

Are We No Better Off in California?

Problems, Few Solutions

Rick Massa, Manager
Orland Unit Water Users'
Association
Orland, California



Orland Project History

- ◆ Authorized Under Reclamation Act of 1902
- ◆ Orland Unit Water Users' Association Incorporated in 1907
- ◆ Construction of First Dam Commenced in 1910
- ◆ Canal Construction Began in 1908
- ◆ Project Owned, Operated and Maintained by U.S. Bureau of Reclamation Until 1954
- ◆ Operation and Maintenance Contracted By Orland Unit Water Users' Association in 1954

Project Features

- ◆ Water Rights Held on Stony Creek
- ◆ Two Major Dams/Reservoirs--Combined Storage 100,000 acre-feet
- ◆ Two Diversion Dams on Stony Creek
- ◆ 140 Miles of Canals and Laterals In, And Around, Orland, California
- ◆ Project Serves 20,000 Acres

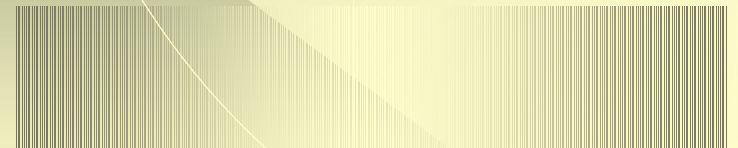






Orland, California

- ◆ Population in 1910 =800
- ◆ Population in 1912 =1,200
- ◆ Population in 1990 =5,050
- ◆ Population in 2000 =5,875
- ◆ Population in 2002 =6,325
- ◆ Recent Growth Influenced by that of Chico, California located 20 Miles to the East



Chico, California

- ◆ Regional Center
- ◆ Home to California State University, Chico
- ◆ New Jobs Are Outpacing New Homes
- ◆ New Home Cost in 1999--Range from \$115,000 to \$125,000
- ◆ New Home Cost in 2002--Range from \$175,000 to \$200,000

Home Costs in Orland

- ◆ Medium Home Price in 2001--
\$90,000 to \$125,000
- ◆ Medium Home Price in 2003--
\$135,000 to \$175,000

Trends and Results

- ◆ Land Being Subdivided (600 lots tentatively mapped in, and around City)
- ◆ Encroachment on Canals & Rights-of-Way
- ◆ Canals and Laterals Deemed Health & Safety Risks by City of Orland in 1990
- ◆ Need for Solutions!

Subdivided Lands

- ◆ 747 Shareholders in **1960**
- ◆ 1,122 Shareholders in **2003** on 1,514 Parcels (13.24 acres per landowner)
- ◆ Subdivided Lands That Don't or Can't Take Water

Offered at \$30,000 per Acre



Policies & Practices in Addressing Growth

- ◆ OUWUA's '79 Resolution
- ◆ City of Orland's 1990 General Plan
- ◆ City of Orland's 2003 General Plan
- ◆ Glenn County Planning

Ouwua's '79 Resolution

- ◆ Affects Subdivisions of Land Resulting in Parcels of 5 or Less Acres
- ◆ Imposes Severance of Water Rights from the Land
- ◆ Charge of \$300 per Acre or Any Portion Thereof
- ◆ Loss of 413 Acres Since 1987
- ◆ Financial Burden to Remaining Landowner's

City of Orland's 1990 General Plan

- ◆ Required Developer of Land Adjacent to Orland Project Canal or Lateral to Place the Ditch in Underground Pipeline
- ◆ OUWUA and U.S. Bureau of Reclamation Agreed to Allow the City to Place Ditches in Underground Pipeline--Conditioned Upon the City Providing a Hydrological Study of Underground Facilities

City of Orland's 1990 General Plan (Continued)

- ◆ Hydrological Study Yet to be Undertaken
- ◆ OUWUA Allowed Portions of Canals to be Placed in Pipeline
- ◆ In 2000 OUWUA Ceased Allowing City to Pipeline Open Ditches Until Study is Complete
- ◆ In 2003 City Abandoned Policy

City of Orland's 2003 General Plan

- ◆ Placement of OUWUA Ditches in Pipeline Will Be Addressed on a Case-by-Case Basis
- ◆ Recently-Approved Subdivisions not Required to “Underground” Open Ditches
- ◆ City is Still Committed to Complete the Hydrological Study as Future Road Extensions Will Require Crossing Orland Project Ditches in an Underground Fashion

