

# KEV NTSEEG LEEJ NIAM COMMUNITY

OROVILLE, CA





**SITE DATA**

**AREA 1 - COMMERCIAL RETAIL**

A	7,500 SF
B	7,500 SF
C	3,200 SF
D	3,200 SF
MOTEL	34,000 SF
RESTURANT	7,000 SF

**AREA 2 - COMMERCIAL OFFICE**

1	7,000 SF
2	7,500 SF
3	5,000 SF
4	7,500 SF
5	7,500 SF
6	7,500 SF
7	7,500 SF
8	5,000 SF
9	7,500 SF
10	5,000 SF
11	7,500 SF
12	7,500 SF
13	7,500 SF

**AREA 3 - COMMERCIAL RETAIL**

A	12,000 SF
B	5,600 SF
C	12,000 SF
D	2,800 SF
E	2,500 SF
F	2,400 SF

**AREA 4**

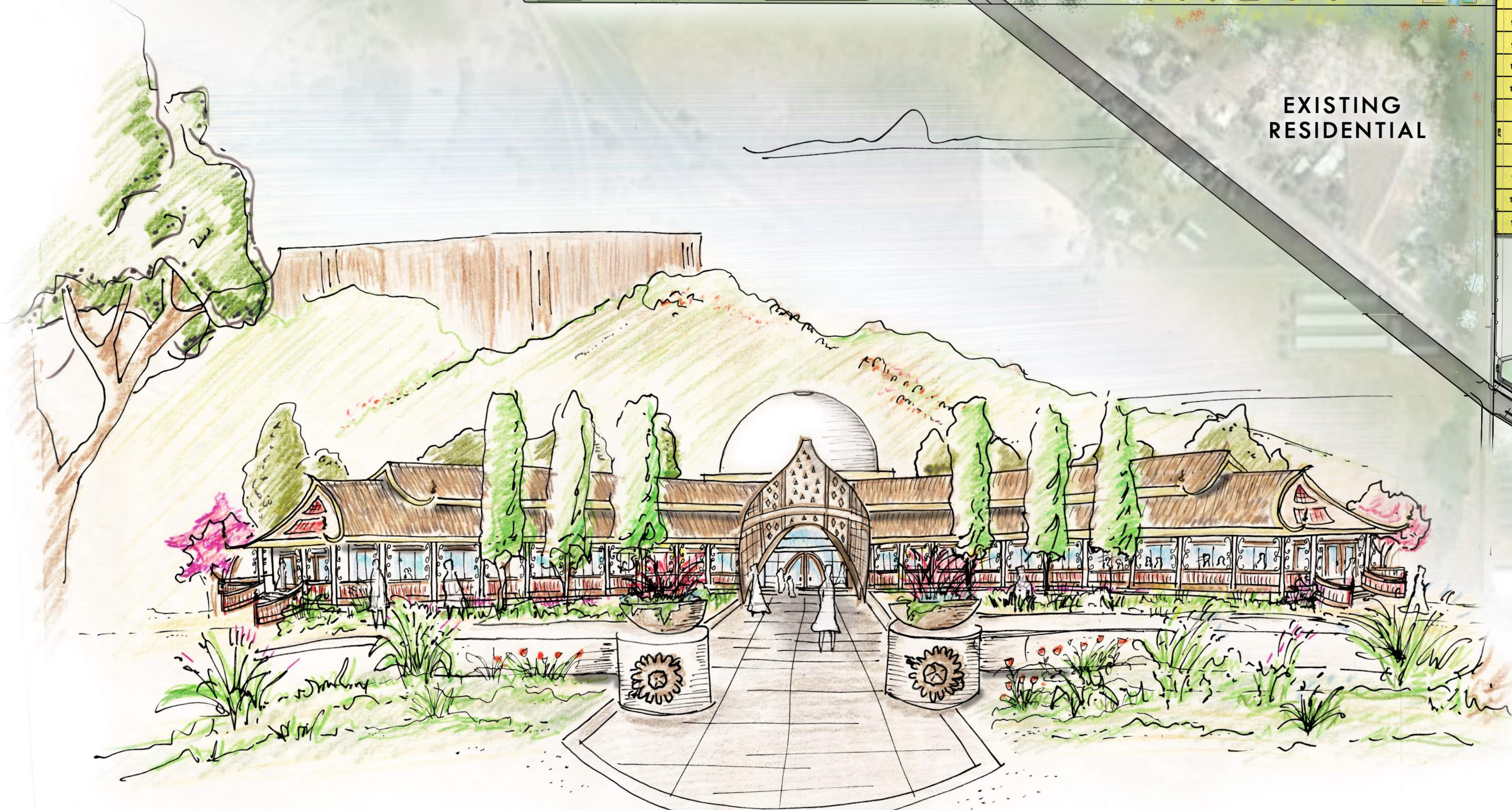
