

MUNICIPAL SERVICE REVIEW UPDATE AND SPHERE OF INFLUENCE PLAN FOR THE CHICO AREA RECREATION AND PARK DISTRICT



ADOPTED BY RESOLUTION NO. 14 2008/09 ON APRIL 2, 2009

**PREPARED FOR:
BUTTE LOCAL AGENCY FORMATION COMMISSION**



MAY 2009

PREPARED BY



**MUNICIPAL SERVICE REVIEW UPDATE
AND SPHERE OF INFLUENCE PLAN
FOR THE
CHICO AREA RECREATION AND PARK DISTRICT**

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PREPARED BY:

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1.0 INTRODUCTION

1.1 LAFCO

Established in 1963, Local Agency Formation Commissions (LAFCO) are responsible for administering California Government Code Section 56000 *et seq.*, which is known as the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH). CKH charges LAFCOs with encouraging the orderly formation and development of all local governmental agencies in their respective counties in a manner that preserves agricultural and open-space lands, promotes the efficient extension of municipal services, and prevents urban sprawl. Principle duties include regulating boundary changes through annexations or detachments, approving or disapproving city incorporations; and forming, consolidating, or dissolving special districts. There is a LAFCO located in each of the 58 counties in California.

1.2 BUTTE LAFCO POLICIES AND CRITERIA FOR ANNEXATION

Under the CKH Act, LAFCOs are required to “develop and determine the sphere of influence of each local governmental agency within the county and enact policies designed to promote logical and orderly development of areas within the sphere” (Section 56425, CKH). A Sphere of Influence (SOI) is generally considered a 20-year, long-range planning tool, and is defined by Government Code Section 56425 as “. . . a plan for the probable physical boundary and service area of a local agency or municipality” According to the CKH Act, LAFCOs are required to review and update SOIs as necessary, but no less than once every five years.

Pursuant to Butte LAFCO’s Operations Manual Policies and Procedures (revised December 2, 2004), the Sphere of Influence Plans for all government agencies within LAFCO’s jurisdiction shall contain the following:

1. A map defining the probable 20-year boundary of its service area delineated by near-term (<10 years) and long-term (>10 years) increments and coordinated with the Municipal Service Review.
2. Maps and explanatory text delineating the present land uses in the area, including, without limitation, improved and unimproved parcels; actual commercial, industrial, and residential uses; agricultural and open space lands; and the proposed future land uses in the area.

3. The present and probable need for public facilities and services in the sphere area. The discussion should include consideration of the need for all types of major facilities, not just those provided by the agency.
4. The present capacity of public facilities and adequacy of public services which the agency provides or is authorized to provide.
5. Identification of any relevant social or economic communities of interest in the area.
6. Existing population and projected population at buildout of the near- and long-term spheres of the agency.
7. A Municipal Service Review.

1.3 MUNICIPAL SERVICE REVIEWS

The Cortese-Knox-Hertzberg (CKH) Act requires that an MSR be conducted prior to, or in conjunction with, the update of an SOI. An MSR is a comprehensive analysis of service provision by each of the special districts, cities, and unincorporated county service areas within the legislative authority of the LAFCO. It essentially evaluates the capability of a jurisdiction to serve its existing residents and future development in its SOI. The legislative authority for conducting MSRs is provided in Section 56430 of the CKH Act, which states “. . . in order to prepare and to update Spheres of Influence in accordance with Section 56425, LAFCOs are required to conduct a MSR of the municipal services provided in the County or other appropriate designated area”

To assist in conducting an MSR, the State Office of Planning and Research developed guidelines that advise on information gathering, analysis, and organization of the study. In order to update an SOI, the associated MSR must have written determinations that address the following legislative factors:

1. Growth and population projections for the affected area.
2. Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies.
3. Financial ability of agencies to provide services.
4. Status of, and opportunities for, shared facilities.
5. Accountability for community service needs, including governmental structure and operational efficiencies.

6. Any other matter related to effective or efficient service delivery, as required by commission policy.

These determinations, which range from infrastructure needs or deficiencies to government structure options, must be adopted by the Commission before, or concurrently with, the sphere review of the subject agency.

An MSR for the Butte County Recreation and Park Districts was initiated in 2004 and adopted by Butte LAFCO in 2005 (Resolution No. 13 2005/06). The MSR examines the public services provided by the District, and the information in the MSR provides baseline information for the SOI study. However, because of the rapidly increasing population within the County and the changing status of impacted agencies, some of the information in the 2005 MSR is already dated. Thus, additional information from the recreation service providers has been collected and various other land planning documents have been reviewed, including Butte County and City General Plans, land-use zoning maps, and district master plans, in order to provide the most current and accurate information available. Interviews with District administrators, County officials, and municipalities were also performed to gain further insight into recreation service issues. To provide for a cleaner process, the MSR Chapter for the Chico Area Recreation and Park District (CARD or District) has also been updated and included as Section 3.1 of this document.

1.4 SPHERE OF INFLUENCE UPDATE PROCESS

Butte LAFCO is now in the process of updating the current SOIs for each of the seven recreation and park districts in Butte County.¹ This document addresses the SOI update for the Chico Area Recreation and Park District. CARD encompasses 208 square miles and includes the entirety of the Chico urban area. While the District boundaries include the City of Chico, the City does own and operate some facilities and parks independently from the CARD. In general, however, the City and CARD operate interdependently and maintain a highly cooperative relationship. Although this SOI study analysis addresses the needs of CARD, there is also discussion of the

¹ The seven park and recreation service providers within Butte County whose SOIs are being updated include the following special districts/county service areas: (1) Chico Area Recreation and Park District, (2) Durham Recreation and Park District, (3) Feather River Recreation and Park District, (4) Paradise Recreation and Park District, (5) Richvale Recreation and Park District, (6) County Service Area No. 31 – Schohr’s Pool, and (7) County Service Area No. 34 – Gridley Swimming Pool.

City and its relationship to CARD. Separate SOI updates for the remaining six recreation and park districts have also been developed under separate cover.

There are numerous factors to consider in reviewing an SOI, including current and anticipated land uses, facilities, and services, as well as any relevant communities of interest. Updates generally involve a comprehensive review of the entire SOI Plan, including boundary and SOI maps and the District's MSR. In reviewing an agency's sphere, the Commission is required to consider and prepare written statements addressing four factors enumerated under California Government Code Section 56425(e). These factors are identified below.

- The present and planned land uses in the area, including agricultural and open-space lands.
- The present and probable need for public facilities and services in the area.
- The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
- The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

In addition, when reviewing a sphere for an existing special district, the Commission must also do the following:

- Require the existing district to file a written statement with the Commission specifying the functions or classes of services it provides.
- Establish the nature, location, and extent of any functions or classes of services provided by the existing district.

1.5 CALIFORNIA ENVIRONMENTAL QUALITY ACT

Sphere of Influence Studies are subject to Environmental Review under the California Environmental Quality Act (CEQA) and a Negative Declaration has been prepared for the CARD SOI Plan and included as Appendix A. As indicated above, an SOI is a long-range planning tool that analyzes the physical boundary of a local agency or jurisdiction, and the present and probable need for services within that area. As such, it does not give property inside the sphere boundary any more development rights than already exist. Ultimately, an SOI study assists LAFCO in making decisions about a jurisdiction's future boundary.

2.0 DISTRICT PROFILE

2.1 DESCRIPTION AND EXISTING SETTING

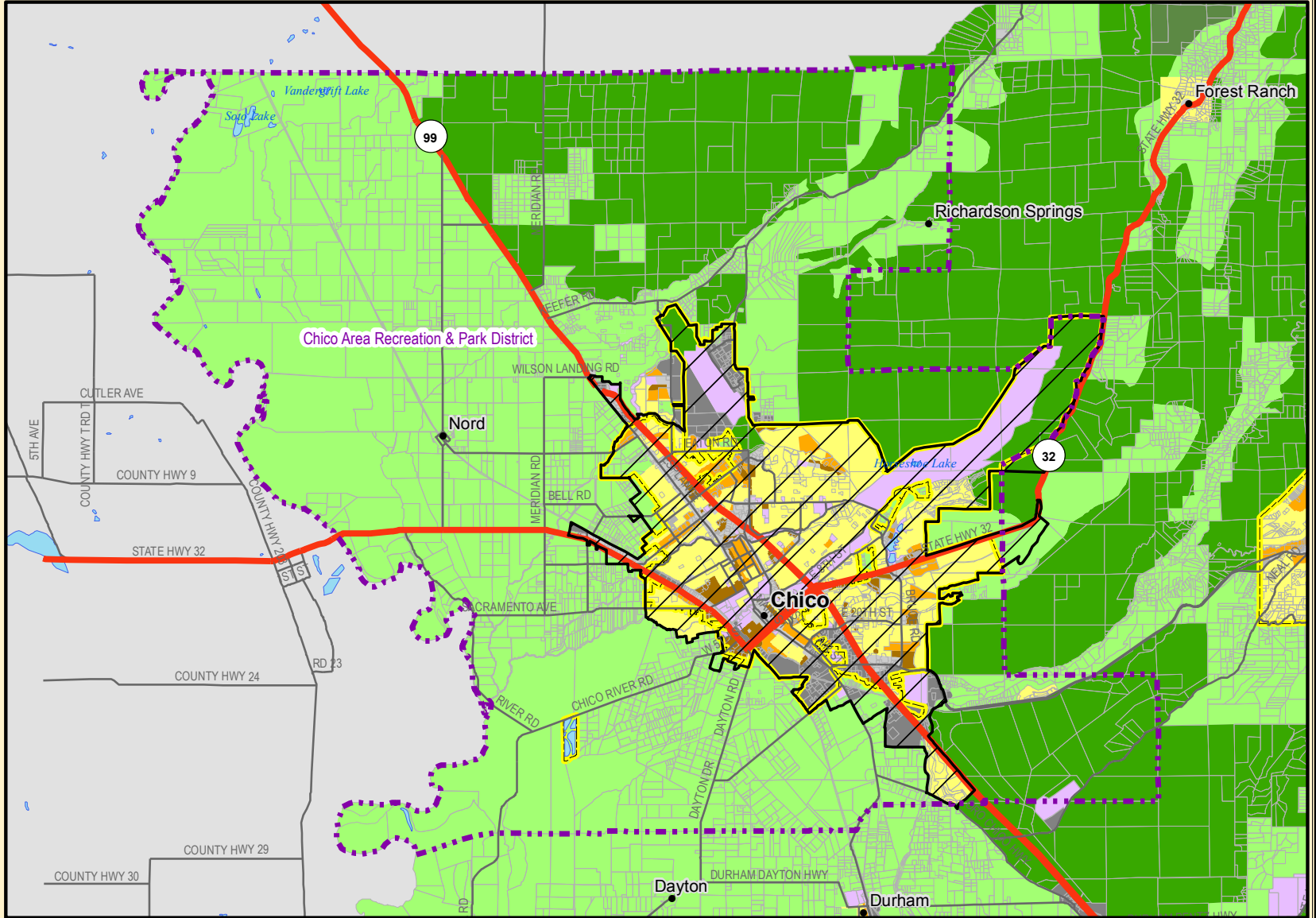
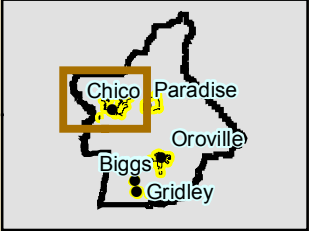
The Chico Area Recreation and Park District (CARD or District) spans approximately 208 square miles (133,156 acres) in the northwest area of Butte County. It is bordered on the east by the Cohasset and Forest Ranch areas (but does not include the communities themselves), by Durham Recreation and Park District on the south, Glenn County on the west, and Tehama County on the north and northwest. The City of Chico (City) is located within the District and, although it only makes up 16 percent of the lands in the CARD, it contains over 80 percent of the population. The remaining land in the District, which surrounds the City, is rural and includes the unincorporated community of Nord. The CARD currently provides for a population of 104,367. CARD and the City of Chico cooperatively operate and maintain approximately 214 acres of developed parkland and facilities, and coordinate to provide recreational services to the residents of the greater Chico area. Additionally, CARD cooperates with other local organizations, such as area schools, to provide recreational services.

2.2 SPHERE OF INFLUENCE

Since it was created in 1948, CARD's boundaries have expanded to the northeast. In 1995, the City purchased approximately 1,400 acres of land south of Big Chico Creek and north of Highway 32, along the eastern boundary shared by CARD and the City of Chico. It serves as the upper, open space portion of Bidwell Park. According to the 2008 CARD Parks and Recreation Master Plan, this area was annexed into CARD in 1997. Based on a comparison of maps from the 1985 SOI Study for Butte County special districts² and the CARD Master Plan, this appears to have been the only modification to the District's boundaries since 1985.

The CARD SOI is coterminous with the District's boundaries and encompasses the City of Chico and its surrounding urban areas, as well as agricultural lands to the west of the City (Figure 2-1). To the east and south, the District's SOI is contiguous with the Paradise Recreation and Park District and the Durham Recreation and Park District, respectively. The City and CARD have a cooperative relationship, which is described in more detail in Section 4.2. In general, CARD

² Chico Area Sphere of Influence Study Butte County Local Agency Formation Commission. March 1985. Prepared by J.L. Mintier and David Wade.



Legend

- City Spheres of Influence
- Chico Area
- Recreation & Park District
- Highways
- Secondary Roads
- Waterbodies
- City Limits
- Parcel Boundaries

General Plan Designations:

- Agricultural
- Commercial
- Grazing Land
- High Density Residential (20 du/acre)
- Industrial
- Low Density Residential (6 du/acre)
- Medium Density Residential (13 du/acre)
- Public
- Timberland Preserve Zone

**Chico Area Recreation & Park District
2009 Sphere of Influence and Jurisdictional Boundaries
BUTTE LOCAL AGENCY FORMATION COMMISSION**

0 1.5 3 6
Miles

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Source: Butte LAFCO
Note: Only parcels 2 acres or larger are shown

Service area boundaries and sphere of influence boundaries are based on best available data, are provided for general representational purpose only, and should not be considered final LAFCO approved boundaries

is the primary provider of community parks and recreation programming for area residents, while the City is responsible for maintaining open space and natural area properties within Chico. The City is also responsible for maintaining all parks under its ownership. Because the two entities overlap and work together cooperatively to provide park and recreation services to the residents within the greater Chico area, this document identifies and discusses parkland provided by the City of Chico as well as that provided by CARD.

The unincorporated area to the northeast of the District's SOI includes the communities of Forest Ranch and Cohasset, neither of which are currently included in a recreation and park district. The MSR recommends, and this analysis supports, an expansion of the District's boundaries to the northeast to include the areas of Forest Ranch and Cohasset.

2.3 POPULATION

Typically, population projections from MSRs are used to develop SOI updates. However, in recent years a nationwide economic downturn has resulted in a slowing of development and growth in California. Butte County has experienced the effects of the slowing economy and, as a result, the Butte County Association of Governments (BCAG) has since revised its population growth rate estimates, which were used in the 2005 MSR, to better reflect the current growth rate in Butte County. Additionally, CARD's recently completed 2008 Master Plan includes population projections for the District.

2.3.1 METHODOLOGY

The population estimates for CARD provided in the 2005 MSR included three methodologies for projecting future population between 2000 and 2025. One scenario used the annual growth rate of Butte County (without the Chico Area) between 1990 to 2000, applied to the 2000 U.S. Census population figures for the District. The second scenario used the growth rate for Butte County developed by the BCAG in 2004, and applied to the 2000 U.S. Census data for the District. The third scenario, and the one determined to be most accurate in the 2005 MSR, was developed specifically for CARD. It involved applying the historical annual growth rate between 1980 and 2000 for the Chico SOI area—excluding the City itself—to the 2000 U.S. Census population. This total was added to the projected future population of the City, as estimated by the BCAG in 2004. The historical annual growth rate between 1990 and 2000 for

the portion of CARD *not including the City and not within the City's SOI* was then applied to this area of CARD and added to the other components to estimate CARD's future population. The MSR population estimates and projections using these methodologies are included in the updated MSR chapter in Section 3.1 and in Table 2-2 below.

A more recent source of population projections is the 2008 CARD Parks and Recreation Master Plan, which calculated the population within the District's boundaries at approximately 105,425. Of that number, 85,150 reside within City limits and 20,275 in the unincorporated lands surrounding the City. The CARD Master Plan projects that population within the District will increase to 157,475 by the year 2030. This growth would consist of 53,775 new City residents and 18,550 new residents in the unincorporated areas of the District.

