

Date: February 1984

SITE SELECTION REPORT
for
Feather Falls Forest Fire Station
Butte Ranger Unit

Feather Falls Forest Fire Station is a one-truck facility situated in the southeast portion of the Butte Ranger Unit. The location of the existing station and two alternate sites are approximately 29 miles east of Oroville Ranger Unit Headquarters on the Lumpkin Ridge at an approximate elevation 3,000 feet.

There is a small community at Feather Falls of about 90 permanent residents with a potential of some 200 total residents if all present housing were utilized. The town was originally a mill town owned by Georgia Pacific Corporation with an active sawmill operation (now defunct and moved from the site). The town and surrounding timberland holdings of approximately 68,000 acres are now in the process of changing ownership to the Feather Falls Development Corporation, a private recreational development company.

The Feather Falls Forest Fire Station is presently operating on Site #2 under a lease agreement with Georgia Pacific Corporation (now Louisiana Pacific Corporation) which expires August 31, 1976.

The initial attack area of Feather Falls FFS encompasses an area of varying cover types, from lower elevation brushland types to pure fir timber at the higher elevations. From the standpoint of fire attack and travel times, all three of the proposed sites are suitable for the coverage desired. There are minimal travel time changes (less than 2 minutes) from existing studies on file.

The three sites under consideration are all owned by Louisiana Pacific Corporation and under option to Feather Falls Development Corporation. Size of parcel #1 (acreage) available for the Department's use is limited only by our requirements. Site #2 and #3 may be affected by preliminary recreational development plans.

All three sites front on the Lumpkin Road. The County of Butte Public Works Department indicated probable future realignment and improvement of the entire Lumpkin Road from the south fork arm of Lake Oroville to Feather Falls; however, no definite plans are in effect at this time. They indicated that any construction would be minimal and probably would have little effect upon the proposed sites. Federal, State and local government agencies and districts were contacted. Station construction, at any of the three sites, will not interfere with, or be interfered by, current or future projects of other governmental agencies.

Local attitude is good and receptive to constructing a new station in the area. Estimated cost of sites is approximately \$2,000 per acre, plus an estimated \$4,000 per site for acquisition costs and engineering studies.

SITE #1

Site #1 is first preference at Ranger Unit level and has Region concurrence.

This site, located approximately one-half mile west of Feather Falls on the south side of Lumpkin Road, consists of open land on a knoll with a few trees scattered throughout. The top of the knoll has an elevation of 2,900 feet. This site fronts on a paved county road approximately 30 feet in width.

Ingress and egress to this particular site would be desirable from each end, due to visibility problems inherent in middle-of-site access, along road frontage. Going east, the county road is in a gradual right hand curve along frontage, curving vertically over the knoll.

Utilities available:

Water – Adequate quantity can be obtained from the town water system approximately 1600' to east. Easement is available from the same ownership. There is an existing well on the site with water in it; however, no further information is available. There are no other wells close by to indicate water tables or source depths.

Power – PG&E powerline is approximately 750' south of the site. PG&E indicated that, due to free footage criteria, the cost to bring power to the site would be minimal or nil. Easement is available from same ownership.

Sewage Disposal would be by septic tank and leach lines. Percolation tests were not performed. However, general surface soils in the area are conducive to adequate leaching.

No natural gas is available, and therefore would require installation of tank and system for LPG would be required.

There are no existing improvements on the property, except a perimeter wooden fence, the existing well, and a three-sided open-front shed approximately 10' x 10' in size.

The proposed site contains about 3 acres.

See attached 1" = 200' scale map and accompanying photos. (NOTE: Map and photos omitted from this sample exhibit.)

SITE #2

The second choice at Ranger Unit level is the existing leased site of the present station.

This site is located on the eastern edge of the town of Feather Falls and on the north side of Lumpkin Road (dirt road approximately 15 feet wide). The site sits on a west-facing slope and the average steepness is 30%. Site #2 is densely covered by mixed conifer species, with the one exception of a leveled pad, approximately 10' x 250' in size, upon which are the temporary buildings. The pad is cleared of all vegetation except several conifers of varying sizes around its perimeter.

Ingress and egress to the existing pad is directly onto county road. There is visibility to the east, on Lumpkin Road, of approximately 50' and no limitations to the west.

All buildings are of temporary nature-rough wooden construction, are open screen sided, and have no foundations. At the discretion of the property owner, CDF will remove, or leave as is, improvements to the site upon termination of lease.

Present development plans of Feather Falls Development Corporation call for a 200+ space recreation trailer that would severely limit the space available for a fire station facility. The perimeter of the proposed park would take up a portion of the existing pad and all the land area to the north.

The existing leased site contains about two acres.

See attached 1" = 200' scale map and accompanying photos. (NOTE: Map and photos omitted from this exhibit sample.)

SITE #3

This site is third in preference at Ranger Unit level.

The site is located on the south side of Lumpkin Road, on the western edge of the town of Feather Falls. This site contains two levels of open ground, a road level in front, and an upper level 18' higher, approximately 150' back.

The site fronts on 30' wide, paved county road.

Ingress and egress are by driveway directly onto county road. No noticeable visibility limitations pertain.

Existing improvements on this property consist of a building approximately 20' x 35' in size, of wooden construction, and about 40-50 years of age. No foundation, in very poor repair.

Plot size is limited by the development plans of Feather Falls Development Corporation, whose proposed plans call for construction of condominium type residences directly adjacent to the south. On the east are planned a golf course, tennis courts and parking for same, all of which could create traffic congestion problems. Directly across from the site on the north side of Lumpkin Road is the Feather Falls Elementary school, not compatible with an emergency-type facility.