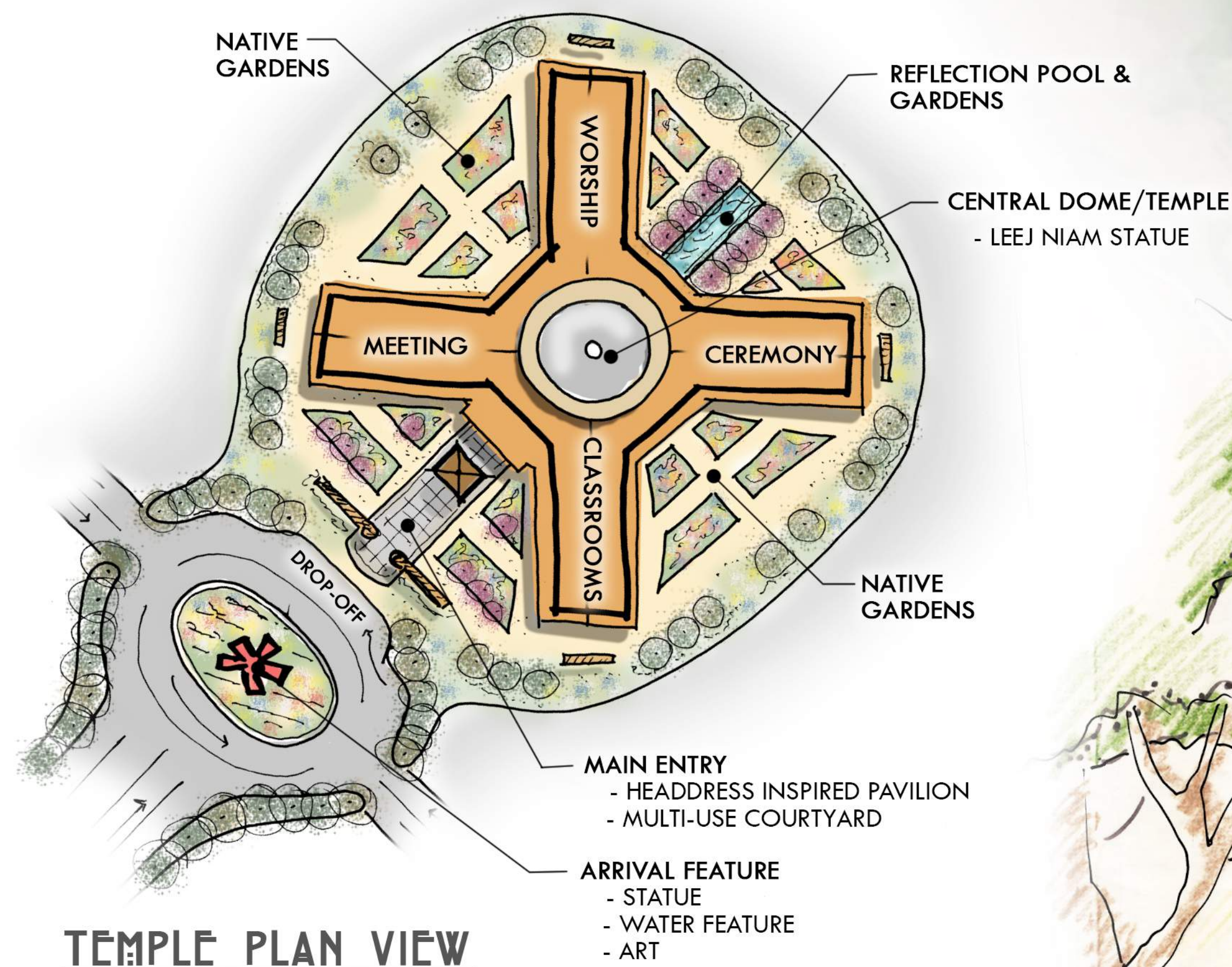
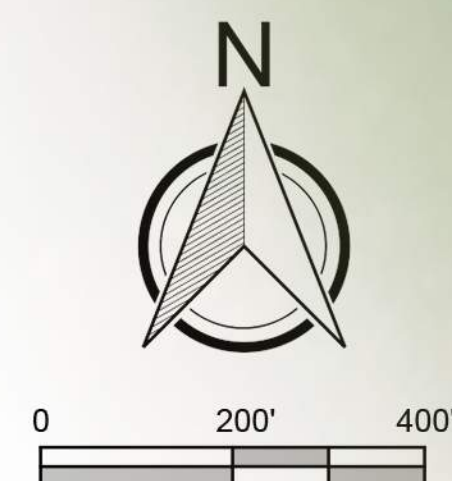
TEMPLE	27,500 SF
OFFICE A1	9,000 SF
OFFICE B1	9,000 SF
OFFICE C1	11,500 SF
OFFICE D1	11,700 SF
MOTHER'S HOUSE	2,000 SF
SINGLE-FAMILY RESIDENTIAL	40 LOTS

