NOTICE OF PREPARATION

FOR THE

THE GOLF RESORT AT LAKE OROVILLE EIR

OCTOBER 2012

Prepared for:

Butte County
7 County Center Drive
Oroville, Ca 95965
(530) 538-7601

Prepared by:

De Novo Planning Group
4630 Brand Way
Sacramento, CA 95819
(916) 580-9818
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# Notice of Preparation – The Golf Resort at Lake Oroville

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Notice of Preparation of an Environmental Impact Report and Scoping Meeting

Date: October 15, 2012

Subject: Notice of Preparation of an Environmental Impact Report and Scoping Meeting for The Golf Resort at Lake Oroville project. (Project Reference numbers: REZ12-0001, UP12-0006, LLA12-0010 and LLA12-0011)

To: State Clearinghouse
State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Organizations and Interested Persons

Lead Agency: Butte County
Department of Development Services
7 County Center Drive
Oroville, CA 95965
Phone: (530) 538-7601
pcalarco@buttecounty.net

Notice of Preparation: This is to notify public agencies and the general public that Butte County, as the Lead Agency, will prepare an EIR for The Golf Resort at Lake Oroville. Butte County is interested in the input and/or comments of public agencies and the general public as to the scope and content of the environmental information that is germane to the agencies’ statutory responsibilities in connection with the proposed project, and public input. Public agencies will need to use the EIR prepared by Butte County when considering applicable permits, or other approvals for the proposed project.

Comment Period: Consistent with the time limits mandated by State law, your input, comments or responses must be received in writing and sent at the earliest possible date, but not later than 5:00 p.m., November 15, 2012.

Comments/Input: Please send your comments/input (including the name for a contact person in your agency) to: Attn: Pete Calarco, Butte County Department of Development Services, 7 County Center Drive, Oroville, CA 95965, pcalarco@buttecounty.net.

Scoping Meeting: On October Friday, October 26, 2012 starting at 1:30 p.m., Butte County will conduct a public scoping meeting to solicit input and comments from public agencies and the general public on the proposed project and scope of the Environmental Impact Report (EIR) for The Golf Resort at Lake Oroville. This meeting will be held at the Board of Supervisors Chambers
located in the Butte County Administration Building, 25 County Center Drive, Oroville. The meeting will run from 1:30 p.m. to 3:00 p.m.

This meeting will be an open house format and interested parties may drop in to review the proposed project exhibits and submit written comments at any time between 1:30 pm and 3:00 pm. Representatives from Butte County, the EIR consultant, and the Applicant will be available to address questions regarding the EIR process and scope. Members of the public may provide written comments throughout the meeting.

If you have any questions regarding the scoping meeting, contact Pete Calarco, Assistant Director at (530) 538-2167 or pcalarco@buttecounty.net.

Project Title: The Golf Resort at Lake Oroville

Project Location: The project site is located in unincorporated Butte County, approximately six miles east of the City of Oroville. The project site is located northeast of the intersection of State Route 162 (SR 162) and Forbestown Road on the south side of Lake Oroville as shown in Figures 2-1 Regional Location and Figure 2-2 Project Vicinity.

Project Site: The proposed project is located within the boundaries of ten assessor’s parcel numbers (APNs), all of which is currently undeveloped and vacant. The total acreage of the ten parcels is 1,132.4 acres. Of the total acreage within the ten parcels, 537.41 acres are proposed for development of the Golf Course Resort, Hotel Complex, and Wellness Center and the remainder is associated with lot line adjustments. Table 1 lists the APNs, proposed use, and area proposed for development.

**TABLE 1: APN USE OF LOT AREA PER ASSESSOR DEVELOPMENT AREA**

<table>
<thead>
<tr>
<th>APN</th>
<th>USE OF LOT</th>
<th>PARCEL SIZE (ACRES)</th>
<th>PROJECT AREA (ACRES)</th>
</tr>
</thead>
<tbody>
<tr>
<td>072-180-012</td>
<td>Lot Line Adjustment, Golf Course Development</td>
<td>161.3</td>
<td>3.81</td>
</tr>
<tr>
<td>072-180-014</td>
<td>Golf Course Development, Access between Resort and Golf Course</td>
<td>125.93</td>
<td>105.73</td>
</tr>
<tr>
<td>072-180-015</td>
<td>Access between Resort and Golf Course</td>
<td>4.16</td>
<td>4.16</td>
</tr>
<tr>
<td>072-180-016</td>
<td>Resort Development</td>
<td>46.04</td>
<td>46.04</td>
</tr>
<tr>
<td>072-180-017</td>
<td>Lot Line Adjustment</td>
<td>5</td>
<td>0</td>
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<tr>
<td>072-180-029</td>
<td>Lot Line Adjustment</td>
<td>20</td>
<td>2.98</td>
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<tr>
<td>072-180-030</td>
<td>Lot Line Adjustment, Resort Development</td>
<td>10.13</td>
<td>0</td>
</tr>
<tr>
<td>072-180-053</td>
<td>Golf Course Development</td>
<td>460</td>
<td>312.32</td>
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<tr>
<td>072-180-054</td>
<td>Lot Line Adjustment, Golf Course Development</td>
<td>200</td>
<td>17.61</td>
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<tr>
<td>072-570-001</td>
<td>Golf Course Development</td>
<td>99.88</td>
<td>44.76</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>1132.4</strong></td>
<td><strong>537.41</strong></td>
</tr>
</tbody>
</table>

The project site is best characterized as two distinct but contiguous development areas (i.e. Golf Course Resort and Hotel Resort Complex with the Wellness Center). There are offsite
improvements needed to serve these two development areas. Each development area and the offsite infrastructure are described below in more detail:

**Golf Course Resort:** The Golf Course Resort is located on the following parcels: 072-180-012, 072-180-014, 072-180-015, 072-180-053, 072-180-054 and 072-570-001. Figure 2-3 illustrates the APNs within the project site. The total area within these parcels that would be used for the Golf Course Resort, including the access between the Golf Course and Hotel Complex, is 491.37 acres. The Butte County General Plan designates these parcels AG - Agriculture and FR - Foothill Area Residential. APNs 072-180-012, -053, and 072-570-001 are also designated for a future extension of the Stringtown Specific Plan area. Figure 2-4 provides the General Plan land uses for the project site. The Butte County Zoning Ordinance designates these parcels as follows: FR-Foothill Recreational, 40 acre minimum and 10 acre minimum. The Butte County Zoning Update designates these parcels as follows: AG-80 Agricultural, 80 acre minimum and FR-40 Foothill Recreational, 40 acre minimum. Figure 2-5 illustrate the existing zoning for the project site. The proposed project includes a rezone of the Golf Course Resort area to Recreational Commercial Overlay Zone (-REC) and Minor Use Permit pursuant to the –REC for the Golf Course (inclusive of all golf course facilities).

**Hotel Complex and Wellness Center:** The Hotel Complex and Wellness Center is located APN 072-180-016, which is approximately 46.04 acres. This parcel is located within the Stringtown Specific Plan area. The Butte County General Plan designates this parcel as follows: REC - Recreation Commercial, MHDR - Medium High Density Residential, up to 14 units per acre, FR - Foothill Residential. The Butte County Zoning Ordinance designates this parcel as follows: C-2 - General Commercial, P-Q - Public, Quasi-Public, R-2 - Residential, Duplex, R-C - Resource Conservation. The Butte County Zoning Update designates the parcel as follows: REC-1 – Recreational Commercial-1, MHDR - Medium High Density Residential, 6 to 14 units per acre, FR-40 - Foothill Residential, 40-acre min. parcel size. The proposed project includes a Use Permit for Hotel Complex and Wellness Center under Phase 1 of the Stringtown Specific Plan.

