



FACILITIES COMMITTEE AGENDA
A Committee of the Chico Area Recreation and Park District
Board Members –Michael McGinnis and Dave Donnan
545 Vallombrosa Avenue, Chico, CA 95926
Phone (530) 895-4711 Fax (530) 895-4721
Wednesday, June 15, 2022 – 3:00 P.M.

Posted Prior to 5:00 PM
Friday, July 15, 2022

A G E N D A

- A. Call to Order**
- B. Public Comments**
Members of the public may address the Committee at this time on any matter not already listed on the Agenda, with comments being limited to three minutes. The Committee cannot take any action at this meeting on requests made under this section of the agenda.
- C. Bocce Court Project** (Staff report 22-101 item 1) – *Information/Possible Action* – Status of bocce court design and revised project timeline.
- D. Prop 68 Chapman Park Renovation** (Staff report 22-101 item 2) – *Information/Possible Action* – Chapman Park renovation design status.
- E. Keefer Creek Property** (Staff report 22-101 item 3) – *Information/Possible Action* – Discussion about 10.33-acre property on Guntren Road.
- F. Water Conservation Initiatives** (Staff report 22-101 item 4) – *Information/Possible Action* – Discussion on potential funding sources for deferred maintenance, infrastructure improvements, and other funding opportunities.
- G. Capital Improvement Plan (CIP) Update** (Staff report 22-101 item 5) – *Information/Possible Action* – Discussion on updates and changes to the CIP projects.
- H. Staff Comments**
Opportunity for Staff to comment on items not listed on the agenda.
- I. Directors' Comments**
Opportunity for the Committee to comment on items not listed on the agenda.
- J. Adjournment**
Adjourn to the next scheduled Facilities Committee Meeting.



Chico Area Recreation and Park District “Helping People Play”

Staff Report 22-101
Agenda Item 9.1

FACILITIES COMMITTEE STAFF REPORT

Meeting Topics

- Bocce Court Update
- Chapman Park Project Update
- Keefer Creek Property
- Water Conservation Initiatives
- Capital Improvement Plan Update

1. Bocce Court Update

As you are aware, Melton Design Group (MDG) was retained to provide alternate design options and revise plans, as necessary, for the Bocce Court Construction Project. The design options were primarily focused on the building structure, court material, amenities, and landscaping. Please refer to Attachment A for the construction cost breakdown and project drawing.

Three options are prepared for your review.

- I. Metal roof structure with artificial turf courts containing basic amenities including a ball holder, trash can, and rules sign. This option costs \$798,327 including an 8% contingency factor. MDG is researching a solar roof option that is likely to decrease the cost of the structure and provide long-term energy offset at Community Park.
- II. Fabric shade structure with artificial turf courts containing no amenities other than trash receptacles, elimination of additional trees, removal of the decomposed granite entry and plaza, and replacing the areas damaged turf with seed instead of sod. The cost of this option is \$661,286, including the 8% contingency, and would yield a savings of about \$137,000.
- III. This option also features a fabric shade structure with oyster courts instead of artificial turf. The amenities and landscaping are the same as the second option. This option is \$661,286, including the 8% contingency, and would save about \$222,500.

Design costs to date are as follows:

Tarman Architectural Group (TAG)	28,360
Dugan's Landscape	4,275
Rolls, Anderson & Rolls	3,400
Brian Firth Landscape Architect	2,126
<hr/>	
Total	38,161

TAG's original contract was \$42,750 to design four courts and roof covering but did not include irrigation, landscaping, or civil engineering. MDG is contracted on a time and materials basis with a not-to-exceed limit of \$22,000. These costs will be added to the revised project budget.

2. Chapman Park Renovation – Prop 68

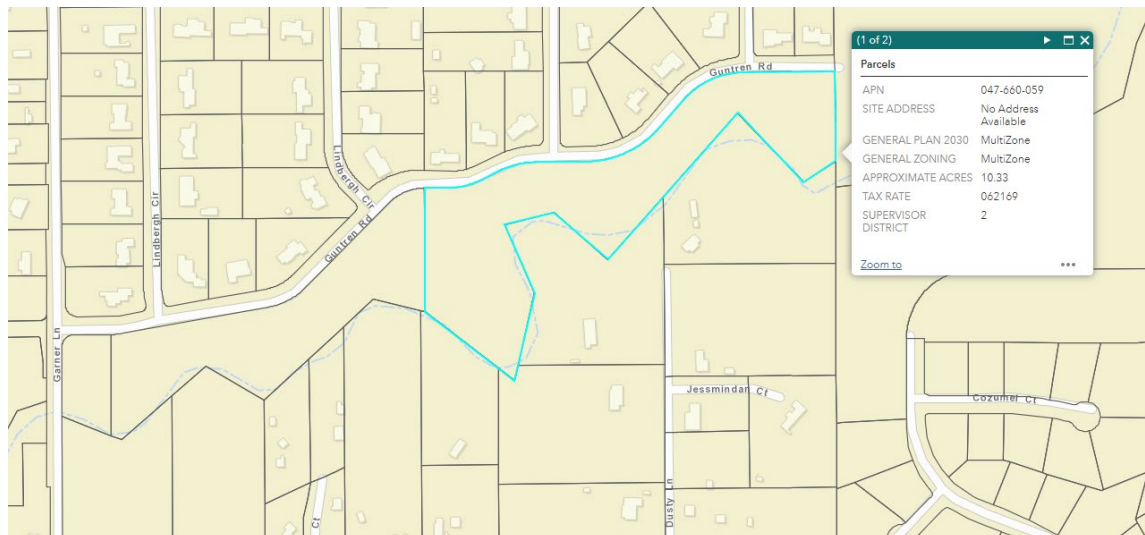
The Chapman Park Renovation Master Plan is near completion. The award amount is \$2.95M, and the most recent cost estimate, including contingency, is coming in at about \$3M. Several deductions and bid alternates will put the project comfortably within budget. Please see Attachment B for the project design and construction budget.

