

**KERN COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT**

**STAFF REPORT**

**Director's Hearing**

**Date:** November 19, 2015

**FILE:** ZV #83, Map #238-36  
**S.D.:** #4 - Couch

**TITLE:** Zone Variance Case No. 83, Map No. 238-36

**PROPOSAL:** A Zone Variance to allow 32 on-site parking spaces, where 37 spaces are required (Section 19.82.020.D.7) in a C-2 (General Commercial) District

**APPLICANT:** Embree Asset Group, Inc. (PP16123)

**PROJECT SIZE:** 0.83 acres

**LOCATION:** 3521 Mt. Pinos Way, Frazier Park

**GENERAL PLAN DESIGNATION:** 6.2/2.1 (General Commercial - Seismic Hazard) (Frazier Park/Lebec Specific Plan)

**SURROUNDING LAND USE/ZONING:** North – Single-family residences/C-2 (General Commercial); East – Church and vacant land/C-2; South – Commercial establishments/C-2; West – Single-family residences and commercial establishments/C-2

**PROJECT ANALYSIS:** This case was originally scheduled to be considered on today's agenda. However, subsequent to setting the case for consideration, Staff received further clarification as to the size of the building and a revised site plan. Based on this new information, it has been concluded that 34 spaces are needed for the proposed development, and the revised site plan submitted reflects 34 parking spaces, in conformance with Chapter 19.82 (Off-Street Parking) of the Kern County Zoning Ordinance.

Since a variance to the County's parking requirements is no longer necessary, the applicant has withdrawn the request from consideration. Consequently, as the project has been withdrawn from consideration, no action by the Hearing Officer is necessary.

**PUBLIC INQUIRY OR CORRESPONDENCE:** Mitzi Nelson-Scott; Jeanette Alexander; Vincent Holland; Chris Temple; Pearl Edmundson; Douglass Hill; Kevin Fisher; B. Peters; Julie Hartman; Clifford Coleman; James & Kathy Heisler; Jack Johnson; Marilyn Johnson; Travis Martin; Thomas Cadd; George Jones; Teri Pierce; Gilbert Rosales; Michelle Kingston; Dalton Steinbach; Thomas Rosales; Raj Sethi; Marcia Coleman; Brandon Hanks; Jaime Hartman; Patricia Smith; Jerry Brdsch; E.R. Gerther; Mona McCabe; Rachel Unell; Sameer Khalil; Ensaf and Sameer Khalil; Paul Jaymes; Sam Khalil; Stacey Bodman; Manhal Khalil; Nicole Thomason; Sam Bnounes; Andy Khalil; Jacob Schulze; Austin Brooks; Zaq McIntyre; Jenifer Abell; Jack Elian; Rouaa Hanoon; Stacy Herrington; Kristina Graves; Jay McVay; Rami Akry; Daniela Valle, Rosa Alvarado, Evert Alvarado; Sherry Hartwell; Susan Jaynes; Matthew Simmons; Jeff Katowa; John Early; Chris Polhert; Abigail Coleman; Mary Leon; Steven Sonder; Lesley and Samantha Antcliffe; Linda Robredo; David Walling; William Yourgulez; Walter Vergini; Chuck and Leah Rogers; Donna Kuehn; Eric Del Judge; Grantley and Ruby Vaughn; Ray Akari; Robin Willoughby; Mike DeLamere; Ronald and Eda Jensen; Kathy Hamm; Ron Wolfe;

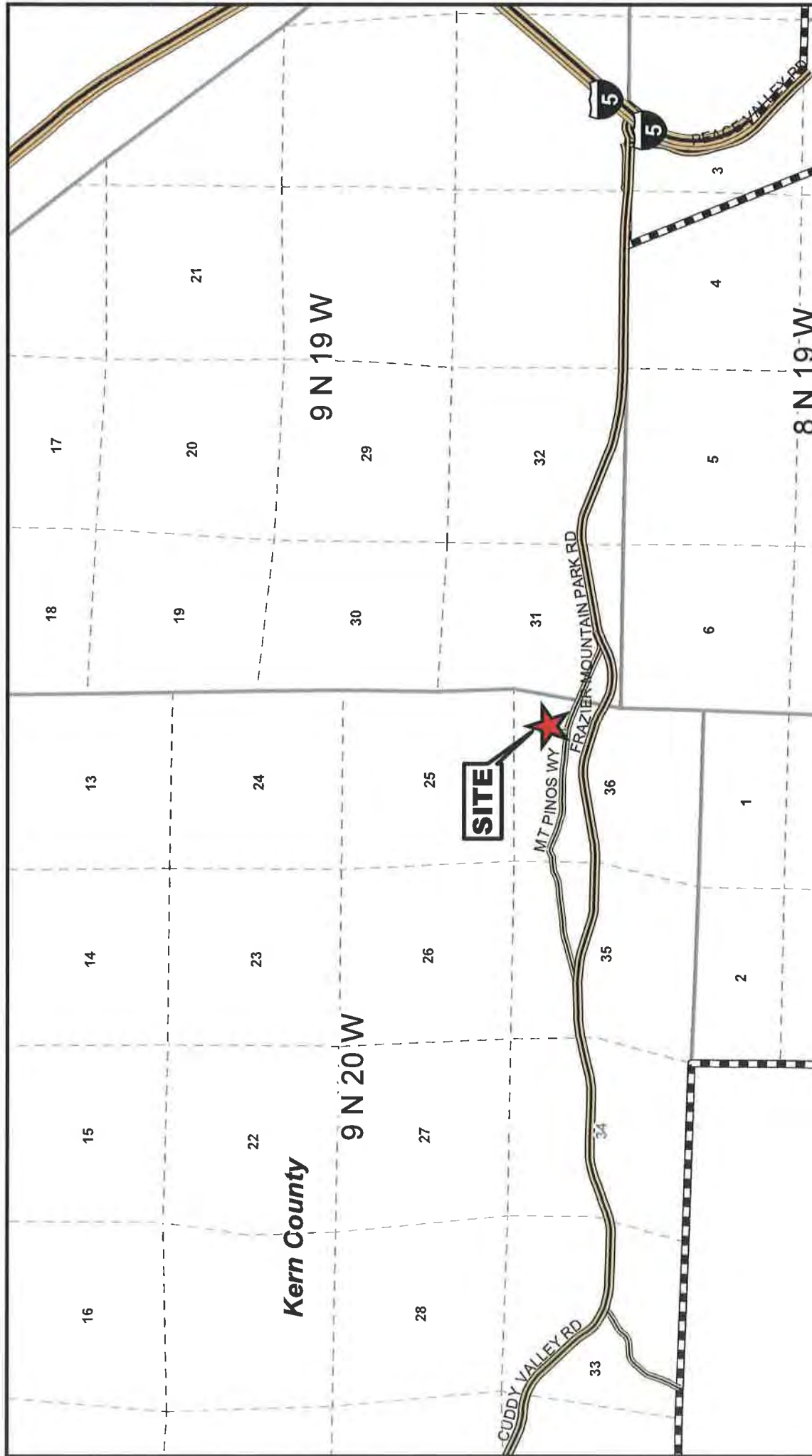
Kathleen Tiberi; Joe m Accri; Linda DeHayes; Christina Ovalle; Antone Domingue;  
Paula Melendrez; Sherry Weynard; Harry Sprka/Frazier Park Lumber; Laura Raymond;  
Robert Reiter; Patricia Hedrick; Jodi Mulliniks; Susan Bates

**CEQA ACTION:** Environmental Review: Categorically Exempt, Section 15311

**DEPARTMENT RECOMMENDATION:** Withdrawn by applicant

CWW:JD:mc

Attachments




**Kern County**

**Ventura County**

# ZV 83, Map 238-36

Vicinity Map

 Township/Range

 Sections

**Embree Asset Group, Inc.**

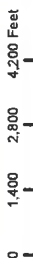
APN: 259-151-11

Section 36, T.9N., R.20W. SBBM



**Kern County  
Planning & Community  
Development Department**

11/19/2015







# ZV 83, Map 238-36

Assessor's Parcelization

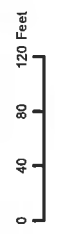


**Embee Asset Group, Inc.**  
APN: 259-151-11  
Section 36, T.9N., R.20W. SBBM



**Kern County**  
Planning & Community  
Development Department

11/19/2015

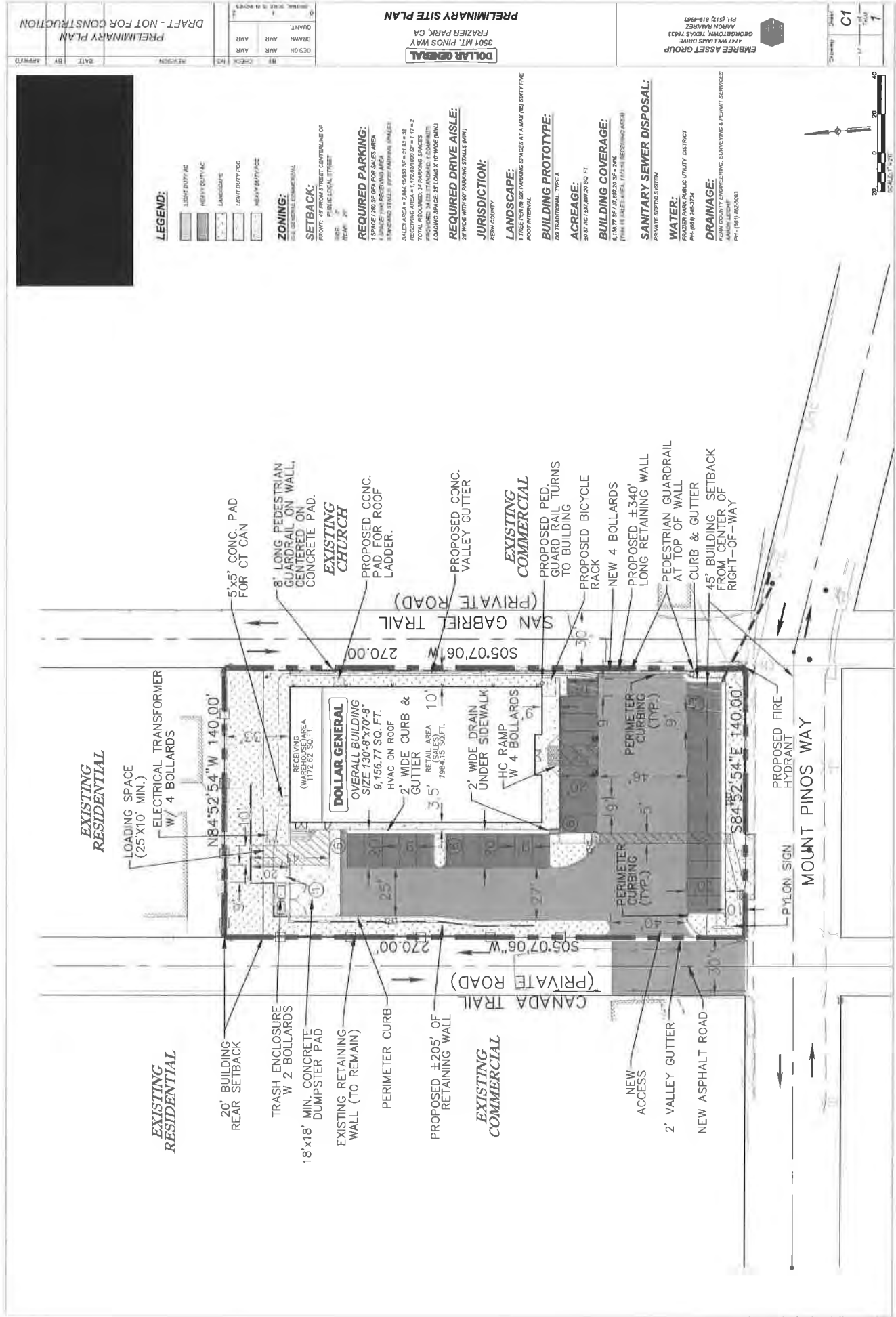




**ZV 83,  
Map 238-36  
Existing Zoning**

**C-1** - Neighborhood Commercial  
**C-2** - General Commercial  
**CH** - Highway Commercial  
**CO** - Commercial Office  
**E(x)** - Estate (x acres)  
**FPP** - Floodplain Primary  
**M-1** - Light Industrial  
**R-1** - Low Density Residential  
**R-2** - Medium Density Residential  
**FPS** - Floodplain Secondary Combining  
**GH** - Geologic Hazard Combining  
**MH** - Mobilehome Combining  
**PD** - Precise Development Combining





**LEGEND:**

[Symbol]	LIGHT DUTY AS
[Symbol]	HEAVY DUTY AS
[Symbol]	LANDSCAPE
[Symbol]	LIGHT DUTY PC
[Symbol]	HEAVY DUTY PC

**ZONING:**  
C-2 GENERAL COMMERCIAL

**SETBACK:**  
FRONT: 10' FROM STREET CENTERLINE OF PUBLIC LOCAL STREET  
SIDE: 5' FROM ADJ. PROPERTY LINE  
REAR: 10'

**REQUIRED PARKING:**  
1 SPACE / 260 SF OF A FOR SALES AREA  
1 SPACE / 100 RECEIVING AREA  
1 SPACE / 100 RECEIVING AREA  
SALES AREA = 1,084,192 SQ. FT. 31' x 32'  
RECEIVING AREA = 1,084,192 SQ. FT. 31' x 32'  
TOTAL REQUIRED: 341 PARKING SPACES  
PROVIDED: 341 (31 STANDARD, 1 COMPACT)  
LOADING SPACE: 31' LONG X 10' WIDE (ARL)  
**REQUIRED DRIVE AISLE:**  
31' WIDE WITH 30' PARKING STALLS (ARL)  
**JURISDICTION:**  
KERN COUNTY

**LANDSCAPE:**  
1 TREE PER 100 SQ. FT. PARKING SPACES AT A MAX. RES. FORTY FIVE (45) FEET INTERVAL

**BUILDING PROTOTYPE:**  
D02 TRADITIONAL TYPE A

**ACREAGE:**  
50.87 AC / 2,197,807.29 SQ. FT.

**BUILDING COVERAGE:**  
8,158.77 SF / 177,802.20 SQ. FT. (ARL)  
(FROM 11 LINED AREA, 111,131 RECEIVING AREA)

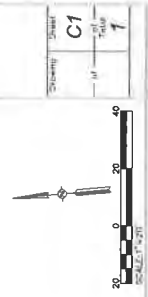
**SANITARY SEWER DISPOSAL:**  
PRIVATE SEPTIC SYSTEM

**WATER:**  
FRAZIER PARK PUBLIC UTILITY DISTRICT  
P.U. #01 / 240,374

**DRAINAGE:**  
KERN COUNTY ENGINEERING, SURVEYING & PERMIT SERVICES  
AMANDA LECHT  
P.O. BOX 180, SMO  
P.O. BOX 180, SMO

**PRELIMINARY SITE PLAN**  
3501 MT. PINOS WAY  
FRAZIER PARK CA  
**DOLLAR GENERAL**

DESIGN: AAR AAR  
CHECK: AAR AAR  
DATE: [ ]  
BY: [ ]  
APPROVED: [ ]  
REVISION: [ ]  
PREFINISHED PLAN  
DRAFT - NOT FOR CONSTRUCTION



ZV #83, Map #238-36

### NOTICE OF PUBLIC HEARING

The Director of the Kern County Planning and Community Development Department, who has been designated the Hearing Officer pursuant to Chapter 19.182, Article III of the Kern County Zoning Ordinance, will conduct a hearing on **Thursday, November 19, 2015, at 10:00 a.m.**, in the Conference Room of the Kern County Planning and Community Development Department, at 2700 "M" Street, Suite 100, Bakersfield, California, for the purpose of considering the following request:

A Zone Variance to allow 32 on-site parking spaces, where 37 spaces are required (Section 19.82.020.D.7) in a C-2 (General Commercial) District

**Applicant:** Embree Asset Group, Inc. (PP16123)

**Location of Property:** 3521 Mt. Pinos Way, Frazier Park

Anyone wishing to give pertinent testimony may appear and be heard. If you challenge the action taken on this request in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning and Community Development Department at, or prior to, the public hearing. If you have questions regarding this project, you may telephone the Kern County Planning and Community Development Department and ask to speak to John Dacey, Planner 2 ((661) 862-5018), the Staff planner assigned to this case. We encourage the submittal of written comments by 11/3/15, so that those comments may be considered when Staff formulates its recommendation; however, written comments may be submitted anytime prior to, or at, the public hearing. Letters should be mailed to the Kern County Planning and Community Development Department, 2700 "M" Street, Suite 100, Bakersfield, CA 93301.

This project has been found to be categorically exempt from the requirement for preparation of environmental documents pursuant to Section 15311 of the State CEQA Guidelines.

Mailed this 16th day of October, 2015.

LORELEI H. OVIATT, AICP, Director  
Planning and Community Development Department

dr (10/16/15)

We do not need a Dollar General in our community.  
There is inadequate parking for such a large business

Thank you,  
mitzi nelson-scott  
Mitzi Nelson-Scott



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LORELEI H. OVIATT, AICP, Director  
Planning and Community Development Department

dr (10/16/15)

We do not want Dollar Tree in this town.

Jeanette Alexander Jeanette Alexander

10-28-15



ZV #83, Map #238-36

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Planning and Community Development Department

dr (10/16/15)

Att: JOHN DACEY  
Planner

Zone Variance 83, Map 238-36

Petition to Stop the Development of the Dollar General in Frazier Park					
<b>Petition Summary and background</b>	Frazier Park Community residents were not aware our commercial property zoning allowed for multinational chains, big box stores and fast food restaurants to be built in our small rural town. We do not want Dollar General in Frazier Park and request from the county of Kern to stop this development and give us a voice in the future growth of our community.				
<b>Action petitioned for</b>	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the development of the Dollar General on Mt. Pinos way in Frazier Park. We request environmental review of the proposed project under the California Environmental Quality Act (CEQA). Additionally, per the county General Plan to "Coordinate with Communities" We request to be made aware, informed and included in future planning decisions that affect Frazier Park.				
<b>First, Last name</b>	<b>Signature</b>	<b>Address</b>	<b>Telephone #</b>		<b>Date</b>
Vincent Holland	<i>V. Holland</i>	4208 Willow Tr. FP 93225	661	861-3407	10.21.2015
<b>Comments</b>					

I enjoy the fact that Frazier a small community. That what make it special

*V. Holland*

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Planning and Community Development Department

dr (10/16/15)

Chris Sample  
we don't need it  
10-20-2015



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Planning and Community Development Department

dr (10/16/15)

*Paul Edmundson*  
661-231-5444  
4128 ALPOT  
FRAZIER PARK, CA 93225

*In a big city Dollar General is good  
But Because it hurts  
small business  
and this is a small  
mountain community,  
we are not supporting  
this business*

Petition to Stop the Development of the Dollar General in Frazier Park				
<b>Petition Summary and background</b>	Frazier Park Community residents were not aware our commercial property zoning allowed for multinational chains, big box stores and fast food restaurants to be built in our small rural town. We do not want Dollar General in Frazier Park and request from the county of Kern to stop this development and give us a voice in the future growth of our community.			
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<b>First, Last name</b>	<b>Signature</b>	<b>Address</b>	<b>Telephone #</b>	<b>Date</b>
Douglas Hill	<i>Douglas Hill</i>	4529 MT Pinos Way PO Box 2164 FRAZIER PARK CA	661-222-0401	10/21/15
<b>Comments</b>				

*to keep profit on the hill not to some corporation*

ZV #83, Map #238-36

NOTICE OF PUBLIC HEARING

2015 OCT 23 PM 2:49

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LORELEI H. OVIATT, AICP, Director  
Planning and Community Development Department

dr (10/16/15)

WE DONT NEED THEM HERE

4500 Gilpen Tr  
Frazier. park  
CA 93225

Ravin Fisher  
12.10.15



ZV #83, Map #238-36

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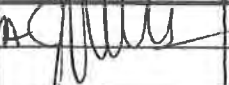
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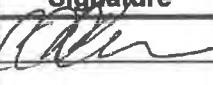
dr (10/16/15)

I VOTE NO.

