



REDWAY COMMUNITY SERVICES DISTRICT

3168 Redwood Drive | PO Box 40 | Redway, CA 95560 | (707)
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PUBLIC INFORMATION NOTICE

Place of Use / Extension of Time / Instream Dedication Project

Project Sponsor	Redway Community Services District (RCSD)
Project Area	Existing RCSD service area and proposed Place of Use updates associated with the Meadows Business Park area and related water-right petitions.
Public Hearing	Anticipated for September 16, 2026 at 6:00 PM at the RCSD Business Office, 3168 Redwood Drive, Redway, CA 95560. This date/location should be treated as anticipated until formally noticed by the District.
Agency Coordination	California Department of Fish and Wildlife (CDFW), State Water Resources Control Board (SWRCB) Division of Water Rights, LACO Associates, and 4Js Consulting.
Contact	Cody Cox, General Manager (707) 923-3101 cody@redwaycsd.org

Purpose of this notice. This public information notice is intended to explain what the project is, what it is not, why additional CEQA work is being completed, what changed in response to agency comments, and how the public may follow the process. The goal is to provide clear information up front so interested members of the public have a single, accurate summary of the project, process, and anticipated next steps.

1. What the Project Is

RCSD is processing water-right petition materials for the **Place of Use / Extension of Time / Instream Dedication Project**. In plain terms, the project is intended to update and clarify existing water-right records so they better align with areas already served or intended to be addressed through RCSD's water-right and service-area planning. The project also includes an instream dedication component associated with fish and wildlife preservation.

- Place of Use updates: clarify the lands associated with existing RCSD water-right permits, including a narrowed project area focused on parcels within the Meadows Business Park area.
- Extension of Time: address the timeline associated with development of Permit A023017.
- Instream Dedication / Purpose of Use: support water-right changes connected to fish and wildlife preservation where applicable.
- CEQA Review: complete the Initial Study / Negative Declaration process, respond to agency comments, and prepare the Final IS/ND for Board consideration.

2. What the Project Is Not

- It is not approval of a new subdivision or a blanket approval of future private development.
- It is not construction of a new diversion from the South Fork Eel River.
- It is not a commitment to increase diversions beyond existing water-right limitations.
- It is not a replacement for future permitting, zoning, CEQA, building, or agency review that may apply to any separate future development proposal.
- It is not intended to avoid public review. The project is being processed through the CEQA and water-right petition process with agency and public participation.



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3. Why Additional Work Is Being Completed

CDFW submitted comments on the Draft Initial Study / Negative Declaration and expressed concern that the environmental review needed additional detail regarding potential streamflow impacts in the South Fork Eel River, especially during dry-season baseflow and drought-year conditions. CDFW also requested that the analysis consider potential future development under a maximum conceptual buildout approach for parcels proposed for inclusion in the expanded Place of Use.

In response, RCSD and its consultants are narrowing and clarifying the project description, revising the CEQA materials, and preparing formal responses so the record clearly addresses CDFW's concerns before final Board consideration.

4. What Changed in Response to CDFW Comments

RCSD is removing several undeveloped parcels from the proposed Place of Use Petition area. This significantly narrows the project and reduces the amount of undeveloped land proposed for inclusion. The revised response identifies the following parcels for removal:

APN	Land Use	Zoning	Existing Use	Approx. Acres
223-311-041	RA5-20	AG-B-5(5)	Vacant Commercial	24.41
222-151-004	RA40-160	FP	Rural - Vacant	13.01
222-151-005	RA5-20	AG-B-5(5)	Rural - Vacant	62.32
223-171-018	PF	U	Rural - Vacant	17.21
223-171-019	RA40-160	FP	Rural - Vacant	4.06
223-171-020	RA40-160	FP	Rural - Vacant	1.02
223-171-021	CG; RA5-20	AG-B-5(5); FR	Rural - Vacant	40.73

Total acreage removed from the proposed Place of Use Petition area: approximately 162.76 acres.

The revised project is expected to focus on 11 parcels totaling approximately 15.41 acres in the Meadows Business Park area where commercial uses are principally permitted. RCSD's response explains that, based on the average water use of existing commercial customers and historical use, the water needed to support the undeveloped parcels is expected to be accommodated by existing water rights and would not result in an increased diversion.