On July 2, there was a ceremonial groundbreaking event at Chapman Park. There were approximately 200-250 community members in attendance. The event also doubled as a kickoff to the July 4th weekend.

The project timeline is on track for the public bid process in the fall, construction in Winter 2023, and grand opening next summer.

3. Keefer Creek Property

In 1995, the District received 10.33 acres of land on Guntren Road from the Keefer Creek Estates developers. At that time, the land was designated for open space and pedestrian/equestrian trails. Although the property is not in the District’s Master Plan, documents indicate there were plans to expand the development and build a park. There were also discussions about establishing an assessment district that would go into effect once there were at least 500 homes.



4. Water Conservation Initiaves

In recognition of the ongoing drought in California, as well as the District’s responsibility and mission to provide recreation in the most cost-effective manner, CARD has begun the implementation of recurring irrigation audits.

The goals of the irrigation audit process are:

1. To identify, prioritize, and continually address areas for water conservation.
 - a. Three levels of prioritization
 - i. Priority 1: Urgent repair of broken heads, nozzles, and leaking seals.
 - ii. Priority 2: Adjustments and/or controller scheduling modifications to address evapotranspiration (ET).
 - iii. Priority 3: Planned replacement of heads/nozzles for increased conservation.
2. Systematically utilize data to ensure and demonstrate CARD’s water conservation efforts.
3. Inventory irrigation systems that will inform rebate and funding eligibility from Cal Water.

The frequency of the audits will be confirmed after a 6-week implementation period. The current approach is every two weeks at Neighborhood parks, and Community parks will be six times per year. The system will be reviewed with the intent to automate data collection.

Attachment C includes the Irrigation Checklist, Data Collection Form, and a completed sample from Hancock Park.

5. Capital Improvement Plan Updates

There have been no changes to the CIP since the June meeting.

as of June 23, 2022							
CIP YEAR	Type	Location	Description	Sum of Cost Including Contingency			
Carry Fwd	Existing	DFJ	HVAC Upgrade	550,000			
		Fixed Assets	Deck Mower	85,000			
	Existing Total				635,000		
	New	Chapman Park	Park Renovation	2,900,000			
Community Park		Bocce Courts	450,000				
New Total				3,350,000			
2022	Existing	ADA Compliance Upgrades	As per ADA Transition Plan	135,000			
		Community Park	Field House HVAC Replacement	66,000			
		Fixed Assets	Tractor Replacement	102,000			
		Fixed Assets	Gator Replacement	14,927			
		Fixed Assets	New 11ft Deck Mower	99,600			
		Hooker Oak Park	Replace Tot Lot Play Structure	192,000			
		Hooker Oak Park	Replace Softball Field Sports Lighting	890,000			
		Hooker Oak Park	Resurface Basketball Court	35,400			
		Peterson Park	Replace 5-12 Play Structure	198,000			
		PV Center/Pool	Replace Pool Room Roof	48,000			
		Rotary Park	Resurface Basketball Court	35,400			
		Vehicle Fleet	Purchase F-250/utility truck to support Project Crew	61,200			
		Existing Total				1,877,527	
	New	Community Park	New Pickleball/Tennis Installation	84,000			
New Total				84,000			
Grand Total				5,946,527			



20TH STREET COMMUNITY PARK - BOCCE COURTS

CHICO AREA RECREATION AND PARK DISTRICT

CHICO, CA



#2522 7.15.22



0 20 40
SCALE: 1" = 20'

Attachment A



Attachment A

UNIT	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL Option 1	Deduction Option 2	Option3	Alternate	Notes
Mobilization, Demolition, and Grading								
1	Mobilization	1 LS	5,600	5,600				
3	Erosion / Water Pollution Control	1 LS	4,500	4,500				
4	Drains, Catch Basins, Leach Trench	1 LS	20,000	20,000				
5	Clearing and Grubbing	1 LS	15,000	15,000				
6	Water Line	1 SF	6,000	6,000				
7	Handicap Parking	1 LS	10,000	10,000				
			Subtotal	\$61,100	\$0	\$0		

