

# Historic Progression of the Powers Creek District



1948





1954





# Shuster photos early 1950's





1958





1966





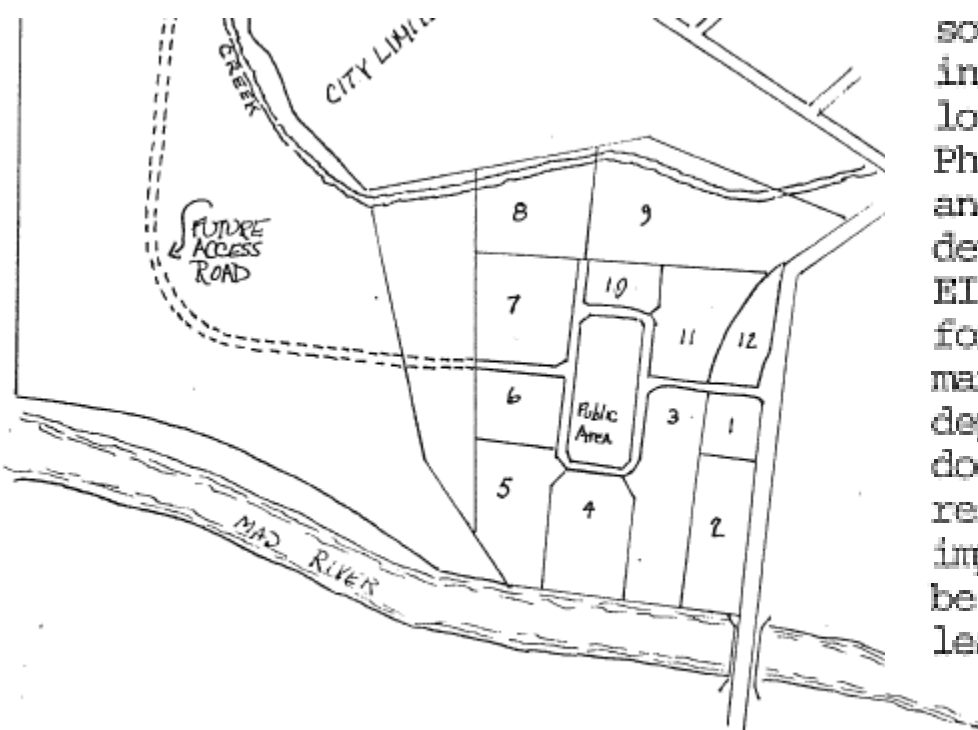
