
BOARD OF DIRECTORS REGULAR MEETING

Thursday, April 24, 2025 – 4:00 P.M.

If you need an accommodation to participate in this meeting, please call (530) 895-4711
Agenda posted prior to 4:00 PM Monday, April 21, 2025

BOARD MEMBERS

Tom Lando, Chair
Dave Donnan, Vice Chair
Michael McGinnis
Christopher Norden
Jason Roye

CARD STAFF

Annabel Grimm, General Manager
Phil Aviles, Finance Manager
Holli Drobny, Administrative Director
Erin Morrissey, Recreation Director
Scott Schumann, Parks and Facilities Director

LEGAL COUNSEL

Jackson Glick, Sac Valley Law

A G E N D A

Zoom Meeting Information:

<https://card.zoom.us/j/81607636750?pwd=R1NNUkZPYi9ySGNsNVQ3OXh0U1hoZz09>

Meeting ID: 816 0763 6750

Passcode: 156857

1. CALL TO ORDER

- 1.1. Roll Call
- 1.2. Correspondence received from Al McGreehan

2. 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.

3. CONSENT AGENDA *Action Requested: Board of Directors approves the consent agenda.*

- 3.1. Minutes of the Regular Meeting of the Board of Directors on March 27, 2025
- 3.2. Minutes of the Special Meeting of the Board of Directors on April 3, 2025
- 3.3. March Monthly Financial Report (Staff Report FI-25-009)

4. REGULAR AGENDA

- 4.1. Committee Report Out – *Information provided/possible action*
 - 4.1.1. Finance Committee
- 4.2. Levy Administration (Staff Report FI-25-010 and Resolution 25-004) *Action Requested: Board of Directors directs SCI Consulting Group to prepare the Engineer's Report for the Oak Way, Amber Grove/Greenfield, and Baroni Neighborhood Park and Open Space (No.*

LLD 001-05) Landscape and Lighting Assessment Districts.

4.3. Public Hearing for Fiscal Year 2025-2026 Budget

This public hearing will provide an opportunity for the public to provide comments regarding the proposed adoption of the Final Budget for the 2025-26 Fiscal Year.

4.4. 2024 Annual Impact Report Draft (Staff Report 25-024) Information provided/Possible action.

District staff will present a draft of Key Performance Indicators to the Board demonstrating the District's impact to the community in 2024.

4.5. Butte Local Agency Formation Commission (LAFCO) Ballot (Staff Report 25-030) Action Requested: Board of Directors vote for a Special District Regular "Non-Enterprise" and an Alternate "Enterprise/Non-Enterprise" Member to serve on the Commission for four years. Ballots are due May 16, 2025.

4.6. Items Removed from the Consent Agenda

5. NEW BUSINESS

5.1. Revocable License Agreement (Staff Report 25-025) Action Requested: The Board approves the License Agreement between the District and Chico Velo.

In order to comprehensively complete the design of the Chico Bike Park, the District needs to have access to a parcel owned by the Hignell Properties.

5.2. Notice of Exemption of California Environmental Quality Act (CEQA) Study (Staff Report 25-026 & Resolution 25-005) Action Requested: Board of Directors approve the filing of the notice of exemption of the CEQA study related to the development of the Chico Velo Bike Park.

District staff have completed the CEQA process for the future site of the Chico Velo Bike Park, resulting in a Notice of Exemption (NOE) to be filed with Board authorization.

6. DIRECTOR COMMENTS

Opportunity for the Board to comment on items not listed on the agenda.

7. STAFF COMMENTS

Opportunity for District Staff to comment on items not listed on the agenda.

Recreation Update (Staff Report 25-027)

Parks and Facilities Update (Staff Report 25-028)

General Manager Update (Staff Report 25-029)

8. ADJOURNMENT

Adjourn to the next meeting of the Board of Directors of the Chico Area Recreation and Park District.

9. CLOSED SESSION

Pursuant to Government Code 54956.8: Conference with Real Property Negotiators

Property: 006-400-079

Agency Negotiator: Annabel Grimm, General Manager

Negotiating Parties: Willow & Birch Realty, Inc

Under negotiation: Price, Terms

Pursuant to Government Code 54957: Public Employment- Human Resources Manager

TO ALL Butte COUNTY ENTERPRISE and NON-ENTERPRISE SPECIAL DISTRICTS

My name is Al McGreehan, a long serving Paradise Recreation & Park District Board member. Continuously since September 2015 to the present time it has been my privilege and an honor to be serving as an elected Butte LAFCO Commissioner representing special districts. My current term is due to expire during May 2025.

I have recently been renominated as a candidate for the regular Non-Enterprise Special District Butte LAFCO Commissioner position that has been placed upon the LAFCO ballot for your district's voting consideration. Given the opportunity, I'm still interested in dedicating my time to continue to serve with Butte LAFCO in this aforementioned capacity and I humbly ask for your district's vote.

Thank you for your consideration.

Sincerely,

Al McGreehan



BOARD OF DIRECTORS REGULAR MEETING MINUTES

Thursday, March 27, 2025 – 4:00 P.M.

DRAFT

Board Members Present: Tom Lando, Chair
Dave Donnan, Vice Chair
Michael McGinnis, Board Member
Christopher Norden, Board Member

Board Members Absent: Jason Roye, Board Member

Staff Members Present: Annabel Grimm, General Manager
Phil Aviles, Finance Manager
Holli Drobny, Administrative Director
Erin Morrissey, Recreation Director
Scott Schumann, Parks and Facilities Director

Legal Counsel Present: Jackson Glick, Attorney at Law

1. CALL TO ORDER

The meeting was called to order at 4:00, and a roll call was taken, as noted above.

2. PUBLIC COMMENTS

There were no public comments.

3. CONSENT AGENDA

- 3.1. Minutes of the Regular Meeting of the Board of Directors on February 27, 2025
- 3.2. Minutes of the Special Meeting of the Board of Directors on March 12, 2025
- 3.3. February Monthly Financial Report (Staff Report FI-25-006)
- 3.4. Purchase of Replacement Mower (Staff Report FI-25-007)

M/S/C/ (Directors McGinnis/Norden) Board of Directors approved the consent agenda.
The motion was unanimously approved.

Absent: Roye

4. REGULAR AGENDA

- 4.1. Committee Report Out – Information Provided
 - 4.1.1. Finance Committee
 - 4.1.2. Facility Committee

- 4.2. Resolution Adopting the Preliminary Budget for Fiscal Year 2025-2026 (Staff Report FI-25-008 & Resolution 25-003)

M/S/C/ (Directors McGinnis/Norden) Board of Directors approved Resolution 25-003 adopting the preliminary budget for fiscal year 2025-2026 and making it available for public inspection and determines the public hearing to take place on April 24, 2025.

The motion was unanimously approved.

Absent: Roye

5. NEW BUSINESS

5.1. Jan Sneed Scholarship Proposal (Staff Report 25-018)

District Staff recommended changes to the District scholarship process to align with other community benefits and improve access to the scholarship.

M/S/C/ (Directors Donnan/McGinnis) Board of Directors approved the updated guidelines to the Jan Sneed Scholarship program.

The motion was unanimously approved.

Absent: Roye

5.2. Esplanade Project Impacts (Staff Report FA-25-007)

The City of Chico North Esplanade Reconstruction project will require the acquisition of right-of-way space at DeGarmo Park and a temporary construction easement during the project.

M/S/C/ (Directors Lando/McGinnis) Board of Directors approved the right-of-way acquisition and temporary construction easement at DeGarmo Park for the Esplanade improvement project.

The motion was unanimously approved.

Absent: Roye

5.3. Operation and Management of City of Chico Property (Staff Report FA-25-008)

District Staff provided an update on continued collaboration with the City of Chico to maximize recreational services and spaces.

Director McGinnis said that the Nexus process should be revisited. Director Lando noted some of the challenges the City encountered in managing several sites. General Manager Grimm explained that all community members would be required to adhere to the District's park rules as they are at all District managed spaces. Jackson Glick, Legal Counsel, stated research would need to be done to understand the regulations impacting some of the sites. Lando said that the increased maintenance would have to be considered. Grimm reported that the City understands that that funding would have to be provided. Direction was given to staff to continue the discussion with the City.

5.4. Naming Garden at Veteran's Memorial Park (VMP) (Staff Report FA-25-009)

A request by Mayor Reynolds to name a rose garden at VMP the Rosie the Riveter Memorial Garden in honor of Claudine Rushton, with a correlation donation of time and materials for the project.

M/S/C/ (Directors McGinnis/Norden) Board of Directors approved the installation and naming

of the Rosie the Riveter Memorial Garden in honor of Claudine Rushton at VMP and accepted the donation of time and materials for the project. Director Lando asked that the minutes reflect that his no vote was not related to the requester, and that his vote is related to the facility naming process.

Ayes: Donnan, McGinnis, Norden

Noes: Lando

Absent: Roye

5.5. Board Schedule

District staff discussed changing the May Regular Meeting but chose to keep it the same. The Board and District staff decided to facilitate a District tour on April 17th, 10:00am-2:00pm.

6. DIRECTORS' COMMENTS

The recent Aquatic Facility construction bids and related process for the selection of a construction firm was discussed. Director Lando asked for a summary of funding for the Aquatic Facility and expressed concern about the District taking on debt. Lando would like to bid the project out in phases. General Manager Grimm said that an RFP for Financial institutions for potential lending to be released in early April. Director Donnan said that it may be prudent to execute the construction in phases until the funding is secured. No action was taken.

7. STAFF COMMENTS

8. ADJOURNMENT

Adjourned at 4:35 to the next meeting of the Board of Directors of the Chico Area Recreation and Park District.

9. CLOSED SESSION

Pursuant to Government Code 54956.8: Conference with Real Property Negotiators

Property: 006-400-079

Agency Negotiator: Annabel Grimm, General Manager

Negotiating Parties: Willow & Birch Realty, Inc

Under negotiation: Price, Terms

CLOSED SESSION ANNOUNCEMENT

Direction given, no action taken.

BOARD OF DIRECTORS REGULAR MEETING MINUTES

Thursday, April 3, 2025 – 2:45 P.M.

DRAFT

Board Members Present: Tom Lando, Chair
Dave Donnan, Vice Chair
Michael McGinnis, Board Member
Jason Roye, Board Member

Board Members Absent: Christopher Norden, Board Member

Staff Members Present: Annabel Grimm, General Manager
Phil Aviles, Finance Manager
Holli Drobny, Administrative Director
Erin Morrissey, Recreation Director
Scott Schumann, Parks and Facilities Director

Legal Counsel Present: None present

1. CALL TO ORDER

The meeting was called to order at 2:45, and roll call was taken, as noted above.

2. PUBLIC COMMENTS

There was none.

3. REGULAR AGENDA

3.1. Selection of Construction Bid for Aquatic Recreation Facility (Staff Report 25-022)

The Board reviewed and considered bids received for the construction of the Aquatic Recreation Facility. Discussion revolved around the budget for the entirety of the project and different funding strategies. Lando and Donnan expressed concern over the funding strategies.

M/S/C/ (Directors McGinnis/Donnan) The Board awards the construction of the Aquatic Recreation Facility to Slater & Sons and authorizes staff to proceed with contract negotiations. The Board moves to increase the contingency of project, totaling \$33M, and advised staff to begin investigating the potential of a engaging in loan services.

The motion was unanimously approved.

Absent: Norden

4. ADJOURNMENT

Adjourned at 4:07PM to the next meeting of the Board of Directors of the Chico Area Recreation and Park District.