Call ME. (661) 245-2414

Petition to Stop Development of the Dollar General in Frazier Park				
<b>Petition Summary and background</b>	Frazier Park Community residents were not aware our commercial property zoning allowed for multinational chains, big box stores and fast food restaurants to be built in our small rural town. We do not want Dollar General in Frazier Park and request from the county of Kern to stop this development and give us a voice in the future growth of our community.			
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<b>First, Last name</b>	<b>Signature</b>	<b>Address</b>	<b>Telephone #</b>	<b>Date</b>
JULIE HARTMAN		4340 DECATUR	661 472	5.3.27
<b>Comments</b>				

10:00 11 09 1

Petition to Stop the Development of the Dollar General in Frazier Park				
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<b>First, Last name</b>	<b>Signature</b>	<b>Address</b>	<b>Telephone #</b>	<b>Date</b>
Coleman, Della		4525 Mt Pinos Way, Frazier Park, CA 93445	661 245-1913	12/24/2015
<b>Comments</b>				



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LORELEI H. OVIATT, AICP, Director  
Planning and Community Development Department

dr (10/16/15)

*Our main concern with this store being built here on Canada Trail is the traffic it will impose, plus all truck traffic making deliveries, plus the time they may be sitting at an idle while waiting to unload.  
Since this is such a small street why not pave all of it.*

*Janus & Kathy Heisler  
128 Canada Trail  
P.O. Box 454 - Frazier Park, Ca 93225*

Jack Johnson  
628 Pasadena Trail  
Frazier Park, California 93225  
661 (392-9444)

October 22, 2015

The Honorable David Couch  
Kern County Fourth District Supervisor  
1115 Truxtun Avenue, Fifth Floor  
Bakersfield California 93301

Dear Sir:

Zone Variance  
Section 19.82.020.D.7 in a C-2 District  
Embree Asset Group, Inc. (PP16123)

This letter is in opposition to the variance request by Embree Asset Group, Inc., and I submit it to Kern County for its official records.

I am a property owner in Frazier Park and have been since 1980. I take issue with the request of any large chain or box store coming into our area if it is detrimental to the community. This community has taken great strides in the beautification of our small town; however, there have been many parking issues that came with this beautification--for example, we lost street parking on Mt Pinos Way, the main street through town. Parking here is very difficult which should be obvious by the request alone. If Dollar General cannot provide the proper amount of parking spaces, it should not be allowed. A purchase of additional land should/would be the answer.

The proposed variance would create additional parking problems. Current owners of commercial property have been required to adhere to zoning laws, including the hardware store, which is the current location of the proposed Dollar General (that particular site has always had difficult parking even when the business was open). It also was required to provide the spaces needed for its parking. The current hardware store (Ace Hardware) has also adhered to the law.

Frazier Park Market has adhered to the zoning laws. When the market remodeled, it had to purchase additional property to provide required parking spaces. All of the businesses do not allow parking for anything other than patronage to their respective business. Embree Asset Group, Inc, should not be exempt from the law.

There is also the problem of necessity in a small community. There is no necessity for a competing grocery business. The local hardware store carries many similar items the grocery store carries. There is not enough population to support another grocery-type business. The chain and box stores tend to hire less people to increase profits, while our locally owned businesses hire to keep locals working. It is not all about profit. The number of jobs to be created versus the jobs lost is a major concern.

The surrounding communities, including Frazier Park, Lake of the Woods, Cuddy Valley, Pine Mountain Club, Vision Valley, Lockwood Valley, and Lebec, in total only have a combined population of 8,000 to 9,000 people. The number of residents in the area has gone down in the last 20 years.

I request the Zone Variance (Section 19.82.020.D.7) in a C-2 (General Commercial) District by Embree Asset Group, Inc., property address at 3521 Mt. Pinos Way, Frazier Park, be denied.

Sincerely,

A handwritten signature in black ink, appearing to read "Jack Johnson", with a stylized, flowing script.



Marilyn Johnson  
628 Pasadena Trail  
Frazier Park, California 93225  
661 (392-9444)

October 22, 2015

The Honorable David Couch  
Kern County Fourth District Supervisor  
1115 Truxtun Avenue, Fifth Floor  
Bakersfield California 93301

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Zone Variance  
Section 19.82.020.D.7 in a C-2 District  
Embree Asset Group, Inc. (PP16123)

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The Honorable David Couch  
Kern County Fourth District Supervisor  
Oct, 22, 2015  
Page 2

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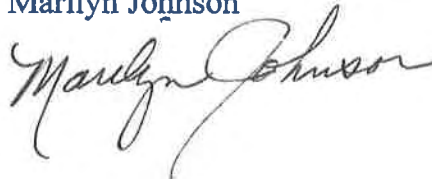
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Sincerely,  
Marilyn Johnson



MJ:st

ZV #83, Map #238-36

### NOTICE OF PUBLIC HEARING

The Director of the Kern County Planning and Community Development Department, who has been designated the Hearing Officer pursuant to Chapter 19.182, Article III of the Kern County Zoning Ordinance, will conduct a hearing on **Thursday, November 19, 2015**, at 10:00 a.m., in the Conference Room of the Kern County Planning and Community Development Department, at 2700 "M" Street, Suite 100, Bakersfield, California, for the purpose of considering the following request:

A Zone Variance to allow 32 on-site parking spaces, where 37 spaces are required (Section 19.82.020.D.7) in a C-2 (General Commercial) District

**Applicant:** Embree Asset Group, Inc. (PP16123)

**Location of Property:** 3521 Mt. Pinos Way, Frazier Park

Anyone wishing to give pertinent testimony may appear and be heard. If you challenge the action taken on this request in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning and Community Development Department at, or prior to, the public hearing. If you have questions regarding this project, you may telephone the Kern County Planning and Community Development Department and ask to speak to John Dacey, Planner 2 ((661) 862-5018), the Staff planner assigned to this case. We encourage the submittal of written comments by 11/3/15, so that those comments may be considered when Staff formulates its recommendation; however, written comments may be submitted anytime prior to, or at, the public hearing. Letters should be mailed to the Kern County Planning and Community Development Department, 2700 "M" Street, Suite 100, Bakersfield, CA 93301.

This project has been found to be categorically exempt from the requirement for preparation of environmental documents pursuant to Section 15311 of the State CEQA Guidelines.

Mailed this 16th day of October, 2015.

LORELEI H. OVIATT, AICP, Director  
Planning and Community Development Department

dr (10/16/15)

Basically Sometimes growth is bad. I moved up here because I like a small mountain community. I would like to see it stay that way.

Sincerely, Travis Martin

Petition to Stop the Development of the Dollar General in Frazier Park				
<b>Petition Summary and background</b>	Frazier Park Community residents were not aware our commercial property zoning allowed for multinational chains, big box stores and fast food restaurants to be built in our small rural town. We do not want Dollar General in Frazier Park and request from the county of Kern to stop this development and give us a voice in the future growth of our community.			
<b>Action petitioned for</b>	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the development of the Dollar General on Mt. Pinos way in Frazier Park. We request environmental review of the proposed project under the California Environmental Quality Act (CEQA). Additionally, per the county General Plan to "Coordinate with Communities" We request to be made aware, informed and included in future planning decisions that affect Frazier Park.			
<b>First, Last name</b>	<b>Signature</b>	<b>Address</b>	<b>Telephone #</b>	
Thomas Calk	T Calk	P.O. Box 1239 / 125 TRUMAN TRAIL FRAZIER PARK, CA 93225	661	245-1646
<b>Comments</b>				

By putting in a big box store we take a chance of losing a lot of the small businesses in our area, therefore I ask that it not be approved.

ZV #83, Map #238-36

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LORELEI H. OVIATT, AICP, Director  
Planning and Community Development Department

dr (10/16/15)

*I do challenge the action taken on this request  
and we like to keep the community traffic from  
and I believe will be so many developments.*





ZV #83, Map #238-36

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LORELEI H. OVIATT, AICP, Director  
Planning and Community Development Department

dr (10/16/15)

*We already have enough we don't need more*

*[Signature]*  
Cecilia Lopez

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LORELEI H. OVIATT, AICP, Director  
Planning and Community Development Department


dr (10/16/15)

FRAZIER Park is a depressed Economy. In the past we have had 3 good stores of different kinds that folded. In the last year we have lost a computer store, a Restaurant, a propane company and a gift store. The one restaurant that has been here the longest can't even sustain opening past 2<sup>30</sup>. Dollar General isn't all 99 cent things & would do harm to Ace Hardware & the one remaining Market is Tacon. They would be better off putting their 99 into the serious Drug problem on this mountain.

TERI TIERCE  
4763 Lakewood Ave  
FRAZIER Park, CA 93825

Petition to Stop the Development of the Dollar General in Frazier Park				
<b>Petition Summary and background</b>	Frazier Park Community residents were not aware our commercial property zoning allowed for multinational chains, big box stores and fast food restaurants to be built in our small rural town. We do not want Dollar General in Frazier Park and request from the county of Kern to stop this development and give us a voice in the future growth of our community.			
<b>Action petitioned for</b>	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the development of the Dollar General on Mt. Pinos way in Frazier Park. We request environmental review of the proposed project under the California Environmental Quality Act (CEQA). Additionally, per the county General Plan to "Coordinate with Communities" We request to be made aware, informed and included in future planning decisions that affect Frazier Park.			
<b>First, Last name</b>	<b>Signature</b>	<b>Address</b>	<b>Telephone #</b>	<b>Date</b>
Gilbert Rosa	[Signature]	PO Box 277	661-245	10-21-15
		FRAZIER PK, CA 93225	661-2895166	
<b>Comments</b>				

My question is, is everything going to be a dollar?  
 or just some items? That's my concern.

Petition to Stop the Development of the Dollar General in Frazier Park				
<b>Petition Summary and background</b>	Frazier Park Community residents were not aware our commercial property zoning allowed for multinational chains, big box stores and fast food restaurants to be built in our small rural town. We do not want Dollar General in Frazier Park and request from the county of Kern to stop this development and give us a voice in the future growth of our community.			
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<b>First, Last name</b>	<b>Signature</b>	<b>Address</b>	<b>Telephone #</b>	
MICHELLE KINGSTON		PO BOX 1351, FRAZIER PARK, CA 93225	661	433 3509
<b>Comments</b>				

Petition to Stop t' Development of the Dollar General Frazier Park				
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<b>First, Last name</b>	<b>Signature</b>	<b>Address</b>	<b>Telephone #</b>	<b>Date</b>
Dalton Steinbach	<i>Dalton Steinbach</i>	4340 de cat of tr Frazier Park 93225	661 472 5327	10/19/20
<b>Comments</b>				



Petition to Stop the development of the Dollar General in Frazier Park				
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<b>First, Last name</b>	<b>Signature</b>	<b>Address</b>	<b>Telephone #</b>	<b>Date</b>
Thomas Kuske	Thomas Kuske	PO Box 186	661 2454112	10-21-15
<b>Comments</b>				

My concern about the dollar is; Are all products going to be just a dollar? Some dollar stores lure you in with a promise that only everything is a dollar, then alot of items are a different higher price.

ZV #83, Map #238-36

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LORELEI H. OVIATT, AICP, Director  
Planning and Community Development Department

dr (10/16/15)

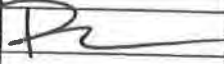
*I am against those  
people coming to our area.*

*Ray Sethi*

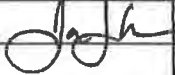
*P.O. Box 670  
Frazier Park, 93225*

**Petition to Stop the Development of the Dollar General in Frazier Park**

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<b>First, Last name</b>	<b>Signature</b>	<b>Address</b>	<b>Telephone #</b>	<b>Date</b>
Coleman, Marla	Marla Coleman	4525 Mt Pinos Way Frazier Park, CA 93345	661 845-1913	10/26/2015
<b>Comments</b>				

Petition to Stop the Development of the Dollar General in Frazier Park					
<b>Petition Summary and background</b>	Frazier Park Community residents were not aware our commercial property zoning allowed for multinational chains, big box stores and fast food restaurants to be built in our small rural town. We do not want Dollar General in Frazier Park and request from the county of Kern to stop this development and give us a voice in the future growth of our community.				
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<b>First, Last name</b>	<b>Signature</b>	<b>Address</b>	<b>Telephone #</b>		<b>Date</b>
Hanks Brandon, Hanks		PO Box 1351 Frazier Park, CA 93225	805	666	1112
<b>Comments</b>					10/18

**Petition to Stop the Development of the Dollar General in Frazier Park**

<b>Petition Summary and background</b>	Frazier Park Community residents were not aware our commercial property zoning allowed for multinational chains, big box stores and fast food restaurants to be built in our small rural town. We do not want Dollar General in Frazier Park and request from the county of Kern to stop this development and give us a voice in the future growth of our community.			
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<b>First, Last name</b>	<b>Signature</b>	<b>Address</b>	<b>Telephone #</b>	<b>Date</b>
JAMIE, HARTMAN		PO Box 1351 Frazier Park CA 93225	661 666 1661	4/8/10
<b>Comments</b>				



Patricia L. Smith  
8563 Cuddy Valley Road  
Frazier Park, California 93225

October 18, 2015

Kern County Planning and Community Development Department  
2700 "M" Street, Suite 100  
Bakersfield, California 93301

Attention: John Dacey, Planner 2  
Operations Unit

To Whom It May Concern:

In regards to the application of Embree Asset Group In. (PP 16123) for a variance on the number of parking spaces for their proposed new business at 3521 Mt. Pinos Way in Frazier Park. As a 15 year resident of Frazier Park I object to any variance within the town of Frazier Park in regards to parking. The parking situation in this town is critical as it is. When I use the term critical I mean that because of the total lack of parking requirements over the years, even with our vacant commercial buildings, there is not adequate parking in town. On another note, I'm not happy about this potential use of this land. Right now our unused commercial properties most likely are buying time for our water tables to rise. Without the strict conservation we are using there could be no water for consumption or hygienic use in the households of this community. As it is nearby Lake of the Woods has been having water hauled in for their more than 350 households and 5 to 8 businesses and several churches for about a year. The situation in Frazier Park is better, but by how much is anyone's guess at this point. Yet there is talk of piping water from Frazier Park to help those in Lake of the Woods. Allowing any new business in this area at this time is, in my opinion, irresponsible and unnecessarily endangers at a minimum the quality of life and quite possibly the welfare of all the residents from Lebec to Pinon Pines.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Patricia L. Smith".

Patricia L. Smith

ZV #83, Map #238-36

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Mailed this **16th** day of October, 2015.

LORELEI H. OVIATT, AICP, Director  
Planning and Community Development Department

dr (10/16/15)

Jerry BRDICH  
P.O. Box 4562  
P.M.C. CA 93222

I do not think another grocery store is needed in Frazier Park. They would be too close and a Bowling Alley, Skate Rink or movie theater is better suited to the area.  
*Doug Brund*

ATT. John DACEY, Planner  
RE: ZV # 83, MPP # 238-36

I have lived in the Frazer Park Area since June 1991 @ 17395 Lockwood Val. Rd. I have truly enjoyed living in this area:

Small town atmosphere, light traffic and the 4 seasons.

I very much oppose the requested reduction of parking spaces from 37 to 32 for the proposed construction / ~~structural~~ building. Mt. Pinos way in F.P. is already quite narrow and with the recent addition of sidewalks street parking is virtually impossible for larger cars without intruding into traffic lanes existing or hoped.

I recommend the the variance request be denied. Thank you

E. R. GERTHER  
17395 LOCKWOOD VAL. RD  
F.P. CA,  
mail address  
P.O. Box 667  
MOORPARK, CA 93021

W. J. J. J. J.  
10/30/15

10-30-15

Lorelei H. Oviatt, AICP, Director  
Kern County Planning and CDD  
2700 M Street, Suite 100  
Bakersfield, CA 93301

RE: ZV #83, Map#238-36  
3521 Mt. Pinos Way, Frazier Park  
CC: David Couch, 4th District Supervisor, County of Kern

In regard to the requested zone variance on required parking spaces for the proposed "Dollar General", the following situation needs to be considered heavily.

The area of Frazier Park where the Dollar General is requesting a variance is the very small strip of the town. It consists of a two lane street and one stop sign only. There is currently not adequate parking on the street for the existing retail and repair stores, causing congested street parking. The addition of the Dollar General at that location would escalate the street parking to a dangerous level.

Sincerely,



Mona McCabe  
Frazier Park Resident



October 26, 2015

Kern County Planning and Community Development Dept.  
Attn: Mr. John Dacey, Planner  
2700 "M" Street, Suite 100  
Bakersfield, CA 93301

**Re: Zone Variance**  
**Applicant: Embree Asset Group, Inc.**  
**Location of Property: 3521 Mt. Pinos Way, Frazier Park**

Dear Mr. Dacey,

The Mountain Communities Chamber of Commerce is writing in opposition of granting a parking variance to the above named applicant.

It is our position that the required parking spaces can be achieved by reducing the proposed building size. The building site is not unusual in size, shape, or topography. There do not appear to be any special circumstances associated with this property that require a variance to the zoning requirement.

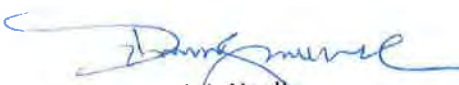
The property owner will not suffer practical difficulties or unnecessary hardships in the absence of the requested variance. If the building size is reduced to 8,000 square feet, the ordinance of one parking space per 250 GFA is met with the 32 parking space layout shown in the preliminary plans.

It also appears from the parking plan submitted, that not all of the 90° parking spaces have the required 25' minimum aisle width (19.82.090 - Parking area design and development standards, Paragraph B). There are some spaces where a 21' aisle width is shown, near the required loading area. Again, a reduction in building size could allow this ordinance to be met.

We are concerned about the proposed 5 spaces of off-site parking in front of the building site. Driver visibility exiting this building parking lot from Canada Trail on to Mt. Pinos Way may be blocked by vehicles parked on the street.

Thank you for considering our input on this zoning variance.