**Lot Line Adjustments:** The Lot Line Adjustments are located APN 072-180-012, 072-180-014, 072-180-015, 072-180-016, 072-180-017, 072-180-029, 072-180-030, 072-180-053, 072-180-054, and 072-570-001. The total area of these APNs is approximately 1132.40 acres. The Lot Line Adjustments themselves do not cause any physical changes to the project site; rather they are intended to modify parcel boundaries such that each component of the proposed project is on a separate parcel. Both Lot Line Adjustments are four parcels each and are separated from each other.

**Offsite Infrastructure:** The proposed project includes offsite infrastructure improvements to serve the onsite facilities. These offsite improvements include traffic improvements to entry roadways including SR 162 and Forbestown. A traffic analysis will be prepared and may identify a need for additional offsite traffic improvements that will also be part of the proposed project. The proposed project would require extension of offsite sewer and water infrastructure. The sewer extension would occur from existing terminus at Mt. Ida Road approximately 1,000 feet to the west of Miner’s Ranch Road and extend approximately 12,000 linear feet to the project
site. The general path of the sewer line would follow Mt. Ida Road at the connection point east for approximately 2,000 linear feet to Willow Pass Road, then northeast on Willow Pass Road for approximately 2,000 linear feet to Old Olive Hwy/Lost Horizon Drive, then north through vacant land to the southern boundary of the project site at Forbestown Road. The water extension is approximately 7,800 linear feet. The general path of the water line would follow the same path as the sewer line starting at Old Olive Hwy/Lost Horizon Drive north through vacant land to the southern boundary of the project site at Forbestown Road.

Other Project Components: The proposed project will include the dedication of an approximately 1 acre site located near the Hotel Complex and Wellness Center for the future development of a fire station. This dedication is being made pursuant to the Stringtown Mountain Specific Plan. Additionally, the proposed project will include the construction of a cellular tower. The location of the cellular tower will be determined after a more detailed review of environmental constraints.

Environmental Setting: The elevation of the project site ranges from 1,200 to 1,800 feet above mean sea level (msl). The topography of the project site is hilly with a slope falling to the west toward the Loafer Creek Recreational Area, and to the north into two canyons that feed into Lake Oroville. Figure 2-6 illustrates the topography of the project site.

The vegetation consists of blue oak woodland, montane hardwood forest, montane hardwood chaparral, blue oak woodlands with bunchgrass, annual grassland, and montane hardwood riparian along three canyons. The project site varies from densely covered steeper slopes to mildly sloped grasslands and chaparral. Three canyons, including two intermittent drainage courses, traverse the project site. There is a man-made lake and several ponds associated with the drainage courses. There is a prominent rock outcropping in the western portion of the project site and smaller outcroppings in the higher elevations.

SR 162 provides access to the northern portion of the project site, while Forbestown Road provides access to the southern portion of the project site. There are dirt roads and graded fire breaks that provide limited access throughout the project site.

Surrounding Land Uses: Lands to the immediate north, south, and east of the project site are largely similar to the project site: undeveloped and vacant. There are a few rural residences located in the vicinity on large parcels. These surrounding lands are designated Foothill Residential and Agriculture under the Butte County General Plan. Lands to the west include the Loafer Creek Recreation Area, which is between SR 162 and Lake Oroville. A portion of the Stringtown Mountain Specific Plan is located within the southwestern portion of the project site (i.e. Hotel Complex and Wellness Center). The remainder of the Stringtown Mountain Specific Plan is located outside the project site to the southwest. The Stringtown Specific Plan area is designated Recreation Commercial, Very Low Density Residential (1 du / 5 ac - 1 du/ac), and Medium Density Residential (4-6 du/ac).

Critical Winter Deer Herd Range: Migratory deer herds migrate from higher elevations in Butte, Plumas and Yuba Counties to lower elevation winter range areas in Butte County. There are
some portions of this winter range in Butte County that are considered to be critical winter range areas, which include habitat that is critical to the survival of the migratory deer herds during severe winter conditions. The non-critical areas provide habitat that is suitable for winter conditions, but not critical during severe winter conditions.

The project site is located in an area that is designed as critical winter range under the Butte County General Plan. SR 162 located on the western side of the project site, represents the western most portion of the critical winter range before a transition in non-critical winter range. Figure 2-7 illustrates the Butte County Critical Winter Deer Herd Range Map. The Butte County Zoning Update proposes this property to be in the Deer Herd Migration Overlay Zone.

In response to the presence of critical winter range deer herd habitat, the proposed project will include a conservation easement in perpetuity on land immediately adjacent to the Golf Course Resort. The conservation easement will be located on lands to the northeast of the golf course and is intended to provide a continuous and unobstructed path for migratory deer to channel from lands to the north, through the golf course, to land to the south. The exact location and details of the conservation easement will be coordinated with Butte County and the Department of Fish and Game.

**Project Background:** The project site includes a portion of the Stringtown Mountain Specific Plan (SMSP) and land immediately north of the SMSP which has been designated as SMSP Expansion Area in the Butte County General Plan. Below is a brief background discussion of the SMSP and the SMSP Expansion Area.

**2030 Butte County General Plan and EIR:** The 2030 Butte County General Plan (2030 GP) and EIR discuss the approved and proposed SMSP. The 2030 GP Land Use Element specifically says that the proposed SMSP will determine the mix of uses that will occur in a proposed 1,239-acre area located adjacent to and east of the existing adopted SMSP. The 2030 GP also states that the proposed SMSP will limit development to not more than 2,700 dwelling units of mixed residential types. Lastly, the 2030 GP states that the land use designations and policies of the existing SMSP, including resort uses, will remain unchanged. The 2030 GP and EIR can be viewed at the Butte County website (http://www.buttegeneralplan.net/)

**Stringtown Mountain Specific Plan and EIR:** On September 27, 1994, the Butte County Board of Supervisors approved the Stringtown Mountain Specific Plan (SMSP) under Resolution 94-114 and certified the SMSP Final EIR (SCH# 93013067). The 171.6-acre SMSP was designed to utilize the scenic beauty and recreational opportunities of the Lake Oroville area to create a high quality living environment offering new housing and recreational facilities to local residents, a new vacation destination for visitors to the area, and convenient commercial services to meet the needs of both populations. Table 2 provides a summary of the land uses within the approved SMSP and within the proposed use permit for the Hotel Complex and Wellness Center (UP12-006). Figure 2-8 presents the SMSP Land Uses.
Table 2: Stringtown Mountain Specific Plan Land Use Summary

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Previously Approved Stringtown Mountain Specific Plan</th>
<th>Hotel Complex Portion of UP12-0006 Project</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Acres</td>
<td>Acres</td>
</tr>
<tr>
<td>Detached single family</td>
<td>112.0</td>
<td>--</td>
</tr>
<tr>
<td>Attached single family</td>
<td>9.3</td>
<td>--</td>
</tr>
<tr>
<td>Townhouse/Condos</td>
<td>4.4</td>
<td>--</td>
</tr>
<tr>
<td>Resort Complex</td>
<td>12.0</td>
<td>12.0</td>
</tr>
<tr>
<td>Wellness Center</td>
<td>1.2</td>
<td>1.2</td>
</tr>
<tr>
<td>Commercial Center</td>
<td>3.1</td>
<td>--</td>
</tr>
<tr>
<td>Overlook Park</td>
<td>3.2</td>
<td>--</td>
</tr>
<tr>
<td>Fire Station</td>
<td>1.0</td>
<td>1.0 (dedication)</td>
</tr>
<tr>
<td>Open Space</td>
<td>25.4</td>
<td>--</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>171.6</strong></td>
<td><strong>14.2</strong></td>
</tr>
</tbody>
</table>

Source: Stringtown Mountain Specific Plan, 1994

Resolution 94-114 included a condition that is intended to require the development of certain facilities prior to the construction of the single-family residential uses. This resolution requires a Use Permit prior to the construction of the Resort Complex and Wellness Center. The proposed project includes the construction of a Hotel Complex and Wellness Center under a proposed Use Permit, which is consistent with the condition.