For the analysis in this SOI, and for the purpose of updating the MSR, population projections were based on the most current BCAG annual growth rates (Table 2-1) and a weighted calculation of the estimated 2007 U.S. Census Bureau population data. This approach was used in order to maintain consistency with the 2005 MSR methodology, as well as with other planning documents within the County that guide future growth and development. From a starting point of the year 2007 (U.S. Census estimated populations for the City and County), the population projections were recalculated using BCAG's most recent growth rates developed for 2006–2030.

TABLE 2-1: BCAG ESTIMATED ANNUAL GROWTH RATES 2006–2030

BUTTE COUNTY JURISDICTION	AVERAGE ANNUAL GROWTH RATE
Chico	2.5%
Unincorporated	1.1%

Source: Butte Regional Growth Projections 2006–2030

2.3.2 POPULATION PROJECTIONS

Updated population projections are provided in Table 2-2. The MSR identified one of the three methods used in that document as being the most accurate projection: the third scenario that was developed specifically for the Chico area (see the Methodology section for a description). Table 2-2 provides a comparison of those MSR population projections with the more recent projections prepared for this SOI Plan and the estimates in the 2008 CARD Master Plan. The revised population projections are slightly higher than those estimated in the 2005 MSR as being the

most accurate reflection of growth rates at the time. For comparison, and to recognize planning efforts undertaken by the CARD and City of Chico, the table also includes population estimates provided in the 2008 Master Plan.

TABLE 2-2: POPULATION PROJECTIONS FOR THE CHICO AREA RECREATION AND PARK DISTRICT

POPULATION GROWTH ESTIMATE	2000 (CENSUS)	2005	2007	2010	2015	2020	2025	2030
<i>2008 CARD Master Plan Projection³</i>	–	–	105,425	111,090	121,216	132,265	144,322	157,475
Updated Projection ⁴			104,367	111,555	124,722	139,534	156,204	174,972
2005 MSR Projection ⁵	93,480	104,574	–	114,461	126,034	139,523	155,190	–
Difference (Updated Projection – 2005 MSR Projection)	–	–	–	–2,906	–1,312	11	1,014	–

³ The 2008 CARD Master Plan estimates population growth within incorporated Chico at an annual rate of 2.25 (assuming 2.0 percent for new residential development within the City, and 0.25 percent from annexation of several areas to the southeast and northwest of the current City limit). The growth rate for the larger Chico Urban Area is assumed to be 1.76 percent (1.61 percent new incorporated development and 0.15 percent new unincorporated development within the CARD boundary).

⁴ Estimate based on growth rates from Butte County Association of Governments, Butte Regional Population Growth Projections 2006–2030; and U.S. Census population estimates for 2007.

⁵ The 2005 MSR projection scenario identified in the MSR as most accurately reflecting the CARD populations used a sum of 2004 BCAG estimates for the future population of the City; the historical annual growth rate 1980–2000 for the Chico SOI area (excluding the City itself) applied to the next 20 years; and the historical annual growth rate 1990–2000 for the portion of the District within neither the City nor the SOI applied to the next 20 years.

3.0 UPDATE TO THE 2005 MUNICIPAL SERVICE REVIEW OF RECREATION AND PARK SERVICE PROVIDERS

The Municipal Service Review prepared by Cotton/Bridges/Associates and adopted by Butte LAFCO in 2005 provides the background and general analysis upon which this SOI Plan is based. Because a number of years have passed since the MSR was prepared, some of the information has become outdated. As part of the SOI study process, the MSR chapter for the Chico Area Recreation and Park District (CARD) has been updated as follows in Section 3.1 to ensure that the Commission has the most current information for considerations regarding the appropriate SOI for the District.

At the time the MSR was developed, the District, in conjunction with the City, was in the process of updating its Parks and Recreation Master Plan. In support of the Master Plan update, a complete inventory of CARD's parks and facilities was developed, and community outreach was performed to assist in determining the needs and preferences for parks and recreation services. The District used this information to develop a strategic plan to address shortfalls in service and parkland. However, as this information was not available at the time the MSR was developed, the MSR lacks a considerable amount of the most current information available regarding existing parks and facilities, the shortage of services, and the District's strategic plans to address the shortfall. In addition to the Master Plan, updates and changes to information within the MSR were identified by the CARD General Manager⁶ during an SOI Update Studies Meeting conducted on August 12, 2008. At that time, changes and additional needs of CARD not originally included in the 2005 MSR were identified, and have been included in the following MSR update.

⁶ Steve Visconti, CARD General Manager, personal interview August 12, 2008.

3.1 MUNICIPAL SERVICE REVIEW UPDATE: CHICO AREA RECREATION AND PARK DISTRICT

3.1.1 DISTRICT CHARACTERISTICS

Encompassing 208 square miles, the Chico Area Recreation and Park District (CARD) is bordered by the Cohasset and Forest Ranch area on the east, Durham on the south, and Tehama County on the north and west (Figure 2-1). The District includes lands within the City of Chico, which represents the primary population center, as well as the unincorporated community of Nord and surrounding rural lands. The District was formed in 1948 to provide park facilities and a variety of recreational programming for its residents.

Since its formation in 1948, CARD has provided parks, park maintenance, recreational programming, and related facilities and services. CARD coordinates with the City of Chico to provide approximately 214 acres of developed parkland.⁷ Including facilities owned/operated by the City of Chico, residents have access to a total of 27 public parks comprising 467⁸ acres.

DISTRICT SIZE:	133,156 acres (208 square miles)
LOCATION:	Northwestern portion of Butte County, surrounding the City of Chico.
OFFICE LOCATION:	545 Vallombrosa Avenue, Chico, CA 95926
EMPLOYEES:	31 full-time, 46 full-time equivalent
SERVICES:	CARD coordinates with the City of Chico to maintain approximately 214 acres of developed parkland. CARD provides supervised recreational programs, individually, and in cooperation with other local organizations.
POPULATION SERVED:	104,367 as of 2007
DATE OF FORMATION:	1948
ENABLING LEGISLATION:	Public Resources Code Section 5780 <i>et seq.</i>

⁷ Though the MSR presents analysis in two separate chapters specific to the City of Chico Parks Department and CARD, the two agencies are interdependent; therefore, they and their parks and recreation facilities are often discussed together throughout this MSR.

⁸ Includes neighborhood/mini parks, community parks, special purpose parks, and natural areas, corridors, and greenways provided by both the CARD and the City of Chico.

Table 3-1 summarizes the park and recreational facilities available to Chico area residents. The chart includes both facilities located within the City of Chico and CARD.

TABLE 3-1: CHICO AREA PARK FACILITIES

PARK TYPE	NUMBER OF PARKS	PARK ACREAGE		
		DEVELOPED	UNDEVELOPED	TOTAL
Neighborhood*	7	29.3	27.1	56.4
Community	5	164.3	15.0	179.3
Special Purpose Parks**	8	20.5	0	20.5
Natural Areas, Corridors, and Greenways***	7	–	–	252.6
Total	27	214.1	294.7	508.8
Regional Parks – Bidwell	1			3,670.0
State Parks	1			180.0
Federal Parks	1			209.0

* Includes neighborhood, pocket, and mini-parks.

** Community Centers, pool facilities, joint use facilities, and ballfields or community centers included within the boundaries of a larger park are not shown separately.

*** Maintained by the City of Chico. These classifications of parklands provide for natural areas that are not intended for developed parkland.

Source: 2008 CARD Master Plan.

3.1.2 REVIEW AND ANALYSIS OF SERVICE

A. INFRASTRUCTURE NEEDS AND DEFICIENCIES

This section analyzes the infrastructure needs and deficiencies of the Chico Area Recreation and Parks District. Information is derived from the recently adopted 2008 CARD Master Plan, the District’s Capital Improvement Plan, the 2005 Municipal Service Review, and interviews with key District personnel. The section details infrastructure needs and deficiencies with respect to park acreage, facilities, programs, and operational capacity.

ISSUE #1: POPULATION GROWTH

The CARD area extends well beyond the Sphere of Influence area of the City of Chico. CARD’s population is anticipated to grow from 104,367 in 2007 to 174,972 in 2030⁹, an average annual growth rate of 2.5 percent within the City of Chico and 1.1 percent within the unincorporated

⁹ Estimate based on growth rates from Butte County Association of Governments, Butte Regional Population Growth Projections 2006–2030; and U.S. Census population estimates for 2007.

portion of the District (Table 3-2). CARD’S original population estimates were the sum of projections for three geographic portions of the District:

1. The 2004 Butte County Association of Governments estimate for the future population of the City of Chico
2. The historical annual growth rate between 1980 and 2000 for the Chico Sphere of Influence (SOI) area (excluding the City itself) applied to the next 20 years
3. The historical annual growth rate between 1990 and 2000 for the portion of the District that is not within the City nor the SOI applied to the next 20 years

The projected population of the District is expected to increase to 174,972 by the year 2030. The growth rate for the City of Chico is assumed to be 2.5 percent, and 1.1 percent in the unincorporated areas within the CARD boundaries. Population projections were based on the most current BCAG annual growth rates (Table 3-2) and a weighted calculation of the estimated 2007 U.S. Census Bureau population data. This approach was used in order to maintain consistency with the 2005 MSR methodology, as well as with other planning documents within the County that guide future growth and development. From a starting point of the year 2007 (the latest year U.S. Census estimated populations for the City and County), the population projections were recalculated using BCAG’s most recent growth rates developed for 2006–2030.

TABLE 3-2: CARD POPULATION PROJECTIONS, 2007–2030

FUTURE POPULATION SCENARIO	2007	2010	2015	2020	2025	2030
Updated Projections ¹⁰	104,367	111,555	124,722	139,534	156,204	174,972
CARD Master Plan ¹¹	105,425	111,090	121,216	132,265	144,322	157,475

Source: Butte County Association of Governments, 2006–2030; 2007 Estimated U.S. Census; Analysis by Kleinschmidt Associates, 2009.

¹⁰ Estimate based on growth rates from Butte County Association of Governments, Butte Regional Population Growth Projections 2006–2030; and U.S. Census population estimates for 2007.

¹¹ The 2008 CARD Master Plan estimates population growth within incorporated Chico at an annual rate of 2.25 (assuming 2.0 percent for new residential development within the City, and 0.25 percent from annexation of several areas to the southeast and northwest of the current City limit). The growth rate for the larger Chico Urban Area is assumed to be 1.76 percent (1.61 percent new incorporated development and 0.15 percent new unincorporated development within the CARD district boundary).

DETERMINATION 3-1: GROWTH AND POPULATION FOR THE AFFECTED AREA

The population in the District is expected to grow at a rate of 2.5 percent within the City of Chico and 1.1 percent in the unincorporated areas.

ISSUE #2: PARKLAND NEEDS

Recreation providers, along with other service providers, often use population growth to determine the need for facilities and services. Historically, the National Park and Recreation Association suggested that communities have six to ten acres of developed parkland per 1,000 people to meet active recreation needs. Recently, parks and recreation organizations suggest that parks standards be adjusted to reflect climate, community preferences, and the types of recreational opportunities offered by national and state parks, schools, churches, and nonprofit organizations.

Park Needs

The District has adopted a Quimby Ordinance that allows the funding of acquisition and development of five acres of parkland per 1,000 residents. The City of Chico uses the same parkland acreage standard. Together, CARD and City of Chico provide 214 acres of developed parkland, not including the 3,670-acre Bidwell Park. According to CARD parkland standards and population estimates within the recently adopted 2008 District Master Plan, CARD has a deficit of 224 acres of developed parkland, and needs to provide an additional 506 acres to accommodate new population growth by 2030. Table 3-3 provides a summary of current park facilities, existing need, and future needs.

TABLE 3-3: CARD PARK STANDARDS AND CARD AND CITY PARKLAND NEEDS

PARK FACILITIES	CARD STANDARD*	EXISTING ACREAGE IN CHICO/CARD	CURRENT RATIO OF PARK ACRES /1,000 RESIDENTS	CURRENT DEFICIT	2030 CHICO/CARD ACQUISITION NEED	2030 TOTAL PARK ACRES
Neighborhood	1.5	29.3	0.28	127.3	156.6	262.5
Community	2.5	164.3	1.57	96.6	260.9	437.4
Total	4.0	193.6	1.85	223.9	417.5	699.9

Source: 2008 CARD Master Plan.

Park Accessibility

CARD has adopted standards for the size of neighborhood and community parks and service radii. For example, a neighborhood park should generally be from 5 to 10 acres in size and should serve neighborhoods within a ½ mile radius.

Community parks are larger facilities of at least 25 acres in size and have a service area radius of 1 to 2 miles. CARD has not assigned similar size and service radius standards for creekside and linear parks. District parks have good coverage: 54 percent of residential properties are located within ½ mile of a District park and 80 percent of residential properties are located within one mile of a District park (Table 3-4).

TABLE 3-4
DISTANCE TO FACILITIES

DISTANCE	PERCENTAGE OF RESIDENTIAL PROPERTIES
½ Mile	54
1 Mile	80
2 Miles	95
5 Miles	99
10 Miles	100

Source: 2005 Municipal Service Review, Cotton/Bridges/Associates.

ISSUE #3: RECREATION FACILITY NEEDS

CARD provides a wide variety of recreational programming for all ages, abilities, and cultural groups, including camps, after school programming, toddler activities, youth and adult classes, youth and adult sports programs, computer classes, self defense, trips and tours, and senior leisure programs. CARD conducts many family-oriented and communitywide special events as well, many oriented around a particular holiday.¹² Much of the recreational programming and special event programming is conducted in partnership with local community groups, including nonprofits, faith organizations, and in public/private partnerships. CARD utilizes several factors in planning for present and future recreation facilities. Historically, the National Park and Recreation Association provided a guideline for the number and type of facilities needed on a per capita basis. CARD considers the NPRA standard as well as the availability of recreational facilities provided by churches, community groups, schools, and other groups in the community. In addition, CARD considers the utilization rate of existing facilities and demand for additional facilities. New facilities are designed to recognize the demand for specific types of recreational programming, based on survey work and other public outreach. Table 3-5 lists facilities owned and maintained by CARD, not including the substantial amount of trail development, especially along waterways in the area.

¹² Please consult www.chicorec.com/ for more information.

CARD completed an update of its Master Parks and Recreation Plan in November 2008, which provided an inventory of existing facilities, determined needs, and set forth a schedule and funding plan. In conjunction with this update, CARD surveyed the community to determine the current needs and preferences for parks and recreation services.¹³ In 2003, CARD and the City of Chico prepared a Nexus Study to determine the cost of development of new parks, landscape and lighting, and new parkways. The Nexus Study was conducted to guide preparation of an impact fee that will fund needed improvements, as identified in the City’s General Plan and CARD’s Master Plan. The City and CARD have also studied the costs of new recreational facilities and have developed a recreational impact fee, which help fund two community centers/gymnasiums and one aquatic center.

TABLE 3-5: CARD RECREATIONAL FACILITIES

PARK/FACILITIES	PLAYGROUND	PICNIC AREA	BARBEQUE	RESTROOMS	HORSESHOE PITS	VOLLEYBALL	TENNIS	BASKETBALL	SOCCER	SOFTBALL	YOUTH BASEBALL	MULTI-PURPOSE FIELDS	ADULT BASKETBALL	KITCHEN	POOL
Hooker Oak Park*	X	X	X	X	X			X		X		X	X		
Rotary Park	X	X	X					X							
Oak Way Park	X	X	X	X				X				X			
DeGarmo Park		X		X						X		X			
Community Park	X	X	X	X	X	X	X	X	X	X	X	X	X		
Sycamore Field **										X		X			
Community Center				X										X	
Dorothy Johnson Ctr.	X	X	X	X		X		X				X		X	
Peterson Park	X	X						X				X			
Pleasant Valley Rec Center				X										X	
Pleasant Valley Pool				X											X
Shapiro Pool***				X											X

Source: 2008 CARD Master Plan.

Notes: * Hooker Oak Park is owned by the City of Chico and managed by CARD. **Sycamore Field is owned by the City of Chico. The Chico Area Recreation and Park District has an agreement to maintain and operate Sycamore Field. The Field is located in what the City refers to as One Mile Recreation area in Bidwell Park. Peterson Park is in the process of transferring to CARD from the City of Chico. *** Shapiro Pool is a Chico Unified School District facility.

¹³ Please consult www.chicorec.com/filebin/cardmasterplan.pdf for more information.

ISSUE #4: OPERATIONAL NEEDS

CARD currently has approximately 2,500 square feet of administrative offices at its Community Center. The District has two equipment yards, one each at Hooker Oak Park and Community Park. Storage needs are also an issue for CARD, which currently rents mini-storage units for files and materials.

