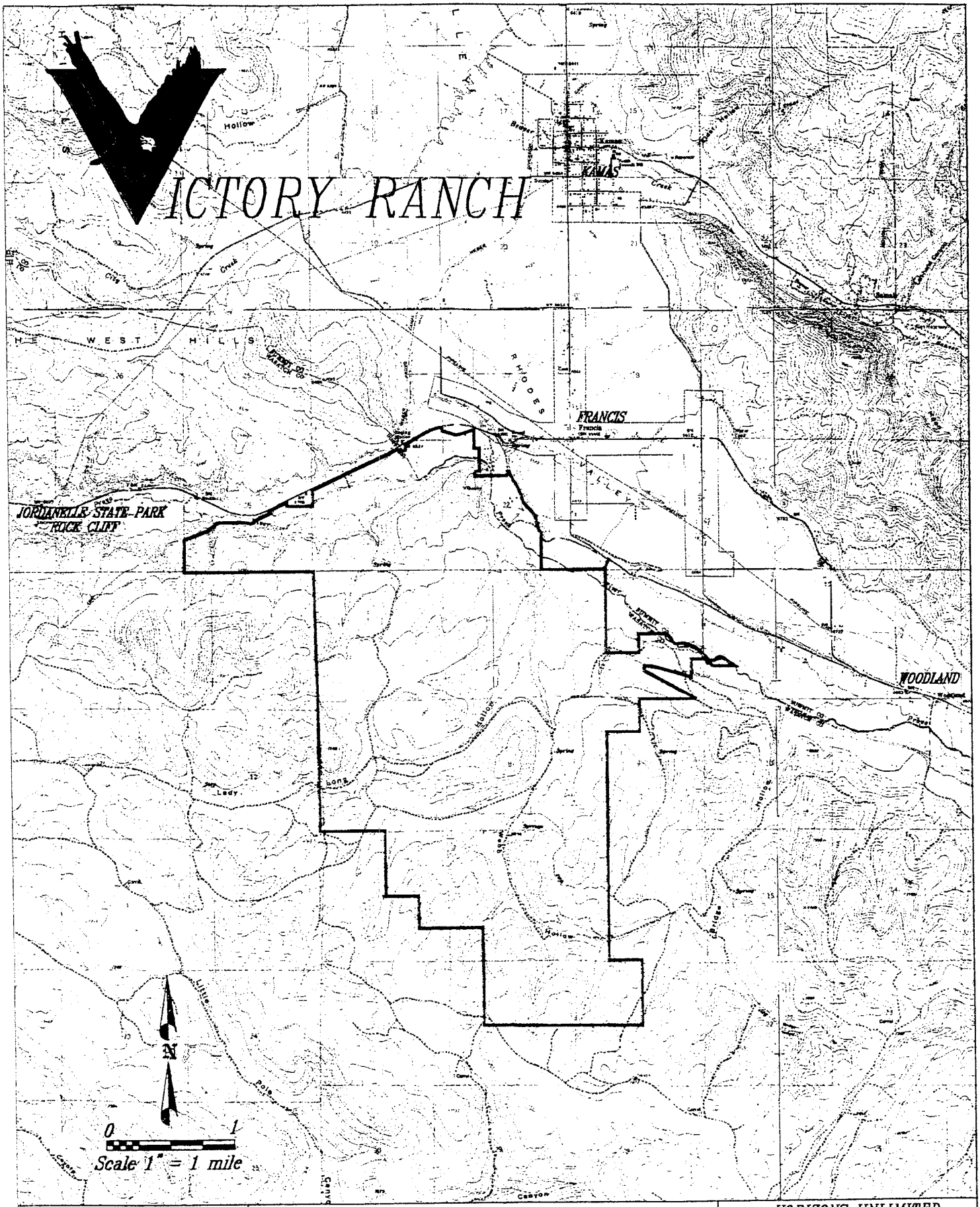
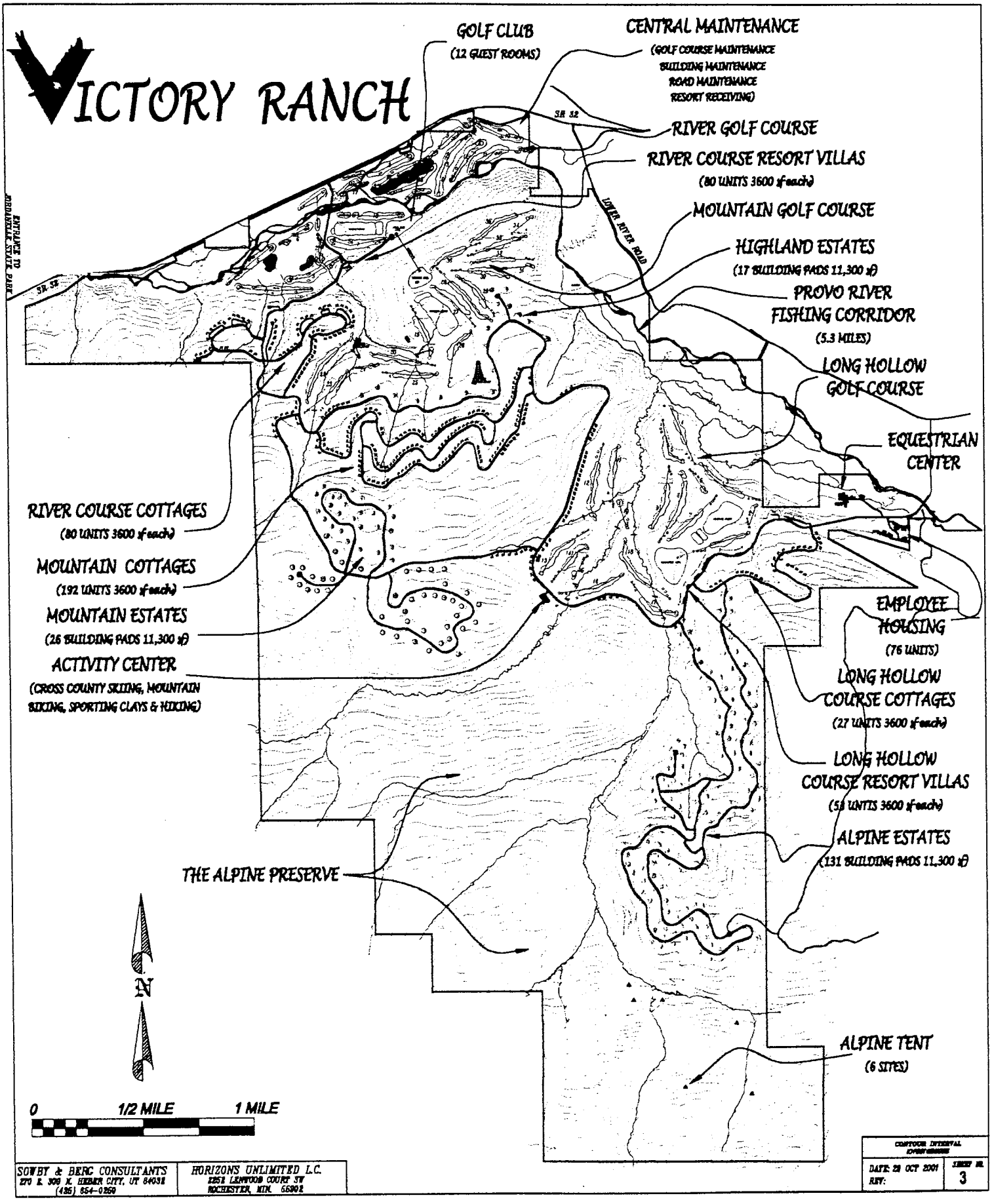
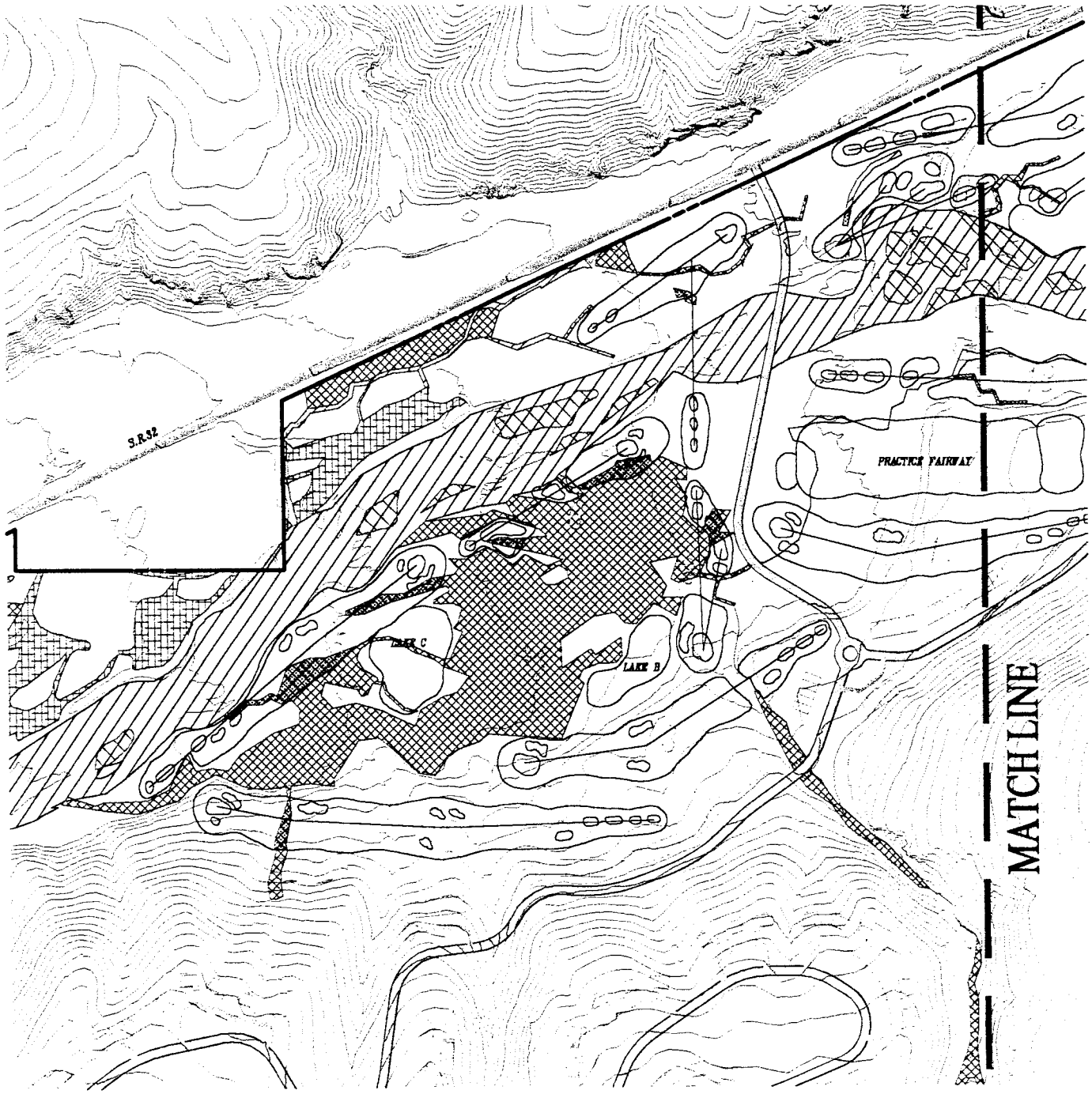


