to County)...can you here what the community WANTS here...is anyone listening?

**** THINK CALISTOGA of LAKE COUNTY ****

Sorry, a little frustrated and annoyed,
Bruce

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

From: [Debi Freeland](#)

To: [Audrey Knight](#)

Cc: [Barbara Nuckols](#) ; [Bruce Hollander](#) ; [Hildegard Krause](#) ; [Cindy Jassar](#) ; [Buckingham HOA](#) ; [Riviera West HOA](#) ; [Riviera Heights HOA](#) ; [Sierra Club Lake Group](#) ; [Tommy Harty](#) ; [Janine Smith](#) ; [Denise Alderman](#) ; [Valerie Nixon](#) ; [Victoria Brandon](#)

Sent: Wednesday, June 01, 2016 9:15 PM

Subject: STOP Dollar General Clear Lake Riviera

Re: STOP Dollar General Clear Lake Riviera

Dear Ms. Knight,

*Please accept my email in **opposition to this project**. Please confirm receipt and include it in your packet for review.*

When I think of where I have visited an area and what stores I like to go to, I DO NOT THINK OF GOING TO A DOLLAR GENERAL. It's not about convenience, like they would have you think; it's SYNONYMOUS WITH THE POOR and it gives a "POOR IMAGE".

Lake County, CA will not RISE UP from decades of being known as one of the POOREST CA COUNTIES by having the likes of this type of store populating and taking residency in it!

In the ONLINE PETITION (<https://www.change.org/p/dollar-general-opposition-group-stop-dollar-general-in-clear-lake-riviera>), I signed it and stated the following reasons for being against it:

1. **QUALITY:** A Dollar General is ALL ABOUT CHEAP. It will make our COTTAGE/VILLAGE-STYLE NEIGHBORHOOD FEEL CHEAP. Have you gone into a store and seen their products? Why can't we have a more upscale store **for our residents and our beloved tourists**? The VERY RICH LIVE HERE, too. The WINE INDUSTRY is growing fast. They attract PEOPLE WITH MONEY to support them.
2. **LOCATION:** This OUT-OF-STATE BOX STORE CORPORATION does not belong in our RURAL CA NEIGHBORHOOD ~ an HOA called Clear Lake Riviera Community Association. **IT SHOULD BE LOCATED ON HIGHWAY 29**, like their two other stores in Nice and Clearlake Oaks which are on State Hwy 20... Note: The **three other affected HOAs** are Buckingham, Riviera West and Riviera Heights.
3. **STRANGERS:** That's what they are. The Dollar General is not LOCALLY owned and it will have an IMPACT on other ESTABLISHED BUSINESSES such as Braito's Riviera Foods.
4. **HEALTH & AESTHETICS:** It carries CHEAP and UNHEALTHY products that creates added WASTE to the landfill and LITTER to our roads.
5. **SAFETY:** It will raise the CRIME LEVEL by inviting BAD BEHAVIOR /

ACTIVITY / LOITERING.

6. **CROWDS/CONGESTION:** On May 31, 2016, **Joe Dell of Cross Development** (the developer for Dollar General) said it will bring **THOUSANDS OF PEOPLE TO SHOP** (for mostly household products) from within a 7 MILE RADIUS of Clear Lake Riviera. That means more **TRAFFIC CONGESTION, NOISE** and **ROAD WEAR & TEAR**. Did he have a **TRAFFIC STUDY** ready for the meeting? No. But, now, he will.

Their **DELIVERY TRUCK** is an 18-wheeler that will come at least **ONCE-A-WEEK** in the morning.

Will these shoppers go to our other stores and wineries; and, will they eat at Richmond Park and Pogo's Pizza?

7. **PEACE & QUIET:** It will be **BRIGHTLY LIT** and **ADD NOISE** (cars, people and their HVAC system).

Respectfully yours,

Debi Freeland

**CLRCA Resident & Neighborhood Watch Block Captain
for the Bel Air Community**

**5395 Bel Air East
Kelseyville, CA 95451**

(707) 245-7552 

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Danae Bowen

From: Audrey Knight
Sent: Friday, June 03, 2016 7:55 AM
To: Danae Bowen
Subject: FW: STOP Dollar General Clear Lake Riviera

Audrey Knight, AICP
Principal Planner
Lake County

From: Debi Freeland [mailto:df.bills@att.net]
Sent: Wednesday, June 01, 2016 9:16 PM
To: Audrey Knight
Cc: Barbara Nuckols; Bruce Hollander; Hildegard Krause; Cindy Jassar; Buckingham HOA; Riviera West HOA; Riviera Heights HOA; Sierra Club Lake Group; Tommy Harty; Janine Smith; Denise Alderman; Valerie Nixon; Victoria Brandon
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Danae Bowen

From: Audrey Knight
Sent: Friday, June 03, 2016 7:55 AM
To: Danae Bowen
Subject: FW: STOP Dollar General Clear Lake Riviera