CARD will also need to add additional staff to maintain new parks and recreational facilities. The average cost per acre of maintaining parks is \$9,500 annually for a neighborhood park, \$7,058 annually for a community park, and \$8,500 for a linear park. (These average cost estimates do not include buildings, developed recreational facilities such as community centers, etc.) As a result, the District is committed, singly and in conjunction with the City, to establishing landscape and maintenance districts for parks prior to development. In addition to funding park maintenance, CARD will also require additional recreation staff to provide recreation programs to new residents.

The District has identified the cost, funding sources, and timing for improvements to existing facilities through the fiscal year 2009/2010. Improvements include: a new community center, a new gymnasium, and a new aquatic center with a pool. Redevelopment Agency planning activities recognize these same new facility needs.

DETERMINATION 3-2: PRESENT AND PLANNED CAPACITY OF PUBLIC FACILITIES AND ADEQUACY OF PUBLIC SERVICES, INCLUDING INFRASTRUCTURE NEEDS OR DEFICIENCIES

With the update of the Master Plan, CARD now has appropriate methods to gauge the need for, fund, and provide parkland, recreational facilities, and recreational programming to meet the needs of the community. In order for the District to meet the standards adopted with its 2008 Master Plan, the District will need to acquire and develop additional parks and recreational facilities to meet the needs of the existing and future population. Additionally, maintenance and administrative/operational capacity needs to be addressed to meet the needs of existing and future populations within its service area. CARD should also adopt a lighting district or other similar funding mechanism to provide funding for the maintenance and operation of new parks and recreational facilities.

B. FINANCING, RATE RESTRUCTURING, CONSTRAINTS AND OPPORTUNITIES

District finances and financial practices were reviewed as part of this service review. Sources of information include the District's annual budget, financial statements and auditor's report, capital improvement plans, and discussions with District staff. CARD is financially solvent, with positive cashflow, bills being paid on time, and expenditures controlled through the budgeting process.

ISSUE #1: DISTRICT FINANCING

The District operates on a 12-month fiscal year that begins July 1 and ends June 30. The District submits to the County Auditor a budget of estimated revenues and expenses approved by the Board of Directors each year prior to June 30 that address the forthcoming fiscal year. The final budget is legally enacted by the Board of Directors prior to August 10 after any changes, if necessary, are made.

Revenues and Expenses

For the past three years, CARD's revenues ranged from \$4.5 to \$5.3 million annually. Property taxes averaged 42 percent of revenues, fee-based revenue provides 38 percent, and pass-through funds provided 14 percent. CARD's expenditures ranged from \$4.3 to \$5.2 million.

Discounting fixed assets expenditures, District expenditures were comprised of salaries/benefits (62 percent) and services/supplies (28 percent). The FY 2008/09 budget projected a deficit of \$940,000 due to the state's raid on property taxes and capital projects. CARD carried over undesignated reserves from the previous year to address the deficit (Table 3-6).

District Assets, Liabilities, and Reserves

The District had \$3.8 million in cash deposited into the County Treasury at the end of fiscal year 2007/08. CARD has a note payable for the purchase of DeGarmo Park, paid at a rate of \$82,221 per year, which will be paid off in 2016. As of June 30, 2008, CARD had undesignated reserves of \$2,200,000 available to meet normal operating expenditures.¹⁴ The District anticipated a \$940,000 annual reduction in the fiscal year 2008/09 budget, but it now appears that a \$200,000

¹⁴ Steve Visconti, CARD General Manager, personal correspondence, November 20, 2008.

reduction is more appropriate. District assets and liabilities are anticipated to increase significantly as park and recreational facilities are constructed and acquired.

TABLE 3-6: SUMMARY OF REVENUES AND EXPENDITURES

REVENUES	ADOPTED 2008–2009	ACTUAL 2007–2008	ACTUAL 2006–2007
County Property Taxes	\$2,188,000	\$2,268,230	\$2,144,949
County Other Revenue	\$131,000	\$135,459	\$122,436
Other Agency Revenue *	\$3,592,943	\$41,519	\$4,413,121
RDA Pass through	\$945,000	\$838,695	\$717,754
Fee-Based Revenue	\$2,188,693	\$1,967,012	\$1,838,052
Miscellaneous Revenue	\$43,000	\$71,735	\$72,078
Subtotal	\$9,088,636	\$5,322,650	\$9,308,390
EXPENDITURES			
Salaries and benefits	\$3,672,273	\$3,187,177	\$2,825,046
Services, Supplies, Contributions	\$1,541,200	\$1,467,237	\$1,405,943
All Other Expenses **	\$369,496	\$16,721	\$19,400
Capital Projects	\$4,447,443	\$935,311	\$3,624,921
Subtotal	\$10,030,412	\$5,606,446	\$7,875,310
Revenue minus Expenditures	–\$941,776	–\$283,796	\$1,433,080

Source: Chico Area Recreation and Park District, November 2008

* Includes projected revenue from City of Chico for DeGarmo Park improvements.

** Includes projected contingency and lease payments.

Capital Improvements

Existing infrastructure and capital improvements to existing facilities are typically financed with general fund monies, local and private grants, State Parks grants, and CARD reserves. The District plans for, in coordination with the annual budgeting process, the maintenance and replacement of facilities, replacement of equipment and vehicles, and other needed capital improvements. New infrastructure and facilities may be financed through bond financing, increased sales tax, or other methods. However, CARD does not have a formal capital improvements plan (CIP) in place.

The District currently has two reserves for capital improvements—capital outlay and special purposes—that are legally, contractually, or Board-restricted for future uses. The most recent assessment of improvement needs by CARD identifies general funds, Proposition 12 funding, landscaping and lighting district assessments, Community Development Block Grants, and

Proposition 40 funds as possible sources for funding capital improvements. CARD will also apply for funding under the Roberti-Z'berg-Harris (RZH) Grant Program. CARD is applying for approximately \$1.5 million in competitive grants from State Parks to help construct DeGarmo Park.

ISSUE #2: RATE RESTRUCTURING

Since the passage of Proposition 13 in 1978, California jurisdictions have increasingly relied on alternative revenue sources (such as user fees and developer impact fees) to finance existing services and construction of new facilities. Given increased employee and supply costs, opportunities for rate restructuring are worthy of consideration.

Service Charges and Fees

CARD charges user fees for sports activities, youth activities of different types, after school day care, and facility rentals. CARD staff feels that current service fees could be increased by a small amount, but larger increases would not be acceptable

to the public at this time. Table 3-7 provides a sampling of fees charged for recreational programs. Fees charged for programs and events are sufficient to cover costs of staff, instructors, officiating, services, and supplies. The cost of programs is highly variable, depending on the activity. The cost of maintaining facilities for operating these programs, however, is not included into the overhead cost recovery analysis. CARD also rents its facilities to various nonprofit and for-profit organizations.

Activity rooms rent for \$6 to \$14 per hour and assembly halls rent for \$54 to \$93 per hour, depending on location. For fiscal year 2004–2005, CARD estimates net revenues of approximately \$396,000 for fee-based recreation programs. Fees for the numerous programs offered by CARD are periodically revised and presented in Recreational Guide publications.

**TABLE 3-7
SAMPLING OF RECREATIONAL
PROGRAMMING AND FEES**

AGE GROUP/CATEGORY	FEES
Pool Gate Fee	\$1 per person
Adult Sports	\$44 – \$395
Computer Classes	\$21 – \$28
Leisure Classes	\$24 – \$100
Mature Adult Classes	\$32 – \$60
Teen Sports	\$60
Tiny Tot/Toddler	\$10 – \$160
Youth Classes	\$16 – \$150
Youth Sports	\$25 – \$28

Source: CARD Activity Guide, 2004.

Development Impact Fee

CARD recently adopted a development impact fee of \$2,375 per each single-family and multi-family unit to fund the acquisition and development of new parkland. The developer may reduce the impact fees by building qualifying parks or recreational facilities. In cooperation with the City of Chico, CARD also calculated the fees needed to build a community center, a gymnasium, and an aquatic center with a pool needed to meet active recreation needs by residents at the community's buildout. These facilities are estimated to cost \$13 million. The Nexus Study suggested this recreational facility expense could be covered by a recreational impact fee of \$748 for each new single-family home and \$633 for each multi-family unit, although the Chico City Council elected not to adopt the fee at this time. CARD and City of Chico staff have established an ad hoc committee of elected officials to seek a cooperative MOU and are working to identify additional and/or alternative funding sources. Funding sources discussed at a series of meetings with this committee include increased sales tax, park bonds, sale of surplus City property, and additional maintenance or landscape and lighting districts. The ad hoc committee is also tasked with identifying CARD's and the City's respective roles and responsibilities for park and recreational services.

Landscaping District Assessments

CARD makes use of landscaping and lighting districts, including those that fund Peterson Park and Oakway Park. Before developing a new park, the City and CARD strive to establish a landscaping and lighting district to fund long-term maintenance. CARD and the City have approved bringing on a consultant to poll residents on the acceptability of different mechanisms to fund the acquisition, development, and long-term maintenance of park and recreational facilities.

ISSUE #3: FINANCING OPPORTUNITIES AND CONSTRAINTS

The primary financial issues facing the District include:

- ***State Budget Situation.*** The Legislature continues to shift property taxes from the District to address state budget deficits, which negatively impacts the ability to continue providing recreation programs and maintaining existing facilities.

- **Funding New Parks.** Consolidation of Chico’s Redevelopment Areas, starting in the first year, will result in a \$41,000 annual revenue decrease for CARD, further constraining the ability to fund the acquisition and development of parks. According to CARD staff, the decrease in funding will be greater in subsequent years.¹⁵ CARD is working with Chico in surveying residents on the acceptability of different funding mechanisms for new parks.
- **Operation and Maintenance Funding Gap.** Although the District applies for grants for new parkland, funds are needed to maintain the parks. According to the District’s 2008 Master Plan, the anticipated 506 additional park acres planned by buildout will result in an “annual gap of over \$1 million in park maintenance funds.”

DETERMINATION 3-3: FINANCIAL ABILITY OF AGENCY TO PROVIDE SERVICES

CARD is currently financially solvent and has appropriate financial planning practices. However, CARD should initiate and maintain a formal capital improvement planning process. Service charges should be adjusted to recover a portion of the facility maintenance expense. In addition to its park impact fee, CARD should, in conjunction with Chico, adopt an impact fee to fund new recreational facilities. CARD should continue to work with the City and the County of Butte throughout the land use planning and entitlement process to ensure adequate funding and land resources for parks and recreational programming to meet the needs of a growing population, including areas to be annexed to the City. Finally, CARD should create a benefit assessment district or other similar mechanism to secure long-term funding for the maintenance and operation of park and recreational facilities to meet a predicted operation and maintenance funding gap.

C. MANAGEMENT EFFICIENCIES/COST AVOIDANCE, AND FACILITY SHARING OPPORTUNITIES

ISSUE #1: DISTRICT MANAGEMENT

District Mission

The Mission of the Chico Area Recreation and Park District (CARD) is to “help people play” by providing recreation opportunities to the greater Chico Community in a coordinated and cost effective manner. District goals from the most recent Master Plan include the following:

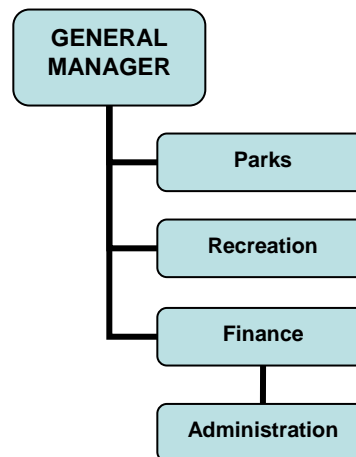
- Provide a leisure services program that reflects the community’s needs and desires but is within the financial capability of the residents of Chico
- Provide a wide range of recreational areas and facilities for all age groups and interests

¹⁵ John Jeffery Carter, attorney for CARD, personal correspondence, May 13, 2005.

- Ensure that all age groups and recreation interests are provided the opportunity to fulfill their leisure time goals
- Provide a high quality and efficient level of maintenance of all CARD facilities and areas

District Organization

The District consists of four divisions: administration; finance; recreation; and, parks. The General Manager manages the daily administration, as well as the long range vision and planning activities of the District, based on direction from the Board of Directors. The General Manager also manages 31 full-time employees, plus 46 full-time equivalent part-time employees under the parks, recreation, and finance divisions. The administration division has six full-time staff. The finance division has a finance manager and a finance assistant. The



recreation division consists of a superintendent of recreation and community services, which supervises four recreation supervisors and two recreation coordinators. The recreation division also has numerous recreation leaders, lifeguards, sports officials, and leisure class instructors. The parks division is supervised by the superintendent of parks and facilities, and consists of two park supervisors and nine utility/maintenance workers. CARD has recently reorganized its structure to place the administrative division under the management of the finance manager.

ISSUE #2: MANAGEMENT EFFICIENCIES

Staffing Levels and Workload

The Recreation Division performs all tasks related to recreational programming and is staffed by a total of six full time employees. CARD also hires several part-time employees for the Recreation Division, especially during the spring/summer when sports programming is at its peak. The Parks Division plans, develops, and maintains

**TABLE 3-8
CARD/CHICO PARK FACILITIES**

FACILITY	PARKS	ACREAGE
Neighborhood Parks	7	29.3
Community Parks	5	164.3
Special Purpose Parks	8	20.5
Total	20	214.1

Source: 2008 CARD Master Plan
 Note: The City contracts out maintenance services for 2004: the 3.8 acre Humboldt/Skateboard, 1-acre Depot Park, and 18-acre Wildwood Park.

approximately 214 acres of parkland (Table 3-8). The Parks Division has a manager, two parks

supervisors, 13 utility workers, and 13 part-time employees. Based on present workload and staffing, CARD maintains approximately six acres of developed parkland per employee.

Management Practices

The District anticipates needs and provides needed services and facilities using a master planning process, coordinated with a capital improvements plan. CARD, in coordination with the City, recently adopted its Park and Recreation 2008 Master Plan, which includes a comprehensive inventory of existing infrastructure, land, and facilities; identifies current needs; and provides an estimate of future park and facility needs.

The District follows other standard management practices to promote efficiency and effectiveness. The District last updated its impact fees in 2004. Audits are conducted on an annual basis. However, the District does not currently have a formal capital improvement planning process. Instead, capital improvements are planned and funded in coordination with the annual budgeting process and generally on a more ad-hoc basis. In some cases, the lack of a capital improvement plan and financing mechanism can result in the accumulation of deferred maintenance, particularly in lean years when reserves are diverted to address budget shortfalls rather than address recapitalization needs.

**TABLE 3-9
CARD EMPLOYEES BY DIVISION/DEPARTMENT**

DEPARTMENT/ DIVISION	FULL-TIME EMPLOYEES	PART-TIME EMPLOYEES
Parks	15	13
Recreation	6	100–150
Office	6	0
Managers	4	0

Source: CARD, 2008.

ISSUE #3: COST AVOIDANCE

Since the District’s operations are primarily funded by property taxes, the District’s revenue cannot increase more than two percent annually. Therefore, the District implements a variety of financial practices, contracts for certain services, and utilizes volunteers when able to maximize the cost-effectiveness of services.

Financial Practices

CARD uses a formal bidding process only for purchases of more than \$25,000. This amount is appropriate given the type of expenditures and allows staff the time to focus on other issues.

CARD uses the California Association for Park and Recreation Insurance (CAPRI), a pooled insurance provider for general liability, automobile liability, property insurance, and worker's compensation insurance. Pooled insurance providers involve lower expenditures compared to individual private insurance providers. Since 2005/06, medical costs have increased approximately 43 percent while workers compensation insurance costs for the same period of time have decreased almost 22 percent. The District is expecting a 25 percent increase in Workers Compensation FY 2009/10.

Contract Services

The District maintains the majority of parks and facilities with District maintenance staff. However, contractors are used for park planning, financial analysis (the District has its own accountant), environmental documentation, and other specialty professional tasks. Given that District staff members have special mechanical and landscaping skills, contractors can, in certain situations, be used for repetitive, labor intensive tasks to free up District staff to perform more specialized tasks suitable to their higher skill levels. For instance, CARD contracts minor maintenance (e.g., trash pick up and mowing lawns) at Little Chico Creek, the Community Center, and Oakway Park. CARD staff performs irrigation work, tree maintenance, turf maintenance, and other miscellaneous tasks at these sites.

CARD and the City commissioned a study, completed in December of 2003, that analyzed maintenance costs of parks and greenways in the Chico area by each agency. The City contracts out most of its park maintenance duties, while CARD uses contract labor for select maintenance duties. CARD does not make as extensive use of contractors for maintenance because of the special demands of the District's extensive recreational programming and because CARD owns and operates different types of parks than does the City.