BOARD OF DIRECTORS

Finance Committee

STAFF REPORT

DATE: April 24, 2025
TO: Board of Directors
FROM: Annabel Grimm, General Manager
SUBJECT: Neighborhood Levy

BACKGROUND

SCI Consulting Group serves as the District's assessment engineer and levy administrator of the District's three LLADs. These LLADs fund the installation, maintenance, and servicing of various park and open space improvements within their respective boundaries. As required by law, an annual Engineer's Report must be prepared to determine the scope of services and associated assessments for the upcoming fiscal year.

The Engineer's Reports will provide a detailed description of improvements to be maintained, the budget for each LLAD, and the assessment rates to be levied. SCI Consulting Group will serve as the engineer of work for these proceedings, and this action will direct them to begin the preparation of the engineer's reports.

FISCAL IMPACT:

Preparation of the Engineer's Reports is a routine and budgeted expense within each assessment district.

NEXT STEPS:

Following preparation, the draft Engineer's Reports will be brought before the Board on May 22, 2025 for preliminary approval and public hearing scheduling for June 26, 2025, in accordance with Proposition 218 requirements.

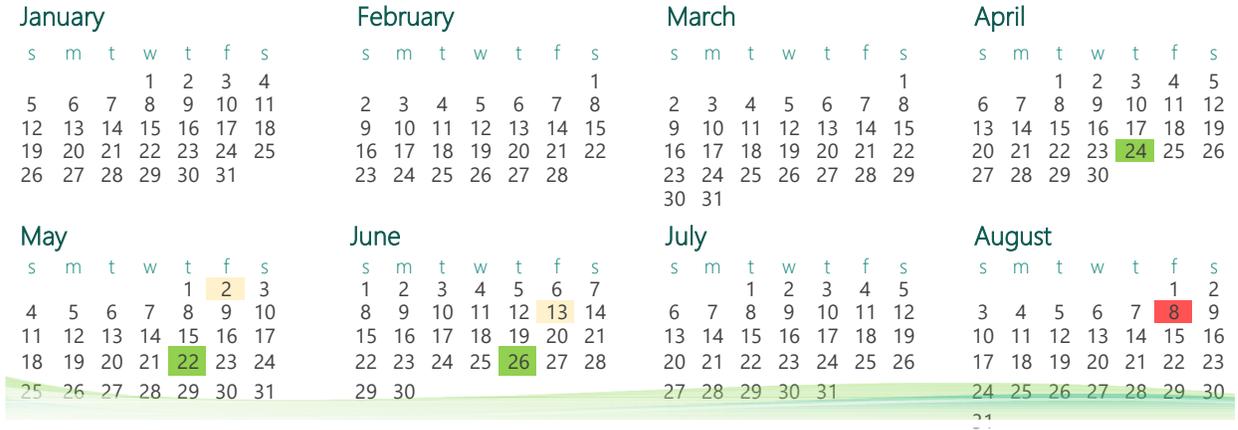
RECOMMENDATION

Adopt Resolution 25-004 directing the preparation of the Engineer's Reports for the continuation of the following Landscape and Lighting Assessment Districts (LLDs):

- Oak Way
- Amber Grove/Greenfield
- Baroni Neighborhood Park and Open Space (LLAD 001-05)

Chico Area Recreation and Park District
Oak Way, Amber Grove/Greenfield, and Baroni Neighborhood Parks
CFD 2023-01 (Park Maintenance)

Levy Administration - Fiscal Year 2025-26 Timeline



Action Items	Due Date
Board Action: Resolution Directing the Preparation of the Annual Report	April 24
Preliminary assessments determined; Prepare budgets and determine assessment rates; Review and update other Engineer's Report items	Late April
Provide Resolution and Preliminary Engineers Reports for May Board meeting	May 02
Board Action: Resolution of Intention to Continue the Assessments, Preliminarily Approving Engineer's Report and Providing of Notice of Hearing.	May 22
Publish Notice of Public Hearing (must occur 10 days before Public Hearing)	
Provide Resolution and Final Engineer's Reports for May Board Meeting	June 13
Board Actions: Public Hearing and approval of resolution approving Engineer's Report and levying annual assessments. Resolution setting the CFD special tax rates for FY 2025-26 and ordering the levy of the special taxes.	June 26
Submit levy roll to County Auditor	August 08
Confirmation of final levies with County Auditor	Late August
Answer property owner inquiries and associated tasks	Sept -June 2025

All regular Board meetings are held on the 4th Thursday of each month at 6 pm.

Information to District for Board Meeting	District Board of Director's Meeting	Levy Due Date to County
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**RESOLUTION 25-004 OF THE BOARD OF DIRECTORS OF THE
CHICO AREA RECREATION AND PARK DISTRICT**

A RESOLUTION DIRECTING THE PREPARATION OF THE ENGINEER'S REPORTS FOR THE CONTINUATION OF THREE (3) LANDSCAPE AND LIGHTING ASSESSMENT DISTRICTS: OAK WAY, AMBER GROVE/GREENFIELD, AND BARONI NEIGHBORHOOD PARK AND OPEN SPACE (No. LLD 001-05)

1. On January 13, 1994, the Board of Directors of the Chico Area Recreation and Park District, acting as the legislative body of the Amber Grove/Greenfield Landscaping and Lighting Assessment District, ordered through Resolution 94-01 the formation of an assessment district pursuant to the provisions of the Landscaping and Lighting Act of 1972, known as the Amber Grove/Greenfield Landscaping and Lighting Assessment District, for the purpose of financing certain park and recreational improvements as specified in the District's Master Plan and for the purpose of funding maintenance operations of those facilities.
2. On July 10, 1997, the property owners within the Oak Way Landscaping and Lighting Assessment District approved the continuation of the assessment district for the purpose of financing certain park and recreational improvements and funding maintenance operations of those facilities.
3. On June 20, 2006, the City Council of the City of Chico, acting as the legislative body for the Baroni Park and Open Space Landscaping and Lighting District No. LLD 001-05, ordered through Resolution 70-06 the formation of an assessment district pursuant to the provisions of the Landscaping and Lighting Act of 1972, known as the Baroni Park and Open Space Landscaping and Lighting District No. LLD 001-05, for the purpose of funding maintenance operations and recreational improvements as described in the District's Master Plan.
4. The purpose of the Oak Way Landscaping and Lighting Assessment District is for the installation, maintenance and servicing of improvements to the Oak Way Park, generally described as the installation, maintenance and servicing of public facilities, including but not limited to, playground equipment, irrigation and sprinkler systems, landscaping, turf, park grounds, park facilities, landscape corridors, trails, ponds, wetlands preserve areas, fencing, piers, signage, benches, tables, and all necessary appurtenances, and labor, materials, supplies, utilities and equipment, as applicable, for property within the Oak Way Landscaping and Lighting Assessment District that is maintained by the Chico Area Recreation and Park District. Installation means the construction of recreational improvements, including, but not limited to land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, playground equipment, recreational facilities and trails. Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of said improvements, including

repair, removal, or replacement of all or part of any improvement; providing for the life, growth, health and beauty of landscaping; and cleaning, sandblasting and painting of walls and other improvements to remove or cover graffiti, and monitoring of wetlands preserve areas. Servicing means the furnishing of electric current or energy for the operation or lighting of any improvements, and water for irrigation of any landscaping or the maintenance of any other improvements.

5. The purpose of the Amber Grove/Greenfield Landscaping and Lighting Assessment District is for the installation, maintenance and servicing of improvements to the Amber Grove/Greenfield Park, generally described as the installation, maintenance and servicing of public facilities, including but not limited to, playground equipment, irrigation and sprinkler systems, landscaping, turf, park grounds, park facilities, landscape corridors, trails, ponds, wetlands preserve areas, fencing, piers, signage, benches, tables, and all necessary appurtenances, and labor, materials, supplies, utilities and equipment, as applicable, for property within the Amber Grove/Greenfield Landscaping and Lighting Assessment District that is maintained by the Chico Area Recreation and Park District. Installation means the construction of recreational improvements, including, but not limited to, land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, playground equipment, recreational facilities and trails. Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of said improvements, including repair, removal, or replacement of all or part of any improvement; providing for the life, growth, health and beauty of landscaping; and cleaning, sandblasting and painting of walls and other improvements to remove or cover graffiti, and monitoring of wetlands preserve areas. Servicing means the furnishing of electric current or energy for the operation or lighting of any improvements, and water for irrigation of any landscaping or the maintenance of any other improvements.

6. The purpose of the Baroni Park and Open Space Landscaping and Lighting District No. LLD 001-05 is for the installation, maintenance and servicing of improvements to the Baroni Neighborhood Park, adjacent open space areas and related trails system within the District, generally described as the installation, maintenance and servicing of public facilities, including but not limited to, playground equipment, irrigation and sprinkler systems, landscaping, turf, park grounds, park facilities, landscape corridors, trails, ponds, wetlands preserve areas, fencing, piers, signage, benches, tables, and all necessary appurtenances, and labor, materials, supplies, utilities and equipment, as applicable, for property within the Baroni Park and Open Space Landscaping and Lighting District No. LLD 001-05 that is maintained by the Chico Area Recreation and Park District. Installation means the construction of recreational improvements, including, but not limited to, land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage; lights, playground equipment, play courts, and public restrooms; the maintenance and servicing of both, of any of the foregoing; the acquisition of land for park, recreational, or open-space purposes. Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of said improvements, including repair, removal, or replacement of all or part of any improvement; providing for the life, growth, health and beauty of landscaping; and cleaning, sandblasting and painting of walls and other improvements to remove or cover graffiti, and monitoring of wetlands preserve areas. Servicing means the furnishing of electric current or energy, gas or

other illuminating agent for the operation or lighting of any improvements, and water for irrigation of any landscaping or the maintenance of any other improvements.

7. SCI Consulting Group is hereby designated as Engineer of Work for purposes of these proceedings and is hereby ordered to prepare an Engineer's Report in accordance with Article 4 of Chapter 1 of the Act and Article XIID of the California Constitution. Upon completion, the Engineer shall file the Engineer's Report with the Secretary of the Governing Board for submission to the Board.

NOW, THEREFORE BE IT RESOLVED that the Board of Directors of CARD hereby direct the preparation of the Engineer's Report for the continuation of the aforementioned Landscape and Lighting Assessment Districts.

PASSED AND ADOPTED at a Regular Meeting of the Board of Directors of the Chico Area Recreation and Park District on the 24th day of April 2025 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

ATTEST:

Tom Lando, Chair
Board of Directors

Holli Drobny
Clerk of the Board of Directors



BOARD OF DIRECTORS

STAFF REPORT

DATE: April 24, 2025
TO: Board of Directors
FROM: Annabel Grimm, General Manager
SUBJECT: 2024 Annual Impact Report

BACKGROUND

In effort to demonstrate the District’s impact on the Community, each division within the organization provided performance indicators to be included in the 2024 Annual Impact Report.