1974



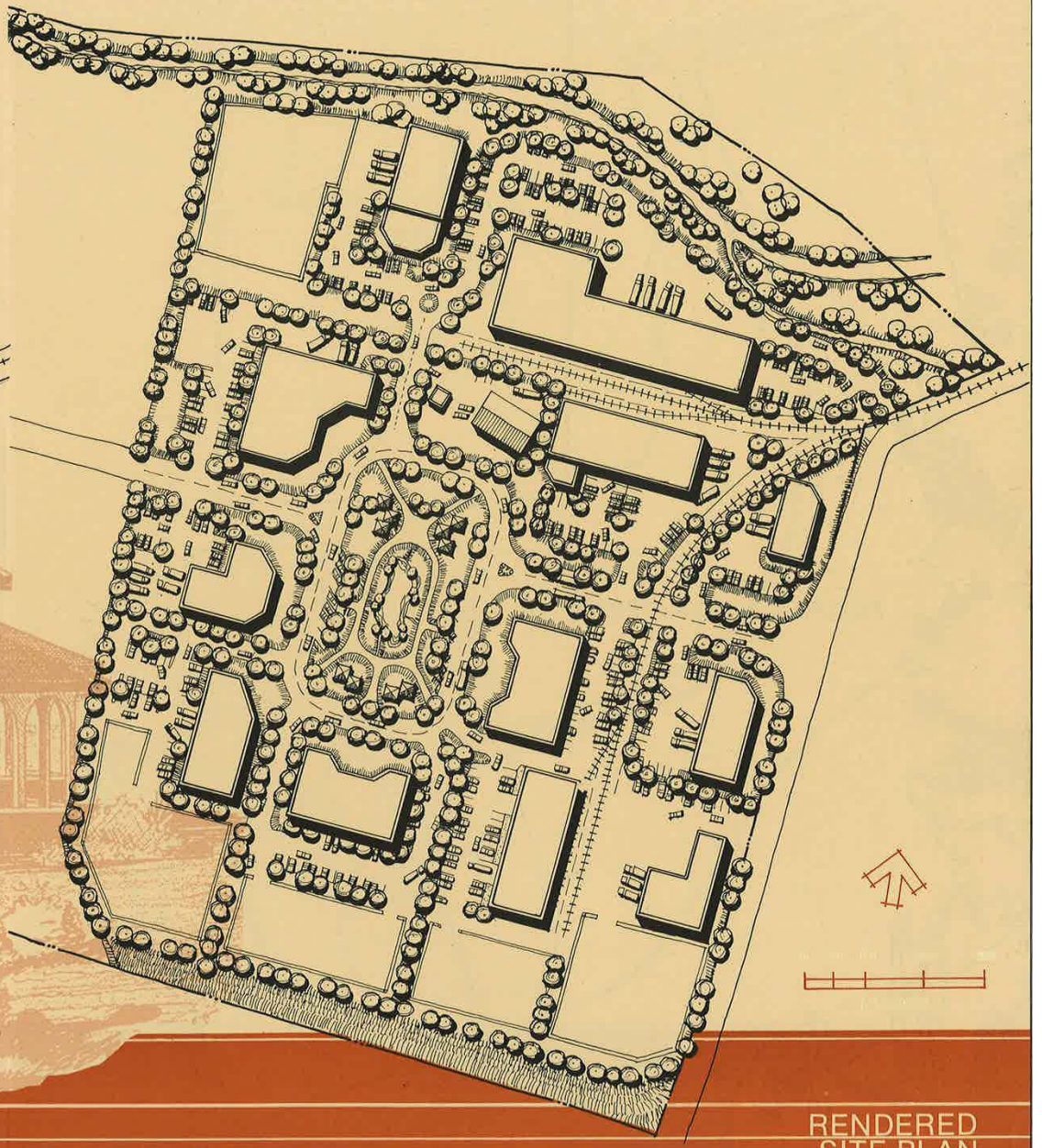
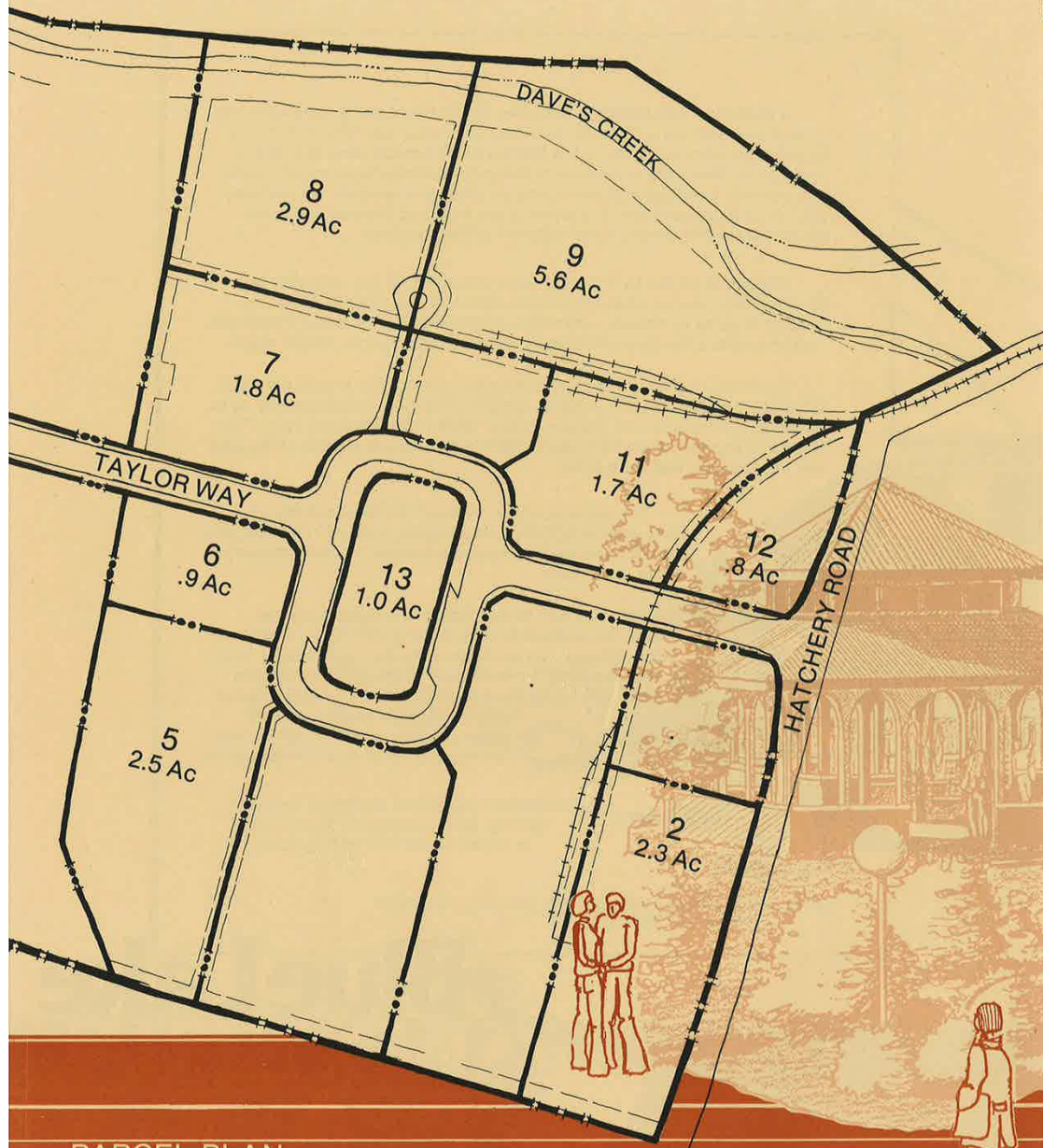
# 1982 EIR City of Blue Lake Industrial Park