SMSP Expansion Area: The location of the Golf Course Resort is located outside of the SMPA, but contiguous to its boundary. The Butte County General Plan has designated this area as a “Future Stringtown Extension Specific Plan.” The current application is not for a Specific Plan that would plan and develop the entire expansion area; rather it is for a Recreational Commercial Overlay Zone (-REC) under the Butte County Zoning Update. The –REC zone “allows for the development of recreation activities and facilities to serve County residents and visitors in areas where such uses are prohibited by the base zone.” Permitted uses under the –REC include: Commercial Recreation, Clubs, Lodges, and Meeting Halls, Hotels and Motels, Restaurants, and Retail. A minor use permit is required for a Golf Course under this zoning designation.

Project Vision: The project applicant’s visions is to offer a sustainable, Northern California destination resort with a world-class championship golf course, facilities where guests can stay overnight, enjoy spa and wellness activities, children’s educational activities, and some limited commercial retail amenities for their guests. The destination resort would include an 18-hole golf course, 9-hole Kids Short Course and Short Game area with Starter House, Golf Range/Teaching Facility, Golf Clubhouse, Golf Maintenance Building, 9 Golf Cottage units, 82-room Hotel Complex, and Wellness Center.

Project Goals and Objectives: Consistent with CEQA Guidelines Section 15124(b), a clear statement of objectives and the underlying purpose of the project shall be discussed. The project proponent’s application package has identified the following goals and objectives for the proposed project:
1. Develop a high quality golf course and hotel resort that will serve residents and visitors.
2. Provide amenities for golf, lodging, dining, retail, spa and wellness center, and education.
3. Establish a platform for educational opportunities and mentoring of children.
4. Conserve natural resources and emphasize the natural heritage of the area in the project design.
5. Demonstrate sustainable design and green building practices.
6. Integrate the golf course facilities with the existing Springtown Specific Plan development and surrounding natural community.

**Project Design Standards:** The Applicant has established design standards for the golf course, buildings and site design in an effort to achieve the project vision, goals, and objectives. Each Design Standard is listed below.

**Golf Course Design Standards:** The project applicant established standards for the design of the golf course as an effort to avoid and minimize environmental impacts early in the process. The standards are listed below:

- Respect the natural landforms and topography.
- Avoid designs that cut into slopes and channels above riparian corridors, creeks, streams, and wetlands.
- Incorporate water features in locations where they can serve as detention for storm drainage.
- Incorporate vegetated swales and planter areas that serve as biofilters between the developed areas and the existing riparian corridors, creeks, streams, wetlands, and detention/drainage areas.
- Minimize disturbance to slopes and natural drainage areas.
- Maintain a buffer on each side of all riparian corridors, creeks, streams, and wetlands, except where crossings are necessary.
- Minimize the number of crossings over/through riparian corridors, creeks, streams, and wetlands and utilize bridge spans when crossings are needed.
- Focus design in areas with a lower density of trees to minimize impacts to trees.
- Utilize electric golf carts.
- Design to ensure certification by the Audubon Cooperative Sanctuary Program for Golf

**Building and Site Design Standards:** The project applicant established standards for the buildings and site design as an effort to avoid and minimize environmental impacts early in the process. The standards are listed below:

- Incorporate the California Building Standards Commission’s adopted Green Building Standards, including requirements about low- or no- toxicity building materials.
- Incorporate LEED (or an equivalent rating system) design into the buildings to reduce greenhouse gas emissions and to demonstrate sustainable building practices.
- Incorporate solar-oriented and wind-oriented site design and form.
• Design parking areas with shading to relieve the potential for heat islands.
• Incorporate building materials and appliances that demonstrate energy conservation in all habitable structures (i.e. California Energy Star).
• Prohibit the use of wood-burning fireplaces and non-EPA-certified wood stoves in all habitable structures.
• Incorporate water conservation techniques to site and building plans, including landscaping.
• Utilize alternative energy sources where possible.
• Incorporate above-ground and natural stormwater facilities.
• Use of building materials that are complimentary to natural settings.
• Utilize onsite earthen materials (soil and rock) for base materials on golf course and roadways to the extent available and feasible.
• Utilize local construction materials when additional material is needed with a preference for recycled-content as available.
• To the extent available and feasible, utilize onsite rock materials for building siding.

Project Description

Project Overview: The proposed project consists of the construction and operation of a destination Golf Course Resort and Hotel Complex with Wellness Center on approximately 537.41 acres, a portion of which is located in the approved Stringtown Mountain Specific Plan. Figure 2-9 provides the conceptual site plan. A brief description of each component of the proposed project is listed below.

Golf Course Resort: The proposed project would include a Golf Course Resort located on 455 acres of the project site, all of which is outside the SMSP. Below is a bulleted list of the Golf Course Resort facilities and amenities. 3, 4, and 5 provide additional detail for the buildings.

• 18-hole golf course including ponds, streams, natural landscaping, cart paths, and signage.
• 9-hole kids short course and short game area with 500 square-foot starter house.
• Golf Driving Range: 125 yards wide and 330 yards long.
• Golf Range House: 800 square-feet with Video Room, Office, and Restroom, and two Exterior Covered Teeing Areas.
• 7,765 square-foot Golf Clubhouse with Golf Shop, Office, Men’s and Women’s Restrooms/Locker-room, Golf Shop Storage, Dining Room, Kitchen, Storage Cooler Pantry, Domestic Water Heater, Mechanical (Interior), Electrical Data/Telephone Room, Cart Storage and Recharging, Cart Washing, Cart Repair, Bag Storage, Janitor’s Closet, and General Storage. The Golf Clubhouse will also have 2,900 square feet of exterior space for patios, courtyard, covered entry, and service/loading areas.
• 7,715 square-foot golf maintenance building with Employee Lounge, Restrooms/Shower, Locker, Office, Gear Washing, Storage, Mechanics Office, Equipment Storage, Equipment Repair and Service, Janitor’s Closet & Utility Room, and Range Ball Washing. The Golf Maintenance Building will also have 10,325 square feet for

- Nine (9) 1,500 square-foot Golf Cottages with 4 bedroom/4 bathroom, living room, kitchen, and wet bar.