ANALYSIS

Business Services

Customer Service

Park Impact Fees Processed	31 fees resulting in \$76,000
Scholarships Approved/Used	71/71
Youth jerseys sold	450 jerseys resulting in \$7,797
Emails received at info@chicorec.gov	6663

Facility Rentals

	Permits	Revenue
Meeting Rooms	95	\$ 18,730.75
Memorial Service	22	\$ 24,397
Park Rental	4	\$ 2,103
Picnic Rental	492	\$ 54,208.60
Community Events (Proms, Fundraisers, Parties, etc.)	66	\$ 82,673.20
Weddings	52	\$ 160,878.00
Totals	731	\$ 342,989.80

Marketing

Social Media followers	Facebook - 10,537 Instagram - 3,800
Social media interactions	Facebook Reach - 270.2K (up 25.38%) Instagram Reach - 54K (up 179.79%)
Average monthly website visits	157,672

Special Events

Total number of attendees at events	Approximately 7,755
Free events per year	10

Event Sponsorships received by year	10 sponsorships totaling \$15,500
Community Partnerships	54
Total event revenue	\$74,883

Finance

Revenue for 07/01/23-06/30/2024	\$ 17,720,026.00
Expense for 07/01/23-06/30/2024	\$ 12,118,625.00

Human Resources

FT Employee Tenure	5 EE's- 20+ years 8 EE's - 15+ years 10 EE's- 10+ years 19 EE's - 5+ years 46% of FT EE's have been with CARD 5+ years
Live Scans Processed	645
Employees onboarded	384 (296 new, 88 rehires)
Average Active Employee Per Day in 2024	365
Training hours assigned	976
Positions opened	58 (9 FT, 3 PT, 46 seasonal)
Applications received	2,731
Internal promotion rate	12.7% promotion rate Parks positions – 4 Recreation positions – 2 Administration positions – 1
Employees Offboarded	322 total terminations Turnover Rate: 54.61% Seasonal 35.71% Part Time 8.20% Full Time
Employee Injuries	8 claims / Total expense paid: \$19,308.90

Parks and Facilities

Number of New Parks Added to the District	1 New Parks (Emerson Park A2)
Acres of Parks Maintained	197 Acres
New Park Acreage Added	3.6 Acres
Cubic Yards of Playground Bark Installed	4855 Cubic yards of fall material
Pounds of grass seed applied	10,450 lbs. of seed
Playground Inspection Conducted	560
New Playgrounds Installed	2
Number of Capital Projects	12 total capital projects (25K+)
Capital Project Expenditures	\$7,215,311,70
Number of trees planted	3 trees planted

Pounds of Carbon Sequestered	1,720,376 lbs.
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Recreation

Program

Adult Sport	142 Leagues / 6,265 Participants
Youth Sports	243 Leagues/ 4,027 Participants
Camp Participants	1,492 Distinct Participants/ 3,812 Total Participants
Swim lesson participants	895 Distinct Participants/ 1,225 Total Participants
Swim Lessons Offered	225
Pool Participants (Laps and Rec)	2,537 Participants
ASP Staff	275
ASP Enrollment	1,400
Inclusion participants served	75
Distinct participants in Nature School/ Total	30 Distinct Participants/ 320 Total Participants
Distinct Permanent Animals at the Janece Webb Living Animal Museum	40
Nature Center Field Trips	135

RECOMMENDATION

The Board of Directors review the information and provide direction on additional data to report in the 2024 Annual Impact Report, if any.



BUTTE LOCAL AGENCY FORMATION COMMISSION

1453 Downer Street, Suite C • Oroville, California 95965-4950
(530)538-7784 • Fax (530)538-2847 • www.buttelafco.org

TO: Butte County Special Districts
Butte County Special District Association

FROM: Krystal Bradford, Office Manager

SUBJECT: **Election of a Special District *Regular* "Non-Enterprise" Member and an *Alternate* "Enterprise/Non-Enterprise" Member**

DATE: March 18, 2025

Nominations Requested

On February 7, 2025, the Butte Local Agency Formation Commission called for nominations for:

- One (1) Special District ***Regular* "Non-Enterprise"** Member. The term for this seat is four years and will begin June 1, 2025 and expire May 31, 2029; and
- One (1) Special District ***Alternate* "Enterprise/Non-Enterprise"** Member. The term for this seat is four years and will begin June 1, 2025 and expire May 31, 2029.

Nominations Received

The nomination period closed on Friday, March 14, 2025. Valid nominations received are as follows:

For the ***Regular* "Non-Enterprise"** Member:

- Larry Bradley, Durham Recreation & Park District (Non-Enterprise)
- Larry Evans, Gridley-Biggs Cemetery District (Non-Enterprise)
- Al McGreehan, Paradise Recreation & Park District (Non-Enterprise)

For the ***Alternate* "Enterprise/Non-Enterprise"** Member:

- Larry Bradley, Durham Recreation & Park District (Non-Enterprise)

Instructions:

1. Votes shall be made by official action of the Districts' Board of Directors.
2. Ballots shall be certified by the signature of the Chair, or an alternate District Board Member chosen by the Districts' Board for the purpose of signing the attached ballot AND counter-signed by the Districts' General Manager/Secretary of Board.
3. Ballots shall be returned no later than **4:00 p.m. on Friday, May 16, 2025**. Ballots postmarked after the closing date will not be accepted.
4. Districts may submit their ballots one of the following ways:

Hand Delivered	Electronic Mail	Certified Mail
Shannon Costa Deputy Executive Officer Butte LAFCO 1453 Downer Street, Suite C Oroville, CA 95965	scosta@buttecounty.net	Shannon Costa Deputy Executive Officer Butte LAFCO 1453 Downer Street, Suite C Oroville, CA 95965

5. District ballots returned by electronic mail shall be scanned copies of the original signed certified ballot.
6. If you do not have a District Board meeting scheduled within this time frame, a special meeting shall be scheduled in order to submit a valid ballot.

In order for the election to be valid, a quorum of districts must complete and return their ballots. Otherwise, the process will repeat until such time we receive ballots from a majority of the districts.

This is an important ballot, as your Special District LAFCO Commissioner will be making decisions on budget issues, policies and projects that may have a direct impact on your district. Please participate in this election and submit your vote.

Should you have any questions, please feel free to contact me.

Attachment



BUTTE LOCAL AGENCY FORMATION COMMISSION
1453 Downer Street, Suite C
Oroville, CA 95965 – (530) 538-7784

2025 ELECTION BALLOT

**Special District *Regular* “Non-Enterprise” Member
and a
Special District *Alternate* "Enterprise/Non-Enterprise" Member**

***Regular* “Non-Enterprise” Member**
Please Vote for One (1)

- Larry Bradley – Durham Recreation & Park District
- Larry Evans – Gridley-Biggs Cemetery District
- Al McGreehan – Paradise Recreation & Park District

(Write in Candidate) _____ *(Name of District)*

***Alternate* “Enterprise/Non-Enterprise” Member**
Please Vote for One (1)

- Larry Bradley – Durham Recreation & Park District

_____ _____
(Write in Candidate) _____ *(Name of District)*

Certification of Ballot

District Board Chair or Designee

District Manager/Secretary of the Board

District

Date



BOARD OF DIRECTORS

STAFF REPORT

DATE: April 24, 2025
TO: Board of Directors
FROM: Annabel Grimm, General Manager
SUBJECT: Revocable License Agreement

BACKGROUND

The Chico Bike Park master plan includes the development of 3 parcels along Humboldt Road between Notre Dame and Forest Avenue. The parcels comprising the majority of the park site are owned by CARD; the third remaining parcel (APN 002-130-038-000) is currently owned by 1661 Forest Avenue Investors. This owner is supportive of the Bike Park elements identified below be placed on their parcel in an effort to create a comprehensive design, entrance, and trail system including:

- a. An approximately 45 square foot sign;
- b. A six (6) foot wide cross country riding path of about 150 linear feet; and
- c. A six (6) foot wide cross country riding path of about 230 linear feet

CARD Staff have discussed in detail the use with the parcel owner and have developed the attached Revocable License Agreement to allow for the continued presence of the design elements within the Encroachment Area, subject to the terms and conditions set forth therein. The Agreement includes a right of first refusal if the owner intends to sell the parcel in the future. In addition, the Agreement recognizes the lease relationship Chico VELO and CARD for the purposes of development and initial operations of the Bike Park.

RECOMMENDATION

Board recommends approving the Revocable License Agreement to comprehensively complete the Chico Bike Park.

RECORDING REQUESTED BY

Jackson Glick, Esq.

AND WHEN RECORDED MAIL TO

Jackson Glick, Esq.
SacValleyLaw LLP
P.O. Box 908
Gridley, CA 95948

Space above line for Recorder's Use
NO TAX DUE.

APN: 002-130-038-000

REVOCABLE LICENSE AGREEMENT

This Revocable License Agreement, dated as of _____, is entered into between 1661 FOREST AVENUE INVESTORS, a California Limited Partnership (“Licensors”) and CHICO AREA RECREATION & PARKS DISTRICT, a Parks and Recreation District formed and existing under authority of the California Public Resources Code (Section 5780, et seq.) and CHICO VELO, a California Non-Profit Corporation (“CARD” and “VELO”, respectively, and collectively “Licensees”).

Collectively, the above-referenced individuals and entities constitute the “PARTIES” or individually as a “PARTY”.

RECITALS

A. Licensors are the owners of certain real property commonly known as APN 002-130-038-000 located in Butte County and more particularly described on Exhibit “A” attached hereto and incorporated herein by this reference (“Licensor’s Property”).

B. CARD is the owner, and VELO is the tenant of certain real property commonly known as Butte County APNs 002-110-007-000, 002-180-201-000, 002-180-231-000 (“Licensees’ Property”). Licensees’ Property is adjacent to the eastern boundary line of Licensors’ Property.

C. VELO, in cooperation with CARD, is in the process of developing a public bike park on the Licensees’ Property and the design of this Bike Park will have certain components that will encroach upon the Licensor’s Property as more particularly described in Exhibit B.

D. In order to incorporate the design elements that encroach upon the Licensor’s Property, and for other valuable consideration that Licensor hereby acknowledges, Licensor and Licensee have agreed to this Revocable License Agreement to allow for the continued presence of the design elements within the Encroachment Area, subject to the terms and conditions set forth herein.

TERMS OF REVOCABLE LICENSE AGREEMENT

Grant of Revocable License

1. Licensors hereby grant to Licensees a revocable license (hereinafter referred to as “the Revocable License”) constituting permission for the continued presence of certain encroachments upon Licensors’ Property, including the following:

- a. An approximately 45 square foot sign;
- b. A six (6) foot wide cross country riding path of about 150 linear feet; and
- c. A six (6) foot wide cross country riding path of about 230 linear feet

This area will be herein referred to as the Encroachment Area which is further shown on the figures contained in Exhibit “C”, attached hereto and incorporated herein.

2. The Revocable License shall include incidental rights of access to construct, maintain, and repair the aforementioned improvements as well as maintain, repair, and use the Encroachment Area.

3. The cross-country riding path portions of the Encroachment Area will be open to use by the general public as part of their use of the Licensees’ Property. Licensee acknowledges that the project being constructed on the Licensees’ Property and in the Encroachment Area of the Licensor’s Property is a public park that will be accessible and used by the public at large.

Indemnity to Licensors

4. Licensees, including their successors, heirs, and assigns, agree to keep the aforementioned encroachments and the Encroachment Area in good repair and free of defect. Licensees, as a material part of the consideration to be rendered to Licensors under this Revocable License Agreement, waive all claims against Licensors for damages to all real and personal property in, on, or about the Licensors’ Property, and for injuries to persons in or around the Licensors’ Property. Further, Licensees agree to hold Licensors exempt and harmless for and on account of any damage or injury to any person or personal property of any person, arising from Licensees’ use of the Property. Licensees agree to pay for all damages to the Licensors’ and/or Licensees’ Property, as well as all damage to occupants of Licensors’ Property and to the property of those occupants caused by Licensees’ or third parties’ misuse or neglect of the Licensors’ Property.

5. In the exercise of any privilege granted by this Revocable License Agreement, Licensees, including their successors, heirs, assigns, and invitees, shall comply with all federal, state, and local laws, regulations, orders, rules, and requirements applicable to use of Licensors’ Property or Licensees’ Property.