Audrey Knight, AICP
Principal Planner
Lake County

From: Bruce Hollander [mailto:bhollander@mchsi.com]
Sent: Thursday, June 02, 2016 9:38 AM
To: Debi Freeland; Audrey Knight
Cc: Barbara Nuckols; Hildegard Krause; Cindy Jassar; Buckingham HOA; Riviera West HOA; Riviera Heights HOA; Sierra Club Lake Group; Tommy Harty; Janine Smith; Denise Alderman; Valerie Nixon; Victoria Brandon
Subject: Re: STOP Dollar General Clear Lake Riviera

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Cc: Barbara Nuckols; Bruce Hollander; Hildegard Krause; Cindy Jassar; Buckingham HOA; Riviera West HOA; Riviera Heights HOA; Sierra Club Lake Group; Tommy Harty; Janine Smith; Denise Alderman; Valerie Nixon; Victoria Brandon
Sent: Wednesday, June 01, 2016 9:15 PM
Subject: STOP Dollar General Clear Lake Riviera

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Debi Freeland

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for the Bel Air Community**

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From: Jwa42@aol.com [mailto:Jwa42@aol.com]

Sent: Monday, June 06, 2016 9:26 AM

To: Audrey Knight

Subject: ~~~ DOLLAR GENERAL ~~~

WE DO NOT NEED OR WANT A BOX STORE (dollar general) IN THE RIVIERAS.
ANYBODY THAT THINKS WE DO HAS NOT DONE THEIR HOME WORK ON THE NEGATIVE EFFECTS ON THE
COMMUNITY. IT SHOULD REQUIRE A SHERIFFS SUBSTATION NEXT DOOR, IF YOU GET MY DRIFT.
SO I BEG YOU SUPPORT AND TO NOT TO ALLOW THIS TYPE OF INTRUSION IN ARE QUIET COMMUNITY.

John W. Andress
Wheeler Dr.
Kelseyville CA

Audrey Knight

From: Lesa Kramer <lesakramer@sbcglobal.net>
Sent: Monday, June 06, 2016 12:54 PM
To: Audrey Knight
Subject: The Riviera Dollar General Store

Dear Ms. Knight,

As a home owner on Pt. Lakeview Rd., just a 1/4 mile from the proposed Dollar General Store on Soda Bay Road, I am writing in strong opposition of this proposed site. My reasons for concern are the following:

1. A better site that will not have the same impact to our small commercial area is available on Route 29 at Kits Corner.
2. The location of the proposed site could be a very serious bottleneck if we had another emergency evacuation due to a fire, as Pt. Lakeview is the only road out for many of us living in the CLRCA. I was the consultant hired by the CLRCA to make our community a nationally certified Firewise community, and fire danger and evacuation routes were noted in our assessment as being 10 out of 10 in terms of danger to lives and structures.
3. I am deeply concerned about increased loitering and crime. I've had multiple encounters with sheriff's due to crime and home invasions in our community, and fear that, based on crime statistics, there would be an increase in non locals/loitering in our small community.
4. I am deeply in support of the current locally owned and operated business that serve our community and feel strongly that this commercial enterprise will negatively impact them.
5. I question our local government if it agrees to place this commercial venture here, when the community so clearly does not want it.
6. I feel strongly that the Konocti Harbor Resort and Spa should be the focus of economic development. The jobs that the Dollar General store will provide do not counter the negative impact it will have on our home values and on the reputation of our community.

Please, may I ask that you email me a response that you have received this letter?

Thank you.

Lesa Kramer
Non Profit and Professional Consultant
415.300.7255

This e-mail, and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail (or the person responsible for delivering this document to the intended recipient), you are hereby notified that any dissemination, distribution, printing or copying of this e-mail, and any attachment thereto, is strictly prohibited. If you have received this e-mail in error, please respond to

Audrey Knight

From: Valerie Nixon <4val944@gmail.com>
Sent: Tuesday, June 07, 2016 7:49 AM
To: Audrey Knight
Cc: Barbara Nuckols
Subject: Dollar General

Dear Ms, Knight,

My name is Val Nixon. I have been a resident of the Clear Riviera sub-division for 31 years. I am a retired Park Ranger and spent 23 years at Clear Lake State Park. My husband and I chose to live here because of the sense of rural community. We support our small owner owned businesses, where we are greeted by our names by the owners and employees. Our children's first jobs were at these stores.

We are in opposition to a Dollar General being built on the corner of Soda Bay Road and Point Lakeview. We feel it is not a fit with our community. We feel it would have negative affect on the appearance and possible safety of that corner. Traffic is already becoming a problem in that area. The Dollar General Store hours facilitate the sale of alcoholic beverages until later at night. Bright lights are on until 10pm inside and out. After looking at the plans presented at the May 26th meeting and at the Dollar Generals in Nice and Clear Lake Oaks, I am not convinced that this 9,100 square foot metal building, with a facade, will be a fit for our community. I also do not believe it fits with our Architecture Control and Planning guidelines.