VICTORY RANCH	LOCATION MAP		HORIZONS UNLIMITED 2252 LENWOOD COURT SW ROCHESTER, MN. 55902		
WASATCH COUNTY, UT	WISE EARTH PO BOX 980994 (435) 615-6724 PARK CITY, UT 84098	SOWBY & BERG CONSULTANTS 270 E 300 N (435) 654-0250 HEBER CITY, UTAH 84032	DATE: 19 SEP 2001 REV:	DRAWING NO. LOCATION	SHEET NO. 1


VICTORY RANCH
GOLF CLUB
(12 GUEST ROOMS)
CENTRAL MAINTENANCE
(GOLF COURSE MAINTENANCE
BUILDING MAINTENANCE
ROAD MAINTENANCE
RESORT RECEIVING)
SR 32
RIVER GOLF COURSE
RIVER COURSE RESORT VILLAS
(80 UNITS 3600 sf each)
LOWER RIVER ROAD
MOUNTAIN GOLF COURSE
HIGHLAND ESTATES
(17 BUILDING PADS 11,300 sf)
PROVO RIVER
FISHING CORRIDOR
(5.3 MILES)
LONG HOLLOW
GOLF COURSE
EQUESTRIAN
CENTER
RIVER COURSE COTTAGES
(80 UNITS 3600 sf each)
MOUNTAIN COTTAGES
(192 UNITS 3600 sf each)
MOUNTAIN ESTATES
(26 BUILDING PADS 11,300 sf)
ACTIVITY CENTER
(CROSS COUNTY SKIING, MOUNTAIN
BIKING, SPORTING CLAYS & HIKING)
EMPLOYEE
HOUSING
(76 UNITS)
LONG HOLLOW
COURSE COTTAGES
(27 UNITS 3600 sf each)
LONG HOLLOW
COURSE RESORT VILLAS
(58 UNITS 3600 sf each)
ALPINE ESTATES
(131 BUILDING PADS 11,300 sf)
THE ALPINE PRESERVE
ALPINE TENT
(6 SITES)
N
0
1/2 MILE
1 MILE
SOWBY & BERG CONSULTANTS
270 E. 300 N. HEBER CITY, UT 84032
(435) 654-0250
HORIZONS UNLIMITED L.C.
1252 LENWOOD COURT SW
ROCHESTER, MN. 55902
CONTOUR INTERVAL
DATE: 29 OCT 2001
REV:
SHEET NO.
3



600 0 600

Scale 1" = 600'

N

WETLAND CLASSIFICATIONS

- RIVERINE
- DELINEATED WETLANDS
- IMPACTED WETLANDS
- DITCH
- INTERMITTENT STREAM

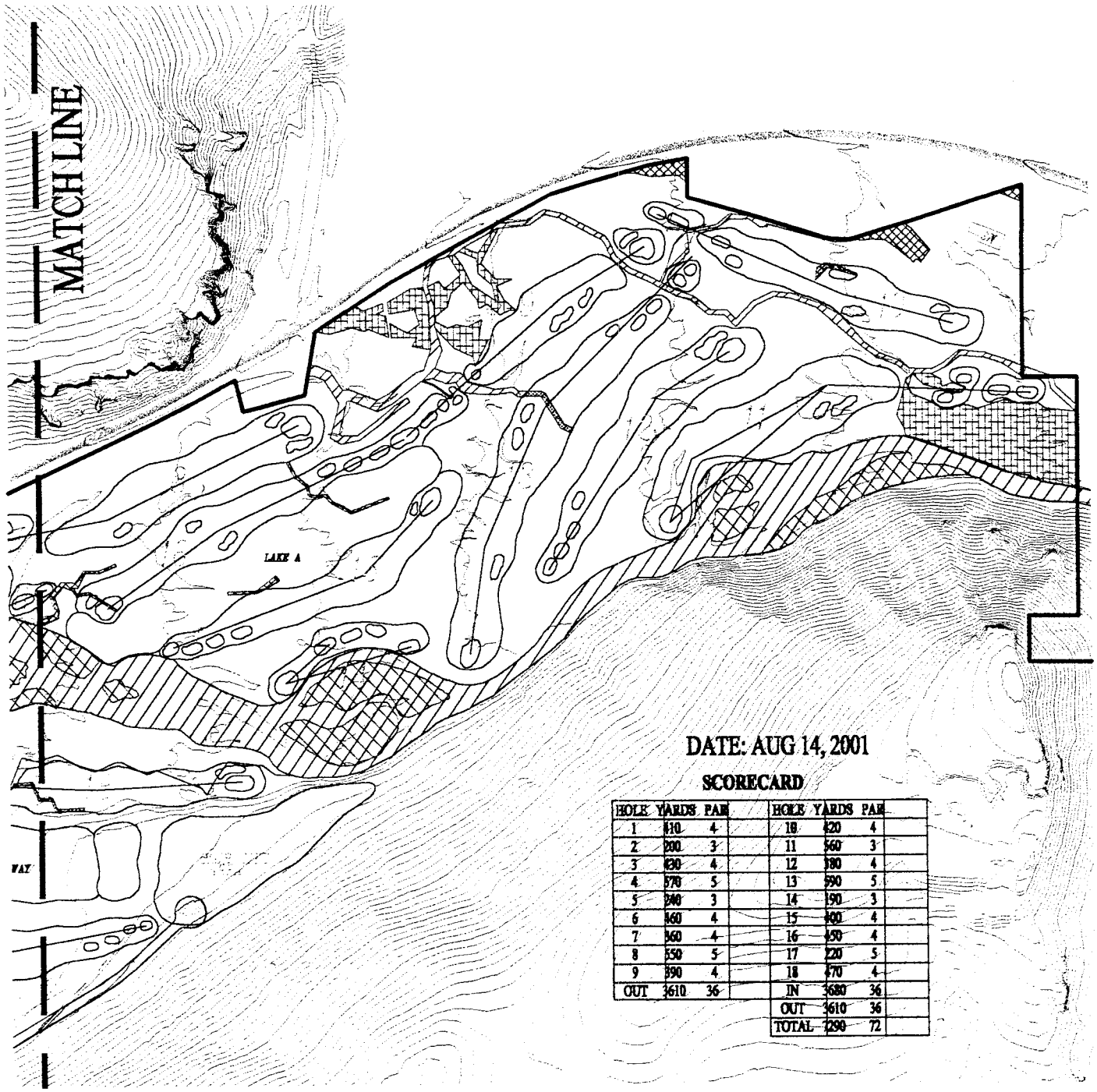
RIVER GOLF COURSE - WESTERN HALF

WASATCH COUNTY, UT

HORIZONS UNLIMITED L.C.
2252 LENWOOD COURT SW
ROCHESTER, MIN. 55902

VICTORY RANCH

GOLF COURSE DESGIN BY: REES JONES, INC MONTCLAIR, NEW JERSEY	SOWBY & BERG CONSULTANTS 270 E 300 N (435) 654-0250 HEBER CITY, UTAH 84032	DESIGN BY: RJ DRAWN BY: KRB	DATE: 15 NOV 2001 REV:	DRAWING NO. RIVER GOLF	SHEET NO. 4W