This site contains about 3 acres.

See attached 1" = 200' scale map and accompanying photos. (NOTE: Map and photos omitted from this exhibit sample.)

SITE SUITABILITY FACTORS
CHECKLIST

All of the items, or factors, on this checklist must be considered at sometime in the site selection process. Some of the factors will have to be addressed early in the selection process; others will only have to be considered later in the process after some preliminary decisions have been made. Most of the factors will have to be considered several times as questions are raised and alternatives are considered and eliminated/accepted.

Notes: 1. See Lands Handbook, Section 3324 through 3329, for detailed requirements. The _____ numbers on this form refer to those specific subsections which explicate each _____ checklist item.

2. Use the abbreviation N.A. where an item is not applicable.

SITE LOCATIONS: T _____, R _____, Section _____, _____.

Nearest Town _____.

County _____.

3324 ADMINISTRATIVE

3324.1 – LOCATION & ELEVATION

_____ General Description
_____ Approximate Elevation

3324.2 – ACCESS

_____ Road Standards
_____ Restrictions

3324.3 – TRAVEL TIME STUDIES

_____ Report

3324.4 – VISIBILITY MAP

_____ Map

3324.5 – WORKLOAD

_____ Work Program
_____ Land and Manpower Use

3324.6 – INTERAGENCY COORDINATION

_____ Joint Operation Coordination
_____ Land Use and Zoning
_____ Requirements of Other Agencies
_____ Construction
_____ Documentation of Contacts Made

3324.7 – LOCAL ATTITUDES

_____ Regarding New Facility
_____ Owner's Attitude Regarding Easements

3324.8 – COSTS

_____ Approximate Land and Easement Costs

3325 ENGINEERING

3326 ENVIRONMENTAL CONSIDERATION

3326.1 – CLIMATE

a. Temperature

_____ Weather record including days exceeding 90° F
_____ Avg. max. temp.--hottest month
_____ Avg. min. temp.--coldest month
_____ Max. temp. of record
_____ Min. temp. of record
_____ Weather record including days below 32° F

b. Precipitation

_____ Avg. annual inches of water
_____ Max. annual record
_____ Min. annual record
_____ Max. snow depth

c. Wind

- _____ Prevailing wind direction
- _____ Principal winter storm direction
- _____ Direction and Velocity of strongest winds

d. Evaporation

- _____ Avg. annual
- _____ Max. annual of record

3326.2 – GEOLOGY

- _____ Subsurface geology
- _____ Surface soil profile
- _____ Local seismic activity
- _____ Subsidence of unstable conditions

3326.3 – FLORA

- _____ Species
- _____ Relative density

3327 LAND DEVELOPMENT CONSIDERATIONS

3327.1 – DRAINAGE AND GRADING

- _____ Patterns of drainage
- _____ Earthwork--Excavation quantities
 - _____ Earthwork--imported fill quantities
 - _____ Excess material disposal areas
 - _____ Fill material supply locations; approximate costs

3327.2 – ELECTRICAL

- _____ Name and address of electrical company
- _____ Location of nearest service points
- _____ Three phase power extensions
- _____ Reliability--voltage regulations
- _____ Power line extension cost; free footage

3327.3 – WATER SUPPLY

- _____ Water sources
 - If from water district or municipality:
 - _____ Name and address of utility company
 - _____ Locations of mains

EXHIBIT 3324-3329 cont. 2

- _____ Size of mains
- _____ Max. static pressure
- _____ Min. operating pressure at peak use
- _____ Firmness of supply

_____ Cost of main extension
_____ Monthly water rate schedule
_____ Special contract terms

If from spring, impoundment, or ditch:

_____ Water surface elevation
_____ Best take-out location
_____ Water right status

If from wells:

_____ Locations of existing wells
_____ Drilling conditions and methods
_____ Depths, diameters, water yields

All sources:

_____ Water treatment requirements
_____ Bacteriological and mineralogical analyses
_____ Possible location of gravity supply tank

3327.4 – SEWAGE TREATMENT AND DISPOSAL

_____ Method of treatment and disposal

If discharge to municipal or sanitary district:

_____ Name and address of utility company
_____ Manhole locations and connection points
_____ Invert elevations
_____ Branch sewer extension costs
_____ Costs of participation, connection and service
_____ Special contract terms

If sewage service not available:

_____ Percolation tests and results

3327.5 – GAS

_____ Natural gas availability

If available:

_____ Name and address of utility company _____ Locations of gas

main

_____ Cost of gas main extension

If not now available:

_____ Is site within a gas utility company operating area?

3327.6 – COMMUNICATIONS

_____ Name and address of telephone company

_____ Location of nearest telephone company terminal point

_____ Single party service availability

_____ Cost of phone trunk line extension

_____ Radio antenna locations, communications engineering check

3327.7 – IMPROVEMENTS

_____ Existing improvements--materials and condition

_____ Foundation soils for future structures

Source of materials:

_____ Base rock

_____ Concrete aggregates

_____ Transit mix concrete

_____ Asphalt concrete

3328 LAND TITLE CONSIDERATIONS

_____ Property Survey

_____ Title Report

_____ Boundary Description

_____ Engineer's Statement of Inspection

3329 MAPS, PLANS, AND PHOTOS

_____ Land Boundary and Title Map

_____ Site Suitability Plan

_____ Quadrangle

_____ Photo

(see Table of Contents)