



CRANMER ENGINEERING, INC.

ENGINEERS • PLANNERS • CONSTRUCTION MANAGERS • SURVEYORS
1188 EAST MAIN STREET • P. O. BOX 1240 • GRASS VALLEY, CALIFORNIA 95945, U.S.A.
TELEPHONE: (530) 273-7284 • FAX: (530) 273-9507 • E-MAIL: engineering@jcranmer.com

Riverfront Development Feasibility Study

Prepared for:

Equity Bancorp, Inc.

900 Fifth Ave. Suite 100
San Rafael CA, 94901

&

Income Interest Partners

P.O. Box 11087
San Rafael CA, 94912

Prepared by:

CRANMER ENGINEERING

1188 East Main Street
P.O. Box 1240
Grass Valley, CA 95945
CEI job # 08-044

In Association with:

EVANS FUN WORKS

Calif. Gen. Eng. Contractor #548284

Michael G. Evans

Mailing: 110 Sharp Road, Oroville, CA 95966
Office: 4801 Feather River Blvd., Suite C
(530) 570-5498 - Fax (530) 533-5898
oneniceplace@sbcglobal.net

Executive Summary

The Riverfront Project property is located in Oroville, CA. The project area is bordered by Highway 70 on the east, the Feather River to the south, Grand Avenue to the north, and 5th St to the west. The project area encompasses six parcels three of which are owned by *Equity Bancorp Inc.*, one parcel is owned by *Income Interest Partners*, and two parcels remain un-acquired by either party.

To begin the entitlement process a "Scope" for the project needs to be established. This includes defining the uses desired on the site, i.e. restaurants, hotels, residential, commercial, etc; determine the number of lots desired and their locations, and other project specifics. Once a static project design is determined zoning and amendment permits will need to be applied for. This will engage the proper agencies to begin the environmental assessments required for approval, and alert the appropriate persons to begin reviewing the project.

The central part of the property is located within Butte County jurisdiction, whereas the north and south portions of the property are located within Oroville city limits, and governed by the City of Oroville ordinances. For orderly development the parcels located within Butte County jurisdiction will need to be annexed into the City of Oroville. In addition, the two un-acquired parcels in the southeast portion of the project area, which are already in the city limits, should be purchased. Once annexation takes place the City of Oroville General Plan 2030 and the Development Code Update March 31, 2008 will apply to all parcels.

A lot line adjustment needs to be completed to ensure proper access to the property via a parcel currently owned by the Reynolds party. A second access is required under the City Code for Fire Department emergency access and will be provided under Highway 70 at an existing highway bridge formerly used to cross over a railroad.

The City of Oroville requires that a Tentative Map be submitted for approval followed by a final map for any additional subdivision of the existing parcels. Completion of the final map requires obtaining an accepted map by a CA licensed land surveyor, improvement plans designed by a registered professionals (i.e. Engineer, Geologist, Environmentalist, etc.) and supporting documents that are stipulated from a set of conditions generated by the agencies given oversight of development items due to the project based on the tentative map submission.

Existing Thermalito Water and Sewer District (TWSD) sewer facilities are located near the site. The City of Oroville sewer facilities are located to the south of the property across the Feather River. It is recommended that a connection to the City of Oroville's sewage facilities be obtained. This will require CalTrans approval to attach a sewer line on the Highway 70 Bridge to facilitate crossing the Feather River.

It is proposed that a pedestrian walkway, and bridge be created which will allow access to the park areas, and other features which lie south of the Feather River. Pedestrian walkway options include attaching to the existing Highway 70 Bridge or building a new walkway bridge parallel to Highway 70.

The total cost to bring the project to entitlement is estimated to be \$17,739,427.75 (this is a combination of estimated land development costs and planning costs). This amount includes agency, planning, surveying, initial engineering fees, and costs for infrastructure construction. The estimate does not include building design or building construction costs. The cost of infrastructure construction may be deferred by bonding.

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I. Introduction

Cranmer Engineering Inc., in collaboration with Evans Fun Works conducted a “feasibility study” to determine and provide answers to development, and design plan questions regarding the Riverfront project property located in Oroville, CA. The project area in question is bordered by Highway 70, the Feather River, Grand Avenue, and 5th St., (Aerial Overlay, Page 3). *Equity Bancorp* currently owns the project area to the north which includes the APN #'s 031-164-001, 031-100-001, and 031-100-008. *Interest Income Partners* owns the portion of the project area to the south, APN # 031-100-006. Two parcels to the southeast APN 031-100-011 and APN 031-100-005 are currently owned by others and should to be acquired, and made part of the larger parcel to avoid any access problems (Record of Survey Map, Page 4). A Gantt chart depicting milestones and a dated time line is enclosed as an attachment. Included in this report are:

- A physical description of the property
- An assessment of various agencies views of the project
- Endangered Species designation
- Soil designation
- Water Rights
- Cost Estimate
- Recommendations
- Contact information
- Relevant Maps
- Attachments

II. Description of the Property

For the following description refer to the Aerial Map, Record of Survey Map, and Assessor's Parcel Maps 31-10 and 31-16 Pages 3, 4, 5, and 6 respectively. The Riverfront property is located in the northwestern vicinity of the City of Oroville.

- Grand Avenue lies directly north of the property, to the west is 5th Street and housing communities, State Route Highway 70 is to the east, and the Feather River is to the south.
- The central part of the property is located within Butte County jurisdiction, whereas the north and south portions of the property are located within Oroville city limits.
- Parcel APN # 031-164-001 is 2.21 acres and is located farthest north along State Route Highway 70, between Grand Ave. and Butte Ave.
- APN # 031-100-008 lies directly south of Butte Ave., bordering State Route Highway 70, and is 9.72 acres.
- APN # 031-100-001 is 3.31 acres with portions located to the west and north of Parcel -008, south of Butte Ave. and east of the bluff.
- APN # 031-100-006 is the largest parcel at 20.56 acres, boards State Route Highway 70 on the east and the Feather River on the south.

- The un-acquired parcels, APN 031-100-011 and APN 031-100-005, are located to the southeast of the larger parcel and also border the Feather River.

