



August 22, 2023

To:

Landowner

Raphael Knapp <rafeknapp@gmail.com >

cell 510-910-3354

site address is 4565 New Long Valley Road, Clearlake Oaks, CA 95423

SUBJECT: ex. 62' by 10'-4" long Railroad car bridge [FOB and installed August 2006]

Southern Pacific, Bulkhead Flat Car No. 509182

Raphael:

Per your request, CAN-AM Engineering and Exploration (CAEeX) was on-site on 8/13 and performed an inspection of said Long Valley creek crossing access or bridge.

By way of an ex. ingress egress easement this bridge is also used by Phillip Garner the adjacent farmer and landowner. He stated to Mike Anderson that he built said bridge and both 4'x4'x12' concrete abutments at each end some 17 years ago. He said that the Railroad car bridge came from the Sacramento valley from a yard owned by Jim Dobbas of Antelope, Calif. but now in Newcastle, CA.

Per CPR code Section 4290 section 1273.01 - Regulations implementing fire safety standards related to defensible space - **(1) Road standards for fire equipment access.**

500 gallons of plain water weighs about **4,175 pounds** or 2.1 tons.

Here are some Cal fire Engines:

- [Model 14-15 Engine \(PDF\)](#)
- [Model 24 Engine \(PDF\)](#)
- [Model 25 Engine \(PDF\)](#)
- [Model 34 & 35 Engine \(PDF\)](#)

ENGINE MODELS 34-35 is spec'd at a Gross Vehicle Weight: 35,000 lbs.

So a fully loaded Cal-fire engine would weigh just under 39,200 pounds or 40k.

In 2014 Raphael Knapp watched as a Dan McMullen's water well drilling rig with materials weighing around 63,530 pounds drove across said bridge.

Statement: The existing bridge can carry a 75,000-pound truck across it. (assume HS20 loading to accommodate a fire engine or truck) $40,000 < 75,000$.

I recommend that the bridge decking should be replaced soon with this or equal:

Severe Weather 4-in x 12-in x 16-ft #2 Square Ground Contact Wood Pressure Treated Lumber in the Pressure Treated Lumber. This can be found at www.Lowes.com or other

CPR code 4290/4291 requires a railing height of 42" minimum on both sides and clear a travel width of 12'.

So, any future bridge design and subsequent improvements will comply with outlined regulations, including but not limited to the two requirements stated above AND will still allow passage of a 75,000-pound load. Then a building permit can be issued by Lake County.

The exact location of the bridge is <https://maps.app.goo.gl/dA6aYxgN8BQ7Nd7w5>.

Disclaimer:

As this bridge ages, it is common for the load rating to lessen or decrease slightly over time.

Please do not hesitate to call me at 530-565-6009 if you have any questions or require further information.

CAEeX appreciates the opportunity to complete this project for your business.

