

*Welcome to*

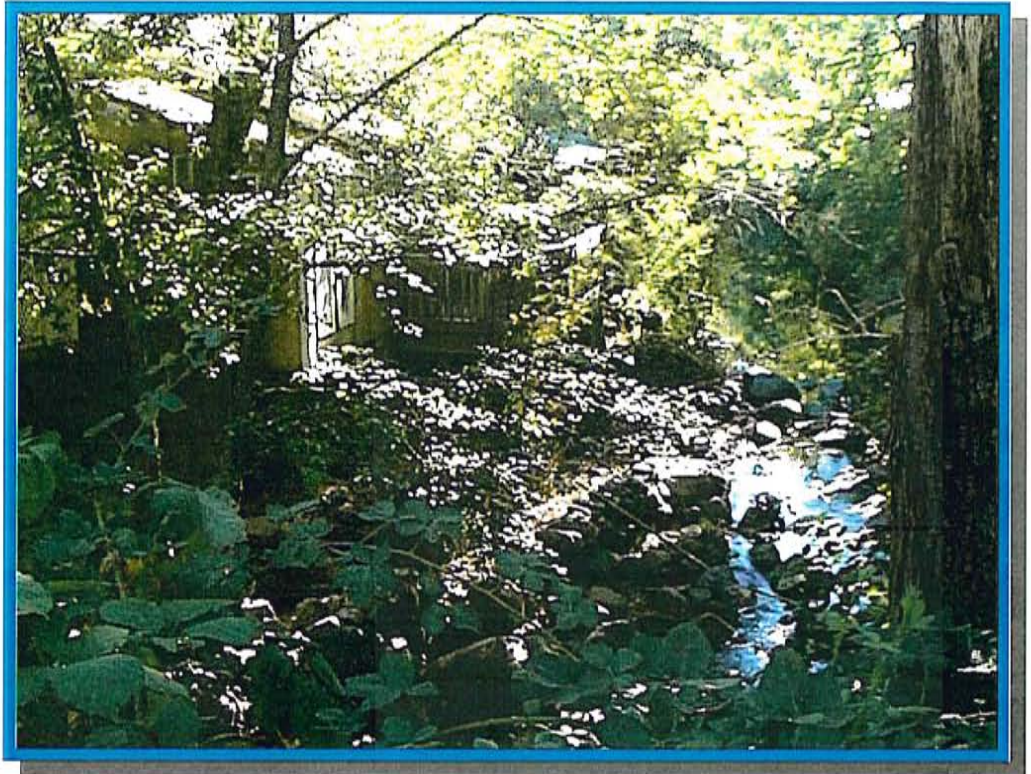


## ANDERSON SPRINGS

Lake County California

Anderson Springs is a 131-year old community tucked and hidden below the Mayacmas mountain ridgeline four miles from Cobb Mountain. One

hundred years ago, rustic cabins, several hotels, medicinal hot springs, towering trees, beautiful creeks, hunting and fishing, excellent weather and quiet seclusion were reasons people came to this unique corner of southern Lake County. Now Anderson Springs exists as a residential community dominated by two bedroom cabins, remodeled houses, and modern two-story dwellings. "The Springs" have become an affordable first home for many of the younger residents, a retirement haven for some, and for others, a third and fourth generation summer get-a-way. Many homes are clustered on small lots of varying configuration bordering one of four creeks, a hillside, road or draw. There are random multi-acre parcels scattered around the community.



**Average Elevation:** 1,550                      **Annual Rainfall:** 78" – 135"

**Population:**                      **Permanent:** 403                      **Seasonal high:** 986

**Major Waterways:** Anderson, Bear Canyon, English and Putah Creeks

**Dominant Flora:** Madrone, Oak, Bay, Alder, Fir, Pine, Maple, Scotch Broom  
Manzanita, Mushrooms, Wild Grape, Blackberry, Poison Oak,  
Knob Cone Pine, Non-Weeping Willow

**Dominant Fauna:** Deer, Squirrel, Raccoon, Rainbow Trout, Porcupine,  
Woodpecker, Lady Bug, Blue Heron, Hummingbird, Beaver,  
Crawdadd, Otter, Monarch Butterfly, Hawk, and Wild Turkey

**County/State Bridges:** Anderson Springs Road (two bridges); Foard Road, (in need of  
repair) Highway 175 (entrance to Anderson Springs Road)

**Community Streets:** Anderson Springs, Rose Anderson, Mead, Foard, Hot Springs,  
Van Dom Reservoir, Mira Vista, Alder Lane, Beaver Lane, Oak,  
and Highway 175