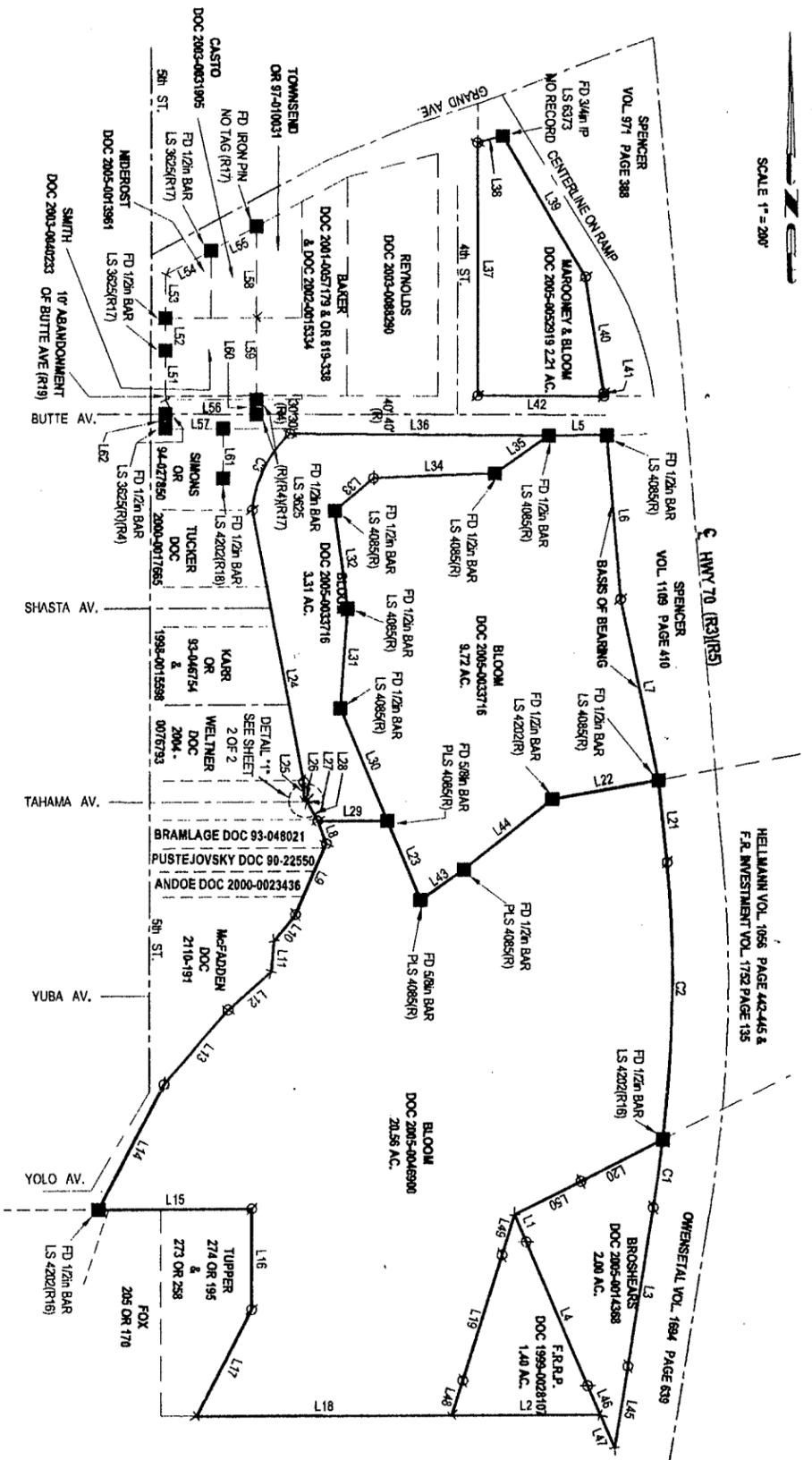


**RIVER FRONT
AERIAL
OVERLAY
(NTS)**

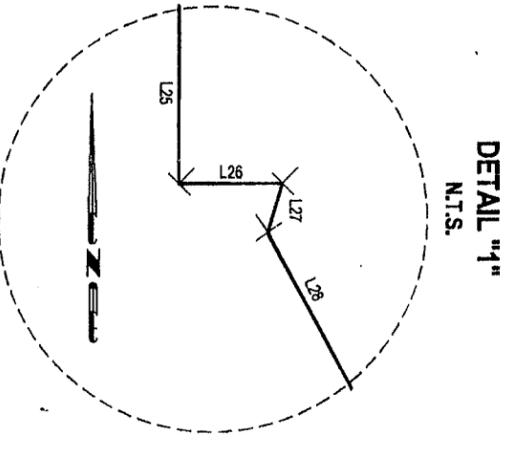


Figure 1: Aerial Overlay Map

SCALE 1" = 200'

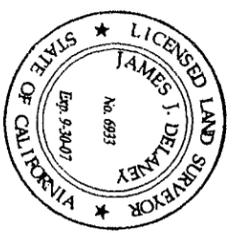


- LEGEND:**
- FOUND MONUMENT AS NOTED
 - SET 5/8" REBAR W/ALUM. CAP STAMPED LS 6933
 - NOTHING FOUND, NOTHING SET
 - (M) MEASURED
 - (R) RECORD PER BOOK 148 OF MAPS AT PAGE 1, BUTTE COUNTY.
 - (R1) RECORD PER DOCUMENT 2005-14368
 - (R2) RECORD PER DOCUMENT 1999-28107
 - (R3) RECORD PER CALTRANS MAP, DISTRICT 3, BUTTE COUNTY, SECTION B, SHEET 1, 000191R.
 - (R4) RECORD PER BOOK 96 OF MAPS AT PAGE 90, BUTTE COUNTY.
 - (R5) RECORD PER CALTRANS MAP, DISTRICT 3, BUTTE COUNTY, SECTION B, SHEET 4, 000192R.
 - (R6) RECORD PER BOOK 1109 PAGE 410 OFFICIAL RECORDS OF BUTTE COUNTY.
 - (R7) RECORD PER 93-048021 OFFICIAL RECORDS OF BUTTE COUNTY.
 - (R8) RECORD PER 90-22550 OFFICIAL RECORDS OF BUTTE COUNTY.
 - (R9) RECORD PER DOCUMENT 2000-23436
 - (R10) RECORD PER BOOK 2110 PAGE 191, DOC#11651 OFFICIAL RECORDS OF BUTTE COUNTY.
 - (R11) RECORD PER DOCUMENT 2005-0046900
 - (R12) RECORD PER BOOK 201 PAGE 153 OFFICIAL RECORDS OF BUTTE COUNTY.
 - (R13) RECORD PER BOOK 274 PAGE 195 OFFICIAL RECORDS OF BUTTE COUNTY.
 - (R14) RECORD PER BOOK 1056 PAGE 443 OFFICIAL RECORDS OF BUTTE COUNTY.
 - (R15) RECORD PER DOCUMENT 2005-0033716
 - (R16) RECORD PER BOOK 74 OF MAPS PAGE 3, BUTTE COUNTY.
 - (R17) RECORD PER BOOK 111 OF MAPS PAGE 26, BUTTE COUNTY.
 - (R18) RECORD PER BOOK 105 OF MAPS PAGE 77, BUTTE COUNTY.
 - (R19) RECORD PER BOOK 2640 PAGE 502-504 OFFICIAL RECORDS OF BUTTE COUNTY.
 - (R20) RECORD PER DOCUMENT 2005-0052919



SURVEYOR'S STATEMENT:
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT AT THE REQUEST OF MARTIN BLOOM IN AUGUST 2006.

JAMES J. DELANEY, P.L.S. 6933
 CRANMER ENGINEERING, INC.
 LICENSE EXPIRES: 09-30-07



COUNTY SURVEYOR'S STATEMENT:
 THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS _____ DAY OF _____, 20__.

STUART T. EDSELL, RCE 29132
 DEPUTY COUNTY SURVEYOR
 REGISTRATION EXPIRES: 3-31-07

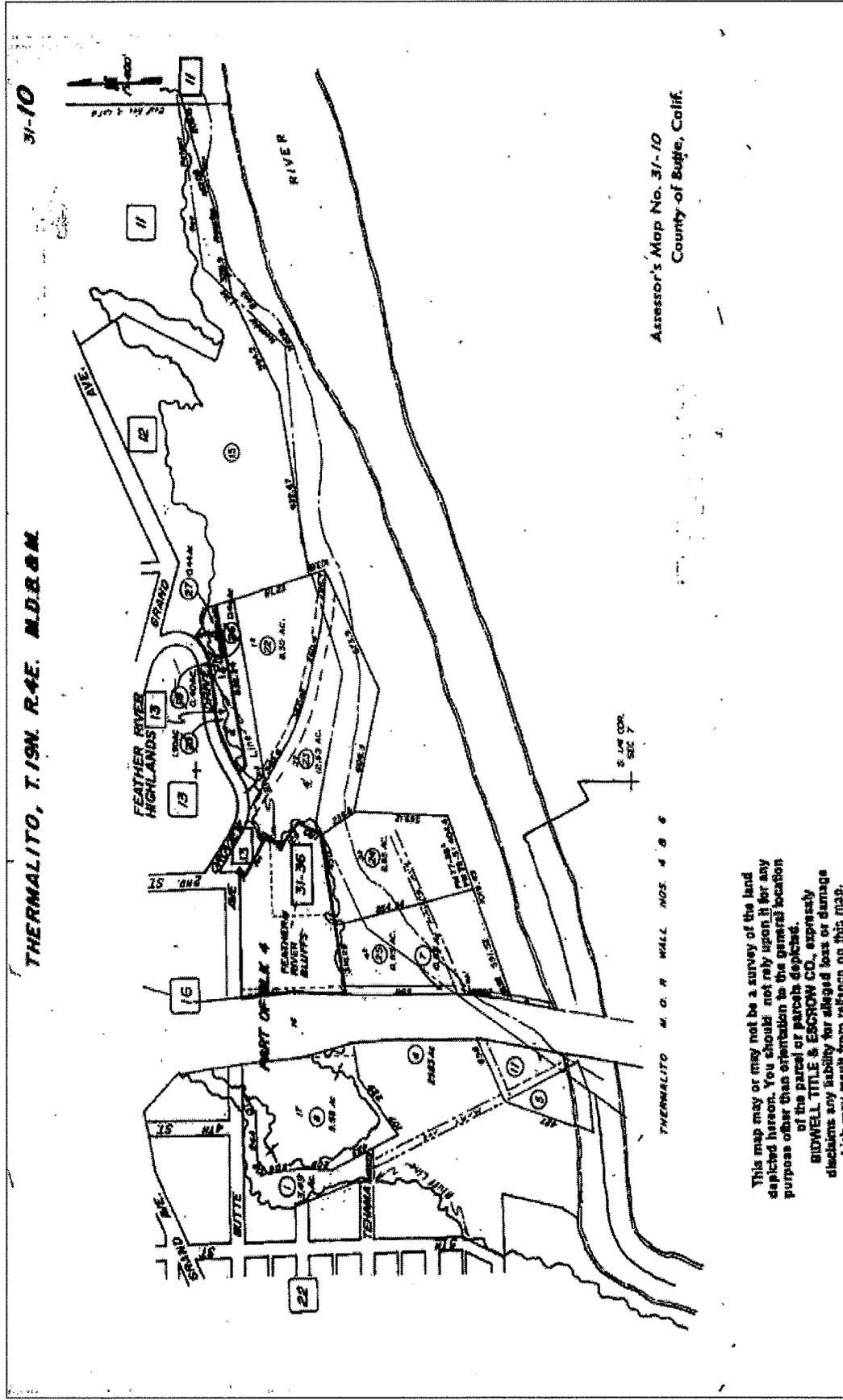
COUNTY RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20__ AT _____ M.
 IN BOOK _____ OF MAPS, AT PAGE _____, AT THE REQUEST OF MARTIN BLOOM
 DOC. NO. _____ BUTTE COUNTY RECORDER, CANDACE L. GRUBBS
 FEE: _____ BY DEPUTY