There is a Walmart 11 miles away that serves the needs of shoppers who want lower priced items. Our small businesses have competitive prices.

In conclusion, my husband and I are opposed to a Dollar General on the corner of Point Lake View and Soda Bay Road being approved by the county.

Sincerely,

Valerie Nixon

Danae Bowen

From: Audrey Knight
Sent: Thursday, June 09, 2016 3:50 PM
To: Danae Bowen
Subject: FW: Stop \$ General Clearlake Riviera

Audrey Knight, AICP
Principal Planner
Lake County

From: Janis Chiamulon [<mailto:ttimedj@yahoo.com>]
Sent: Thursday, June 09, 2016 3:39 PM
To: Audrey Knight
Cc: CroneBarbara Nuckols
Subject: Stop \$ General Clearlake Riviera

Dear Ms. Knight,

Please accept my email in opposition to this project. Please confirm receipt and include it in your packet for review.

My opposition to the Dollar General Store in the Clearlake Riviera is the appearance and size of the building (greater than the allowable sq footage for the area). The Dollar Generals are Metal Structures which Do NOT conform to the architecture of the Clearlake Riviera community. The Spokesperson for Cross Development indicated they will try to mitigate the appearance to conform to the area, however, it will still be a very large Metal Building that does not conform to the neighborhood.

The project would be more appropriate in a commercial area on a main highway. It does not fit in a local neighborhood.

Respectfully,

Janis Chiamulon
9482 Fairway Dr
Kelseyville, CA 95451
707/277-7817

June 20, 2016

County of Lake Planning Commission
Lake County Courthouse
255 N. Forbes Street
Lakeport, CA 95453

Dear Lake County Planning Commission Members:

Please use this communication as a NO Vote request for the **Dollar General Store** before the board for Clear Lake Riviera.

We are residents within the Clear Lake Riviera Association and our residence is less than 1/2 mile from the proposed location of the Dollar General Store location on Point Lakeview Road and Soda Bay Road.

Following are the reasons we are opposed to the building of this store:

- Too close to current businesses (less than a mile) within our area which could potentially lose business
- Dangerous traffic addition to both Point Lakeview and Soda Bay Roads
- Added traffic at night will cause noise disturbance to homes within close proximity
- Selling of liquor & cigarettes until 10:00 p.m., currently the grocery store closes at 8:00 p.m.
- Loss of property value to residences in close proximity to this large business enterprise
- Type of business NOT included in Clear Lake Riviera Association area plan
- Potential for increased crime/loitering in an area that has experienced many break-ins to part-time residents

Thank you in advance for your consideration of our request to deny the building of the Dollar General Store at this location.

Respectfully,
Carl & Susan Schedler
10025 El Capitan Way
Kelseyville, CA 95451
scschedl@yahoo.com



Danae Bowen

From: Audrey Knight
Sent: Monday, June 20, 2016 9:29 AM
To: Danae Bowen; Michalyn DelValle
Subject: FW: Dollar General Application for 9781 Point Lakeview Rd, in the Clear Lake Riviera
Attachments: image.jpeg

Audrey Knight, AICP
Principal Planner
Lake County

From: Bob Janet Swedberg [<mailto:cottage@jps.net>]
Sent: Sunday, June 19, 2016 3:06 PM
To: Audrey Knight
Cc: Rob Brown; Anthony Farrington; Jim Steele; Jeff Smith; Jim Comstock
Subject: Dollar General Application for 9781 Point Lakeview Rd, in the Clear Lake Riviera

To all of the above addressed:

We oppose the application to put a Dollar General in the Clear Lake Riviera, for the following reasons:

- It is an unlikely and inappropriate location for a store of this type. The others I am aware of: Clearlake Oaks, Lucerne, Cloverdale, are all in highly developed commercial areas on four-lane roads with high traffic volumes; this one will be in a *neighborhood* at the intersection of two two-lane roads with little traffic, neither of which leads to a destination of consequence. If there is insufficient patronage, we will be left with another empty eyesore.
- We also believe a large metal two-story building, with parking lot lights until 10pm, does not fit in our quiet, no light pollution, neighborhood.
- The merchandise Dollar General carries is of poor quality, and the food products are of the type that are highly linked to our diabetes epidemic (see Record Bee article of 4/28/16 attached.) We *already* have a very nice market (you should visit & compare to Dollar General,) that also sells sodas, beer, and pre packaged foods, but primarily carries *real food*, in an enticing array. If this market loses much of its business in the pre-packaged food and beer/soda lines, it may be forced to increase prices on meat, poultry, dairy, vegetables, & fruit, which will be detrimental to Senior citizens and young families, alike.
- We have been shopping at this market since the early 90's, and have seen many who have been employed there, some of them as their first job, others as a first job in the grocery business. Again, if it loses much of its business in the pre-packaged food and soda/beer lines, it may have to lay off some employees. Beginning on June 12, 2016, we conducted an informal survey of the number of employees present on various days at various times, and found the following: in an 8,400 sq ft store there were:
 - Sunday, 6:00pm: 9 visible employees
 - Monday, 11:03am: 8
 - Tuesday, 4:00pm: 14
 - Wednesday, 2:54pm: 10
 - Thursday, 4:15pm: 8
 - Friday, 8:38am: 5
 - Saturday, 3:01pm: 6
 - Sunday, 10:32am: 8

