

APPLICATION
REQUEST TO VACATE A ROAD FOR PUBLIC USE IN LAKE COUNTY

Date: 03/26/2021

County of Lake
Department of Public Works
255 North Forbes Street, Rm 309
Lakeport, CA 95453

Attn: Gordon Haggitt

1. I would like to request the vacation of a road for public use in the KELSEYVILLE
area. (town)
2. Road name: DILLARD AVE (See Code Section 8320 (2)(b)(1) for naming of road to be vacated)
3. The road is located (geographic location): DILLARD AVE BETWEEN HOHAPE AVE AND
SODA BAY DR IN THE TOWN OF KELSEYVILLE (SEE ATTACHED MAPS).
(Attach a map or sketch showing the portion of roadway to be vacated and any utilities and
improvements involved.)
4. Reason for vacation: SEE ATTACHED WRITE-UP FROM THE HOMEOWNER!
5. Signatures of support for vacation (include signatures of all adjoining ownerships and those
who take access off the road to be vacated):

<u>Name</u>	<u>Signature</u>	<u>APN</u>	<u>Mailing Address</u>	<u>Phone #</u>
<u>SEE ATTACHED LETTER OF SUPPORT FROM THE FIRE DEPARTMENT.</u>				
<u>SEE ATTACHED LETTERS OF SUPPORT FROM SEVERAL OF THE NEIGHBORS.</u>				

Signature of Applicant: Laurie Dohring

Date: 04/13/2021

LAURIE DOHRING

3415 WHITE OAK WAY
KELSEYVILLE, CA 95451
(818) 653-1651
laurie@dohring.com

April 8, 2021

To Whom It May Concern:

Dillard Ave is a 100-year-old County public access road that has not been maintained in its lifetime. It is approximately 350' long x 20' wide. It intersects with Hohope at the top and dead ends at Soda Bay Drive (Promenade). There is no turn around. Dillard Ave runs right down the middle of the properties I own on both sides of it and it has to be crossed many times a day to go between the properties. It is also driven many times a day to access my driveways. I am the sole property owner on this "road" and it is the access to my driveways.

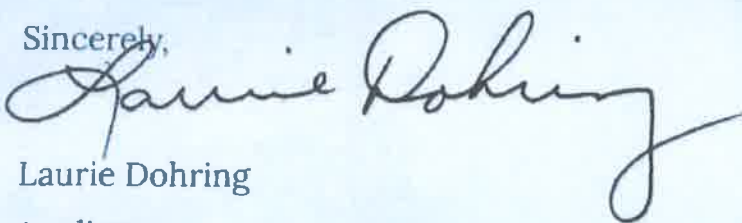
No one would be landlocked by this Vacation.

This application for vacation of Dillard Ave was initiated for the following reasons:

1. It is in hazardous disrepair (see photos).
2. There is a drop of 14" off the paved Hohope intersection onto Dillard Ave that is unsafe for pedestrians, especially children and vehicles including cars, bicycles, scooters and motorcycles.
3. The whole road is hazardous as its uneven surface is composed of broken asphalt, deteriorated road base, dirt and mud.

4. Since there is nowhere to turn around every single car must trespass onto private property to turn around. Often cars are driving and sightseeing all through my property. There is no destination to access from this road so therefore we see random strangers with no purpose to be there. This is a key point... there is no reason for anyone to be on that road, but as a public access road, anyone can be there for any reason.
5. It is a big security risk for me for strangers to be able to access my property like this. Theft is an issue as I have had a golf cart, brand new pool equipment waiting to be installed, tools, etc. stolen. We have people on the property walking through as a shortcut, dumpster diving, drinking and smoking. I have to lock up every little thing every single night. I feel it is unsafe for me, the women who work on the property at Rosie Cooks at wee hours and my family especially young grandchildren.
6. I want the Vacation in order to be able to improve the road as safe access to my driveways. The crossings between my properties on this road are not wheelchair navigable. No shoes, except boots, should be worn across the mud and unstable road surface. No bikes, scooters, walkers, etc. are safely able to cross at the crossing points. Dust and mud off this road impacts my use of my property.
7. The Kelseyville Fire Department has signed off on this.
8. The County of Lake is currently liable for this road.
9. The use of my property would expand to include various community centric events.

Sincerely,



Laurie Dohring

Applicant

REQUEST FOR NEIGHBOR SUPPORT

RE: 3400 DILLARD ROAD

To Whom It May Concern:

This request and application is for the County to vacate (move out) of their responsibility for the 400' that is known as Dillard Ave. The purpose of this is for the two adjacent properties on either side of the "road" to assume the maintenance for the road that is currently the responsibility of the County, but is not now or ever has been, maintained by the County. This neglect has resulted in a deeply rutted and deteriorizing pathway. It is over 100 years old. It's composed of dirt, some pea gravel and some haphazard D & G. It is only 20' wide.

This pathway currently serves as the driveway and entrance to five properties, all owned by the Dohrings, who want to improve the road. No other property is accessed by this "road". Currently if someone were to drive down this road, they would be stopped by the Promenade 50' before they reach the lake. There are no vehicles allowed on the Promenade. There is nowhere to go. There is no way to turn around, except to trespass onto private property or to back up in reverse all the way up to Hohape.

I'm asking for your support for this project.

Approved

Signature

You can simply hit "Reply" with the word "Approved".

Please add your name, address and phone number.

Thank you. Your help is very much appreciated,

Best,
Laurie Dohring



8152 Broadview Dr.

Kelseyville, CA 95451

707 225-7021

March 26, 2021

To Whom It May Concern,

I own a catering company, Rosey Cooks, LLC and over the last few years have had the pleasure of being a tenant of Laurie Dohring at Bell Haven located at 6420 Soda Bay Road. We have been a tenant at that location since 2016.