BASIS OF BEARING:
 THE BASIS OF BEARING FOR THIS SURVEY IS THE BEARING BETWEEN FOUND MONUMENTS PER BOOK 148 OF MAPS AT PAGE 1 AND MEASURED USING GPS WGS 84 READING ON THE FOUND MONUMENTS. BEARING PER BOOK 148 OF MAPS AT PAGE 1 IS N04°43'40"W BY N11°57'57"W BEARING MEASURED IS N04°44'31"W BY N11°52'49"W.

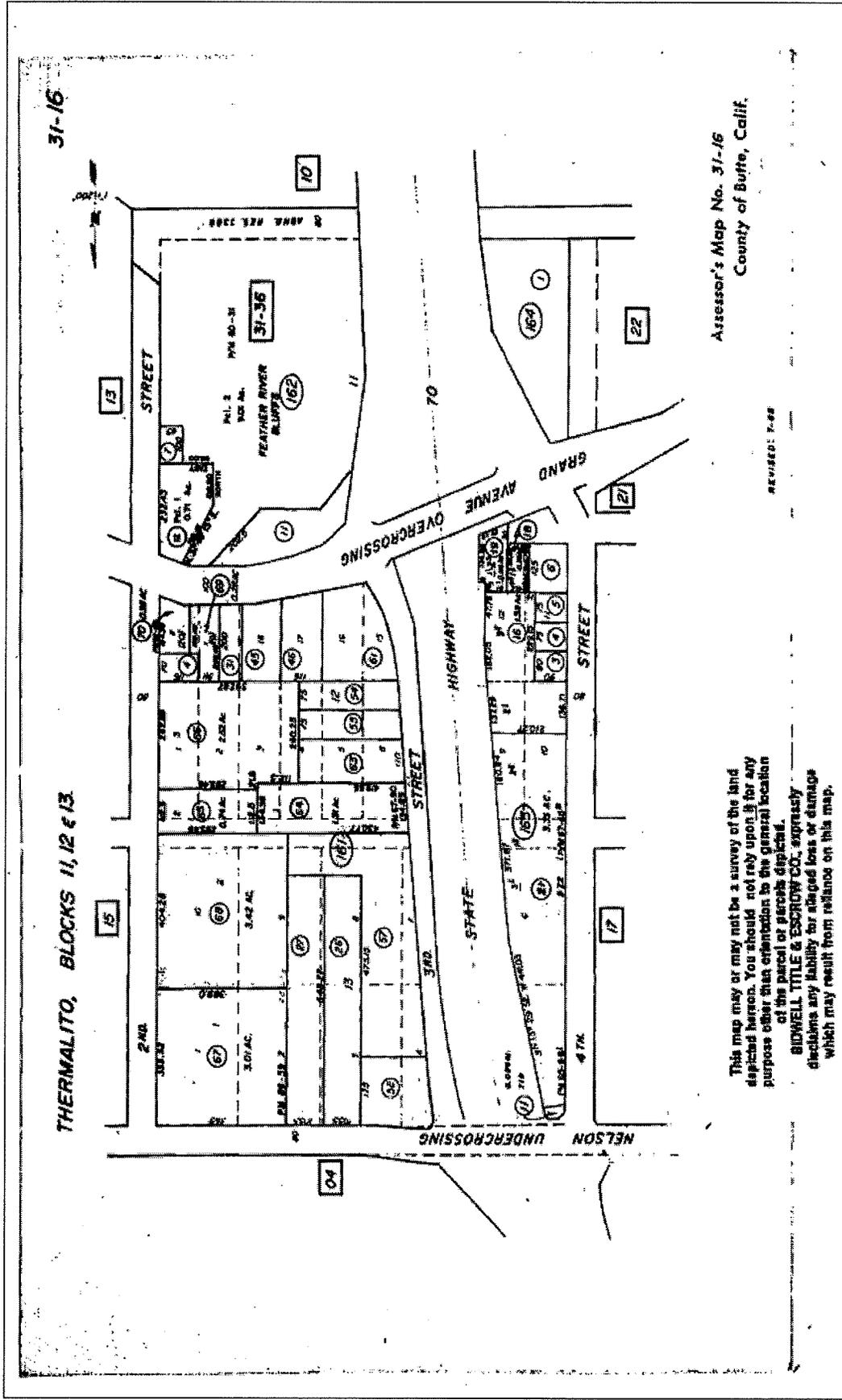
RECORD OF SURVEY
 FOR MARTIN BLOOM
 BEING A PORTION OF SOUTHEAST 1/4, SECTION 12, T.19N., R.3E.,
 M.D.B. AND M., AND THE SOUTHWEST 1/4, SECTION 7, T.19N., R.4E.,
 M.D.B. AND M., IN THE UNINCORPORATED AREA OF
 BUTTE COUNTY, CALIFORNIA
 AUGUST 2006
 CRANMER ENGINEERING INC.
 1188 EAST MAIN STREET
 GRASS VALLEY, CALIFORNIA
 SHEET 1 OF 2

Figure 2: Record of Survey Map



This map may or may not be a survey of the land depicted hereon. You should not rely upon it for any purpose other than orientation to the general location of the parcel or parcels depicted.
BIDWELL TITLE & ESCROW CO., expressly disclaims any liability for alleged loss or damage which may result from reliance on this map.

Figure 3: Assessor's parcel map # 31-10.



III. Governing Agency specific issues

Section 3 gives detail to specific issues relevant to the Riverfront project and the project area as specified by the specific governing agencies. The agencies of authority include the City of Oroville, County of Butte, Cal-Trans, Army Corp of Engineers, and Thermalito Water and Sewer District (TWSD).

a) Oroville, City of

General Plan

The City of Oroville General Plan 2030 and the Development Code Update March 31, 2008 available on the City of Oroville's web site (<http://www.cityoforoville.org>) will apply to all parcels within the City limits; (Annexation Exhibit, Page 9). APN # 31-100-006 will be under City of Oroville jurisdiction once it is annexed. The Preferred Option under the City of Oroville General Plan Update identifies the properties as Medium Density Residential (6-14 units/acre), Medium High Density Residential (14-20 units/acre) and a small portion falls under Environmental Conservation/Safety designations.

