

**Insert Figure 5.4-1b.**

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**Back of Figure 5.4-1c.**

#### **5.4.2.1 Lake Oroville**

Lake Oroville is the dominant feature of this sub-area. As a water feature, it does not have a formal land use designation under the County General Plan. Generally, future planned land uses immediately surrounding the reservoir are designated as *Public*, reflecting the large quantity of public land management adjacent to the reservoir. Because entities such as the DPR, USFS, and BLM, implement their own land use planning, this designation does not provide information on allowable land uses; this information is provided in Relicensing Study L-2 – Land Management Report. Further inland (but within the study area), lands are primarily designated *Agricultural Residential* and *Timber Mountain* on the east side of the reservoir and *Agricultural Residential* and *Grazing and Open Land* on the west side.

Lands along the tributaries that feed into Lake Oroville also possess distinct planned land use patterns. In addition to *Agricultural Residential* and *Grazing and Open Land*, the West Branch Feather River area also contains limited *Low Density Residential* to the west and *Foothill Area Residential* to the east. The North Fork area is planned for *Grazing and Open Land* along with *Timber-Mountain* land uses. Along the Middle Fork and South Fork reaches, the primary planned land use designation is *Timber-Mountain*. However, the South Fork area also contains *Agricultural Residential* north and south of the reservoir and limited *Grazing and Open Land* areas to the south. The Kelly Ridge area is designated *Public* near the reservoir and *Low Density Residential*, with very limited amounts of *Commercial*, further inland.

#### **5.4.2.2 Thermalito Forebay and Diversion Pool**

This area, which extends from Oroville Dam to the west side of the Forebay, is characterized by a range of future planned land uses. Just west of the dam, the study area is designated primarily *Public* and *Agricultural Residential*. Moving west, planned land uses become more urban in nature, including *Low*, *Medium*, and *High Density Residential*, as well as *Commercial* uses that are located adjacent to the Project boundary in the City of Oroville. In proximity to the Thermalito Forebay area, the western reaches of this sub-area, substantial *Grazing and Open Land* uses are planned to the north and *Low Density Residential* uses are planned to the south.

#### **5.4.2.3 Thermalito Afterbay**

Future planned land uses in the Afterbay area are more uniform. *Grazing and Open Land* uses continue into the northern reaches of this sub-area, while *Public* and *Agricultural Residential* uses are planned to the east. Limited areas of *Orchard and Field Crop* uses are located west of Highway 99 and south of Hamilton Road; these agricultural areas are located within the study area but outside the Project boundary.

#### **5.4.2.4 Oroville Wildlife Area (OWA)**

The OWA area is planned primarily for *Public* uses associated with the OWA; future allowable land uses in the OWA are based on management prescriptions developed by

DFG. However, there are isolated pockets of areas designated for *Industrial* uses in the southern portions of the OWA, corresponding primarily to gravel extraction operations, and on the east side of this sub-area along Highway 70. *Agricultural Residential* uses are also planned to the east of the OWA, as well as to the southeast of the Oroville Municipal Airport located north of the OWA. The northern reach of this sub-area also contains a mix of areas designated for *Low and Medium Density Residential*, and *Commercial* land uses located on both sides of Highway 162.

## 5.5 PROPOSED LAND USES

Proposed land uses represent development projects in the Oroville area that are on record with (but not necessarily approved by) local planning departments and can expect to be developed in the foreseeable future<sup>4</sup>. Not all projects are considered here; only proposed projects located in the study area that are greater than five acres for residential use or over 40,000 square feet for commercial use are considered. Projects within the study area that meet these criteria may be considered in the context of planning for the Oroville Facilities. It should be noted that non-development projects are also being proposed in the study area, which may warrant consideration in the Oroville Relicensing process, including a set of fuel management oriented projects near residential developments in the vicinity of Big Bend, Brush Creek, Berry Creek, and Feather Falls.

Table 5.5-1 describes the type and location of proposed projects considered in this report. Figure 5.5-1 shows these projects relative to the Oroville Facilities. All of the proposed projects are found south of the low flow section of the Feather River. The three projects located within the city limits, (PIC Phase III, Cherokee Estates Subdivision, and Sierra Valley Apartments), are clustered together in the area just west and north of where Bypass Reach begins traveling south, near the Fish Barrier Dam. The other two projects, both of which are tentative subdivision maps, are located in unincorporated Butte County just south of the Thermalito Forebay.

## 5.6 WETLANDS, FLOODPLAINS, AND OTHER ENVIRONMENTALLY SENSITIVE AREAS

Information on wetlands, floodplains, and other environmentally sensitive areas is commonly found in the report on land use under the FERC relicensing process. This information was not available at the time this report was published. However, it is being developed as part of a separate report, Relicensing Study, T3/5 – *Riparian Resources, Wetlands, and Associated Floodplains*, which is being prepared under the guidance of the Environmental Work Group. Once this information is available, it will be used in the evaluation of Project alternatives in the PDEA.