Volunteer Programs

CARD utilizes volunteers to assist in park and recreational responsibilities. CARD uses up to three interns from California State University of Chico to assist in recreational programs and

park operations. In addition, CARD also hires numerous part-time employees to conduct seasonal recreational programs. CARD hires a large number of students from Chico State for various positions, especially during the summertime when park and recreation demand is the highest and students are on summer break. Hiring college students and seasonal employees provides CARD the ability to adjust to peak season needs, as well as a service to the university and community. CARD provides placement services for students at Chico State, as well as training for different recreation tasks.

ISSUE #4: COOPERATIVE MANAGEMENT

Joint-Use Agreements

CARD has established joint use agreements with the Chico Unified School District to use school facilities for various CARD recreation programs. Equipment and labor is shared between the organizations as necessary to facilitate programming and maintenance of grounds. CARD has numerous partnerships in the community and works with a variety of organizations to provide programs, special events, and the use of facilities. For example, CARD is working with the Chico Unified School District under a grant program to provide free after school recreational programming at certain school sites with low standardized testing scores. CARD uses School District fields and classrooms for after school programming, gymnasium for adult recreational programming, and fields for youth and adult recreation programs. The School District uses CARD facilities for meetings, trainings, special events, and sports programming.

Facility Sharing

CARD, the City of Chico, and the Chico Unified School District (CUSD) share the use of numerous facilities. CARD utilizes many of the schools' indoor facilities (e.g., gymnasiums) while the schools use CARD athletic fields for high school sports. CARD uses School District facilities in providing after-school programs. CARD uses gymnasium space and athletic fields for programming purposes. Chico High School and Pleasant Valley High School fields are used for softball programs and Bidwell Junior High School, Chico Junior High School, and Marsh Junior High School are used for volleyball as well as basketball programs. The Pleasant Valley High School uses Hooker Oak Park for their softball and varsity baseball programs. The CUSD uses Community Park for high school soccer practice as well as the Community Park Field House (gymnasium) for junior high programs. The CUSD also uses the CARD Community

Center for dances and meetings from time to time and the tennis courts at 20th Street Park, also operated by CARD. Both high schools as well as junior highs use both Shapiro and Pleasant Valley High School Pools for their physical education classes as well as high school swimming programs. Facility sharing arrangements are oftentimes done for little or no cost or in return for joint maintenance and operation agreements. For example, CARD also allows CSU Chico to utilize Shapiro Pool in return for sharing maintenance and utility costs. CSU, CARD, and the City are considering a partnership to jointly develop a new aquatic facility, which is desired but in a holding pattern awaiting funding.

Interagency Cooperation

CARD and the City of Chico have an extensive and unique relationship relative to parks and recreational services. Each entity owns and maintains parks, though only CARD provides supervised recreational programming. In certain cases, the City owns a park and leases certain portions to CARD for the purpose of providing recreational programming. In other instances, CARD uses its own parks and facilities for programming. Since only CARD conducts recreational programming, there is no substantial issue with duplication of effort in that area. However, both entities own, maintain, and acquire parkland, and it is important that the City and CARD work together to ensure park facilities are provided in an efficient way, avoiding duplication of effort. In addition, since parkland level of service is typically measured in terms of population, and since the Chico area is growing and the City has land use entitlement authority for much of the new growth areas, it is important that the two entities work together throughout the planning and entitlement process to ensure efficient and effective provision of parks and recreational services, in addition to police, fire, and other public services and infrastructure.

CARD works with the City of Chico to provide park maintenance for certain City parks and recreation services. Historically, the City of Chico has not been uninterested in owning and maintaining parks and recreational facilities beyond Bidwell Park, but has recently been developing parks, especially in new growth areas, often in coordination with CARD, which often is tasked with ongoing maintenance of the parkland and any recreational programming. In some instances, the City develops parks in association with a residential development, working with the land developer to acquire land, and then deeds the park to CARD to operate and maintain. The City has some specialty facilities (e.g., linear parks and a skateboard park), while CARD

focuses on community and neighborhood parks, as well as providing recreational programming for Chico area residents. The City and CARD also sometimes share equipment and labor.

CARD has an ongoing relationship with Chico State University¹⁶ and provides work opportunities for students, a university-sponsored Recreation Areas and Facilities Design Team class assisted CARD in developing master plans for the picnic area and annex for DeGarmo Community Park. CSU's Intercollegiate Athletics combined with CARD in 1972 to develop a youth soccer program, which today has over 4,000 youth participants. CARD staff has trained students in internships, lectured in classes, and provided employment of CSU, Chico students and graduates in youth-related activities, maintenance, landscaping, clerical, and management positions. Moreover, faculty members at CSU have on occasion served on CARD's elected Board of Directors.

CARD has had a longstanding joint-use agreement with the Chico Unified School District, which CARD plans to revisit in the near future. CARD holds some sports and after-school programs at CUSD facilities, and many of the School District's sports programs take place at CARD facilities. In CUSD's order of priority for the use of its facilities, School District activities are first priority, with CARD's programming being second and other uses third; a situation that sometimes results in CARD's programming being displaced due to scheduling conflicts.

CARD has had discussions with CUSD regarding the development of joint-use facilities at the site of the future Canyon View High School, and CUSD has indicated that it is open to the possibility of CARD's making improvements to the site. The property is located in the southeast Chico area, which is expected to experience substantial residential development and will require additional parkland and recreational facilities. As the property is already owned by the School District, this arrangement has the additional benefit of saving CARD a good deal of money in the long term. However, the School District has not as of yet secured the funds to build the High School.

¹⁶ Information on CARD/CSU relationship from CSU's web site at www.csuchico.edu.

CARD and CUSD are also working together to address the shortage of neighborhood parks in older neighborhoods where there is little or no property left to buy. CARD’s Master Plan recommends improving certain existing school properties to develop joint school-parks as a cost-effective solution for both districts. The Master Plan names four elementary schools located in underserved areas whose properties have the potential to serve as neighborhood parks:

- Neal Dow Elementary School
- Hooker Oak Elementary School
- Citrus Avenue Elementary School
- Rosedale Elementary School

With these facilities, the School District would have use of the sports fields during school hours, and CARD would have access to them on evenings and weekends. CARD and CUSD are currently working toward a joint-use agreement for improving and maintaining these properties.

DETERMINATION 3-4: MANAGEMENT EFFICIENCIES/COST AVOIDANCE, AND FACILITY SHARING OPPORTUNITIES	
	<i>The District has an adequate management structure, staffing, and facility sharing arrangements to ensure efficient management and provide parks and recreational services to the community at a reasonable cost. However, CARD acknowledges a present and future maintenance and operation gap for its facilities as well as the lack of a stable revenue source for such activities. In that light, the District should further explore cost reduction opportunities in its operations.</i>

D. LOCAL ACCOUNTABILITY

District Meetings

The Board of Directors meets on the third Thursday of each month, and agendas are sent to local media providers and posted at CARD’s office on the exterior message board and CARD’s web site 72 hours in advance of the scheduled meeting. Each meeting has a public comment period, and all members of the public are welcome at all meetings. Public attendance at CARD meetings depends on the topics discussed. The District indicates that public hearings are conducted in compliance with Brown Act. Often legal counsel is sought for certain issues related to Brown Act compliance.

District Operations

Staff is available by phone during normal business hours (Monday through Friday, 8:00 A.M. until 5:00 P.M.) for services and other needs. Supervisors and managers also are issued cell

phones so problems can be resolved if they arise after business hours. Contact information is available on CARD's web site and in the Butte County Yellow Pages. Annual budget and audit reports are made available to the public by request. Elected and appointed District officials are identified at the District's public hearings and in District promotional materials. District elected officials are available by phone and email to discuss concerns.

District Advertising

The District web site provides information on community programs, special events, park locations, and facilities. The District produces an activity guide three times per year and has a distribution of more than 30,000 per issuance. CARD also produces public service announcements, distributes flyers, prepares public presentations, and provides information to the local media for news articles. CARD is present at a variety of community events and gives presentations to community service organizations to provide information on its services and facilities. CARD cooperatively advertises with other parks and recreation service providers regarding parks and recreation in northern California.

Customer Accountability

CARD's customer oriented service philosophy includes written goals and mission statements, master service plans, and customer outreach programs. CARD conducts program evaluations, surveying those involved in programming and users of facilities. CARD has just completed a community survey and survey report to support the ongoing update of the Master Plan. The results of this survey are available on-line, and have instructive information on the need for parks and recreation services in the Chico area, as well as the thoughts of residents regarding the services CARD provides. Please consult www.chicorec.com/filebin/cardmasterplan.pdf for more information.

The District also provides guidance to its employees using a Customer Service Philosophy document, which explains the goals and rules for customer service. The public is surveyed from time to time on CARD's service. If CARD is considering a decision that would affect a certain group of people, a survey is developed to gauge opinion prior to such a decision.

DETERMINATION 3-5: LOCAL ACCOUNTABILITY	
	<i>The District provides the public with adequate information and opportunity for input and involvement in District activities.</i>

E. GOVERNMENT STRUCTURE

Government structure addresses the suitability of the physical boundaries of CARD, potential changes to their location, and political appropriateness of District boundaries. This includes an analysis of the logic of existing and planned District boundaries and opportunities to provide service in a more efficient or cost-effective manner.

Underserved Areas

CARD provides adequate service to residents within Chico and the greater Chico area. Three communities northeast of CARD and outside its service area appear underserved. Forest Ranch (population 1,500), Cohasset (population of 350), and the Butte Creek Canyon area are within a 15- to 20-minute drive from Chico. Forest Ranch residents have direct access to Chico via Highway 32 while Cohasset residents have access to Chico via Cohasset Road. Residents of these areas are closely tied to the Chico area either through shopping, employment, or participating in CARD programs via the Chico Unified School District.

The Butte Creek Canyon area is currently within the boundaries of the Paradise Park and Recreation District. Although limited road access potentially makes Paradise Recreation and Park District (PRPD) facilities inconvenient, as Canyon residents have to drive to Chico and then backtrack along Skyway, PRPD does provide recreational support to this area of their District. Additionally, neither Canyon residents nor the PRPD indicate any wish to detach this area at this time. Should residents in Butte Creek Canyon express an interest in annexing into CARD in the future, application for annexation and detachment will need to be submitted by one or both Districts.

Appropriateness of District Boundaries

The District's boundaries and Sphere of Influence (SOI) are coterminous. However, CARD could expand its boundaries to include Cohasset and Forest Ranch. The tax revenue generated from these areas would help augment existing recreation programs, but would be insufficient to

pay for new parks. Expansion of boundaries may make available additional revenue, but the funding likely would not be sufficient to build facilities and expand services to these new outlying areas without some cooperative arrangements. The taxable value of properties in the potential annexation areas compared to the cost of serving these areas is the decisive factor in evaluating the economic impacts of a boundary change. An election of property owners in expansion areas would be required, along with an agreement to charge the new clients for services.

DETERMINATION 3-6: GOVERNMENT STRUCTURE	
	<i>CARD should consider expanding its boundaries to include the communities of Cohasset and Forest Ranch, and as a condition of annexation, ensure that any additional territory added would be accompanied by a sufficient revenue source to offset the cost of District services.</i>

F. SUMMARY OF DETERMINATIONS

DETERMINATION 3-1: GROWTH AND POPULATION FOR THE AFFECTED AREA	
	<i>The population in the District is expected to grow at a rate of 2.5 percent within the City of Chico and 1.1 percent in the unincorporated areas.</i>
DETERMINATION 3-2: PRESENT AND PLANNED CAPACITY OF PUBLIC FACILITIES AND ADEQUACY OF PUBLIC SERVICES, INCLUDING INFRASTRUCTURE NEEDS OR DEFICIENCIES	
	<i>With the update of the Master Plan, CARD now has appropriate methods to gauge the need for, fund, and provide parkland, recreational facilities, and recreational programming to meet the needs of the community. In order for the District to meet the standards adopted with its 2008 Master Plan, the District will need to acquire and develop additional parks and recreational facilities to meet the needs of the existing and future population. Additionally, maintenance and administrative/operational capacity needs to be addressed to meet the needs of existing and future populations within its service area. CARD should also adopt a lighting district or other similar funding mechanism to provide funding for the maintenance and operation of new parks and recreational facilities.</i>

DETERMINATION 3-3: FINANCIAL ABILITY OF AGENCIES TO PROVIDE SERVICES	
	<i>CARD is currently financially solvent and has appropriate financial planning practices. However, CARD should initiate and maintain a formal capital improvement planning process. Service charges should be adjusted to recover a portion of the facility maintenance expense. In addition to its park impact fee, CARD should, in conjunction with Chico, adopt an impact fee to fund new recreational facilities. CARD should continue to work with the City and the County of Butte throughout the land use planning and entitlement process to ensure adequate funding and land resources for parks and recreational programming to meet the needs of a growing population, including areas to be annexed to the City. Finally, CARD should create a benefit assessment district or other similar mechanism to secure long-term funding for the maintenance and operation of park and recreational facilities to meet a predicted operation and maintenance funding gap.</i>
DETERMINATION 3-4: MANAGEMENT EFFICIENCIES/COST AVOIDANCE, AND FACILITY SHARING OPPORTUNITIES	
	<i>The District has an adequate management structure, staffing, and facility sharing arrangements to ensure efficient management and provide parks and recreational services to the community at a reasonable cost. However, CARD acknowledges a present and future maintenance and operation gap for its facilities as well as the lack of a stable revenue source for such activities. In that light, the District should further explore cost reduction opportunities in its operations.</i>
DETERMINATION 3-5: LOCAL ACCOUNTABILITY	
	<i>The District provides the public with adequate information and opportunity for input and involvement in District activities.</i>
DETERMINATION 3-6: GOVERNMENT STRUCTURE	
	<i>CARD should consider expanding its boundaries to include the communities of Cohasset and Forest Ranch, and as a condition of annexation, ensure that any additional territory added would be accompanied by a sufficient revenue source to offset the cost of District services.</i>

4.0 SPHERE OF INFLUENCE ANALYSIS

As described in Section 1.4, LAFCO is required to consider and prepare written statements addressing the four factors enumerated under California Government Code Section 56425(e), including present and probable land uses in the area, present and probable need for public facilities and services, the present capacity of facilities and adequacy of services, and the existence of social or economic communities of interest. An analysis of each of these factors is provided in the following sections.

4.1 PRESENT AND PLANNED LAND USE

In order to achieve an accurate overview of the growth and development potential within the District, a number of factors need to be considered. The following factors, when considered together, reflect the existing development within the Chico Area Recreation and Park District as well as provide a picture of existing development potential:

- Land use designations, including existing and any proposed changes
- Special land use limitations, including Williamson Act and designated open spaces
- Improved and unimproved parcels

State law requires every city and county in California to adopt and maintain a comprehensive and long-term General Plan that is to serve as a “blueprint” for land use and development. Ninety percent of the District’s lands consist of the unincorporated areas that surround the City of Chico. As these lands are under the County’s jurisdiction, development is guided by the Butte County General Plan. For the incorporated lands within the City, the primary guiding document is the City of Chico General Plan, which addresses concerns regarding growth and guides the land uses within City limits.

Butte County established the Chico Area as a planning area, and in 1982 it developed the Chico Area Land Use Plan. The Land Use Plan, which was later refined in 1990, is a supplement to the Butte County General Plan and provides extra details on land use policies for the Chico area. Together, the County General Plan and Land Use Plan guide growth patterns and future development of the unincorporated area of Chico. Butte County is currently in the process of

updating its 1979 General Plan and the Draft General Plan 2030 has not yet been released; however, a public draft of the Setting and Trends Report was released in 2007 and will be used extensively in updating the Plan and in developing the Environmental Impacts Report. It has been used in this document for reference.

Land Use Designations

Land uses within CARD are predominantly rural, with 80 percent of the District’s population residing within and immediately surrounding the City of Chico (Figure 4-1). To the southwest and northwest, lands are almost exclusively zoned as agricultural and designated for orchards and field crops, with minor associated development at densities of one dwelling per 5 to 40 acres.

The lands to the northeast and southeast of the City are zoned agricultural and designated as grazing and open land. Development of these lands is more sparse, at one dwelling unit for every 40 to 160 acres. Also in the northeast and southeast quadrants of the District are patches of land designated as agricultural residential, which allows one dwelling unit for every 1 to 40 acres. Within and closely surrounding the City limits are residential zones, mostly low density with small fragments of medium and high density within the City. This is also where small areas of commercially and industrially zoned lands are located. The current Butte County General Plan land use designations and zoning are identified in Table 4-1.