The following are goals set forth in City of Oroville General Plan 2030 that may have a significant relevance to the project. The City of Oroville encourages development that:

- Provides housing in a range of residential densities and types that address the housing needs of all segments of the community, including all income groups expected to reside in Oroville.
- Provides for development of multi-family housing in parts of the planning area where topography, noise and infrastructure are appropriate. This is particular along collector and arterial streets and within easy walking distance of the historic downtown and public facilities.
- Promotes cohesive neighborhoods, with distinct characteristics and with adequate park land and other public facilities which serve the neighborhoods. For areas over 100 acres, the City may require the preparation of a Specific Plan.
- Provides affordable housing to meet State requirements for very-low, low and moderate-income households.
- Prohibits detached single-family homes in areas zoned as R-3 High Density Residential districts
- Discourages large residential development that has the look and feel of a single project and does not have variation in terms of densities, building typology and design, or lacks the distinct character of the surrounding neighborhood.

- Encourages the removal of visible household clutter that has a blighting effect in some neighborhoods.

The following is taken from the City of Oroville's General Plan regarding mix of land uses, and is the city's outlook for future growth.

One of the defining characteristics of sustainable neighborhood design is the mixing of different complementary land uses. Instead of separating residential areas from commercial development neighborhood space is provided near homes for useful services such as civic buildings, schools, and places where people can gather in their free time. Neighborhoods have schools within walking distance of children's homes, and include housing near workplaces so that residents can avoid a long commute to their jobs.

Portions of the project area may fall within the City of Oroville's Redevelopment Sphere of Influence. Redevelopment is a tool that the city uses to clean-up blight properties and revitalize area of the community. Tom Fitzpatrick's (the Redevelopment Coordinator for the City of Oroville) initial response is that the cities redevelopment sphere of influence does not apply to the project area in question. However, he recommends contacting the cities Community Development Department after a static project "scope" is established, (see contact list, Section IX)



Figure 5: Annexation map

Zoning / Property Line Issues

It is assumed that the project area will be mixed use consisting of commercial, residential, professional, and open space. This will require a General Plan Amendment for "commercial & professional", or "mixed use" classification. Rezoning of the same area and possibly a "Planned Development Overlay", which will allow for the lots to be adjusted below the minimum of 6000 sq. feet, is recommended.

All of the parcels need to be within the City of Oroville city limits for orderly development. This will require annexation of the larger Parcel APN # 031-100-006. The two parcels in the southeast portion of the project area, APN #'s 031-100-011 and APN 031-100-005 will need to be acquired and merged to become part of the larger parcel. This will also help to ensure these parcels do not become "land locked" upon development, and aid in avoiding any easement issues, or other problems associated with crossing the Feather River. Two roads are historically present in these southern parcels (per Parcel Map Book 3, page 76) Mary Ave. and Maude Ave. Although research indicates that these roads may be abandoned, or have not been constructed, there are no record documents verifying this. The same is true of Butte Ave. within the project area. If found to exist, Mary Ave., Maude Avenue, and Butte Ave. should be abandoned legally through the City and the County.

The existing parcel configuration has lack of access to a public road and limited access to Grand Avenue on the north via Parcel APN # 031-164-001, (per Deed Book 1771 page 329 Official Record Butte County) and an expanded frontage road agreement with the Reynolds property along Grand Ave. In addition, access from Butte Avenue to the west is very steep and likely unsuitable for construction and thus should be abandoned. An agreement for a Lot Line Adjustment with the Reynolds property along Grand Avenue is to provide access to the project. A second access is required under the City Code for Fire Department emergency access and will be provided under Highway 70 at an existing highway bridge formerly used to cross a railroad. The railroad formally serviced construction of the Oroville Dam project. Substantial grading is required under City permit for development of the access roadway. NOTE: Lands east of Highway 70 proposed for a subdivision were conditioned to construct roadways to the bridge for the eventual use as a secondary access.

Some of the property lies within a FEMA designated flood zone and will require a FEMA flood map amendment; (FEMA Overlay Map, Page 12). Cranmer Engineering Inc. employees a certified flood plain analyst who can assist with FEMA designation and amendment.

Tentative Map

The City of Oroville requires that a Tentative Map be submitted for approval. It is recommended that the map be created by a licensed land surveyor. For full list of requirements see the attached application document. The Tentative Map application requires the following:

- Application fee of \$1873.87 (flat fee) plus \$20.00 per lot.
- A Current title report (less than 6 months old).

Final Map

To complete entitlement of the project a final map must be approved by the lead agency, in this case the City of Oroville (once the entire site has been annexed the County will not have a role as lead agency).

Completion of the final map requires obtaining an accepted map by a CA licensed land surveyor, improvement plans designed by a registered professionals (i.e. Engineer, Geologist, Environmentalist, etc..) and supporting documents that are stipulated from a set of conditions generated by the agencies given oversight of development items due to the project based on the tentative map submission.

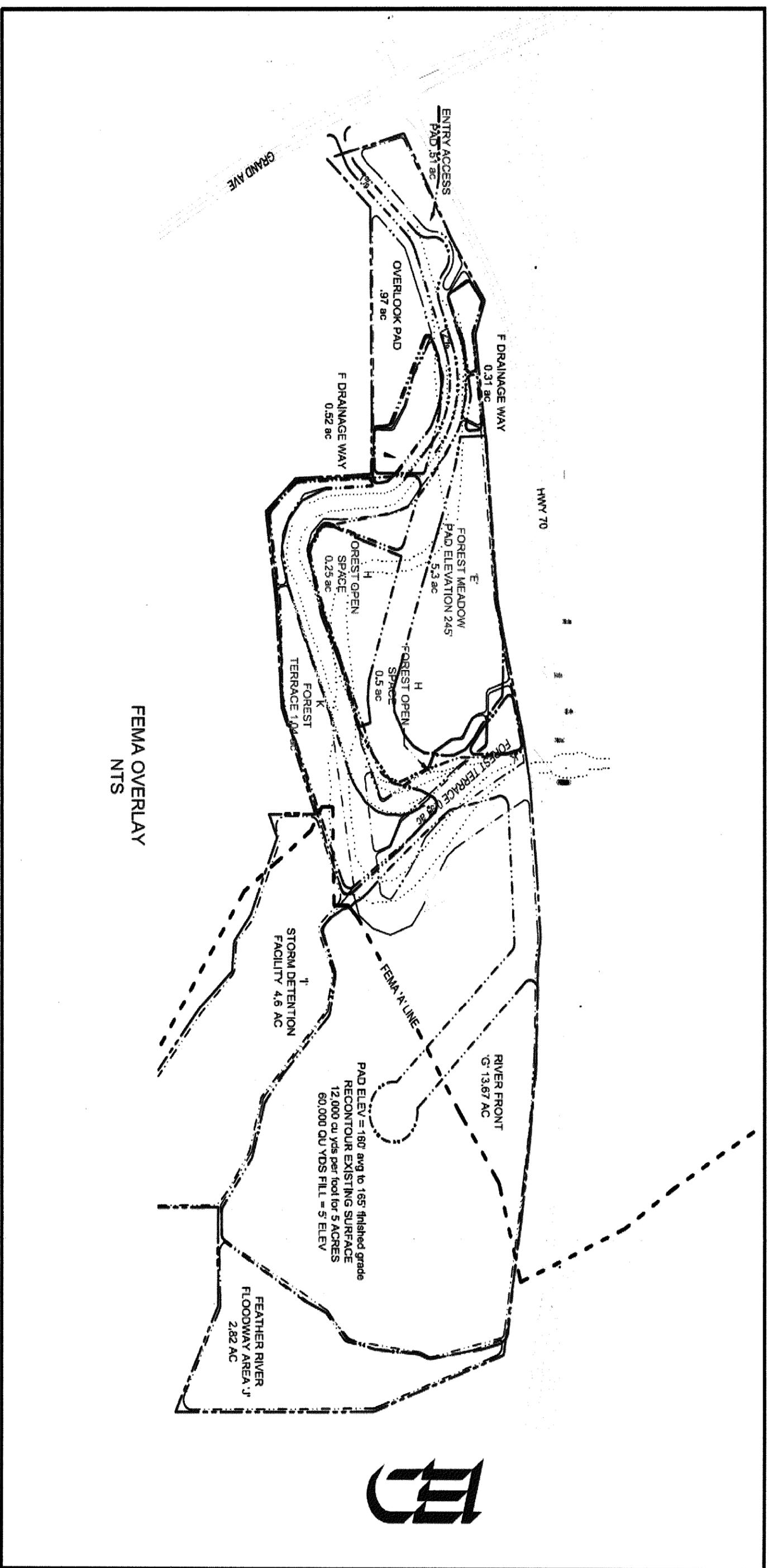


Figure 6: FEMA Overlay Map

b) Butte County

Following the annexation of the 22.34 acre area shown on the Annexation Map, Page 9, all of the project area will be within the City of Oroville limits. Butte County contact numbers are listed in Section 10.