**LAND USE AREA**

- COMMERCIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- OUTDOOR MUSEUM
- WETLANDS
- OPEN SPACE
- LEEJ NIAM TEMPLE
- CLUBHOUSE
- SCHOOL GROUNDS

**AREA 5**

CLUBHOUSE	3,000 SF
APARMENTS 1B-23B MULTI-FAMILY	8,000 SF/EA
PRIVATE SCHOOL	25,000 SF
SINGLE-FAMILY RESIDENTIAL	60 LOTS



**TEMPLE ARRIVAL**



**WILD FLOWERS**

**LEEJ NIAM STATUE**

**NATIVE LANDSCAPE**

**“LEEJ NIAM TEACHES US TO LOVE & CARE FOR NATURE & ALL LIVING THINGS.”**



**WATERFALLS**



**KEV NTSEEG LEEJ NIAM COMMUNITY**

**SITE VISION**

**OROVILLE, CA**



# KEV NTSEEG LEEJ NIAM COMMUNITY

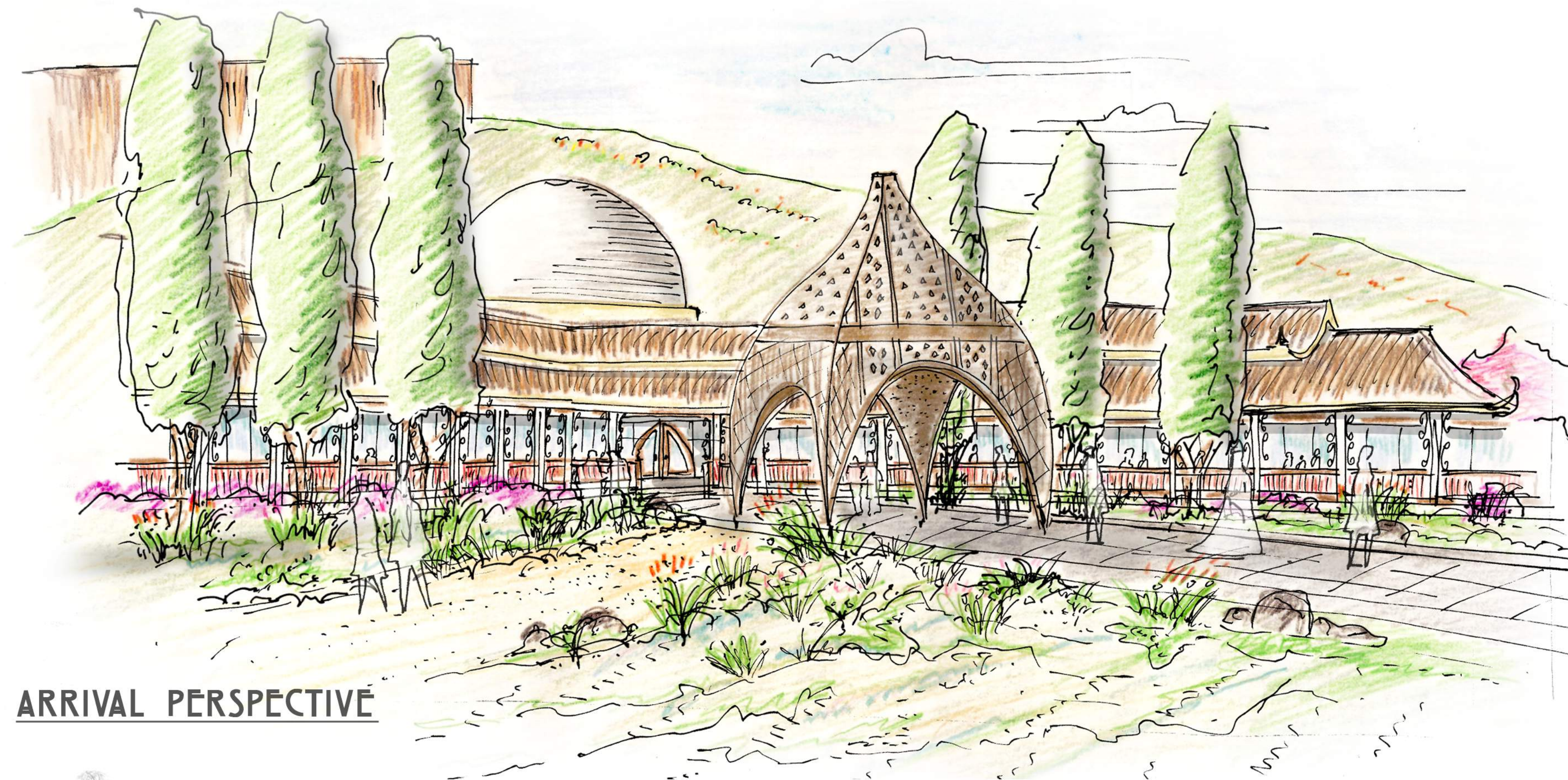
## ABOUT THE SITE, PROJECT & MISSION

### ZOS NTUI HMOOV NTUI

Zos Ntuj Hmoov Ntuj is Kev Ntseeg Leej Niam's community. It is located in one of the most desirable locations in Oroville, California. The site is located in the Northwest Oroville community and is adjacent to the Interstate 70, providing easy access to nearby communities; such as Paradise, Chico, Marysville, Yuba City, Live Oak, and Gridley. Zos Ntuj Hmoov Ntuj is located about 68 miles from Sacramento (the State Capital), 150 miles from San Francisco, 108 miles from Tahoe National Forest, 127 miles from Lake Tahoe, and 237 miles from the stunning Yosemite National Park.