Best regards,

  
Rachel J. Unell  
President

Mountain Communities Chamber of Commerce

P.O. Box 552, Frazier Park, CA 93225  
Phone: 661-245-1212 Fax: 661-242-2657  
[www.mymountainchamber.com](http://www.mymountainchamber.com) [board@mymountainchamber.com](mailto:board@mymountainchamber.com)



# Sameer Khalil

3541 MT. Pinos way • Frazier park, ca 93225 • 818-281-8611 •

Fax: 866-914-2042 • E-Mail: [sam3522@yahoo.com]

Date: Oct 26 2015

Kern county planning and community development department  
2700 M STREET SUIT 100 BAKERSFIELD CA 93301

ATTENTION; JOHN DACEY PLANNER 2

TO:

Our Planning and Community Development Department

I am writing to you to object to the variance requested for the project on 3521 MT. PINOS WAY FRAZIER PARK CA. and I object to giving them permit to demolish our landmark building "The Alpine Lumber Building". I own the building where the clinic used to be at 3541 Frazier Mt. Park Rd and I had most of the town tell me not to take it down to build a different building as it would really change the way the whole area looks and apparently nobody wants that change even if it means a new building and I was convinced and backed down and will wait for the appropriate business to rent it to the way it is.

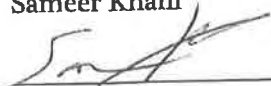
This proposed project by Embree Asset Group will change the way our mountain community style looks and by taking that building down and putting a new city style building in its place it will make us very soon look like downtown Los Angeles.

Besides that we want to keep Frazier Park as a mountain community without the traffic and congestion that we are already having and I am against this variance because it will make it like city traffic on that street.

I urge you to refuse giving this variance and stop the demolition of the Frazier Park style building and demolishing our harmony on the hill.

Best Regards

Sameer Khalil



Oct 26, 2015

Address:

3541 Mt. Pinos Way, Frazier Park, Ca. 93225

**Ensaf and Sameer Khalil**  
**1901 Cuddy Canyon Rd. Frazier Park Ca. 93243**

**Date: Oct 26 2015**

Kern county planning and community dev. dept.  
2700 M STREET SUIT 100 BAKERSFIELD CA 93301

ATTENTION;

Mr. JOHN DACEY, PLANNER

I am writing to object to the variance requested for the project proposed on 3521 Mt. Pinos way,  
Frazier Park, Ca.93225.

I don't want anything that looks like urban development in my area. I hate the city with its buildings and traffic. Also, this project is not bringing us anything new to the area except making things worse and changing the way our area looks let alone this company will be taking our little community dollars out of state.

I urge you to refuse this variance and would like to thank you in advance for considering my wish.

Ensaf and Sam Khalil

1901 Cuddy Canyon Rd, Frazier Park, Ca. 93243

The block contains two handwritten signatures in dark ink. The top signature is a stylized, cursive 'S' followed by a horizontal line, likely representing 'Sameer'. The bottom signature is a more compact, cursive signature, likely representing 'Ensaf'.

The Honorable David Couch  
Kern County Fourth District Supervisor  
1115 Truxtun Avenue 5th Floor  
Bakersfield, California 93301

To my knowledge there has been no variances granted to other businesses in our area for parking spaces.

Frazier Park Market, has adhered to the zoning laws, it provided the required spaces, when it remodeled it had to purchase additional property to provide required parking spaces at the time. All of these business do not allow parking for anything other than patronage at their businesses. Embree Asset Group, Inc should not be exempt from the law.

There is also the problem of necessity in a small community, there is no necessity for competing grocery business. The local hardware store carries many similar items the grocery store carries because it has to in order to stay in business. There is not enough population to support another grocery type business. The chain and box stores tend to hire less people to increase profits, while our locally owned businesses hire to keep locals working, it is not all about profit. The number of jobs to be created verses the jobs lost is a major concern, especially in small communities where many rely on local jobs.

The surrounding communities including Frazier Park, Lake of the Woods, Cuddy Valley, Pine Mountain Club, Vision Valley, Lockwood Valley, and Lebec only have a combined population of 8,000 to 9,000 people. That number alone should be enough to realize this community will not sustain the type of business Embree Asset Group, Inc wants to open without great harm to other locally owned businesses.

I request for the Zone Variance ( Section 19.82.020.D.7) in a C-2 (General Commercial) District by Embree Asset Group, Inc property address at 3521 Mt. Pinos Way, Frazier Park, be denied.

Sincerely,



Kern county planning and

Community development department

2700 M STREET SUIT 100 , BAKERSFIELD CA 93301

ATTENTION;      JOHN DACEY PLANNER

I live on 4233 Maple trail Frazier Park, Ca. 93225

I oppose to the variance and to the project on 3521 altogether. I don't like to see Frazier Park become busy like the city which is the reason I left the city and came to Frazier Park.

I don't even want to see that good old building go to be replace by a metal building or any other style that would make it look like an eye sour in our area.

Thank you for listening to us the people of Frazier Park.

Sam Khalil



10/25/2016

661-248-6833

4233 Maple Trail, Frazier Park, Ca. 93225

Oct. 30, 2015

The Kern County Planning and Community Development Department  
2700 "M" Street, Suite 100  
Bakersfield, CA 93301

Attn: John Dacey

Re: ZV #83, Map #238-36


Mr. Dacey,

I am a resident from the Frazier Park area and I have heard of a new store opening. I am against this proposal for the following reasons:

1. We are a small knit community
2. the street, Mt. Pinos is a major road through town.
3. Our local shops have limited parking as is.
4. The few roads (dirt) leading to homes may be blocked to those living on them.
5. Access for emergency vehicles may become limited.

All in all our businesses/home owners and emergency crews may be affected with over crowding of vehicles and in the winter months could be much worse for snow equipment.

Stacey Bodman  
1325 Pinetree Dr.  
Pinon Pines, Ca 93225  
(661) 600-7955



# MANHAL KHALIL

3509 mountain pinos way • frazier park, ca 93225 • 818-468-3366 • Fax:  
E-Mail: [Your E-Mail] Web: mrns4d@yahoo.com



Date: oct 26 2015

Kern county planning and community dev.dept.

2700 M STREET SUIT 100 BAKERSFIELD CA 93301

ATTENTION ;JOHN DACEY PLANER 2

TO WHOME IT MAY CONCERN

IN REGARD TO THE APPLICATION OF EMPREE GRUP INC PP 16123 FOR VARIANCE ON THE NUMBER  
OF PARKING SPACES FOR THEIR NEW STORE AT 3521 MT. PINOS WAY FRAZIER PARK CA

I AM THE OWNER OF THE PROPERTY NEXT DOOR TO THIS PROPERTY AND I OBJECT TO THIS  
VARIANCE FOR THE FACT THAT WE ALLREADY HAVE A PARKING PRBLEM IN THAT AREA

FOR THE FACT THAT MOST OF THE SURROUNDING BUSSENESSES DO NOT HAVE THEIR ADEQUATE  
NUMBER OF PARKING OR HAVE NONE AT ALL . AND HAVING A STORE LIKE THIS WILL CREAT A

MAJOR TRAFFIC PROBLEM IN TOWN . NOT TO MENTION I WAS GOING TO OPEN A 99CENTS STORE  
IN MY PROPERTY AND THE TOWN PEOPLE WERE NOT IN FAVOR OF THIS TYPE OF BUSSENESS

AND THE PROBLEM THAT IT WILL GENERATE SO I DECIDED TO LEESEN TO THE PUBLIC AND  
WITHDRAW MY APPLICATION . FOR THAT REASON WE DON'T THINK THAT YOU SHOULD GRANT  
THIS VARIANCE . AND ALLOW THE PEOPLE VOICE BE HEARD .

AND ALSO I REQUEST THAT THEY DO AN INVIRONMENTAL STUDY ON PROPERTY

AND ALSO I NEED TO KNOW HOW THEY ARE GOING TO MANAGE THEIR DRAINAGE

A STUDDY SHOUD BE DONE .

Sincerely, MANHAL KHALIL

[Your Name]

[Your Title]

## ATTACHMENT

IN GREEN IS THE PROPERTY THAT I OWN ITS ADJACENT TO THE DOLLAR GENERAL  
AND WILL BE EFFICTED FROM THE OPENING OF THIS STORE .



ZV #83, Map #238-36

### NOTICE OF PUBLIC HEARING

The Director of the Kern County Planning and Community Development Department, who has been designated the Hearing Officer pursuant to Chapter 19.182, Article III of the Kern County Zoning Ordinance, will conduct a hearing on **Thursday, November 19, 2015**, at 10:00 a.m., in the Conference Room of the Kern County Planning and Community Development Department, at 2700 "M" Street, Suite 100, Bakersfield, California, for the purpose of considering the following request:

A Zone Variance to allow 32 on-site parking spaces, where 37 spaces are required (Section 19.82.020.D.7) in a C-2 (General Commercial) District

**Applicant:** Embree Asset Group, Inc. (PP16123)

**Location of Property:** 3521 Mt. Pinos Way, Frazier Park

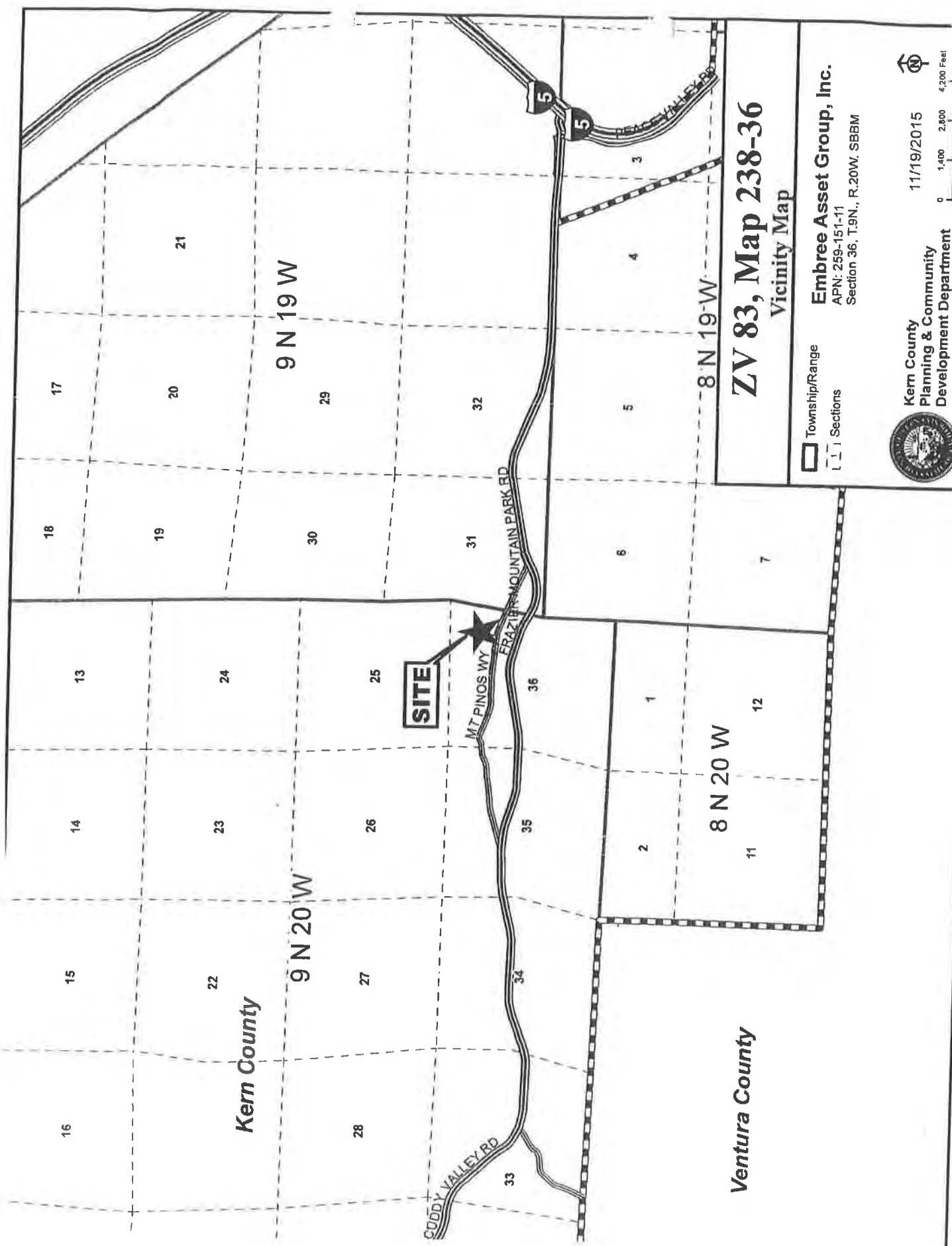
Anyone wishing to give pertinent testimony may appear and be heard. If you challenge the action taken on this request in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning and Community Development Department at, or prior to, the public hearing. If you have questions regarding this project, you may telephone the Kern County Planning and Community Development Department and ask to speak to John Dacey, Planner 2 ((661) 862-5018), the Staff planner assigned to this case. We encourage the submittal of written comments by 11/3/15, so that those comments may be considered when Staff formulates its recommendation; however, written comments may be submitted anytime prior to, or at, the public hearing. Letters should be mailed to the Kern County Planning and Community Development Department, 2700 "M" Street, Suite 100, Bakersfield, CA 93301.

This project has been found to be categorically exempt from the requirement for preparation of environmental documents pursuant to Section 15311 of the State CEQA Guidelines.

Mailed this **16th** day of October, **2015**.

LORELEI H. OVIATT, AICP, Director  
Planning and Community Development Department

dr (10/16/15)



**ZV 83, Map 238-36**

Vicinity Map

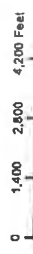
Township/Range  
Sections

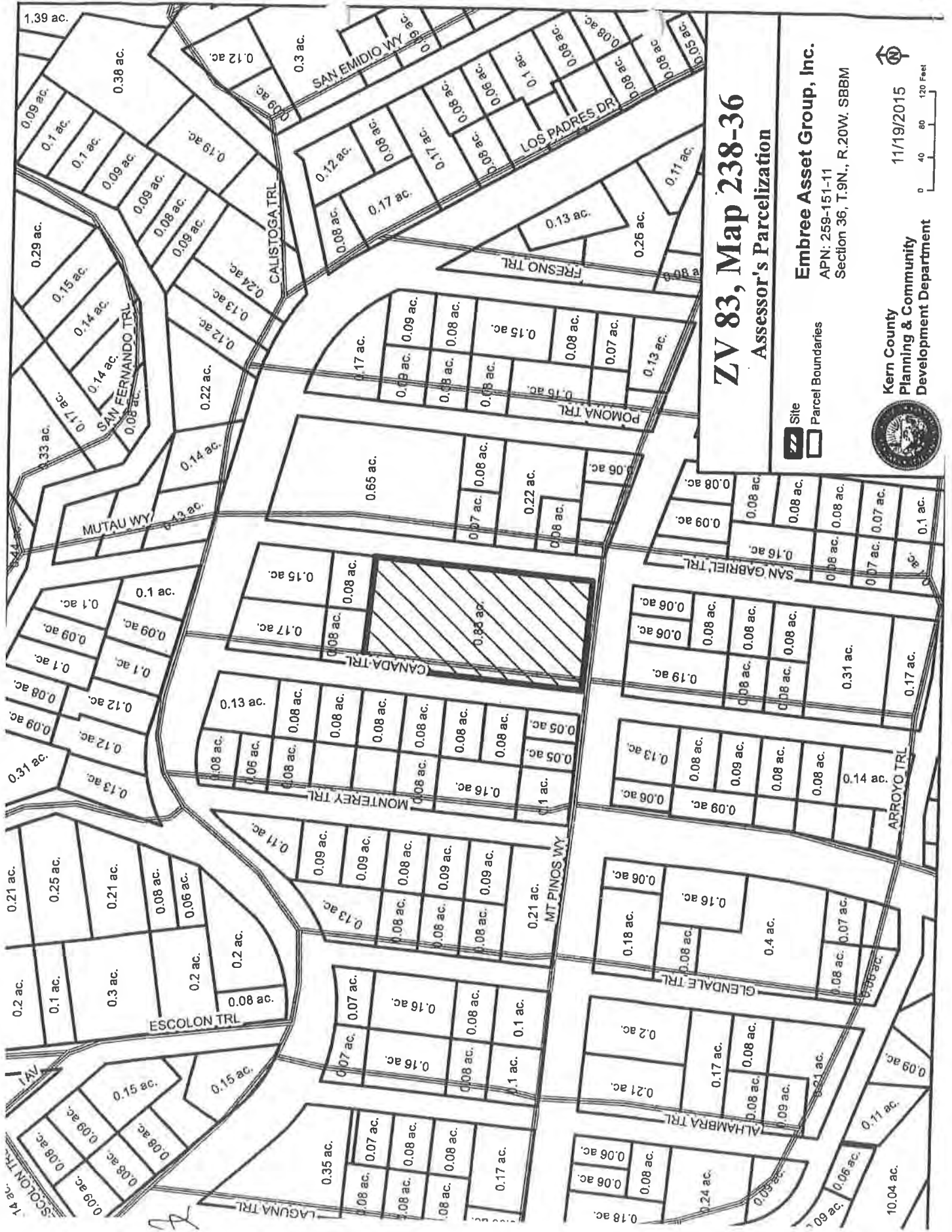
**Embree Asset Group, Inc.**  
APN: 259-151-11  
Section 36, T.9N., R.20W. SBBM





**Kern County**  
Planning & Community  
Development Department

11/19/2015





# ZV 83, Map 238-36 Assessor's Parcelization

 Site  
 Parcel Boundaries

**Embee Asset Group, Inc.**  
APN: 259-151-11  
Section 36, T.9N., R.20W. SBBM



**Kern County**  
Planning & Community  
Development Department

11/19/2015



0 40 80 120 Feet

**ZV 83,  
Map 238-36  
Existing Zoning**

KERN COUNTY  
ZONING DESIGNATIONS

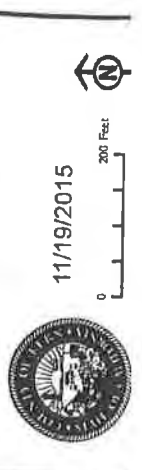
- C-1 - Neighborhood Commercial
- C-2 - General Commercial
- CH - Highway Commercial
- CO - Commercial Office
- E(x) - Estate (x acres)
- FPP - Floodplain Primary
- M-1 - Light Industrial
- R-1 - Low Density Residential
- R-2 - Medium Density Residential
- FPS - Floodplain Secondary
- GH - Geologic Hazard Combining
- MH - Mobilehome Combining
- PD - Precise Development Combining



Zoning Boundaries

**Embrease Asset Group, Inc.**

APN: 259-151-11  
Section 36, T.9N., R.20W. SBBM

Kern County  
Planning & Community  
Development Department

11/19/2015



The Honorable David Couch  
Kern County Fourth District Supervisor  
1115 Truxtun Avenue 5th Floor  
Bakersfield California 93301

Oct.25, 2015

Dear Sir:

Zone Variance  
Section 19.82.020.D.7 in a C-2 District  
Embree Asset Group, Inc (PP16123)

This letter is in opposition to the variance request by Embree Asset Group, Inc., and I, submit it to Kern County for its official records.