Bocce Court				Roof & Turf	Shade & Turf	Shade & Oyster		
8	Bocce 18" Concrete Wall w/Bumpers	776 LF	90	69,840				
9	Concrete Slab (4")	5,251 SF	12	63,012				
10	Bocce Courts (4) Base	4,080 SF	10	40,800				
11	Steel Shade Structure, shed roof (50'x200')	1 LS	290,000	290,000	(100,000)	(100,000)		Fabric shade vs roof
12	Painting	1 LS	5,000	5,000				
13	Lights	6 EA	1,500	9,000				
14	Electrical (100amp Panel)	1 LS	10,000	10,000				
15	Drinking Fountains - ADA barrier free 2 stations	1 LS	6,000	6,000				
16	(ALT) Metal Shed with Foundation and Utility Stubouts (17x20)	1 LS	20,000				20,000	
17	(ALT) Oyster	36 CY	150				5,400	
18	Artificial Turf	4,080 SF	23	91,800			(91,800)	Oyster vs artificial turf
19	Steel Sign	1 LS	6,000	6,000	(6,000)			No sign
			Subtotal	\$591,452	(106,000)	(186,400)	20,000	
			Revised Subtotal		485,452	405,052		

Site Amenities								
20	(ALT) Bleachers (4'x9')	4 EA	1,500				6,000	
21	(ALT) Picnic Tables	4 EA	2,000				8,000	
22	(ALT) Benches	8 EA	1,200				9,600	
23	Ball Holders/Aluminum	1 LS	2,400	2,400	(2,400)			
24	Trash/Recycle Unit	2 EA	2,200	4,400				
25	Interpretive Panels - Rules	1 EA	3,500	3,500	(3,500)			
			Subtotal	\$10,300	(5,900)		23,600	
			Revised Subtotal		4,400			

Planting / Irrigation Area								
26	Tree (15gal)	10 EA	285	2,850	(2,850)		2,850	
27	Shrub (5gal)	10 EA	65	650				
28	Shrub (1gal)	30 EA	25	750				
29	Decomposed Granite (Entry Plaza and Picnic Area)	620 SF	5	2,790	(2,790)		2,790	
30	Turf Irrigation Renovation	18,700 SF	1	9,350				
31	Landscape Surface	140 CY	85	11,900				
32	Drip Irrigation	1 LS	10,000	10,000				
33	Landscape Prep	1 LS	5,000	5,000				
34	Misc	1 LS	5,000	5,000				
35	Turf (sod)	18,700 SF	2	28,050	(9,350)	18,700		Seed vs sod
			Subtotal	\$76,340	(14,990)	18,700	5,640	
			Revised Subtotal		61,350	66,990		

	Option 1	Option 2	Option 3	Alternates
SUB TOTAL	739,192	612,302	533,142	49,240
8% CONTINGENCY	59,135	48,984	42,651	3,939
TOTAL ESTIMATE	798,327	661,286	575,793	53,179