## A. Statement of Objectives

The City of Blue Lake intends to establish an Industrial Park to accommodate cottage industries as well as conventional users on about 66 acres of land adjacent to the north bank of the Mad River, in the southwest section of town (see Figures 1 and 2). It is the City's intent to develop the site in a phased manner, with Phase I including lots 1, 3, 8, 9 and 10, Phase II including lots 4 through 7 and 11, and Phase III including lot 12 (see Figure 3). It is hoped that Phases I and II will be developed in a fairly short period of time, and that development of Phase III will occur some time in the future. The Draft EIR will therefore focus on specifics of the development plan presented for Phases I and II, and will deal with Phase III in a more generalized manner. The nature and extent of a number of impacts will be directly dependent on the types of industry which locate within the Park. The document will specifically address those impacts which will occur as a result of development of the Park and will generally discuss potential impacts which are industry dependent. These latter impacts will have to be assessed on a case-by-case basis as specific industries apply for leases.

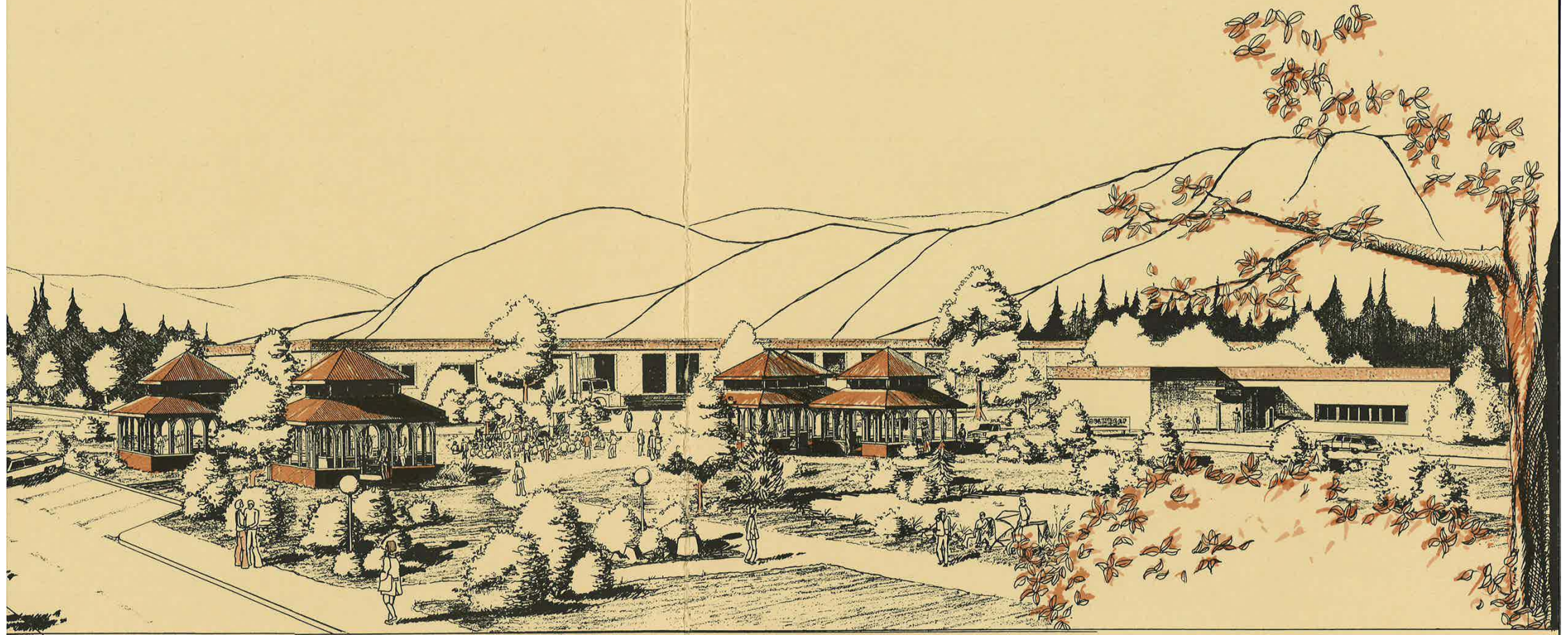






PARCEL PLAN

RENDERED  
SITE PLAN



**BlueLake**  
INDUSTRIAL  
PARK



# Blue Lake Industrial Park 1985

- Completion of the Industrial Park infrastructure - roads, drainage, sewer, water, site planning, landscaping; new 500,000-gallon water storage tank; upgrade sewer system.
- \$1.12 million; \$895,000 in grant funds, \$225,000 City share. The City has already spent \$150,000 for water and sewer improvements in the Industrial Park.
- \$895,000 (100% of funds requested) from federal Economic Development Administration was approved September 4, 1985.
- The design to be completed February 1986. Construction begins June 1986, to be completed in Fall, 1986.