c) Cal Trans

Sewer-Gravity Sewer Line

It is proposed that sewage from the property be transported via gravity along and under the State Highway 70 Bridge which crosses over the Feather River. This will allow for a connection to the existing sewer system which lies on the south side of the project site and the Feather River. Connection to the City of Oroville's sewer facilities (the governing agency) will require CalTrans approval if an attachment to the Highway 70 Bridge columns is to be made. Caltrans Encroachment specialist Berinder Dbaliwal was contacted and has stated the following concerning the feasibility of supporting a gravity sewer line along & under the State Highway 70 Feather River Bridge.

1. This alignment is reasonable to CalTrans as it will not impact the traveled way on the deck of the bridge. An alignment that is in the median is unacceptable due to the need to provide maintenance access.
2. A maintenance plan will be required as a part of the Permit application.
3. As this is a controlled access freeway a letter of exception will be required prior to issuance of the permit.

NOTE: Two similar permits for the project to the east were issued, and the processing time will take approximately 90 days.

Pedestrian Bridge

It is proposed that a pedestrian walkway, and bridge be created which will allow access to the park areas, and other features which lie south of the Feather River. One option is that the pedestrian walkway be attached to the Highway 70 Bridge to allow for crossing. Approval via CalTrans will have to be obtained for the bridge-highway connection to be made.

CalTrans Encroachment specialist Berinder Dbaliwal is not optimistic about the proposed pedestrian bridge. The processing time will be significant. The probability of final approval is poor.

Items of concern:

1. The bridge will have to meet American Disabilities Act (ADA) requirements as it connects to a public park. The deck of the bridge will need to be at least 6 feet wide which will add a structural addition to the existing columns. The 6' design cantilever will require substantial modifications' to the existing columns.
2. Pedestrian safety will be a significant concern. The probability of an individual jumping from the bridge is certain. Hence a chain link tunnel will be required. This will add significantly to the weight of the walkway.
3. Ownership & Maintenance of the structure will require that it be done by a municipality such as the city of Oroville.
4. It is estimated that the bridge could run over \$1,000,000 requiring State headquarters processing.

d) U.S. Army Corp of Engineers

Gallaway Consulting Inc. was initially contacted to assist Martin Bloom with permit facilitation. The facilitation included a 404 Nationwide 39 permit (NWP). A section 404 Nationwide 39 permit governs commercial and institutional developments as described below.

“Section 404 of the Clean Water Act regulates the discharges of dredged or fill material into non-tidal waters of the United States for the construction or expansion of commercial and institutional building foundations and building pads that are necessary for the use and maintenance of the structures. Features may include, but are not limited to, roads, parking lots, garages, yards, utility lines, storm water management facilities, and recreation facilities such as playgrounds and playing fields. Commercial developments include retail stores, industrial facilities, restaurants, business parks, and shopping centers. Institutional developments include schools, fire stations, government office buildings, judicial buildings, public works buildings, libraries, hospitals, and places of worship. The construction of new golf courses, new ski areas, or oil and gas wells is not authorized by this NWP.”

“The discharge must not cause the loss of greater than 1/2-acre of non-tidal waters of the United States, including the loss of no more than 300 linear feet of stream bed, unless for intermittent and ephemeral stream beds this 300 linear foot limit is waved in writing by the district engineer. This Nation Wide Permit does not authorize discharges into non-tidal wetlands adjacent to tidal waters”, (more information is available at: <https://www.nwo.usace.army.mil/html/od-rwy/NP%2039.pdf>).

Gallaway Consulting was initially contracted by Martin Bloom to provide the documentation and application process for a 404 permit proposal for a less than 1/2 acre of jurisdictional water, and or less than 300 linear feet of “other waters”. The permit was never applied for.

Galloway Consulting was also contracted to perform a wetland delineation and mitigation plan proposal. The proposal and wetland delineation was verified by the Corp (they agree with the designation of the area) but never permitted (never applied for) due to a static project design being unavailable or never finalized. Once a project design is established the 404 permit proposal can be reopened and brought to conclusion.

Galloway Consulting has no contract currently. Galloway states that the previous investor (Martin Bloom) has copies of all documentation. The wetland delineation is enclosed.

e) Thermalito Water and Sewer District (TWSD)

Existing Thermalito Water and Sewer District (TWSD) sewer facilities are located north and up-elevation of the project site, (TWSD map, Page 16). City of Oroville sewer facilities are located south of the property and hence south of the Feather River. Connection to the City of Oroville's sewage facilities will require CalTrans approval to attach to the Highway 70 Bridge columns to facilitate crossing the Feather River.

Permitting of a gravity feed piping system which can run south across the existing Highway 70 bridge, across the Feather River, and into an existing City of Oroville sewer man-hole may be possible.

TWSD water mains are located north of the property and will require looping for adequate fire flows.

IV. Endangered Species Designation

A wetland delineation was completed by Galloway Consulting Inc. The Corp of Engineers agrees with the location of said wetlands. However, a permit was never applied for, but can be in the event that a static project design is established. The wetland delineation is enclosed.

The project site may result in the removal of Elderberry Bushes which are considered habitat for the Valley Elderberry Longhorn Beetle (VELB) a federally listed endangered species, Figure 8.