As a job provider, the Riviera Market far out-strips Dollar General with its two person per shift model in a 9,100 sq ft store.

- On a recent visit to the a Dollar General in Lucerne, we noted that the shelf stacks are very high, and the aisles very narrow, making any kind of surveillance difficult, if not impossible. How can two employees possibly be aware of what may be going on in such a large store, when huge sections of it are not visible to them? This causes concern for the safety of customers and employees, alike. We believe this store will invite robberies, and potential harm to children who might be shopping there.

We are opposed to this sudden sneak attack on our community, and we strongly request that you *p/ease* DO NOT ALLOW this character changing development in our neighborhood.

Robert and Janet Swedberg
10455 Point Lakeview Rd, Kelseyville
& 5132 Swedberg Rd, Lower Lake (off Point Lakeview Rd)

Overcoming Type 2 Diabetes in Lake County

HOPE RISING

By Sierra Buckley

Community HealthCorps

More than half the population of California adults has prediabetes or **Diabetes**, and many of those cases are undiagnosed, according to a recent study by University of California Los Angeles (UCLA). Lake County rates tie for the highest in the state, with 63 percent of the Lake County residents estimated to have **Diabetes** or prediabetes.

Lake County and the rest of California are not alone in this rising **Diabetes** epidemic. The Centers for Disease Control and Prevention (CDC) reports that one in 11 Americans have **Diabetes**, with that rate increasing to one in three for prediabetes. Like California's struggle, many people are unaware of their condition and have not been diagnosed.

Why is the **Diabetes** epidemic concerning? It is a deadly chronic disease, and rates are only increasing. The CDC states that **Diabetes** diagnoses will be 1 in 3 if we continue at the current rate. **Diabetes** increases the risk of mortality by 50 percent, as well as increased risk for various other health complications, such as loss of vision and extremities, kidney failure, heart, disease and stroke. Aside from compromised health, **Diabetes** is an expensive disease. Adults with **Diabetes** may spend more than \$100,000 more in medical expenses than those without **Diabetes**.

With that being said, the purpose of this issue brought to light is to inspire change and implement strategies to fight and end **Diabetes**, rather than accept the dim outlook of our current state. Type 2 **Diabetes** is one of the most preventable chronic diseases and causes of death, and many preventable measures can be taken on the individual level. The UCLA study suggests eating less fat, fried foods and sugar, as well as at least 30 minutes of exercise five days a week to delay and possibly prevent Type 2 **Diabetes**.

It also notes the dangers of liquid sugar in comparison to other forms of sugar. This is because sugar in liquid form can reach our bloodstream much quicker than sugar that is eaten. This is a good place to start if you want to make one effective change. Note that sugary beverages are not limited to soda and sports drinks. Check the label on your drink — iced tea, juice, flavored water, whatever it may be — to see how much sugar it contains.

Other tips to prevent Type 2 **Diabetes** adapted from the National **Diabetes** Education Program: Small Steps, Big Change Campaign to Prevent Type 2 **Diabetes**: 1. Use smaller dishes and utensils for portion control.

2. Find ways to be active. Start with 10 minutes in the morning, and work toward 30 minutes five days a week.

3. Eat more veggies. Pick a one new vegetable at the store this week. Have a salad for lunch every day.

June 20, 2016

County of Lake Planning Commission
Lake County Courthouse
255 N. Forbes Street
Lakeport, CA 95453

Dear Lake County Planning Commission Members:

Please use this communication as a NO Vote request for the **Dollar General Store** before the board for Clear Lake Riviera.

We are residents within the Clear Lake Riviera Association and our residence is less than 1/2 mile from the proposed location of the Dollar General Store location on Point Lakeview Road and Soda Bay Road.

Following are the reasons we are opposed to the building of this store:

- Too close to current businesses (less than a mile) within our area which could potentially lose business
- Dangerous traffic addition to both Point Lakeview and Soda Bay Roads
- Added traffic at night will cause noise disturbance to homes within close proximity
- Selling of liquor & cigarettes until 10:00 p.m., currently the grocery store closes at 8:00 p.m.
- Loss of property value to residences in close proximity to this large business enterprise
- Type of business NOT included in Clear Lake Riviera Association area plan
- Potential for increased crime/loitering in an area that has experienced many break-ins to part-time residents

Thank you in advance for your consideration of our request to deny the building of the Dollar General Store at this location.