E 16TH STREET

C STREET

ADDITIONAL PICNIC STRUCTURE

PERMEABLE SPACE

PERMEABLE SPACE

(E) PLAY

(E) STRUCTURE

RESTROOM

1 BASKETBALL COURT
1 BASKETBALL/ FUTSAL

AMPHITHEATRE

GARDEN

TURF FIELD

BEECH STREET

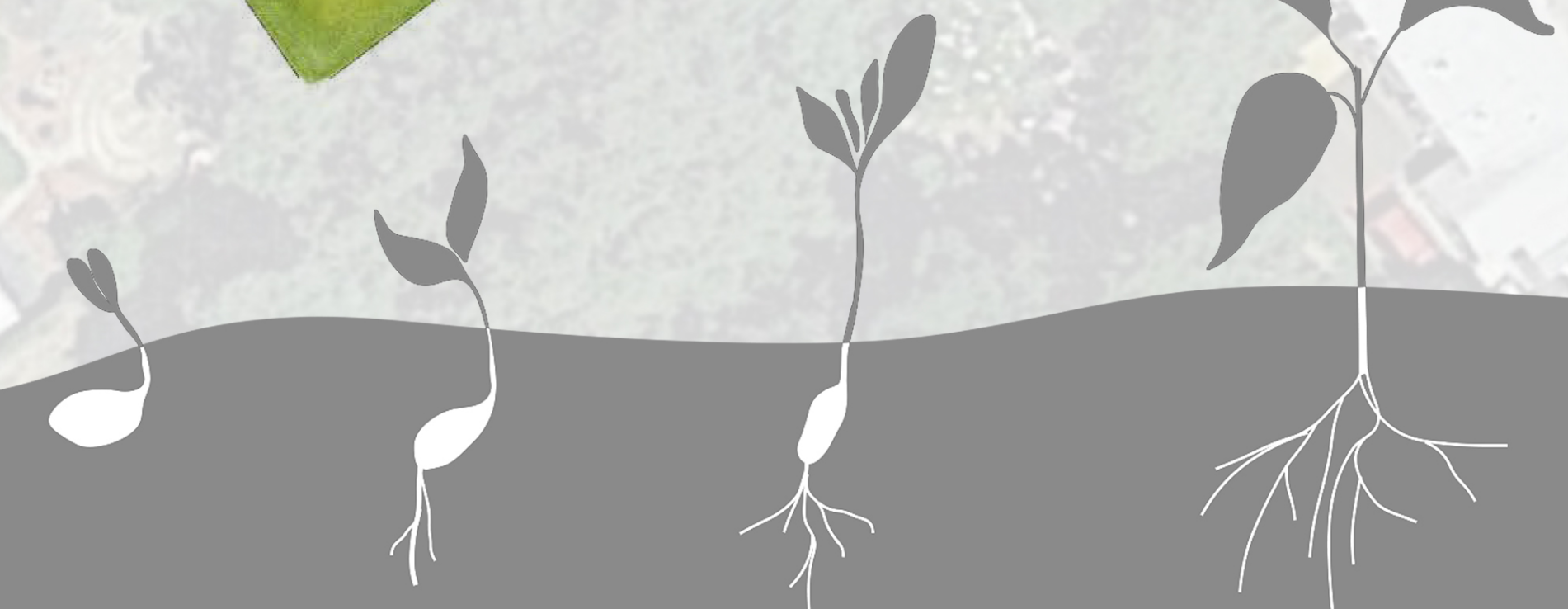
KEYNOTE LEGEND

SYMBOL DESCRIPTION

- ① QUIET PATH AROUND PARK CONCRETE AND D.G.
- ② EXERCISE STATIONS
- ③ LOCKING RESTROOM, EXT. SHOWER, WATER FOUNTAIN, ART
- ④ COVERED PICNIC PAVILIONS WITH TABLES
- ⑤ SPRAY & PLAY ZONE WITH BOULDERS & ANIMALS
- ⑥ OPEN PICNIC AREA
- ⑦ ADDITIONAL SITE LIGHTING
- ⑧ SPLIT RAIL FENCE OR OTHER
- ⑨ GARDEN EXPANSION
- ⑩ AMPHITHEATRE (DOUBLES AS PICNIC PAVILION)
- ⑪ PLAY STRUCTURE TODDLER AND 5-12
- ⑫ CHAIN LINK FENCE 4', 6' AND 10'
- ⑬ BACKSTOP
- ⑭ ARCH ENTRY
- ⑮ BIOSWALE/TURF REDUCTION
- ⑯ RESURFACED COURT
- ⑰ CHESS TABLES
- ⑱ RESURFACE PARKING LOT, PERMEABLE AT STALLS
- ⑲ UPGRADE IRRIGATION AT MEADOW TURF
- ⑳ SKATE ZONE (ALT)
- ㉑ INTERPRETIVE / EDUCATIONAL PANEL
- ㉒ KIOSK FOR MASTER GARDENERS/ GIVEAWAY STAND
- ㉓ TEMPORARY MAINTENANCE FENCING



0 20 40
SCALE: 1" = 20'