5. Consultant Scope and Schedule

RCSD has authorized LACO Associates to continue the CEQA support work needed to complete the project. LACO's amended scope includes:

- Additional project management and client coordination through project completion.
- Revisions to the CEQA Initial Study / Negative Declaration and related support for the petition protest process.
- Preparation of the Final IS/ND to address comments and incorporate updated project information.
- Preparation of a draft Board resolution for consideration by the RCSD Board of Directors.
- Attendance by one LACO staff member at one RCSD Board of Directors meeting to answer Board or public questions related to the IS/ND.
- Delivery of the Final IS/ND and resolution at least 10 calendar days before the Board meeting, unless additional technical information is required by CDFW and/or SWRCB.



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- Coordination with RCSD to file a Notice of Determination within 5 business days if the IS/ND is adopted by the Board.

The amended LACO scope identifies a time-and-materials not-to-exceed estimate of \$15,540 and an estimated completion timeframe of approximately 9 weeks from authorization.

6. Anticipated September 2026 Hearing

RCSD currently anticipates that the public hearing for consideration of the Initial Study / Negative Declaration will be held:

Date	September 16, 2026
Time	6:00 PM
Location	RCSD Business Office, 3168 Redwood Drive, Redway, CA 95560
Purpose	Board consideration of the Final Initial Study / Negative Declaration and related project actions, including any resolution prepared for Board consideration.

Important clarification: The September date should be described as anticipated until the District posts the formal meeting agenda and any required CEQA notice. The RCSD Board hearing is the local public meeting for Board consideration of the CEQA document. The SWRCB Division of Water Rights remains the state agency responsible for action on the water-right petitions. In other words, the two processes are connected, but they are not the same hearing.

7. Public Participation and Access to Information

- Public attendance is expected to be welcome at the RCSD Board hearing once the hearing is formally noticed and placed on the agenda.
- Members of the public may review available project materials, including the CEQA document, staff materials, and public hearing agenda materials when released.
- Public comments may be provided in the manner described on the posted agenda and hearing notice.
- Anyone with questions should contact RCSD directly so the District can provide accurate information and avoid misinformation spreading through unofficial channels.
- Final hearing details, public comment procedures, and document availability should be confirmed through RCSD's posted agenda and official notices.

8. Frequently Asked Questions

Is RCSD trying to increase water diversions from the South Fork Eel River?

No. The District's current response states that the narrowed project can be accommodated under existing water rights and that, based on historical use, the water needed for the undeveloped commercial parcels would not result in an increased diversion.

Why did CDFW comment on the project?

CDFW is responsible for protecting fish, wildlife, and habitat resources. CDFW asked for more analysis of potential effects to South Fork Eel River streamflow, especially during dry-season and drought-year conditions.



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What did RCSD do in response?

RCSD narrowed the proposed Place of Use area by removing several undeveloped parcels and directed revisions to the CEQA document to provide additional clarification regarding development potential, water demand, and streamflow concerns.

Does this approve new development in the Meadows Business Park?

No. The project addresses water-right and CEQA documentation. Any separate future development proposal would still need to comply with applicable County, District, CEQA, building, utility, and agency requirements.

Will the public be able to attend the September hearing?

Public attendance is expected for the RCSD Board hearing once properly noticed. The final date, location, agenda, and public comment instructions should be confirmed from the official posted RCSD agenda and notices.

Who decides the water-right petition?

The SWRCB Division of Water Rights is responsible for action on the water-right petitions. RCSD's Board considers the local CEQA document and related District actions.

Where can I get project documents?

Contact RCSD at (707) 923-3101 or visit redwaycsd.org. Available public documents will also be made available consistent with public meeting and records requirements.

9. Current Project Timeline

Step	Approximate Timing	Notes
LACO scope authorized	Completed / authorized	Amended CEQA support work proceeds.
Draft IS/ND revisions	After authorization	LACO indicated 10-15 business days to complete a revised Draft IS/ND for RCSD review once the agreement is signed.
Public circulation / agency coordination	Before hearing	Notice of Availability and State Clearinghouse circulation are expected to guide timing.
Final IS/ND and resolution	At least 10 calendar days before Board meeting	Unless additional technical information is required by CDFW and/or SWRCB.
RCSD Board hearing	Anticipated September 16, 2026 at 6:00 PM	Formal notice and agenda will control final details.
Notice of Determination	Within 5 business days if adopted	LACO will work with RCSD on filing if the IS/ND is adopted.
SWRCB water-right petition action	After required materials and coordination	SWRCB process may proceed separately from the RCSD Board hearing timing.

10. District Contact:

For questions, please contact: (707) 923-3101 or redwaycsd.org