Respectfully,
Carl & Susan Schedler
10025 El Capitan Way
Kelseyville, CA 95451
scschedl@yahoo.com



2/28/2016

TO: Audrey Knight, Senior Planner, Lake County Planning Commission:

Thank you for listening to the citizens in Lake County and taking seriously their concerns about allowing more Dollar General Stores here. Now DG has come to our rural neighborhood of Clear Lake Riviera and wants to build another one of their ugly box chain stores that they fill with cheap merchandise and unhealthy foods. They are not a good fit for any area in Lake County, but particularly not at this most recently proposed site. The general plan for Lake County would seem to make this clear, but after Middletown residents' views were voted down by Supervisors, we in Clear Lake Riviera are concerned about our voices being drowned out to favor big business. Our area is rural and beautiful and already has a tasteful shopping area situated nearby, containing small, locally-owned businesses, including a grocery store offering competitive prices. The site DG wants to build on has a tasteful building meant for several small businesses—which unfortunately has few tenants at this time. (We need to attract more tenants, not tear it down.) DG would demolish this building and have this beautiful site for their ugly store. They may even agree to put a few clay tiles on their roof to pretend they fit in to the architecture in our area. Not good enough. This area is very close to a residential and wildlife area along Pt Lake View Drive and Soda Bay Rd that overlooks Clear Lake. These are not main highways of the sort that most DG stores are built along. We don't want or need more traffic in this area. This DG store will make profits for this out-of-state corporation, but will not be beneficial to our community, or bring the type of jobs we need here. We don't need more low-wage jobs and more cheap merchandise. It will only increase profits and influence for DG in our county and make us less appealing to higher quality stores and other small businesses who may want to invest here.

I also want it known that this company has used its position of wealth and power to threaten local officials in the past. As reported by lakeconews.com, DG attorneys threatened Mendocino County supervisors with individual legal action after their application for a store in rural Redwood Valley was denied; the Board later met in a closed door meeting and reversed their decision. This is just not right, and making threats to local government officials should be reason enough to stop any further expansion ANYWHERE in Lake County by DG. They do not

deserve the privilege of building more stores in our area. Please deny their request for construction of a store in our beautiful community of Clear Lake Riviera.

Sincerely,

Carl and Debra Fredrickson



(Mailing address and contact info.)

10295 Hok Has Ha Lane

Kelseyville, CA 95451

707-289-4417

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LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Danae Bowen

From: Mireya Turner
Sent: Friday, July 29, 2016 12:32 PM
To: Michalyn DelValle; Danae Bowen
Subject: FW: Opposition to Dollar General in Clearlake Riviera

Howdy,
Below is a letter for the Kv Dollar General project.

Cordially,
Mireya G. Turner
Associate Planner
Community Development Department
County of Lake
255 North Forbes Street
Lakeport, CA 95453

707-263-2221
www.co.lake.ca.us

From: Julie Richardson [<mailto:julierichardson95451@gmail.com>]
Sent: Friday, July 29, 2016 11:35 AM
To: Mireya Turner
Cc: melissa@lakecochamber.com
Subject: Opposition to Dollar General in Clearlake Riviera

Please help us keep our areas charm and support LOCAL business by voting against Dollar General opening a store in the Clearlake Riviera Area of Kelseyville.

We already have a local owned grocery store in the area. Braitos Market just completed a remodeling of their store. We have no need of Dollar General. If it opens it will have an extremely negative impact to the income to Braitos Market. Profits from Dollar General won't benefit the County, since their headquarters is in Texas or Tennessee. It will actually take money from our local businesses.

I went into the Dollar General in Clearlake Oaks when it first opened. They didn't sell any produce or dairy products. They only had packaged foods and snacks.

I was shocked when I read that the appeal of the Dollar General was approved without regards to the fact that the residents of Middletown and the Middletown Area Town Hall did not want this store. Approving any business is not what we need just to get a business to come to the County. We need to attract businesses that will contribute to our community and be a draw for tourists.

We already have at least 4 vacant or mostly vacant commercial properties in this area. What we need is to support local restaurants, service businesses and boutique shops to fill these vacant commercial spaces, not a big box store.

It appears this won't be on the planning commission agenda until August 25, 2016.

--

Julie Richardson, Realtor and Notary, License # 01732723

Chatoff Properties

4477 Moss Ave. Suite A, Clearlake, CA 95422

<http://www.JulieRichardson.Realtor>

JulieRichardson95451@gmail.com

Cell 707-291-0698 Fax 707-204-6357

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July 30, 2016

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Dear Ms. Knight

My name is Val Nixon and I am a 30 year resident of the Clear Lake Riviera subdivision in Kelseyville. I am writing to you with my concerns regarding the possibility of a Dollar General Store being approved for construction on the corner of Point Lakeview Road and Soda Bay Road.