I am a property owner in Frazier Park, I take issue with the current request of any large chain or box store coming into our small community if it creates a detriment. This community has taken great strides in the beautification of our small town, however there have been many parking issues that came with that beautification, we lost street parking on Mt Pinos Way, the main street through town. Parking here is very difficult which should be obvious by the request alone. If Dollar General cannot provide the proper amount of spaces for parking it should not be allowed to have the type of business it wants to put in. A purchase of additional land by Embree Asset Group, Inc. would solve the problem.

Current owners of commercial property have been required to adhere to zoning laws including the old hardware store, which is the current location of the proposed Dollar General, that particular site has always had difficult parking even when the business was open. It also was required to provide the spaces it needed for parking. Ace Hardware also has provided the required parking for its customers.

The Honorable David Couch  
Kern County Fourth District Supervisor  
Oct, 22, 2015  
Page 2

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Frazier Park Market has adhered to the zoning laws. When the market remodeled, it had to purchase additional property to provide required parking spaces. All of the businesses do not allow parking for anything other than patronage to their respective business. Embree Asset Group, Inc, should not be exempt from the law.

There is also the problem of necessity in a small community. There is no necessity for a competing grocery business. The local hardware store carries many similar items the grocery store carries. There is not enough population to support another grocery-type business. The chain and box stores tend to hire less people to increase profits, while our locally owned businesses hire to keep locals working. It is not all about profit. The number of jobs to be created versus the jobs lost is a major concern.

The surrounding communities, including Frazier Park, Lake of the Woods, Cuddy Valley, Pine Mountain Club, Vision Valley, Lockwood Valley, and Lebec, in total only have a combined population of 8,000 to 9,000 people. The number of residents in the area has gone down in the last 20 years.

I request the Zone Variance (Section 19.82.020.D.7) in a C-2 (General Commercial) District by Embree Asset Group, Inc., property address at 3521 Mt. Pinos Way, Frazier Park, be denied.

Sincerely,





Oct. 30, 2015

The Kern County Planning and Community Development Department  
2700 "M" Street, Suite 100  
Bakersfield, CA 93301

Attn: John Dacey

Re: ZV #83, Map #238-36

Mr. Dacey,

I am a resident of the Frazier Park area, and I have lived here almost my entire life. When I heard about a possibility of a new big corporation store opening up in our small town, I became a little worried. The reason I feel this way is because our town is small and has small business'. People enjoy our small town because it's an escape from the stressful city. Opening up a big corporation store and putting in a parking lot there can cause traffic on the main road through our town. Traffic is something residents up here try to get away from. Not only does it cause traffic, but it also takes away from the small businesses in our town. It takes away from the already limited parking spaces and it could take away business. Our small businesses support the town and give back to the community. I like living in a traffic free small town. and if I wanted to shop at a big corporation store I'd drive down to the city where big corporations, such as Dollar General, belong.

  
Nicole Thomason

512 North Dr.  
Frazier Park, CA 93225

Oct. 29, 2015


Planning Department  
Kern County  
Bakersfield, California

#### Dollar General- Reduced parking

I work in the area where Dollar General is planning on opening a store. I've been told that they want to cut back on the number of parking spaces for their store. I don't think this is a good idea. We have a lot of kids and other people who walk in that area. If people are trying to find parking they won't be watching out for people who are on foot which could cause accidents. There are also times when the fire trucks and ambulances (Hall ambulance is located on Mt. Pinos Way) need to travel on Mt. Pinos Way in a hurry. With more traffic and people trying to find parking it could slow down our emergency people. Because the road is already narrow how will they be able to get around someone who is blocking the road. There is also the problem of Dollar General's customers taking up other businesses parking lots. There really isn't much parking downtown so I think reducing Dollar General's parking lot is not the answer.

Sincerely,

Sam Bnouns  
4133 Elliott Trail  
Frazier Park  
[661.380.0442](tel:661.380.0442)

A handwritten signature in blue ink, appearing to read 'SB', with a long horizontal line extending to the right.

10-30-15

Lorelei H. Oviatt, AICP, Director  
Kern County Planning and CDD  
2700 M Street, Suite 100  
Bakersfield, CA 93301

RE: ZV #83, Map#238-36  
3521 Mt. Pinos Way, Frazier Park  
CC: David Couch, 4th District Supervisor, County of Kern

In regard to the requested zone variance on required parking spaces for the proposed "Dollar General", the following situation needs to be considered heavily.

The area of Frazier Park where the Dollar General is requesting a variance is the very small strip of the town. It consists of a two lane street and one stop sign only. There is currently not adequate parking on the street for the existing retail and repair stores, causing congested street parking. The addition of the Dollar General at that location would escalate the street parking to a dangerous level.

Sincerely,

Andy Khalil  
Frazier Park Resident

A handwritten signature in dark ink, appearing to read 'Andy Khalil', with a long horizontal flourish extending to the right.

Jacob Schulze

P.O.Box 961

Frazier Park Ca, 93225

October 30, 2015

The kern County Planning and Community Developed Department

2700 "M" Street Suit 100

Bakersfield, Ca 93301

Re: RV #83, Map #238-36


Dear: Mr. John Dacey

First, I am writing this letter in regard to oppose having a Dollar General placed in the community of Frazier Park on a two major issues. The first issue is regarding a zone variance allowing a Dollar General to have fewer parking spaces on the property of 3521 Mt. Pinos Way in Frazier Park. Where there are already very limited parking spots on the street. The majority of businesses only have employee parking and all the customers are having to park on the street causing traffic. Traffic violations are in effect but they are never enforced in our small community causing making more traffic becoming a bigger issue where there not enough space according to the zoning laws. Dollar General is trying to apply to the state for less parking space a when the amount of customer ratio for the business according to the zoning laws of California is thirty two space for an operating business that size.

Second, Issue is that a corporate Business that is already established coming into town to make more business that Dollar General already has is almost under the act of a monopoly. Where it would hurt the unemployment rate worse also cause there to be a rise rate of inflation in this small community because other business having to make a profit to keep open. Seventy to eighty percent of America gross domestic production (GDP) is based off small business allowing cooperation to go arrowed laws will only hurt the economy getting rid of a middle class which supports the business employees society.

Sincerely,

Jacob Schulze

  
(661)-245-5501

October 30,2015

Lorelei H. Oviatt,AICP, Director  
Kern County Planning and CDD  
2700 M Street, Suite 100  
Bakersfield, Ca 93301

RE :ZV #83, Map #238-36  
3521 Mt.Pinos Way, Frazier Park

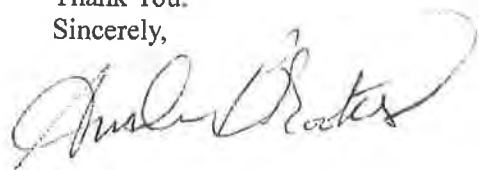
I am a resident of Frazier Park and I have heard about a Dollar General store trying to be put into our town. I have heard that Embree Asset Group, Inc.(PP16123) DBA dollar General has applied for a zone variance reducing parking. This would require less parking and I don't understand it. It should actually require more parking. The concerns on this are for the public.

Safety issues will arise if this happens because of traffic congestion, which could lead to accidents and injuries. The weather will also play a roll in this which would make it more dangerous. Without parking this will cause many more obstacles and could lead to something that could allow injury.

If this is approved local business owners will have to make sure that they keep their parking available to their customers which could in the long run also cause issues.

My opinion is that less parking is going to cause more of an issue than realized. I dont think anything good will come out of this variance being approved. Please take into consideration the things that this could affect and I hope you see that it would be in your best interest to not approve this.

Thank You.  
Sincerely,

A handwritten signature in dark ink, appearing to read "Austin Brooks", written in a cursive style.

Austin Brooks  
Resident, Frazier Park  
661 805 1907



Zaq McIntyre  
P.o. Box 27  
Frazier Park, Ca 93225

October 30,2015

The Kern County Planning And Community Development Department  
2700 "M" Street, Suite 100  
Bakersfield, Ca  
93301

Re: ZV # 83, Map # 238-36

Dear John Dacey,

Its has recently been brought to my attention that they are attempting to bring a Dollar General into our small community. Id like to touch on a couple subjects that this might have a negative affect on. First, Id like to mention the parking issue. I've been informed about a Zone variance that would be taking place on 3521 Mt. Pinos Way. Which not to mention is the main road, if not the only road to get from A to B on In Frazier Park. Now traffic is already an issue here, in this case we would be taking away from our local businesses parking. Who already have a limited number of parking spaces which are occupied mostly by employees. I just think this is not only going to cause traffic but also take away from our local businesses. We Also have unpredictable weather which already causes people to have to park there cars on Mt Pinos Way. I just think for a business to come in and take away parking from an already limited parking area is not going to help our community in any way.

Second, The businesses we have here are small, we all help each other out. Now they want to bring in a corporation that isn't going to provide any assets to our community. Cheaper products for cheaper prices, we moved to this community to get away from Large scale businesses and corporations like this. Most of our businesses our family owned and they also give back to the community. They help our schools our local libraries. Dollar general isn't going to do such things. Us here in Frazier Park Survive off each other, we help one another. This company isn't going to give back to the community, This company isn't going to help us. Its going to take away from everything we have already worked so hard to build.

Thank you for taking the time to read this.

Sincerely,

Zaq McIntyre



10-30-15

Lorelei H. Oviatt, AICP, Director  
Kern County Planning and CDD  
2700 M Street, Suite 100  
Bakersfield, CA 93301

RE: ZV #83, Map#238-36  
3521 Mt. Pinos Way, Frazier Park  
CC: David Couch, 4th District Supervisor, County of Kern

In regard to the requested zone variance on required parking spaces for the proposed "Dollar General", the following situation needs to be considered heavily.

The area of Frazier Park where the Dollar General is requesting a variance is the very small strip of the town. It consists of a two lane street and one stop sign only. There is currently not adequate parking on the street for the existing retail and repair stores, causing congested street parking. The addition of the Dollar General at that location would escalate the street parking to a dangerous level.

Sincerely,

A handwritten signature in dark ink, appearing to read "David Couch", written over a horizontal line.

818-261-5699

Frazier Park Resident

ZV #83, Map #238-36

### NOTICE OF PUBLIC HEARING

The Director of the Kern County Planning and Community Development Department, who has been designated the Hearing Officer pursuant to Chapter 19.182, Article III of the Kern County Zoning Ordinance, will conduct a hearing on **Thursday, November 19, 2015**, at 10:00 a.m., in the Conference Room of the Kern County Planning and Community Development Department, at 2700 "M" Street, Suite 100, Bakersfield, California, for the purpose of considering the following request:

A Zone Variance to allow 32 on-site parking spaces, where 37 spaces are required (Section 19.82.020.D.7) in a C-2 (General Commercial) District

**Applicant:** Embree Asset Group, Inc. (PP16123)

**Location of Property:** 3521 Mt. Pinos Way, Frazier Park

Anyone wishing to give pertinent testimony may appear and be heard. If you challenge the action taken on this request in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning and Community Development Department at, or prior to, the public hearing. If you have questions regarding this project, you may telephone the Kern County Planning and Community Development Department and ask to speak to John Dacey, Planner 2 ((661) 862-5018), the Staff planner assigned to this case. We encourage the submittal of written comments by 11/3/15, so that those comments may be considered when Staff formulates its recommendation; however, written comments may be submitted anytime prior to, or at, the public hearing. Letters should be mailed to the Kern County Planning and Community Development Department, 2700 "M" Street, Suite 100, Bakersfield, CA 93301.

This project has been found to be categorically exempt from the requirement for preparation of environmental documents pursuant to Section 15311 of the State CEQA Guidelines.

Mailed this 16th day of October, 2015.

LORELEI H. OVIATT, AICP, Director  
Planning and Community Development Department

dr (10/16/15)

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October 29, 2015

Lorelie H. Oviatt, AICP, Director  
Kern County Planning and CDD  
2700 M Street, Suite 100  
Bakersfield, CA 93301

RE: ZV#83 Map#238-36  
3521 Mt. Pinos Way, Frazier Park

I've recently learned that Embree Asset Group, Inc. (PP16123) DBA: Dollar General stores have applied for a zone variance reducing the number of parking spaces required. I feel that this type of business would require more parking spaces, not less. This is already a very congested part of town with very limited parking.

Further, I feel that the current businesses that are already in place will be in a uphill battle trying to maintain their current parking.

This could also be a concern in the winter months when the snow plows need to clear the only street through town.

I hope that you consider these things when making your final decision.

Thank you for your time.

Jenifer Abell

Resident – Frazier Park – 37 years

661-245-1121

A handwritten signature in cursive script that reads "Jenifer Abell". The signature is written in dark ink and is positioned to the right of the printed name "Jenifer Abell".

ZV #83, Map #238-36

### NOTICE OF PUBLIC HEARING

The Director of the Kern County Planning and Community Development Department, who has been designated the Hearing Officer pursuant to Chapter 19.182, Article III of the Kern County Zoning Ordinance, will conduct a hearing on **Thursday, November 19, 2015**, at 10:00 a.m., in the Conference Room of the Kern County Planning and Community Development Department, at 2700 "M" Street, Suite 100, Bakersfield, California, for the purpose of considering the following request:

A Zone Variance to allow 32 on-site parking spaces, where 37 spaces are required (Section 19.82.020.D.7) in a C-2 (General Commercial) District

**Applicant:** Embree Asset Group, Inc. (PP16123)

**Location of Property:** 3521 Mt. Pinos Way, Frazier Park

Anyone wishing to give pertinent testimony may appear and be heard. If you challenge the action taken on this request in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning and Community Development Department at, or prior to, the public hearing. If you have questions regarding this project, you may telephone the Kern County Planning and Community Development Department and ask to speak to John Dacey, Planner 2 ((661) 862-5018), the Staff planner assigned to this case. We encourage the submittal of written comments by 11/3/15, so that those comments may be considered when Staff formulates its recommendation; however, written comments may be submitted anytime prior to, or at, the public hearing. Letters should be mailed to the Kern County Planning and Community Development Department, 2700 "M" Street, Suite 100, Bakersfield, CA 93301.

This project has been found to be categorically exempt from the requirement for preparation of environmental documents pursuant to Section 15311 of the State CEQA Guidelines.

Mailed this **16th** day of October, **2015**.

LORELEI H. OVIATT, AICP, Director  
Planning and Community Development Department

10/29/15

Planning Department  
County of Kern  
Bakersfield, CA

Dollar General's request for less parking spaces

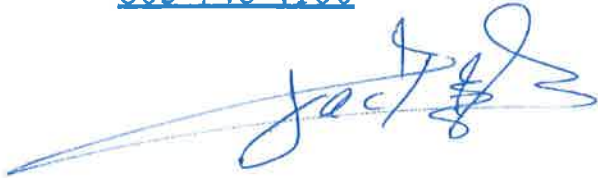
Frazier Park is a small town with narrow roads. Mt. Pinos Way is our main street and only has street parking on one side. If Dollar General has less parking at their store then where are these people going to park? It's hard enough for locals to find parking while we're doing business downtown. There's also the problem of traffic jams and accidents if the store brings in people from other areas that aren't familiar with our town. We also have school kids who are let off by their buses in the area where this store is supposed to open.



I'm asking you to not approve Dollar General's request to reduce the number of parking spaces they will be required to provide their customers.

Thank you

Jack Elian  
4225 Arvin trail  
Frazier Park, CA 93225  
[805-748-4100](tel:805-748-4100)

A handwritten signature in blue ink, appearing to read "Jack Elian", with a long horizontal stroke extending to the left.

October 29, 2015

Planning Department  
Kern County  
Bakersfield, California

Dollar General- Reduced parking – Frazier park

There are problems which I can see happening if Dollar General doesn't have to provide additional parking for their store.

There is the problem of delivery trucks causing traffic jams. The four way stop is right near where they want to put their store.

Who will keep Dollar General's customers from parking in other businesses parking areas? Won't this cause problems with the other business owners?

If someone needs to go to the pharmacy will they be able to find parking or will the spaces be taken up by Dollar General's customers? We can only park on one side of the road now.

I think Dollar General should have to provide the number of spaces as required by the law.

Rouaa Hanoon  
611 Canada Trail  
Frazier park  
[818-486-3321](tel:818-486-3321)

Stacy Herrington  
4412 Mount Pinos Way  
Frazier Park, CA.93225

(661)245-2654

October 29, 2015

The Kern County Planning and Community Development Dept.  
2700 "M" Street, Suite 100  
Bakersfield, California.93301

Attention: John Dacey:

Re: RV#83, Map#238-36

I am a Frazier park resident, I want to bring up to the county's attention that we already have a parking problem in Frazier Park. Most of our businesses on the main road either don't have parking at all or they do but it does not match the county requirements, so the way it is set up already cars have to park on both sides of the road which leaves no room for cars to pass. Frazier Park is a small community with a lot of small businesses if a large store like Dollar General comes in all the small businesses will go out of business. And most of the people in this small community work at these small businesses I myself would not like to lose my job. Thanks Stacy Herrington.



Kristina Graves  
6132 Frazier Mountain Park Road  
Frazier Park, CA 93225  
(661)245-3178

October 29, 2015

The Kern County Planning and Community Development Department  
2700 "M" Street, Suite 100  
Bakersfield, CA  
93301

Attention: John Dacey

Re: RV # 83, Map # 238-36

Mr. Dacey,

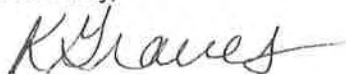
I am writing this letter in regards to the efforts of placing a Dollar General in the Frazier Park community. I have been a resident of the Frazier Mountain community for 30 years and am very invested in all local community events. I have served on various local committees, was one of the founding board members for our local Boys & Girls Club and served as it's director for over 9 years.

I am extremely opposed to allowing a zone variance regarding less parking spaces on the property located 3521 Mt. Pinos Way in Frazier Park. Parking on the streets of Mt. Pinos Way is already very limited, especially when we are hit with severe weather. The businesses that are currently in operation do not have enough parking spaces as is. There are not even enough spaces for their employees to park let alone their loyal customers.

I am extremely opposed to placing a Dollar General in our community with or without the parking issues. We are a "Mom and Pop" community to where many of the businesses have been family owned and operated for many generations. A store of this magnitude would not only ruin the small businesses, but would take away from the small town feel. Commercial lighting would drastically impact the view of our stars, and tearing down the building and replacing it with an aluminum building would be not only an eyesore, but also take away from the rustic image of our community.

I have already spoke with several Mountain Community members and they are not in support of the change. I will be speaking at the public hearing on Thursday November 19th. I appreciate your time invested in reading my letter and hope you will take my opinions into serious consideration when any decisions are made regarding these issues.

Sincerely,



Kristina Graves

10-23-15

Hi - My name is Jay McKay. I've been a resident of the mountains since 1989. I work at IKEA Distribution Center down the hill. I'm a property owner.

My main concern for this development is Frasier Park is a little mountain hamlet. Our downtown is not a General Commercial District. Our downtown is only a few blocks long. The last couple years we finally got sidewalks & curbs & other beautiful things.

A big building would put such a stress on the roads. Our streets aren't as wide as city streets for one thing. A lot of the local merchants count on street parking for their customers.

Also this business would take away from the locals. I've been supporting the local merchants for years.



In conclusion. In my Opinion -  
this Development would cause more  
harm then good. Remember  
Trapper Park is a little Mountain  
Hambled NoDa General Commercial  
District.