Sincerely,

M.R. Anderson



Can – Am Engineering & Exploration

California civil PE 065499

Expires 09/30/25

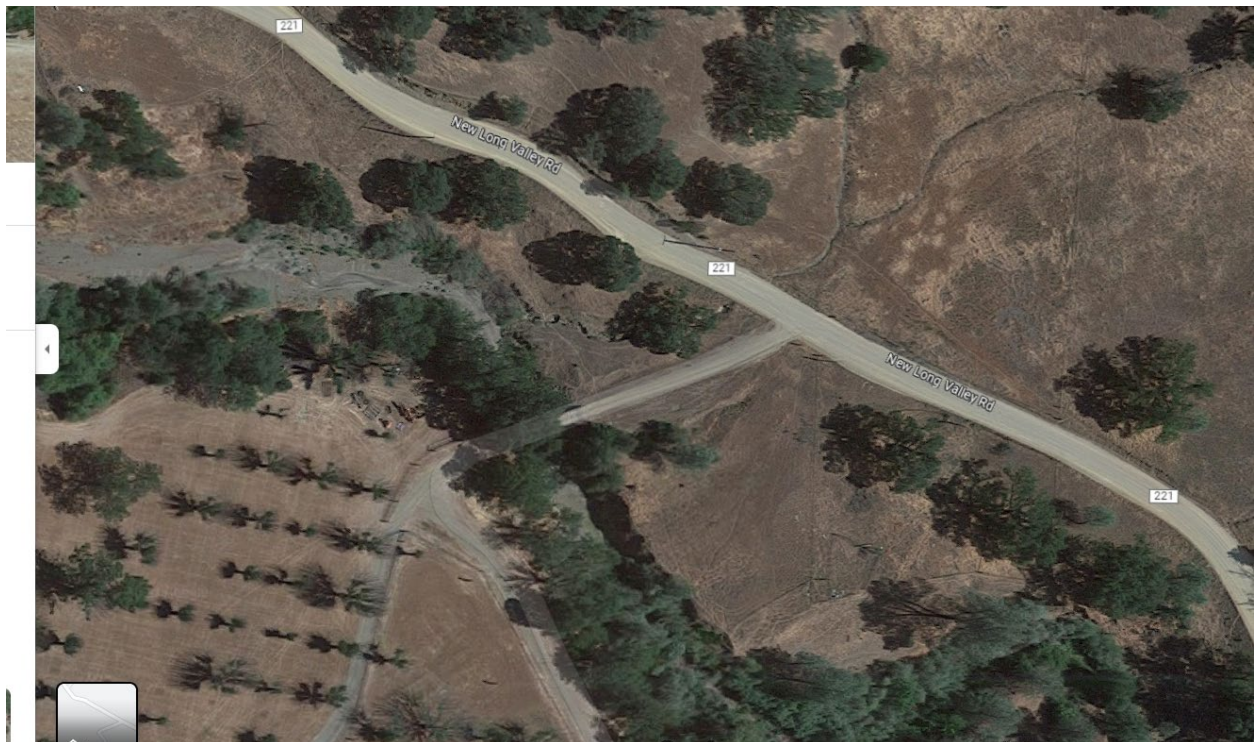
Michael R. Anderson

maincali74@gmail.com

Lincoln, California 95648

owner

Aerial image:



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RECORDED AT REQUEST OF

Merritt Garner

JUN 28 10 39 AM 1976

MERRITT GARNER
GERALDINE GARNER

STAR ROUTE

CLEARLAKE OAKS, CALIF. 95423
PHONE (707) 998-3385

9416

47

COUNTY REC'D

AGREEMENT AND GRANT OF EASEMENT

THIS AGREEMENT entered into in triplicate in February, 1976, by and between DAVID W. HEIDE, BETTY LEE HEIDE, WILLARD T. HEIDE, EMILY T. HEIDE, PAUL ALFRED HEIDE and TANYA MARIE HEIDE, hereinafter referred to collectively as the Owners of the "HEIDE, et al, Parcel"; RICHARD M. GARNER and GERALDINE GARNER, his wife, hereinafter referred to as Owners of the "M. GARNER, et ux, Parcel"; and RANDALL LeFLORE and GLENNA M. LeFLORE, his wife, hereinafter referred to as Owners of the "LeFLORE, et ux, Parcel".

W I T N E S S E T H :

For valuable consideration paid by GARNER, et ux, and LeFLORE, et ux, to HEIDE, et al, and the mutual agreements and provisions hereinafter contained, each of the parties hereto hereby grants to the other for the benefit of their respective real property ownerships as hereinafter provided:

An access easement for vehicular and foot travel and installation and maintenance of utility lines as may be required for residential and commercial farm uses upon the dominant tenements limited to future expansion of use for the benefit of separate residences or farms on not more than four separate sub-parcels from each dominant tenement parcel, said use not to be impeded by unnecessary gates, livestock control to be by open cattle guards wherever practical, reserving the right of the servient tenement landowners to make any reasonable change in the routing thereof subject to providing as good a roadbed upon the re-routed portion as previously existing, all at the servient tenement landowners' expense should the present location materially interfere with future uses of said servient tenement lands; said easement to be fifty (50) feet in width, the center line of which is to be the center line of the existing roadway, commencing at the Long Valley Road (a public road), West of old Long Valley Schoolhouse, where the West boundary of the EDWARD and JEAN CAMPBELL lands, (common to the HEIDE, et al, lands), intersects said Long Valley Road, thence Southwesterly across the lands of HEIDE, et al, to Long Valley Creek, thence from the midline of said Creek Southwesterly across the M. GARNER, et ux, lands to the M. GARNER, et ux, residential area, thence Southeasterly along the Northeasterly side of an existing Pacific Gas & Electric power line to the lands of LeFLORE, et ux.