**Table 3: Golf Clubhouse Description**

<table>
<thead>
<tr>
<th>Golf Clubhouse Facility</th>
<th>Net Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Golf Shop</td>
<td>600</td>
</tr>
<tr>
<td>Office</td>
<td>100</td>
</tr>
<tr>
<td>Women’s Restroom</td>
<td>200</td>
</tr>
<tr>
<td>Men’s Restroom</td>
<td>200</td>
</tr>
<tr>
<td>Golf Shop Storage</td>
<td>200</td>
</tr>
<tr>
<td>Dining Room</td>
<td>1,250</td>
</tr>
<tr>
<td>Kitchen</td>
<td>750</td>
</tr>
<tr>
<td>Storage Cooler Pantry</td>
<td>500</td>
</tr>
<tr>
<td>Domestic Water Heater</td>
<td>35</td>
</tr>
<tr>
<td>Mechanical (Interior)</td>
<td>50</td>
</tr>
<tr>
<td>Electrical Data/Telephone Room</td>
<td>50</td>
</tr>
<tr>
<td>Cart Storage and Recharging</td>
<td>3000</td>
</tr>
<tr>
<td>Cart Washing</td>
<td>250</td>
</tr>
<tr>
<td>Cart Repair</td>
<td>250</td>
</tr>
<tr>
<td>Bag Storage</td>
<td>80</td>
</tr>
<tr>
<td>Janitor’s Closet</td>
<td>50</td>
</tr>
<tr>
<td>General Storage</td>
<td>200</td>
</tr>
<tr>
<td><strong>Total Interior</strong></td>
<td><strong>7,765</strong></td>
</tr>
<tr>
<td>Covered Entry</td>
<td>500</td>
</tr>
<tr>
<td>Multipurpose Courtyard</td>
<td>1,000</td>
</tr>
<tr>
<td>Patios</td>
<td>1,000</td>
</tr>
<tr>
<td>Service &amp; Loading</td>
<td>400</td>
</tr>
<tr>
<td><strong>Total Exterior</strong></td>
<td><strong>2,900</strong></td>
</tr>
</tbody>
</table>

**Table 4: Golf Maintenance Building Description**

<table>
<thead>
<tr>
<th>Golf Maintenance Building</th>
<th>Net Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Employee Lounge</td>
<td>600</td>
</tr>
<tr>
<td>Restrooms/Showers</td>
<td>300</td>
</tr>
<tr>
<td>Locker</td>
<td>115</td>
</tr>
<tr>
<td>Office</td>
<td>500</td>
</tr>
<tr>
<td>Gear Washing</td>
<td>100</td>
</tr>
<tr>
<td>Storage</td>
<td>350</td>
</tr>
<tr>
<td>Mechanics Office</td>
<td>500</td>
</tr>
<tr>
<td>Equipment Storage</td>
<td>4,000</td>
</tr>
<tr>
<td>Equipment Repair and Service</td>
<td>1,000</td>
</tr>
<tr>
<td>Janitor’s Closet &amp; Utility Room</td>
<td>200</td>
</tr>
<tr>
<td>Range Ball Washing</td>
<td>50</td>
</tr>
<tr>
<td><strong>Total Interior</strong></td>
<td><strong>7,715</strong></td>
</tr>
<tr>
<td>Service Yard &amp; Fencing</td>
<td>7,500</td>
</tr>
<tr>
<td>Material Bins</td>
<td>800</td>
</tr>
<tr>
<td>Equipment Washing</td>
<td>1,400</td>
</tr>
<tr>
<td>Equipment Wash/Pump House</td>
<td>225</td>
</tr>
<tr>
<td>Fertilizer &amp; Pesticide Storage</td>
<td>600</td>
</tr>
<tr>
<td><strong>Total Exterior</strong></td>
<td><strong>10,325</strong></td>
</tr>
</tbody>
</table>
Table 5: Golf Range House and Teaching Facility

<table>
<thead>
<tr>
<th>Golf Range House and Teaching Facility</th>
<th>Net Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Video Room</td>
<td>400</td>
</tr>
<tr>
<td>Office</td>
<td>150</td>
</tr>
<tr>
<td>Restroom</td>
<td>50</td>
</tr>
<tr>
<td>2 Exterior, Covered Teeing Areas</td>
<td>200</td>
</tr>
<tr>
<td>Total</td>
<td>800</td>
</tr>
</tbody>
</table>

Hotel Complex and Wellness Center: The proposed project would include a Hotel Complex and Wellness Center from Phase 1 of the SMSP. This component is located on approximately 46 acres of project site. Below is a bulleted list of the Hotel Complex and Wellness Center facilities and amenities. Tables 6 and 7 provide additional detail for these buildings.

- **Hotel Complex**: The Hotel Complex would include 82 rooms within lodge units and executive cottage units. The Hotel Complex will include: Lobby/Entry, Luggage Storage, General Storage, Event Desk/Reception, Administrative Office, Three Conference/Meeting Rooms, Banquet Facilities, Men's and Women's Restroom, 2 Business Work Stations, Mechanical/Electrical Room, Restaurant/Kitchen/Storage, Sports Bar, Pool with Pool House, and Outdoor Seating area. The resort complex will incorporate natural features such as rock outcroppings, swales, and oak woodland into its design to be compatible with the area's natural setting. The drainage corridor which runs through the eastern portion of the Hotel complex is incorporated into the design of the complex. The Hotel Complex is planned for development under the SMSP Phase 1.
  - Thirty-six (36) 1,350 square-foot lodge rooms with 2 bedroom/2 bathroom, living room, small kitchen and eating area.
  - Three (3) executive cottages: 1) 1979 square-foot 2 bedroom/2 bathroom/living room/dining room/kitchen; 2) 2142 square-feet 3 bedroom/3 bathroom/living room/dining room/kitchen; 3) 2655 square-feet 4 bedroom/4 bathroom/living room/dining room/kitchen

- **Wellness Center**: The Wellness Center would include a Reception, Women's Attendant, Women's Locker/Changing Rooms, Women's Toilet/Shower, Women's Steam Room, Women's Lounge, Men's, Attendant, Men's Locker/Changing Rooms, Men's Toilet/Shower, Men's Steam/Sauna, Quiet Lounge, Treatment Rooms, Staff Office, Staff Lounge, Storage/Laundry, Misc. Storage, Mechanical/Indoor, Domestic Hot Water, Electrical Room, Steam Room Equipment, and Exercise Room. The wellness center will be used in conjunction with the hotel complex. Both facilities are intended to complement the other in regard to services and amenities offered to guests and residents. The Wellness Center is planned for development under the SMSP Phase 1.
**Table 6: Hotel Description**

<table>
<thead>
<tr>
<th>Hotel Facility</th>
<th>Net Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lobby &amp; Enter</td>
<td>600</td>
</tr>
<tr>
<td>Luggage Storage, General Storage</td>
<td>200</td>
</tr>
<tr>
<td>Event Desk/Reception</td>
<td>150</td>
</tr>
<tr>
<td>1 Admin Office</td>
<td>120</td>
</tr>
<tr>
<td>3 Conference/meeting Rooms</td>
<td>800</td>
</tr>
<tr>
<td>Men’s Toilet</td>
<td>200</td>
</tr>
<tr>
<td>Women’s Toilet</td>
<td>200</td>
</tr>
<tr>
<td>2 Business Work Stations</td>
<td>50</td>
</tr>
<tr>
<td>Mechanical/Electrical Room</td>
<td>100</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>3,540</strong></td>
</tr>
<tr>
<td>Restaurant/Kitchen/Storage</td>
<td>2,500</td>
</tr>
<tr>
<td>Mini Market</td>
<td>1,500</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>4,000</strong></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>7,540</strong></td>
</tr>
</tbody>
</table>