6. Licensees, including their successors, heirs, and assigns, agree to defend, indemnify and hold harmless the Licensors from any and all liability caused by the actions of Licensees, including their successors, heirs, assigns, and invitees arising out of the performance of this Revocable License Agreement and/or other use of Licensors' Property or Licensees' Property, and to pay all liability, penalties, losses, damages, costs, expenses, causes of action, claims, or judgments, including, but not limited to, reasonable attorneys' fees and costs. In addition, Licensees, including their successors, heirs, and assigns, shall defend the Licensors against all causes of action, claims, or judgments relating to the presence of the encroaching property and/or use of the Licensors' Property in any manner and shall indemnify the Licensors from any and all liability, penalties, losses, damages, costs, expenses, causes of action, claims, or judgments, including, but not limited to, reasonable attorneys' fees and costs alleged to have resulted from use of Licensors' Property in any manner.

Term of Revocable License and Right of Revocation

7. This Revocable License shall commence upon the date of execution of this Revocable License Agreement and continue for a period of five (5) years. After the end of the initial term, the Revocable License shall continue for successive five (5) year terms unless and until revoked by Licensors or Licensees or otherwise terminated as set forth below.

8. Licensors or Licensees may terminate this Revocable License Agreement at any time after the initial term by giving sixty days written notice to the other PARTIES of that intention to terminate at least ninety (90) days prior to the commencement of any additional term. Upon termination, at Licensees' sole cost and expense, Licensees shall remove any and all encroachments from Licensors' Property and restore Licensors' Property to its original condition within six (6) months of the date of termination.

9. In addition to the above, this Revocable License may be immediately terminated by Licensors for any violation, breach, or default of any of the requirements and/or duties as provided in this Revocable License Agreement. Such termination shall occur automatically. Upon termination, at Licensees' sole cost and expense, Licensees shall remove any and all encroachments from Licensors' Property and restore Licensors' Property to its original condition within six (6) months of the date of termination.

No Permanent Real Property Right or Estate

10. Licensees, including their successors, heirs, and assigns, acknowledge that neither use under this Revocable License Agreement nor any use of Licensors' Property at all shall create a permanent real property right of any kind, nor shall Licensees have any rights in law and/or equity to continue use of Licensors' Property beyond the date of termination. All use of the Licensors' Property is expressly conditioned by the revocable permission of Licensors and/or their successors, heirs, and assigns.

Obligations on Successors, Heirs, and Assigns

11. Right of First Refusal:

- a. Subject to the rights set forth in subsection (b) below, in the event Licensor desires to sell the Licensor's Property, or any portion of its interest in the Licensor's Property, and shall have received an acceptable bona fide offer to purchase the Licensor's Property or such interest (the "Offer"), Licensor shall give written notice of its intent to sell (the "Notice of Intent to Sell") to Licensee, together with an executed copy of the Offer setting forth all of the terms of the proposed purchase and identifying the prospective purchaser. Licensee shall then have an option to purchase the Licensor's Property or such interest on the same terms and conditions as set forth in the Offer; provided that if the terms and conditions of the Offer provide for an exchange of like kind real property as payment of all or a portion of the purchase price, Licensee may exercise its option to purchase by stating in its written notice of exercise its willingness to participate in an exchange transaction in which Licensor shall identify certain real property which Licensee, at no additional cost or expense to Licensee, shall acquire and exchange with Licensor for the Licensor's Property on terms and conditions otherwise consistent with the Offer. If no exchange is contemplated in the Offer, Licensee shall have the further option of paying Licensor in cash at closing the full amount of the purchase price of the Licensor's Property or Licensor's interest in the Licensor's Property, notwithstanding any noncash terms set forth in the Offer. If Licensee elects to exercise its option, it shall give Licensor written notice of such election within sixty (60) days after receipt of the Notice of Intent to Sell. If Licensee fails to exercise its option within such sixty-day period, (i) Licensor shall be free to accept an offer to sell the Licensor's Property or interest therein on the terms set forth in the Offer at any time within ninety (90) days after the expiration of such sixty-day period and (ii) Licensee shall, upon request, deliver to Licensor an acknowledgment of Licensee's failure to exercise the option and Licensor's right to sell the Licensor's Property or interest therein pursuant to this Section.
- b. Notwithstanding the foregoing, Licensor shall be free to convey, transfer or assign the Licensor's Property or any portion of its interest in the Licensor's Property without compliance with subsection (a) in the event that such conveyance, transfer or assignment is made to any mortgagee of Licensor's fee estate in the Licensor's Property, provided that the lien of any fee mortgage or other security instrument.

12. Option to Purchase Property Upon Refinance. In the event Licensor intends to refinance or pay off the current loan secured by the Licensor's Property, Licensee has the option to Purchase the Licensor's Property prior to executing any subsequent financing at a purchase price of one hundred dollars (\$100.00).

13. Licensees' rights conferred through this Revocable License may be assigned only to subsequent owners of the Licensees' Property. Any assignment by Licensees to a non-owner of Licensees' Property is invalid *ab initio*.

14. All successors, heirs, purchasers, trust/estate beneficiaries, and/or lessees of Licensees' Property or any portion thereof shall be deemed by their purchase, leasing, or possession of all or any portion of the Property, to be in accord with the terms and conditions of this Revocable License Agreement and agree for and among themselves, their heirs, successors, and assigns, and the agents, employees, and ground lessees of such owners, heirs, successors, and assigns that the terms shall be adhered to for the benefit of the Licensors, their heirs, successors, and assigns and the future owners and occupants of Licensors' Property and that their interest in the Property shall be subject to the terms and restrictions contained herein.

15. The restrictions set forth in this Revocable License Agreement shall "run with the land". This Revocable License Agreement shall be binding upon the PARTIES, and each of their respective past and present direct and indirect parents, affiliates, divisions, subsidiaries, owners, members, managers, shareholders, trustees, beneficiaries, partners, agents, directors, officers, attorneys, advisors, employees, predecessors, successors, heirs, executors, guardians, conservators, administrators, and assigns.

Licensees' Representations and Warranties

Licensees declare, represent and warrant the following:

16. In executing this Revocable License Agreement, they have relied solely upon their own judgment, belief, and knowledge, in consultation with his or her attorneys and other advisors, of the nature, extent, effect, and duration of the agreed-upon rights and obligations herein. To the extent Licensees have not consulted with any attorney or other advisors with respect to the matters contained herein, Licensees further declare, represent, and warrant that they have had ample opportunity to do so, were advised to do so, and they have entered into this Revocable License Agreement fully aware of their right to have so consulted.

17. Licensees have not assigned or transferred, or purported to assign or transfer, to any person, entity, or party any real property interest in Licensees' Property. Licensees represent that they are the sole owners of Licensees' Property in fee simple absolute.

Construction

18. This Revocable License Agreement shall not be construed against the PARTY preparing it, but shall be construed as if all PARTIES jointly prepared this Revocable License Agreement and any uncertainty and ambiguity shall not be interpreted against any one PARTY. This Revocable License Agreement is to be performed in California, and be interpreted, enforced, and governed by and under the laws of the State of California.

Modification

19. This Revocable License Agreement shall not be modified by any PARTY by oral representation made before or after the execution of this Revocable License Agreement. All modifications must be in writing and signed by all of the PARTIES.

Integration

20. The PARTIES each acknowledge and represent that, in executing this Revocable License Agreement, neither has relied upon any statement, inducement, promise, or representation made by the other that is not specifically included in this Revocable License Agreement and that this Revocable License Agreement supersedes all prior written or oral communications between the PARTIES and is the entire understanding and agreement between the PARTIES.

Cooperation

21. Each PARTY hereby agrees that, at the reasonable request of any other PARTY, such PARTY shall take such actions, including the execution and delivery of further instruments and documents as may be reasonably necessary to carry out the terms of this Revocable License Agreement and to secure to all PARTIES the full and complete enjoyment of their respective rights and privileges hereunder; provided, however, that, except as is otherwise provided herein, such duty of cooperation shall be without expense to the PARTY whose cooperation has been requested, other than the expense of reviewing and executing documents to accomplish same or undertaking other reasonably actions as necessary.

Headings for Convenience Only

22. The headings included in this Revocable License Agreement are for convenience only and do not in any way limit, alter, or affect the matters contained in this Revocable License Agreement or the paragraphs they caption.

Signatories

23. Each undersigned representative of the PARTIES to this AGREEMENT certifies that she or he is fully authorized to enter into the terms and conditions of this AGREEMENT and to execute and legally bind such PARTY to it.

Counterparts

24. This AGREEMENT may be executed in two or more counterparts, each of which shall be an original, but all of which shall constitute one and the same instrument. The PARTIES authorize removal of the signature page of this AGREEMENT from any counterpart copy and the attachment of all signature pages to a single counterpart copy so that the signatures of all those signing will be physically attached to the same document. Delivery of an executed counterpart of this AGREEMENT by facsimile or email shall be equally as effective as delivery of an originally executed counterpart of this AGREEMENT. Any PARTY delivering an executed counterpart of this AGREEMENT by facsimile or email shall also deliver an originally executed counterpart of

this AGREEMENT, but failure to deliver an originally executed counterpart shall not affect the validity, enforceability, or binding effect of this AGREEMENT.

Enforcement and Attorneys' Fees

25. This Revocable License Agreement is enforceable, binding, and admissible in a court of law. Should any PARTY be required to seek enforcement or litigation related to this AGREEMENT, then the prevailing PARTY shall be entitled to the recovery its attorneys' fees and costs.

Waiver

26. The waiver of one PARTY of any breach of this Revocable License Agreement by any other PARTY shall not be deemed a waiver of any other breach of this Revocable License Agreement. The provisions of this Revocable License Agreement may not be waived except by a writing signed by the affected PARTY, or counsel for that PARTY.

Effective Date

27. The effective date as used herein shall mean the date of the last signature affixed to this Revocable License Agreement by a PARTY.

IN WITNESS WHEREOF, the PARTIES hereto have caused this Revocable License Agreement to be executed the day and year shown below:

Dated: _____

Philip Larios, **President**/CEO of Hignell
Incorporated, General Partner of 1661
FOREST AVENUE INVESTORS, LP

Dated: _____

Annabel Grimm, General Manager of Chico
Area Parks and Recreation District

Dated: _____

Mandi McKay, President of CHICO VELO

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of _____)

On _____, before me, _____, notary public, personally appeared _____, who 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 signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Notary Signature) (Seal)

EXHIBIT A

LICENSOR'S PROPERTY DESCRIPTION

EXHIBIT B

ENCROACHMENT AREA USE DESCRIPTIONS



Entry Sign Perspective



TECHNICAL MEMORANDUM

CEQA Exemption Justification

Chico Bike Park Project

Date: April 17, 2025

Prepared For: Chico Area Recreation and Park District (CARD)

Prepared By: Carol Adema, Principal Regulatory Biologist, Associate Planner

I. INTRODUCTION

The Chico Area Recreation and Park District (CARD or District), in collaboration with the Chico Velo (VELO), is proposing development of an approximately 7.5-acre public community park (Chico Bike Park/Project) in the form of an urban bike park and associated amenities at the currently undeveloped properties located southwest of the intersection of Humboldt Road and Notre Dame Boulevard, identified as Assessor's Parcel Numbers (APNs): 002-110-007 (Parcel 1), 002-180-093 (Parcel 2), 002-180-111 (Parcel 3), and 002-130-038 (Parcel 4) (**Appendix A: Biological Resource Assessment (BRA) Attachment A: Figure 1 – Location Map**).

The purpose of this memorandum is to provide an overview of the proposed project and justification to support a categorical exemption under the California Environmental Quality Act (CEQA).