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DOCUMENTARY TRANSFER TAX \$
—COMPUTED ON FULL VALUE OF PROPERTY TRANSFERRED
—OR COMPILED ON FULL VALUE LESS DEEDS AND
ENCUMBRANCES RECORDED AGAINST THE SAME

Signature of Declarant
Merritt Garner

Law Offices of
PHIL N. CRAWFORD
160 FIFTH STREET
LAKEPORT, CALIF. 95453

1 It is understood and agreed that said easement is hereby
 2 granted by the undersigned owners of the servient tenement lands
 3 over which it passes for the concurrent benefit of each servient
 4 tenement parcel and the owners thereof as the same exists upon said
 5 lands and between there and Long Valley Road.

6 The servient and dominant tenement lands referred to
 7 herein are situate in Sections 1, 6 and 7, Township 14 North, Range
 8 7 West, M.D.B. & M., in Lake County, California, more particularly
 9 described as:

10 HEIDE, et al, Parcel

11 All that certain real property situate in the County
 12 of Lake, State of California, and being a portion of the North-
 13 west one-quarter of Section 6, Township 14 North, Range 7 West,
 14 M.D.B. & M., and more particularly described as follows:

15 BEGINNING at a point on the North line of Section 6,
 16 Township 14 North, Range 7 West, M.D.B. & M., said point of
 17 beginning being distant East 1286.56 feet from the Northwest
 18 corner of said Section 6, thence continuing along said North
 19 line of said Section 6, East 1197.68 feet; thence leaving
 20 said North line South 0° 07' East 2509.45 feet to a point on
 21 the centerline of Long Valley Creek; thence along said center-
 22 line of Long Valley Creek the following courses and distances:
 23 South 67° 12' West 230.00 feet; North 66° 22' 45" West 122.79
 24 feet; North 17° 04' 45" West 242.08 feet; North 43° 00' 00"
 25 West 160.09 feet; South 89° 04' 15" West 594.59 feet; North
 26 66° 55' 15" West 110.05 feet; thence leaving the centerline
 27 of said Creek North 0° 03' 30" West 2167.39 feet to the point
 28 of beginning.

29 M.-GARNER, et ux, Parcel

30 All lands of RICHARD M. GARNER and GERALDINE GARNER,
 31 his wife, lying Southwesterly of Long Valley Creek in Sections
 32 1, 6 and 7, Township 14 North, Range 7 West, M. D. B. & M., in
 33 Lake County, California.

34 LeFLORE, et ux, Parcel

35 TRACT ONE

36 All that portion of the West half of the Southwest
 37 quarter of the Southeast quarter of Section 6, Township 14
 38 North, Range 7 West, M.D.M., lying Southerly of the following
 39 described line: COMMENCING at the Northwest corner of said
 40 Section 6, and running thence South, along the West line
 41 thereof, 312.57 feet; thence South 20° 55' 00" West 436.67
 42 feet to a 36 inch oak tree on the bank of Long Valley Creek;
 43 thence South 34° 29' 40" West 147.10 feet; thence South 40°
 44 35' 30" East 566.72 feet; thence South 09° 37' 30" East
 45 352.54 feet; thence South 61° 32' 30" East 84.88 feet;
 46 thence South 35° 05' 00" West 814.90 feet; thence South 56°
 47 53' 00" East 3,400.0 feet to the West line of the Southeast

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quarter of said Section 6; thence South 00° 07' 00" East, along said West line, to a point thereon that is North 00° 07' 00" West 1,088.41 feet (measured along said line) from the South quarter corner thereof, said point being the TRUE POINT OF BEGINNING, and running thence East 2,114.64 feet, more or less, to the center line of said Creek.

TRACT TWO

The West half of the West half of the Northeast quarter of Section 7, Township 14 North, Range 7 West, M.D.M.

Together with a parcel to be purchased by RANDALL LeFLORE and GLENNA M. LeFLORE, his wife, from RICHARD M. GARNER and GERALDINE GARNER, his wife, lying North of Tract One (immediately hereinabove described), extending North to the mid-point of Long Valley Creek, the West boundary of which is to run North 33° 07' East 1076.57 feet, more or less, between a point 92.33 feet North along the quarter Section line from the Northwest corner of Tract One (immediately hereinabove described), and the mid-line of Long Valley Creek, to contain 29.95 acres, more or less.

It is further agreed that the easements granted herein are to be held by the respective grantees, his, her and their heirs and assigns as appurtenant to the land owned by the respective grantees.