Chapman Park - Master Plan

Preliminary Estimated Cost of Construction - Labor and Materials

Prepared For: CARD - 7/15/22
Project No: 2503



UNIT	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL	BID ALTS	CCC	DEDUCTIONS
Mobilization, Demolition, and Grading							
1	Mobilization	1 LS	\$15,000.00	\$15,000			
2	Erosion / Water pollution Control	1 LS	\$6,000.00	\$6,000			
3	Tree Removal (2) and Pruning (25 small and large trees)	1 LS	\$650.00	\$650		\$650.0	
4	Demo Existing Concrete	900 SF	\$8.00	\$7,200		\$5,400	
5	Clearing and Grubbing Existing Turf	47,803 SF	\$0.50	\$23,902		\$20,000	\$23,901
6	Rough Grading & Staking	1 LS	\$35,000.00	\$35,000		\$3,000	
7	Site Drainage/ Storm Water System	1 LS	\$30,000.00	\$30,000			
8	Traffic Control	1 LS	\$2,500.00	\$2,500			
9	Import gravel (amphitheater)	200 CY	\$35.00	\$7,000			
				Subtotal	\$0	\$29,050	\$23,901
Parking Lot - Permeable Pavers							
10	4 ft. Wide Strip of Permeable Pavers w/ Concrete Band	533 SF	\$40.00	\$21,320			
11	Slurry Seal and striping	9,900 SF	\$3.00	\$29,700			
12	Re set drain inlet	1 EA	\$5,000.00	\$5,000			
13	Fill gravel 6 x 6 x 30	40 CY	\$40.00	\$1,600			
				Subtotal	\$0	\$0	\$0
Hardscape							
14	Decorative Hex Patterned Concrete Flatwork	3,000 SF	\$18.00	\$54,000			\$12,000
15	Standard Gray Concrete Path and Bordering Play	15,000 SF	\$14.00	\$210,000			
16	Decomposed Granite 2' Outside Walk	3,232 SF	\$5.00	\$16,160			
				Subtotal	\$0	\$0	\$12,000
Site Amenities							
17	Concrete ADA Tables	8 EA	\$2,500.00	\$20,000			\$10,000
18	Park Benches	5 EA	\$2,000.00	\$10,000			
19	Split Rail 4' High (Play)	350 LF	\$90.00	\$31,500		\$8,000	
19	Park Sign Arch (Garden)	1 EA	\$10,000.00	\$10,000			\$9,600
20	Park Security Lighting on Building	4 EA	\$7,500.00	\$30,000			
21	Trash/Recycle Receptacle	4 EA	\$2,300.00	\$9,200			\$4,600.0
22	Site Lighting / Electrical	1 LS	\$20,000.00	\$20,000			
23	Light Poles	10 EA	\$7,500.00	\$75,000			
24	New 6' Chainlink Fencing from Court to (E) Trash Enclosure	85 LF	\$65.00	\$5,525			
25	Interpretive Panels	3 EA	\$5,500.00	\$16,500			\$11,000
26	Monument Signs (Both Entrances)	2 EA	\$7,500.00	\$15,000			\$6,000
				Subtotal	\$0	\$8,000	\$41,200
Restroom and Storage Building							
27	Building - Storage, 2 stalls, storage, Water pump room	1 LS	\$275,000.00	\$275,000			
28	Utilities	1 LS	\$12,000.00	\$12,000			
29	Paint for Mural on Restroom Wall	1 LS	\$1,000.00	\$1,000			
				Subtotal	\$0	\$0	\$0
(ALT) Skate Park							
30	Concrete	SF	\$14.00	\$0	\$25,200.00		
31	Fencing 4'	SF	\$80.00	\$0	\$9,600.00		
32	Ramps / Rails	LS	\$0.00	\$0	\$7,000.00		
				Subtotal	\$0	\$41,800	\$0
Climbing & Play Structure Areas							
33	Play Structure - Installed	1 EA	\$200,000.00	\$200,000			
34	Play Structure - ADA Spinner	1 EA	\$30,000.00	\$30,000			\$24,000
35	(ALT) Play Structure - swings	1 EA			\$15,000.00		
36	Climbing Boulder -10' tall	1 EA	\$60,000.00	\$60,000			\$25,000
37	Fall Material (Rubber Surface PIP) at Play Structure	2,790 SF	\$30.00	\$83,700			
				Subtotal	\$15,000	\$0	\$49,000
Splash / Water Play Zone							
38	Concrete around Splash Play (Standard)	5,845 SF	\$14.00	\$81,830			
39	Boulders Basalt - Average	18 EA	\$1,200.00	\$21,600			
40	Waterway Area Concrete / Aggregate	532 SF	\$20.00	\$10,640			
41	Water Pump System, nozzles, water drop, geysers, creek & Install	1 LS	\$500,000.00	\$500,000			
42	Temp Fencing (5' non climb)	180 LF	\$40.00	\$7,200			
43	Animal Climbers, Salmon, Bear, Alligator	3 EA	\$12,000.00	\$36,000			
44	Shade Structures (Butterfly, Leaf, and Steel Tree)	3 EA	\$25,000.00	\$75,000			
				Subtotal	\$0	\$0	\$0
Group Picnic Areas							
45	Seat Wall	100 LF	\$220.00	\$22,000			
46	Shade Structure - Large (Amphitheatre)	1 LS	\$120,000.00	\$120,000	143,800		
47	Shade Structure - Small (Near Splash)	1 LS	\$60,000.00	\$60,000			
48	Shade Structure - Small (Toddler Area 16'x12')	1 LS	\$20,000.00	\$20,000			
49	Group Picnic Tables	6 EA	\$2,200.00	\$13,200			
50	Barbeques	2 EA	\$1,000.00	\$2,000			
51	Layout Tables	2 EA	\$3,500.00	\$7,000			
52	Stairs (concrete)	50 LF	\$75.00	\$3,750			
53	Concrete Standard	500 SF	\$14.00	\$7,000			
				Subtotal	\$143,800	\$0	\$0
Fitness Areas							
54	Decomposed Granite Surface Areas	972 SF	\$4.50	\$4,374			
55	Fitness Equipment Stations	2 EA	\$10,000.00	\$20,000			
				Subtotal	\$0	\$0	\$0
Multi-Use Turf Sports Field (To Be Renovated)							
56	Turf Sports Field (Renovated) (Sod)(aerated)	26,802 SF	\$0.75	\$20,102			
57	Irrigation (turf) - Renovated	26,802 SF	\$2.00	\$53,604			
				Subtotal	\$0	\$0	\$0
Multi-Use Court (To Be Renovated)							
58	New Court with Color Surface	6,500 SF	\$20.00	\$130,000			\$45,000
59	Striping	1 LS	\$3,500.00	\$3,500			
60	New Fence 10' (Replacing existing chainlink)	78 LF	\$120.00	\$9,360			
61	Perimeter Futsal Chain Link Fence - 4'	78 LF	\$50.00	\$3,900			
62	Perimeter Futsal Chain Link Fence - 6'	125 LF	\$65.00	\$8,125			
58	Goals	2 EA	\$5,200.00	\$10,400			
58	Basketball post, Hoops + backboards	4 EA	\$2,600.00	\$10,400			
				Subtotal	\$0	\$0	\$45,000
Garden							
59	Fencing 4' High - Hog Wire	225 LF	\$75.00	\$16,875			
60	Kiosk	1 LS	\$1,000.00	\$1,000			
61	Gate / Arch	1 LS	\$7,000.00	\$7,000			
62	Add soil	1 LS	\$500.00	\$500			
63	Shed (8' x 15')	1 LS	\$5,000.00	\$5,000			
64	Planters	6 EA	\$500.00	\$3,000			
65	Benches	5 EA	\$500.00	\$2,500			
66	Demonstration Table	1 EA	\$2,500.00	\$2,500			
				Subtotal	\$0	\$0	\$0
Planting and Irrigation							
67	Soil Amendments	1 LS	\$5,000.00	\$5,000			
68	Landscape Plants (Shrubs)	1 LS	\$10,000.00	\$10,000		\$590.00	
69	Bioswale and Mulch Areas	1 LS	\$2,200.00	\$2,200		\$200.00	
70	Fine Grading - Landscape Plants Area	22,952 SF	\$0.30	\$6,886			
71	Fine Grading - Bioswale Areas	1,156 SF	\$0.30	\$347			
72	Drip Irrigation (Landscape & Bioswale Areas)	24,108 SF	\$1.00	\$24,108			
73	Trees (15 gal)	19 EA	\$250.00	\$4,750		\$650.0	
74	Irrigation infrastructure (Controllers, etc)	1 LS	\$10,000.00	\$10,000			
				Subtotal	\$0	\$1,440	\$0