# Blue Lake Industrial Park 1985

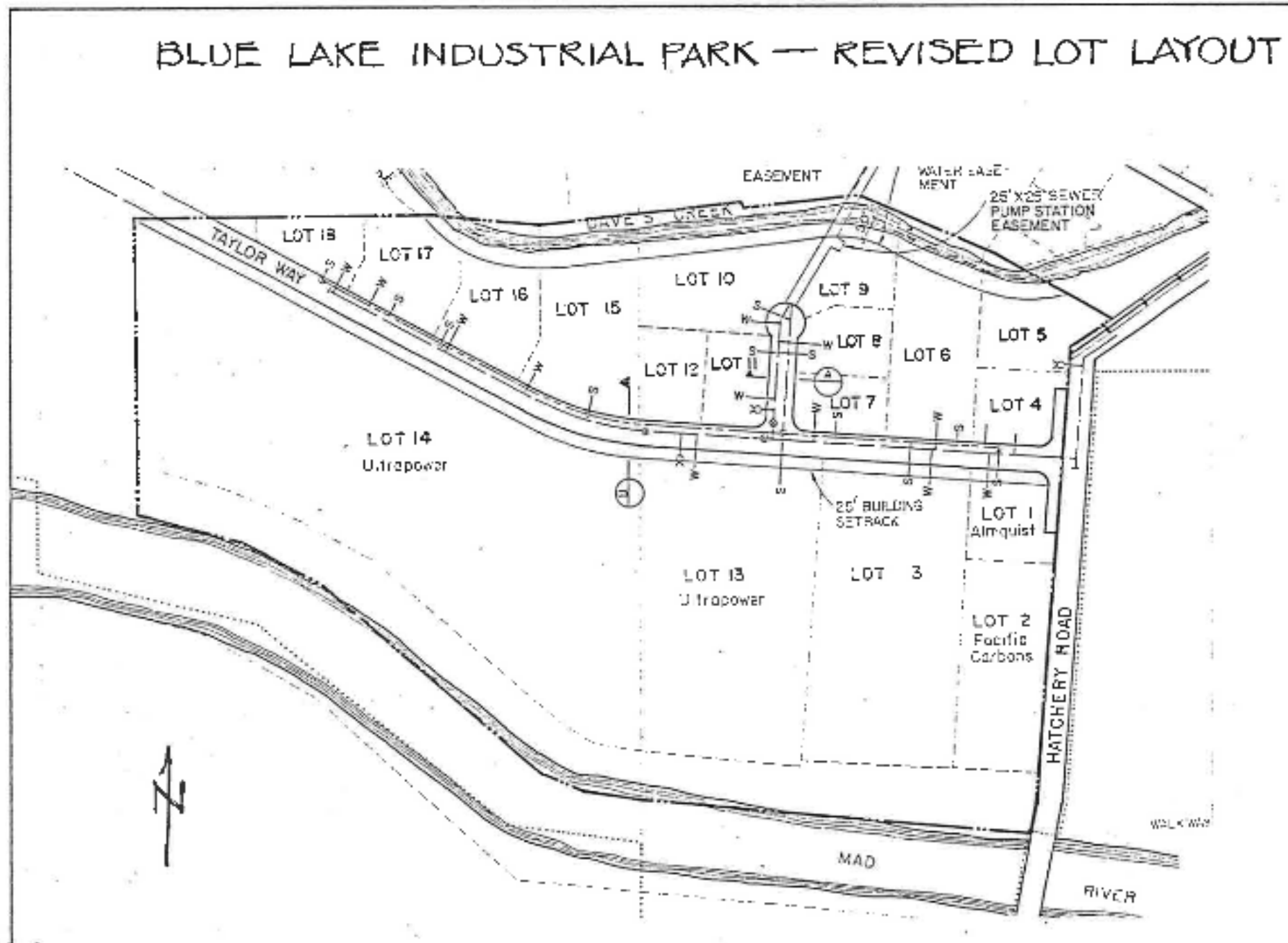
- Located on the southern edge of Blue Lake, adjacent to the Mad River. Sixty-one acres total, 47 acres useable. Approximately 25 acres are currently leased: 20 acres to Ultrapower III power plant, smaller parcels to the Carbon Company, Almquist Lumber, Tom Farr Woodworking, Select Hardwood Products, Moulin Rouge craft studio, and the City Corporation yard.
- Approximately ten lots, totaling 22 acres, are available for development.