Thank-You  
Jay McRay  
Cancer Survivor  
661-245-3286

RAMI A AKRY

1012 SNOW BIRD DR  
FRAZIER PARK CA 93225  
661 412 1211

the KERN COUNTY PLANNING AND COMMUNITY DEVELOP.

DEPT. 2700 "M" ST, SUITE 100  
BAKERSFIELD, CA 93301

ATT: MR. YACEY

Re: RV # 83, MAP # 238-36

I AM WRITING THIS LETTER IN OPPOSITION TO THE

VARIANCE REQUEST BY EMBREE ASSET GROUP, INC.

IN FRAZIER PARK ALL BUSINESSES WERE GRANDFATHERED IN.

SO THAT CREATED PARKING PROBLEMS. MOST OF

THE BUSINESSES SURROUNDED BY THIS LOCATION

DON'T HAVE PARKING AT ALL ALL CUSTOMERS PARK

ON THE MAIN ROAD. AND THE ONCE THEY HAVE PARKING

THEY ONLY HAVE PARKING FOR THEIR EMPLOYEES



SO THIS TOWN IS BAD AS IS WITH TRAFFIC.


PEOPLE PARK ON BOTH SIDES OF THE ROAD.

THAT, WHY THERE IS ALWAYS TRAFFIC ON MT PINOSWA,

PLEASE TAKE THIS MATTER TO YOUR CONSIDERATION

THANK YOU

Sincerely RAMI AKRY

A stylized handwritten signature in dark ink, consisting of the letters 'RA' followed by a long, sweeping horizontal stroke.

OCT-27-2015

To Whom It May Concern:

Me and my family we have been living in Frazier park close to 12 years.

We decided to move here from San Fernando, California.

We wanted to live in a quiet, peaceful, small town, with no big stores around and all the traffic.

Now for what We know and we been hearing, I want to speak for my self and all my family, About the fact that they want to make a Dollar General Store.

We do not think its right, for a company to come to this town and destroy Frazier park image.

In Frazier park there is no a lot of jobs , but for what we know about this company only hires seven people, wish is nothing. It will affect the businesses, it will affect the small town, the people, jobs, water, and much more.

Why do we need to put people's jobs and businesses on the line, for a company the doesn't need to be here.

We all thinks this town is perfect for what already has, we don't need any other big business.

Thank you.

Sincerely:

Daniela J Valle



Rosa Alvarado



Evert Alvarado



661-578-0872

October 25, 2015

To whom it may concern -

This is a small community with limited population, limited resources, and very limited parking. It cannot support two markets. The proposed discount store will only serve to undermine the present market and gas station with loss of revenue that will translate into desperately needed jobs that will be lost and into higher prices. The dedicated owners of the present market and gas station have put their hearts and a fortune into giving the residents great service with great discounts as well. The price of our gas is that of a Costco store without having to drive there! Great food selections and necessities are on sale weekly at the market. The employees at these stores are wonderful, helpful people who are also an asset to this community. We cannot afford to lose what we already have! Please do not let this be discounted.


Sincerely,

Sherry Hartman

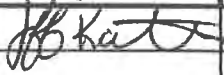
P.O. Box 3049

Frazier Park, Ca 93425

**Petition to Stop the Development of the Dollar General in Frazier Park**

<b>Petition Summary and background</b>	Frazier Park Community residents were not aware our commercial property zoning allowed for multinational chains, big box stores and fast food restaurants to be built in our small rural town. We do not want Dollar General in Frazier Park and request from the county of Kern to stop this development and give us a voice in the future growth of our community.				
<b>Action petitioned for</b>	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the development of the Dollar General on Mt. Pinos way in Frazier Park. We request environmental review of the proposed project under the California Environmental Quality Act (CEQA). Additionally, per the county General Plan to "Coordinate with Communities" We request to be made aware, informed and included in future planning decisions that affect Frazier Park.				
<b>First, Last name</b>	<b>Signature</b>	<b>Address</b>	<b>Telephone #</b>		<b>Date</b>
Matthew		15660 Cortis trail	310	963	10/24/15
Simmons		Frazier Park, CA		1182	
<b>Comments</b>		93205			

2015 OCT 29 PM 4:40

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<b>First, Last name</b>	<b>Signature</b>	<b>Address</b>	<b>Telephone #</b>	<b>Date</b>
Jeff Katona		2208 Glacier Dr. F.P. CA 93225	242 1607	10-20-05
<b>Comments</b>				

Keep the big guys out of our rural little perfect town  
 we need to support our small business and keep "THEM"  
 in business.

2015.06.29 PM 4:38



ZV #83, Map #238-36

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**Location of Property:** 3521 Mt. Pinos Way, Frazier Park

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Mailed this 16th day of October, 2015.

LORELEI H. OVIATT, AICP, Director  
Planning and Community Development Department

dr (10/16/15)

Att: John DACEY  
Planner

Zone Variance 83, Map 238-36



10-22-2015

LORELEI ATT H. OVIATT, AICP, DIRECTOR  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT;

RE: PARKING SPACES  
# 3521 MT PINOS WAY  
FRAZIER PARK, CA.

JOHN DACEY:  
STAFF PLANNER 2:

I PLEAD WITH YOU TO ~~DENY~~<sup>DENY</sup> THE REQUEST FOR A ZONE  
VARIANCE DUE TO THE TYPE OF BUSINESS IS PLANNED  
AT THE ABOVE ADDRESS. IT WOULD REQUIRE MANY  
MORE PARKING SPACES THAN THE 37 SPACES REQUESTED.  
THIS WOULD INVOLVE ON STREET PARKING & INFIXING  
ON PARKING SPACES OF ADJOINING BUSINESS PEOPLE  
IN THIS AREA.

ALSO THE AREA OF THIS BUSINESS LOCATION HAS BEEN  
ACCIDENT FREE FOR MANY YEARS. (CHECK W/ LAW ENFORCEMENT)  
WE DO NOT NEED HOT SHOT TEXAN'S TO MESS UP  
~~SET~~ UP OUR TOWN. KEEP UP THE GOOD WORK YOU ARE  
DOING.

SINCERELY & RESPECTFULLY

John Early  
396 OAKMONT TRAIL  
FRAZIER PARK, CA 93224  
661-245-1631  
PROPERTY OWNER 36 YRS.



Sue Jaynes  
P.O. Box 816  
Frazier Park Ca. 93225

Oct. 25, 2015

The Honorable David Couch  
Kern County Fourth District Supervisor  
1115 Truxtun Avenue 5th Floor  
Bakersfield California 93301

Dear Sir:

Zone Variance  
Section 19.82.020.D.7 in a C-2 District  
Embree Asset Group, Inc (PP16123)

This letter is in opposition to the variance request by Embree Asset Group, Inc., and I, submit it to Kern County for its official records.

I am a property owner in Frazier Park, I take issue with the request of any large chain or box store coming into our small community if it creates a detriment. This community has taken great strides in the beautification of our small town, however there have been many parking issues that came with that beautification, we lost street parking on Mt Pinos Way, the main street through town. Parking here is very difficult which should be obvious by the request alone. If Dollar General cannot provide the proper amount of spaces for parking it should not be allowed to have the type of business it wants to put in. A purchase of additional land by Embree Asset Group, Inc. would solve the problem.

The proposed variance would create additional parking problems. Current owners of commercial property have been required to adhere to zoning laws including the old hardware store, which is the current location of the proposed Dollar General, that particular site has always had difficult parking even when the business was open. It also was required to provide the spaces it needed for parking. Ace Hardware also has provided the required parking for its customers.

**10-26-2015**

**The Kern County Planning and Community Development Dept.  
2700 "M" Street, Suite 100  
Bakersfield, CA 93301**

**Dear John Dacey,**

**My name is Chris Polhert, I have lived in the Frazier Park area since 1994. Frazier Park is a small town with a small town feel. There are no large chain establishments in the community and that is part of what makes this a special place.**

**I am writing this letter to oppose the Dollar General store that they trying to build in the center Frazier Park. We do not need a Large Chain store to come in and wipe out our hard working local stores. It would be detrimental for a big chain store to come in and bring competition to our local businesses. Our local businesses support Our Local Town, Our Local Schools, Our Local Events and most importantly, Our Local Residences.**

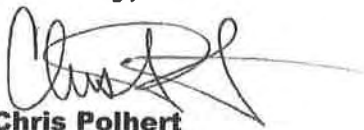
**Dollar General has a horrible reputation. It is known as a sort of "mini Walmart." It is a national chain of about 12,000 stores which has the resources to buy and sell its merchandise at prices far cheaper than any other business in the area. It will likely drive our locally owned "mom and pop" stores out of business. As far as providing jobs, Dollar General keeps its overhead low by maintaining minimal staffing. One manager is full time, all other employees (usually no more than four) are part-time, minimum wage workers, receiving no benefits. According to an article in the 24/7wallst.com, they are rated fourth on the list of worst companies in the U.S. to work for.**

**All profits from this business go to the state of Tennessee, where Dollar General is headquartered, and will not be spent in this community. Studies performed on this subject (there are multiple, Civic Economics summarized 10 of them on [amiba.net/resources/multiplier-effect](http://amiba.net/resources/multiplier-effect)) show that on average 48 percent of each purchase from a local independent business was re-circulated locally, compared to less than 14 percent of purchases from chain stores. That is a lot of money leaving this state, this county, and possibly depriving independent retailers of their livelihood.**

**Here are a few things I would like you to consider;**

- **Public Safety, loitering, increased traffic, increased noise, lower property values.**
- **Community and local businesses both oppose Dollar general in Frazier Park.**
- **Local businesses have a track record of giving back to the community and supporting local causes, while Dollar General has stated they only give to a national literacy program.**
- **Too many people will have their jobs cut or lost with the business being taken away from established local stores.**
- **Dollar General only hires between 4 and 6 part time employees and 1 manager.**
- **Dollar General has had lawsuits filed against them for labor issues and has a record of bad EEOC.**
- **We already have adequate shopping establishments in Frazier Park. There is nothing Dollar General will offer that we can't find right here already.**
- **Many feel Dollar General's involvement with using "slave labor" in other countries is in conflict with our community beliefs.**
- **We don't want out local businesses to suffer for the sake of a box store whose headquarters are in Tennessee and are removed from our community.**

**Sincerely,**

A handwritten signature in black ink, appearing to read 'Chris Polhert', with a long horizontal line extending to the right.

**Chris Polhert**

**137 Pinon Street**

**Frazier Park, CA 93225**

10-27-15

**The Kern County Planning and Community Development  
Department  
2700 "M" Street, suite 100  
Bakersfield ca, 93301**

**Dear John Dacey,**

**My name is Abigail Coleman, I'm a longtime resident of Farzier Park of 27 years. I'm a single mom of two young children. I have chosen to raise my children here in this small town for the simple fact its a small quiet town far away from the city. I feel building up this small town with big stores is only going to make it more city like which I'm serum not the only resident who moved here to get away from the city.**

**I'm against this idea for a Dollar General to come to this town and not only knock down a build that has been here for many years, as long as i can remember, but then to build a building on too small of land. This is going to cause people to park wherever they can find a place, which means they will be taking other businesses parking cause them to lose business. To me that doesn't sound right or fair. I feel they need to find another location. This town has managed to serve its community with all our needs without any help of the "Big Box" stores**

**Our local stores and restaurants here have always donated to the schools and events, i have never heard of Dollar General doing anything to help its community. The local business always help people when they have fallen on hard times.**

**I have been to the Dollar General in the Bakersfield locations. I have never had a good experience. They always have product everywhere. None of the toys are of good or okay quality. Most of what they sell is expired, close to being expired,**

**damaged beyond the ability of use. Then the other half of the stories never stocked. Product isn't labeled so you can't even see the pricing, so this leaves me asking, why would we want a store like that in our small community taking away from the great businesses we already have. providing us with what we need.**

**I have also been told by many sources that being a chain store all profit goes to an out of state headquarter. Their money doesn't go back into the community. As for the businesses here they donate help and support all local events and residents.**

**So in summary of why I'm against this project :**

**-Plain and simple, if they need 37 parking spots and there is only room for 32. Then there's your answer . That is going against zoning. Why have that zoning law if you are just going to find a way around it.**

**-You will be taking business away from surrounding businesses because lack of parking space.**

**-By bringing in one store it will impact over a dozen businesses including the stay at home moms who bake goods and make gifts.**

**-Dollar General does nothing to help locals or the town to make it grow and become a better place.**

**-Many people moved here to get away from the city. we do not want or need the town to become a city. many people have children here and need safe places off the main road to park and get our kids out of the car.**

**I hope you take my statement in consideration in the building of this project**

**Sincerely ,**

**Abigail Coleman**

**2617 Gibson Drive**

**Lebec CA, 93243**

October 27, 2015

Lorelei H. Oviatt, AICP, Director  
Kern County Planning and CDD  
2700 M Street, Suite 100  
Bakersfield, CA 93301

RE: ZV #83, Map#238-36  
3521 Mt. Pinos Way, Frazier Park

It was recently brought to my attention that Embree Asset Group, Inc. (PP16123) DBA: Dollar General (DG) stores have applied for a zone variance reducing the number of parking spaces required for a proposed Dollar General store. I am confused as to why a retail business of this nature would require less parking, when in fact they should be required to not only provide more parking, but to fully address in advance, the traffic issues which will become prevalent if the business is opened to the general public.

The first concern is that of safety. As I'm sure you're aware, Mt Pinos is the main roadway through Frazier Park. Our school buses travel this road and have drop off spots for students. Emergency services as well as regional transit use Mt. Pinos to reach the various areas of our town. With increased traffic and limited off street parking at the proposed site, the chances of accidents and the impediment of emergency services becomes a real possibility.

Another concern is weather conditions especially during the winter months. By reducing onsite parking, our county's equipment operators will face additional on street vehicle obstacles when attempting to clear Mt. Pinos of snow or mud depending on the type of storm. This can, in turn, create mishaps which I'm sure the county could do without.

If this variance is approved, the community based businesses already established in the surrounding area, will find themselves having to defend their limited off street parking from being encroached upon by DG customers.

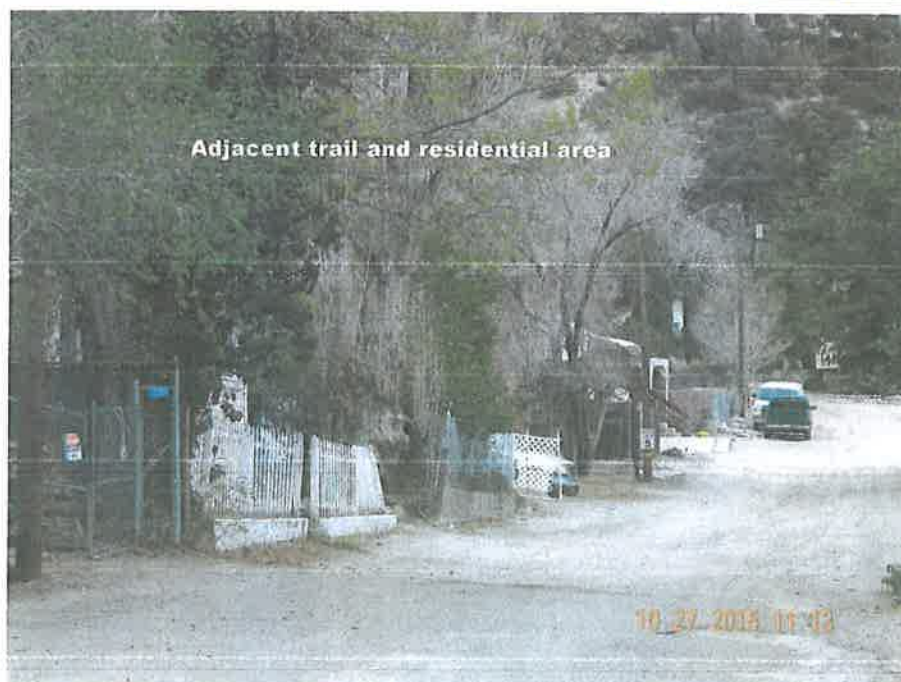
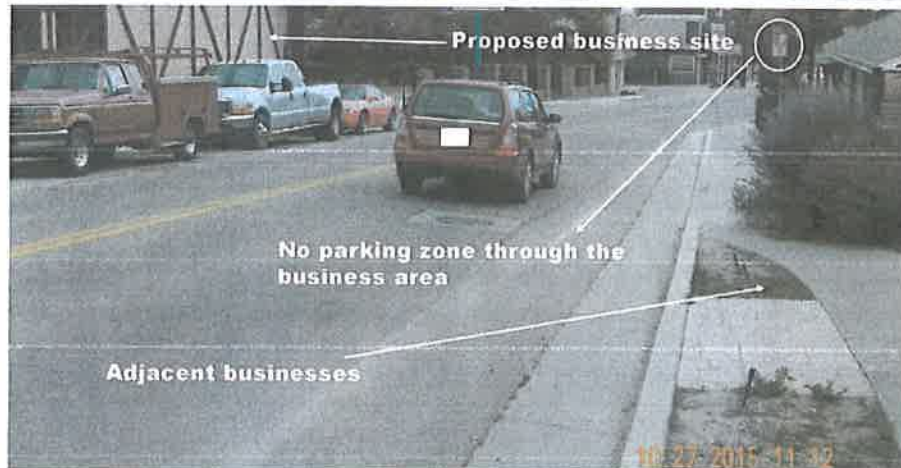
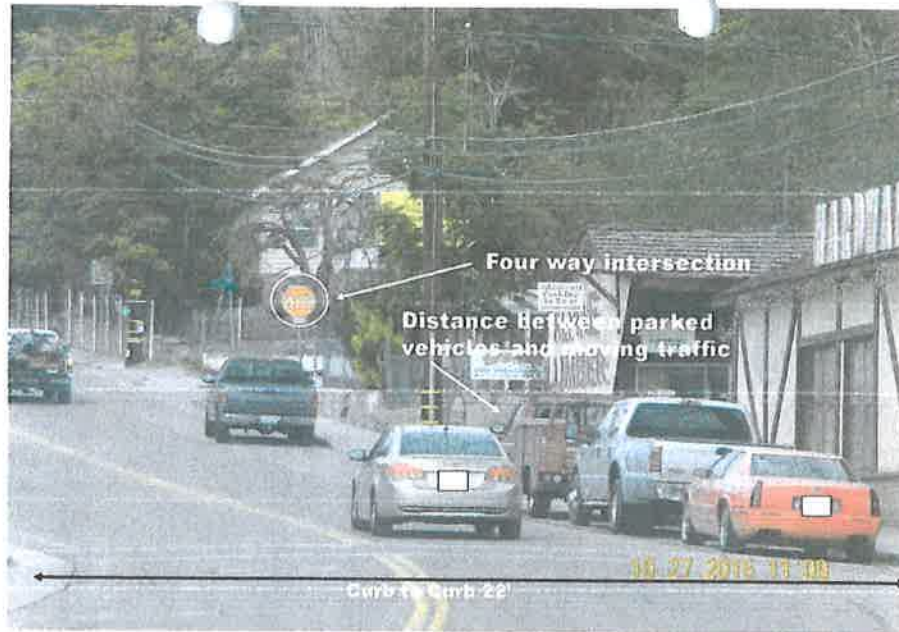
There is also the issue of "downtown" street parking, which in our small community is very limited. Not only will increased street parking create visual impairment but the area surrounding the proposed business site contains "trails"; unpaved roads which lead to residences. These home owners could be faced not only with increased traffic but also DG customers parking in unauthorized areas possibly blocking driveways etc.