**County Zoning:** Suburban Reserve and Rural Residential, Rural Land

**Surrounding Land Use:** Geothermal Development, Timber Harvesting

**Geothermal Development:** *Partial Listing.*

PG & E Geysers Unit 13 1974; NCPA Power Plant 1977; PG & E Geysers Unit 16 1979;

*Bob Giardina has been fly fishing Anderson Creek since 1938.*

SMUD 1980; Occidental 1980; Lawrence Livermore Lab Drainage Study 1977;

Geothermal Public Power Line 1984; Bear Canyon Creek Power Plant 1984;

West Ford Flat Power Plant 1986; Geysers Waste Water Pipeline 1996; Geysers

Air Monitoring Organization, (one station in Anderson Springs), and CalPine Geothermal Development



*He caught this 6-pound rainbow trout in April 2000. It was like a reward for over 60- years fishing in Anderson Springs.*

## Public Services in Anderson Springs Agency contacts

Once the main road to the Recreations Center, Anderson Creek crossing on Alder Lane



**Domestic Water:** Anderson Springs Community Services District  
**Cable Television:** Mutually owned  
**Street Lights:** Lake County Special District  
**Fire Protection:** South Lake Fire Protection District  
**Police:** Lake County Sheriff  
**Recreation/ Pool:** Anderson Springs Homeowners Association  
**Annex Pool:** Informal agreement Annex Members  
**Roads:** Lake County Public Works  
**Waste Water:** Individual Septic Tanks  
**Schools:** Middletown Unified School District  
**Solid Waste:** South Lake Refuse/ Recycling  
**Local Newspaper:** Middletown Time Star  
**Air Quality:** Geysers Air Quality Monitoring (LCAQMD)

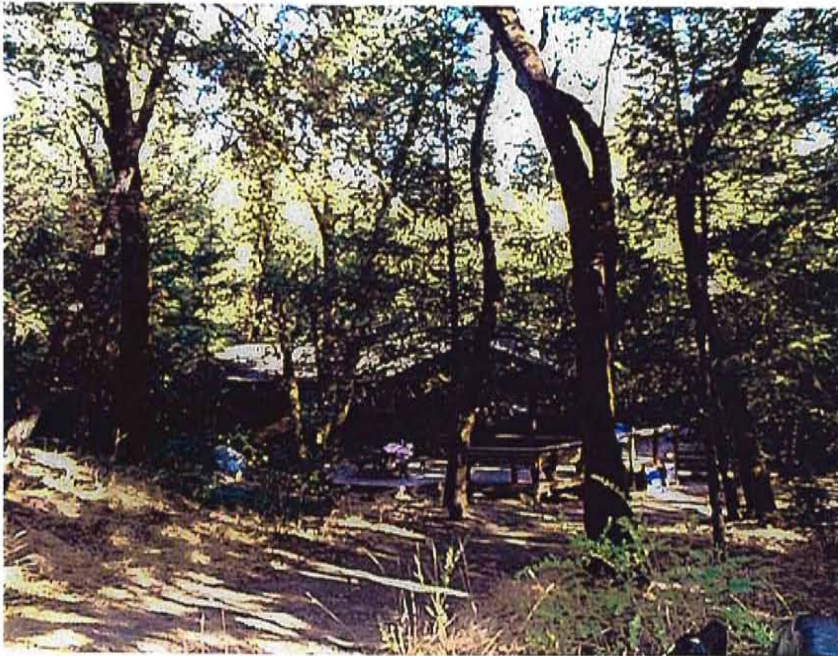
*Homes on Anderson Creek*



### Anderson Springs Housing Overview

188 connections - 22 standbys  
90% Site built 10% Manufactured  
135 full time residents  
75 seasonal residents  
20 renters  
10 homes on Highway 175  
26 homes in the Annex  
Average square dwelling footage 950  
90% of the dwellings were built before 1970  
80% of the homes are on County maintained roads

Information based on domestic water hook-ups and a January 1999 ASCSD Survey.



Water has always been a great attraction to Anderson Springs with over 55% of the homes bordering one of four creeks that flow through the community. Domestic water is collected in a spring box four miles from the community on the side of Cobb Mountain on property owned by the United States Bureau of Land Management. Water is piped, then stored in a 150,000 gallon steel tank and distributed through the system constructed by the Anderson Springs Community Services District in 1984.

