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October 3, 2022

Holly Geneva Stout, ESQ
Calif Water Commission
715 P St.
PO Box 942836
Sacramento, CA 94236-0001

Attention Calif Water Commission

Dear Calif Water Commission,

Your letter of September 26, 2022 has been received regarding the October 19, 2022 commission meeting. Please be advised members of Channel Ranch will be in attendance and request to be heard at that meeting pursuant to CCP section 1245.235 (b)(3). We are also requesting that the attached letter previously submitted at the earlier hearing be recirculated to the members of the committee for reconsideration and in support of our oral presentation. The undersigned and Phil Martinelli will be the two representatives for Channel Ranch in attendance.

Respectfully,

Ronald A Arendt

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Channel Ranch

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September 2, 2022

Holly Geneva Stout, ESQ
Calif Water Commission
715 P St.
PO Box 942836
Sacramento, CA 94236-0001

Attention Calif Water Commission

Dear Commission Members,

Your letter of August 23, 2022 has been received and reviewed. We are given to understand that this is the next step towards the eminent domain process to take our property from us by means of an easement across that property conflicting with a prior easement bought and paid for by the United States Department of Interior. The proposed easement when employed will substantially if not completely eliminate our use of that property for its sole intended purpose, upland game and waterfowl hunting. Your consideration as to the nature and extent of the effect on our small parcel of property is provided below.

Our primary concern is the fact that if this project goes into full production when flooding does occur Channel Ranch will be more significantly impacted than any neighboring club. We have the smallest amount of acreage and the East most amount of acreage of any of the clubs in our area. Flooding of the proposed area will eliminate any usage of our club during the waterfowl season for an unknown period of time. That same flooding will impact us in having to timely remove our decoys and pump motor. Once the flooding recedes we will be put in a position of having to bail or pump our blinds, reinstall our pump motor, return and reposition our decoys, assist in draining excess water from other clubs and deal with any damage to our levy and road structures. Not only would this put a great burden upon our membership in time, money and effort, according to your easement there would be no compensation for damages or losses of personal property and our personal effort to restore the property to its exclusive only as an upland game and waterfall hunting club.

Another concern is the impact this easement for fishery and how it impacts the existing easement bought and paid for by the federal government for waterfowl habitat. Our property is burdened with that easement. We have committed to allow the US Department of the Interior United States Fish and Wildlife Service that easement across our property. Your project directly conflicts with the purpose and intent of that easement. If the powers that be have not taken that in consideration, we strongly encourage you to bring it to their attention and do so.

A third concern is the impact on the overall value of our duck club and selling individual memberships or the property as a whole. The easement proposed significantly affects the salability

of the property and devalues its use as a duck club far beyond that which you have offered as a payment for an easement in perpetuity. There has been no definition as to what happens if you decide to take further steps to allow more water onto the property impacting the property for a more extended period of time than that which is currently proposed.

Channel Ranch has been evaluated to have the value of approximately \$1.3 million dollars both by your appraisal and an independent source appraisal. Your offer is woefully inadequate. An outright purchase for full value is the most rational means of resolving this issue. If Channel Ranch were to be put up for sale without said proposed destructive easement in place that would be our asking price. If not made clear before there is no other use for this property other than as a hunting property given its location and encumbrance by the Department of Interior easement. For those not aware, that easement was given to promote waterfowl habitat and does not involve over flooding of the property eliminating the intended purpose of the property.

If it is determined by the commission that eminent domain is the appropriate means to achieve the goals of DWR interfering with the easement of the Department of Interior, the only amenable option is a full value purchase of the property by the state of California in the amount of \$1.3 million.

Sincerely,

Ronald A Arendt

Ronald A Arendt
Channel Ranch