DATE: AUG 14, 2001

SCORECARD

HOLE	YARDS	PAR		HOLE	YARDS	PAR	
1	410	4		10	420	4	
2	200	3		11	560	3	
3	430	4		12	380	4	
4	570	5		13	590	5	
5	240	3		14	190	3	
6	460	4		15	400	4	
7	360	4		16	450	4	
8	550	5		17	220	5	
9	390	4		18	470	4	
OUT	3610	36		IN	3680	36	
				OUT	3610	36	
				TOTAL	7290	72	

600 0 600

Scale 1" = 600'

N

WETLAND CLASSIFICATIONS

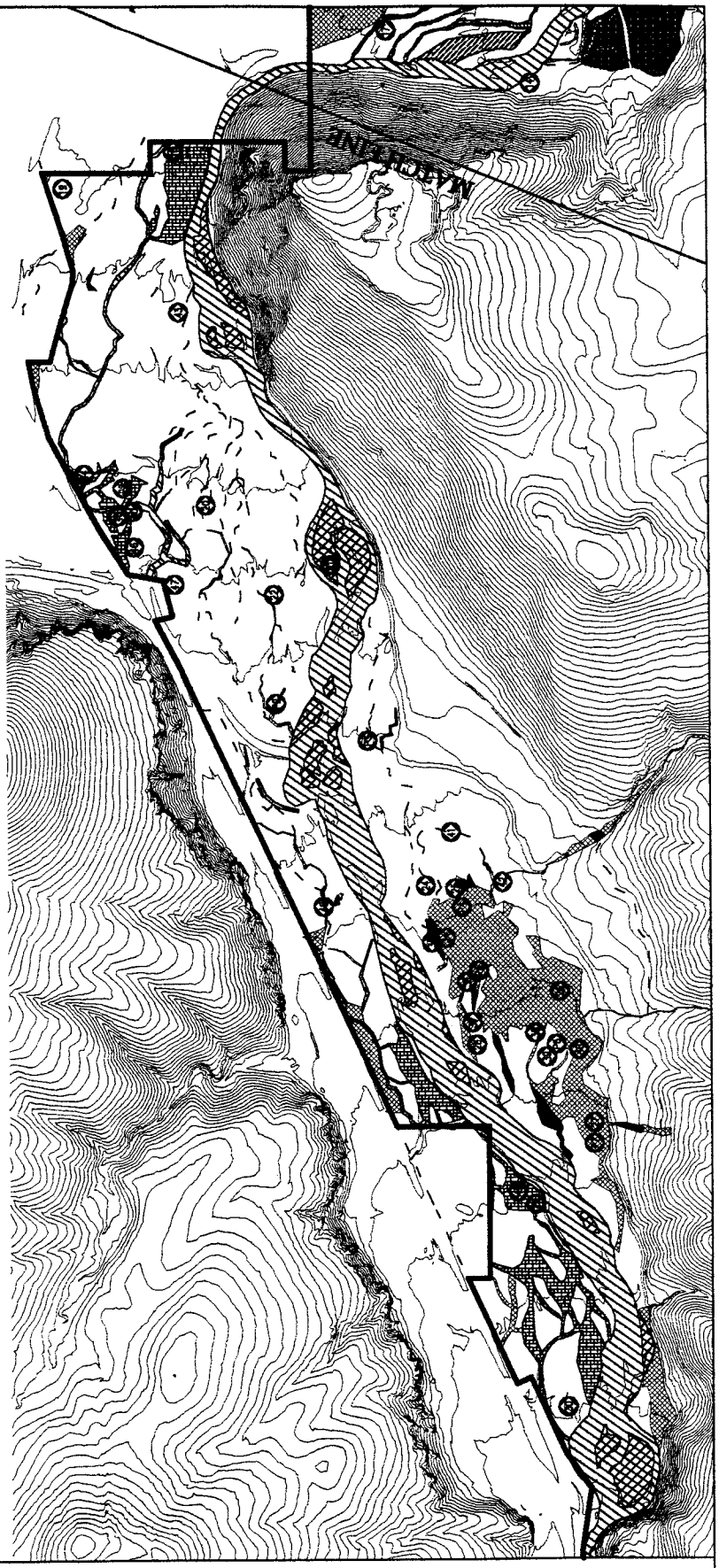
- RIVERINE
- DELINEATED WETLANDS
- IMPACTED WETLANDS
- DITCH
- INTERMITTENT STREAM

RIVER GOLF COURSE - EASTERN HALF

WASATCH COUNTY, UT	HORIZONS UNLIMITED L.C. 2252 LENWOOD COURT SW ROCHESTER, MIN. 55902	VICTORY RANCH

GOLF COURSE DESGIN BY: REES JONES, INC MONTCLAIR, NEW JERSEY	SOWBY & BERG CONSULTANTS 270 E 300 N (435) 654-0250 HEBER CITY, UTAH 84032	DESIGN BY: RJ DRAWN BY: KRB	DATE: 15 NOV 2001 REV:	DRAWING NO. RIVER GOLF	SHEET NO. 4E

VICTORY RANCH
WETLAND DELINEATION



WETLAND CLASSIFICATIONS

- P FO/SS A = PALUSTRINE FORESTED / SCRUB SHRUB TEMPORARILY FLOODED
- RIVERINE
- PEMC = PALUSTRINE EMERGENT SEASONALLY FLOODED
- PEMF = PALUSTRINE EMERGENT SEMI PERMANENTLY FLOODED
- PFOFb = PALUSTRINE FORESTED SEMI PERMANENTLY FLOODED
- RU /RS = RIVER UNCONSOLIDATED SHORELINE BOTTOM - VEGETATED
- IMPACTED WETLANDS
- IMPACTED WETLANDS MITIGATION SITE WET MEADOW & PONDS WITH VEGETATED SHALLOWS
- DATA POINT
- DITCH
- INTERMITTENT STREAM
- PERENNIAL STREAM