TABLE 4-1: BUTTE COUNTY LAND USE DESIGNATIONS AND ZONING WITHIN CARD

GENERAL PLAN LAND USE DESIGNATION	ACREAGE	ZONING	ACREAGE
Agricultural Residential	14,429.1	City of Chico	21,263.2
Low Density Residential	10,537.1	Agricultural Suburban Residential	276.3
Medium Density Residential	1,572.2	Agricultural Residential	401.7
High Density Residential	1,214.7	Residential	1,191.6
Commercial	1,772.7	Suburban Residential	3,969.4
Industrial	3,112.8	Mobile Home Park	12.4
Public/Quasi-Public	3,923.2	Planned Unit Development	108.0
Grazing and Open Land	33,164.2	Business Professional	20.4
Orchard and Field Crops	63,381.0	Commercial	301.5
		Industrial	1,089.5
		Public, Quasi-Public	457.7
		Foothill Recreational	3,681.3
		Resource Conservation	0.7

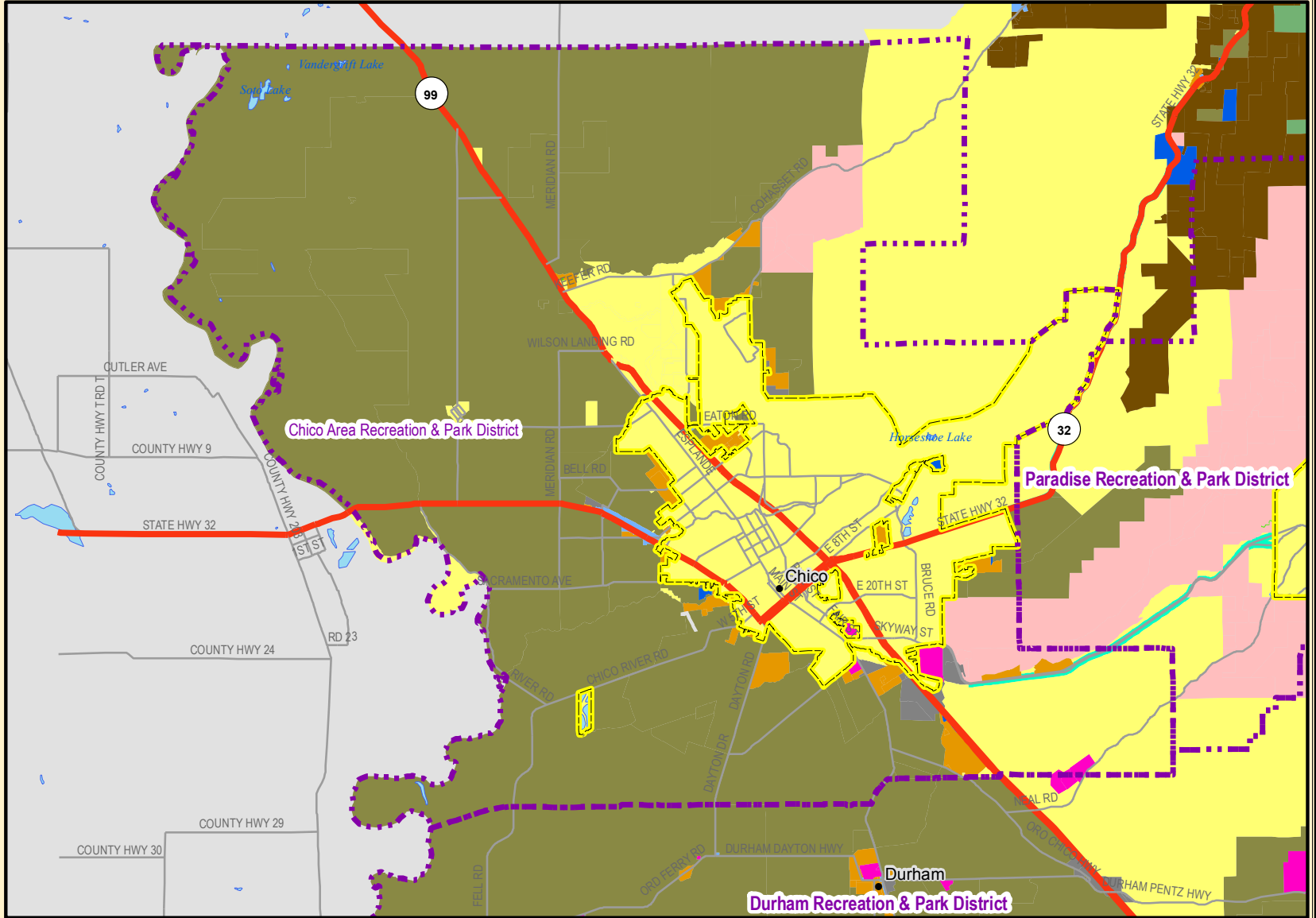
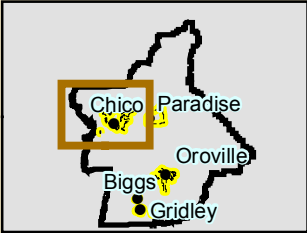
GENERAL PLAN LAND USE DESIGNATION	ACREAGE	ZONING	ACREAGE
		Open Space	288.5
		Scenic Highway	265.9
		Airport	23.6
		Unclassified	16,648.0
Total	133,107*	Total	133,156*

* Discrepancies in calculation totals are due to differences in the methods and scales at which the data sets are produced and account for less than 0.05% of the total area of the District.

The Hwy 32 corridor, the main east-west artery for traffic and development east of the City, is designated by the Chico Area Land Use Plan as an “Urban Reserve.” Urban Reserve is a holding designation for open space/agriculture lands that could be considered for development in the future. All the lands in this area originally considered under the Urban Reserve policy have since been annexed to the City of Chico and are now under City rather than County jurisdiction.

Residential development continues to be planned and platted in the unincorporated lands north and south of the City limits, as well as northeast of the CARD boundaries. According to the North Chico Specific Plan, growth north of the City limits consists primarily of development of 1-acre minimum lot size densities, with the notable exception of the mixed use/high density Village Core area and a scattering of 3- and 5-acre lots north of the airport. Also, although they are outside of CARD’s current SOI and boundaries, the communities of Cohasset and Forest Ranch are experiencing growth and numerous new single-family homes have been constructed since 2002. Through the County General Plan Update process, both Cohasset and Forest Ranch were identified Planning Areas. Each of these Planning Areas identified increased growth over that of the general unincorporated areas of the County.

Although residential growth is increasing in the north, south, and northeast sections of the CARD, land to the southwest of the District remains agricultural. Butte County prioritizes the preservation of agriculture and so has adopted policies to protect agricultural lands. In 1982, the City and County adopted, and the Chico Area Land Use Plan established, a boundary between urban and agricultural land uses on the western side of the Chico urban area. According to the Chico Area Land Use policy, CARD’s agricultural lands west of the urban limit line are to be



Legend

- Chico Area Recreation & Park District
- Highways
- Secondary Roads
- City Limits
- Waterbodies

Zoning Designations

- Unclassified or Unknown
- Agricultural
- Commercial
- Foothill Recreational
- Industrial
- Residential
- Planned Unit Development
- Public, Quasi-Public
- Resource Conservation
- Scenic Highway
- Timber Mountain
- Timber Preserve

Chico Area Recreation & Park District Zoning
BUTTE LOCAL AGENCY FORMATION COMMISSION

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Miles

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Rec. & Park Districts (2004), Parcels (2007), City Limits (2007), Zoning Designations (2007) courtesy of Butte LAFCO.

Service area boundaries and sphere of influence boundaries are based on best available data, are provided for general representational purpose only, and should not be considered final LAFCO approved boundaries

maintained specifically under the Orchard and Field Crop designation. Zoning for agricultural residential land use, where it currently exists, is also permitted west of the Chico urban area limits. Some agricultural lands within the District are further protected by the Williamson Act, as described below.

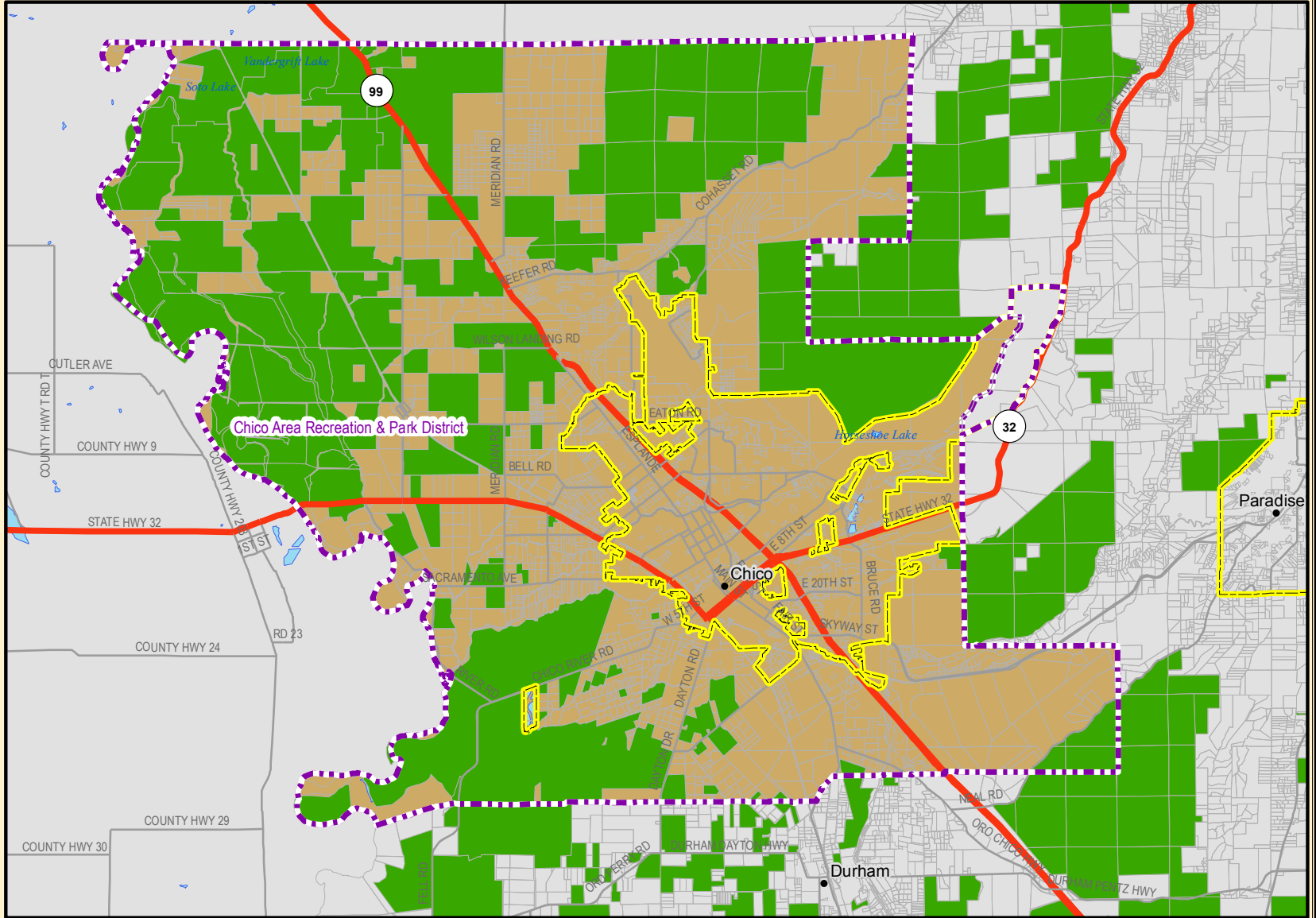
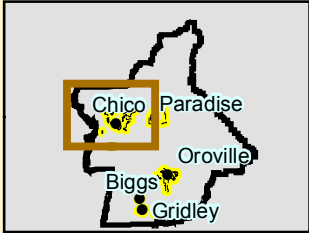
Williamson Act

The Williamson Act, or the California Land Conservation Act of 1965, enables local governments, in this case Butte County, to enter into contracts with private landowners to preserve specific parcels of land for agricultural or related open space use. The District contains 107 parcels totaling approximately 35,186 acres that are currently under Williamson Act contract with the County (Figure 4-2). Williamson Act contracts are a type of tax incentive that limits the uses of the lands to agriculture, although single-family residences remain an allowed use. Once the Williamson Act contract has been established, land remains under contract for a minimum of 10 years, and in perpetuity thereafter unless application for cancellation is made and approved by the County Board of Supervisors.

Butte LAFCO Policy 3.1.11 provides guidance relative to the inclusion of lands that are subject to Williamson Act contract in SOIs. The Policy states that LAFCO shall not approve changes to City SOIs to include Williamson Act lands if the annexing agency has the ability to provide infrastructure sufficient to promote development of those properties. There are exceptions to this policy, provided specified conditions are met. While there are a few Williamson Act lands currently within the area recommended for inclusion in the District's SOI, exclusion of those parcels would create a non-contiguous SOI boundary and is not recommended. However, as the District is a recreation and park service provider, its services do not influence new growth or development.

Improved and Unimproved Parcels

Approximately 2,787 of the District's 32,006 parcels are unimproved, the majority of which are being utilized for agricultural operations, mainly nut crops and grazing. Future development in the District is anticipated to be substantial, primarily surrounding the City of Chico. According to the CARD General Manager, there is a large residential and commercial development of



Legend

- Chico Area Recreation & Park District
- Highways
- Secondary Roads
- City Limits
- Williamson Act Parcels
- Parcel Boundaries
- Waterbodies

Chico Area Recreation and Park District
Williamson Act Parcels
BUTTE LOCAL AGENCY FORMATION COMMISSION

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Rec. & Park Districts (2004), Parcels (2007), City Limits (2007) courtesy of Butte LAFCO.
 Williamson Act Parcels (2006) courtesy of CADOC.

Service area boundaries and sphere of influence boundaries are based on best available data, are provided for general representational purpose only, and should not be considered final LAFCO approved boundaries

between 800 and 1,200 new homes currently underway northwest of the City. This is substantiated by the Settings and Trends Report, which reports numerous land use projects planned in the Chico area, particularly northwest of the City. It approximates over 7,880 units approved or proposed as of June 2007, although the total is actually larger due to the fact that only projects of 10 units or larger were considered.

DETERMINATION 4-1: PRESENT AND PLANNED LAND USE	
	<i>Although lands west and southwest of the Chico urban area limits are primarily preserved for agricultural uses, the City of Chico is growing, and populations are anticipated to increase substantially in the future. Land use changes towards increased residential units are anticipated to occur immediately east of the Chico urban area along the north-northwest boundary and southwest perimeters of the City within the existing sphere of influence. Development of single family homes is also growing in the unincorporated areas of Cohasset and Forest Ranch, northeast of the CARD boundaries, an area identified as underserved in the 2005 MSR.</i>

4.2 PRESENT AND PROBABLE NEED FOR PUBLIC SERVICES AND FACILITIES

In 2008, the CARD Board of Directors approved the 20-year Parks and Recreation Master Plan for the Chico Area. The Plan was a cooperative effort between CARD and the City of Chico to guide recreation services and facilities over the next 20 years. It was developed using a comprehensive process that involved a Technical Advisory Committee, as well as community involvement through a Citizens Advisory Committee. Although the relationship has not been formalized, CARD and the City coordinate closely to provide recreation services to residents in the Chico area. While both entities own and operate facilities within the City, CARD provides all programming and services. Although there appears to be some overlap in their roles, they provide an excellent model of a symbiotic agency relationship that works to the benefit of both District and City residents. In recognition of the significance and importance of the cooperation between the two entities, this SOI Plan includes discussion of parkland and facilities operated and maintained by both entities.

Currently, CARD and the City work cooperatively to provide maintenance and operations for numerous parks of various sizes with a variety of services, including neighborhood, community, and open space/linear parks. All of CARD’s parks and facilities are located within the City’s boundaries. Many of the parks are developed, containing facilities such as community centers,

pools, joint-use facilities, and ball fields. The CARD also operates an extensive recreation program that includes a variety of athletic, education, crafts, and senior programs. Although most of the parks and facilities that CARD utilizes are owned and operated by the District, some are owned and/or operated by the City of Chico or the Chico Unified School District (CUSD).

The CARD has several agreements with other entities in the area. Most importantly, CARD works cooperatively with the City and they have recently established a master agreement (December 2008) laying out the roles and responsibilities between the two entities in regards to the provision of park and recreation services within the greater Chico area. The 2008 Parks and Recreation Master Plan serves as the 20-year planning document for the District. While each operates and maintains its own parkland and open space areas, CARD is the provider of all recreational services and programming. The City provides only basic maintenance of City-owned facilities. The City primarily operates neighborhood parks, the regional Bidwell Park, and the Downtown Plaza. The CARD utilizes City facilities, including One Mile Recreation Area and Hooker Oak Park, under long-term agreements and it built the softball park on City-owned parkland. In addition, CARD partners with Chico State, Butte College, the school districts, and the City for many joint efforts and programs. The District currently has an agreement with CSU and Butte College to host classes. In 2001, the CARD and Chico Unified School District received joint grant funds of approximately \$1 million to develop a shared gymnasium space (CARD owns only one gym).