I hope you will find after reviewing my correspondence and images that it would be in the best interest of our community to deny the variance requested.

Respectfully submitted,



Mary Leon  
Resident, Frazier Park  
661/371-0465





ZV #83, Map #238-36

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LORELEI H. OVIATT, AICP, Director  
Planning and Community Development Department

dr (10/16/15)

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October 27, 2015

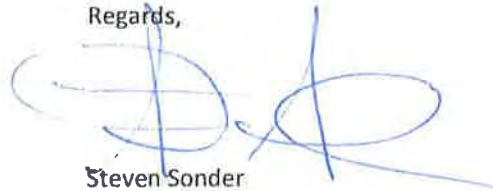
Kern County Planning Department  
2700 M Street, Suite 100  
Bakersfield, CA 93301

To Whom It May Concern:

I have lived in this area for over 60 years. I have seen our small businesses suffer. Please do not allow Dollar General Store to come to this area. It will put all the other small businesses out.

This country was built on small businesses. A belief of Ronald Reagan.

Regards,

A handwritten signature in blue ink, appearing to read 'Steven Sonder', with a large, stylized flourish extending to the right.

Steven Sonder  
Tri Canyon Insurance  
PO Box 81  
Gorman, CA 93243  
661-248-6553

Cc: David Couch, Supervisor

October 27, 2015

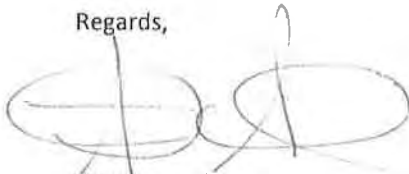
Kern County Planning Department  
2700 M Street, Suite 100  
Bakersfield, CA 93301

To Whom It May Concern:

I have lived in this area for over 60 years. I have seen our small businesses suffer. Please do not allow Dollar General Store to come to this area. It will put all the other small businesses out.

This country was built on small businesses. A belief of Ronald Reagan.

Regards,



Steven Sonder  
Tri Canyon Insurance  
PO Box 81  
Gorman, CA 93243  
661-248-6553

Cc: David Couch, Supervisor

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**THE KERN COUNTY PLANNING and  
Community Development Dept.  
2700 "M" Street Suite 100  
Bakersfield, Ca. 93301**

**Att.: John Dacey,**

**ZV #83, Map #238-36**

Lesley and Samantha Antcliffe  
P.O. Box 1746  
Frazier Park, CA. 93225  
714-299-2363  
santcliffe@aol.com

October 27, 2015

John Dacey  
The Kern County Planning and Community Development Department  
2700 "M" Street Suite 100  
Bakersfield, CA. 93301

Dear Mr. Dacey:

We are opposed to the opening of the Dollar General store in Frazier Park for the following reasons and we strongly feel that the addition of a Dollar General store to Frazier Park will negatively impact our community as demonstrated by the information put forth in the following letter.

The proposed location of the Dollar General store is 3521 Mt. Pinos Way in Frazier Park, California. The proposed location of the store is a mere 145 feet from the intersection of Monterey Trail and Mt. Pinos Way. This particular intersection is one of the main entrances/exits to the Central Business District of Frazier Park. Mt. Pinos Way is a two lane road and is one of the major thoroughfares in Frazier Park. It is important to note that Mt. Pinos Way is extremely narrow in width, only 22 feet with a limited shoulder in some locations and no shoulder in other locations.

The roads in Frazier Park were not designed to accommodate the additional and large number of big rigs that will be associated with deliveries to the Dollar General store. There will also be an increase in the amount of our daily vehicular traffic due to the fact that consumers from other areas will decide to "stop by" the Dollar General store in Frazier Park. It is clearly evident that Dollar General expects to have a considerable number of vehicles frequenting the store as they state in the Notice of Public Hearing document that they require 32 parking spaces. The added traffic will create problematic and dangerous situations on the various roads and at intersections that exist in Frazier Park. There are three particular areas of concern:

1. The intersection of Monterey Trail and Mt. Pinos Way.
2. The intersection of Frazier Mountain Park Road and Mt. Pinos Way.
3. The intersection of Frazier Mountain Park Road and Monterey Trail.

The problem will arise when the drivers of the big rigs going to and from the Dollar General store will have to safely negotiate and turn their 75 foot long, 8.25 foot wide trucks through the narrow streets and intersections (<http://www.thetruckersreport.com/facts-about-trucks/>). When the big rigs arrive with their deliveries to the Dollar General store the big rigs will now be on Mt.

Pinos Way. At this point, the big rigs are forced to either back into San Gabriel Trail, or upon exiting back out of San Gabriel Trail onto and across Mt. Pinos Way. This creates the scenario of blocked roads and intersections that will impede the flow of traffic, thus slowing down the response time of emergency vehicles such as Ambulances, California Highway Patrol, U.S. Forest Service, Kern County Fire Department and the Kern County Sheriff. It is important to note that Frazier Park is situated in a very high fire risk area ([http://osfm.fire.ca.gov/fireplan/fireplanning\\_communities\\_at\\_risk?filter\\_field=place\\_name&filter\\_start=F](http://osfm.fire.ca.gov/fireplan/fireplanning_communities_at_risk?filter_field=place_name&filter_start=F)). As stated previously, Mt. Pinos Way is a narrow road with a limited shoulder in some locations and no shoulder in other locations, this leaves absolutely no room for vehicles to pull over to let emergency vehicles pass. So when one takes into account the number of Dollar General delivery trucks combined with the increased daily number of "outside" vehicles, these two factors will also slow the progression and response time of emergency vehicles. This is a recipe for disaster and puts the community at risk. It is of the utmost importance that emergency vehicles are able to respond to emergency calls in a timely fashion. Any unnecessary delays can and will affect the citizens of the community thus putting lives and properties in extreme peril. At this juncture, we ask the question why was there not an environmental review of the proposed Dollar General project under the California Environmental Quality Act (CEQA)?

The size and weight of the additional big rigs to and from the Dollar General store with their eighteen wheels will cause a tremendous amount of damage to the roads as can be witnessed at the intersection of Frazier Mountain Park Road and Peace Valley Road in Lebec. Furthermore, the additional big rigs to the Dollar General store will bring an increase in noise as well as pollution in the form of diesel exhaust fumes. Again, we ask the question why was there not an environmental review of the proposed Dollar General project under the California Environmental Quality Act (CEQA)?

Dollar General is ranked the fourth worst employer in the United States (<http://247wallst.com/special-report/2013/07/19/americas-worst-companies-to-work-for-2/>). Dollar General is unethical, does not comply with federal laws and misrepresents their prices (<https://m.facebook.com/CitizensWithVoices/posts/268748706660168>). People are led to believe that the addition of a Dollar General store will result in increased employment opportunities. However, this could not be further from the truth; Dollar General operates with a minimum number of staff, typically 4-6 part time employees and 1 manager that do not reside in the community (<http://stopdollargeneral.com/>). To the contrary our local businesses hire individuals from within the community. For example, Frazier Park Market employs 30 full time and 5 part time employees, Ace Hardware employs 10 full time and two part time employees and Frazier Park Pharmacy employs 6 full time and 6 part time employees.

Dollar General has very poor business practices, their structures are not well maintained, along with overflowing trashcans which in turn leads to litter and trash everywhere (<https://m.facebook.com/CitizensWithVoices/posts/268748706660168>). As indicated by the above employee numbers, Dollar General refuses to hire an adequate staff to address such problems. Additionally, Dollar General Stores are known to increase the crime rates of an area. Again, Dollar General refuses to pay for and provide adequate security, which places an increased burden on the local law enforcement departments (<https://m.facebook.com/CitizensWithVoices/posts/268748706660168>). Furthermore, Dollar General stores have a reputation for attracting unsavory individuals from outside the area who

have the tendency to loiter. Finally, Dollar General stores have been shown to lower the property values of the surrounding homes (<http://stopdollargeneral.com/>). We have personally witnessed the above at various Dollar General store locations.

It is also of the utmost importance to note that the Dollar General Corporation does not give back to the local community in any way, shape or form. Whereas, the local businesses of Frazier Park kindly and ever so generously donate to various organizations within our community. These organizations rely a great deal on donations/sponsorships from local businesses and would not be able to exist without their support. For example, Ray the owner of Frazier Park Market and Mountain View Mini Mart and Deli can always be found helping the local schools, Relay for Life as well as Fiesta Days. Ray also generously donates food and drinks for other events in our community. Ray values and appreciates this community and holds customer appreciation events as well as organizing festive Christmas activities such as visiting Santa at the Frazier Park Market. In addition, Ace Hardware donates to the various local schools, AYSO, football and basketball teams at Frazier Park High School, Little League and Focus Central. Also, Frazier Park Pharmacy donates to the softball and soccer teams at the various local schools, Ridge Route Run Car Show as well as hosts lunch for the school's honor roll students. Furthermore, we have personally witnessed the generosity of our local businesses when we reached out for a fundraiser on behalf of a non-profit organization and without hesitation the local businesses ever so kindly and generously supported the fundraiser.

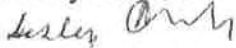
Frazier Park is a very nice, charming, quaint and picturesque mountain community with well maintained local businesses whose owners have worked so very hard to make this a well functioning town by providing us with the various goods/services that we need. These businesses are truly an asset to the community and are such an integral part of this town. If the Dollar General store is permitted to open in Frazier Park it is going to negatively impact a plethora of stores that are locally owned and operated such as: Ace Hardware, Alive Boutique, Buddhabear's Comics and Collectibles, Chatterpillar Toys Gifts and Balloons, Don's Liquor Mart, Frazier Park Market, Frazier Park Pharmacy, Isabel Clothing, Mountain View Mini Mart and Deli and Tecuya Feed. One of the reasons that we purchased a home and moved here ten years ago was the fact that Frazier Park had various amenities such as a local market, hardware store, pharmacy, emergency services as well as family run restaurants and was devoid of big box stores.

We are vehemently opposed to the potential opening of a Dollar General store here in Frazier Park and it is our opinion that it will be an intrusion and furthermore be detrimental to the integrity of this special mountain community.

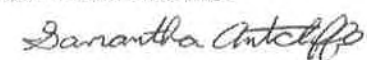
We want to thank you very much for your time and consideration in this matter.

Sincerely,

Lesley Antcliff



Samantha Antcliff



October 28, 2015

Kern County Planning Department

2700 "M" Street, Suite 100, Bakersfield, CA

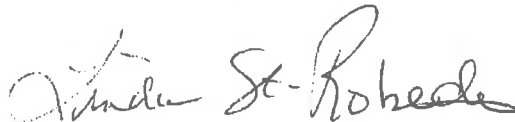
Dear Staff Planner John Dacey,

I am in support of KC Planning Department approval of Zone Variance to allow 32 on-site parking spaces, where 37 spaces are required (section 19.82.020.D.7) in a C-2 (General Commercial) District: 3521 Mt. Pinos Way, Frazier Park.

I understand this business will bring welcome competition to our community in the form of food, over the counter medications, pet supplies, dry goods, household, cleaning items, just to name some of their stock categories. We need this option in our community as it will greatly benefit those of limited income, on fixed incomes, and folks without private transportation to the city shopping area.

Thank You,

Linda Robredo

A handwritten signature in black ink, appearing to read "Linda St-Robredo". The signature is fluid and cursive, with the first name "Linda" and last name "St-Robredo" clearly distinguishable.

3429 Los Padres Drive, Frazier Park, CA 93225



ZV# 83, Map # 238-36

ATT: JOHN DACEY, PLANNER 2

MT PINE WAY IS A SINGLE LANE EACH WAY  
PAVED ROAD THRU TOWN. PARKING IS ALLOWED  
ON THE NORTH SIDE ONLY AND HAS NO PARKING  
SIGNS ON THE SOUTH SIDE. EVERYONE PARKS ON  
BOTH SIDES WITH NO REGARD TO THE POSTED  
NO PARKING SIGNS. TRAFFIC IS A CLUSTER  
TO SAY THE LEAST. FOR A SMALL TOWN TO  
ALLOW ANOTHER (COMMERCIAL BUILDING) 32 ON-SITE  
PARKING SPACES WHERE 37 ARE REQUIRED (SECTION  
19.82.020.D.7) IN A C-2 (GENERAL COMMERCIAL)  
DISTRICT IS ANOTHER STEP BACKWARDS WITH OUR  
TRAFFIC PROBLEMS THAT ALREADY EXIST.  
ENFORCE THE CURRENT PROBLEMS FIRST. DON'T ADD  
PROBLEMS TO THIS COMMUNITY. THE STREETS  
AND JOE TRAILS, MOST ROADS ARE DIRT  
AND MAINTAINED BY RESIDENTS DON'T WANT  
ANYMORE DEVELOPMENT, WE JUST WANT OUR  
PARKING AND TRAFFIC PROBLEMS FIXED AND  
ENFORCED (CALIFORNIA ~~STATE~~ HIGHWAY PATROL)  
AND (KERN COUNTY SHERIFF DEPT).

Sincerely: Bin Youniss

LONG TIME RESIDENT OF FRANK PARK,  
LAKE OF THE WOODS, PINEWOOD PARK

### NOTICE OF PUBLIC HEARING

The Director of the Kern County Planning and Community Development Department, who has been designated the Hearing Officer pursuant to Chapter 19.182, Article III of the Kern County Zoning Ordinance, will conduct a hearing on **Thursday, November 19, 2015**, at 10:00 a.m., in the Conference Room of the Kern County Planning and Community Development Department, at 2700 "M" Street, Suite 100, Bakersfield, California, for the purpose of considering the following request:

A Zone Variance to allow 32 on-site parking spaces, where 37 spaces are required (Section 19.82.020.D.7) in a C-2 (General Commercial) District

**Applicant:** Embree Asset Group, Inc. (PP16123)

**Location of Property:** 3521 Mt. Pinos Way, Frazier Park

Anyone wishing to give pertinent testimony may appear and be heard. If you challenge the action taken on this request in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning and Community Development Department at, or prior to, the public hearing. If you have questions regarding this project, you may telephone the Kern County Planning and Community Development Department and ask to speak to John Dacey, Planner 2 ((661) 862-5018), the Staff planner assigned to this case. We encourage the submittal of written comments by 11/3/15, so that those comments may be considered when Staff formulates its recommendation; however, written comments may be submitted anytime prior to, or at, the public hearing. Letters should be mailed to the Kern County Planning and Community Development Department, 2700 "M" Street, Suite 100, Bakersfield, CA 93301.

This project has been found to be categorically exempt from the requirement for preparation of environmental documents pursuant to Section 15311 of the State CEQA Guidelines.

Mailed this 16th day of October, 2015.

LORELEI H. OVIATT, AICP, Director  
Planning and Community Development Department

dr (10/16/15)

I DAVID WALLING have owned a home in frazier Park for 20 years and have seen how parking has become one of our main problems. It is my feelings that any Zone Variance in regards to parking should not be allowed and would in fact if allowed be an unacceptable burden on frazier Park and its home owners. thank you Respectfully David Walling

Oct. 30, 2015

The Kern County Planning and Community Development Department  
2700 "M" Street, Suite 100  
Bakersfield, CA 93301

Attn: John Dacey

Re: ZV #83, Map #238-36

Mr. Dacey,

My name is Walton Vergini. I have been a resident of Frazier Park since Jan. 1978. The reason for my writing of this letter is in response to a zone variance to allow 32 on site parking spaces where 37 spaces are required (section 19.82.020.D7) in a C2 (General Commercial district. The applicant, Embree Asset Group, Inc (PP16123) and the location of property: 3521 Mt. Pinos Way, Frazier Park. I would like to say at this time tat I am opposed to this because there is so limited parking on Mt. Pinos Way and has been for as long as I have lived here, and to think that Mt. Pinos Way can accommodate any more would be a fairy tale. The business' already established here do not have sufficient parking so there are times when cars are parked on both sides of Mt. Pinos Way when legally they can only park on one side. Also on days when we get snow and the road, Mt. Pinos Way, needs to be plowed it is almost impossible to do so with cars parked on the street. This leads to some cars being blocked in by snow banks, thus stranding cars where they can not be moved by their owners. Th9s also holds true for mud and rocks in the rainy season.

Also, I understand that to accommodate parking the existing building at 3521 Mt. Pinos Way would be demolished and replaced with a metal building. I am totally against that as the existing building is on of a local historical one, being there for so many years.

As I think about the changes being discussed with plans to implement them, the thought crosses my mind that I have a problem with these changes being propossed in our small town, like maybe the people up here just don't car, when I know they do. Also, would a building like the one at 3521 Mt. Pinos Way be demolished and replace by a metal on in areas like Beverly Hills, Cardiff by the SOA, Napa Valley, Sherman Oaks, etc? Are we like out of sight out of mind? Frazier Park my be a small town out of the way, but that no way makes us any different. Different to where big business can come in and start changing things to their advantage for profit and neglecting that some residents may not want change.

In closing, I will say to the applicant Embree Asset Group that I have nothing against you or your business and as a suggestion, I think you would be much better served if you locate your business down by I-5, Tejon Outlet Mall, Grapevine, etc. As there is more traffic there and maybe existing metal building and ample parking.

  
WALTER K. VERGINI





ATTN: JOHN DACEY

KERN COUNTY PLANNING and Community Development Dept.

FROM: CHUCK AND LEAH ROGERS, OWNERS OF FRAZIER PARK PHARMACY

DATE: 10/30/2015

RE: OPPOSITION TO ZV #83, MAP #238-36

Hello Mr. Dacey:

My wife and I are the owners of Frazier Park Pharmacy, it is located at 3544 Mt Pinos Way in Frazier Park, and has been in business since 1969. It is across the street from the property at 3521 Mt Pinos Way. We are opposed to the opening of the Dollar General store. We have very limited parking for our customers. Many of our customers have a difficult time walking and by further limiting the available parking it would put an even further burden on them. The parking variance would not be in the best interest of our customers or the other surrounding businesses customers.

Thank You,

A handwritten signature in black ink, appearing to read "Chuck Rogers". The signature is fluid and cursive, with the first name "Chuck" being more prominent than the last name "Rogers".