**Table 7: Spa/Wellness Center Description**

<table>
<thead>
<tr>
<th>Spa/Wellness Facility</th>
<th>Net Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reception</td>
<td>600</td>
</tr>
<tr>
<td>Women’s Attendant</td>
<td>150</td>
</tr>
<tr>
<td>Women’s Locker/Changing Rooms</td>
<td>400</td>
</tr>
<tr>
<td>Women’s Toilet/Showerers</td>
<td>400</td>
</tr>
<tr>
<td>Women’s Steam Room</td>
<td>200</td>
</tr>
<tr>
<td>Women’s Lounge</td>
<td>200</td>
</tr>
<tr>
<td>Men’s Attendant</td>
<td>150</td>
</tr>
<tr>
<td>Men’s Locker/Changing Rooms</td>
<td>400</td>
</tr>
<tr>
<td>Men’s Toilet/Showerers</td>
<td>400</td>
</tr>
<tr>
<td>Men’s Steam/Sauna</td>
<td>300</td>
</tr>
<tr>
<td>Quiet Lounge</td>
<td>600</td>
</tr>
<tr>
<td>Treatment Rooms</td>
<td>1,400</td>
</tr>
<tr>
<td>Staff Office</td>
<td>300</td>
</tr>
<tr>
<td>Staff Lounge</td>
<td>300</td>
</tr>
<tr>
<td>Storage/Laundry</td>
<td>200</td>
</tr>
<tr>
<td>Misc. Storage</td>
<td>200</td>
</tr>
<tr>
<td>Mechanical/Indoor</td>
<td>500</td>
</tr>
<tr>
<td>Domestic Hot Water</td>
<td>100</td>
</tr>
<tr>
<td>Electrical Room</td>
<td>100</td>
</tr>
<tr>
<td>Steam Room Equipment</td>
<td>100</td>
</tr>
<tr>
<td>Exercise Room</td>
<td>1,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>10,000</strong></td>
</tr>
</tbody>
</table>

**Project Entitlements:** The proposed project includes the following entitlements:

- Lot Line Adjustments. Within the Golf Course Resort, APN 072-180-053, -054, -014 and -012 will be modified to insure the cottage units and the clubhouse are each on a stand-alone parcel. Within the Hotel Complex and Wellness Center, APN 072-180-016, -017, -029, and -030 will be modified to insure the hotel complex and wellness center are each on a stand-alone parcel.
- Rezone of the golf course parcel to Recreational Commercial Overlay Zone (-REC),
- Minor Use Permit pursuant to the -REC for the Golf Course (inclusive of all golf course facilities)
• Approval of a Use Permit for Hotel Complex and Wellness Center under Phase 1 of the Stringtown Specific Plan pursuant to Resolution 94-114
• Approval of Sphere of Influence Amendment for the Lake Oroville Area Public Utilities District
• Annexation to the Lake Oroville Area Public Utilities District
• Approval of Sphere of Influence Amendment for the South Feather Water and Power Agency
• Annexation to the South Feather Water and Power Agency

Site Access and Parking: The project site would receive primary access from SR 162, along the western boundary of the project site. A secondary access road would be constructed to the south to connect to the SMSP. The project improvements include the construction of an access road connecting the project site to SR 162, which may need a variety of improvements including but not limited to widening, adding a turn lane, signal/stop sign, etc.

The proposed project would require several parking areas to be constructed to accommodate guests and residents. Parking areas would be needed at the golf course facility as well as the resort complex. A traffic engineer will develop a parking plan that accommodates the anticipated number of vehicles that would be using the proposed facilities. The parking plan will be in accordance with the Butte County requirements for parking.

Infrastructure Required: A conceptual layout of the infrastructure required to accommodate the long-term land development within the project site is presented in Figure 2-10 provides a conceptual infrastructure plan. This plan was prepared in order to identify the general locations of the infrastructure for environmental review, and to determine the general costs of development and the fiscal impacts related to long-term maintenance of the facilities.

The general locations of roads, paths, ponds and utilities are intended to respond to environmental constraints that have been identified through field observations and limited research. Infrastructure improvements required for buildout of the proposed project include the following:

• Extension of LOAPUD’s sanitary sewer collection lines located at the existing terminus in Mt. Ida Road approximately 2,000 feet west of Miner’s Ranch Road to the project site for collection wastewater from SMSP facilities and possibly for future service to the golf course.
• Extension of SFWPA’s water main lines located at the existing terminus at Old Olive Hwy/Lost Horizon Drive to the project site to serve the SMSP facilities and golf course for drinking and irrigation.
• Installation of septic sewer system for treatment of wastewater at the golf course facility.
• Widening, extension and/or improvement of public and private roads and intersections including: 1) Olive Highway/Project Access (future), 2) Olive Highway (SR 162)/Forbestown Road, 3) Olive Highway (SR 162)/Kelly Ridge Road-Miners Ranch Road, and 4) Olive Highway (SR 162)/Casino Access.
• Installation of storm water treatment, collection, conveyance and disposal systems throughout the project site.
• Installation of dry utilities (i.e., gas, electric, cable TV, telephone, fiber optic) to the project site.

Utility Providers

Sanitary Sewer: The proposed project would receive wastewater collection service from the Lake Oroville Area Public Utilities District (LOAPUD). The LOAPUD provides sanitary sewer collection services mostly for the unincorporated areas east and south of the City of Oroville. LOAPUD provides service to approximately 12,000 people, which includes single and multiple family residences, a variety of commercial uses, and public facilities including schools and recreational facilities associated with nearby Lake Oroville. The provision of sanitary sewer collection service for the proposed project would require an amendment to the LOAPUD Sphere of Influence and an Annexation into the LOAPUD District. These are discretionary approvals made by LOAPUD and Butte LAFCO. LOAPUD and Butte LAFCO are currently in the process of a comprehensive update to the Sphere of Influence.

Water: The proposed project would receive water service from the South Feather Water and Power Agency (SFWPA), formerly known as the Oroville-Wyandotte Irrigation District. The SFWPA provides domestic and irrigation water to portions of southeastern Butte. The SFWPA’s principle function is as a domestic water retailer and a hydropower generator. The SFWPA’s service area is approximately 31,000 acres, and the population served is estimated at 24,000. The provision of water for the proposed project would require an amendment to the SFWPA Sphere of Influence and an Annexation into the SFWPA District. These are discretionary approvals made by SFWPA and Butte LAFCO.

Stormwater Drainage: Stormwater will be managed through a comprehensive system of storm drain pipes, inlets and outlets, swales, and basins. Prior to runoff being discharged from the project site, stormwater treatment would be provided on site through implementation of best management practices (BMPs) approved by the Central Valley Regional Water Quality Control Board (CVRWQCB) and consistent with County approved design criteria. Such BMPs will include site design measures, as well as source control and treatment measures. Below is a brief description of the storm drainage system that will be used for the Hotel Complex and Wellness Center and Golf Course Resort.

Hotel and Wellness Center: In general, grading will be limited to the area around the Hotel and Wellness Center site, primarily to accommodate accessibility for disabled visitors. Hotel rooms have been strategically placed around the project site to take advantage of the natural topography and views, as well as to reduce the need for grading. Roads and golf cart paths will be constructed with an asphalt surface cross-sloped to surface drain to rock lined roadside swales. Flow from these swales will be collected at appropriate intervals into rock lined ditches incorporated into the landscape design in a natural fashion. Parking lots will have an asphalt surface draining either to inlets with appropriately sized storm drainage pipes or to rock lined
swales. These pipes and swales will drain into the rock lined ditches. The use of “hard” concrete drainage structures will be minimized.