Some of the first sites developed in the City's Industrial Park



1985



1988



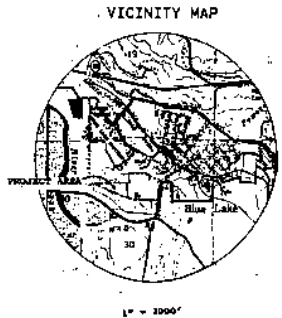
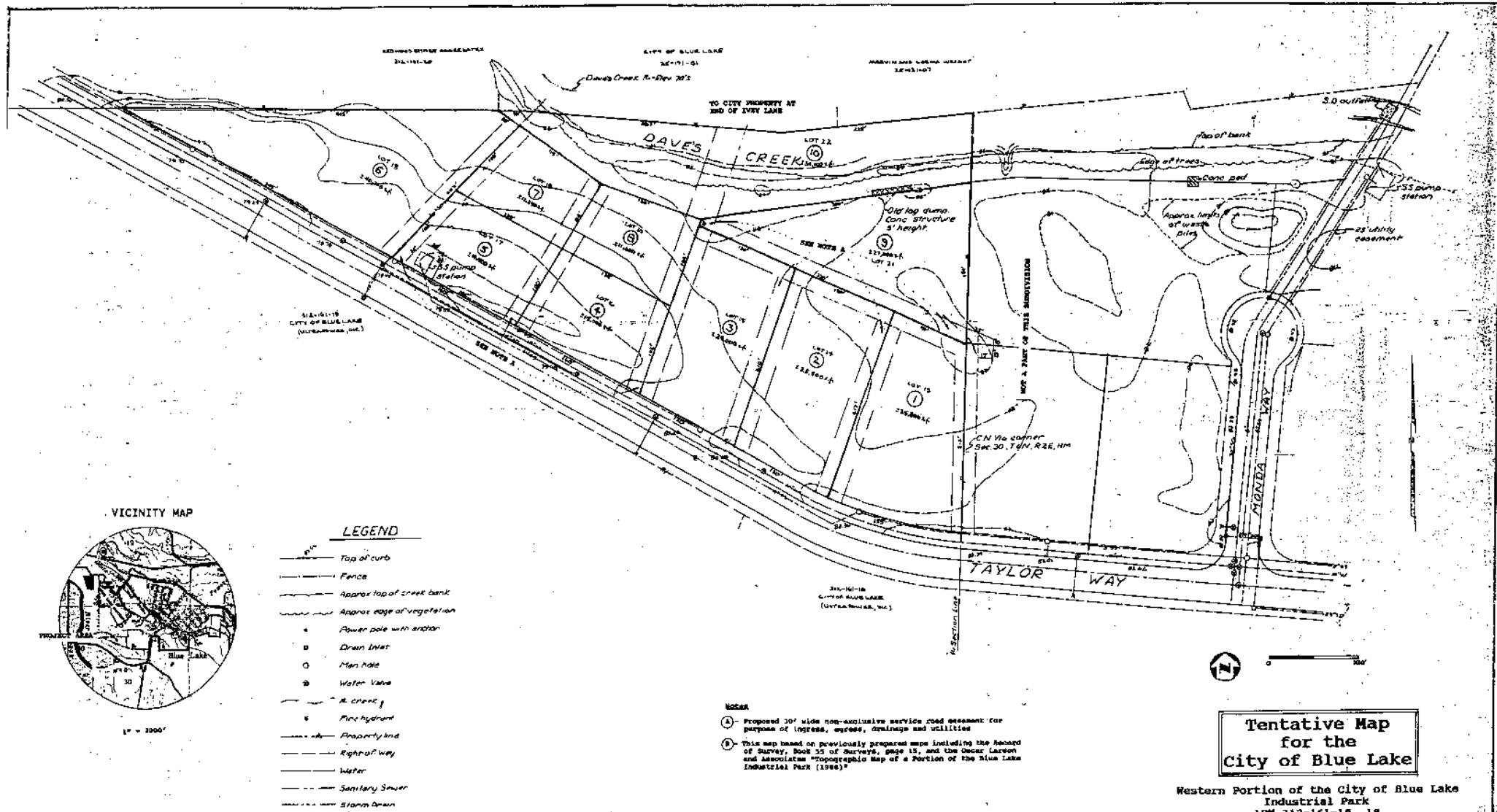


1993





# 1996



- LEGEND**
- Top of curb
  - Fence
  - Approx top of creek bank
  - Approx edge of vegetation
  - Power pole with anchor
  - Drain Inlet
  - Man hole
  - ⊙ Water Valve
  - ⊙ Fire hydrant
  - Property line
  - Right of way
  - Water
  - Sanitary Sewer
  - Storm Drain

**NOTES**

1. Proposed 30' wide non-exclusive service road easement for purpose of ingress, egress, drainage and utilities
2. This map based on previously prepared maps including the Record of Survey, Book 35 of Surveys, page 15, and the Oscar Larson and Associates Topographic Map of a Portion of the Blue Lake Industrial Park (1988)

**Tentative Map  
for the  
City of Blue Lake**

Western Portion of the City of Blue Lake  
Industrial Park  
APM 312-161-15, 18

PROPERTY OWNER/SUBDIVIDER:  
CITY OF BLUE LAKE  
P.O. BOX 438  
BLUE LAKE, CA 95023  
(707) 448-5635  
General Plan/Zoning: M (Light Industrial)  
Present Use: Vacant