### OROVILLE SURROUNDINGS

Oroville is known for its abundance of recreational opportunities. Oroville Dam, the tallest earthen dam in the Nation has helped to make Lake Oroville possible. This lake is the second largest reservoir in California. With 167 miles of shoreline, hundreds of campsites, world class fishing, and California's only Floating Campsites. Lake Oroville is a premier recreation destination in Northern California. Feather River, Oroville's founding body of water, winds its course through the Feather River Canyon, Historic Downtown Oroville, and out to the Oroville State Wildlife Area; an 11,400 acre wildlife area for camping, fishing, hunting, and off road driving. Feather River Recreation and Park District (FRRPD), established in 1953, provides a variety of park and recreational services to more than 50,000 people in southeast Butte County. Centered in Oroville, this beautiful Lake Oroville and Dam, are the Gateway to the Feather River Canyon. The area boasts such notable attractions as Table Mountain, which is North of Zos Ntuj Hmoov Ntuj, Baldrock, and Feather Falls. Within walking distance of Zos Ntuj Hmoov Ntuj is the North Forebay, which is reserved for non-motorized use only. The North Forebay is a sailor's dream come true. Ranked as the best sailing and windsurfing location North of the Bay Area, these waters and winds are delightful. This spot is also popular with those who prefer to canoe, swim, or just relax in the sun. A 200 yard sandy beach also has men's and women's dressing rooms, drinking water, and a special feature – shade trees that keep you and your picnic table shaded. A new addition for the North Forebay, which opened spring 1997, is a 1,200 sq. ft. aquatic center that provides the Butte Sailing Club with a boathouse and an area for holding classes. A 15 space RV campsite and new restrooms have also been added. The South Forebay is the spot for speed competitions. Jet ski, speedboat, and hydroplanes all come here to show what they're made of. The water action is exciting, and there's a new swimming beach, picnic area, a fish cleaning station, as well as new shade trees.



ARRIVAL PERSPECTIVE



### SITE SURROUNDINGS

The site is approximately 170 acres. Freeway frontage provides excellent opportunities for commercial businesses. Seventy acres of the property is within Oroville city limits. Feather River is to the South and East. The property sits above Thermalito Bay's North Forebay, which has a beautiful view of the Forebay. To the immediate northeast of the property is the beautiful backdrop of Table Mountain.

### LEEJ NIAM'S TEMPLE

The heart of the community is Leej Niam's Temple located within a landscape near a seasonal creek and park with the backdrop of the striking basalt mesas of Table Mountain. The temple is 25,000 square feet, which includes classrooms, a meeting area, a worship area, a ceremony area, and an area to view Leej Niam's statue. Adjacent to the temple is an outdoor walking museum where one can stroll through exhibits providing historical culture and lifestyle of the Hmong people and their religion. The temple is supported with nearby office buildings.

### PARKLAND

Because of Leej Niam's love for the environment, nature, and all living beings, approximately six acres is preserved as parkland for wildlife in the community. In addition to the parkland, there are about 20 acres of natural wetlands incorporated into the design to keep its natural beauty with Leej Niam's community. The parkland and wetlands along with the outdoor museum provide walking trails throughout.