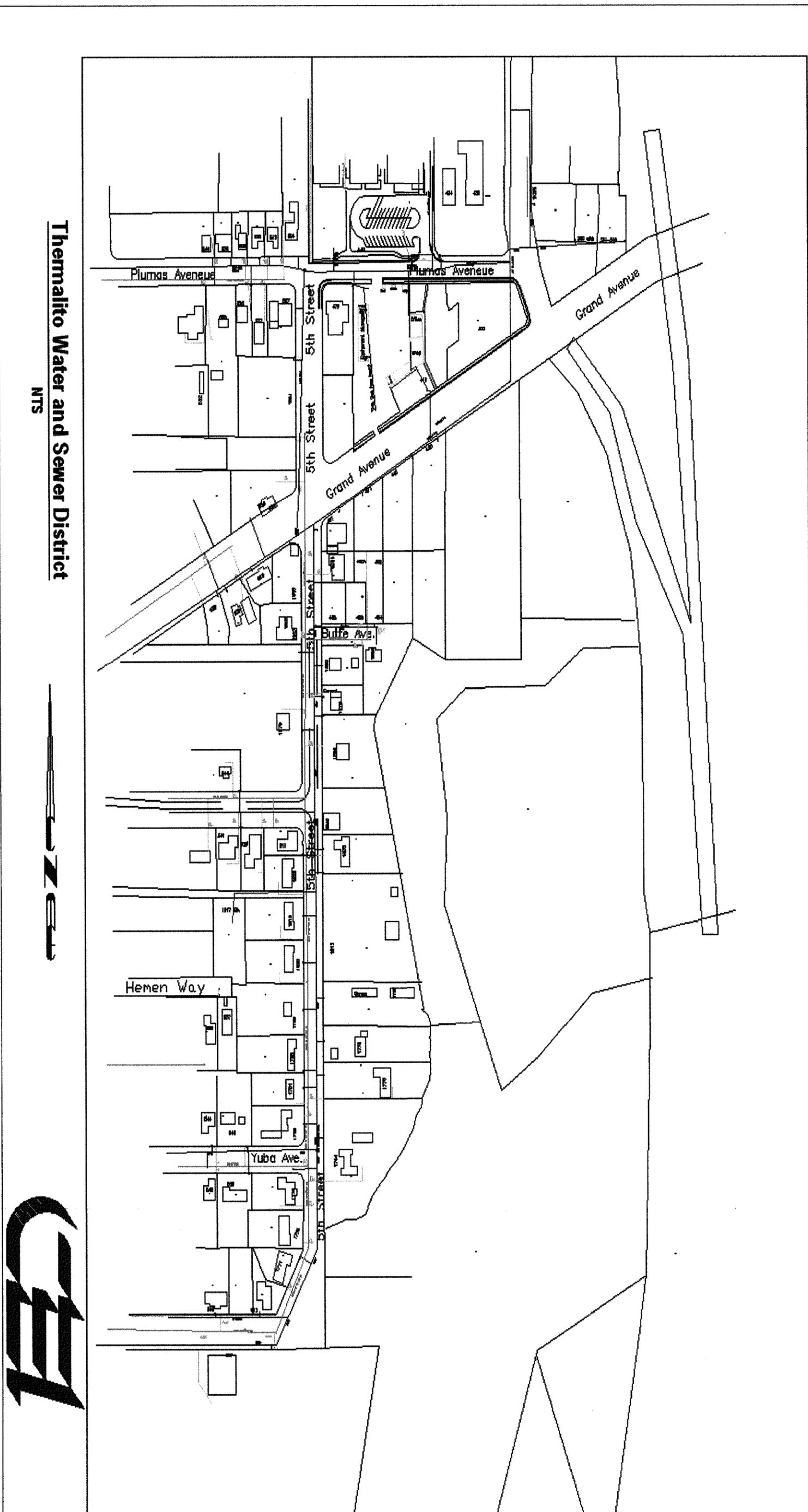


Figure 7: TWSD water and sewer connection map



Figure 8: Valley Elderberry Longhorn Beetle

The Army Corp of Engineers will need to initiate a Section 7 consultation with the U.S. Fish and Wildlife Service to determine the impacts to the VELB habitat. A Biological Resources Assessment was performed by Gallaway Consulting Inc. upholding the requirements set forth under Section 7 of the Endangered Species Act (ESA)(16 U.S.C 15362), as well as the standards set forth in the National Environmental Policy Act, the Biological Assessment is enclosed. The assessment includes:

- A Description of the site setting
- Characterization of the site habitat
- Environmental field studies
- A description of the natural species in the site area which are considered sensitive to the Dept of Fish and Game
- An assessment of the waters within the site area
- A project analysis and potential impacts on the environment
- An analysis and mitigation plan for a number of protected species including the Valley Elderberry Longhorn Beetle, Chinook salmon, and Steelhead.

V. Soils Designation/Land Use

The use of the land within the project area is restricted by the soil properties present in the area which change rapidly over short distances. A customized Soil Resources Report for the project area and surroundings obtained via the United States Department of Agriculture, and the Natural Resources Conservation Service is enclosed. In addition Holdrege and Kull Consulting Engineers did a site analysis and created a contract proposal for Martin Bloom the previous investor. However, the contract was never executed.

The enclosed USDA Soils report provides general information and maps depicting the soil characteristics present in the Oroville, and Butte County areas. This document is not specific to the project site but rather an informational document which provides land use planning and regulations related to soil features in the area.

The Holdrege and Kull Geotechnical Engineering Investigation Report is attached. The document gives detail to the surface conditions present at the site, subsurface conditions, slope stability, seismicity analysis, and grading and structural recommendations.

VI. Water Rights

With respect to water rights, legal counsel is recommended. Complex laws affect river water; this may be an item to package with a request to the city about funding assistance on the pedestrian bridge or agreement with a water agency that has existing rights and can sell some water. One such agency is Cal-Water which holds water rights south of the Feather River. Water resources from ponds and rainwater catchment should be considered. An attorney for Evans Fun Works is reviewing the title report for comments or referral.

VII. Cost Estimating

Tables 1, 2, and 3 provide an estimate of potential land development costs associated with the Riverfront project. Table 1 includes items pertaining to On-Site developments which include grading, roadway and parking, drainage, sewer and water establishment, and trenching. Table 2 includes Off-Site items which include grading, roadway and parking, and drainage. Table 3 is an estimate of the total project land development costs including plan check fees of 10%, engineering fees of 8%, and a 15% contingency fee. Total On-site development costs are estimated at approximately \$12,248,450.00, Off-Site development is estimated at \$845,055.00. And the total land development cost of the project is estimated at \$17,414,361.65. Land development construction costs may be bonded.

Table 4 provides an estimate of the planning fees associated with the Riverfront project. These fees include:

- Annexation
- Lot line adjustments
- General Plan amendments
- Subdivision and Rezoning
- Environmental reports

Total estimated planning fees equal \$325,066.10. Note: all miscellaneous fees have yet to be determined.

✓ TOTAL
X NO

Table 1: On-Site land development cost estimates

ONSITE					
ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	AMOUNT
1	GRADING:				
	a. Clear & grub	40.00	ac	\$2,000.00	\$80,000.00
	b. Grading-Backfill & Compaction	67,760	cy	\$10.00	\$677,600.00
	c. Grading-Trenching	3,370	cy	\$40.00	\$134,800.00
	d. Slope planting, irrigation & erosion control	21,500	sf	\$20.00	\$430,000.00
	e. Retaining wall	51,000	sf	\$100.00	\$5,100,000.00
	f. Slope & erosion control (SWPP)	7	ac	\$54,450.00	\$381,150.00
	g. Landscape and Entrance	1	ac	\$54,450.00	\$54,450.00
	sub-total of Item No. 1:				\$6,858,000.00
2	STREET & PARKING IMPROVEMENTS:				
	a. Pavement	25,550	lf	\$130.00	\$3,321,500.00
	b. Concrete sidewalk	51,100	sf	\$12.00	\$613,200.00
	sub-total of Item No. 2:				\$3,934,700.00
3	STORM DRAIN:				
	a. 36" Culvert	800	lf	\$50.00	\$40,000.00
	b. 24" Culvert	1,200	lf	\$30.00	\$36,000.00
	c. 18" Culvert	2,200	lf	\$20.00	\$44,000.00
	d. 12" Culvert	1,600	lf	\$6.00	\$9,600.00
	e. Drainage Inlet	15	ea	\$1,500.00	\$22,500.00
	f. Out fall Structures	4	ea	\$35,000.00	\$140,000.00
	g. Detention Structures	2	ea	\$35,000.00	\$70,000.00
	sub-total of Item No. 3:				\$362,100.00
4	SEWER:				
	a. 6" Main residential	4,700	lf	\$12.00	\$56,400.00
	b. 6" main commercial	4,300	lf	\$12.00	\$51,600.00
	c. Manholes	10.00	ea	\$2,500.00	\$25,000.00
	d. Service leads	4.00	ea	\$2,500.00	\$10,000.00
	e. Service leads commercial	2.00	ea	\$2,500.00	\$5,000.00
	f. Lift Stations	1.00	ea	\$35,000.00	\$35,000.00
	sub-total of Item No. 4:				\$183,000.00
5	WATER:				
	a. 18" Water line	2,550	lf	\$30.00	\$76,500.00
	b. 12" Water line Commercial	450	lf	\$20.00	\$9,000.00
	c. Irrigation	102,000	sqft	\$2.30	\$234,600.00
	d. Service leads commercial	10.00	ea	\$250.00	\$2,500.00
	e. Service leads residential	20.00	ea	\$250.00	\$5,000.00
	f. Water main line connection	20	ea	\$20,000.00	\$400,000.00
	g. Fire Hydrants	5	ea	\$2,000.00	\$10,000.00

✓
✓
✓
✓
✓
✓
✓

✓
X

✓

	sub-total of Item No. 5:				\$737,600.00	✓
6	JOINT TRENCH:					
	a. Joint trench	2,550	lf	\$30.00	\$76,500.00	
	b. Natural gas	2,550	lf	\$10.00	\$25,500.00	
	c. Electrical switch vault	10	ea	\$6,000.00	\$60,000.00	
	d. Electrical transformer	3	ea	\$3,000.00	\$9,000.00	
	e. Cable T.V. pedestal	4	ea	\$200.00	\$800.00	
	f. Service boxes	5	ea	\$250.00	\$1,250.00	
	sub-total of Item No. 6:				\$173,050.00	✓
	Sub-total Onsite:				\$12,248,450.00	

