

## Notable Events In the History of the Big Lagoon Water System 1929 – 1999

(All supporting documents are on file and available for inspection. Revised on Aug 21, 2021 to include original Articles of Incorporation of B. L. AND E. CO. provided by the State of California)

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The Big Lagoon CSD subdivision and/or its well were previously named Big Lagoon Park Block A; Big Lagoon Ocean View Estates; and the well site informally known as the G.P. well.

1929 - The first Cabins at Big Lagoon were built. (D. Tuttle, Aug 26, 2007)

Oct 29, 1956 – CA Department of Education approves acquisition of land for Big Lagoon School.

Dec 3, 1956 - Hammond-CA Redwood Co. grants land for Big Lagoon Union Elementary School. (Hammond Lumber Company was acquired by Georgia-Pacific Corporation in 1956 through the wholly-owned subsidiary Hammond-California Redwood Co. organized for that purpose.)

Jul 11, 1962 – School's well has an iron content that is 12 times what is allowed as the maximum by Public Health Service. Water also has high turbidity and a "color problem".

Aug 29, 1962 – Georgia-Pacific (G.P.) Final Subdivision Public Report (amended Mar 4, 1968) shows B.L.& E. will supply water to the [Big Lagoon Park Block A] subdivision to include construction and operation.

Jan 14, 1963 – Articles of Incorporation of B. L. AND E. Co. executed by first Board of Directors: Thomas A. McCarthy, John Kirchner, and George P. Gallagher. The specific business is "To acquire by purchase, lease or otherwise, to hold, own, use, maintain and operate, and to sell, lease or otherwise dispose of a water distribution system...."

Jan 17, 1963 - B. L. AND E. Co., a public utility company, registers with the state.

Nov 7, 1963 – Big Lagoon Park Company (BLPC) is incorporated, and purchases from G.P. the 29 acres on which 76 cabins are located.

1963 -1964 – Excerpts from Big Lagoon School Board minutes on the "water situation" indicate a desire to connect to the G.P. well, a.k.a. the Georgia-Pacific development tank at Big Lagoon.

Mar 13, 1964 – Filing date for "Statement By Corporation Of Address of Principal Office, Names Of Officers And Designation Of Agent For The Service Of Process" for B. L. and E. Co. with the address and location of its principal office being c/o Georgia-Pacific Corporation, Main Office Building, Samoa, CA. The officers are Robert H. Wilson, President; Mary A. McCravey, Secretary; and Marion L. Talmadge, Treasurer.

Early 1964 - Permission was granted to Big Lagoon School to connect to the G.P. pipeline serving the two G.P. homes across the road from the school.

May 19, 1965 – G.P. grants an easement to B.L.& E. for the BLPC's water system.

Sep 14, 1965 – Humboldt County Road Department approves Encroachment Permit allowing a pipeline to be installed under the road connecting the school to the G.P. water system pipeline.

Sep 25, 1973 – The Daily PUC reports that Decision 81917 grants Richard Kurwitz control of B.L.& E. Corporation, a public utility water company.

Dec 14, 1973 – Louisiana-Pacific (L.P.) grants to Richard Kurwitz a number of parcels, including Parcel Eight (the well site easement and water system now belonging to BLCSD), Parcel Nine (BLPC's water system), and Parcel Ten, a water distribution system. (L.P. was formed in 1972 when G.P. spun off its wholly owned subsidiary Louisiana-Pacific.)

Dec 23, 1974 – A current L.P. map of Parcel 2 (AP No. 517-121-09) across from the school is approximately 25.5 acres in size, has two existing dwellings on it, and is otherwise undeveloped.

Jul 17, 1979 / Dec 30, 1980 (conflicting dates) – Sheila Kurwitz, doing business as B.L.& E., sold, or granted, to BLPC land and the water system for \$2,500.

Aug 23, 1983 (recorded Sep 6, 1983) – Sheila Kurwitz, doing business as Klamath Cutters, grants to Bud Peltonen the water system now owned by BLCSD.

Nov 1984 – Bud Peltonen, doing business as Big Lagoon Water Company (BLWC), asks school to buy into the system to contribute to capital improvements.

Dec 1984 – Draft agreement between the school and Peltonen. As part of this draft agreement the school agrees to pay Peltonen \$6,000 for a new PVC pipe to connect the school to the well site.

Dec 19, 1984 – Per the agreement, school superintendent William Hawkins sends a letter to L.P. requesting a 10' wide easement to accommodate the new pipeline to the school.

Dec 5, 1984 – B.L.& E. is dissolved by Sheila Kurwitz Millsaps, President and Treasurer.

Jun 4, 1985 – L.P. grants Big Lagoon School the requested 10' easement.

Jun 20, 1985 (recorded Jun 25, 1985) - Agreement is signed for water services between Bud Peltonen and Big Lagoon Union Elementary School, and school pays Peltonen \$6,500.

1985 – New on-grade 2.5" PVC Schedule 40 pipe installed between well site and school. It isn't known if water meters were installed at the school, and the two homes across the street, at this time. The Humboldt County Planning Department has no record of Peltonen applying for a Coastal Development Permit, or applying for and receiving any other permit for the pipeline.

Feb 1, 1988 – L.P. leases L.P. house #1 to Big Lagoon School for a school employee to rent. The renter is to pay for all utilities except for septic and water, which are included.

Jul 24, 1991 and Oct, 1991- A Title Insurance Report and an Environmental Review subdivides L.P.'s 25.5 acre parcel across from the school into 5 parcels. Parcel 1 contains the BLCSD well site and easement, along with a site for a primary leach field and reserve field. Parcel 2 has an existing dwelling (L.P. house #2) with septic. Parcel 3 has an existing dwelling (L.P. house #1) with septic. Parcel 4 was sold to a member of the Big Lagoon Rancheria and has its own well and septic. Parcel 5 is undeveloped, but shows the location for a primary leach field and reserve field. Parcels 1 and 5 are owned by one private party, and together comprise 14.5 acres. There are currently two dwellings on Parcel 2.

Jan 28, 1998 – Humboldt LAFCO approves the formation of Big Lagoon CSD.

Oct 20, 1999 and recorded Dec 10, 1999 - Peltonen sells the water system to Big Lagoon CSD.