It is agreed that GARNER, et ux, and LeFLORE, et ux, will agree to each assume and pay one-half of cost of maintaining the roadway and bridge over said easement, provided that if the other parties to this Agreement or any successors in interest to any of the parties hereto commence to make use of the same, they shall assume and pay their share of said costs for upkeep of that portion of said roadway and bridge that they have occasion to use in equal shares with GARNER, et ux, and LeFLORE, et ux, or other regular users thereof.

IN WITNESS WHEREOF, the parties have hereunto set their signatures on the dates hereinafter set forth.

David W. Heide
DAVID W. HEIDE

Dated: March 31, 1976

Betty Lee Heide
BETTY LEE HEIDE

Dated: March 31, 1976

Willard T. Heide
WILLARD T. HEIDE

Dated: March 31, 1976

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Emily T. Heide
EMILY T. HEIDEDated: March 31, 1976Paul Alfred Heide
PAUL ALFRED HEIDEDated: March 31, 1976Tanya Marie Heide
TANYA MARIE HEIDEDated: March 31, 1976

Owners of the "HEIDE, et al, Parcel"

Richard M. Garner
RICHARD M. GARNERDated: Feb. 23, 1976Geraldine Garner
GERALDINE GARNERDated: Feb. 23, 1976

Owners of the "M. GARNER, et ux, Parcel"

Randall Leflore
RANDALL LEFLOREDated: Feb 27, 1976Glenna M. Leflore
GLENN M. LEFLOREDated: Feb. 27, 1976

Owners of the "LeFLORE, et ux, Parcel"

STATE OF CALIFORNIA,

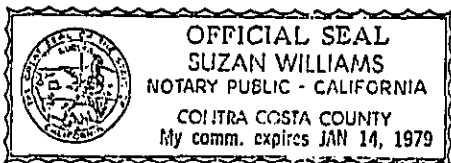
COUNTY OF Contra Costa

ss.

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ON March 31, 19 76,
 before me, the undersigned, a Notary Public in and for said State, personally appeared
DAVID W. HEIDE, BETTY LEE HEIDE, WILLARD T. HEIDE, EMILY T. HEIDE, PAUL ALFRED HEIDE and TANYA MARIE HEIDE,
 known to me,
 to be the person s whose name s are subscribed to the within instrument,
 and acknowledged to me that the y executed the same.

WITNESS my hand and official seal.



Suzan Williams
 Notary Public in and for said State.

ACKNOWLEDGMENT—General—Wolcotts Form 233—Rev. 3-64

STATE OF CALIFORNIA,

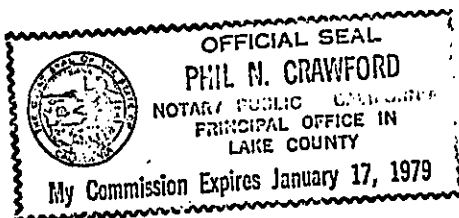
COUNTY OF Lake.

ss.

ON February 23, 19 76,
 before me, the undersigned, a Notary Public in and for said State, personally appeared
RICHARD M. GARNER and GERALDINE GARNER,
his wife,
 known to me,

to be the person s whose name s are subscribed to the within instrument,
 and acknowledged to me that the y executed the same.

WITNESS my hand and official seal.



Phil N. Crawford
 Notary Public in and for said State.

ACKNOWLEDGMENT—General—Wolcotts Form 233—Rev. 3-64

STATE OF CALIFORNIA,

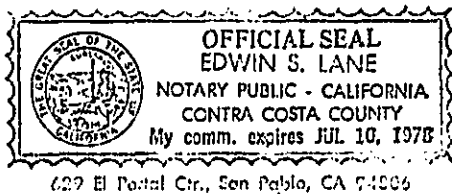
COUNTY OF CONTRA COSTA

ss.

ON FEBRUARY 27, 19 76,
 before me, the undersigned, a Notary Public in and for said State, personally appeared
RANDALL LeFLORE and GEENNA M. LeFLORE,
his wife,
 known to me,

to be the person s whose name s are subscribed to the within instrument,
 and acknowledged to me that the y executed the same.

WITNESS my hand and official seal.



622 El Portal Cir., San Pablo, CA 94606

Edwin S. Lane
 Notary Public in and for said State.

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ACKNOWLEDGMENT—General—Wolcotts Form 233—Rev. 3-64