1999



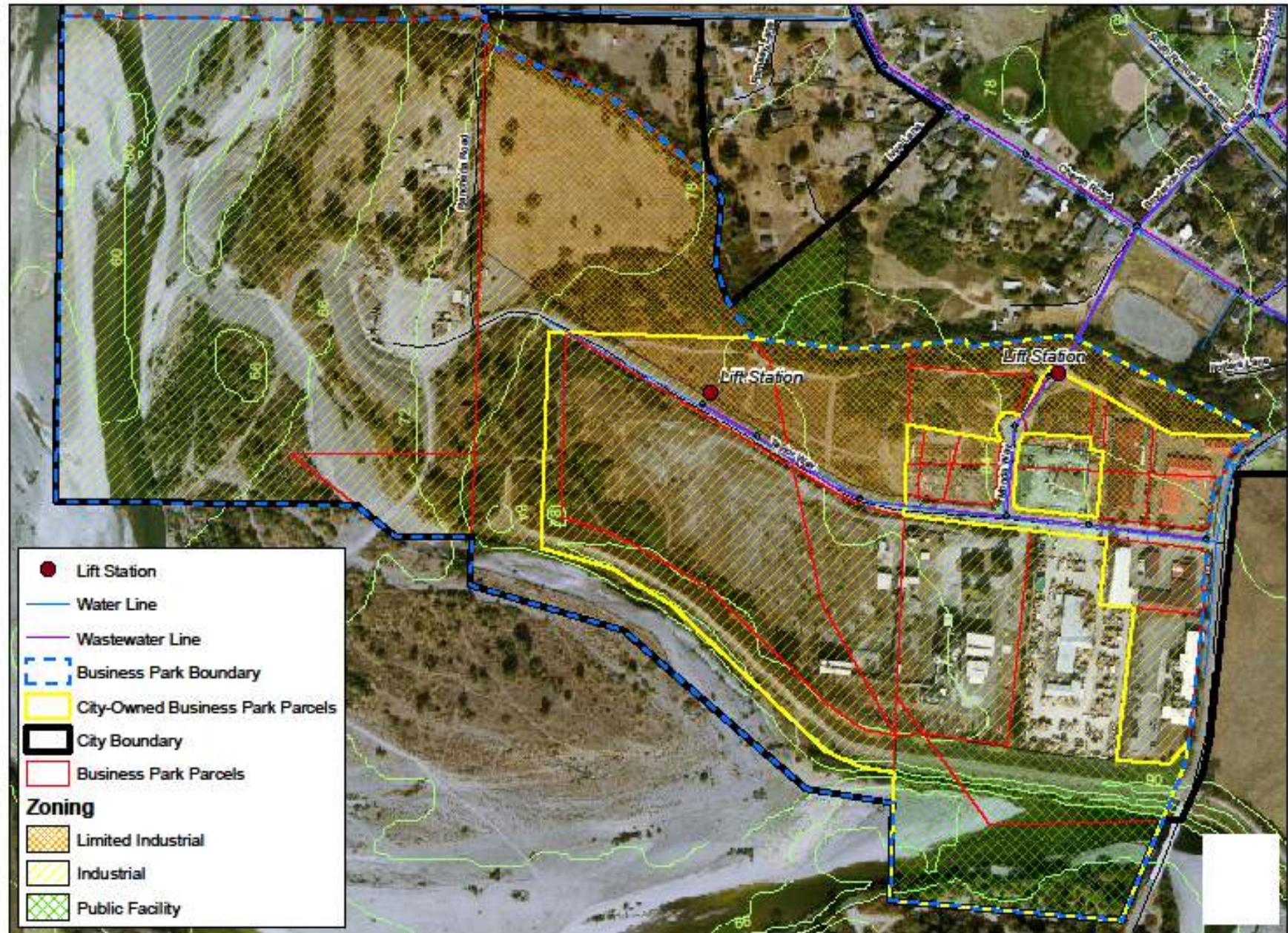
2003



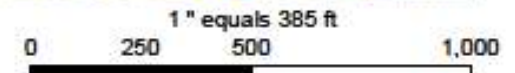


2006

# Blue Lake Business Park



Aerial Photo dated 2006  
 Date of Map Preparation: 02-13-09





# Project Area Map: Blue Lake Business Park

2008





2010





## INDUSTRIAL LAND USE

# 2011

### Existing Conditions

Historically, the timber industry was the economic mainstay of Blue Lake. During the past 30 years, the industry has diminished drastically, significantly reducing employment opportunities and City revenues. In 1980, just after the last General Plan revision, the City began plans for an Industrial Park.

The Industrial Park originally included all industrial designated land within City limits - approximately 60-acres (approximately 12.5-acres are not developable). Part of the land was City-owned. Approximately 44 acres of privately owned land, outside the City, was given an industrial land-used designation and later annexed to the City in 1984. This area included part of the Mad River and is partially used by a trucking firm and for gravel extraction/stockpiling. Although not included in the Industrial Park, the current owner intends the property for future industrial development.