1.1 Background

CARD was established in 1948 and is a California Special District responsible for providing recreational opportunities to Chico residents and visitors. CARD maintains over 15 parks, 4 community centers, a swimming pool, an observatory, and the Chico Creek Nature Center. Chico Velo is a 501 (c)(3) non-profit organization whose mission is to promote bicycling for transportation, recreation and health through public education, advocacy, and community stewardship. Chico Velo is dedicated to promoting bicycling and alternative transportation as part of a sustainable community and ensuring everyone can experience the freedom and joy a bicycle provides.

Of the four Project parcels, the first three, APNs: 002-110-007 (Parcel 1), 002-180-093 (Parcel 2), and 002-180-111 (Parcel 3), were owned by the COC, but were then transferred to CARD in 2024. A Lot Line Adjustment has been submitted as part of the Project Entitlements Package which would result in the merger of Parcels 1, 2 and 3. The parcels were originally evaluated and planned as the future site of the Aquatic Center, a different planned CARD community park. However, a more suitable location has since been evaluated and selected for the Aquatic Center. (CARD 2016, 2018, 2025)

The fourth parcel, APN 002-130-038 (Parcel 4) is currently owned by a private real estate trust, a license has been granted allowing CARD to implement fire fuel reduction management activities as well as the construction of the bike park as proposed. Fixtures within this portion of the Project Area will consist of non-permanent trails and features and will be installed by hand.

Beginning in April of 2023 and prior to the initiation of park design, Adema Environmental (AE) was engaged to assist in project pre-planning and environmental impact avoidance. Initial rounds of botanical surveys were begun on-site in May of 2023 and the delineation of areas likely subject to regulatory permitting by various agencies were identified and provided to the project design team to serve as development constraints. The evaluation of the site yielded two distinct zones: one where there are no areas subject to regulatory agency review and one where areas adjacent to the LCC channel may be subject to regulatory review and eventual permitting.

After preliminary conceptual park design was completed, separate site visits were conducted with the CA Department of Fish and Wildlife (CDFW) as well as the Central Valley Flood Protection Board (CVFPB) to confirm the delineated limits of each agencies' potential jurisdiction, respectively. (**Appendix A: BRA - Attachment A: Figure 3 – Agency Jurisdictional Areas Map**) Once these areas were confirmed in the field, park designs were adjusted and finalized to include no permanent impacts in areas potentially subject to agency review and/or that are zoned OS1 (Parcel 4).

While the project is seeking entitlements and building permits for the entire project area, construction may be initiated in intervals. The bulk of the park is being constructed in areas not subject to agency jurisdiction (Parcels 1, 2, & 3), and can commence immediately upon issuance of Use Permit and Building Permit. Any remaining work that falls subject to CDFW and CVFPB review will not commence until any required approvals have been secured.

1.2 Site Description

The approximately 7.5-acre Site is currently undeveloped and characterized by a mix of the following habitat types: Annual Grassland (Parcels 2 and 3), Hybrids Special (Walnut) & Semi-Natural Woodland Stand (Parcel 1 and a sliver of Parcel 2), Prior Developed (Parcel 1), and Valley-Foothill Riparian (Parcel 4). Access to the Site is via Hwy 32, Humboldt Avenue, and Notre Dame Boulevard. (**See Appendix B: Maps and Figures – Figure A. Site Habitat Map**) The project area is bordered along its southern edge by Little Chico Creek (LCC), to the west by Forest Avenue, to the north by Humboldt Road, and to the east by Notre Dame Boulevard. Across LCC, Forest, and Humboldt are a mix of residential and commercial use buildings while across Notre Dame lies Marsh Junior High School. There are apartment units along the southeast corner of the project area both adjacent to the project parcels and across from Notre Dame Blvd. A sizable portion of the project area serves as a detention basin in the event of extreme flood events, though there is no record of the area ever being inundated with water. The remainder of the site is occupied by sidewalks along Humboldt Road, and the associated riparian habitat of LCC. (**Appendix A: BRA - Attachment C: Representative Site Photos**)

Parcel 1 is designated as a mix of both Primary (POS) and Secondary Open Space (SOS) under the City of Chico General Plan (2023) and is zoned a mixture of both Primary (OS1) and Secondary Open Space (OS2) per the City of Chico Zoning Map (2023). Parcel 2 is designated as SOS and zoned OS2, while Parcels 3 and

4 are designated POS and zoned OS1. The Lot Line Adjustments proposed to Parcels 1, 2, and 3 will result in a single mixed designation and mixed zoning parcel of both Primary (POS) and Secondary Open Space (SOS) under the City of Chico General Plan (2023) and is zoned a mixture of both Primary (OS1) and Secondary Open Space (OS2) per the City of Chico Zoning Map (2023).

To comprehensively assess the potential impacts of the Project and inform its design, three focused studies were undertaken. The studies included multi-season botanical surveys and habitat surveys to evaluate the presence of protected species and sensitive habitats, and an archaeological survey to identify and document any cultural resources within the project area. Trees with a DBH of greater than 6" within the Project Area footprint were included on the site survey in order to inventory and catalog existing trees and guide their reservation during development, as described below, respectively.

A *Biological Resource Assessment* (BRA) was prepared by Adema Environmental (AE) (**Appendix A**), dated February 2025 (though initial surveys began in May 2023), to document the presence of protected species and their habitats within the biological survey area (BSA) (see Appendix A). The BRA, which included field surveys and consultation with relevant agencies examined both biological and botanical resources. The BSA is predominantly annual grasslands consisting of non-native and invasive species occurring within the previously disturbed/developed portions of the site. Herbaceous species dominating the site include yellow star thistle (*Centaurea solstitialis*), wild oat (*Avena fatua*), and ripgut brome (*Bromis diandrus*). The terrain is relatively flat, with a slope between 0 and 1 percent. Elevation ranges between approximately 149' at the highest point of the property to a low of 144' above mean sea level (msl) at the lowest point of the stormwater overflow detention basin. The area experiences an average annual precipitation of 25.66 inches and an average annual temperature of 61°F. Soils consist of Redtough-Rredswale complex and Almendra loam. The BRA concluded that the BSA does not contain any critical habitat or sensitive natural communities. While no special-status plant species or suitable habitats for such species were observed, suitable habitat was identified for avian species protected under the Migratory Bird Treaty Act and the California Fish and Game Code.

A *Cultural Resources Inventory Report* (CRIR) was prepared by the Genesis Society, dated August 24, 2024, (on file and confidential), to document any cultural resources that may be present on the Site. Fieldwork, consisting of a cultural resources inventory of the Site, was performed on August 23, 2024. The CRIR included a records search at the Northeast Information Center (NEIC), a review of historic maps and ethnographic literature, and communication with Native American groups. Additionally, consultation was undertaken with the NAHC on August 15, 2024 via an Information Request Letter concerning sacred land listings for the property. NACH replied on August 22, 2024 indicating that a search of their Sacred Lands File was negative. No cultural resources were identified within the project area through these efforts. The CRIR concluded, "*It seems unlikely that buried cultural materials related to prehistoric occupation are present within the APE. Although the presence of buried cultural material is always a possibility, in the present case the foregoing conclusion is based on decades of agricultural and residential-related construction and demolition activities which have not resulted in the identification of archaeological resources within the (Site)*". (Jensen)

1.3 Project Overview

CARD, in collaboration with Chico VELO, proposes to develop an inclusive community park, known as Chico Bike Park. This would be an urban bike park which would be designed to cater to the needs and interests of people of all ages and abilities, from children to seniors. In addition to the bike activity areas, the park would include a perimeter walking nature trail, an entrance plaza, restrooms, shaded pavilions and picnic areas, tree shaded refuge areas, a food truck area, a concession area with associated outdoor dining, an inclusive playground (including Americans with Disabilities Act (ADA)-accessible equipment), interpretive signage about the native flora and fauna present in the adjacent LCC corridor, bioswales, and security lighting. (See Appendix B - Figure B. Site Plan) The Project will prioritize the preservation of existing trees to enhance the park's aesthetic appeal and provide natural shade. An additional 55 trees will also be planted throughout the site. In addition to safe and accessible recreation opportunities, the Project will also include ADA-compliant parking stalls and ramps. Split rail fencing will be installed to delineate the outer edge of the Park and discourage pedestrian traffic from cutting through the apartment complex parking lot along the eastern edge of the site. Sporting and special events will generally conclude no later than 10:00 pm.

The various Park sections and parking areas will be equipped with outdoor lighting. The proposed project incorporates shaded lighting fixtures with shrouds to minimize light pollution, ensuring compliance with City of Chico Municipal Code (CMC) Section 19.60.050 *Exterior Lighting*. Light Emitting Diode (LED) fixtures with focused lighting and an accompanying photometric map will be utilized to direct illumination precisely to the desired areas to minimize off-site light pollution.

In development of the Project design, CARD solicited input from the local community on the types of park amenities requested, including providing opportunities for comment at two community input sessions and meeting with neighboring apartment residents. Comments were incorporated into Project adjustments where possible (i.e., Split rail fence installation). Construction of the Project is anticipated to commence in June 2025.

1.4 Need for Project

The Chico Bike Park Project would align with the *City of Chico 2030 General Plan* in achieving Actions CD-2.1.2 (Bike Trails, Paths, and Medians) and OS-1.1.1 (Development Preservation Balance), as well as aligning with the *CARD 2018 Master Plan Update's* "Existing and Future Parkland Needs" section. The park's primary purpose is to provide a much-needed space for residents who have historically lacked adequate opportunities for outdoor recreation and community engagement. By creating a vibrant and inclusive park, both CARD and VELO seek to enhance the quality of life for local residents, fostering a sense of community and belonging. Chico Bike Park will contribute to physical activity, social interaction, and environmental education, offering residents of all ages a place to relax, play, and connect with nature. Moreover, the park's development is expected to contribute to the overall revitalization of the neighborhood and the enhancement of the City's green infrastructure. Moreover, the recent increase in proposed residential developments in south Chico, near the Meriam Park Development Area, has prompted recognition of the need for additional neighborhood parks and recreational opportunities and facilities in the area.

1.5 Anticipated City Permitting Requirements

According to the City of Chico Municipal Code (CMC) Section 19.50 *Special Purpose Zones*, the OS2 District (applicable to Parcels 1-3) is applied to areas appropriate for both intensive and non-intensive recreational activities, such as parks, lakes, golf courses, trails, resource management, detention basins, agriculture, grasslands, and other similar uses. In the OS2 District, parks and playgrounds require a Use Permit from the City.

Because the Project will require the issuance of a discretionary Use Permit from the COC, environmental review pursuant to the California Environmental Quality Act (CEQA) is required. It is anticipated that the Project, as proposed, would qualify for an exemption under CEQA and would not be subject to further environmental review (see discussion in Section 2.0 *CEQA Exemption Justification*, below).

II. CEQA EXEMPTION JUSTIFICATION

CARD, as the public agency which has the principal responsibility for carrying out or approving the Project, is considered the Lead Agency under CEQA, as defined by Section 21067 *Lead Agency* of the State CEQA Guidelines. The City is considered a Responsible Agency pursuant to Section 20169 *Responsible Agency* of the State CEQA Guidelines, as a Use Permit from the City would be required to develop the Project.