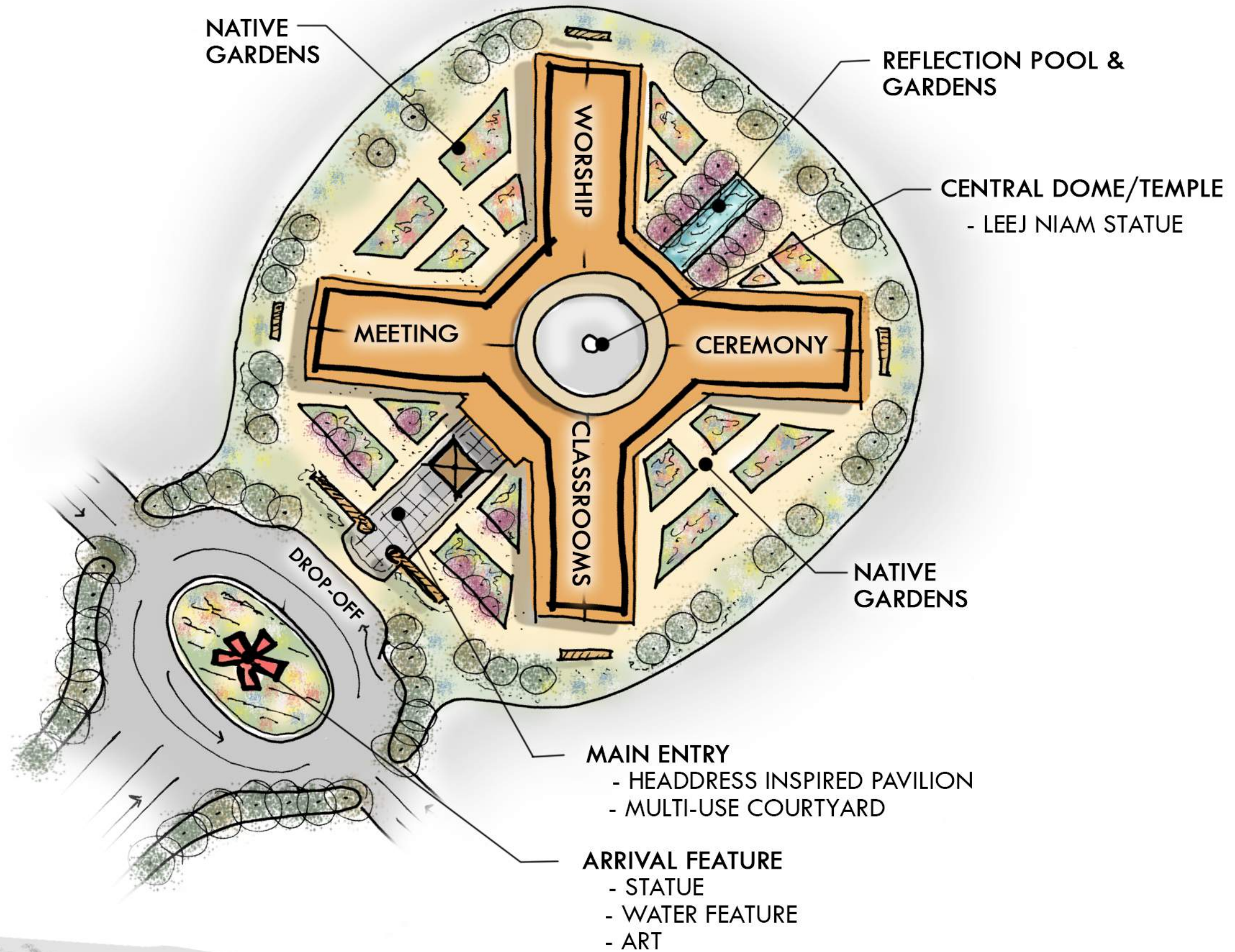
### BUSINESS & HOUSING

The property has a gentle slope from the North to the South and supports 200 single family homes, 200 apartment units, and a private school. Along the freeway, the property provides a commercial hub that includes 60,000 square feet of retail space for shopping; 82,000 square feet for business office space, a restaurant, and a motel.