I've been looking into what type of store it would be, what it could look like and whether it would bring jobs and tax support to our community. In recent years the new local businesses have given a facelift to the Riviera. I support the local owner owned businesses in Clear Lake Riviera and appreciate the quality and convenience of their products. They are supportive of the community in multiple ways from being local hubs for people to socialize at, providing goods and services at reasonable prices and supporting community and school activities. They all fit in with the local architecture and emerging village feel of this community.

With an open mind, I have attended several meetings with a community group that is not in favor of a Dollar General in this area. I attended the May 31st meeting with you and the representative of Cross Development, Joe Dell. I have looked at the Clear Lake Oaks Dollar General and the Nice Dollar General stores inside and out. I checked on the night lighting, which will affect 20 to 30 homes here and the noise level in the parking lot. I have read the police reports, from before and after Dollar Generals were built at the Nice and Clear Lake Oaks locations. I wanted to see if Dollar General would fit in with the Clear Lake Riviera Community.

The corner of Point Lakeview and Soda Bay Rd is the gateway to two scenic corridors of Lake County. Since the 1880's Soda Bay Rd. has been dotted with resorts, hot springs, single-family dwellings and small businesses that support tourism. There are standing coniferous forests, oak woodlands and panoramic lake views. Pt. Lakeview Rd also has historic resorts, single-family dwellings and more recently two wine tasting rooms and vineyards. It is also naturally scenic with lake and mountain views.

My understanding is that Dollar General is requesting a Major Use Permit to build a larger store than is allowed in the designated area's C2 zoning by over 1,000 square feet. The building now at the corner of Point Lakeview and Soda Bay Rd. is a 4,000 square foot building with only one business in it. The other business, a hair salon, moved after being notified that Dollar General was the new landlord.

I am not impressed with the appearance, quality of goods or business model of Dollar General stores. Though the parking lot was free of litter it was not free of people hanging out after closing hours. The store was open until 10pm. The after 10pm lighting was brighter than anything in the Riviera Business district at this time. There was loud music in the parking lot from vehicles pulling in and waiting for people that were inside the store or to meet with people after hours. The glare of the yellow sign even after its interior light was turned off was noticeable because of the lights shining on it. The exterior lights though dimmed were still very bright. The location of Soda Bay Rd. and Pt. Lakeview Rd is in the view shed of many homes above it.

The Riviera Area Plan discourages incompatible structures in size, design, square box-like appearance, roof line signage, signage that is not harmonious with the building or surrounding area and long non broken up facades. It discourages bright colors that are often associated with national chain stores. The Dollar General Stores that I have seen do not seem compatible with most or any of these guidelines.

The police reports show an increase in noise complaints, traffic collisions and loitering after the opening of the Dollar General Stores in Clear Lake Oaks and Nice.

The traffic is already busy at this intersection and the need for a detailed study of whether a traffic light or four way stop would be crucial as would a geologic report on the earthquake fault that is nearby, prior to the building of an oversized structure at the corner of Point Lakeview and Soda Bay Road.

As I mentioned earlier I am in support of local businesses. My children both had their first jobs in local restaurants and resorts when they were in high school. The job opportunities at the Dollar General Stores seem very limited. The average shifts per day would be four and the pay is low.

I feel approving a Major Use Permit for a Dollar General Store at the corner of Point Lakeview Road and Soda Bay Rd. would be disruptive to the local atmosphere, not in compliance with the Riviera Area Plan and an unsightly gateway to a scenic corridor. I urge the Planning Commission to deny Dollar General the permit to build this store.

Thank you, Val Nixon

Valerie Nixon
(707) 331-8321
Aval944@gmail.com

Valerie Nixon
9240 Tenaya Way
Kelsoville, CA 95451

Audrey Knight, Principle Planner
Planning Division
Lake Co. Community Development Depart.

Dear Ms. Knight,

Our group has worked hard on documenting our community's opposition to this Developer/Franchise's application to build in the Clear Lake Riviera.

We have collected over 13 00 signatures supporting the opposition by canvassing the neighborhood, placing petitions in service and business locales, and by soliciting in open-air venues (farmers' market, Ely Stage Stop, etc.)

We have collected signatures not only from people who "live in the Riv," but also from people who work, travel and vacation here since the Developer's position is that the store will draw from not only the Riviera neighborhood but from a 7-10 mile radius and from people traveling through the area.

In presenting these documents to you, as a representative of the Planning Commission, it is our hope that you and the Commission will take these efforts seriously.

Best regards,



Barbara Nuckols, Point Person
STOP Dollar General in the Riviera Group

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Dollar General Opposition Group

Edit profile

225 Supporters

on-line supporters + 1286 handgathered signatures = 1304

- https://youtu.be/T_5zgUGNqX0

Started 1 petition

[Petitioning Dollar General Opposition Group](#)

[STOP Dollar General In Clear Lake Riviera](#)

Join us in having a voice in the future growth of our community! ** See YouTube video link below **
Cross Development, representing Dollar General, is already approaching Lake County officials about
developing...