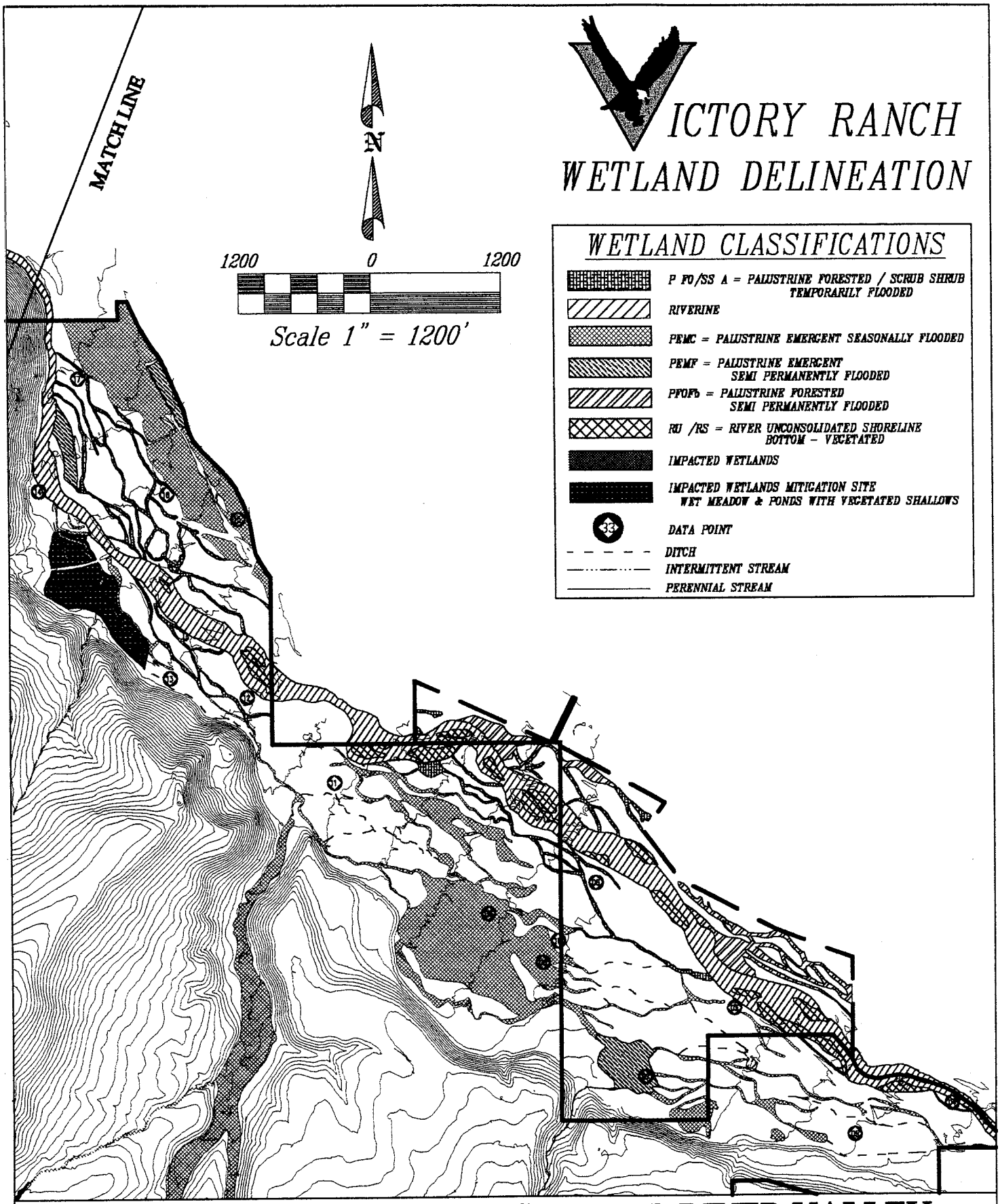
1200 0 1200

Scale 1" = 1200'

RIVER CORRIDOR WETLANDS - LOWER RIVER VALLEY

WASATCH COUNTY, UT	HORIZONS UNLIMITED L.C. 2252 LENWOOD COURT SW ROCHESTER, MIN. 55902	VICTORY RANCH

WISE EARTH PO BOX 980994 (435) 615-6724 PARK CITY, UT 84098	SOWBY & BERG CONSULTANTS 270 E 300 N (435) 654-0250 HEBER CITY, UTAH 84032	DESIGN BY: HW DRAWN BY: KRB	DATE: 15 NOV 2001 REV:	DRAWING NO. WOMH	SHEET NO. W0-L



RIVER CORRIDOR WETLANDS - UPPER RIVER VALLEY

WASATCH COUNTY, UT	HORIZONS UNLIMITED L.C. 2252 LENWOOD COURT SW ROCHESTER, MIN. 55902	VICTORY RANCH

WISE EARTH PO BOX 980994 (435) 615-6724 PARK CITY, UT 84098	SOWBY & BERG CONSULTANTS 270 E 300 N (435) 654-0250 HEBER CITY, UTAH 84032	DESIGN BY: HW DRAWN BY: KRB	DATE: 15 NOV 2001 REV:	DRAWING NO. WOMH	SHEET NO. W0-U

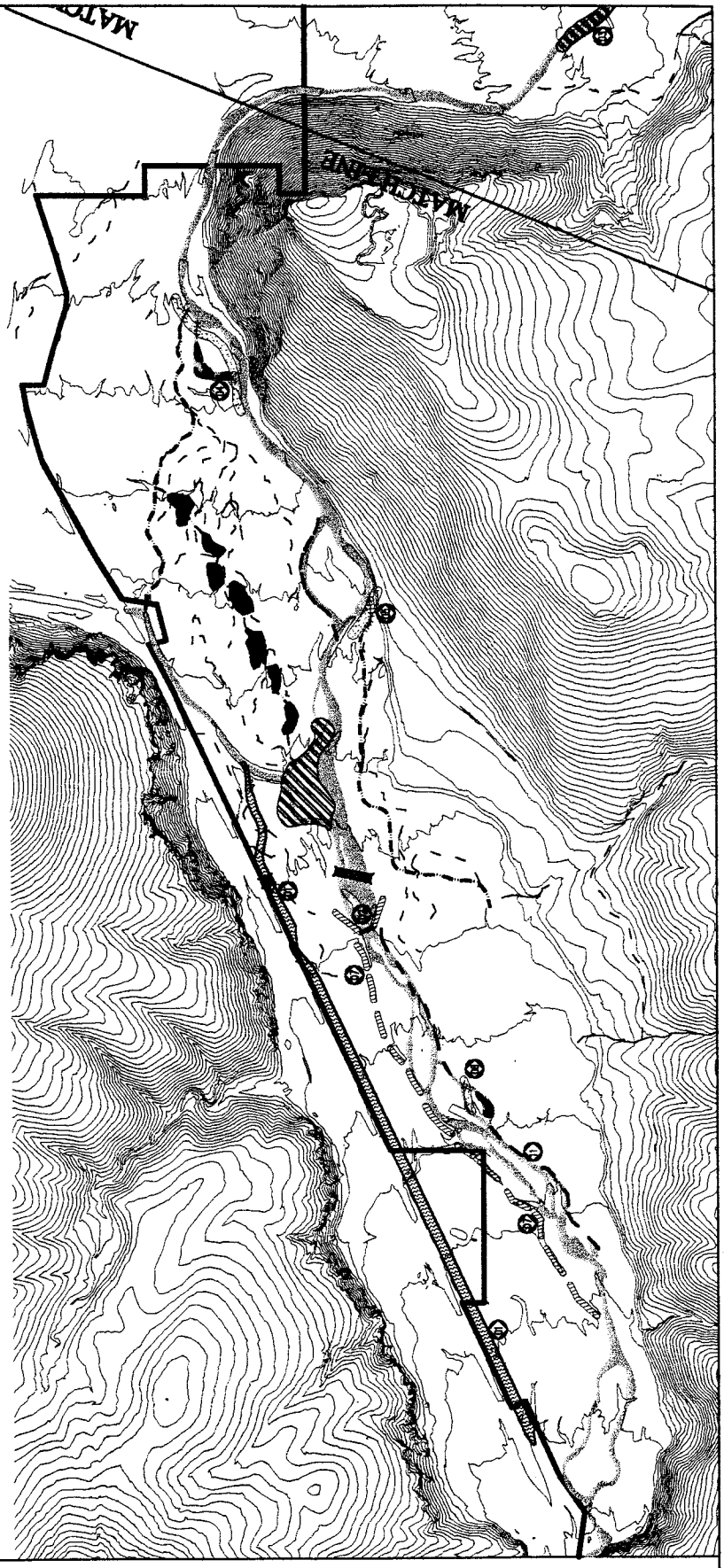
Table 2
Direct Wetland Impacts of the Preferred Alternative

	Meadow Wetland	Forest Wetland	River Channel	Perennial Drainage	Ephemeral Drainage
Golf Course Fill	1.97	0.26			
Golf Course Pond	0.15				
Roads	0.38			0.04	0.06
Restoration	3.5	0.2	0.8		
Subtotals	6	0.46	0.8	0.04	0.06
Development Impacts - 2.86 acres			**Estimated Restoration Impacts - 4.5 acres**		

Table 3
Golf Course Wetland and Forest Impacts

Development Feature	Forest Cover Acres Removed	Wetland Impact Acres m=meadow/f=forested	
Golf Course Hole		Open Water	Fill
1			
2	0.03		0.17 m
3			
4			0.15 m
5			0.91 m
6			0.44 m
7			0.14 m
8	2.15		0.03 f
9	2.86		
10	0.15		0.07 m
11	5.31		
12	3.82		
13	2.55		0.12 f
14	0.44		
15	0.81		0.01 m
16	0.10		0.06 m
17	1.97		0.03 f
18	2.83		0.08 f
Pond C	0.63	0.15	
Subtotals	23.65	0.15	2.23
% of total trees/wetlands	10%	0.5%	
Total Wetland Impacts		**2.38**	

VICTORY RANCH
RIVER ENHANCEMENT



LEGEND

- PROVO RIVER
- WEBER CANAL REALIGNMENT
- SIDE CHANNEL
- BANK STABILIZATION
- NEW DIKES
- FRENCH DRAINS
- REMOVED DIKES
- NEW PONDS
- RIVER RESTORATION REACH
- REMOVED ROADS & BRIDGES
- NEW BRIDGE
- TEXT REFERENCE NUMBERS (1-11)