Glenn County Planning

- ◆ Has Approved Subdivisions With Questionable Access





Encroachments

- ◆ Bridges
- ◆ Structures
- ◆ Turnouts
- ◆ Community Ditches

Bridges



Structures



Turnouts

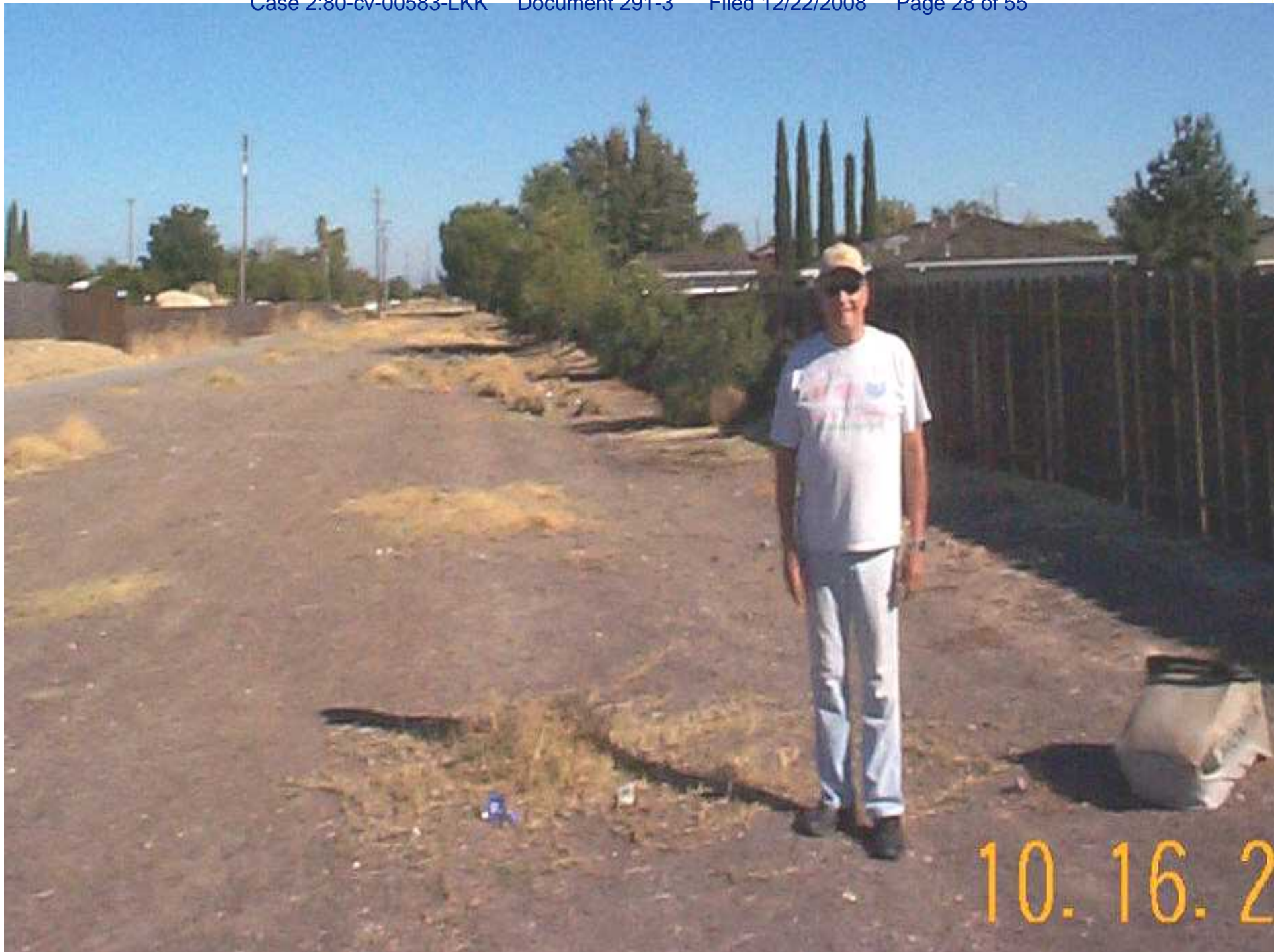


Community Ditches



Problems!

- ◆ Complaints--Dust, Noise, Smell, Mosquitoes, Unsightliness, Public Access to Backyards
- ◆ Trash Dumping
- ◆ Water Disappearing
- ◆ Maintenance
- ◆ Flooding & Drainage









































10.20.2003





Solutions Are Few

- ◆ Re-direct Project Growth
- ◆ Become an M & I Supplier
- ◆ Consider Water Transfers







10.16.2003

Questions?



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