Until 1979, the Macintosh Mill was located in the central portion of the area that is now the Industrial Park. The Mill had been sawing and storing logs since 1950 and provided Blue Lake residents with jobs and an undeniable presence. Mill facilities were subsequently removed, including a railroad spur that was used extensively for rail transportation of lumber. Since the closure, retail activities have diminished in the downtown area.

The Industrial Park includes a portion of Powers Creek, open space buffer areas and the Mad River Levee. The Park makes up approximately 15 percent of total city area, or over half of industrially designated land. Including areas not in the Industrial Park, but adjacent to it, approximately 28 percent of City land area is designated for industrial use.

An EIR was prepared that identified several phases of development. Phases were originally based on areas of the Park targeted for initial development. Initial improvements for the first phase included basic clearing and grading, road improvements, construction of water and sewer systems and drainage facilities. Expansion for utilities/services will be necessary to further develop the entire area.

Based on community meetings held in the 1990's it is preferred to consider the Industrial Park as the Blue Lake Business Park and promote opportunities that provide a mix of manufacturing and other business ventures where nuisance-type impacts are retained within the buildings. Access to the Mad River and adjacent trails had been developed, but could still be improved.

Actual development within the Blue Lake Business Park has been dependent on the type and timing of prospective tenants as well as the City's ability to finance the infrastructure. The Park is now approximately 90 percent developed. Approximately five acres of light manufacturing (ML) zoned property remains available in the Park.

During the last several years many businesses curtailed operations or closed and ceased to exist. Current Park tenants (2008) within the Industrial Zone include Blue Lake Power (a private 11 megawatt waste fuel-fired electricity generating facility), Calgon Carbon (a charcoal re-activation plant) and Wallace & Hinz (a finished wood manufacturer of high

2011



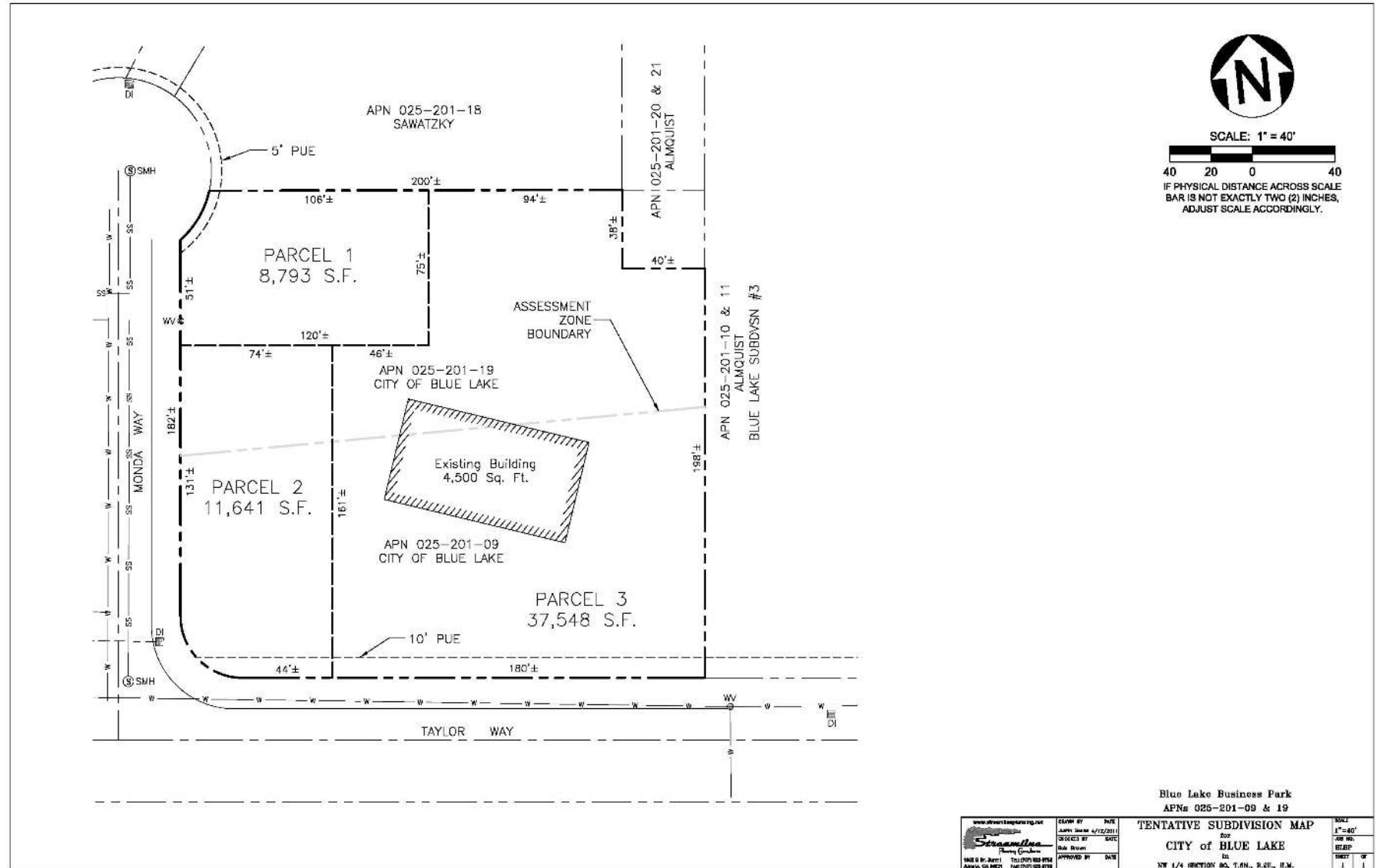
Blue Lake Business Park Phase II  
APNs 312-161-15 & 16