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** STOP Dollar General in Clearlake Riviera **

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Name	Last	Address	Phone	Email
Veronica Rafael		3204 Westridge Dr.	279-1007	illbeme9455@Yahoo
CRAIG FELDAUSCH		5771 NAVA	245-4527	MS cfield@mac
Shelle Perry		3559 Riviera West Dr.	562-9542	Shelle.Walden@official
Ken Dias		9991 Fairway Dr.	239-6172	
ADAM MOORE		8054 HILLS Kelseyville CA	707-277-1260	ADAMLEEMOORE@Gmail
Travis Cardano		4704 INYO WAY Kille CA	707-277-9262	traviscardano@Hot
Kevin Priest		5306 BELAIR EAST KILLE	707 349 0741	
Sheree Parson		5312 Sierra Dr.	(916) 838-4430	sheree.parson@Gmail
Carol Anderson		354 14610 10515 Sunset Ridge Dr		
Jeff Lowrason		349 1030 10515 Sunset Ridge Dr		heavensteigh20@hotmail
Michelle Dunia		10012 Alpine Ct. Kelseyville	272-0578	
Paul Martin		2545 Chipew. Lakeport	510 517-2631	
Dolores Amuth		5282 Termino Way Kelseyville		
Presley Lynn		390 Riviera West Dr	349-3909	
Shanna Hammond		9080 Soda Bay Rd	707 349-1393	
BARRY OSELETT		9811 KONOCTI BAY RD	707 277-7367	
Sharon Weeks		9835 Konocti Bay rd	707 277-7367	
Kayla Petty		8925 Soda Bay Rd T-7 Kelseyville CA	707 349 3697	
Jennifer Byers		4355 Montezuma Way #50 Kelseyville	707 538 1083	
Michael Keesee		9296 Chipew. Lakeport	541-420-2415	
Rob Gambill		100355 EC Captain Way		
Alonso Zitali		3480 Idlewood Dr.	707-3491413	zitalaliss2@ymail
Diana Alonso		(707) 413-8865 5349 Olympia Dr.		
Tyson Gates		(707) 349-2276 Fairway drive 1940		
Kory Jones		4604 HAWAIIA WAY 95451		
Robert Donawson		8009 Little Bear Ln KRD. KELSEYVILLE	9545	
Rachel Kummer		9160 Fairway Dr. Kelseyville	707 407	
MARIO GARCIA		10222 EL DORADO WAY	211-2022	8465
Mike Jamison		5511 Teton way		
Doug Herren		9179 Fairway dr Kelseyville		

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**** STOP Dollar General in Clearlake Riviera ****

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Name	Last	Address	Phone	Email
------	------	---------	-------	-------

DONNA BROWN		4145 Tenth St. Kelseyville Ca	707-279-8019	donnaash@mail.com
Deborah	LICO	9578 Tenth Way Kelseyville CA	95451	707-277-0312
Jean Lapney		18530 Fairway Dr Kelseyville CA	95451	707-277-9804
James Hilton		9327 Chippewa Trl Kelseyville	95451	707-227-0359
Patrice Ryan		3440 Inwood Dr Kelseyville	95451	707-349-6608
JACKIE FIRESTONE		10359 Boren Boga Kelseyville CA	707-277-0608	
Judy Mullens		13120 Cliff Dr. Lower Lake CA	95457	
Suzanne Kidder		10723 Boren Boga Dr Kelseyville, CA	95521	
Joy Mitchell		3155 Smith Lane #55 Clearlake CA	95422	
Carolyn Beach		10703 Paradise Ct Kelseyville	277-2053	
JIM Rexrode		4115 Artec Rd. Kelseyville	279-4890	
MARGARET MOSER		4900 ARROW WAY KELSEYVILLE	277-0383	the2moz@gmail.com
Leticia Moore		10486 Fairway Pl Kelseyville CA	277-7178	letymoo@aol.com
Toni Garcia		9476 Fairway Pl Kelseyville CA	367-5815	277-7739
Lane Zabeck		11663 Konochi Vista Drive Lower Lake CA	95457-415	933-230
Michelle Gonzalez		3282 S. Lake Ct, Kelseyville, CA	95451	(707) 279-4064
LYNNE LUTTINGER		10641 PT LAKEVIEW KELSEYVILLE CA	277-9218	
Jenny Ketter		4819 Marina Hwy, Kelseyville	277-9046	ljketter@jps.net
JUNE GLOECE		8343 S. Dan Brown Rd Kelseyville		
LINDA TELLARDIN		10841 NORTHSLOPE DR KELSEYVILLE, CA	95451	277-0302
CAROLE KENDALL		9349 FAIRWAY DR KELSEYVILLE CA	95451	
Sue Dade		5139 Tomahawk way Kelseyville Ct	95451	
Diana Bradley		10091 Emerald Dr Kelseyville CA	95451	808978450
Ralph Pedling		10213 El Dorado Way Kelseyville CA	95451	707-277-9147
Sharon Ingersoll		7296 Evergreen Dr Kelseyville CA	95451	

16 / **Make a difference and sign the petition now!**

And spread the word to all your neighbors and friends.