Chuck Rogers

RAY AKARI  
4221 MAPLE TRAIL  
FRAZIER PARK, CA. 93225  
(661) 333-1017

October 22, 2015

The Kern County Planning and Community Development Dept.  
2700 "M" Street, Suite 100  
Bakersfield, California. 93301

Attention: John Dacey

Re: RV #83, Map #238-36

Dear Mr. Dacey:

I am a Frazier park resident, I want to bring up to the county's attention, that we already have a parking problem in Frazier park. Most of our businesses, on the main road either don't have parking at all or they do but it does not match the county requirements. I am going to give you examples about some businesses around that location that you are trying to give the variance to:

- 1) First business is Red Beirds Shoe Repair Place, 3600 Mt Pinos Way, zero parking.
- 2) The gun shop, 6577 Monterey Trail, zero parking.
- 3) The next would be Frazier Park Pharmacy, 3548 Mt Pinos Way. This is a building that is around 2500 sq ft with heavy traffic, only three parking spots. This business is right on the corner of the heavy traffic. People use other peoples parking lots to park.
- 4) Next door we have a shopping center with four units, 3538-3534-3532-3536 Mt Pinos Way, this building has six parking spots, sq footage for this building is around 3000 sq feet.
- 5) Interfaith Electric and Solar, 3516 Mt Pinos Way, zero parking. This place is across the street from the location you are trying to give variance to. All employees park on both sides of the road for all of their businesses.
- 6) Glass shop, 633 San Gabriel trail, zero parking for this business.
- 7) 3408 Mt Pinos Way, clothes and gift shop, only two parking spots.
- 8) Bobs Locksmith, 3416 Mt Pinos Way, only two parking spots.
- 9) On the other side of Mt Pinos address 3405, two parking spots.
- 10) A little further up the road is the T-shirt Man Place, 3441 Mt Pinos Way, zero parking.
- 11) Next door to that location is a factory direct business, 3501 Mt Pinos Way, zero parking.
- 12) Past the location you are trying to give variance to is a thrift store, 3545 Mt Pinos Way, zero parking for this property.
- 13) A little further down on Mt Pinos Way is Alpine Plaza, at least 9000 sq foot building, with multiple businesses in it and heavy traffic. Cavey's Pizza place, Wicked Beautiful Hair Salon, a video store, an insurance place, clothing store, and entertainment store, they have only thirteen parking spots.

All of these businesses are grandfathered in, please do not allow any more businesses to create more traffic. There is enough traffic with what we already have.

If you continue to allow more businesses less parking, it will give the town more traffic and will create more accidents in Frazier park. And for them to bring big semi-trucks to that location, it will also create more traffic and accidents. Besides all of that people are supposed to only park on one side of the road and they have to park on both sides. That is why we have a really hard time driving on that street. I hope the County will consider all of these issues and think about the chaos that this store is going to create.

The other main point I need to bring to your attention, we have a big water shortage in Frazier park we are in the red line. We are almost to the point that we need to start trucking water to the town. We have some towns, Lake of the Woods, as an example, they have been bringing water from down the hill to the town.

The third point I want to bring to your attention is that this property has a few old gas tanks in the ground. We want the county to consider a possible gas leak in that location.

I want to make it clear that I am against this project in our beautiful town.

Sincerely,

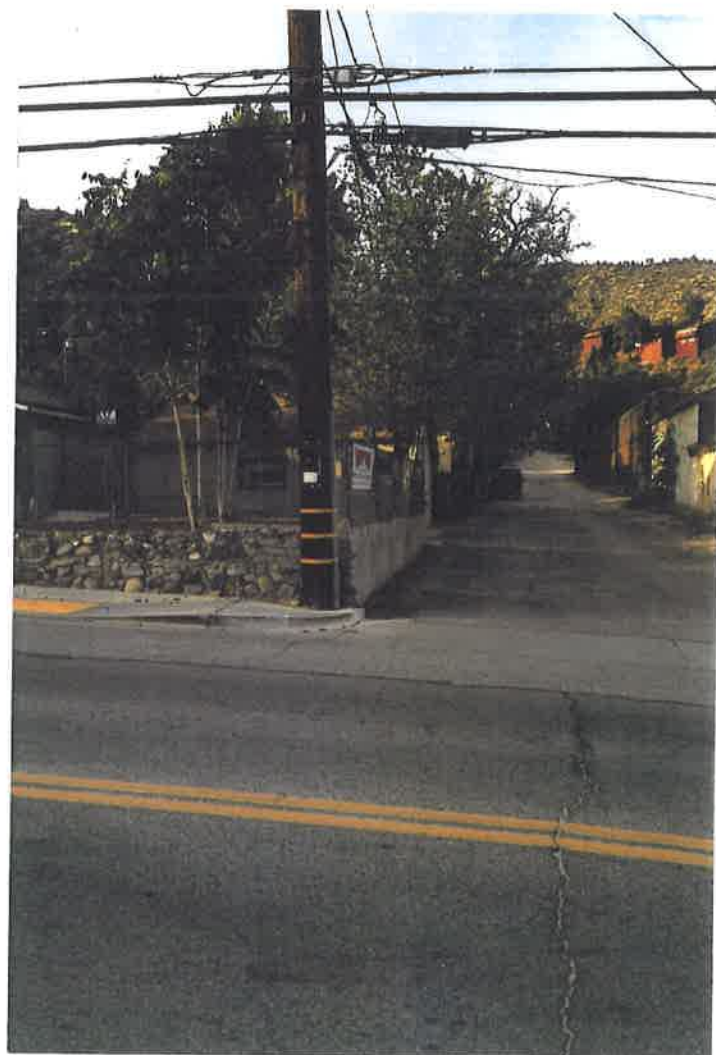
Ray Akari  
Concerned Citizen of Frazier Park, Ca

A handwritten signature in blue ink, appearing to read 'Ray Akari', with a stylized, sweeping flourish extending to the right.





3545 Mtn Pinos way  
NO PARKING







3501 Mtn Pkwy  
O Parking



3405 MT PINOS <sup>max</sup>  
2 PARKS





3416 Mt PINOS WAY

2 PARKING



3408 MT PINOS WAY  
2 PARKING



633 SAN GABRIEL TR

NO PART<sub>2</sub>





3516 MT PINOS WAY  
AROUND 3000.00 SEFT  
NO PARKING



3538-3534-3532-3536  
MTPINOS WAY  
AROUND 3000.00 SFT  
SIX PARKING



3548 Mtn Pinos Way  
OVR 2500 SF  
3 PARKING



65 77 MONTEREY TR

NO PARKING



3600 MT PINOS WAY

NO PARKING





ZV #83, Map #238-36

### NOTICE OF PUBLIC HEARING

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A Zone Variance to allow 32 on-site parking spaces, where 37 spaces are required (Section 19.82.020.D.7) in a C-2 (General Commercial) District

**Applicant:** Embree Asset Group, Inc. (PP16123)

**Location of Property:** 3521 Mt. Pinos Way, Frazier Park

Anyone wishing to give pertinent testimony may appear and be heard. If you challenge the action taken on this request in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning and Community Development Department at, or prior to, the public hearing. If you have questions regarding this project, you may telephone the Kern County Planning and Community Development Department and ask to speak to John Dacey, Planner 2 ((661) 862-5018), the Staff planner assigned to this case. We encourage the submittal of written comments by 11/3/15, so that those comments may be considered when Staff formulates its recommendation; however, written comments may be submitted anytime prior to, or at, the public hearing. Letters should be mailed to the Kern County Planning and Community Development Department, 2700 "M" Street, Suite 100, Bakersfield, CA 93301.

This project has been found to be categorically exempt from the requirement for preparation of environmental documents pursuant to Section 15311 of the State CEQA Guidelines.

Mailed this 16th day of October, 2015.

LORELEI H. OVIATT, AICP, Director  
Planning and Community Development Department

dr (10/16/15)

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15 NOV -2 PM 1:28

FIL. NO. 11-2-15  
THE ED. OF SUPERVISORS  
BY \_\_\_\_\_ DEPUTY

The Honorable David Couch  
Kern County Fourth District Supervisor  
1115 Truxtun Avenue 5th Floor  
Bakersfield California 93301

Oct.25, 2015

Code No \_\_\_\_\_  
BY ORDER OF THE BD/SUPV  
Referred To \_\_\_\_\_

Copies Furnished: Each Supervisor And CAO  
*Planning, Co. Counsel*

Filed by BD Supv *11-2-15*  
KATHLEEN KRAUSE

Clerk of the Board of Supervisors  
By *K Krause*  
(Distributed via e-mail)

Dear Sir:

Zone Variance  
Section 19.82.020.D.7 in a C-2 District  
Embree Asset Group, Inc (PP16123)

This letter is in opposition to the variance request by Embree Asset Group, Inc., and I, submit it to Kern County for its official records.

I am a property owner in Frazier Park, I take issue with the current request of any large chain or box store coming into our small community if it creates a detriment. This community has taken great strides in the beautification of our small town, however there have been many parking issues that came with that beautification, we lost street parking on Mt Pinos Way, the main street through town. Parking here is very difficult which should be obvious by the request alone. If Dollar General cannot provide the proper amount of spaces for parking it should not be allowed to have the type of business it wants to put in. A purchase of additional land by Embree Asset Group, Inc. would solve the problem.

Current owners of commercial property have been required to adhere to zoning laws including the old hardware store, which is the current location of the proposed Dollar General, that particular site has always had difficult parking even when the business was open. It also was required to provide the spaces it needed for parking. Ace Hardware also has provided the required parking for its customers.

, 10-23-2015

To whom it may concern:

I am a home owner, and current resident of over fifteen years in this Frazier Park area. I am currently helping take care of my grand children, and I commute on a regular basis.

I am against the building of any discount, or semi-corporate enterprise. This will cheapen the atmosphere, lower the property values, and generate a consistent traffic disturbance.

Our small town has a charm, and a strong family like community. I enjoy watching our children play safely, and on a curb, without downtown traffic and potential crime zones.

I also feel we do not have enough local business to support such an industry. I, and everyone I know in this community is happy, and well accommodated with our generous, and supportive local establishments.

our address

3804 Parkview Tr  
Frazier Pk. Ca 93225-2323

661-245-0838

Thank you,  
Ronald & Eda Jensen

KATHY HAMM  
1225 SNOWBIRD DRIVE  
FRAZIER PARK, CA 93225  
(661) 600-3529

October 21, 2015

The Kern County Planning and Community Development Dept.  
2700 "M" Street, Suite 100  
Bakersfield, California. 93301

Attention: John Dacey

Re: RV #83, Map #238-36

Dear Mr. Dacey:

I am a concerned citizen of Frazier Park as well as an employee of one of the small businesses that will be affected by allowing Dollar General into our small community.

I am writing you to present opposed reasons against the granting of permission for Dollar General to be allowed the zone variance regarding less parking spaces at the property located at 3521 Mt. Pinos Way, Frazier Park. In addition, this letter is to oppose the opening of this business in Frazier Park at all.

The following are a list of issues of concerns of residents and myself, and owners of small business to whom I've spoken as to why this business of Dollar General should not be permitted to open a business in Frazier Park.


ISSUES:

1. Water shortage; The mountain of Frazier Park has an issue with the shortage of water. This big business will negatively affect this condition.
2. Parking issues; Frazier Park is a very small community, with most of our small, locally owned businesses located on the small road of Mt. Pinos Way. Most of these businesses do not have more than a few parking spaces allotted to their business. Allowing this business, especially with less parking spots will cause more congestion then we already have.
3. Small business; By allowing this Dollar General, it will negatively impact our local business. These small businesses reinvest their money into our community which helps the community to thrive. The bigger businesses take their money out of our community which has a giant negative impact on our community.


It is very important to our concerned citizens that this business is not allowed to open as we are concerned that it might have a negative impact on our community.

Thank you for your attention to our concerns. If you should have any questions, please feel free to contact me at the number and address above.

Sincerely,



Kathy Hamm  
Concerned citizen of Frazier Park, Ca

Petition to Stop		Development of the Dollar General		Frazier Park	
<b>Petition Summary and background</b>	Frazier Park Community residents were not aware our commercial property zoning allowed for multinational chains, big box stores and fast food restaurants to be built in our small rural town. We do not want Dollar General in Frazier Park and request from the county of Kern to stop this development and give us a voice in the future growth of our community.				
<b>Action petitioned for</b>	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the development of the Dollar General on Mt. Pinos way in Frazier Park. We request environmental review of the proposed project under the California Environmental Quality Act (CEQA). Additionally, per the county General Plan to "Coordinate with Communities" We request to be made aware, informed and included in future planning decisions that affect Frazier Park.				
<b>First, Last name</b>	<b>Signature</b>	<b>Address</b>	<b>Telephone #</b>		<b>Date</b>
Ron Wotter		Mayle Trail Frazier Park Ca,	245		10-23-15
			2789		
<b>Comments</b>					

#1, our streets are too small being single lane roads and our kids walking & boarding around will cause too many accidents involving our young & old.

#2, having a bar & restaurant, and bar right across the street where kids could see in plain sight would not be advisable, seeing drunk's & fights, or someone throwing up, right across the parking lot. I know I don't want my kids seeing this kind of stuff.



Kathleen Tiberi  
PO Box 676  
SPLC Frazier Park, CA 93225

10/23/15

I am not in favour of allowing  
'Dollar General' grocery store in  
Frazier Park, it will spoil the area.

This is a small rural community,  
many people retire here because  
it is a quiet, peaceful place to live.  
Let's keep it this way.

Thank-you

Kathleen Tiberi



**NOTICE OF PUBLIC HEARING**

The Director of the Kern County Planning and Community Development Department, who has been designated the Hearing Officer pursuant to Chapter 19.182, Article III of the Kern County Zoning Ordinance, will conduct a hearing on **Thursday, November 19, 2015**, at 10:00 a.m., in the Conference Room of the Kern County Planning and Community Development Department, at 2700 "M" Street, Suite 100, Bakersfield, California, for the purpose of considering the following request:

A Zone Variance to allow 32 on-site parking spaces, where 37 spaces are required (Section 19.82.020.D.7) in a C-2 (General Commercial) District

**Applicant:** Embree Asset Group, Inc. (PP16123)

**Location of Property:** 3521 Mt. Pinos Way, Frazier Park

Anyone wishing to give pertinent testimony may appear and be heard. If you challenge the action taken on this request in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning and Community Development Department at, or prior to, the public hearing. If you have questions regarding this project, you may telephone the Kern County Planning and Community Development Department and ask to speak to John Dacey, Planner 2 ((661) 862-5018), the Staff planner assigned to this case. We encourage the submittal of written comments by 11/3/15, so that those comments may be considered when Staff formulates its recommendation; however, written comments may be submitted anytime prior to, or at, the public hearing. Letters should be mailed to the Kern County Planning and Community Development Department, 2700 "M" Street, Suite 100, Bakersfield, CA 93301.

This project has been found to be categorically exempt from the requirement for preparation of environmental documents pursuant to Section 15311 of the State CEQA Guidelines.

Mailed this **16th** day of October, **2015**.

LORELEI H. OVIATT, AICP, Director  
Planning and Community Development Department

dr (10/16/15)

---

WE ARE OPPOSED TO A DOLLAR STORE CLUTTERING  
UP AND POLLUTING THE SMALL TOWN OF  
FRAIZER PARK - IF YOU CAN THINK OF ANYTHING  
MORE DIBILITATING - COME UP WITH IT -  
THE FAMILY AT 16716 ALEUTIAN DRIVE  
PMC CA - 93222 -

15 NOV -2 PM 1:28

FILED NOV 15 2015  
CLERK OF  
THE BOARD OF SUPERVISORS  
BY \_\_\_\_\_ DEPUTY

The Honorable David Couch  
Kern County Fourth District Supervisor  
1115 Truxtun Avenue 5th Floor  
Bakersfield California 93301

Oct.25, 2015

Code No \_\_\_\_\_  
BY ORDER OF THE BD/SUPV  
Referred To \_\_\_\_\_

Copies Furnished \_\_\_\_\_ Each Supervisor And CAO  
Planning, Co. Counsel

Filed by BD Supv 11-2-15  
KATHLEEN KRAUSE

Clerk of the Board of Supervisors  
By K Krause  
(Distributed via e-mail)

Dear Sir:

Zone Variance  
Section 19.82.020.D.7 in a C-2 District  
Embree Asset Group, Inc (PP16123)

This letter is in opposition to the variance request by Embree Asset Group, Inc., and I, submit it to Kern County for its official records.

I am a property owner in Frazier Park, I take issue with the current request of any large chain or box store coming into our small community if it creates a detriment. This community has taken great strides in the beautification of our small town, however there have been many parking issues that came with that beautification, we lost street parking on Mt Pinos Way, the main street through town. Parking here is very difficult which should be obvious by the request alone. If Dollar General cannot provide the proper amount of spaces for parking it should not be allowed to have the type of business it wants to put in. A purchase of additional land by Embree Asset Group, Inc. would solve the problem.

Current owners of commercial property have been required to adhere to zoning laws including the old hardware store, which is the current location of the proposed Dollar General, that particular site has always had difficult parking even when the business was open. It also was required to provide the spaces it needed for parking. Ace Hardware also has provided the required parking for its customers.

1115 Truxtun Avenue 5th Floor  
Bakersfield, California 93301

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To my knowledge there has been no variances granted to other businesses in our area for parking spaces.

Frazier Park Market, has adhered to the zoning laws, it provided the required spaces, when it remodeled it had to purchase additional property to provide required parking spaces at the time. All of these businesses do not allow parking for anything other than patronage at their businesses. Embree Asset Group, Inc should not be exempt from the law.

There is also the problem of necessity in a small community, there is no necessity for competing grocery business. The local hardware store carries many similar items the grocery store carries because it has to in order to stay in business. There is not enough population to support another grocery type business. The chain and box stores tend to hire less people to increase profits, while our locally owned businesses hire to keep locals working, it is not all about profit. The number of jobs to be created verses the jobs lost is a major concern, especially in small communities where many rely on local jobs.

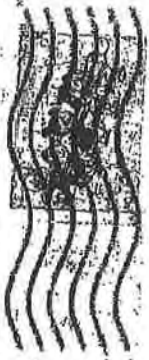
The surrounding communities including Frazier Park, Lake of the Woods, Cuddy Valley, Pine Mountain Club, Vision Valley, Lockwood Valley, and Lebec only have a combined population of 8,000 to 9,000 people. That number alone should be enough to realize this community will not sustain the type of business Embree Asset Group, Inc wants to open without great harm to other locally owned businesses.

I request for the Zone Variance ( Section 19.82.020.D.7) in a C-2 (General Commercial) District by Embree Asset Group, Inc property address at 3521 Mt. Pinos Way, Frazier Park, be denied.

Sincerely,

*Susan Jaynes*

Joyce  
PO Box 516  
Presier Park, CA 93265



LOS ANGELES CA 900

POST OFFICE

The Honorable David Couch  
Kern County Fourth District Supervisor  
1115 Truxton Avenue - 5th floor

Bakersfield, CA  
93301-4639



15 NOV -2 PM 1:27

CLERK OF  
THE BOARD OF SUPERVISORS  
BY \_\_\_\_\_ DEPUTY

October 27, 2015

Code No. \_\_\_\_\_  
BY ORDER OF THE BD/SUPV  
Referred To \_\_\_\_\_

Copies Furnished: Each Supervisor And CAO  
*Planning, Co. Counsel*

Filed by BD Supv *11-2-15*  
KATHLEEN KRAUSE  
Clerk of the Board of Supervisors

By *K Krause*  
(Distributed via e-mail)

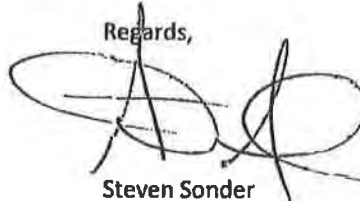
Kern County Planning Department  
2700 M Street, Suite 100  
Bakersfield, CA 93301

To Whom It May Concern:

I have lived in this area for over 60 years. I have seen our small businesses suffer. Please do not allow Dollar General Store to come to this area. It will put all the other small businesses out.