Parkland

As mentioned above, the CARD Master Plan was a cooperative venture between CARD and the City of Chico. Prior to completion of the 2008 CARD Master Plan, both entities used the same level of service standards for providing recreational services. Parkland standards adopted by both CARD and the City are based on the Quimby Ordinance, which allows for acquisition, funding, and development of 5 acres of parkland per 1,000 residents. With the District's adoption of the 2008 Master Plan, parkland standards have increased for the District. The City, which is currently in the process of updating its General Plan, intends to incorporate CARD's Master Plan and will likely adopt the same parkland standards.

CARD distinguishes between different types of parks, which are classified based on size, existing amenities, location within the community, and proximity to residential areas. CARD's Master Plan identifies parkland types that include mini and neighborhood parks; larger multipurpose community parks; special purpose parks/facilities; open space parks such as natural areas, corridors, and greenways; and large, regional parks.

CARD has adopted standards for the size and service radii of the three types of parkland. Size and service radii standards for developed parks is as follows: mini parks are between 1 and 2 acres in size and serve high-density residential areas within a one-quarter mile radius; neighborhood parks are between 5 and 10 acres in size and serve neighborhoods within one-half mile; and community parks are at least 20 acres in size and have a service area radius of 1 to 2 miles. Regional parks usually exceed 50 acres in size and serve the entire county or region. Size and service radius standards for creekside and linear parks have not been determined.

CARD has also assigned standards that describe the characteristics and desired level of service of each classification of parkland. According to the 2008 CARD Master Plan, however, current service standards are inadequate and do not provide recreation services comparable to those of similar communities. A study comparing CARD's park and recreation provisions to other Northern Central Valley communities¹⁷ showed that CARD's service standards for neighborhood and community parkland were considerably lower. Whereas CARD and the City have in the past used the standard of 0.9 acres of neighborhood parks and 1.6 acres of community parks per 1,000 people, the average for other districts was 3.7 acres and 2.5 acres, respectively, per 1,000 people. Based on this comparison, the 2008 Master Plan recommends changing the service standards for developed parkland to 1.5 acres of neighborhood parks and 2.5 acres of community parks per 1,000 people.

The most recent inventory of park and recreation resources in the CARD was conducted in support of the 2008 CARD Master Plan. Together, CARD and City currently provide 4,152 acres of parkland (3,670 acres of which is Bidwell Park, owned and operated by the City). This does not include regional, state, or federal parks; or preserves and facilities provided by the

¹⁷ Redding, Rocklin, Lincoln, Yuba City, Roseville, Sunrise Park and Recreation District, Elk Grove Community Services District, and Mission Oaks Recreation and Parks District.

School District. Of this amount, CARD and the City operate and maintain approximately 214 acres of developed parkland providing amenities and services (Table 4-2).

TABLE 4-2: EXISTING PARKLANDS WITHIN CARD

PARK TYPE	ACRES
Neighborhood/Mini Park	29.3
Community	164.3
Special Purpose Parks	20.5
Undeveloped Parkland	42.1
TOTAL	256.2

Note: Includes parkland provided by both CARD and the City of Chico. Not included are Bidwell Park, CUSD, CSU, Fairgrounds, State Park, or USFS facilities. Also not included is Verbena Fields, formerly classified as a neighborhood park until the community requested that it be designated as a nature walk. It is currently classified as open space by CARD.

Source: 2008 CARD Master Plan

Since the 2005 MSR, buildout of parkland and new park development has occurred. Eleven acres of DeGarmo Park (Phase I) were developed in 2007, adding three softball fields and two multi-use turf fields. An additional three or four acres are planned for 2009 (Phase II). Two new parks have also been developed: Peterson Park, owned by CARD; and Baroni Park, which is currently owned by the City but may be turned over to CARD. While the development of these parks has improved the shortfall in parkland provision, a deficit in developed parkland remains. Because the facilities and parkland needs for residents within the District are met by both the City and CARD, and because the interdependence of the two entities is well-documented in the 2008 Master Plan when assessing levels of service, their combined facilities are identified and needs projected in Table 4-3. The shortfall in parkland acreage, using the CARD’s new proposed level of service standards and based on the population projections provided in Table 2-2, is currently approximately 224 acres. It is estimated to rise to approximately 506 acres by the year 2030.

TABLE 4-3: FUTURE DEVELOPED PARKLAND NEEDS (ACRES PER 1000 RESIDENTS) FOR THE CHICO AREA (INCLUDES CARD AND CITY OF CHICO FACILITIES) – BASED ON ESTIMATED POPULATION GROWTH

	NEIGHBORHOOD & MINI			COMMUNITY			TOTAL DEFICIT
	ACRES	ACREAGE NEEDED TO MEET STANDARD*	DEFICIT (ACRES)	ACRES	ACREAGE NEEDED TO MEET STANDARD**	DEFICIT (ACRES)	
Existing (2007)	29.3	156.6	127.3	164.3	260.9	96.6	223.9
2010	29.3	167.3	138.0	164.3	278.9	114.6	252.6
2015	29.3	187.1	157.8	164.3	311.8	147.5	305.3
2020	29.3	209.3	180.0	164.3	348.8	184.5	364.5
2025	29.3	234.3	205.0	164.3	390.5	226.2	431.2
2030	29.3	262.5	233.2	164.3	437.4	273.1	506.3

* Based on CARD Master Plan standard of 1.5 acres neighborhood park per 1000 residents

** Based on CARD Master Plan standard of 2.5 acres community park per 1000 residents

The 2005 MSR reported that CARD’s parks are generally located such that they provide good coverage, with 54 percent of residential properties located within one-half mile of a District park, and 80 percent of residential properties located within one mile of a District park. The MSR also determined that the District provides adequate levels of service for parks and recreational facilities. However, the CARD Master Plan identified several underserved areas within the CARD, consisting primarily of residential neighborhoods that do not have convenient and safe access to neighborhood parks. In a number of cases, access to parks by neighborhood residents are hindered by major barriers such as Highway 99. Underserved neighborhoods have been identified in the following areas:

Within City Limits

- North of East 1st Avenue and south of Lassen Avenue on the east side of Hwy 99
- East of Hwy 99 and south of Eaton Road on the west side of Cohasset Road
- South of CA Highway 32 and east of Hwy 99 on the west side of Bruce Road
- North of East Avenue, east of Cohasset Road, and west of Mariposa Avenue
- Much of the area west of Walnut Street and south of Sacramento Avenue.

- East of Canyon Road and south of Canyon Oaks Terrace, on the north side of Hwy 99
- East side of Hwy 99 and Esplanade, in the northwest section of the City

Outside City limits but within CARD:

- East of Dayton Road and south of the City limits
- Between Hwy 99 and Midway Road, south of the City near Eastside Little League Complex

Recreational Programming

The CARD attempts to provide recreational programming for all ages, abilities, and cultural groups. A diverse programming schedule includes camps, after-school programming, toddler activities, youth and adult classes, youth and adult sports programs, computer and self-defense classes, trips and tours, and senior leisure programs. In addition, CARD conducts many family-oriented and community-wide special holiday events. However, CARD identifies senior citizens as an underserved population, and although there are future facilities planned within the District, nothing has been targeted specifically to seniors. The CARD Master Plan also reports that although sports activities are very popular in Chico, new programs are often not added by CARD, nonprofit, or private recreation providers due to lack of indoor and outdoor facility space; in particular, field, court, and gym space.

DETERMINATION 4-2: PRESENT AND PROBABLE NEED FOR PUBLIC SERVICES AND FACILITIES	
	<p><i>Currently, within the District there is a shortage of parkland resources, which is expected to increase as the population grows. Among the underserved are several neighborhood areas with inadequate access to neighborhood parks. To provide adequate opportunities for the existing population, and to plan for future growth, additional parkland should be acquired and facilities constructed. Recreational programming for the senior population should also be targeted.</i></p> <p><i>Presently, staffing for the District appears adequate. However, staff should be added as facilities are developed and parkland is acquired to provide maintenance, regular programming, and recreational services.</i></p> <p><i>Assessments or grants should continue to be sought and obtained to provide adequate funding for the acquisition, development, operation, and maintenance of recreational facilities.</i></p>

4.3 PRESENT CAPACITY OF FACILITIES

The District's Master Plan uses the national recreation standards provided by the National Park and Recreation Association (NRPA) for guidance in determining the facilities necessary to serve the community. CARD also considers the availability of recreational facilities provided by other groups, including churches, community groups, and schools; as well as the utilization rate and demand for facilities.

The community comparison study conducted in support of CARD's Master Plan revealed that its level of service for recreation facilities, such as softball/baseball fields and tennis/basketball courts, is well below that of similar communities. CARD provides one field per 13,178 residents and one court per 11,714 residents, whereas the average for other communities is 6,313 residents per field and 5,778 residents per court. These numbers do not include the Little League complexes in Chico, however, which are privately owned and provide the majority of youth baseball opportunities. When the Little League complexes are included in the comparison, CARD's level of service is more comparable to that of other communities. Other recreation amenities that CARD does not provide at the same levels as other communities include skate parks, roller hockey rinks, and disc golf courses.

The Citizens Advisory Committee, convened to assist in the development of the CARD Master Plan, identified target levels of service for each recreation facility category (Table 4-4). As shown, CARD currently has a deficit in the provision of most facilities, with the exception of softball/baseball fields due to services provided by the Eastside and Westside Little League Complexes. The shortage is particularly large for courts (*e.g.*, basketball, volleyball, and tennis) and the District lacks a roller/hockey rink, which is typically provided in similar communities that are larger than 68,000 people.

**TABLE 4-4: RECREATION FACILITY LEVEL OF SERVICE ANALYSIS FOR THE CHICO AREA
(INCLUDES CARD AND CITY FACILITIES)***

RECREATION FACILITIES	2007 # FACILITIES	2007 DEFICIT MASTER PLAN*	2030 DEFICIT MASTER PLAN
Multi-use Fields	20	6	19
Softball/Baseball Fields	25	0	6
Outdoor Basketball/Volleyball Courts	9	12	22
Tennis Courts	8	10	18
Recreation Swimming Pools	3	1	3
Disc Golf Courses	1	1	1
Skateboard Parks	1	1	2
Roller Hockey Rink	0	2	3
Full-Scale Community Recreation Center	1	1	2

* 2008 CARD Park and Recreation Master Plan

The CARD has identified the senior population as an underserved group. Currently, residents over the age of 55 make up 15.6 percent of the Chico Area. In 20 years, this percentage is expected to be higher than 20 percent. The Community Action Agency of Butte County Inc. provides limited recreation and educational programs through its Senior Nutrition program, and CARD currently operates a senior program in the Community Center. However, because the facility is also used for classes in the evening, there is no permanent recreation equipment or accessories for seniors. CARD agrees that there is need for more senior-focused facilities as well as facilities geared towards people with disabilities, such as a zero-entry pool. Although CARD has additional recreational facilities planned within the District, there is nothing currently planned that targets seniors specifically. The Master Plan stresses that any future community center constructed in CARD should include an active multi-service center component that would serve seniors.

The CARD's Master Plan serves as a comprehensive plan for how the District and the City intend to meet the service needs of the growing population. The Plan cites the following proactive steps that need to be taken in order to ensure improvements in the geographic service of parks within the community:

- Work with developers to provide suitable parkland and funding for capital and maintenance in new residential developments. This will involve developing undeveloped parklands and acquiring vacant or degraded properties or areas in underserved areas.
- Work with CUSD to develop joint school-parks to function as neighborhood parks.
- Enhance, expand, and improve access to existing City and CARD parks.

To provide parkland to underserved areas within the District, CARD, in coordination with the City, proposes to develop existing parcels that have been set aside for parkland, including five parcels owned by the City. Proposed park developments total over 27 acres and include 5.5 acres at Henshaw Avenue, 7 acres at 20th Street and Notre Dame Boulevard, 6.6 acres at Humboldt Road and Notre Dame Boulevard, 5 acres at Ceres Avenue, and 3 acres at the Silver Dollar Fairgrounds slated for a BMX facility.

In addition to utilizing undeveloped parkland, CARD plans to develop new parkland and amenities for underserved areas. One strategy includes working with CUSD to improve vacant school properties to function as neighborhood parks, as well as purchasing new parkland to enhance service to current and future populations. New parklands are recommended for the following areas: Lassen Avenue and Godman Avenue, 12th Street and Holly Avenue, Mariposa Avenue and East Avenue, Esplanade and East Avenue, and Midway Road and Entler Avenue. School site upgrades are proposed for several elementary schools, including Neal Dow, Hooker Oak, Citrus Avenue, and Rosedale. As new residential development continues to occur throughout the Chico area, CARD and the City intend to target new areas for parkland development. Although they recognize that it is necessary to update their plan as changes in development occur, they anticipate that new park and facilities will be required in the following areas: Northwest Chico (Esplanade and Nord Highway), South-Central Chico (Estes Road and West 12th Street), Meriam Park, and Northeast Chico (Country Oaks Country Club area).

CARD proposes to make up for the shortfall in recreational facilities by constructing new fields and other amenities in the proposed new neighborhood parks, described above, as well as by developing additional community parks. The size and layout of community parks make them the most appropriate locations to increase amenities and facilities such as dog parks, skate parks,

disc golf courses, multi-purpose hard court surfaces, roller rinks, multi-purpose community centers, and gymnasiums. Areas where CARD recommends developing new community parks include southeast Chico, where joint-use facilities at the future Canyon View High School site or CUSD may be options. Also, there are currently properties in southwest Chico that could accommodate a new community park to serve the future residential developments. Northwest Chico, slated for increased residential development, will also need community park services and facilities, and DeGarmo Park is not anticipated to be sufficient to service all the increased need in this area. However, CARD recommends full development of the 36-acre DeGarmo Park, which currently has only 11 developed acres, adding additional fields, courts, restrooms, skate park, swimming pool or aquatic facility, and potentially a community center.

Implementation plans to improve recreation resources in the CARD include, of highest priority, increasing access to existing parks. This may involve increasing road crossings or acquiring adjacent parcels to link parks with schools, greenways, and other public properties. The Master Plan also recommends that the City and CARD work to identify funding sources to develop and add facilities to existing parklands. Large-scale projects of high priority include development of a community recreation center and aquatic facility.

While there are a number of sources available for the parkland development and improvement projects identified in the Master Plan, funding remains a challenge. A recreational Development Impact Fee, adopted in 2006, will help fund acquisition and development of parklands but not programming and recreation services. CARD has expressed concern regarding the potential decrease in property taxes as residents request reassessment of their properties since the economic downturn. In the 1990s, residents vetoed a special district tax assessment measure. CARD is considering increasing recreation impact fees in the near future, as well as implementing a landscape and lighting district to help fund parkland projects. In 2003, CARD and the City conducted a joint Nexus study to determine the funding necessary to fully develop parks and provide needed recreation facilities for the Chico area. The County Board of Supervisors did not authorize it in full, only at 60 percent. They have not done another Nexus study yet but are in the process of getting approval for one later this year. However, it is not likely that it will be a joint Nexus study as the City is two years out both for completing its General Plan update and for moving forward with its own Nexus study. The City won't even

consider adopting CARD’s until at least that time, and maybe not even then. CARD’s priority is the Nexus study this year, then the Strategic Plan and CIP and public education so they can try for a bond issue again. Additionally, the CARD Master Plan has identified a comprehensive list of potential funding sources that are being explored:

- General Fund
- Landscape and Lighting Act
- General Obligation Bond
- Revenue Bonds
- Development Impact Fees
- Certificates of Participation
- Safe, Accountable, Flexible, and Efficient Transportation Equity Act: A Legacy for Users (SAFE-TEA-LU)
- HUD Block Grants
- Donations
- Private Grants and Foundations
- User Fees and Rentals
- Land and Water Conservation Fund
- Joint Public/Private Partnership
- State Park Funds

DETERMINATION 4-3: PRESENT CAPACITY OF FACILITIES	
	<p><i>The present capacity of facilities utilized by CARD falls short of providing services to the current population at levels of comparable communities, and CARD is unable to meet its adopted service standards. The District has identified numerous needs, including neighborhood and community parks, outdoor fields and courts, pools, skate parks and rinks, and a community recreation center. As the population grows over the next 20 years, additional parks and facilities will be needed to meet the anticipated increase in demand for services.</i></p> <p><i>The CARD Park and Recreation Master Plan, finalized in 2008, identifies a strategic plan to provide parkland and facilities to currently underserved areas as well as to plan for the needs of areas slated for future development. The Plan also provides a comprehensive list of potential funding sources that CARD and the City are exploring. It is recommended that CARD continues in making progress towards funding and implementing their plan for parkland and facility development and improvement.</i></p>

4.4 SOCIAL AND ECONOMIC COMMUNITIES OF INTEREST

The primary community center in the District is the City of Chico, an incorporated city of more than 85,000 people. The only other community in the District is the small unincorporated town of Nord. The remainder of the District is agricultural with a very low-density residential component. Forest Ranch and Cohasset, two communities that use CARD parks and facilities but are not within the District, are recommended for inclusion in the District's SOI.

