

Ranch Ramblin's

Newsletter of the CRRA, Inc.

Stonyford, California

August 2001

Supervisors Consider Century Ranch Water Plan

On July 3, the Colusa County Board of Supervisors heard a "plan" from Mr. Loren Fourness, a real-estate broker, for obtaining water for County Service Area #1 (Century Ranch).

The plan, titled "Outline of Services,"— which was a list of needs rather than a plan for accomplishing the needs — consisted of three parts: Emergency Short-Term needs, Long-Term Rights, and Conditions and Expenses. The short-term "plan," which involves coordinating with engineers Luhdorff /Scalmanini and the Stony Creek Water District to supply creek water, is the plan that was described by Bill Dunn, our water system operator, at the June 30 annual meeting.

The long-term needs consisted of the following:

- Negotiating with the Stony Creek Water District for the water to develop all 1,036 lots.
- Negotiating with the State of California for the funding to develop water resources.
- Coordinating with the Bureau of Reclamation to develop a sewer system.
- Attending public hearings, and acting as "public liaison between the Board of Supervisors and residents of Century Ranch."

Mr. Fourness' "Statement of Services" requested that the Supervisors sign a contract with a new company that he and his associates were forming, and was to be named "Century Ranch Realty, Inc." This contract would authorize this company to act as the County's agent in negotiations with Federal, State, and Local offi-

Water Crisis Resolved, Temporarily

As those of you who live on the ranch know, we have been faced with a serious water crisis — our one good well has nearly dried up. (Century Ranch has several wells, but only one that is (or was) fully operational.) In early July the flow on that well became insufficient to supply ranch needs. Emergency conservation measures were put in place and residents were asked to stop watering lawns and gardens and otherwise reduce water usage to a bare minimum. The County Service Area management immediately began negotiations with the Bureau of Reclamation and the Stony Creek Water District for an "emergency transfer of water from Stony Creek." On July 17, Mr. Kent Johanns reported to the Board of Supervisors that negotiations had been successfully concluded and that the Service Area had a contract to extract up to 91 acre-feet, annually, from Stony Creek. This transfer of water is dependent on the Service Area having a water filtration facility. The County had previously approved funds for such a facility, and the facility is now operational. While the creek runs (typically 10 months a year), we can use the water from the creek and save our well water for the dry months. To give you some idea how much water this is, Kent Johanns says that a family of four is expected to consume 1 acre-foot of water per year of standard use.

To reiterate, this is only a temporary solution and is not expected to affect the moratorium on new water hookups that is currently in effect.

Other water news. Recently, the Board of Supervisors authorized a \$120,000 loan to County Service Area #1 for drilling test wells. That work should begin very soon. So, water-wise, things are definitely looking up.

cial for obtaining water for Century Ranch. He said that his proposed fee of \$100,000 would be fully refunded by Federal or State grant-in-aid funds. His proposal, however, would obligate Colusa County to be "responsible for all costs for outside legal counsel, outside experts which Century Ranch Realty, Inc. may have to retain from time to time such as geologists, environmental consultants, hydrologists, and any other engineers, legal consultants and/or experts that may need to be called in to augment or facilitate the work of Century Ranch Realty, Inc. for the completion of the tasks at hand."

The Board of Supervisors tabled the proposal for resolution to the July 17 meeting, when Mr. Kent Johanns, new acting manager of County Service Area#1, could report on his negotiations with the Stony Creek Water District concerning an emergency transfer of water to Century Ranch.

At the July 17 meeting, after hearing a positive report from Mr. Johanns, the Board of Supervisors declined Mr. Fourness' offer at this time. Their expressed sentiments were that County personnel were capable of resolving the Century Ranch water problems without outside involvement, and that the actions already taken by Mr. Johanns, along with similar future actions, would provide workable solutions to the water problems in the Century Ranch area.

Mr. Fourness thanked the board and took his leave.

President's Corner

As you have already read in this newsletter, we've been very busy with water needs. I'll just leave it at that.

The general meeting on June 30 was a success and I thank all of you who attended. I would like you all to welcome Bill Dunn to the Board of Directors. Bill has worked many hours in a variety of capacities for the good of our community. He is a valuable addition to the board.

I realize that it's still summer; however, I'm taking this opportunity to extend an invitation to each and every one of you. There will be a holiday pot-luck dinner at the clubhouse on Saturday December 8, 2001. If you would like to join in, just give us a call at **530-963-3435**, fax us at **530-963 3419**, or email us at **crra@tco.net**.

If you have questions or concerns regarding CRRA activities, you can reach us at the numbers above. Enjoy the rest of the year.

Alma Luschen

Water Shutoff Valve

Many part-time residents who shut off their water when leaving their property do so by shutting it off at the main valve, where the water meter connects. Bill Dunn, our water operator, says this should be avoided, because these valves are not designed for that frequency of on/off cycling. And, when one of these valves breaks, replacing it is a major task. Also, if this valve breaks during a homeowner-initiated shut-off or turn-on operation, the homeowner will be responsible for a \$75 valve-replacement fee.

Instead of shutting of the water at the main valve, owners should install a less-expensive valve down line from the main. A one-inch, PVC ball valve costs around \$6 and is fairly easy to install. For residents who would like to hire the work done, there are several local contractors who would do the work for a fee. For more information and/or names of available contractors, call Bill Dunn at 530-963-3503.