This country was built on small businesses. A belief of Ronald Reagan.

Regards,



Steven Sonder  
Tri Canyon Insurance  
PO Box 81  
Gorman, CA 93243  
661-248-6553

Cc: David Couch, Supervisor

Steven Sonder  
PO Box 81  
Gorman, CA 932432

SAVANNAH, GA 31401

25 OCT 1995 PM 3:12



Mr. David Couch  
Kern County Board of Supervisors  
1115 Truxtun Avenue, Room 504  
Bakersfield, CA 93301

93301463030





15 NOV -2 PM 1:28

FILED BY CLERK OF  
THE BOARD OF SUPERVISORS  
BY \_\_\_\_\_ DEPUTY

October 27, 2015

Code No \_\_\_\_\_  
BY ORDER OF THE BD/SUPV  
Referred To \_\_\_\_\_

Copies Furnished Each Supervisor And CAO  
Planning, Co Counsel

Filed by BD Supv 11-2-15  
KATHLEEN KRAUSE  
Clerk of the Board of Supervisors

By K Krause  
(Distributed via e-mail)

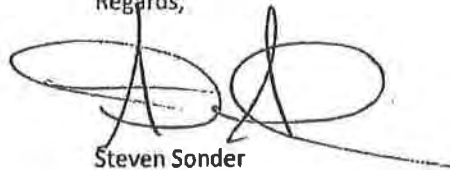
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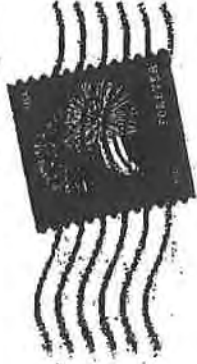
Steven Sonder  
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Gorman, CA 93243  
661-248-6553

Cc: David Couch, Supervisor

Steven Sonder  
PO Box 81  
Gorman, CA 93243

Mr. David Couch  
Kern County Board of Supervisors  
1115 Truxtun Avenue, Room 504  
Bakersfield, CA 93301

Steden Sander  
Tri Canyon Insurance  
P.O. BOX 81  
Gorman, CA. 93843



SANTA CLAYTON, CA 913

SEAL OCT 2005 PM 5.1

Mr. David Couch  
Kern County Board of Supervisors  
1115 Truxton Avenue, Room 504  
Bakersfield, CA 93301

93301452999



Joe m Accri  
4233 maple tr

Frazier Park, CA 93225

October 31, 2015  
The Kern County Planning and Community Development Department  
2700 "M" Street, Suite 100  
Bakersfield, CA 93301

Att: John D  
To whome It may concern  
Re: RV # 83, Map # 238-36

I am writing a letter to explain the problems we already have In Frazier park especially around this location 3521 mt.pinos way,Frazier park ca.

Most of the businesses on mt pions way have no Parking , and the once they do have parking they don't have parking for their own employees not even their customers .that cause all the people to park on both sald the road and creat traffic all the time especially when we have bad weather it makes it impossible to go through .

I want to mention to the county replacing the historical building with box metal is destroying the image of our town ,

I am asking the county to fix the parking problems we already have not to increase the problems We had a lot of major accident on this road because of the traffic .

Sincerely



Joe m Accri. 4233 maple tr Frazier park ca. 661 678 3153

2015 OCT 31 - 4 PM 4:54

I'm a business owner in  
Fraser Park who has a lot of concern  
of this new business wanting  
to go in on the main street  
of town. I know first hand  
the problem we have with  
the parking in this area, and  
their location will be one of  
the worst. It will block up  
the street (we only have one  
main road in our small town)  
with little parking now. It  
will bring more difficulty finding  
parking to the neighborhood.

The beauty of our neighborhood  
would be disturbed with the look  
of big ugly metal buildings.  
This will down grade our  
Mnt. Community overall look.

we do not want that to change.  
We take pride in this small  
Community. I have lived and  
worked here for over 27 years  
raised 3 children. The people  
like the quaintness of this town.  
It would be a mistake to let  
this kind of business to this  
area. It works because it's  
Not large, and over bearing.

I hope you take my concerns  
into consideration -

(Jenda DeHays)

ZV #83, Map #238-36

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**Applicant:** Embree Asset Group, Inc. (PP16123)

**Location of Property:** 3521 Mt. Pinos Way, Frazier Park

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This project has been found to be categorically exempt from the requirement for preparation of environmental documents pursuant to Section 15311 of the State CEQA Guidelines.

Mailed this **16th** day of October, **2015**.

LORELEI H. OVIATT, AICP, Director  
Planning and Community Development Department

dr (10/16/15)

2015 OCT -4 PM 4:54



ZV #83, Map #238-36

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LORELEI H. OVIATT, AICP, Director  
Planning and Community Development Department

dr (10/16/15)

10/22/15  
I DON'T FEEL LIKE OUR SMALL  
COMMUNITY NEEDS A DOLLAR GENERAL.  
I ALSO DON'T FEEL LIKE TEARING DOWN  
OUR SMALL TOWN LAND MARK BUILDING  
TO BUILD THEIR BUILDING IS RESPECTFUL  
TO OUR COMMUNITY.  
Christina Ovak

Antoine Domingue  
3800 Exchange Trail  
P.O. Box 1947  
Frazier Park, CA 93225  
661-245-2304

October 31, 2015

The Kern County Planning and Community Development Department  
2700 "M" Street, Suite 100  
Bakersfield, CA 93301

Attention: John Dacey

Re: RV # 83, Map # 238-36

Dear John Dacey:

My family and I have been a resident of Frazier Park for a long time. I have noticed that Embree Asset Group is trying to get a variance on a location address 3521 Mt Pinos Way, Frazier park, I am opposed to this happening for various reasons.

We have businesses on the main road which is, Mt Pinos Way, that have no parking. Their customers and their employees park on both sides of the road. Some of the businesses that have parking that is enough for their employees only. All of their customers park on both sides of the road because all of these businesses were grandfathered in so they weren't required that many parking spots. This is why Mt Pinos Way is always flooded with traffic. In order for you to give this company a variance, you are increasing the traffic problems in Frazier Park and need to find a way to fix the traffic problems before you grant this variance.

We need the County to look into the existing businesses to see how the County can fix the parking issues for the existing businesses before you give this company the variances. To give this variance, is going to open a can of worms for the people that have commercial properties in Frazier Park especially on Mt Pinos Way. It will make it difficult for others to apply for a variance since you have already given these people a variance. This will make the entire situation even worse then it is right now.

I have looked up some variances that were approved in Kern County. The first one was in Frazier park, that project wasn't even done, it was stopped by the owner. The old building is still there as it was before, because people were complaining about the traffic. This is why the owner put a stop on that project. The project address is 3701 Mt Pinos Way.

The second variance was a skate park in Tehachapi, Ca.

The third one was Starbucks in Bakersfield, Ca. None of these variances are a retail business, which is why they were approved. To approve a variance for a retail business is very dangerous

because it creates more traffic than any other business in the United States. All of these issues do not even take into consideration the weather situation in Frazier park, which is a big problem that also creates more traffic.

The building we have right now is considered a historical building in Frazier park this will mess up the image for Frazier park. Replacing a building like that with a metal box drops the property value in Frazier park. I hope you will consider all of these issues and concerns when making this decision.

We would like to see companies to put their metal boxes down at the bottom of the grapevine where all of the commercial businesses are.

Thank you for your attention to this matter.

Sincerely,



Antoine Domingue  
A concerned citizen of Frazier Park, Ca

2016 NOV -4 PM 4:54

ZV #83, Map #238-36

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LORELEI H. OVIATT, AICP, Director  
Planning and Community Development Department

dr (10/16/15)

2015 OCT -4 PM 4:10

November 2, 2015

Paula Melendrez  
Resident, Frazier Park

2700 M Street, Suite 100  
Bakersfield, CA 93301  
RE:ZV #83, Map #238-36

I recently was told that The Dollar General, wanted to open there store in Frazier Park. I thought about it and I would not like that. There is not enough parking for a store like that. The store would need to have enough parking spaces. That applies to the California zoning laws. If they could not there would be an increase of traffic. People would park on the street. Traffic would become a nightmare and would create a safety issue in our small town. Also I have been a resident of Frazier Park for 23yrs. That store opening would effect the businesses that have been long established in Frazier Park. In closing I do not want The Dollar General opening there store in Frazier Park.

Respectfully,

  
Paula Melendrez  
Resident, Frazier Park  
661-245-5501

2015 NOV -4 PM 4:59

November 2, 2015

Sherry Weynand  
Resident, Frazier Park

2700 M Street, Suite 100  
Bakersfield, CA 93301  
RE:ZV #83, Map #238-36

I am very concerned that a large chain store (Dollar General) is planning to move into Frazier Park.

Frazier Park is our small quaint mountain community of which we love. I feel with limited parking on our main street and our side dirt roads would not only impact our already established businesses, but also that safety of our children and our community .

The school is in town and the bus traffic and drop off of our kids could cause problems. Also in case of emergency vehicles needing to get through and operate as needed..

In our winter months and through spring we get concerning weather that could cause safety problems due to cars lined up on our main road.

Respectfully



Sherry Weynand  
Resident, Frazier Park  
661-245-5501



3320 Mount Pinos Way ♦ PO Box 219 ♦ Frazier Park, CA 93225-0219  
Phone (661) 245-3301 ♦ Fax (661) 245-1923 ♦ Email [acehdwr@sbcglobal.net](mailto:acehdwr@sbcglobal.net)

October 31, 2015

Kern County Planning Dept  
Attn: John Dacey/Planner  
2700 M Street, Suite 100  
Bakersfield, CA 93301

Re: Zone Variance #83, Map #238-36  
3521 Mt Pinos Way, Frazier Park

In the interest for the future of the small town of Frazier Park, we are opposed to the zone variance reducing the number of parking spaces required for the proposed Dollar General store.

Reducing parking will become a problem for our small streets and trails. There is very limited off street parking and Mt. Pinos Way is very narrow. With increased traffic, safety issues are a main concern.

For these main reasons, we believe a variance should NOT be granted.

Thank you for understanding

Harry Spyrka  
Business Owner, Frazier Park



10/25/15

TO WHOM IT MAY CONCERN,

I DO NOT FEEL THAT  
A DOLLAR GENERAL OPENING  
IN OUR TOWN OF FRAZIER PARK  
IS IN THE BEST INTEREST OF  
OUR SMALL MOUNTAIN COMMUNITY.  
I THINK IT WOULD HAVE A  
NEGATIVE IMPACT, AS WELL  
AS A POSSIBILITY OF DRIVING  
OUR LOCAL BUSINESSES OUT  
OF BUSINESS. I AM NOT IN SUPPORT  
THANK YOU, OF DOLLAR GENERAL  
OPENING IN  
Laura Raymond FRAZIER PARK.

Thursday, November 5, 2015

John Dacey, Planner 2

Kern County Planning and Community Development Dept

2700 "M" Street, Suite 100

Bakersfield, CA 93301

RE: Embree Asset Group, Inc (PP16123)

Zone Variance - Parking

Dear Mr. Dacey,

As a property owner on Canada Trail, Frazier Park, I am very concerned about this request for "Zone Variance" for Dollar General. Why should residents of our neighborhood endure overflow parking on our road from the store which has inadequate parking space? Along with this will also be increased traffic from shoppers and delivery trucks which will bring kicked-up dirt and dust from the road and possible damage to the road.

I would like to see our road paved all the way from Mount Pinos Way to Los Padres Dr. in order to alleviate these problems.

Thank you,  
Robert Reitz

Patricia Hedrick

PO Box 1302

Bountiful, Utah, 84011

Mr. John Dacey, Planner 2

Kern County Planning and Community Development Department

2700 "M" Street, Suite 100

Bakersfield, California, 93301

Re: Public Hearing on 11/19/15 for Zone Variance requested by Embree Asset Group at

3521 Mt. Pinos Way, Frazier Park, CA

Dear Mr. Dacey,

Per my telephone conversation with you last week, I am writing you to give my input to the proposal of the Embree Asset Group opening a Dollar General store in Frazier Park. I am aware that the public hearing is in regards to parking, however I believe their eventual goal is to open the store. I am against the opening of a Dollar General in Frazier Park.

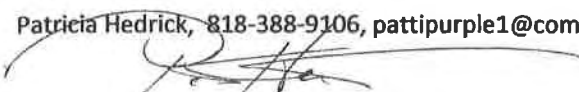
I lived in California for almost 45 years before moving to Utah in 2008. I looked upon Frazier Park and Mt. Pinos as a refuge from the city. There was always excitement when my daughters and I would plan to go to the mountains, so close to LA. We would picnic in the mountains, hope to find a glimpse of condors, of all things in CA, play in the SNOW, and maybe rent a cabin. We could stop to buy something in town. My daughter currently lives in Frazier Park.

Frazier Park and the whole area is and should remain a Mountain Community, free from city influence. I always would tell my friends about Frazier Park and Mt. Pinos.....so close. If a Dollar General is built in Frazier Park, I would feel the mountain experience would go away and the excitement to "go to the mountains" would change. I still tell my friends to go to these mountains, so close. The access of the mountain charm is disappearing and needs to be preserved! I am asking to please not change this wonderful pocket of nature! I believe that efforts are being made to provide better service to the community and that small businesses that keep this character should be encouraged, but I believe this would be diminished by allowing a Dollar General to open in Frazier Park.

Thank you for your attention to my letter.

Sincerely,

Patricia Hedrick, 818-388-9106, pattipurple1@comcast.net



October 31, 2015

Attn: John Dacey, Planner  
The Kern County Planning and Community Development Dept.  
2700 "M" Street, Suite 100  
Bakersfield, Ca. 93301

Re: 3521 Mt. Pinos Way, Frazier Park, Ca. 93225  
Zone Variance #83, Map #23-36

I am opposed to this variance project because a business of this caliber would need the additional parking as to not create more off site parking which other local businesses need because they do not have ample off site parking and any off site parking that this Dollar General store would create by not having enough parking creates the other small businesses even less parking than they already have. The other businesses NEED the off site parking.

I am opposed to this whole project because it will be an eyesore to this community because we are a village type community. They plan to tear down the current village like building and put a large metal building. The number one reason that I oppose this project is because most businesses do not succeed in this small community due the number of people who reside and shop here. That is why a Wal-Mart has never been put in; there are not enough people here to support this large of a business. And if in the future this dollar store does not succeed and they shut it down which is very likely to happen, our town will be left with a large empty building that has no curb appeal and destroys the village type atmosphere. It will be hard to find another business to go in that size of a building. This will be left vacant for vandals and squatters.

I think this will also hurt the Residents on the nearby dirt trails as people will be parking anywhere.

Thank you for your consideration in this matter.

Sincerely,



Jodi Mulliniks, Realtor  
Realty Executives Valencia  
Frazier Park Branch  
P.O. Box 1271  
Frazier Park, Ca. 93225  
661-245-2600  
jodimulliniks@gmail.com

2015 NOV -9 PM 5:22

To John Dacey,

10-26-15

I am quite concerned about the zone  
Variance 83, map 238-36. I feel it should  
not be allowed. We are a small community  
and do not need nor want a Dollar General.  
They will destroy our wonderful "Mom and Pop" businesses  
who have supported our community for years. I know Dollar  
General donated money for book to our elementary school. I  
also know they heavily "pushed" for the school to take  
pictures and write an article about their donation. I feel  
this was done only to gain this variance. No other business  
does that or has ever done that. Please do not  
allow this variance. Thank you,

Susan Bates

661-242-1259  
P.O. Box 6553  
2604 Basel Ct.  
PMC, CT 03222





Untitled watercolor painted by a young Simon Jeruchim  
while in hiding in France during the Holocaust.  
*United States Holocaust Memorial Museum, courtesy of Simon Jeruchim.*

2015 OCT 25 14:36

UNITED STATES  
HOLOCAUST  
MEMORIAL  
MUSEUM

100 Raoul Wallenberg Place, SW Washington, DC 20024-2126 ushmm.org

**From:** Robin Willoughby <1skingal@att.net>  
**To:** <daceyj@co.kern.ca.us>  
**Date:** 10/28/2015 9:52 PM  
**Subject:** Zone Variance 83, Map 238-36 - Dollar General

Thank you for your response Mr. Dacey.

I am not sure what my letter should say however I would like to state that as a 28year resident of this community and a current business owner I support the zone variance for dollar general and welcome them to our community.

If you need any other information from me email is good or you may call me at 661-245-2215.  
Thank You,

Robin Willoughby

Sent from my iPhone



**John Dacey - Pave road**

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**From:** CHRISTY DELAMERE <klinker57@att.net>  
**To:** "DaceyJ@co.kern.ca.us" <DaceyJ@co.kern.ca.us>  
**Date:** 10/29/2015 4:05 PM  
**Subject:** Pave road

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Dear Dave:

I am pleased to have Dollar General come to town. It will be an improvement. I am writing concerning the Dollar General Store in Frazier Park. I live on 728 Canada Trail up the road from the new Dollar General Store. I would like you to consider paving the road from Mt. Pinos Way to Los Padres. Cars will be entering from the north end, Los Padres, to reach your store and going down Canada Tr. This will cause an enormous amount of dust. So by paving it, the dust issue will be eliminated. Even farmers are paving their dirt roads to cut down on the dust pollution.

Thank you,

Mike DeLamere  
[\(661\) 2042917](tel:(661)2042917)

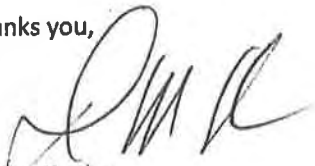
Donna Kuehn  
PO Box 6080  
14705 Voltaire Dr.  
Pine Mountain Club, CA 93222

Kern County Planning Department  
2700 "M" Street, Suite 100  
Bakersfield, CA 93301

Dear Staff Planner John Dacey:

I am in support of KC Planning Department approval of Zone Variance to allow 32 on-site parking spaces, where 37 spaces are required (section 19.82.020.D.7) in a C-2 (General Commercial) District: 3521 Mt. Pinos Way, Frazier Park.

Thanks you,

A handwritten signature in black ink, appearing to read 'DK', is written over the printed name Donna Kuehn.

Donna Kuehn

Eric Del Judge  
836 Elm Trail  
Frazier Park, CA 93225

Kern County Planning Department  
2700 "M" Street, Suite 100  
Bakersfield, CA 93301

Dear Staff Planner John Dacey:

I am in support of KC Planning Department approval of Zone Variance to allow 32 on-site parking spaces, where 37 spaces are required (section 19.82.020.D.7) in a C-2 (General Commercial) District: 3521 Mt. Pinos Way, Frazier Park.

Thanks for considering my view,



Eric Del Judge

October 28, 2015  
Kern County Planning Department  
2700 "M" Street, Suite 100  
Bakersfield, CA 93301

Staff Planner John Dacey

We are in support of KC Planning Department approval of Zone Variance to allow 32 on-site parking spaces, where 37 spaces are required (section 19.82.020.D7) in a C-2 (General Commercial) District: 3521 Mt. Pinos Way, Frazier Park.

Grantley & Ruby Vaughn  
PO Box 562  
Frazier Park, CA 93225