The hardscape finish around buildings will have a concrete surface. Building roof drains and concrete surfaces will drain into rock lined swales and then into rock lined ditches. The landscape design for the project will feature the rock lined ditches as a natural amenity. These ditches will follow the existing drainage patterns of the project site. Most of the drainage from the project site currently flows naturally into two zones. One zone flows from north to south towards Forbestown Road and one zone flows from east to west towards State Route (SR) 162. Each zone will have a detention basin. The system of swales, ditches, and detention basins will be designed to achieve two purposes. The system will be designed in accordance with Butte County standards to reduce peak post-development flows to pre-development levels. The system will also be designed to provide best-management-practice (BMP) treatment for post construction storm water quality and sedimentation. The detention basins will be constructed early in the grading process as a BMP for construction-activity storm water quality and sedimentation.

**Golf Course Resort:** The Golf Course Resort site has two separate grading and drainage concepts, one for the areas around the buildings and parking and one for the golf course itself. The concept for the areas around the buildings and parking will be similar to that described above for the Hotel and Wellness Center. The current natural drainage zone that runs from east to west towards SR 162 will be maintained and a detention basin will be developed accordingly.

The golf course layout takes advantage of the natural contours and vegetation of the project site. Grading will generally be limited to tee boxes and greens. A typical golf hole will have a minimal system of landscape-style drainage inlets and pipes that flow into vegetated swales. These swales then flow into the existing, undisturbed, natural drainage of the site. This system is a standard requirement of golf course design that is intended to assure positive surface drainage as well as to provide a system of runoff treatment and quality control. The positive effect of this system is that it slows the flow of the runoff and extends the time of concentration. Courses designed in this fashion typically have post development runoff flows that are less than pre-development runoff flows and detention is not required.

**Other Utilities:** Electricity will be provided to the project site by PG&E. Natural gas is not currently available to the project site, therefore, propane will be provided as a supplement. Propane could be provided by a variety of providers including 1st American Propane, Amerigas Propane, LP, and K-Gas. Telephone service will be provided by AT&T.

**Public Services**

**Police Protection Service:** Police protection service will be provided by the Butte County Sheriff’s Office (BCSO) out of their main office in Oroville. The BCSO provides the following services throughout the unincorporated areas: law enforcement, criminal investigation, and crime prevention, as well as jail operations. The BCSO maintains mutual aid agreements with the
California Highway Patrol and the Oroville police department, both of which operate from offices in Oroville.

**Fire Protection Service:** Fire Protection service will be provided by the Butte County Fire Department (BCFD) and the California Department of Forestry and Fire Protection (CAL FIRE). BCFD/CAL FIRE services include: fire control for structural, vegetation, vehicular, and other unwanted fires; emergency medical services; technical rescue response; hazardous materials response; flood control assistance; fire prevention and public safety education; fire law enforcement/arson investigation; and vegetation management. In addition to fire engine responses, the Department’s Emergency Command Center (ECC) provides Emergency Medical Dispatch (EMD) services.

**Temporary Construction Buildings:** The construction phase of the proposed project will require mobile buildings to be located on the project site for use by construction personnel. These buildings will be temporary, in that they will be removed at the conclusion of construction. The mobile buildings will be used for offices, meeting facilities, restrooms, and break rooms. The mobile buildings will have a small parking area for construction workers and temporary power provided. Restroom facilities will be portables and a regular pump and haul service will be provided throughout the construction phase.

**Use of Onsite and Local Materials:** The proposed project would utilize local resources for construction. It is anticipated that the base materials for the golf course will utilize soil and rock materials from the project site. The project applicant proposes a method of manufacturing the top 1 to 1.5 feet of ground in the golf course area for use in creating a soil base that is suitable for growing grass without compromising drainage. The onsite manufacture process would employ crushing, screening and rolling the material for use on the majority of the landscaped areas of the golf course resort. The intention for utilizing this method is twofold: 1) adhere to the sustainable practices of minimizing importation of materials from offsite, and 2) provide a base soil composition that is of native material so that root systems of native landscape plants can thrive. Some soil amendments may be necessary for certain areas. For instance, importation of sand will be necessary for sand traps.

There will likely be a need for some materials to be imported from offsite for roads, parking areas, golf paths, and building foundations. It is anticipated that materials needed for construction would be imported from one of the local mines in the region.

**Sustainable Transportation Plan:** In an effort to maintain a sustainable destination resort with an emphasis on reducing greenhouse gas emissions, a Sustainable Transportation Plan (STP) will be developed to provide the guest with the ability to travel throughout the project site to zero emissions. The STP will incorporate the use of hotel resort-owned electric vehicles and bicycles for onsite use by the hotel guests. Each lodge in the hotel complex will be provided with community bicycles for use throughout the hotel complex. The STP will provide a network of pedestrian and bicycle trails and paths with appropriate signage and safety amenities. The hotel will also provide electric vehicles for hotel guests to use at the resort. All carts used on the golf
course will be electric. The emphasis of the STP is to provide a zero emissions system of onsite travel for guests once they arrive.

**Sustainable Waste Management Plan:** The Waste Management Plan will include a program to reduce and manage the generation of waste in order to create a more sustainable destination resort operation. The WMP will include measures for reducing, recycling, and reusing waste material as feasible. The WMP will be developed in coordination with County Environmental Health, waste collection service providers, and landfill operators to ensure that the destination resort operations are using best management practices in their planning and daily operations.

**Lighting Management Plan:** The proposed project incorporates several best management practices (BMPs) recommend by the International Dark-Sky Association and the Illuminating Engineering Society. Such BMPs include the use of outdoor light at night only when and where it is needed and at appropriate low lighting levels. Exterior lighting will be low glare and fully shielded, with light efficient fixtures aimed directly at the ground. Timers and sensors will control lights when they are not needed. Area lighting in parking lots and pedestrian paths will use full cutoff luminaries to prevent illuminating the night sky. Architectural lighting will be aimed from the top down and any uplight will not escape the lines of the building. Landscape and security lighting will be fully shielded so that the majority of light hits the target and is shielded from normal viewing angles and does not cause unnecessary glare.

**Natural Landscape Plan:** The landscaping design will incorporate the natural topography and heritage of the project area to appear as natural as possible except where specific effects are desired (i.e., clustering tree groves; colorful plantings at building entries or focal points; etc.). The landscaping will utilize plant lists that emphasize native plants and prohibit exotic invasive plants. The landscaping will also utilize local nurseries for locally-grown sources of plant stock as available. The landscape design will be coordinated with the Wildlife and Habitat Management Plan and Integrated Pest Management Plan, which are discussed below.

**Wildlife Management Plan:** The Wildlife and Habitat Management Plan (WHMP) will provide a framework for protecting wildlife and enhancing the existing natural habitat to promote wildlife and biodiversity conservation. The WHMP will identify ecologically sensitive areas such as wetlands, stream/drainage corridors, migratory corridors, wintering habitat, breeding habitat, and other sensitive habitat that will require protection from operational impacts. The Biological Resource Assessment will serve as the basis for obtaining this information. This WHMP will identify best management practices and measures to train staff to understand the importance of wildlife and habitat protection and their responsibilities as management of the property.