City of Chico

The City has a long history dating back to the mid-1800s, with much of its character created by its focus on agriculture and education. The City consists of growing residential areas and a full assortment of social and economic communities of interest, including businesses, schools, churches, public sector facilities, and other community service programs that serve residents. As explained previously, the City has its own parks and recreation department, and it owns and operates several of the parks within CARD. The City and CARD work cooperatively to provide recreational opportunities to the community and, in general, the City provides maintenance of its own parks and facilities and the CARD provides overall programming.

As stated in the 2005 MSR, there has been some concern that the arrangement between CARD and the City of Chico may lead to duplication of services and confusion caused by overlapping roles. Additionally, the CARD Master Plan identified a number of options for an alternate management scenario for providing park and recreation resources in the Chico Area, although a final decision has not been made. The Plan proposes that, at a minimum, CARD and City staff form a Joint Authority Board tasked with exploring this issue and finding solutions. The CARD and the City discussed how best to delineate roles and responsibilities, and developed a cooperative MOU to address these issues, which was approved by the City in December 2008. Moreover, the City's General Plan, currently being updated, will include a financial analysis component and an analysis of CARD's Master Plan. The City hopes to build into the General Plan a continuation of the financial support it has been providing to CARD.

Nord

The unincorporated community of Nord is located in the northwest section of the District. Most of the area around Nord is developed with agricultural uses but there are also some industrial and

residential uses. Subdivisions and single family developments have increased in the past few years. According to the County General Plan, development in the Nord area is constrained by shallow, impervious soils east of Highway 99, and by flooding potential and impacts to agricultural resources. Area residents state a preference for an agricultural community without substantial development. Currently, there are no neighborhood or community parks within one mile of Nord; however, residents have fairly direct access to DeGarmo Park via Nord Highway. DeGarmo is currently slated for expansion of services and parkland. The Master Plan identifies the northwest area of Chico as an area that will need additional community park land as residential development increases. There will also be a need for more neighborhood parks in the area of Esplanade and Nord Highway. Park creation in these areas will provide recreational opportunities to the residents of Nord by increasing access to parks and facilities.

Forest Ranch and Cohasset

The communities of Forest Ranch and Cohasset are located in the lower foothills, northeast of Chico. Both are small but growing communities with populations of approximately 1,500 and 900, respectively. Although land use in the area is dominated by forestry and livestock, rural residential developments are expected to increase in concentration. Future growth in this area is likely to be driven in part by its appeal to potential new residents wanting to live in a rural setting within easy commuting distance to the City. Both communities have easy access to the City via State Highway 32 and Cohasset Road, and they are already dependent on the Chico area for employment, shopping, and schools. CARD currently provides services to these residents, although they are not within CARD's or any other recreation and park district's boundaries. Both Forest Ranch and Cohasset were identified in the 2005 MSR as underserved areas that would benefit from annexation into the CARD.

While CARD staff generally agree that the Forest Ranch and Cohasset areas would benefit from inclusion in the District, any annexation would first need to be agreed upon by area residents and application made by CARD. How CARD would finance the expansion of services to meet the service level standards for these communities needs is yet to be determined. The MSR noted that, as a condition of annexation, CARD should ensure that each property included within its service area is subject to the appropriate development impact fee and tax millage program.

However, the MSR states that the increased revenue resulting from the annexations alone would not likely cover the cost of developing new parks for these areas. A cooperative arrangement would likely be needed. It should be noted that neither community was discussed in the 2008 Master Plan.

DETERMINATION 4-4: SOCIAL AND ECONOMIC COMMUNITIES OF INTEREST	
	<p><i>It is recommended that the communities of Forest Ranch and Cohasset be included in CARD's SOI for future annexation. Any such annexation would require application by CARD and agreement from area residents to be included in the District. The District should continue to apply for joint/cooperative grants in order to fund expansion of parks and services to these areas.</i></p> <p><i>The District and the City should also continue their cooperative efforts to provide recreation services to Chico area residents.</i></p>

4.5 SUMMARY OF DETERMINATIONS FOR CHICO AREA RECREATION AND PARK DISTRICT

DETERMINATION 4-1: PRESENT AND PLANNED LAND USE	
	<p><i>Although lands west and southwest of the Chico urban area limits are primarily preserved for agricultural uses, the City of Chico is growing, and populations are anticipated to increase substantially in the future. Land use changes towards increased residential units are anticipated to occur immediately east of the Chico urban area along the north-northwest boundary and southwest perimeters of the City within the existing sphere of influence. Development of single family homes is also growing in the unincorporated areas of Cohasset and Forest Ranch, northeast of the CARD boundaries, an area identified as underserved in the 2005 MSR.</i></p>
DETERMINATION 4-2: PRESENT AND PROBABLE NEED FOR PUBLIC SERVICES AND FACILITIES	
	<p><i>Currently, within the District there is a shortage of parkland resources, which is expected to increase as the population grows. Among the underserved are several neighborhood areas with inadequate access to neighborhood parks. To provide adequate opportunities for the existing population, and to plan for future growth, additional parkland should be acquired and facilities constructed. Recreational programming for the senior population should also be targeted.</i></p> <p><i>Presently, staffing for the District appears adequate. However, staff should be added as facilities are developed and parkland is acquired to provide maintenance, regular programming, and recreational services.</i></p> <p><i>Assessments or grants should continue to be sought and obtained to provide adequate funding for the acquisition, development, operation, and maintenance of recreational facilities.</i></p>

DETERMINATION 4-3: PRESENT CAPACITY OF FACILITIES

The present capacity of facilities utilized by CARD falls short of providing services to the current population at levels of comparable communities, and CARD is unable to meet its adopted service standards. The District has identified numerous needs, including neighborhood and community parks, outdoor fields and courts, pools, skate parks and rinks, and a community recreation center. As the population grows over the next 20 years, additional parks and facilities will be needed to meet the anticipated increase in demand for services.

The CARD Park and Recreation Master Plan, finalized in 2008, identifies a strategic plan to provide parkland and facilities to currently underserved areas as well as to plan for the needs of areas slated for future development. The Plan also provides a comprehensive list of potential funding sources that CARD and the City are exploring. It is recommended that CARD continues in making progress towards funding and implementing their plan for parkland and facility development and improvement.

DETERMINATION 4-4: SOCIAL AND ECONOMIC COMMUNITIES OF INTEREST

It is recommended that the communities of Forest Ranch and Cohasset be included in CARD's SOI for future annexation. Any such annexation would require application by CARD and agreement from area residents to be included in the District. The District should continue to apply for joint/cooperative grants in order to fund expansion of parks and services to these areas.

The District and the City should also continue their cooperative efforts to provide recreation services to Chico area residents.

5.0 FINAL SPHERE OF INFLUENCE PLAN ACTIONS

This Section includes the results of Butte LAFCO's final actions on this SOI Plan for the Chico Area Recreation and Park District (CARD).

ADOPTION OF MUNICIPAL SERVICE REVIEW UPDATE AND WRITTEN DETERMINATIONS, AND ADOPTION OF A SPHERE OF INFLUENCE PLAN/UPDATE FOR THE CHICO AREA RECREATION AND PARK DISTRICT

WHEREAS, a service review mandated by Government Code 56430 and a sphere of influence update mandated by Government Code Section 56425 have been conducted by the Local Agency Formation Commission of the County of Butte (hereinafter referred to as "the Commission") for the Chico Area Recreation and Park District in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Sections 56000 et seq.); and

WHEREAS, at the times and in the form and manner provided by law, the Executive Officer has given notice of the public hearing by the Commission on this matter; and,

WHEREAS, the Executive Officer, pursuant to Government Code Section 56428, has reviewed this proposal and prepared a report, including his recommendations thereon, and has furnished a copy of this report to each person entitled to a copy; and

WHEREAS, a public hearing by this Commission was called for April 2, 2009, and at the time and place specified in the notice of public hearing; and,

WHEREAS, at the hearing, this Commission heard and received all oral and written protests; the Commission considered all plans and proposed changes of organization, objections and evidence which were made, presented, or filed; and all persons present were given an opportunity to hear and be heard in respect to any matter relating to the proposal, in evidence presented at the hearing; and

WHEREAS, a statutory exemption has been issued pursuant to the provisions of the California Environmental Quality Act (CEQA) indicating that the Municipal Service Review Update for the Chico Area Recreation and Park District is statutorily exempt from CEQA and such exemption was adopted by this Commission on April 2, 2009; and.

WHEREAS, pursuant to the provisions of the California Environmental Quality Act (CEQA), an initial study/negative declaration was prepared and circulated for a 21-day public review period for the Sphere of Influence Plan for the Chico Area Recreation and Park District. The Initial Study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment. The proposed Negative Declaration is the appropriate level of environmental review pursuant to the California Environmental Quality Act, Article 6, Section 15070 of the CEQA Guidelines.

WHEREAS, the following determinations are made in conformance with Government Code Section 56430 and local Commission policy:

1. Determination 3-1: Growth and Population for the Effected Area

The population in the District is expected to grow at a rate of 2.5%.

2. Determination 3-2: Present and Planned Capacity of Public Facilities and Adequacy of Public Services, Including Infrastructure Needs or Deficiencies

With the update of the Master Plan, CARD now has appropriate methods to gauge the need for, fund, and provide parkland, recreational facilities, and recreational programming to meet the needs of the community. In order for the District to meet the standards adopted with its 2008 Master Plan, the District will need to acquire and develop additional parks and recreational facilities to meet the needs of the existing and future population. Additionally, maintenance and administrative/operational capacity needs to be addressed to meet the needs of existing and future populations within its service area. CARD should also adopt a lighting district or other similar funding mechanism to provide funding for the maintenance and operation of new parks and recreational facilities.

3. Determination 3-3: Financial Ability of Agencies to Provide Services

CARD is currently financially solvent and has appropriate financial planning practices. However, CARD should initiate and maintain a formal capital improvement planning process. Service charges should be adjusted to recover a portion of the facility maintenance expense. In addition to its park impact fee, CARD should, in conjunction with Chico, adopt an impact fee to fund new recreational facilities. CARD should continue to work with the City and the County of Butte throughout the land use planning and entitlement process to ensure adequate funding and land resources for parks and recreational programming to meet the needs of a growing population, including areas to be annexed to the City. Finally, CARD should create a benefit assessment district or other similar mechanism to secure long-term funding for the maintenance and operation of park and recreational facilities to meet a predicted operation and maintenance funding gap.

4. Determination 3-4: Management Efficiencies/Cost Avoidance, and Facility Sharing Opportunities

The District has an adequate management structure, staffing, and facility sharing arrangements to ensure efficient management and provide parks and recreational services to the community at a reasonable cost. However, CARD acknowledges a present and future maintenance and operation gap for its facilities as well as the lack of a stable revenue source for such activities. In that light, the District should further explore cost reduction opportunities in its operations.

5. Determination 3-5: Local Accountability

The District provides the public with adequate information and opportunity for input and involvement in District activities.

6. Determination 3-6: Government Structure

CARD should consider expanding its boundaries to include the communities of Cohasset and Forest Ranch, and as a condition of annexation, ensure that any additional territory added would be accompanied by a sufficient revenue source to offset the cost of District services.

WHEREAS, the following determinations are made in conformance with Government Code Section 56425 and local Commission policy:

1. Determination 4.1: Present and Planned Land Use

Although land southwest of the Chico urban area limits are preserved for agricultural uses, the City of Chico is growing, and populations are anticipated to increase substantially in the future. Land use changes towards increased residential units are anticipated to occur east of the Chico urban area, particularly due to urban expansion along the north-northwest and southwest perimeters of the City. Development of single family homes is also growing in the unincorporated areas of Cohasset and Forest Ranch, northeast of the CARD boundaries, an area identified as underserved in the 2005 MSR.

2. Determination 4.2: Present and Probable Need for Public Facilities and Services

Currently, within the District there is a shortage of parkland resources, which is expected to increase as the population grows. Among the underserved are several neighborhood areas with inadequate access to neighborhood parks. To provide adequate opportunities for the existing population, and to plan for future growth, additional parkland should be acquired and facilities constructed. Recreational programming for the senior population should also be targeted.

Presently, staffing for the District appears adequate. However, staff should be added as facilities are developed and parkland is acquired to provide maintenance, regular programming, and recreational services.

Assessments or grants should continue to be sought and obtained to provide adequate funding for the acquisition, development, operation and maintenance of recreational facilities.

3. Determination 4.3: Present Capacity of Facilities

The present capacity of facilities utilized by CARD falls short of providing services to the current population at levels of comparable communities, and CARD is unable to meet its adopted service standards. The District has identified numerous needs, including neighborhood and community parks, outdoor fields and courts, pools, skateparks and rinks, and a community recreation center. As the population grows over the next 20 years, additional parks and facilities will be needed to meet the anticipated increase in demand for services.

The CARD Park and Recreation Master Plan, finalized in 2008, identifies a strategic plan to provide parkland and facilities to currently underserved areas as well as to plan for the needs of areas slated for future development. The Plan also provides a comprehensive list of potential funding sources that CARD and the City are exploring. It is recommended that CARD continues in making progress towards funding and implementing their plan for parkland and facility development and improvement.

4. Determination 4.4: Social and Economic Communities of Interest

It is recommended that the communities of Forest Ranch and Cohasset be included in CARD's SOI for future annexation. Any such annexation would require application by CARD and agreement from area residents to be included in the District. The District should continue to apply for joint/cooperative grants in order to fund expansion of parks and services to these areas.

The District and the City should also continue their cooperative efforts to provide recreation services to Chico area residents.

WHEREAS, based on presently existing evidence, facts, and circumstances considered by this Commission, including the findings as outlined above, the Commission adopts written determinations as set forth. The Commission updates the existing sphere of influence for the Chico Area Recreation and Park District by adding the Cohasset and Forest Ranch areas as depicted on Figures 5-1, 5-2, and 5-3 of the Municipal Service Review Update and SOI Plan for the Chico Area Recreation and Park District, adopted by the Commission on April 2, 2009; and,

NOW, THEREFORE, BE IT RESOLVED, that pursuant to powers provided in §56430 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, the Local Agency Formation Commission of the County of Butte adopts written determinations as set forth in the Municipal Service Review Update for the Chico Area Recreation and Park District dated April 2, 2009, and adopts the Municipal Service Review Update for the Chico Area Recreation and Park District. Furthermore, pursuant to powers provided in §56425, the Commission updates the existing sphere of influence for the Chico Area Recreation and Park District by adding the Cohasset and Forest Ranch areas as depicted on Figures 5-1, 5-2, and 5-3 of the Municipal Service Review Update and SOI Plan for the Chico Area Recreation and Park District, adopted by the Commission on April 2, 2009.