 www.sivamline.com 1882 S. St. James Anaheim, CA 92801	DRAWN BY JAMES SCOTT	DATE 4/12/2011	SCALE 1"=100' SHEET 1 OF 1
	CHECKED BY Bob Brown	DATE	
APPROVED BY		DATE	

CONCEPTUAL SUBDIVISION MAP  
for  
CITY of BLUE LAKE  
IN  
NW 1/4 SECTION 30, T.6N., R.8E., E.M.



# 2011



# 2011

City of Blue Lake  
 Industrial Park Water Improvements & Sewer Repair

Job No.: 010003.401  
 Date: 16-Jun-11

**ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST**

Item	Description	Quantity	Unit	Unit Cost	Amount
1	Mobilization/Demobilization (5%)	1	LS	\$ 9,400	\$ 9,400
2	Traffic Control	1	LS	\$ 2,500	\$ 2,500
3	SWPPP Develop & Implement	1	LS	\$ 6,000	\$ 6,000
4	10" Ductile Iron Water Pipe Complete	1,230	LF	\$ 80	\$ 98,400
5	Air/Vac Valves	4	EA	\$ 5,000	\$ 20,000
6	Gate Valves	4	EA	\$ 3,000	\$ 12,000
7	Fittings & Appurtenances	1	LS	\$ 10,000	\$ 10,000
8	Services (4" Assumed)	2	EA	\$ 3,000	\$ 6,000
9	Gorman Rupp Submersible Pumps (5hp ea)	1	LS	\$ 10,000	\$ 10,000
10	Electrical Improvements @ Pumps	1	LS	\$ 3,000	\$ 3,000
11	Miscellaneous Electrical	1	LS	\$ 20,000	\$ 20,000
<b>Subtotal</b>					<b>\$ 197,300</b>
<b>Construction Contingency</b>		15%	%	\$ 29,600	\$ 29,600
<b>Easement Purchase (30' width)</b>		36,000	SF	\$0.50	\$ 18,000
<b>Survey and Easement Description</b>		1	LS	\$ 15,000	\$ 15,000
<b>Design Engineering</b>		1	LS	\$ 10,000	\$ 10,000
<b>Planning and Permitting</b>		3%	%	\$ 5,900	\$ 5,900
<b>Construction Management</b>		5%	%	\$ 9,900	\$ 9,900
<b>TOTAL</b>					<b>\$ 285,700</b>

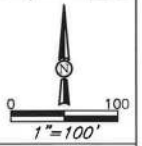


V:\Projects\2013\01-08-14-BlueLake\Drawings\5\FILES\11/18/2013 10:27 AM - CLONGE\_PLOTTED\_11/18/2013 9:28 AM - CDDY.LDNG

**EXPLANATION**

- SOUTHERN BOUNDARY OF INVESTIGATION AREA (PARCELS 312-161-018 & -015)
- WP-2 SOIL BORING/TEMPORARY WELL POINT LOCATION AND DESIGNATION
- ▣ TP-10 TEST PIT LOCATION AND DESIGNATION
- FORMER SUPPLY WELL (STATUS UNKNOWN)

**NOTE: ALL LOCATIONS ARE APPROXIMATE**



 Consulting Engineers & Geologists, Inc.	City of Blue Lake Blue Lake Business Park Blue Lake, California	Investigation Locations Phase II ESA SHN 013066
	November 2013	013066-INVEST-LCIN

2016





# 2017 Blue Lake Visioning Meeting

**In June 2017, the City of Blue Lake held a Visioning Meeting to obtain input on revitalization plans for the Blue Lake Business Park. The meeting included discussion on the following topics:**

- 1) Re-branding the Business Park;**
  - 2) Mixed-Use Development; and**
  - 3) Architectural Styles and concepts.**
- The proposal to re-brand the Business Park and create a new identity and name was positively received by the public.**
  - Mixed-Use Development: Photographs depicting mixed-use development scenarios were presented for consideration and comment; in general, the concept was well received.**

# 2017 Blue Lake Visioning Meeting

- **Residential development should focus on affordability, especially interested in promoting opportunities for families and seniors**
- **The Residential development aspect should focus on livability and not “density.”**
- **Residential tenants can create additional security for the businesses in the park**
- **Increasing development in the park creates additional economic opportunities, including the need for amenities such as additional eating establishments, retail venues, grocery store, etc...**



2018





# sustainability

- sustainability is defined as: “the integration of environmental health, social equity and economic vitality in order to create thriving, healthy, diverse and resilient communities for this generation and generations to come







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