**Integrated Pest Management Plan:** The Integrated Pest Management Plan will include a program to identify pests, establish pest populations, monitor the pest populations, and treat any pest problems as warranted without harming human or ecological health. The IPMP will largely include selective targeting of plant pathogens, weeds, and insects that threaten the agronomic health of the golf course. In addition, the plan will include provisions to optimize the quality of the aquatic areas that are incorporated into the golf course design. Below is a bulleted list of the IPMP functions that will be developed for the proposed project:
• Identify potential pests that may warrant treatment. Such pests may include: vertebrate and invertebrate animals, pathogen, parasitic plant, noxious weeds or invasive plants.
• Establish the pest population density that can be tolerated and a damage threshold that warrants treatment
• Utilize monitoring to enable control of pest populations when appropriate
• Treat pest problems to reduce populations below damage thresholds using a variety of strategies including biological, mechanical, and chemical methods while considering human and ecological health as a priority.
• Minimize pesticide and herbicide use

Fire Management Plan: The Fire Management Plan (FMP) will identify fuel modifications in certain areas in order to create an appropriate “defensible space”. The fuel modification around the structures (i.e. golf cottages, hotel lodges, executive cottages, and golf course buildings) will be determined in coordination with the Butte County Fire Department during the building permit plan review process. The defensible space is anticipated to be 100 feet around all structures. The amount of combustible vegetation around the golf course will be reduced compared to the existing non-irrigated native vegetation. The FMP will include disclosures at guest check-in and signage placed throughout the golf resort and hotel complex to identify areas where smoking is allowed/prohibited. A fire sprinkler system will be installed in occupied structures. The design of such system will be developed in coordination with the Butte County Fire Department during the building permit plan review process.

Project Alternatives: The exact alternatives that will be evaluated in the Draft EIR will be determined through the Notice of Preparation and Scoping Process. Through preliminary discussions, there are five alternatives in addition to the proposed project that are being contemplated for evaluation in the Draft EIR. These include the following:

• **No Project (No Build) Alternative**: Under this alternative, development of the project site would not occur, and the project site would remain in its current existing vacant condition.

• **Alternative Location**: This alternative would address potential impacts associated with development of the project, as currently proposed by the applicant, at a location other than the currently proposed project site.

• **Reduced Project Alternative**: Under this alternative, the proposed project would be developed with the same amenities as described in the Project Description, but the area utilized for the amenities would be reduced.

• **Site Reconfiguration Alternative**: Under this alternative, the proposed project would be developed with the same amenities, and the same amount of development as described in the Project Description, but the site layout would be reconfigured.

• **Hunting Lodge Alternative**: Under this alternative, the proposed project would be developed with the same hotel resort and wellness amenities on lands within the SMSP,
and the golf course resort would be developed as a hunting lodge for private recreational use. This hunting lodge would include similar lodging, clubhouse, and maintenance buildings when compared to the golf course resort, but the landscaping and irrigation associated with the golf course would be left natural.

Uses of the EIR and Required Agency Approvals

Butte County will be the Lead Agency for the proposed project, pursuant to the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), Section 15050.

This EIR will be used by Butte County to take the following actions:

- Certification of the EIR
- Adoption of the Mitigation Monitoring and Reporting Program
- Approval of a Recreation Commercial Overlay Zone (-REC)
- Approval of a Minor Use Permit pursuant to the –REC for the Golf Course (inclusive of all golf course facilities)
- Approval of a Use Permit pursuant to the Stringtown Specific Plan for the Hotel (inclusive of all hotel facilities)
- Approval of a Lot Line Adjustment to create an individual parcel for the golf course and configure the parcel for the Hotel complex.

The following agencies may be required to issue permits or approve certain aspects of the proposed project:

- Butte County Local Agency Formation Commission (LAFCO) - Approval of Sphere of Influence Amendment/Update for the Lake Oroville Area Public Utilities District
- Butte County Local Agency Formation Commission (LAFCO) – Annexation to the Lake Oroville Area Public Utilities District
- Butte County Local Agency Formation Commission (LAFCO) - Approval of Sphere of Influence Amendment for the South Feather Water and Power Agency
- Butte County Local Agency Formation Commission (LAFCO) – Annexation to the South Feather Water and Power Agency
- Butte County Local Agency Formation Commission (LAFCO) – Approval of a public services funding mechanism such as a County Service Area (CSA)
- Butte County Air Quality Management District (BCAQMD) - Approval of construction-related air quality permits pursuant to BCAQMD rules and regulations.
- California Department of Fish and Game - Streambed Alteration Agreement pursuant to Section 1602 of the California Fish and Game Code;
- Central Valley Regional Water Quality Control Board (CVRWQCB) - Storm Water Pollution Prevention Plan (SWPPP) approval prior to construction activities pursuant to the Clean Water Act,
- Central Valley Regional Water Quality Control Board (CVRWQCB) – Permitting of State jurisdictional areas, including isolated wetlands pursuant to the Porter-Cologne Water Quality Act;
• United States Army Corps. Of Engineers – Permitting of federal jurisdictional areas pursuant to Section 404 of the Clean Water Act;
• Central Valley Regional Water Quality Control Board (CVRWQCB) – Water quality certification pursuant to Section 401 of the Clean Water Act.

Areas of Potential Impacts: All environmental topics identified in Appendix G of the State CEQA Guidelines require analysis within an EIR. The Draft EIR will examine the following: Aesthetics, Agricultural and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gases/Climate Change, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation/Circulation, Utilities, Cumulative Impacts, and Growth Inducing Impacts.

Initial Study: An Initial Study has not been prepared for this project. As noted above, each environmental topic identified in Appendix G of the State CEQA Guidelines requires analysis in an EIR.

Date: October 12, 2012

Signature: [Signature]

Name/Title: Pete Calarco, Assistant Director

Phone/Email: (530) 538-2167
The Golf Resort at Lake Oroville
Regional Location Map
Figure 1

Data Sources: National Geographic

Map Date: 10-10-2012
The Golf Resort at Lake Oroville
Assessor Parcel Map
Figure 3

The extents and placement of the site design and boundaries have been modified for planning level analysis purposes.
The extents and placement of the site design and boundaries have been modified for planning level analysis purposes.
The Golf Resort at Lake Oroville
Zoning Map
Figure 5

Project Boundary
Parcels

Zone
AG-80 (Agriculture, 80 acres minimum)
FR-20 (Foothill Residential, 20 acres minimum)
FR-40 (Foothill Residential, 40 acres minimum)
MHR (Medium to High residential)
REC-1 (Recreation Commercial)

Data Sources: Butte County
Map Date: 10-10-2012
The Golf Resort at Lake Oroville
Topography Map
Figure 6

Data Sources: USGS
The Golf Resort at Lake Oroville
Critical Winter Deer Habitat
Figure 7

The extents and placement of the site design and boundaries have been modified for planning level analysis purposes.
The Golf Course at Lake Oroville
Stringtown Mountain Specific Plan Land Use Map
Figure 8

The extents and placement of the site design and boundaries have been modified for planning level analysis purposes.
The Golf Resort at Lake Oroville
Conceptual Off-Site Infrastructure Plan Map
Figure 10

The extents and placement of the site design and boundaries have been modified for planning level analysis purposes.
APPENDIX A: STATE CLEARINGHOUSE NOTICE OF COMPLETION AND ENVIRONMENTAL DOCUMENT TRANSMITTAL
Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

Project Title: The Golf Resort at Lake Oroville EIR
Lead Agency: Butte County
Contact Person: Pete Calarco
Phone: (530) 538-7601
Mailing Address: 7 County Center Drive
City: Oroville
County: Butte
Zip: 95965