not conc. tables
Simple Park Sign
Minus One

Smaller Boulder

Dojo Themed

Grey w striping

SUB TOTAL	\$2,731,106	\$200,600	\$38,490	\$171,101
10% CONTINGENCY	\$273,111			
TOTAL ESTIMATE	\$3,004,217			

Note: This estimate is based on the Concept Plan dated July 15th, 2022. It is recognized that neither the Landscape Architect nor the client has control over the cost of labor, materials or equipment, over the Contractor's methods of determining bid or competitive bidding, market or negotiating conditions. Accordingly, the Landscape Architect cannot warrant or represent that bids or negotiated prices will vary from any statement of probable construction cost.

Order No.
Escrow No.
Loan No.

96-01642

3-7

96-001642

Rec Fee .00
Check .00

WHEN RECORDED MAIL TO:

Chico Area Recreation District
545 Vallombrosa Avenue
Chico CA 95926

Recorded
Official Records
County of
Butte
Candace J. Grubbs
Recorder
8:01am 16-Jan-96

PUBL FM 3

A.P. 47-35-67 (Portion)

DOCUMENTARY TRANSFER TAX \$ -0- exempt pursuant to R&T

SPACE ABOVE THIS LINE FOR RECORDER'S USE

..... Computed on the consideration or value of property conveyed; OR
..... Computed on the consideration or value less liens or encumbrances
remaining at time of sale. value and consideration is
less than \$100.00

the undersigned
Signature of Declarant or Agent determining tax — Firm Name

GRANT DEED

(CORPORATION)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Gun-Ode, Inc., a California Corporation

hereby GRANT(S) to

Chico Area Recreation and Park District

the real property in the City of
County of Butte

, State of California, described as

SAMPLE

See attached Exhibit "A"

Gun-Ode, Inc., a California
corporation

Dated November 19, 1995

STATE OF CALIFORNIA }
COUNTY OF Butte } ss.

On November 19, 1995 before me,

Tami Barlow

personally appeared Thor Oden and
Joseph T. Guntren

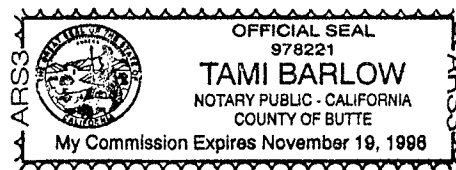
Thor Oden
Thor Oden, President

Joseph T. Guntren
Joseph T. Guntren, Secretary

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signa-
ture(s) on the instrument the person(s) or the entity upon behalf of which
the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Tami Barlow
Tami Barlow



(This area for official notarial seal)

MAIL TAX STATEMENTS TO:

Chico Area Recreation and Park District
545 Vallombrosa Avenue
Chico CA 95926

All that certain real property situate in the County of Butte, State of California, described as follows;

Lot "D" as shown on that certain map entitled "Keefer Creek Estates - Phase Two" as filed for record in Book 138 of Maps, at Pages 35-37 in the office of the Butte County Recorder.

RESERVING THEREFROM the Sanitary Sewer Easement and Storm Drain Easement as shown on said map.

ALSO those facilities located within said Sanitary Sewer Easement and Storm Drain Easement are to be operated and maintained by the Keefer Creek Estates Home Owners Association and/or the County of Butte County Service Area No. 135. Chico Area Recreation and Park District is in no way responsible or liable for the operation, maintenance or repair of said facilities.

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11/12

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed or grant dated November 19, 1995 from GUN-ODE, INC., a California corporation, to CHICO AREA RECREATION AND PARK DISTRICT is hereby accepted by order of the Board of Directors on August 9, 1995 and the grantee consents to recordation thereof by its duly authorized officer.

By: David M. Wells
CHICO AREA RECREATION AND
PARK DISTRICT
Name: DAVID M. WELLS
Title: GENERAL MANAGER

Certificate
of
Acceptance

SAMPLE

CHICO AREA RECREATION AND PARK DISTRICT
545 VALLOMBROSA AVENUE, CHICO, CA 95926, 895-4711

August 9, 1995

Staff Report 95-77

TO: Board of Directors
FROM: Dave Wells, General Manager
SUBJECT: **KEEFER CREEK ESTATES PHASE II, KEEFER SLOUGH DEDICATION**

RECOMMENDATION:

It is recommended that the Board of Directors accept the dedication of 10 plus acres from Thor Oden and Joseph Guntren, Owner/Developers of Keefer Creek Estates Phase II.

DISCUSSION:

The District began discussing this property early this year with the County and the developer. The proposed dedication represents the property owned by the developer that constitutes the northerly half of Keefer Slough within the boundaries of the development.

The property is being dedicated for the purposes of open space and pedestrian/equestrian trails.

Keefer Slough is not included in the CARD Masterplan for trail/greenway development. However, the trail/greenway plan developed in conjunction with the CSA 87 Specific Plan indicates that Keefer Slough is to be developed for this purpose.

CARD would require the dedication of adjacent Keefer Slough acreage as further development takes place in order to assure that the trail/greenway corridor can be continuous.