Under the State CEQA Guidelines, there are certain types and sizes of projects that are exempt from the provisions of CEQA and environmental review. Exemptions from CEQA are granted by the State Legislature and are either statutory or categorical. In many cases, more than one exemption may apply. Based on the Project Description, parcel research, and technical studies prepared for the Site, Adema Environmental (AE) finds the Project qualifies as an exempt project pursuant to Section 15183 *Projects Consistent with a Community Plan or Zoning* and supported by Section 15303 *New Construction or Conversion of Small Structures (Class 3)* and Section 15304 *Minor Alterations to Land (Class 4)* of the State CEQA Guidelines. Additional justification in support of the CEQA exemptions is provided below.

2.1 Section 15183: Projects Consistent with a Community Plan or Zoning

Section 15183 *Projects Consistent with a Community Plan or Zoning* of the State CEQA Guidelines states that projects which align with the development plans outlined in a community plan, general plan, or zoning laws, and for which an Environmental Impact Report (EIR) has already been certified, generally do not require additional environmental review. Specifically, as previously described, Parcel 1 is both designated and zoned as a mix of Primary and Secondary Open Space (OS1/OS2). The merger of Parcels 2 and 3 will also yield a parcel of mixed use zoning of OS1 and OS2 under the City of Chico General Plan and Municipal Code, respectively, both of which allow for recreational activities, including parks. Parcels 1-3 have been planned for a community park since at least 2015, when it was selected for evaluation for placement of the forthcoming Aquatic Center.

Additionally, the City's General Plan and the CARD *2018 Master Plan Update* include the proposed Chico Bike Park Project Site within their development frameworks. The following Paragraphs will further elaborate on how Chico Bike Park aligns with the requirements of CEQA Guidelines Section 15183, demonstrating its eligibility for streamlined environmental review.

2.1.1 *Chico 2030 General Plan*

The *City of Chico 2030 General Plan*, amended March 2017, shows that the Site has a land use designation of Secondary Open Space (OS2) or Primary Open Space. The OS2 land use is intended for both intensive and non-intensive recreational uses including parks, lakes, golf courses, and trails. The construction of Chico Bike Park aligns with the General Plan in several ways. The Project Site's classification as primarily OS2 and mix of OS1 and OS2 aligns with its proposed development as a public park, as such designations typically anticipate future improvements to optimize public use. The proposed Project also aligns with the General Plan by fulfilling the City's goal to provide open space amenities and recreational opportunities for residents. Furthermore, the EIR prepared for the General Plan, prepared in September 2010 by PMC (SCH No.: 2008122038), evaluated the potential impacts of the proposed park, ensuring a comprehensive assessment of environmental considerations.

In Chapter 4.10 *Biological Resources* of the 2030 General Plan Update EIR, the Site is mapped within the "Urban" biological community. While it was found that land uses and development consistent with the proposed General Plan Update could result in adverse effects, either directly or indirectly on special-status plant and animal species and sensitive and critical habitats in the Planning Area, implementation of General Plan Update policy provision would address this impact and would be less than significant. However, it is further noted in the General Plan Update EIR that the extent of loss of sensitive and/or critical habitats that the proposed General Plan Update would contribute to the regional loss of these resources is considered considerable and impacts would be significant and unavoidable. No biological-related mitigation measures are included in the General Plan Update EIR. AE anticipates the recommendations from the Site-specific BRA will be incorporated as conditions of approval by the COC under the issuance of the Use Permit, which will ensure special-status species are adequately protected under the Project.

2.1.2 *CARD 2018 Master Plan Update*

The *CARD 2018 Master Plan Update* outlines the district's goals and strategies for improving recreational facilities and programs in the Chico area. The *2018 Master Plan Update* focuses on expanding park amenities, improving facility maintenance, enhancing program offerings, and strengthening partnerships with other organizations. The *2018 Master Plan* further emphasizes the need to increase neighborhood parkland acreage to meet community demand and improve quality of life. An additional goal from the "Existing and Future Parkland Need" section of the *2018 Master Plan* aims for "developing underdeveloped parklands, acquiring strategically located vacant or degraded properties or areas along existing greenways" Chico Bike Park, with its size, location, plan to restore and replant native vegetation, and potential for diverse amenities, is well-positioned to address these deficiencies. The Project's proposed improvements are directly in line with the Plan's objectives to provide accessible, high-quality park spaces for nearby residents.

2.1.3 *City of Chico Zoning Code*

As stated above, the Site is located within the COC limits and is zoned a mix of Primary Open Space (OS1) and Secondary Open Space (OS2). The OS2 District is typically applied to lands that are designated for recreation, environmental protection, agricultural preservation, and visual quality. The proposed

construction of Chico Bike Park within the OS2 District is directly aligned with the City of Chico's Zoning Ordinance. The OS2 zoning designation specifically designates land for open space purposes, which includes the creation of parks and recreational facilities. By approving the development of Chico Bike Park on land located in the OS2 District through issuance of a Use Permit, as required in the OS2 District, the COC will be fulfilling the intent of the Municipal Code and OS2 District to preserve and enhance open space areas for the benefit of the public. Furthermore, any tree removal will comply with the Chapter 16.66 *Tree Preservation Regulations* of the Chico Municipal Code, which governs tree removal and preservation to maximize tree retention, fostering a healthy urban forest and reducing the urban impact on global warming. Specifically, for any qualifying trees removed under the Project, a tree removal permit will be required and CARD will be subject to the tree replacement or in-lieu fee payment requirements set forth in CMC Chapter 16.66 and current fee schedule adopted by the City Council.

2.2 Section 15303. New Construction or Conversion of Small Structures

The Project includes the construction of a limited number of new, small facilities or structures and installation of small new equipment, including shade structures, play areas, playground equipment, bicycle riding apparatuses, benches, picnic tables, and public restrooms. These improvements are consistent with Subsection 15303(e) of the State CEQA Guidelines, which states that, "*accessory (appurtenant) structures, including garage, carports, patios, swimming pools, and fences*" are exempt under this categorical exemption (Class 3). Additionally, the number of new structures, intended for public use, will not be significant, consistent with the requirements of the exemption.

The Project is being built in an area categorized as "Urbanized" as defined by Section 15387 of the State CEQA Guidelines which states, "*Urbanized Area means a central city...with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile.*" A 2020 US Census Map identified the population density within Census Tract 9.03, where the CBP is to be built, as having a population density of 3,056 persons per square mile. (USCB, 2020) (**See Appendix B – Figure C. 2020 Census Tract Map**) The Project will also include the construction of structure similar to a restaurant in the form of a Concession building. This improvement is consistent with subsection 15303(c), which notes that structures which will not involve the use of significant amounts of hazardous substances, will not exceed 10,000 square feet in floor area, which will be situated on a site zoned for such use, and whose surrounding area is not environmentally sensitive are exempt under this categorical exemption (Class 3).

2.3 Section 15304. Minor Alterations to Land

Section 15304, *Minor Alteration to Lands*, of the State CEQA Guidelines applies to "minor public or public alterations in the condition of land and vegetation, which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes." While working on Project design, existing trees were retained to the greatest extent feasible. While tree removal will be necessary to accommodate the Project, some of which may include healthy and mature trees, no on-site trees scheduled for removal would be considered scenic.

While the site contains several trees with a diameter at breast height (DBH) of 6" or greater and native vegetation consistent with that found within riparian corridors in the portions of the project that fall within

the OS1 zoning areas, no trees are scheduled to be removed from the OS1 areas to facilitate project construction.

The portions of the Project area where the building of the park will occur exists largely within an existing stormwater detention basin or an adjacent parcel, which had previously been occupied by a few small structures and former homestead site; both of which are zoned OS2. Excepting the strip of vegetation and trees that divide these two areas, they are largely void of native vegetation and trees. Within these OS2 portions of the project, a total of 24 trees, with a DBH of 6" or greater, are planned for removal. A total of 55 trees will be added to the site as part of park construction and final landscaping.

As previously discussed, any necessary tree removal to be conducted under the Project will be conducted in accordance with the City's Tree Preservation Regulations (Chapter 16.66 *Tree Preservation Requirements* of the Chico Municipal Code), which requires first obtaining a tree removal permit and tree replacement and/or in-lieu fee payment for any qualifying trees.

Activities proposed under the Project's scope, including minor grading for the parking lot and walking paths (on slopes less than 10 percent and not occurring in waterways, wetlands, scenic areas, or mapped geologic/seismic hazard zones) and minor trenching and backfilling where the surface is restored, which would include any necessary utility extensions to the Site for lighting and the proposed public restrooms, align with permissible activities under Sections 15304(a) and (f) of the State CEQA Guidelines, respectively.

2.4 Section 15300.2 Exceptions

Section 15300.2 *Exceptions* of the State CEQA Guidelines describes when certain CEQA exemptions may not be applied to a Project. For instance, an exemption may not be utilized if the subject Site is located in a sensitive environment or on a hazardous waste site, or the Project has the potential to result in significant cumulative impacts, significant impacts on the environment due to usual circumstances, significant impacts to scenic resources within a State Scenic Highway, or a substantial adverse change in the significance of a historical resources. None of these factors apply to the Project, as described below. No significant environmental impacts nor any unusual circumstances would be anticipated under the Project.

As previously described, a Biological Resource Assessments (BRA) was finalized by AE in February 2025 a (see Appendix A), to document occurrences and assess the potential for endangered, threatened, sensitive, and rare species as well as sensitive habitats to occur within the Biological Survey Area (BSA), which includes the proposed Project area. As described in the BRA, AE conducted a review of databases, including the U.S. Fish and Wildlife Service's (USFWS) Information for Planning Consultation (IPaC) database, California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDDB), and California Native Plant Society's (CNPS) Inventory of Rare Plants, and performed a habitat assessment to determine whether suitable is present on-site. The habitat assessment entailed walking the entire site and recording specific habitat types and elements. If habitat was observed for special status species, AE biologists evaluated it for quality based on vegetation composition and structure, physical features (e.g., soils, elevation), microclimate, surrounding area, presence of predatory species, and available resources (e.g., prey items, nesting substrates), and land use patterns. The BRA indicated that the Project area consists predominantly of annual grassland habitat (6.05 acres), Hybrids-Special (0.53 acres), Prior Developed (0.32 acres), and Valley-Foothill Riparian habitat (2.3 acres) within the western

portion of the Site. The Prior Developed habitat includes non-vegetated soil, rock, and gravel, and provides low-quality habitat to wildlife. Annual grassland throughout the site showed cover dominated by non-native yellow starthistle (AE, 2024 and 2025). Valley-Foothill Riparian habitat consists primarily of a canopy comprised of western sycamore (*Platanus racemosa*) and valley oak (*Quercus lobata*), with a subcanopy containing valley oak, arroyo willow (*Salix lasiolepis*), and walnut (*Juglans* sp.), and a shrub layer including invasive Himalayan blackberry (*Rubus armeniacus*).

The BRA determined that while there is no potential for any special status species to occur within the Project Site, there is potential to encounter migratory birds and raptors protected under the Migratory Bird Treaty Act (MBTA), Bald and Golden Eagle Protection Act, and the California Fish and Game Code (CFGF). Existing trees provide suitable potential habitat for these species. Although no special status plant or wildlife species, designated critical habitat, sensitive natural communities, or aquatic resources were observed at the Site during the habitat assessment, the BRAs recommend avoidance and minimization measures to avoid and minimize impacts to special status species that have even low potential to occur within the Project area. Such measures include conducting pre-construction avian and other species surveys within 2 weeks prior to the start of site disturbing activities, and the monitoring Project activities by a qualified biologist (AE, 2025). AE anticipates these recommendations will be incorporated as conditions of approval by the City under the issuance of the Use Permit, which will ensure special status species are adequately protected.