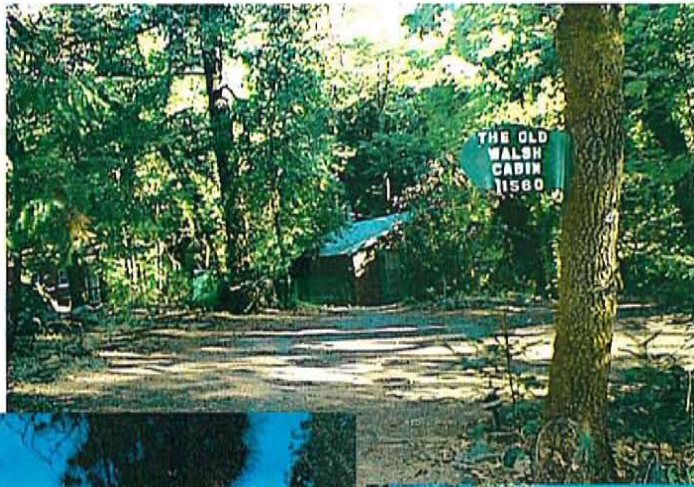


Some families gather in the relaxing setting of Anderson Springs for several generations

*Brumfield*

November 2004

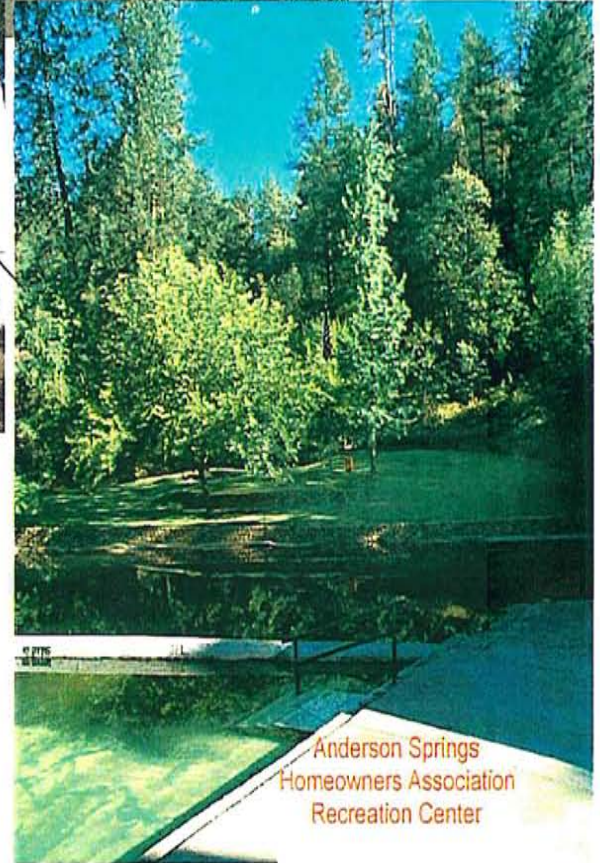
*Photographs by Voris*



The Walsh Cabin, one of the oldest homes in Anderson Springs



ASCSD 150,000 gallon Water Tank



Anderson Springs Homeowners Association Recreation Center

**Anderson Springs Community Service District Board of Directors**

Meetings, 2nd Thursday each month Call 987-0277

Voris Brumfield  
Joan Clay

David Henderson  
Dorothy Marelli  
Alton/Minter

ASCSD Staff

Meriel Medrano, Manager Frank Haas, Watermaster

Augie Santana, Assistant to the Watermaster

**Community Organizations**

Anderson Springs Community Service District: formed in 1982

Anderson Springs Homeowners Association: incorporated in 1950

Anderson Springs Cable Television: formed in 1974

Anderson Springs Lighting District: formed in 1970

Anderson Springs Residents Taxpayers and Homeowners for Clean Air and Water (ARTHCAW) formed: 1977, dissolved in 1982 with formation of the ASCSD

Anderson Springs Community Alliance: formed 2001

Neighborhood Watch: formed in 1993

Neighborhood Watch: formed in 1993



Anderson Springs Homeowners Pool

**The Anderson Springs Homeowners' Association**

(ASHA) is a community group of permanent and part-time resident families in Anderson Springs This organization was formed to own and maintain the swimming area and recreational facilities at the end Anderson Springs Road for the exclusive use of the members and their invited guests. ASHA also brings the community together to initiate and support measures that improve the quality of life in Anderson Springs and we take an active role in community affairs and recreational water issues. Family activities like community potlucks, bingo, and plans for a new horseshoe pit and bocce ball court are some of the activities sponsored by the Homeowners' Association. To volunteer or for information, contact Meriel Medrano, 707/ 987-3581.

For more information about other Anderson Springs organizations and agencies, call 707/ 987-0277.

Photographs Voris Brumfield

Photographs Voris Brumfield

*Towering trees, picturesque creek-settings, wildlife, quiet relaxed lifestyle are some of the reasons people pick Anderson Springs to call home.*



*Anderson Springs Road, just before the turn to the Recreation Center*



*Remodeled county bridge connecting Rose Anderson and Anderson Springs Roads*



***Voris Brumfield developed this brochure for the community of Anderson Springs, ASHA, and the ASCSD. 11/4/04***