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<sup>4</sup>Projects on record as of September 2003

**Table 5.5-1. Proposed projects within the study area that are on record with local planning departments.<sup>1</sup>**

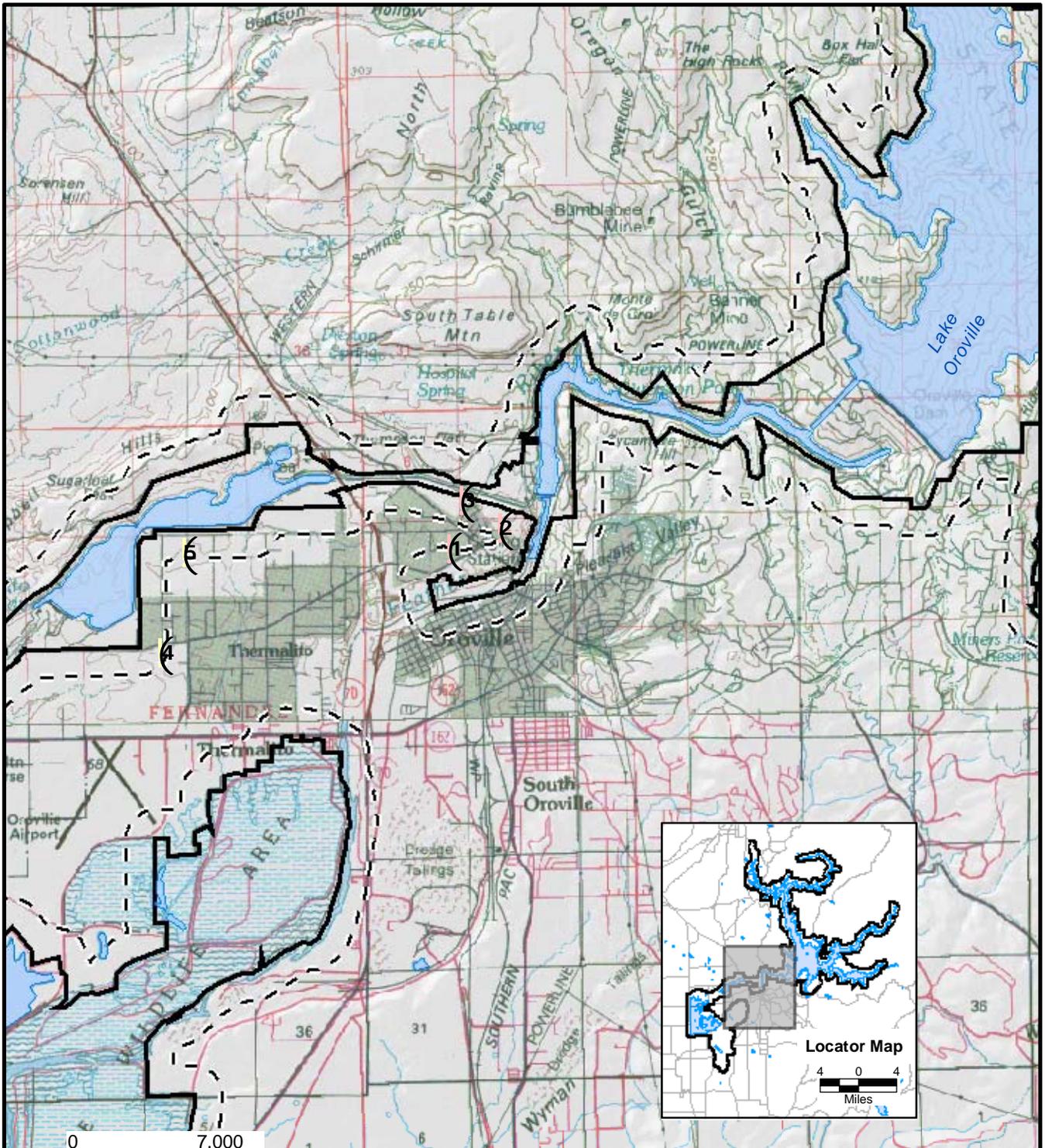
Number	Name	APN	Type	Size	City/ County	Study area	Status
1	Sierra Valley Apartments	031-140-082, 085, 005	Residential	5.74 acres	City	Yes	Approved, but not constructed
2	PIC Phase III	031-070-062	Commercial	40,000 sq. ft.	City	Yes	Approved and under construction
3	Cherokee Estates Subdivision	031-400-013	Residential	5.38 acres	City	Yes	Approved, but not constructed
4	Tentative Subdivision Map	030-120-044	Residential	13.8 acres	County	Yes	Application pending
5	Tentative Subdivision Map	030-032-002, 030- 033-001, 002	Residential	82.64 acres	County	Yes	Application pending

Source: (pers. comm., Baker 2003; pers. comm., Ostrander 2003)

<sup>1</sup>The information on projects in unincorporated Butte County and the City of Oroville is dated August 2003 and September 2003, respectively.

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Figure 5.5-1. Approved projects.



**LEGEND**

- City-Approved Project\*
- County-Approved Project\*
- Water Bodies
- FERC Boundary
- FERC Study Area

\*Number refers to Table 5.5-1

Sources: Butte County 2003, City of Oroville 2003

STATE OF CALIFORNIA  
DEPARTMENT OF WATER RESOURCES

**Oroville Facilities Relicensing  
FERC Project No. 2100**

**3** FIGURE 5.5-1  
L1 (Land Use)  
PROJECTS ON RECORD  
WITH LOCAL PLANNING  
DEPARTMENTS



Prepared by:  
EDAW (LC)

Date  
7-12-04

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