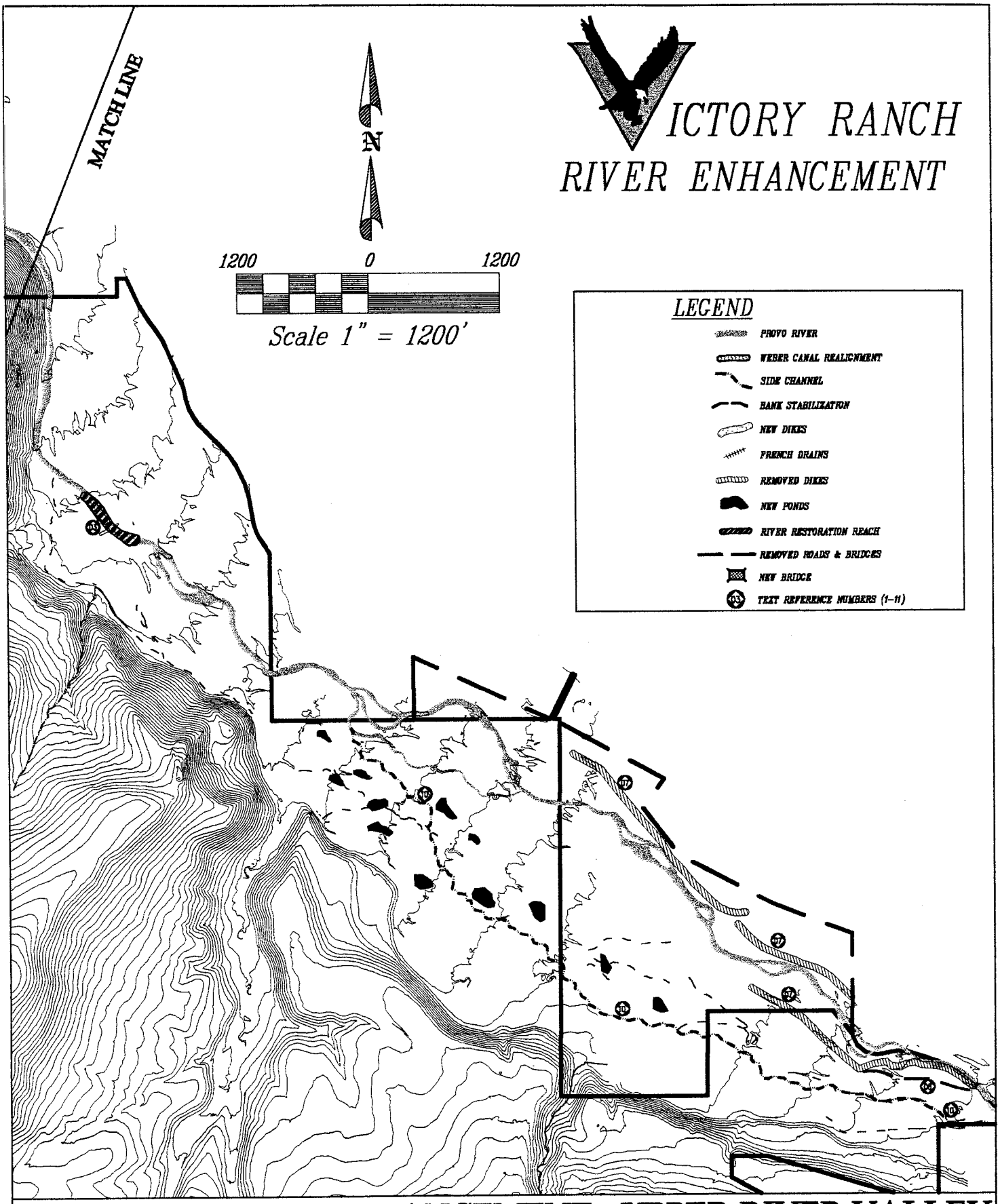
1200 0 1200

Scale 1" = 1200'

RIVER CORRIDOR ENHANCEMENT- LOWER RIVER VALLEY

WASATCH COUNTY, UT	HORIZONS UNLIMITED L.C. 2252 LENWOOD COURT SW ROCHESTER, MIN. 55902	VICTORY RANCH

OTIS BAY, L.L.C. 1049 SH 475 W (801) 428-6188 FARMINGTON, UT 84025	SOWBY & BERG CONSULTANTS 270 E 300 N (435) 654-0250 HEBER CITY, UTAH 84032	DESIGN BY: OB DRAWN BY: KRB	DATE: 15 NOV 2001 REV:	DRAWING NO. ULOML	SHEET NO. R1-L



VICTORY RANCH
RIVER ENHANCEMENT

RIVER CORRIDOR ENHANCEMENT - UPPER RIVER VALLEY

WASATCH COUNTY, UT	HORIZONS UNLIMITED L.C. 2252 LENWOOD COURT SW ROCHESTER, MIN. 55902	VICTORY RANCH				
OTIS BAY, L.L.C. 1049 SH 475 W (801) 428-6188 FARMINGTON, UT 84025	SOWBY & BERG CONSULTANTS 270 E 300 N (435) 654-0250 HEBER CITY, UTAH 84032	DESIGN BY: OB DRAWN BY: KRB	DATE: 15 NOV 2001 REV:	DRAWING NO. EOMU	SHEET NO. R1-U	

Table 1

Dominant Vegetation at Victory Ranch

Scientific Name	Common Name	Indicator Status*
Wetland Species		
Agrostis stolonifera	spreading bentgrass	FACW
Alnus incana	thinleaf alder	FACW
Alopecuris aequalis	shortawn foxtail	OBL
Carex microptera	small-winged sedge	FAC
Carex nebrascensis	Nebraska sedge	OBL
Carex rostrata	beaked sedge	OBL
Crataegus douglasii	river hawthorne	FAC
Deschampsia cespitosa	tufted hairgrass	FACW
Equisetum arvense	field horsetail	FAC+
Festuca arundinacea	tall fescue	FACW-
Glyceria striata	fowl mannagrass	OBL
Juncus balticus	baltic rush	FACW
Juncus ensifolius	swordleaf rush	FACW+
Juncus nevadensis	Nevada rush	FACW*
Phalaris arundinacea	reed canary grass	OBL
Poa palustris	fowl bluegrass	FACW

Table 1 (continued)

Dominant Vegetation at Victory Ranch

Scientific Name	Common Name	Indicator Status*
Populus angustifolia	narrowleaf cottonwood	FAC*
Salix exigua	coyote willow	OBL
Salix lasiandra	wiplash willow	OBL
Salix lutea	yellow willow	OBL
Upland Species		
Agropyron smithii	western wheatgrass	FACU
Agropyron sp	wheatgrass	NA
Alopecuris pratensis	meadow foxtail	NI
Artemisia tridentata	big sagebrush	FACU
Chrysothamnus sp	rabitbrush	FACU
Dactylis glomerata	orchard grass	FACU
Festuca ovina	sheep fescue	FACU
Phleum prantense	timothy	FACU
Poa pratensis	Kentucky bluegrass	FACU
Taraxacum officinale	common dandelion	FACU
Thermopsis montana	golden pea	NA
Trifolium repens	white clover	FACU

* - tentative designation
NA - species not listed
NI - indicator status undetermined
OBL - obligate wetland species, 99% occurrence in wetlands
FACW - facultative wetlands species, 67-99% occurrence in wetlands
FAC - facultative species, 34-66% occurrence in wetlands
FACU - facultative upland species, 1-33% occurrence in wetlands

2.2 Alternatives Analysis

The alternatives analysis addresses the following questions.

1) Alternate Site: Taking into consideration cost, existing technology and logistics, can the overall project purposes be completed at an alternate location with less damaging direct and indirect impacts to waters of the US?
2) Alternate Designs: If the proposed site is the best practicable location, what design alternatives provide the least damaging means to fulfill the purpose and need of the project at the proposed site?
3) The No Action Alternative: Can the project purpose (fulfilling a demand for destination recreation opportunities of fishing, golfing and skiing) be met without developing the resort?

Other sites were considered in order to identify a site that met the project criteria and could provide the amenities envisioned for this destination resort (Alternative A). With the purchase of Victory Ranch, preliminary data was collected concerning wetlands and riparian habitat to aid in design of a technically and financially feasible project. Three technically feasible designs were run through a logistics and cost feasibility analysis (Alternative B). To further comply with 404(b)(1) guidelines, the no action alternative was examined for technical, logistic and cost feasibility (Alternative C). The findings of the alternatives analysis are discussed in detail below.

Alternative A - Other golf and fishing resort locations

The developer has actively looked at other river locations primarily in Utah, Colorado and Wyoming and found nothing available that would provide the range of amenities envisioned for the proposed resort. Features include proximity to a major airport, proximity to quality downhill skiing, suitable space for at least three golf courses in a variety of aesthetically pleasing environments, several miles of controlled fishing access on a major river and sufficient land acreage to perpetually guarantee miles of trails and views uninterrupted by future development and conflicting interests. Major rivers close to airports and skiing (near Denver or Reno for example) are already chopped into numerous small parcels containing various levels of development.

Years of effort went into identifying a suitable site and the land that comprises the project

was found to be the best choice even though the river and riparian habitat require a large investment in restoration. An alternate development location on a major river would have its own set of environmental impacts but those potential impacts have not been evaluated because no available site was found with comparable amenities.

Within Utah the developer seriously considered what is now the Glenwild golf course and for a time had an offer on what is now the Promentory development. These two local areas, now being developed as golf course residential communities, were rejected primarily because they lack a riverine environment. Without a river, these sites could not provide the fishing component envisioned for the proposed destination resort. Alternative A was rejected as technically and logistically unfeasible.