Project Location: County: Butte
City/Nearest Community: Oroville
Cross Streets: SR 162 and Forbestown Road
Assessor’s Parcel No.: See description below
Within 2 Miles: State Hwy #: 162
Waterways: Lake Oroville
Lat./Long.: ~0°26.2’’N/70°12.0’’W Total Acres: 1,132.4
Project Location: County: Butte City/Nearest Community: Oroville
Cross Streets: SR 162 and Forbestown Road Assessor’s Parcel No.: See description below Within 2 Miles: State Hwy #: 162 Waterways: Lake Oroville Lat./Long.: ~0°26.2’’N/70°12.0’’W Total Acres: 1,132.4

Document Type:
- CEQA: [ ] NOP
- CEQA: [ ] Early Cons
- CEQA: [ ] Supplemental
- CEQA: [ ] Neg Dec
- CEQA: [ ] Mit Neg Dec
- NEPA: [ ] Draft EIR
- NEPA: [ ] NOI
- NEPA: [ ] Other:
- Final Document
- Joint Document
- Other

Local Action Type:
- [ ] General Plan Update
- [ ] General Plan Amendment
- [ ] General Plan Element
- [ ] Community Plan
- [ ] Specific Plan
- [ ] Planned Unit Development
- [ ] Site Plan
- [ ] Rezone
- [ ] Prezone
- [ ] Use Permit
- [ ] Land Division (Subdivision, etc.)
- [ ] Annexation
- [ ] Redevelopment
- [ ] Coastal Permit
- [ ] Other Lot Line Adj

Development Type:
- [ ] Residential: Units
- [ ] Office: Sq.ft.
- [ ] Commercial: Sq.ft.
- [ ] Industrial: Sq.ft.
- [ ] Educational:
- [ ] Recreational: Golf Resort
- Acres
- Acres
- Acres
- Acres
- Acres
- Water Facilities: Type
- Transportation: Type
- Power: Type
- Waste Treatment: Type
- Other:
- MGD
- MGD
- MW
- MGD

Project Issues Discussed in Document:
- [ ] Aesthetic/Visual
- [ ] Fiscal
- [ ] Recreation/Parks
- [ ] Vegetation
- [ ] Agricultural Land
- [ ] Flood Plain/Flooding
- [ ] Schools/Universities
- [ ] Water Quality
- [ ] Air Quality
- [ ] Forest Land/Forest Hazard
- [ ] Septic Systems
- [ ] Water Supply/Groundwater
- [ ] Archeological/Historical
- [ ] Geologic/Seismic
- [ ] Sewer Capacity
- [ ] Wetland/Riparian
- [ ] Biological Resources
- [ ] Minerals
- [ ] Soil Erosion/Compaction/Grading
- [ ] Wildlife
- [ ] Coastal Zone
- [ ] Noise
- [ ] Solid Waste
- [ ] Growth Inducing
- [ ] Drainage/Absorption
- [ ] Population/Housing Balance
- [ ] Toxic/Hazardous
- [ ] Land Use
- [ ] Economic/Jobs
- [ ] Public Services/Facilities
- [ ] Traffic/Circulation
- [ ] Cumulative Effects
- [ ] Other Green House Gas Emissions

Present Land Use/Zoning/General Plan Designation:
- General Plan Designations: Foothill Recreational, Recreational Commercial, Medium High Density Residential, Foothill Residential

Project Description: (please use a separate page if necessary)

See attached.

Note: The state Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

January 2008
Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to an agency please denote that with an "S".

- Air Resources Board
- Boating & Waterways, Department of
- Caltrans Highway Patrol
- Caltrans Division of Aeronautics
- Caltrans Planning (Headquarters)
- Coachella Valley Mountains Conservancy
- Coastal Commission
- Colorado River Board
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Energy Commission
- Fish & Game Region #2
- Food & Agriculture, Department of
- Forestry & Fire Protection
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Integrated Waste Management Board
- Native American Heritage Commission
- Office of Emergency Services
- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation
- Pesticide Regulation, Department of
- Public Utilities Commission
- Reclamation Board
- Regional WQCB #5R
- Resources Agency
- S.F. Bay Conservation & Development Commission
- San Gabriel & Lower L.A. Rivers and Mtns Conservancy
- San Joaquin River Conservancy
- Santa Monica Mountains Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Other
- Other

Local Public Review Period (to be filled in by lead agency)

Starting Date October 15, 2012
Ending Date November 15, 2012

Lead Agency (Complete if applicable):

Consulting Firm: De Novo Planning Group
Address: 4630 Brand Way
City/State/Zip: Sacramento, CA 95819
Contact: Steve McMurtry
Phone: (916) 580-9818

Applicant: Butte County
Address: 7 County Center Drive
City/State/Zip: Oroville, CA 95965
Phone: (530) 538-7801

Signature of Lead Agency Representative

APPENDIX B NOP LEGAL NOTICE
NOTICE IS HEREBY GIVEN that BUTTE COUNTY as Lead Agency pursuant to the California Environmental Quality Act (CEQA) has prepared a Notice of Preparation for an Environmental Impact Report (EIR) for the following project: GOLF RESORT AT LAKE OROVILLE Rezone 12-0001, Use Permit 12-0006, and Lot Line Adjustments 12-0010 & 12-0011 – Loafer Creek, LLC

Project Location and Overview: The project site is located in unincorporated Butte County, approximately six miles east of the City of Oroville. The project site is located northeast of the intersection of State Route 162 (SR 162) and Forbestown Road on the south side of Lake Oroville. The proposed project consists of the construction and operation of a destination Golf Course Resort and Hotel Complex with Wellness Center. Access to the Golf Course Resort is provided from SR 162, and access to the Hotel Complex is provided from Forbestown Road.

The proposed project is located within the boundaries of ten parcels (072-180-012, 072-180-014, 072-180-015, 072-180-016, 072-180-017, 072-180-029, 072-180-030, 072-180-053, 072-180-054, and 072-570-001), all of which are currently undeveloped and vacant. The total acreage of the ten parcels is 1,132.4 acres. Within the ten parcels, 537.41 acres are proposed for development of a Golf Course Resort, Hotel Complex, and Wellness Center and the remainder is associated with lot line adjustments.

The Golf Course Resort includes a variety of golf course amenities, including nine golf cottages. The Hotel Complex includes 82 rooms consisting of lodge units and executive cottage units, and a Lobby/Administrative area with a variety of hotel amenities. The Wellness Center includes a facility with a variety of spa amenities. The proposed project will include the dedication of an approximately 1 acre site for the future development of a fire station. The proposed project will also include the construction of a cellular tower.

Entitlements include lot line adjustments, rezone to Recreational Commercial Overlay Zone (golf course site), Minor Use Permit (golf course site), Use Permit (hotel site), annexations into Lake Oroville Area Public Utilities District for sewer service and the South Feather Water and Power Agency for water.

The Notice of Preparation is available at the offices of the Butte County Department of Development Services, 7 County Center Drive, Oroville, CA 95973, and the Oroville Branch Library, 1820 Mitchell Avenue, Oroville, CA 95966, or online at www.buttecounty.net/dds. A scoping meeting will be held on Friday, October 26, at 1:30 p.m. in the Board of Supervisor’s Chambers, Butte County Administrative Center, 25 County Center Drive, Oroville, CA 95965.

Comments on the Notice of Preparation should be sent at the earliest possible date but received no later than November 15, 2012. Comments should be addressed to Pete Calarco, Assistant Director, Butte County Department of Development Services, 7 County Center Drive, Oroville, CA 95965. Comments may also be submitted by e-mail to pcalarco@buttecounty.net.