### ADDITION & OPPORTUNITY

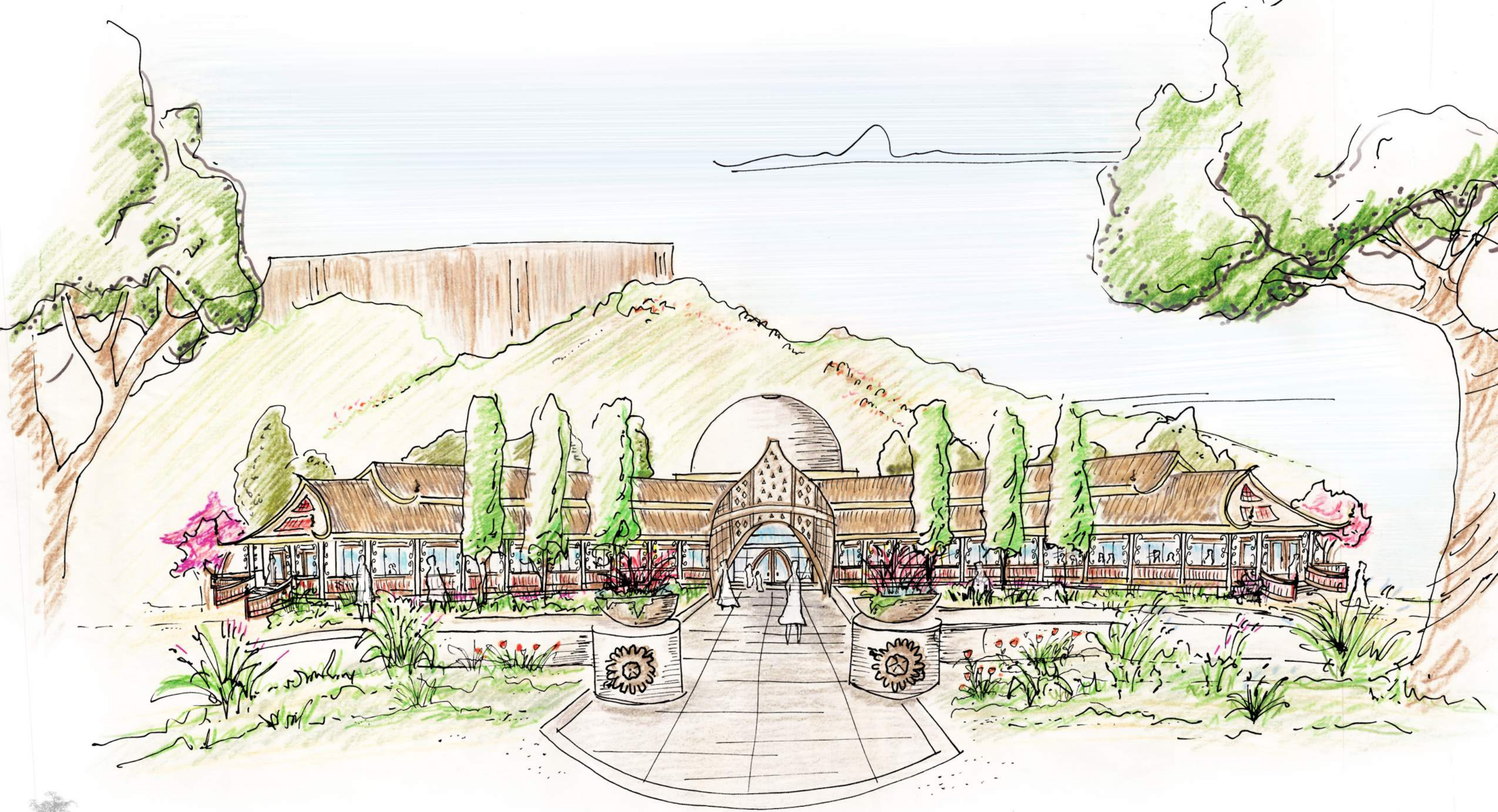
Zos Ntuj Hmoov Ntuj will add a beautiful temple, community, culture, and economic opportunities to the city of Oroville and Butte County.