Alternative B - Other designs for a golf and fishing resort at this location

The proposed river golf course and fishing give this project its value and fulfill a demand for golfing and fishing together within a destination resort. The proposed project benefits from this value while keeping nearly all of the development out of the river valley, thereby preserving most of the riparian habitat. The River golf course routing plan has been modified four times. These modifications have resulted in reducing wetland impacts and moved as much of the course as possible onto the low benches above the river which resulted in a reduction of lodging opportunities in areas overlooking the river. The river restoration designers have worked on the ground with golf course designers to ensure there are no golf course features in areas where the river requires room to flood and shift. Golf course features placed nearest the river are in areas where the topography naturally impedes flooding and shifting.

Alternatives that have been run through a preliminary economic feasibility analysis include:

- Develop Phase I of the resort without the River golf course.
- Develop the entire resort without the River golf course.
- Development of the resort with only a 9-hole golf course on the river.

Alternative B was rejected as financially unfeasible and because the environmental tradeoffs of direct and indirect impacts of alternate designs are similar to, or in some aspects worse than, the preferred alternative. Impacts and effects of design options are summarized below.

Design Option 1 - Resort Phase I without the River golf course

1. This alternative would likely impact less than one-half acre of wetlands for road crossings. The River golf course would not be built nor would there be impacts associated with river restoration work. Mitigation for minimal impacts would likely involve removal of livestock from the riparian area near the entrance road and from areas near resort facilities. All other areas would continue to be grazed.
2. The mountain golf course cannot be expanded to 36 holes because there is insufficient relatively flat terrain with adequate soil cover. Only half of the proposed Phase I cottages/golfers could be serviced by a single golf course and marketing a resort with only one golf course would be extremely difficult.
3. The sales office would still be present in the river valley at the entrance gate. Deliveries and receiving buildings would be located on the River golf course north of hole 10. These could be built with no direct wetland impacts.
4. The project would not be cost effective, so there would be no funding or incentive to create the upper river preserve or to remove grazing from the north side of the River.
5. The entrance bridge would be rebuilt in its current location without an extended span length and the existing dikes would be left in place to protect the structure.
6. Water would be pumped from the river to irrigate the mountain golf course as in the preferred plan.
7. Cost estimates show this development plan would result in an investment loss. It could potentially be made cost effective by adding home lots in the river valley.
8. This option would have fewer direct wetland impacts than the proposed project, but many of the same indirect impacts. It is not considered practicable due to poor cost feasibility. It would provide few if any river improvements and little protection from grazing, yet has many impacts of the proposed project.

Design Option 2 - Resort Phase I & II with two upper golf courses but no River course

1. This alternative would likely have wetland impacts of less than one-half acre of wetlands for road crossings. As in design option 1, mitigation for direct wetland impacts would likely involve removal of livestock from the riparian area near the entrance road along SR 32 and from around upland developed areas. Essentially all infrastructure in the original resort proposal would be the same in this proposal except there would be no River golf course.
2. It has an advantage over the Phase I only alternative in that more cottages could be built and marketability would increase by offering 36 holes of golf. The prime marketing features of the River golf course would still be absent and quality of fishing would be compromised. Resort lodging sale prices are estimated to be lower with these changes.

3. Phase II primarily adds marketability to the project by increasing the size of the resort. The cost of building Phase II infrastructure is relatively high compared to the added number of unit sales.
4. Cost estimates show this development plan would result in an investment loss. It could potentially be made cost effective by adding home lots in the river valley.
5. This option would have fewer direct wetland impacts than the proposed project, but it is not considered practicable due to poor cost feasibility. It would provide few if any river improvements and little protection from grazing, yet has many of the development impacts of the proposed project.

Design Option 3 - The preferred plan but with only 9 holes of golf on the river

1. This alternative would likely have wetland impacts of less than one-half acre and it would also require removal of fewer mature trees. As in design option 1, mitigation for direct wetland impacts would likely involve removal of livestock from the riparian area adjacent to the golf course and from around upland developed areas. Essentially all infrastructure in the original resort proposal would be the same in this proposal except there would be a 9 hole golf course instead of an 18 hole course on the river.
2. Three quarters of the proposed cottages/golfers could be serviced by the resorts 2.5 golf courses. Marketability is estimated to be quite poor because in a quality resort a 9-hole courses is considered substandard. Golf course designers have, in fact, suggested that the presence of a 9-hole course reduces the perceived quality of the entire resort. It changes the feel of the resort so markedly that the project as a whole would be better off without it and the environmental impacts of its construction would be unjustified. The project would have direct and indirect impacts almost identical to the proposed project, yet its level of quality and compromised marketability would not justify a river restoration effort.
3. Cost estimates show this development plan would result in an investment loss similar to that of design option 2.
4. This option is not considered practicable for fulfilling the purpose of the project nor is it considered the least damaging alternative. The potential for this option to be cost effective could be improved by selling high value home sites in the river valley, but as with the other alternative designs that option does not minimize impacts.

Alternative C - No Action

The purpose of the project is to provide golfing, fishing and other activities adjacent to resort lodging eliminating the need for car rentals and drive times that would cut into recreation time. The exception is skiing, for which transportation will be provided from the lodging area to nearby ski slopes (primarily Deer Valley). Without resort lodging and recreation amenities constructed together, destination tourists must occupy existing

lodging and drive to various existing recreation sites. Existing facilities, such as the Canyons, offer skiing and lodging in one location and plan to offer golf in the future, but they provide no fishing and few other amenities. There are several other existing and proposed golf courses, but most are for the exclusive use of home owners and not available to vacationers. Golf Courses that are available to vacationers (such as the Homestead and Wasatch Mountain State Park) are generally crowded and have limited on-site activities.

The sport of fly fishing is growing particularly fast and demand for high quality fly fishing exceeds existing opportunities. The Provo River Restoration Project in the Heber Valley is predicted to increase fishing opportunities substantially, but according to the Final Environmental Impact Statement, the increase only addresses the projected local demand based on population growth (URMCC, 1997). Tourism demand adds additional anglers that can in part, be served by creating the proposed project utilizing and improving fishing opportunities on the Provo River above the Jordanelle Reservoir.

The impacts of the no build option are summarized below.

1. The entire project area is currently leased for livestock grazing which would continue under the no action alternative. Grazing practices over recent years typically included keeping approximately 2700 sheep primarily on the upper ranch areas and approximately 450 cows within the river valley and on upper areas. Ranching practices have included summer-long unrestricted grazing of riparian areas along with destruction of beaver dams which has been noted as the primary cause for loss of spotted frog habitat in the area.
2. The river will in any case, continue to be subjected to unnaturally high flood flows from the Duchesne Tunnel and the Provo Weber Canal. These flows nearly double the flows that would occur with natural seasonal runoff and they would continue to promote erosion and riverbed instability. Damage to vegetation from grazing compounds the problem, particularly where young woody vegetation is critical for shoreline stability. The impact of grazing will grow worse as the aging population of cottonwood trees die with no young saplings to replace them.
3. Irrigation diversions would likely continue to be maintained as in past years using heavy equipment to move rock in the river bed and direct flows to diversion points because rock deposits change the alignment of the main flow annually. The man-made diversion structures have long since been washed out by high flows so irrigation diversions reducing in-stream flows are unregulated.

4. There is an old development called Lemon's Grove where approximately 25 homes in the river valley are equipped with outhouses for waste disposal. They are protected from the river by a large dike. These homes are likely to remain under any foreseeable alternative. Under the no-action alternative there is no plan to run a sewer line close enough for them to connect (as is proposed in the preferred alternative).
5. Parcels within the project site were purchased over the past 10 years specifically for the purpose of building the envisioned recreation resort. Additionally, a significant sum has gone into feasibility studies and preliminary designs to bring the plan far enough along to begin the permitting process with federal, state and local authorities. The loss associated with the no build alternative would be tens of millions of dollars.
6. Alternative C is rejected based on not fulfilling the purpose and need for the project nor is it likely to be the least damaging to the environment compared to other alternatives. It also is definitely not cost effective. The no-build option has no provision for protection from livestock or discontinuing destruction of beaver dams (a practice which is currently negatively impacting spotted frog populations).