Table 2: Off-Site land development cost estimates

OFFSITE					
ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	AMOUNT
1	GRADING:				
	a. Clear & grub	3.00	ac	\$1,200.00	\$3,600.00
	b. Grading-Backfill & Compaction	14,520	cy	\$10.00	\$145,200.00
	c. Grading-Trenching	1,500	cy	\$40.00	\$60,000.00
	d. Slope & erosion control (SWPP)	1	ac	\$54,450.00	\$54,450.00
	e. Slope planting, irrigation & erosion control	2,500	sf	\$20.00	\$50,000.00
	f. Landscaping	0.5	ac	\$54,450.00	\$27,225.00
	sub-total of Item No. 1:				\$340,475.00
2	STREET & PARKING IMPROVEMENTS:				
	a. Pavement	1,056	lf	\$130.00	\$137,280.00
	b. Signage	5	ea	\$220.00	\$1,100.00
	c. Concrete sidewalk	4,000	sf	\$12.00	\$48,000.00
	d. Intersection	2	ea	\$125,000.00	\$250,000.00
	sub-total of Item No. 2:				\$436,380.00
3	STORM DRAIN:				
	a. 36" Culvert	800	lf	\$50.00	\$40,000.00
	b. 18" Culvert	400	lf	\$20.00	\$8,000.00
	c. 12" Culvert	200	lf	\$6.00	\$1,200.00
	d. Drainage Inlet	6	ea	\$1,500.00	\$9,000.00
	e. Detention Structures	2	ea	\$5,000.00	\$10,000.00
	sub-total of Item No. 3:				\$68,200.00
	Sub-total of Item Offsite				\$845,055.00

Table 3: Estimated total land development costs

Site-Estimated Total Costs				
sub-total of Item Onsite				\$12,248,450.00
sub-total of Item Offsite				\$845,055.00
sub-total Land development (Onsite + Offsite)				\$13,093,505.00
10% Plan Check:				\$1,309,350.50
Engineering:				\$1,047,480.40
15% Contingency:				\$1,964,025.75
Estimated TOTAL:				\$17,414,361.65

Table 4: Estimated planning fees

Riverfront fees (ESTIMATE ONLY)		
8/1/2008		
Annexation Processing		
City of Oroville	\$3,258.90	Filing
SBE	\$1,200.00	21 acres
LAFCo	\$10,500.00	(21 acres @ \$500)
Engineering/processing	\$10,000.00	CEI/EFW
TOTAL	\$24,958.90	ESTIMATE ONLY
Lot Line Adjustment – Reynolds		
City of Oroville	\$689.80	Filing
Title certifications/documents	\$600.00	Title Co. ESTIMATE
Processing	\$1,500.00	EFW
Descriptions/plans previously prepared	\$0	CEI
REVISIONS IF REQ.	\$2,000.00	CEI
Tax deposits all parcels in LLA	current plus 1 year deposit amount	
Recording fees	\$100.00	ESTIMATE
TOTAL	\$4,889.80	ESTIMATE ONLY
General Plan Amendment		
City of Oroville	\$2,427.88	Filing
Processing	\$3,000.00	EFW
Exhibits	TBD	
TOTAL	\$5,427.88	ESTIMATE ONLY
Subdivision/Rezone to PD		
City of Oroville	\$1,873.87	Filing
Per lot charge	\$1,000.00	Estimate (50 lots) (20/lot)
Tentative Map/PRELIM plans	\$10,000.00	CEI ESTIMATE
Checking/Inspection fees	\$4,000.00	City of Oroville
Title certification	\$1,000.00	Title Co.
Processing	\$5,000.00	EFW
Final Map	\$40,000.00	CEI ESTIMATE
Surveying/Engineering	\$20,000.00	CEI ESTIMATE
Tax deposits	current plus 1 year deposit amount	

Will-serve letters	\$1,000.00	Therm. SW Dist.
TOTAL	\$83,873.87	ESTIMATE ONLY
Subdivision Improvements	TBD	
Environ. Impact Report (IF REQUIRED)	\$200,000.00	Consultant
Environ. Impact Report (IF REQUIRED)	\$3,258.90	Filing
Dept. of Fish & Game fee	\$2,656.75	
	\$205,915.65	ESTIMATE ONLY
Misc. Studies		
Arborist	TBD	
Archaeological/historical		
Biological update/revise		
Botanical update/revise		
Flood		
River crossing/funding		
Sound		
Traffic		
Wetlands permitting		
TOTAL	\$325,066.10	ESTIMATE ONLY

VIII. Conclusions:

The initial step to bring the project to entitlement is to establish a "scope" for the project. This includes defining the uses desired on the site, i.e. restaurants, hotels, residential, commercial, etc; determine the number of lots desired and their locations, and other project specifics. This will help determine the zoning and amendment permits which need to be applied for. The following list of questions may help with determining a "scope" for the project.

1. With two owners (Equity Bancorp and Income Interest Partners), is there going to be two different projects?
2. Are you trying to combine the two sites into one project, under ownership by one company, with one contact or manager?
3. If two different projects are proposed will they be developed independently of each other?
4. What is the base time line for completion of the overall project or projects?
5. Is there to be phasing (development in stages) of the site (both parcels)?
6. What is your vision of the overall project (both parcels)?
7. Is your plan to take the site development to completion (build out both parcels)?
8. Are you trying to develop a plan and then sell the project?

Cranmer Engineering Inc. has defined a land plan for a previous investor which consists of the areas listed on the Sample Land Plan Map, page 27. The plan creates a development which consists of 36.7 acres and has parts that are classified Overlook, Entry Access, Forest Terrace, Forest Meadow, Residential, Forest Open Space, Storm Detention, and Floodway Area. Approximate areas of the project are the Overlook 0.97 acres, the Entry Access 0.51 acres, Forest Terrace 1.04 acres, Forest Meadow 5.3 acres, and the Forest Open space 0.75 acres. To the west of the Forest Terrace are existing residential areas. 4.6 acres of the property consists of storm detention, and 2.82 acres located south on the Feather River consists of a floodway area.

Once a static project design is established the lot line adjustment with the Reynolds property (APN 031-164-001), which is required to establish access to the property, should be applied for. In addition, annexation applications for the Income Interest Partners owned parcel APN # 031-100-006 needs to be applied for. Abandonment of Butte Avenue will allow for the two northerly parcels to be development. Ownership of the un-acquired parcels also needs to be established. Next, the City of Oroville should be contacted and funding applications and processes for the pedestrian bridge begun. Next is to begin the general plan amendment, rezoning, subdivision, and drainage plan applications. This will in turn trigger the environmental assessments required for approval and alert the appropriate agencies to begin reviewing the project.

IX. Recommendations

It is our recommendation that a written "script" or plan be created describing the sequence of tasks to be executed to bring the project to entitlement. Below are our recommendations to develop the project site. This list is a top down approach addressing what the final build-out items will be per each area listed on the land plan map.

1. Overlook Area: permit to construct a small business conducive with attracting attention to the business development of the site. Examples could be a drive through fast food restaurant or coffee/pastry shop.
2. Entry Access: landscape to provide "entry appeal" for potential customers entering the site.
3. Forest Meadow: restaurant with view of the water and perimeter mixed use condominiums/townhomes.
4. Forest Terrace: mixed use condominiums/townhomes.
5. Residential: single family homes near the water with Recreation Park.
6. Forest Open Space: protected area with walking paths.
7. Storm Detention: flood control and water recreation.
8. Floodway Area: water recreation.