Additionally, the Site is not known to be located in a mapped waterway, in any mapped wetlands, or within required buffers, according to the USFWS's National Wetlands Inventory (NWI) database (USFWS, Not Dated; **see Appendix B - Figure D. NWI Map**). Wetland resources in the vicinity of the Site consists of LCC, a freshwater stream, located immediately south of the Site. The Project would not violate any water quality standards or waste discharge requirements or substantially degrade surface or groundwater quality or degrade groundwater supplies, as all improvements will occur predominantly in previously disturbed areas. Best management practices (BMPs), such as straw wattles and/or fiber rolls, would also be utilized during ground disturbing activities to minimize the potential for erosion, in accordance with a project-specific Storm Water Pollution Prevention Plan. Additionally, waste generated from the Project, anticipated to include natural materials, such as dirt, rocks, grasses, shrubs, and/or trees, would be properly disposed of at an off-site licensed disposal facility.

According to a search of the US EPA Clean Ups In My Community database, there are no landfills, industrial, sites, or dumps within the vicinity of the project that could pose a safety hazard. The nearest landfill is the Neal Road Recycling and Waste Facility located approximately seven miles southeast of the proposed project's location. The Humboldt Road Burn Dump is a state response cleanup site located approximately 0.6 miles east of the project site. Remediation activities were conducted at the burn dump by private parties in 2004 and 2005 and by the Chico Redevelopment Agency in 2005. The remediation consisted of excavation of waste materials, soils, and sediments and placement of these materials into two permitted consolidation cells along Humboldt Road. (USEPA)

According to the State Water Resources Control Board's (SWRCB) GeoTracker database, there are no LUST Cleanup, Cleanup Program, Military Cleanup, Military Privatized, or military UST Sites within 2,700 feet of the Project Site. (SWRCB, 2025; **see Appendix B - Figure E. GeoTracker Map**)

According to EnviroStor, managed by the Department of Toxic Substances Control (DTSC), the Site is not located within 3,000 feet of an area considered a hazardous waste facility, sites with known contamination, and/or sites where there may be reason to investigate further (DTSC, 2024). In addition, the Project would not involve the routine transport, use, or disposal of hazardous material. As such, the Project would not create or expose people or property to hazardous materials or be located on a site included on a list compiled pursuant to Section 65962.5 of the Government Code. **(see Appendix B - Figure F. EnviroStor Map)**

In addition, the Site is not located within a scenic vista area and will not impact visual resources within Butte County. According to the California Department of Transportation's (Caltrans) California State Scenic Highway System Map, there are no officially designated scenic highways located near the Site (Caltrans, 2024). The nearest officially designated scenic highway is Highway 49, located approximately 47 miles southeast of the Site. As such, the Project would not result in a significant impact to scenic resources, such as trees, historical buildings, rock outcroppings, or similar resources, within an officially designated state scenic highway.

Furthermore, the Site is not known to contain any significant historical resources (National Register of Historic Properties, 2024). Additionally, consultation with HAHC yielded a negative search for of their Sacred Lands file. According to the CRIR prepared by the Genesis Society, dated August 24, 2024 (on file and confidential) for the Project parcels, per Public Resource Code (PRC) Section 5024.1(c), a resource is considered historically significant if it retains "substantial integrity" and meets at least one of the following criteria: 1) is associated with events that have made a significant contribution to the broad pattern of California's history and cultural heritage; 2) is associated with the lives of persons important in our past; 3) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; and/or 4) has yielded, or may be likely to yield information important in prehistory or history.

The Cultural Reports consisted of field surveys conducted on August 23, 2024 for the purpose of identifying cultural resources within the Project area. The Project area was surveyed via intensive pedestrian surveys, in which parallel transects were walked at 20-meter intervals. The Cultural Reports also consisted of a records search with the Northeast Information Center (NEIC), review of historic maps of the area, ethnographic literature review, and contacting the Native American Heritage Commission (NAHC). The Cultural Reports concluded that no cultural resources were identified as a result of the records search, literature review, Native American outreach, or archaeological field surveys. However, as ground-disturbing activities would be required under the development of the proposed Project, the Cultural Report recommended contacting a qualified professional archaeologist and/or County Coroner if previously unidentified cultural resources/human remains are inadvertently encountered and avoid altering the materials and their stratigraphic context. AE anticipates the City will incorporate as protocol to follow in the event of inadvertent discovery of such resources as condition(s) of approval of the Use Permit, which will ensure no impacts to cultural resources would occur as a result of the Project.

The Project, as proposed, would also not be expected to result in significant air quality impacts or greenhouse gas emissions (GHG). While the use of the Site would be expected to increase once developed

into the Chico Bike Park, a significant amount of heavy equipment construction would not be required; therefore, air quality impacts and GHG emissions would be minimized. Additionally, the park will be conveniently located adjacent to existing neighborhoods, allowing for a variety of alternative means to travel to the Site, such as walking and biking, which would lessen GHG emissions and transportation related air quality impacts.

The potential environmental impacts of the Project have been evaluated and as described above, no significant environmental impacts or cumulative impacts would occur as a result of the Project. As such, AE concludes there is substantial justification to support finding the Project exempt from further environmental review pursuant to CEQA under Section 15183 and supported by Sections 15303 and 15304 of the State CEQA Guidelines. However, it should be noted that should the Project expand beyond what has been previously described, include additional infrastructure, and/or result in additional impact(s), additional environmental review may be necessary.

Please do not hesitate to contact Carol Adema, Principal Regulatory Biologist/Project Manager, at ademaenviro@gmail.com should you have any questions regarding the findings of this memorandum.

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USEPA Brownsfield property information <https://frs->

[public.epa.gov/ords/frs_public2/fii_query_detail_disp_program_facility?p_registry_id=110070164359](https://frs-public.epa.gov/ords/frs_public2/fii_query_detail_disp_program_facility?p_registry_id=110070164359)

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**RESOLUTION 25-005 OF THE BOARD OF DIRECTORS OF THE
CHICO AREA RECREATION AND PARK DISTRICT**

ADOPTING AN EXEMPTION JUSTIFICATION; MAKING RELATED FINDINGS IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT RELATING TO THE CHICO BIKE PARK PROJECT

WHEREAS, the Chico Area Recreation and Park District ("CARD"), established in 1948, is a California Special District organized and operating pursuant to California Government Code Sections 6271, 17520, 56036, 56821, and 58000, et seq.; and

WHEREAS, CARD proposes development of an approximately 7.5-acre inclusive community park, known as the Chico Bike Park, designed to cater to the needs and interests of people of all ages, from children to seniors (Project); and

WHEREAS, the Project would be located southwest of the intersection of Humboldt Road and Notre Dame Boulevard on a Project Area comprised of Assessor's Parcel Numbers (APNs): 002-110-007, 002-180-201, and 002-180-111 (under CARD ownership) and APN 002-130-038 (under private real estate trust ownership); and

WHEREAS, the California Environmental Quality Act (CEQA) requires each public agency to consider the environmental impacts of all discretionary activities undertaken by that agency; and

WHEREAS, prior to approval of the Project, CARD must comply with the provisions of CEQA (Public Resources Code Section 21000 et seq.); and

WHEREAS, CARD contracted with an environmental consultant (Adema Environmental) to analyze the Project and determine whether the Project is categorically exempt from CEQA; and

WHEREAS, CARD, as the lead agency, based on review of the environmental consultant's analysis contained in the Environmental Justification, determined the Project to be exempt from further environmental review pursuant to Section 15183 *Projects Consistent with a Community Plan or Zoning* and supported by Section 15303 *New Construction or Conversion of Small Structures* and Section 15304 *Minor Alterations to Land* of the State CEQA Guidelines, there is no substantial evidence that the Project will have a significant effect on the environment, and the Project is not subject to any of the exceptions to the exemptions set forth in CEQA Guidelines Section 15300.2.

Now, THEREFORE BE IT RESOLVED, the Chico Area Recreation and Park District Board of Directors does hereby make the following determinations and findings in connection with the Project:

1. That the above recitals are true and correct.
2. That the Board of Directors has analyzed the Project and has determined, based on its own independent judgement, that the Project is categorically exempt from CEQA, pursuant to CEQA Guidelines Sections 15183, 15303, and 15304, and that none of the exceptions to exemptions set forth in CEQA Guidelines Section 15300.2 apply to the Project.
3. That the Board Chairman or their designee is directed to file a Notice of Exemption from CEQA with the Butte County Clerk-Recorder and State Clearinghouse.
4. That this Resolution shall be effective as of the date of its adoption.

PASSED AND ADOPTED at a Regular Meeting of the Board of Directors of the Chico Area Recreation and Park District on the **24th** day of **April** 2025 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

ATTEST:

Tom Lando, Chair
Board of Directors

Holli Drobny
Clerk of the Board of Directors



BOARD OF DIRECTORS

STAFF REPORT

DATE: April 24, 2025
TO: Board of Directors
FROM: Erin Morrissey, Recreation Director
SUBJECT: Recreation Update – April

ADULT SPORTS

We are halfway through the 2025 Spring season. We have 24 different adult sports leagues and 2 open gym sessions held weekly. Four free agent teams have been added to maximize the number of people who can play adult sports.

Spring leagues wrap up between the middle of May and the beginning of June. Summer registration is currently open, and we are confident that our spring teams will be signing up for the summer season.

AFTER SCHOOL PROGRAMS

The After School Program team is preparing for re-enrollment for the 2025–2026 school year, which begins in May. The waiting list is currently open, and available spots will be filled over the summer months.

We also have some upcoming staffing changes to share. After 17 years of dedicated service, Katie Siegel, Recreation Coordinator, will be departing CARD in early June. We are grateful for her many contributions to the District and wish her the very best in her next chapter.

We are pleased to announce that Matt Vislosky will be joining the team as her replacement, starting April 21st. This timeline allows for approximately a month and a half of transition to ensure continuity and support during the handoff.

AQUATICS

Recruitment for our summer aquatics positions is wrapping up. We've hosted 3 lifeguard certification classes. 90% of participants have applied to work for CARD, and we will be hosting a lifeguard recertification class in May.

Our next step is to offer qualified candidates a position with CARD this summer and begin their onboarding process.

Staffing goals:

Staff will be "cross-trained" to work at both the PV & Sycamore Pools

3- Head Lifeguards

7- Assistant Head Lifeguards

55- Lifeguards

30-Swim Instructors

Summer Camps

We're excited to be holding Summer Camp Leader interviews on Thursday, April 17th and Friday, April 18th, with over 90 candidates applying to join our summer team. The strong turnout reflects growing interest in our camp programs and the great reputation of our staff. We're looking forward to building another outstanding team to lead our summer adventures.

New Programs & Classes

We're thrilled to be expanding our offerings with several new classes, including Shine Dance Fitness, Escrima (a Filipino martial arts class), and a creative Acrylics Painting class. These additions bring fresh energy to our lineup and reflect community interest in diverse, engaging activities.

INCLUSION & COMMUNITY EVENTS

Our upcoming "Seas the Night" Inclusive Prom will take place on Saturday, April 19th. This sensory-friendly evening of dancing, fun, and connection is designed for teens and young adults of all abilities. With over 30 attendees already registered, it's shaping up to be a memorable night.

We're also seeing great momentum with our Teen Hangout Nights, which continue to grow in attendance and engagement. These events provide a valuable social outlet for local teens in a safe, welcoming space—and we're excited to keep that energy going.

SENIOR OUTREACH & ENGAGEMENT

We are actively reconnecting with our senior community to hear directly from them about what programming they would like to see at CARD. This outreach is already leading to exciting developments—we'll soon be launching a bi-weekly Bingo Night, and we're looking forward to growing our senior offerings once again. This is a valuable community, and we're committed to ensuring they feel seen, heard, and supported.