2.3 The Preferred Alternative (Alternative D)

1. A minimum of 36 holes of golf are required in Phase I to provide sufficient golfing opportunity for a destination resort and to support the number of villas/cottages required to make the project financially feasible. The Mountain golf course proposed in phase I is located above the River golf course in an area dominated by sagebrush. These two courses are linked by a golf cart path and a funicular to market 36 holes playable as one unit. Both courses and Phase I villas/cottages are clustered near the north end of the property where infrastructure development is most cost effective. Development costs for Phase II are high compared to Phase I because of the need for major expansions to infrastructure, particularly roads, sewer and water. Shallow soils, geology and steep slopes all contribute to the expense of developing the upper area.
2. The most significant environmental impacts are related to development of the River golf course within a 194-acre area of the river valley (adjacent to 1.6 linear miles of the Provo River). Less than half of the 194-acre area will be turf. The most significant benefit will be restoration and preservation of 513 acres associated with 5 linear miles of the Provo River. The locations of development features and preservation areas are shown on Sheets 2 and 3. The River golf course is shown in greater detail on Sheet 4. Please not that the current River golf course map is a routing plan. Due to scale and the early stage of design, the buffers between turf areas and environmentally sensitive areas are not shown on Sheet 4. These features will be shown in detail when the grading plan and Integrated Golf Course Management Plan are completed.
3. Stability and function of the river and riparian environment has directed the design of the River golf course. Golf course routing plans have been modified four times with the assistance of the river restoration designer and wetland consultant in reducing environmental impacts. Two of these revisions resulted from an on-site review of the

course routing plans. The course occupies approximately 194 acres within the river valley and 45 acres on the bench above the valley. Turf areas cover approximately 42% of the total golf course area and are located in areas rarely if ever subjected to flooding. Approximately 10 % of riparian forest in the river valley project area will be removed. Improved habitat quality and forest regeneration in and adjacent to the remaining 90% of the forest is proposed as mitigation offsetting the lost canopy in the golf course. These changes are predicted with removal of livestock grazing.

4. An Integrated Golf Course Pest and Fertilizer Management Plan (IGCMP) will provide state of the art methods to minimize use and transport of water, herbicides and nutrients using risk analysis. The irrigation system and grading design will be based on site specific slope and soil characteristics so that runoff and infiltration of water and nutrients will be minimal if not eliminated). The proposed methodology for development of the IGCMP is in attachment A.

5. Grazing will be removed from the entire 5 miles of river valley within the project area except for approximately 18 acres reserved for horse pasture at the riding stables. The stables and pasture will be located outside of wetland areas. There will be retained within the alpine preserve the grazing of up to 100 cattle which will have a minimal impact.

6. The change in land use will produce certain tradeoffs related to wildlife populations. Forage and plant diversity will improve with the removal of approximately 2700 sheep and 350 cattle from the ranch while leaving approximately 5159 acres as open space. However, development of 644 acres and increased human activity will displace some species from localized areas. Utah Division of Wildlife Resources maps indicate most of the project area is summer range for deer, elk, moose and sage grouse. Winter range for moose is widespread and a few hundred acres of deer winter range has been identified. Bald eagle wintering habitat has been identified in the river valley and in one upland drainage in the alpine preserve.

7. The main entrance bridge from SR 32 will be replaced near the existing bridge with a span more than three times the length of the current span to remove a constriction of the river. An additional bridge and associated dikes at the former Fitzgerald ranch will be removed.

8. Approximately five miles of the Provo river will undergo reconstruction and restoration efforts costing several million dollars. This effort will counter the ongoing destructive effects of water added to the river from the Duchesne Tunnel and the Provo Weber River Canal, improve fisheries, create spotted frog habitat and provide a more naturally functioning riparian system. The conceptual restoration plan is discussed in greater detail in Section 3 and the preliminary design options recommended by Otis Bay are included as Attachment B.

9. The river valley within the project boundaries will be put under a conservation easement held by a third party to ensure it remains in its natural condition.

10. Most water features which are currently diverted or otherwise controlled for irrigation will be allowed to function in a more natural condition. Natural drainage patterns will

also be restored in some mountain areas where irrigation diversions and stock watering ponds have altered flows. Certain development features will require water retention ponds and these will be designed to minimize impacts to natural drainage patterns.

11. The proposed project will be actively operated as a resort which provides a unique opportunity for perpetual management plans and a level of control of human impacts which would not be possible if the area were subjected to residential lot development, with each lot under individual ownership. For example, no ORVs or snowmobiles will be allowed within the resort except as needed by resort staff for maintenance work.
12. When the sewer line is installed near the riverside development known as Lemons' Grove approximately 25 structures currently serviced by out houses will have an opportunity to connect to the system.
13. Access to the river preservation areas south of Highway 32 will be limited to resort users, thus minimizing the human impacts.
14. Preliminary water use calculations indicate total water consumption for irrigation and culinary use will be less than current consumption for flood irrigation related to agricultural practices. These calculation also show waters to be left in the river (return flows) to meet the requirement by the Division of Water Rights that no down stream water right be impaired as a condition of approval of change in use and point of use. State of the art sprinkler irrigation systems designed to monitor water needs will be used on all three golf courses to minimize water consumption. These systems avoid watering when natural rainfall and temperatures produce sufficient soil moisture. Watering will be limited to turf areas and all other golf course areas will be vegetated with species naturally suited to the climate.
15. Both Phase I golf courses will be watered from Provo River diversions currently used for irrigation. The Lady Long Hollow golf course will be watered using Webb Hollow stream flows currently diverted to irrigate hay fields.
16. The resort is expected to create approximately 300 jobs. Local traffic will also increase primarily on SR 32. The level of service on this highway will remain at Level of Service A.
17. Although the recreation facilities will benefit only the resort members, there are indirect benefits to the public including reduction of sediment loading down stream and support of fish populations by providing additional quality habitat.
18. A pathway along the river for fisher access will be constructed with boardwalks and bridges to avoid wetland impacts and allow seasonal flooding. The majority of the pathway will be surfaced with gravel or road base.
19. Some structures will be located on the River golf course. These include the sales office on the edge of SR 32 at the entrance to the resort as well as maintenance and receiving buildings built in uplands adjacent to hole 10 on the River golf course. There will also be a restroom and snack bar on the golf course. The golf clubhouse will be south of the river on a bench well above the flood plain.

Alternative D is preferred as the least damaging practicable alternative to fulfill the demand for a destination resort offering quality golfing and fishing as well as other amenities. The proposed location is an ideal setting for the envisioned destination resort and it has minimal impacts relative to the size and type of project. Additionally, the impacts are arguably preferable compared to potential impacts on other rivers (assuming one was available) as well as compared to other potential land uses, including the current land use which adversely impacts the entire five mile river corridor with unrestricted grazing.

Table 1

Alternatives Analysis Summary

Impact/Effect	Resort/River GC (preferred)	9 Holes on River	Resort/No River Development	No Action - Grazing
etland mpacts	2.86 - Development 4.5 - River Restoration	None	None	None
onservation asement/River	513 Acres in River Valley	None	None	None
iparian Forest over and uality	23 Acres Removed (10%) 200 Acres Improved Quality Plus Regeneration Acreage	10 Acres Removed (approx) 10 Acres Improved (approx) No Regeneration Acreage	No Tree Removal Cattle Impacts Continue No Regeneration	No Tree Removal Cattle Impacts Continue No Regeneration
ridges and ikes	Lower Bridge Lengthened & Widened. Fitzgerald Bridge Removed Several Dikes Removed	Lower Bridge Widened No Change to Fitz.gerald Bridge No Dikes Removed Provo River Water Users Maintain as in Past	Lower Bridge Widened No Change to Fitzgerald Bridge No Dikes Removed Provo River Water Users Maintain as in Past	All Bridges, Dikes and Associated River Constrictions Remain in Place. Provo River Water Users Maintain as in Past
potted Frog abitat	No Removal of Beaver Dams Control Beaver/Lower River Create Habitat/Upper River	Control Beaver/Lower River No Change to Upper River Current Management Continue	No Change Current Beaver Controls/Land Management Continue	No Change Current Beaver Controls/Land ManagementContinue
ater Quality	GC nutrient/pesticide transport essentially 0 with IGCMP No Cattle Waste & Erosion Veg Increase/Erosion Decrease Lemon's Grove Could Connect to Sewer	Potential Golf Course Impacts BMPs in Design Most Cattle Waste and Erosion Impacts Remain Lemon's Grove Pit Toilets Remain	No Golf Course Impacts Cattle Waste & Erosion Continues on 5 River Miles of Unrestricted Grazing Lemons' Grove Pit Toilets Remain	No Golf Course Runoff Cattle Waste & Erosion Continues on 5 River Miles of Unrestricted Grazing Lemons' Grove Pit Toilets Remain
ater esources	Water Consumption = to Current Irrigation Use Several Irrigation Ditches Abandoned to Restore More Natural Hydrology Patterns	Water Consumption > or = to Current Irrigation Use (est.) Combination of New Water Use and Continued Irrigation Of Upper Valley For Grazing	Water Consumption > or = to Current Irrigation Use (est.) Combination of New Water Use and Continued Irrigation Of Valley For Grazing	No Change to Water Use Current Irrigation Practices Continue.
rofit/Loss	Project is Marketable and Financially Sound.	Marketability is Poor. Financial Loss Predicted. Could Recover Some Loss by Selling Upper River for Home Lots	Marketability is Poor. Financial Loss Predicted. Could Recover Some Loss by Selling River for Home Lots	Significant Financial Loss. Could Recover Some Loss by Selling River for Home Lots