The developer is not requesting Developer Fee credit for this dedication.

Responsibility for any development related structures including retention ponds, storm drains or sewage treatment facilities remain with the developers and the County of Butte.

→ Shuster Development

- 1- Resolution
- 2- Legal Description — many told Schuster to drop off
- 3- County Planning 538-7601
- 4- Board Action
- 5- Carter
- 6- L&L

→ Planning Division

HEAD PLANNER — MALIKA 538-7601

left message 11:10 1-9-02

→ Bill Kehoe History 343-0459

left message @ 11:30 am 1-9-02

called @ 1:30 busy 1-9-02

→ FRED DAVIS 342-7539

busy - 11:30

busy - 11:35

busy - 11:45

~~Bill Kehoe~~
2:00 PM →

- File should be in G.M.'s office of DEV
- County Planning should have file
- DENNIS knows about
- Letters of correspondences in file
- L&L for Schuster sub
- MADE Board aware of LAND 1-2 years ago
- County stipulation to give property
- FILE — Look for KEEFER PARK or GARNER LANE ?
- Talk to CARTER about LAND dedication

MALIKA / COUNTY PLANNER - CALLED @ 2:10 / LEFT MESSAGE

1-10-02
8:20 AM

DAN BREEDON / COUNTY PLANNER

→ 1:30 Pick-up

→ condition was when L&L was developed sub-division
~~was~~ would be subject to FEES

→ Homes are still subject to Park Development FEES

→ JEFF CARTER - CALLED OFFICE - TONY SAID HE IS
1-10-02
11:00 AM
in meetings till 2:30 or 3:00 - SHE WOULD
TELL HIM TO CONTACT ME ASAP.

→ MET WITH DAN BREEDON @ COUNTY PLANNING DEPT.
- HE GAVE ME 3 LETTERS OF CORRESPONDENCE
FROM CARD CONCERNING PROPERTY.
- STEVE SCHUSTER HAPPENED TO BE THERE
WE DISCUSSED PROJECT & PROPERTY.
- I ASKED PLANNER ABOUT FORMING L&L
FOR DEVELOPMENT.
- PLANNER ADDED CONDITION TO S. SCHUSTER
THAT WILL SHOW UP ON ALL TITLE REPORTS
- S. SCHUSTER WILL DROP OFF FINALIZED MAP
FRIDAY AM 1-11-02.

→ JEFF CARTER - TALKED TO ABOUT L&L &
4:00 PM
1-10-02 DEDICATION WILL BE BY @ 2:00 PM FRIDAY
TO DISCUSS! HE WANTS TO MAKE
SURE CARD IS COVERED FOR L&L IN FUTURE.



CHICO AREA RECREATION AND PARK DISTRICT

545 VALLOMBROSA AVE. CHICO, CA 95926
(530) 895-4711 FAX (530) 895-4721

January 4, 2001

Mr. Daniel C. Breedon, Senior Planner
Butte County Planning Division
7 County Center Drive
Oroville, CA 95965-3397

RE: Proposed Mitigated Negative Declaration, Schuster Subdivision Map 00-3

Dear Mr. Breedon:

We have reviewed the Notice of Intent to adopt the Proposed Mitigated Negative Declaration of the Schuster Subdivision Map 00-03. Specifically, Mitigation Measure #2, page 35 that directly references the Chico Area Recreation and Park District (CARD) and the proposed neighborhood park site bordering the 3.3 acre 100 foot setback from the top of Keefer Slough.

At this time the District is willing to accept the modified, less than 5 acre proposed Neighborhood Park land, as indicated on your revised plan. It is our understand that the Developer, Mr. Schuster, will deed the Neighborhood Park land directly to CARD. In addition, we had indicated in our letter of September 15, 2000 that Mr. Schuster was agreeable to establishing a Landscape and Lighting Assessment District with CARD for the development and maintenance of the Neighborhood Park. His development would be the base for the assessment district, but not the sole members. The District would require a minimum of 500 homes to annex into the assessment district before the park would be developed or any fees assessed.

The District is concerned about Mitigation Measure #1 in that the 100 foot setback has been designated as a totally no-development zone. We understand that this is in accordance with the policies of the North Chico Specific Plan. Our concern is that this is not consistent with the City of Chico requirements for usage of their 25 to 100 foot setback which allows bike paths and other minor recreation usage within that zone. We request that the County take a look at the present creek setback zones the City of Chico has established and operated for over 10 years and reconsider this restriction and allow minor recreation usage improvements.

In summary, the District supports the mitigation measures and monitoring requirements as set forth in the document.

Sincerely,

William J. Kehoe
CARD Special Project Consultant

Cc: Steve Schuster, Schuster Custom Homes

RECEIVED

JAN 8 2001
BUTTE COUNTY PLANNING DIVISION
OROVILLE, CALIFORNIA

75



CHICO AREA RECREATION AND PARK DISTRICT

545 VALLOMBROSA AVE. CHICO, CA 95926
(530) 895-4711 FAX (530) 895-4721

September 15, 2000

Mr. Daniel C. Breedon, Senior Planner
Butte County Planning Division
Department of Development Services
7 County Center Drive
Oroville, CA 95965-3397

RE: Revision of Stephen J. Schuster, Tentative Subdivision Map 00-33

Dear Mr. Breedon:

I reviewed the revisions proposed for Mr. Schuster's subdivision located on Graner Lane near Keefer Sough. The realignment of the Neighborhood Park to abut directly along Keefer Sough meets the District's requirements for neighborhood parks. We were very pleased to hear that the 5-acre neighborhood parkland is to be deeded at no cost to CARD.