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**** STOP Dollar General in Clear Lake Riviera**

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LAKE COUNTY COMMUNITY

DEVELOPMENT DEPT.

Print Name and Sign

Street address/zip

ph, email contact

Shonah Lorenzo Shonah Lorenzo	95423 12692 Center Way	Shonah Lorenzo@yahoo.com 505261-4374
Patrick Murphy	1080 Sycamore Rd Loch Lomond	
Michael Brown	10417 L.A. Lomond RD COBB	
Lena Jenkins	PO Box 448 10336 Loch Lomond Rd	
Tim Calogianesi II	12356 western pine Rd	
Lydia Calogianesi II		
Samuel Guisti	10521 Willow Rd Loch Lomond.	
Ray Day	10570 Willow Rd Loch Lomond	
KURT ACKERMANN	1795 MIKE WAY - Lakeport Ca. 95453	
Nick Katsantonos	10553 Sycamore rd L.L.	
Beth Ackermann	1795 Mike Way, Lakeport 95453	
Melanie Torg	10570 Willow Rd Loch Lomond	
DEANNA TAVAKLI	10486 REDWOOD RD LOCHLOMOND	
Dean Nicolaides	13355 Prather Way COBB CA 95124	
Paul Barsanti	10430 Mulberry ST Loch Lomond.	

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** STOP Dollar General in Clearlake Riviera ** AUG 04 2016

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Name Last Address Phone Email

PETE & MARY CHAPARRS 5320 OLYMPIA DR. 350-4330 MCHAPARRS@ATT.NET
 Nicole Parrett nikki-the-cosmo@gmail.com
 Amanda Corbett 707.672.3161
 Nick Mullen
 Lisa Corbett 303.562.6024
 Debbie Arnett 707.289.4169 arnettd@mediacomb.net
 Fred Arnett 5282 Tenino Way
 DOUGLAS TAYLOR 5056 LARKSPUR WAY KVILLE
 2770203 AUDREY TAYLOR 5056 LARKSPUR WAY KVILLE
 Bob Perez 4729 HAWAIIA 277-9401
 CARMELA PEREZ 4729 HAWAIIA LAY, KV 2779401 perzcarmelat@gmail.
 Aulin Hernandez 5329 Bel Air DR WEST 349 3481
 MARTIN Hernandez
 Steven Stecker 3327 Southlake Dr. Ky
 Renee Hunt 5723 Inca Way KV
 Yarelda Hill 5324 Convent Drive
 Ramona Welles 5155 Cedar Lane, Kelseyville, Ca.
 PATRICK R. OSTRANDER 8765 SERRANO WAY 349-2190
 JANET P. BERRIAN " " 350-28462
 Matthew Yopelli 10131 Monte Cristo Dr KV 413 9070
 Jeff Abushe 10932 Terrace Way, Kelseyville, CA 95451
 Patrick Peterson 9895 KONOCTI WAY RD Kelseyville 277-7867 jmpeterson4@yahoo.
 Kami Kamfar 10541 Fairway Dr. 3470650

707-349 6408 FERDOUS H. Kamfar 10259 Monte Cristo Dr. KLS CA 95451

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And spread the word to all your neighbors and friends.

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** STOP Dollar General in Clear Lake Riviera

CLAREMONT COUNTY COMMUNITY DEVELOPMENT DEPT.

Print Name and Sign	Street address/zip	ph, email contact
Lisa Carillo	10455 Loch Lomond Rd. Lark	
Gary Hampton	10491 Redwood Rd	Champagne g.hampton@comcast.com
Carla Dorn	12469 Black Oak	carladorn@gmail.com
Kathy Boston	12469 Black Oak	
Judy Cortese	10964 Highway	
Joe Gask	10820 Fisher Spr Rd Loch Lomond	
Dan Jones	12413 Black Oak Dr Lark	
Margaret Hudson	10621 Fishery Spring Rd L.L.	
Leo Randall	10473 Redwood Rd L.L.	
Rosanne Piccinini	10606 Fishery Spring Rd.	
Norm Madison	10621 Fishery Spring Rd L.L.	
Sue Anne Grandin	10415 Loch Lomond, Lark	Loch Lomond 94526
Devin O'Shea	10675 Sycamore Rd	
Lawrence C. O'Shea	10675 Sycamore Rd	
J. Pisan	10675 Sycamore Rd	
Don J Del Toro	1350 Kilrush Ct, Pinole, CA	94564