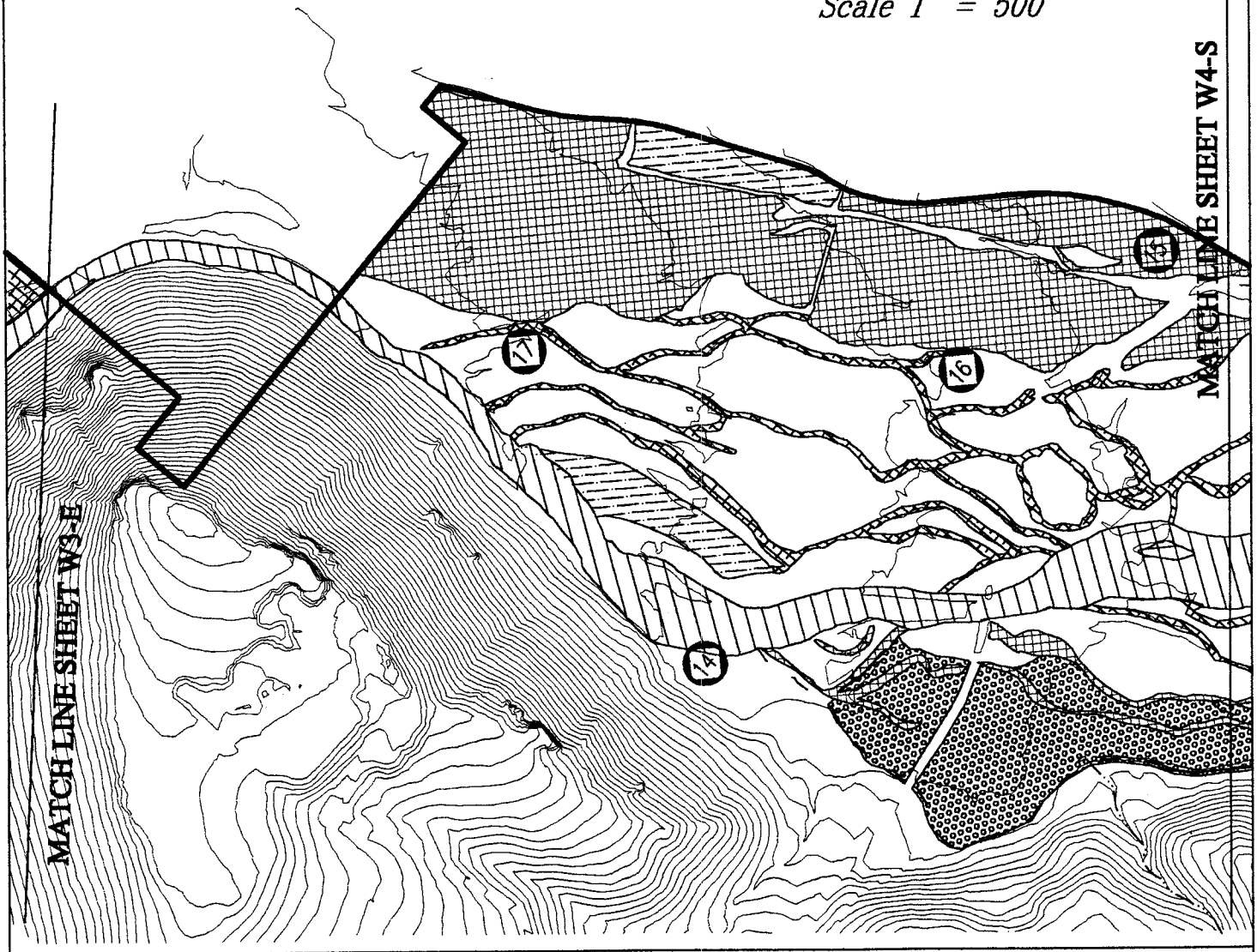
WETLAND CLASSIFICATIONS

- P FO/SS A = PALUSTRINE FORESTED / SCRUB SHRUB TEMPORARILY FLOODED
- RIVERINE
- PEMC = PALUSTRINE EMERGENT SEASONALLY FLOODED
- PEMF = PALUSTRINE EMERGENT SEMI PERMANENTLY FLOODED
- PFOFb = PALUSTRINE FORESTED SEMI PERMANENTLY FLOODED
- RU /RS = RIVER UNCONSOLIDATED SHORELINE BOTTOM – VEGETATED
- IMPACTED WETLANDS
- IMPACTED WETLANDS MITIGATION SITE WET MEADOW & PONDS WITH VEGETATED SHALLOWS
- DATA POINT
- DITCH
- INTERMITTENT STREAM
- PERENNIAL STREAM

VICTORY RANCH
WETLAND DELINEATION

500 0 500

Scale 1" = 500'



RIVER CORRIDOR WETLANDS DELINEATION

WASATCH COUNTY, UT	HORIZONS UNLIMITED L.C. 2252 LENWOOD COURT SW ROCHESTER, MIN. 55902	VICTORY RANCH

WISE EARTH PO BOX 980994 (435) 615-6724 PARK CITY, UT 84098	SOWBY & BERG CONSULTANTS 270 E 300 N (435) 654-0250 HEBER CITY, UTAH 84032	DESIGN BY: HW DRAWN BY: KRB	DATE: 15 NOV 2001 REV:	DRAWING NO. W4	SHEET NO. W4-N

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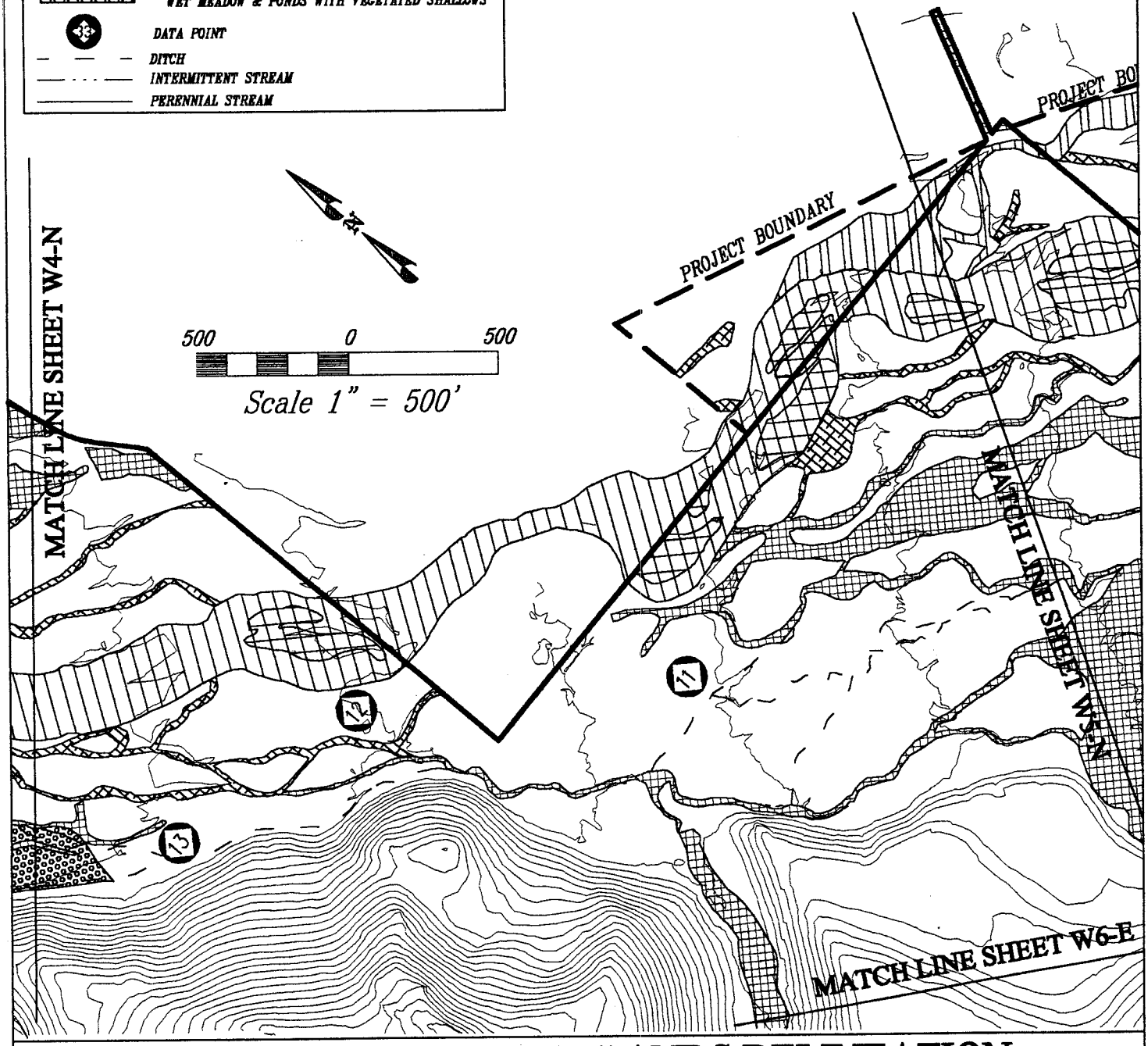

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