When I reviewed the proposed changes with Mr. Schuster we discussed the need to establish a Landscape and Lighting Assessment District for the Neighborhood Park. He was interested in pursuing this with the understanding that his small development would not be the sole members of the neighborhood park assessment district. Our desire would be to establish the assessment district with his development as the base and not until 500 or more homes in the area have annexed to the assessment district would the park be constructed or any fees assessed.

The main purpose in letting you know that CARD will be pursuing the formation of a Landscape and Lighting Assessment District is, so any other new developments or houses that will be build in the area would be required by the County to annex into the Assessment District.

Sincerely,

William J. Kehoe
General Manager

Cc: Steve Schuster, Schuster Custom Homes

**BUTTE COUNTY
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION**

TO: Chico Area Recreation
FROM: Butte County Planning Division
RE: Request for Comments on a Development Application: Stephen J. Schuster GPA/RZ 00-05
DATE: July 5, 2000 **CONTACT PERSON:** Dan Breedon

The Planning Division has received a project application for the property described below. The purpose of this comment sheet is to:

1. Determine if the information contained in the application is adequate to allow your jurisdiction to review the project and submit conditions, if any; and to
2. Determine the appropriate environmental documents to prepare for this project, as well as to identify particular environmental concerns to be addressed or mitigation measures your agency/department may want incorporated.

If the application is determined to be complete within 30 days of its submittal it should be heard at the estimated hearing date indicated below. If a response cannot be submitted within the time frame given, or if additional information is needed, please call 538-7601. Thank you in advance for your time and efforts.

This is an application for a General Plan Amendment and Rezone involving a 5(+/-) acre area currently zoned P-Q (Public Quasi Public) and designated as "Public" by the General Plan. Proposed zoning is SR-1 (Suburban Residential 1 acre parcels). The proposed General Plan designation is "Agricultural Residential". Additionally, a 5(+/-) acre area currently zoned SR-1 is proposed to be rezoned to P-Q and changed from an "Agricultural Residential" General Plan designation to a "Public" General Plan designation. This proposed action will serve to relocate a 5-acre area reserved for park use under the North Chico Specific Plan. A Tentative Subdivision Map has been submitted concurrently (File No. TSM 00-03, Pheasant Landing Unit II). The project site is located east of and adjacent to Garner Lane, approximately 1.6 miles south of Keefer Road, north of Keefer Slough in the north Chico area, identified as APN # 047-350-013, 014, & 015. Supervisorial District No. 3.

THIS ITEM HAS BEEN TENTATIVELY SCHEDULED FOR A HEARING BEFORE THE

 X PLANNING COMMISSION - DEVELOPMENT REVIEW COMMITTEE ON October 26, 2000.

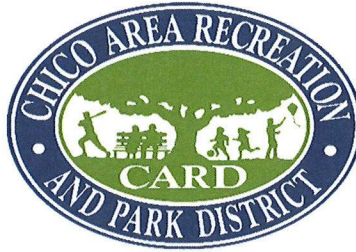
COMMENTS, IF ANY, ARE REQUESTED BY NO LATER THAN July 20, 2000. *If no comments or communications are received by the above date, the assumption will be made that your agency has no comment.*

COMMENTS (Attach additional pages if necessary):

CARD Supports the relocation of the 5 Acre Park site to the south end of the property that borders on Keefer Slough and Garner Lane. This is a much better location for the Park because when the Park is built the trail along Keefer Slough can be included in the Park design

By: William J. Kenoe
Gen. Manager

Date: 7/18/00



Irrigation checklist instructions

Tool kit needs:

- Hunter and Rainbird irrigation catalog
- Hunter and Rainbird sprinkler adjustment keys
- Irrigation flags/ marking paint/ Teflon tape
- Tape roller measure to measure head-to-head distance
- Gloves, shovel, hand trowel, hand pump
- Channel locks and needle nose pliers

Directions for irrigation checklist

1. Controller

- Start at the irrigation controller - write the location date and name
- Write the controller type, along with the date and time on controller
- Include the irrigation program and start time your testing
- Starting with Sunday, write down the days program is watering
- Include the seasonal or global adjustment percentage setting
- Wait until end to calculate the end time and the total run time for program
- Record stations and run times for each station from program from clock

2. Field inspection

- From the clock turn on first station on program
- Inspect each sprinkler to insure it is operating properly
- Check for bad wiper seal leaks
- Check nozzle size and radius and record. Use irrigation catalog to locate nozzle size.
- Adjust for head-to-head coverage full circle radius
- Adjust for overspray or coverage half circle radius
- Check station for overall uniformity and adjust time if needed

3. Final time, issues and priority

- Write down any issues found in the field, including but not limited to pressure, broken or crooked heads, leaky wiper seals, lateral breaks, nozzle size, or spacing issues, valve not turning on, or not shutting off
- Calculate total run time and record
- Calculate end run time and record
- Assign priority for issues to be repaired and schedule
- Record or date once issue resolved