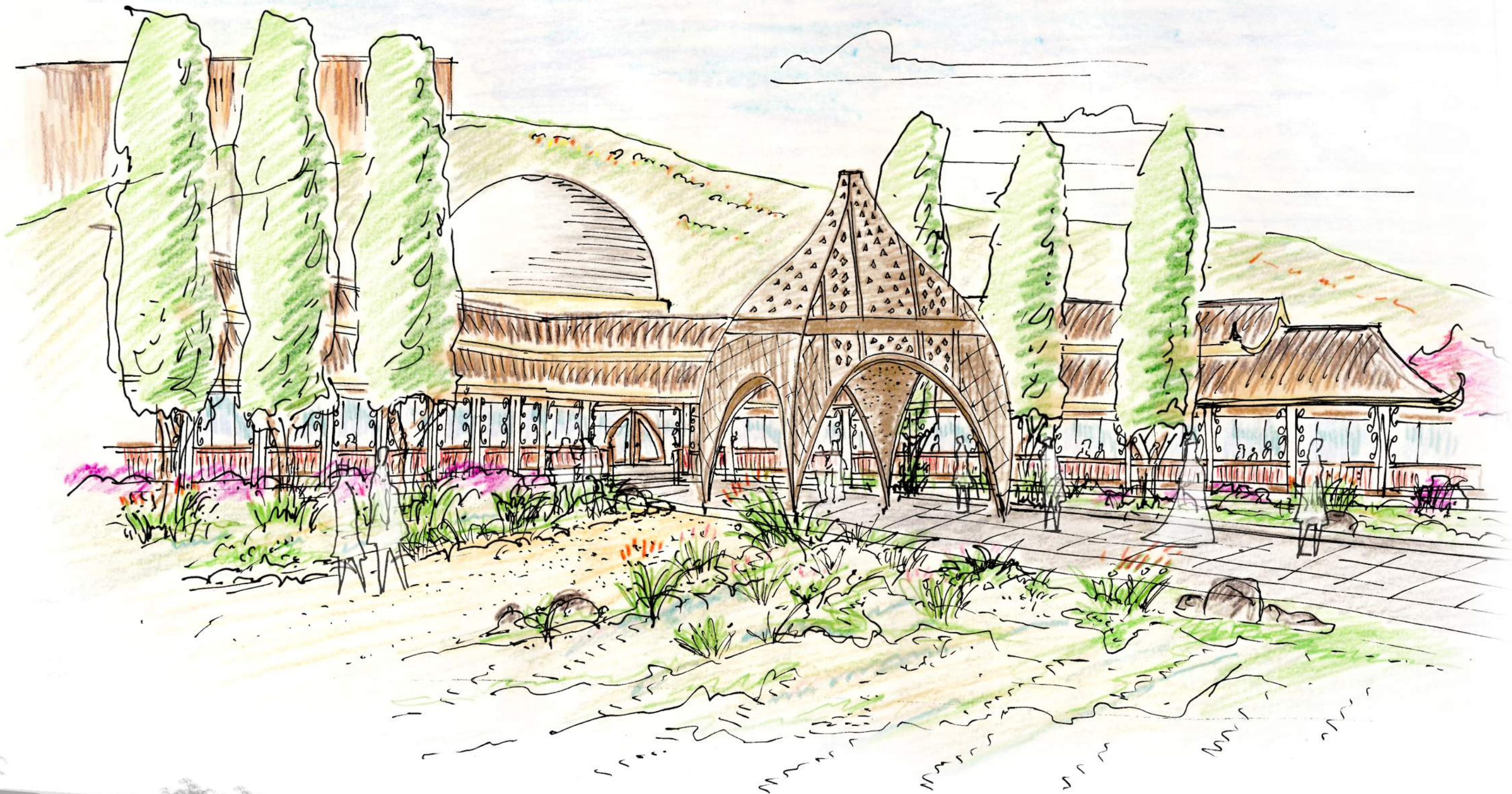
LEEJ NIAM TEMPLE  
PLAN VIEW





LEEJ NIAM TEMPLE  
SW ELEVATION





LEEJ NIAM TEMPLE  
PERSPECTIVE