As a catering company, we work irregular hours from very early mornings to very late at night. My company's employees are mainly female ranging in ages of early twenties to mid sixties. Our female staff are often at the kitchen alone at night and having public access to the property makes for an unsecured and unsafe environment.

One of my concerns has been the unrestricted access to Bell Haven and our kitchen from Dillard Road. Dillard Road, as you know, goes nowhere but into the Bell Haven private property exclusively. There have been several incidences of major concern, including multiple thefts on the property dating back several years. There have been two occasions when unsavory looking individuals that appeared to be homeless males wandered into our kitchen at night causing a great deal of concern for our employees. On more than one occasion, while working late nights, 2 of our female employees were concerned about the presence of someone lurking in the dark around their cars and appeared to be watching them causing them to be afraid to walk to their cars.

On other occasions people have wandered onto the property to rummage through the garbage. Regularly vehicles turn onto Dillard Road not recognizing that there is no outlet, only to have to turn around on the Bell Haven Property.

For the foregoing reasons I fully support the Dohring's effort to have Dillard Rd. abandoned. Since it enters exclusively private property there is no reason for people to enter it.

Thank you for your consideration. Please feel free to contact me if you have any questions.

Rosemary M. Martin

Owner

Rosey Cooks... LLC

From: John Cerelli <jcerelli@yahoo.com>
Date: February 26, 2021 at 10:14:14 AM PST
To: Laurie Dohring <laurie@dohring.com>
Subject: Re: Dillard Road

Approved,

John Cerelli
Managing Partner, Jo-Ella's on the Lake LLC
6380 Soda Bay Road,
Kelseyville, Ca 95451
650.504.2710

Approvals #3 & 4

From: Ron Nagy <rnagy23@yahoo.com>
Date: February 25, 2021 at 8:38:50 PM PST
To: Laurie Dohring <laurie.dohring@icloud.com>
Subject: Re: Fun evening

Laurie,

We also had a great time. I was nice to have a conversation with someone besides Trudy all day.

As for Dillard, there are a few points that come into play.

1. The County does not take ownership or maintain it as a County road, but looks at it as a public right-of-way.

2. It seems they don't mind if you improve it.

3. Since it does not involve the Promenade (aka: Soda Bay Drive's 40 feet + the 10 foot Promenade Strip = 50 feet total)

and any of the **six** HOA common areas, the HOA should not have too much involvement either.

However, involving them

would be a nice gesture.

One of the big problems I see after think it over is, if you pave the entire road down to your entry gate, you would be inviting

many cars down the driveway signage or not. Maybe just grave the first 50-60 feet and then pave the remaining. The grave would

look more like a private driveway entrance.

I'll get the HOA's Board Members list to you asap.

Talk soon,

Ron & Trudy Nagy
6505 Hobape Ave
Kelseyville, CA 95451
Ron: 707.328.8515
Trudy: 707.328.5775

From: Laurel Ullrich <laurelullrich@gmail.com>
Date: March 2, 2021 at 6:49:14 AM PST
To: Laurie Dohring <laurie@dohring.com>
Cc: Mike Ullrich <mrrepair99@aol.com>
Subject: Re: Dillard Road

Approved
Laurel Ullrich
3397 Live Oak Lane
Kelseyville, CA 95451
650.867.7761

From: mrrepair99 <mrrepair99@aol.com>
Date: March 2, 2021 at 7:06:34 AM PST
To: Laurie Dohring <laurie@dohring.com>
Subject: Re: Dillard Road

Approved
Mike Ullrich
3397 Live Oak Lane
Kelseyville, CA 95451
451.699.5761

Approvals #7 & 8

From: Dee Dee Long <long@sonic.net>
Date: February 25, 2021 at 8:59:50 PM PST
To: Laurie Dohring <laurie@dohring.com>
Subject: RE: Dillard Roads

We agree that the paving of Dillard Road should be approved. The county has neglected the roads in this area for decades. Please accept this email as our response to this project.

Rick and Dee Dee Long
3387 Live Oak Lane, Kelseyville CA 95451

707.775.5736

Please note that our *new* e-mail address is: weblong@sonic.net

Approvals #9 & 10

From: Gene Dangel <sngdangel@gmail.com>
Date: February 25, 2021 at 7:44:56 PM PST
To: Laurie Dohring <laurie.dohring@icloud.com>
Subject: Re: Dillard Road

To whom it may concern,

As a property owner in the Soda Bay Springs Subdivision we approve of the request and application by the Dohring's regarding 3400 Dillard Road without objection.

Gene & Sue Dangel
3376 Live Oak Lane
Kelseyville, Calif. 95451

From: Robert Durkin <rdurkin@birite.com>
Date: February 25, 2021 at 6:09:28 PM PST
To: Laurie Dohring <laurie@dohring.com>
Subject: Re: Dillard Road

Approved

Robert J. Durkin
3268 Konocti Lane
Kelseyville, Ca. 95451
(415)760-1719
rdurkin@birite.com

From: Anne Durkin <anne.durkin@rocketmail.com>
Date: February 25, 2021 at 6:21:05 PM PST
To: Laurie Dohring <laurie@dohring.com>
Subject: Re: Dillard Road

Yes, I approve and support the project on Dillard Road.

Anne E. Durkin
3268 Konocti Ln.
Kelseyville, Ca. 95451
(650)359-1058

Sent from my iPad

From: bartelspm@aol.com

Date: February 26, 2021 at 10:06:03 AM PST

To: laurie.dohring@icloud.com

Subject: Re: Dillard Road

Reply-To: bartelspm@aol.com

Approved. By: Lynette Bartels 3244 Konocti Lane, Kelseyville, Ca.

I hope all is well with you too!

~Lynette