**RIVER FRONT
SAMPLE LAND PLAN
NTS**

Figure 9: Sample Land Plan

X. Contact List

Table 5: List of contacts

Company/Title	Contact Name	Description	Phone Number/Contact
Army Corp of Engineers	Megan Nagy	Permit Questions	916-557-7257
CalTrans/ Encroachment specialist	Berinder Dbaliwal	Road and Hwy. Questions	530-741-5374
City or Oroville Public Works Director	Eric Teitelman/Tom Fitzpatrick	City of Oroville Questions	530-538-2420
Cranmer Engineering, Inc.	Steven Sarantopoulos	Engineering/Surveying	530-273-7284
Evans Fun Works	Michael Evans	Contractor # 548284	530-570-5498
Gallaway Consulting	Gallaway Consulting	Wetlands/Biological Assessments	530-343-8327
Governing County	Butte County	County Forms/Questions	http://www.buttecounty.net/ publicworks/forms.html
Holdrege and Kull	Shane Cummings	Soils/Structural Proposal	530-894-2487
Previous Investor	Martin Bloom	Development/Previous Document Questions	510-207-7446
Title Company	Bidwell Title and Escrow	Property Questions	(530) 894-2612
TWSD	Mike Edwards	Water and Sewer Questions	530-533-0740

XI. Attachments

- Tentative Map Application
- Gantt Chart
- Draft Delineation of Waters of the United States (Gallaway Consulting)
- Biological Resource Assessment (Gallaway Consulting)
- Custom Soils Report for Butte Area, CA
- Geotechnical Engineering Investigation Report (Holdrege and Kull)
- Preliminary Title Reports

ID	Task Name	Duration	Start	Finish	November	December	January	February	March	April	May	June	July	August	September	October	Nov	
1	Total Project Timeline	280 days	Mon 11/3/08	Fri 10/30/09	[Timeline bar from Nov 3 to Oct 30]													
2	Planning	5 days	Mon 11/3/08	Fri 11/7/08	[Timeline bar from Nov 3 to Nov 7]													
3	Research	5 days	Mon 11/3/08	Fri 11/7/08	[Timeline bar from Nov 3 to Nov 7]													
4	Current Assessment of the Property	5 days	Mon 11/3/08	Fri 11/7/08	[Timeline bar from Nov 3 to Nov 7]													
5	Governing Agency Specific Issues	280 days	Mon 11/3/08	Fri 10/30/09	[Timeline bar from Nov 3 to Oct 30]													
6	City of Oroville	280 days	Mon 11/3/08	Fri 10/30/09	[Timeline bar from Nov 3 to Oct 30]													
7	General Plan	10 days	Mon 11/3/08	Fri 11/14/08	[Timeline bar from Nov 3 to Nov 14]													
8	Amendment	10 days	Mon 11/3/08	Fri 11/14/08	[Timeline bar from Nov 3 to Nov 14]													
9	Zoning & Lot Lines	55 days	Mon 11/3/08	Fri 1/16/09	[Timeline bar from Nov 3 to Jan 16]													
10	Adjustments	55 days	Mon 11/3/08	Fri 1/16/09	[Timeline bar from Nov 3 to Jan 16]													
11	Tentative Map (TSM)	280 days	Mon 11/3/08	Fri 10/30/09	[Timeline bar from Nov 3 to Oct 30]													
12	Checklist Items	280 days	Mon 11/3/08	Fri 10/30/09	[Timeline bar from Nov 3 to Oct 30]													
13	Coordinate Consultants	280 days	Mon 11/3/08	Fri 10/30/09	[Timeline bar from Nov 3 to Oct 30]													
14	Map	235 days	Mon 11/3/08	Fri 9/25/09	[Timeline bar from Nov 3 to Sep 25]													
15	Surveying	235 days	Mon 11/3/08	Fri 9/25/09	[Timeline bar from Nov 3 to Sep 25]													
16	Tentative Map (TSM)	235 days	Mon 11/3/08	Fri 9/25/09	[Timeline bar from Nov 3 to Sep 25]													
17	Checklist Items	235 days	Mon 11/3/08	Fri 9/25/09	[Timeline bar from Nov 3 to Sep 25]													
18	1. Completed Application Form	6 days	Mon 11/3/08	Mon 11/10/08	[Timeline bar from Nov 3 to Nov 10]													
19	2. Application Fees	6 days	Mon 11/3/08	Mon 11/10/08	[Timeline bar from Nov 3 to Nov 10]													
20	3. Current Title Report	6 days	Mon 11/3/08	Mon 11/10/08	[Timeline bar from Nov 3 to Nov 10]													
21	4. Owner Authorization	6 days	Mon 11/3/08	Mon 11/10/08	[Timeline bar from Nov 3 to Nov 10]													
22	5. Authorist Report (exemption due to no oak trees)	41 days	Mon 11/3/08	Mon 12/29/08	[Timeline bar from Nov 3 to Dec 29]													
23	6. Registered Professional Stamp and Signature	1 day	Fri 9/25/09	Fri 9/25/09	[Timeline bar from Sep 25 to Sep 25]													
24	7. Development Agreements for Vesting Map	171 days	Mon 11/3/08	Mon 6/29/09	[Timeline bar from Nov 3 to Jun 29]													
25	Improvement Plan	129 days	Mon 11/3/08	Thu 4/30/09	[Timeline bar from Nov 3 to Apr 30]													
26	a. Name/Address of Property Owner of Record, Subdivider and Engineer	10 days	Mon 11/3/08	Fri 11/14/08	[Timeline bar from Nov 3 to Nov 14]													
27	b. Project name, date prepared, north arrow, scale, list of utility purveyors	10 days	Mon 11/3/08	Fri 11/14/08	[Timeline bar from Nov 3 to Nov 14]													
28	c. Vicinity Map	10 days	Mon 11/3/08	Fri 11/14/08	[Timeline bar from Nov 3 to Nov 14]													
29	d. Existing zoning and land use	10 days	Mon 11/3/08	Fri 11/14/08	[Timeline bar from Nov 3 to Nov 14]													
30	e. Existing topography	23 days	Mon 11/3/08	Wed 12/9/08	[Timeline bar from Nov 3 to Dec 9]													
31	f. Existing trees over 8" diameter	10 days	Mon 11/3/08	Fri 11/14/08	[Timeline bar from Nov 3 to Nov 14]													
32	g. Location of existing structures	10 days	Mon 11/3/08	Fri 11/14/08	[Timeline bar from Nov 3 to Nov 14]													
33	h. Drainage	50 days	Mon 11/3/08	Fri 1/9/09	[Timeline bar from Nov 3 to Jan 9]													
34	i. Existing streets, RWV or pavement	10 days	Mon 11/3/08	Fri 11/14/08	[Timeline bar from Nov 3 to Nov 14]													
35	j. Proposed easements	50 days	Mon 11/3/08	Fri 1/9/09	[Timeline bar from Nov 3 to Jan 9]													
36	k. Street Design	65 days	Mon 11/3/08	Fri 1/30/09	[Timeline bar from Nov 3 to Jan 30]													
37	l. Existing and proposed sewer, storm drains & hydrants	85 days	Mon 11/3/08	Fri 2/27/09	[Timeline bar from Nov 3 to Feb 27]													
38	m. Lot layout	105 days	Mon 11/3/08	Fri 3/27/09	[Timeline bar from Nov 3 to Mar 27]													
39	n. Grading Plan	65 days	Mon 11/3/08	Fri 1/30/09	[Timeline bar from Nov 3 to Jan 30]													
40	o. Proposed trails, parks, school sites & common areas for public or private use	129 days	Mon 11/3/08	Thu 4/30/09	[Timeline bar from Nov 3 to Apr 30]													
41	p. Phasing sequence	129 days	Mon 11/3/08	Thu 4/30/09	[Timeline bar from Nov 3 to Apr 30]													
42	Map	172 days	Mon 11/3/08	Tue 6/30/09	[Timeline bar from Nov 3 to Jun 30]													
43	Conforms to the CA Subdivision Map Act and Local Jurisdictional Requirements	172 days	Mon 11/3/08	Tue 6/30/09	[Timeline bar from Nov 3 to Jun 30]													
44	Indemnification Agreement	1 day	Tue 6/30/09	Tue 6/30/09	[Timeline bar from Jun 30 to Jun 30]													
45	Final Map (FM)	216 days	Mon 11/17/08	Fri 9/11/09	[Timeline bar from Nov 17 to Sep 11]													

Project: Equity Bancorp Riverfront Development, Oroville, CA
 Date: Thu 10/16/08

Task Split: [Legend]

Progress: [Legend]

Summary: [Legend]

External Tasks: [Legend]

External Milestone: [Legend]

Deadline: [Legend]