THE NATURE CENTER

The Nature Center has welcomed Edgar, a male juvenile raven, to the LAM! Edgar is a great addition that will allow him to live comfortably, while providing a more educational and engaging experience to the community members visiting the Nature Center.

We are preparing for summer camps, this year we are expanding our offerings to include four-year-olds to try and better serve the community.

We are also currently running our California Naturalist program, a one-week course in partnership with the California Conservation Corp members from the surrounding communities. These individuals will spend the week learning about local ecosystems and how to maintain and support them, to become certified California Naturalists.

YOUTH SPORTS

The CARD Youth Sports Department is thrilled to share the ongoing success of our spring programming, where we continue to inspire a love of the game and create opportunities for young athletes to grow, learn, and have fun.

- **Volleyball:** This spring, over 330 players in grades 4-12 are hitting the court, developing their skills in passing, setting, and hitting. The program remains highly popular, with athletes benefiting from both individual skill-building and team play.
- **Flag Football:** Our leagues have returned to DeGarmo Park, attracting 150 players in grades 2-8. Athletes are learning the fundamentals of football, including teamwork, strategy, and sportsmanship.
- **3v3 Basketball:** The amazing Coach Sean's new 3v3 basketball program at Chapman Park's outdoor courts is off to an exciting start. Participants are gaining hands-on experience in a fun and competitive environment, and the program is rapidly growing, creating a positive learning space for our junior high players.
- **ShortE (Ages 3-5) & Little Sports (Ages 5-7):** Our youngest athletes thrive at Chapman Park, with over 220 children enjoying outdoor activities while developing skills across various sports. These programs are a hit with families, offering fun, engaging, and age-appropriate activities for the next generation of athletes.

The department remains dedicated to creating a positive, inclusive environment where kids of all ages can engage, develop, and enjoy their favorite sports, all while fostering a lifelong love of the game. We take great pride in these programs' impact on our community and look forward to their continued success as the season progresses. Looking ahead, we are excited for our summer offerings, which include a variety of sports camps and, of course, our beloved FREE Junior Giants program!

TODDLERS

Our toddler programs continue to thrive, offering young children and their families a range of structured, developmentally appropriate activities. Led by Ms. Dallas, our parent/tot programs feature over 10 sessions this spring, each filled with fun, engaging, and active experiences that encourage learning, play, and growth. Designed to promote early development through movement, exploration, and social interaction, these sessions provide a positive environment where little ones and their caregivers can build confidence, coordination, and friendships.



BOARD OF DIRECTORS

STAFF REPORT

DATE: April 24, 2025
TO: Board of Directors
FROM: Scott Schumann, Parks and Facilities Director
SUBJECT: Parks and Facilities Update - April

Capital Project Updates:

Community Center

Dry rot repairs and roofing replacement is complete.

Baroni Playground

The project crew will begin demolition this week with installation beginning May 5th, 2025 by the vendor. Temporary fence will be installed surrounding the entire project with informational signage displaying the scope and timing of project.

Community Park Shop

Project is moving ahead with a new fire hydrant being required as well as some minor improvements to the parking lot. PG and E power supply has created a minor delay as they confirm the additional power needs and options for locations to pull power from.

Henshaw Park

Confluence Design Inc. has been engaged for the park design process. They will be onsite for the first of several community input sessions beginning the evening of May 7th, 2025 at the Masonic Lodge near the Henshaw Park site.

Centennial Playground

Project is currently underway with good working conditions.

Park Improvements and Maintenance

CARD Community Center:

Staff made landscape improvements to the exterior of the building with additional drip irrigation zones and plantings to promote spring color.

New way-finding signage has been installed throughout the CARD Center in response to an internal review process evaluating the potential for work place violence. Evidence has shown that clear way-finding reduces confusion, frustration, and work place violence, thus, staff have taken this proactive approach.

Rotary Centennial Park

Two distinct volunteer days are scheduled to distribute 200 yards of new mulch throughout the park. One day will be with the Chico Noon Rotary and another with the Keller Williams group.

Dorothy Johnson Center/Splash Pad:

With recent feedback from the community and desire to open the splash pad early, the date for Splash pad reopening has been set for May 1st, 2025. Staff have prepared the splash pad and conducted annual maintenance. Services for the fire alarm panel replacement located at the DFJ have been acquired with work set to begin April 24, 2025.

Lakeside Pavillion:

Quotes for exterior storage, patio concrete, and main hall ADA ramp repairs are in process, along with quotes for the front windows to be re-sealed and water intrusion down the main beam.

Pleasant Valley Pool/P.V. Center:

New recirculating pump has been installed and pool was successfully started up for the season prior to Bidwell Junior Physical Education class schedule going into effect.

Observatory:

Site grading has begun in anticipation of ADA access improvements on site. Request for Proposals to perform the ADA concrete work has been published seeking bids for concrete work at both the Observatory and CARD Center in the effort to reduce mobilization and overhead costs.

Staff Training and Risk Management

Staff participated in annual training on interacting with the public, de-escalation, blood-borne pathogens, outdoor hazards, and heat illness. Select staff also completed training to maintain their Professional Pesticide Applicator licenses.

Annual First Aid and CPR training for relevant district-wide staff will begin this month.

Project Crew

The Project Crew is currently repairing dry rot located at the P.V. Center and getting ready to install cabinetry and counter tops at the front desk of the Community Center. They also installed an ADA approved drinking fountain at Rotary Park and repaired roof and lighting in the Veterans Memorial Park concession unit.

Roving Crew

Roving crew has been busy with seasonal tree work, storm cleanup and spring start up. Crews installed new ADA drinking fountains at Baroni and Oak Way. New trash cans were installed at Baroni and Oak Way. Landscape improvements and plantings at PV Rec center, Oak Way and Community Center. Irrigation upgrades in the field at Emerson and Community Center. The team has been busy with playground repairs, graffiti removal, as well as vandalism repairs at skate park, including door locks and locks for electrical equipment.



BOARD OF DIRECTORS

STAFF REPORT

DATE: April 24, 2025
TO: Board of Directors
FROM: Annabel Grimm, General Manager
SUBJECT: General Manager Update - April

State of the City

The District proudly presented its current and future projects at the State of the City with overwhelming success. The presentation highlighted key initiatives already making a positive impact, as well as forward-looking plans aimed at strengthening infrastructure, enhancing community services, and supporting sustainable growth. The response from attendees was highly enthusiastic, reflecting strong public interest and confidence in the District's vision and commitment to progress.

Social Media Expansion

The District is planning to expand its social media presence and digital newsletters to better align with the specific interests of its diverse community. By tailoring content to reflect key topics and areas of local importance, the District aims to enhance engagement, improve communication, and ensure that residents stay informed about programs, events, and initiatives that matter most to them.

Continued Collaborations

The District is continuing productive conversations with the City of Chico to explore opportunities for collaboration on additional parks and recreational facilities. These discussions reflect a shared commitment to expanding access to quality outdoor spaces and community resources. By working together, the District and the City aim to identify strategic locations and develop amenities that meet the growing needs of residents while enhancing the overall quality of life in the region.

Donations

The District has seen a notable increase in community involvement through a variety of generous donations and expressions of support. Recent contributions have included funding for telescopes at the Chico Observatory, an air hockey table at the PV Rec Center, and growing interest in adding obstacle features to DeGarmo Dog Park. These acts of community engagement reflect a strong sense of local pride and shared investment in creating vibrant, inclusive spaces for all to enjoy.

Notable Meetings

- 4/1- Tuscan Ridge: District Boundary Adjustment

- 4/3- Chico Tourism Committee
- 4/4- Lunch with City Manager
- 4/7- Capital Campaign Weekly Meeting
- 4/8- Met with new Bidwell Parks and Playground Commissioner
- 4/10- Golden Valley Bank Annual Stakeholder Meeting
- 4/11- Slater and Son Contracting Meeting
- 4/11- Assessments and CFD Planning Meeting with SCI
- 4/11- Aquajets Fundraising Meeting
- 4/14- CARD and City Project Coordination
- 4/16- Chamber Executive Committee Meeting
- 4/18- Butte County Quarterly Economic Development Meeting
- 4/21- Capital Campaign Weekly Meeting
- 4/21- Ramble West Partnership Discussion

Special/Community Events

April 12th - The Spring Jamboree was held at Bidwell Park's Caper Acres and Sycamore Field, bringing families and community members together for a day full of fun and connection. This beloved Chico tradition once again proved its popularity, as crowds gathered to enjoy a morning packed with activities and smiles. Kids explored the park during an exciting scavenger hunt, got creative at craft stations, played games, and posed for photos with the Easter Bunny. A mini zoo and cotton candy stand added even more magic to the day.

April 26th- The *Chico Peppers Field* dedication will take place this Saturday, and we are expecting a large turnout. The Chico Peppers women's fast-pitch softball team, founded in 1962, left a lasting legacy in Chico's sports history. Competing until 2005, they excelled in competition, community engagement, and advancing women's softball. Locally, the Peppers were known for their sportsmanship, teamwork, and deep connection to the community.

May 4th- Celebrate the special moms in your life at our delightful *Mother's Day Tea Party*, held in the serene beauty of the Creekside Rose Garden. Celebrate mom early as this charming event offers a relaxing atmosphere where you can enjoy lunch paired perfectly with tea and lemonade. Gather with loved ones and savor delightful moments surrounded by blooming roses and the gentle sound of the creek. With entertainment to enhance the experience, this is the perfect way to create lasting memories and show your appreciation for Mom.

May 9th- Grab a date, a friend, or just your favorite beverage and join us for the debut of *Movies in the Plaza*—a free outdoor movie night with a grown-up twist. Settle in under the stars at City Plaza with live music, a beer and wine garden, and a screening of *Men in Black*—the sci-fi comedy classic that took 1997 by storm. Don't forget to bring a low-back chair or blanket to get cozy!

May 17th- Paws what you're doing and leash up your pup for the annual *K-9 Classic*, a tail-wagging, fur-tastic event you and your dog won't want to miss! Held at DeGarmo Park, this event celebrates our pawsome companions with engaging activities (for both pups and

humans!), pet-friendly vendors, and the fur-bulous Mutt Strutt. Don't forget to fetch your event swag and mingle with fellow dog lovers in the community. It's a paw-sitively perfect day dedicated to our loyal companions—because every dog deserves their day

News Stories

- [Kite Day in Chico | News | actionnewsnow.com](#)
- [Mayor, fire chief and police chief among speakers at Chico's State of the City Tuesday](#)
- [State of City paints a positive picture of **Chico**](#)
- [CARD considers taking on more of Chico's parks - Chico Enterprise-Record](#)
- [Highlights and lowlights from the week's news | Editorial - Chico Enterprise-Record](#)
 - Highlight: CARD's State of the City
- [Registration opens for Chico Area Recreation and Park District's summer camps | Video | actionnewsnow.com](#)
- [New animal ambassador at Chico Creek Nature Center | Video | actionnewsnow.com](#)
- [Chico aquatic center project reaches major milestone with contract awarded | Action News](#)
- [Edgar the raven joins Chico Creek Nature Center's animal family - Action News Now](#)
- [Aquatic complex breaking ground - Chico Enterprise-Record](#)
- [Chico's \\$30 million aquatic center on the way with local contractor Slater & Son - KRCR](#)
- [Highlights and lowlights from the week's news - Chico Enterprise-Record](#)
 - Highlight: CARD's Aquatic Center

Contracts over \$20,000

- None, however, Accularm Securities System is being awarded a contract for the replacement of the fire panel and monitoring system at DFJ. The contract amount is \$18,740.