PASSED AND ADOPTED by this Local Agency Formation Commission of the County of Butte, on the 2nd day of April 2009 by the following vote:

AYES: Commissioners Holcombe, Duncan, Connelly, Beck, Frith, Dolan and Chair Leverenz

NOES: None

ABSENT: None

ABSTAINS: None

ATTEST:


Clerk of the Commission


CARL LEVERENZ, Chair
Butte Local Agency Formation Commission

5.2 SUMMARY OF ADOPTED MSR DETERMINATIONS FOR THE CARD

DETERMINATION 3-1: GROWTH AND POPULATION FOR THE AFFECTED AREA	
	<i>The population in the District is expected to grow at a rate of 2.5 percent within the City of Chico and 1.1 percent in the unincorporated areas.</i>
DETERMINATION 3-2: PRESENT AND PLANNED CAPACITY OF PUBLIC FACILITIES AND ADEQUACY OF PUBLIC SERVICES, INCLUDING INFRASTRUCTURE NEEDS OR DEFICIENCIES	
	<i>With the update of the Master Plan, CARD now has appropriate methods to gauge the need for, fund, and provide parkland, recreational facilities, and recreational programming to meet the needs of the community. In order for the District to meet the standards adopted with its 2008 Master Plan, the District will need acquire and develop additional parks and recreational facilities to meet the needs of the existing and future population. Additionally, maintenance and administrative/operational capacity needs to be addressed to meet the needs of existing and future populations within its service area. CARD should also adopt a lighting district or other similar funding mechanism to provide funding for the maintenance and operation of new parks and recreational facilities.</i>
DETERMINATION 3-3: FINANCIAL ABILITY OF AGENCIES TO PROVIDE SERVICES	
	<i>CARD is currently financially solvent and has appropriate financial planning practices. However, CARD should initiate and maintain a formal capital improvement planning process. Service charges should be adjusted to recover a portion of the facility maintenance expense. In addition to its park impact fee, CARD should, in conjunction with Chico, adopt an impact fee to fund new recreational facilities. CARD should continue to work with the City and the County of Butte throughout the land use planning and entitlement process to ensure adequate funding and land resources for parks and recreational programming to meet the needs of a growing population, including areas to be annexed to the City. Finally, CARD should create a benefit assessment district or other similar mechanism to secure long-term funding for the maintenance and operation of park and recreational facilities to meet a predicted operation and maintenance funding gap.</i>
DETERMINATION 3-4: MANAGEMENT EFFICIENCIES/COST AVOIDANCE, AND FACILITY SHARING OPPORTUNITIES	
	<i>The District has an adequate management structure, staffing, and facility sharing arrangements to ensure efficient management and provide parks and recreational services to the community at a reasonable cost. However, CARD acknowledges a present and future maintenance and operation gap for its facilities as well as the lack of a stable revenue source for such activities. In that light, the District should further explore cost reduction opportunities in its operations.</i>
DETERMINATION 3-5: LOCAL ACCOUNTABILITY	
	<i>The District provides the public with adequate information and opportunity for input and involvement in District activities.</i>

DETERMINATION 3-6: GOVERNMENT STRUCTURE

CARD should consider expanding its boundaries to include the communities of Cohasset and Forest Ranch, and as a condition of annexation, ensure that any additional territory added would be accompanied by a sufficient revenue source to offset the cost of District services.

5.3 SUMMARY OF ADOPTED SOI DETERMINATIONS FOR THE CARD

DETERMINATION 4-1: PRESENT AND PLANNED LAND USE	
	<p><i>Although lands west and southwest of the Chico urban area limits are primarily preserved for agricultural uses, the City of Chico is growing, and populations are anticipated to increase substantially in the future. Land use changes towards increased residential units are anticipated to occur immediately east of the Chico urban area along the north-northwest boundary and southwest perimeters of the City within the existing sphere of influence. Development of single family homes is also growing in the unincorporated areas of Cohasset and Forest Ranch, northeast of the CARD boundaries, an area identified as underserved in the 2005 MSR.</i></p>
DETERMINATION 4-2: PRESENT AND PROBABLE NEED FOR PUBLIC SERVICES AND FACILITIES	
	<p><i>Currently, within the District there is a shortage of parkland resources, which is expected to increase as the population grows. Among the underserved are several neighborhood areas with inadequate access to neighborhood parks. To provide adequate opportunities for the existing population, and to plan for future growth, additional parkland should be acquired and facilities constructed. Recreational programming for the senior population should also be targeted.</i></p> <p><i>Presently, staffing for the District appears adequate. However, staff should be added as facilities are developed and parkland is acquired to provide maintenance, regular programming, and recreational services.</i></p> <p><i>Assessments or grants should continue to be sought and obtained to provide adequate funding for the acquisition, development, operation, and maintenance of recreational facilities.</i></p>

DETERMINATION 4-3: PRESENT CAPACITY OF FACILITIES

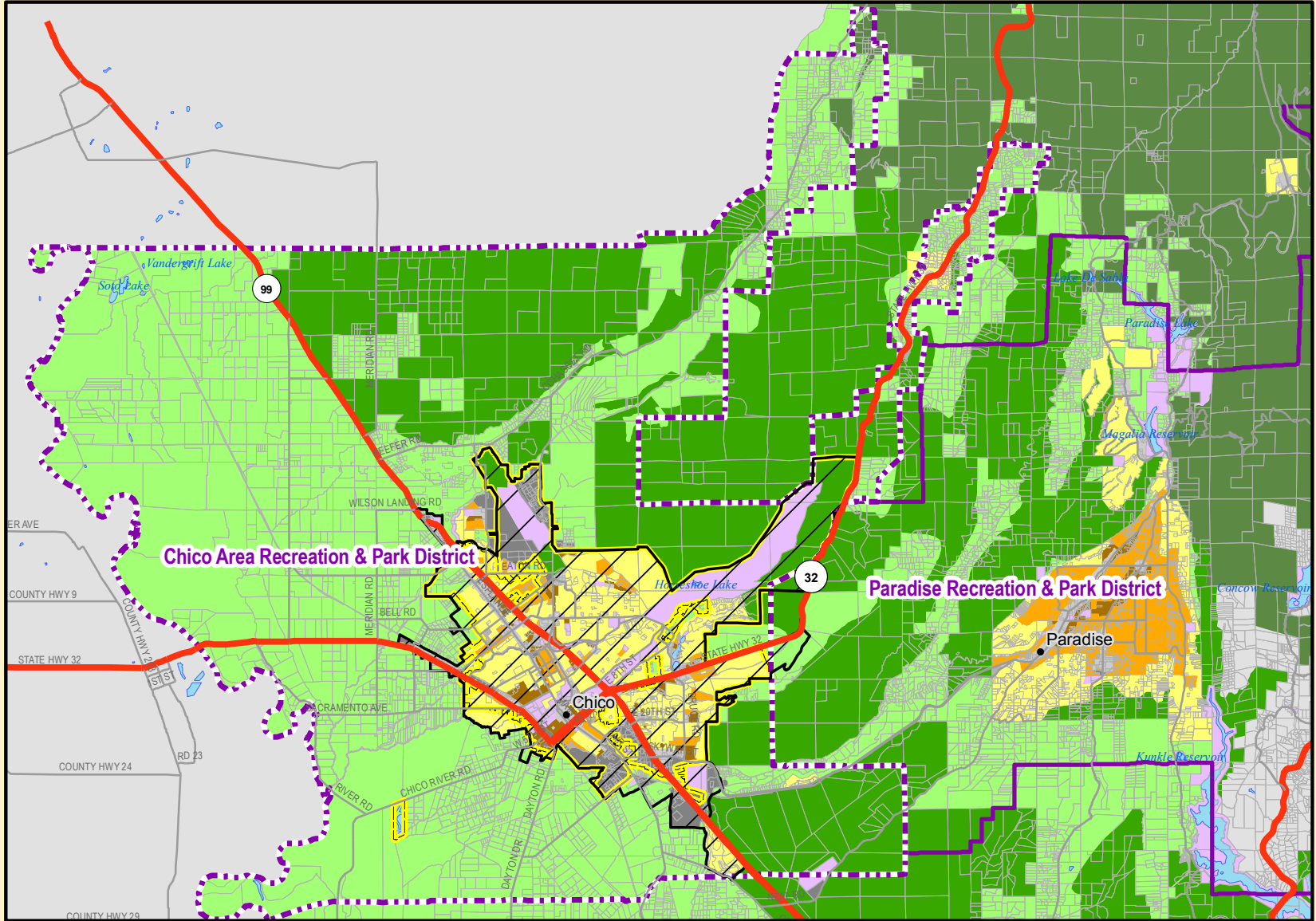
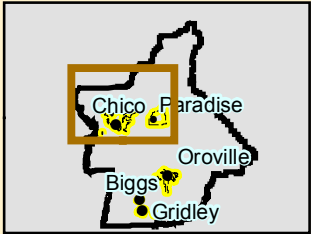
The present capacity of facilities utilized by CARD falls short of providing services to the current population at levels of comparable communities, and CARD is unable to meet its adopted service standards. The District has identified numerous needs, including neighborhood and community parks, outdoor fields and courts, pools, skate parks and rinks, and a community recreation center. As the population grows over the next 20 years, additional parks and facilities will be needed to meet the anticipated increase in demand for services.

The CARD Park and Recreation Master Plan, finalized in 2008, identifies a strategic plan to provide parkland and facilities to currently underserved areas as well as to plan for the needs of areas slated for future development. The Plan also provides a comprehensive list of potential funding sources that CARD and the City are exploring. It is recommended that CARD continues in making progress towards funding and implementing their plan for parkland and facility development and improvement.

DETERMINATION 4-4: SOCIAL AND ECONOMIC COMMUNITIES OF INTEREST

It is recommended that the communities of Forest Ranch and Cohasset be included in CARD's SOI for future annexation. Any such annexation would require application by CARD and agreement from area residents to be included in the District. The District should continue to apply for joint/cooperative grants in order to fund expansion of parks and services to these areas.

The District and the City should also continue their cooperative efforts to provide recreation services to Chico area residents.



Legend

- Chico Area Recreation & Park District
- Paradise Recreation & Park District
- City Spheres of Influence
- Highways
- Secondary Roads
- City Limits
- Parcel Boundaries
- Waterbodies
- General Plan Designations**
- Agricultural
- Commercial
- Grazing Land
- High Density Residential (20 du/acre)
- Industrial
- Low Density Residential (6 du/acre)
- Medium Density Residential (13 du/acre)
- Public
- Timberland Preserve Zone

Adopted Sphere of Influence
Chico Area Recreation & Park District
 Adopted April 2, 2009 by Resolution No. 14 2008/09
BUTTE LOCAL AGENCY FORMATION COMMISSION

0 1.75 3.5 7
 Miles

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Negative Declaration

Chico Area Recreation and Park District SOI Plan Butte County, CA

Lead Agency:

**Butte Local Agency Formation Commission (LAFCO)
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Oroville, CA 95965-49501
530-538-7784
Contact: Stephen Lucas, Executive Officer**

Prepared By:

**Kleinschmidt Associates
251 South Auburn Street, Suite C
Grass Valley, CA 95945
530-477-8808**

March 2009

SECTION 1 INTRODUCTION

1.1 PURPOSE

Butte LAFCO is in the process of updating the Sphere of Influence (SOI) Plan for the Chico Area Recreation and Park District (CARD or District). Sphere of Influence Plans are subject to CEQA review, and because the SOI study for CARD recommends changes to the District's SOI to include the unincorporated communities of Cohasset and Forest Ranch to the northeast of the District sphere, a Negative Declaration has been prepared.

1.2 PROJECT LOCATION

The project consists of the Chico Area Recreation and Park District and areas to the northeast, including the unincorporated communities of Cohasset and Forest Ranch. CARD is located in north-central Butte County, surrounding and including the incorporated City of Chico. The District's western boundary is contiguous with the Colusa County line. The District currently consists of approximately 133,156 acres (208 square miles) and serves a population of approximately 104,367. It encompasses the City of Chico, the unincorporated community of Nord, and rural agricultural areas west of the Chico urban area limits. It also includes a large portion of the Chico Unified School District.

1.3 PROJECT DESCRIPTION

The primary purpose of the project is to bring the CARD Sphere of Influence Plan into conformation with California law and with policy requirements of the Butte Local Agency Formation Commission (LAFCO). The Cortese/Knox/Hertzberg Act requires LAFCO to adopt an SOI for each city and district and to review and update each plan as appropriate every five years.

Before LAFCO can update or adopt an SOI, it is required to complete a Municipal Service Review (MSR), which is a report that analyzes and makes written determinations on six topic areas: infrastructure, population growth, financing, government structure alternatives, and accountability. The Commission adopted an MSR for Recreation and Service Providers in Butte County in 2005. The MSR provides the informational foundation for the sphere updates. The 2005 MSR chapter for CARD has been updated and is included as Section 3.1 of the SOI Plan.

The Draft Sphere of Influence Plan proposes expanding the sphere of CARD to include the unincorporated communities of Cohasset and Forest Ranch to the northeast of the District.

Approximately 2,400 individuals live in the areas recommended for inclusion, which consists of a

total of 13,758 acres. The Forest Ranch and Cohasset communities represent the largest pockets of development and residential development in the immediate vicinity of the District that are not located within a recreation and park district. The two communities have a combined population of approximately 2,400, which has been projected to increase to approximately 3,090 by the year 2030.

1.4 INTENDED USES OF THIS DOCUMENT

This Initial Study is intended to identify potential impacts resulting from the expansion of the existing CARD SOI to include the Cohasset and Forest Ranch area. SOI Plans are subject to environmental review under CEQA.

1.5 ENVIRONMENTAL SETTING

Chico Area Recreation and Park District is located in north-central Butte County, surrounding and including the incorporated City of Chico, and rural and agricultural areas to the west. The District’s western boundary is contiguous with Butte County’s western boundary. The District consists of approximately 133,156 acres (208 square miles) and serves a population of approximately 104,367. It encompasses the City of Chico, the unincorporated community of Nord, and agricultural lands to the west of the City. It also includes a large portion of the Chico Unified School District. Cohasset is an unincorporated community of approximately 910 residents located outside of the current District boundaries and SOI to the northwest of the upper portion of the District. Forest Ranch is a similar community that straddles Highway 32 to the northeast of the District, with a population of approximately 1,500.

1.6 SUMMARY OF ENVIRONMENTAL CHECKLIST

Environmental Factors That Could Result in a Potentially Significant Impact		
The environmental factors listed below are not checked because the proposed project would not result in a “potentially significant impact” as indicated by the preceding checklist and supported by substantial evidence provided in this document.		
<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology/Soils
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology/Water Quality	<input type="checkbox"/> Land Use/Planning
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Population/Housing
<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Utilities/Services Systems	<input type="checkbox"/> Mandatory Findings of Significance	

SECTION 2 ENVIRONMENTAL CHECKLIST

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Aesthetics				
<i>Would the project:</i>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>a-d) The project consists of the update of the Chico Area Recreation and Park District (CARD) Sphere of Influence (SOI). The SOI Plan recommends inclusion of the unincorporated communities of Cohasset and Forest Ranch in CARD's SOI. The areas have a combined population of approximately 2,400 and consist of 13,758 acres. No development will result from the adoption of the SOI Plan. The Cohasset area recommended for inclusion contains 546 parcels totaling 6,919 acres. Additionally, the SOI Plan recommends expanding the SOI to include the Forest Ranch area, including a corridor along Highway 32, and consisting of 750 parcels totaling 6,893 acres. Neither area recommended for inclusion in currently within a recreation and park district service boundary. Any change in boundaries or SOI will require application to LAFCO by the District and an expressed interest by area residents. No development will result from the adoption of the sphere update and no impacts to aesthetics will occur.</p> <p>Conclusion: <i>No significant impacts associated with aesthetics are anticipated from this project.</i></p> <p>Mitigation: <i>No mitigation measures would be required.</i></p>				
2. Agriculture Resources				
<i>Would the project:</i>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<p>a-c) The project consists of the update of the Chico Area Recreation and Park District (CARD) Sphere of Influence (SOI). The SOI Plan recommends inclusion of the unincorporated communities of Cohasset and Forest Ranch in CARD’s SOI. The areas have a combined population of approximately 2,400 and consist of 13,758 acres. No development will result from the adoption of the SOI Plan. The Cohasset area recommended for inclusion contains 546 parcels totaling 6,919 acres. Additionally, the SOI Plan recommends expanding the SOI to include the Forest Ranch area, including a corridor along Highway 32, and consisting of 750 parcels totaling 6,893 acres. Neither area recommended for inclusion in currently within a recreation and park district service boundary. Any change in boundaries or SOI will require application to LAFCO by the District and an expressed interest by area residents. No development will result from the adoption of the sphere update and no impacts to aesthetics will occur.</p> <p>Conclusion: <i>No significant impacts associated with agriculture are anticipated from this project.</i></p> <p>Mitigation: <i>No mitigation measures would be required.</i></p>				
<p>3. Air Quality <i>Would the project:</i></p>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>a-e) The project consists of the update of the Chico Area Recreation and Park District (CARD) Sphere of Influence (SOI). The SOI Plan recommends inclusion of the unincorporated communities of Cohasset and Forest Ranch in CARD’s SOI. The areas have a combined population of approximately 2,400 and consist of 13,758 acres. No development will result from the adoption of the SOI Plan. The Cohasset area recommended for inclusion contains 546 parcels totaling 6,919 acres. Additionally, the SOI Plan recommends expanding the SOI to include the Forest Ranch area, including a corridor along Highway 32, and consisting of 750 parcels totaling 6,893 acres. Neither area recommended for inclusion in currently within a recreation and park district service boundary. Any change in boundaries or SOI will require application to LAFCO by the District and an expressed interest by area residents. No development will result from the adoption of the sphere update and no impacts to aesthetics will occur..</p> <p>Conclusion: <i>No significant impacts associated with air quality are anticipated from this project.</i></p> <p>Mitigation: <i>No mitigation measures would be required.</i></p>				

4. Biological Resources				
<i>Would the project:</i>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>a-f) The project consists of the update of the Chico Area Recreation and Park District (CARD) Sphere of Influence (SOI). The SOI Plan recommends inclusion of the unincorporated communities of Cohasset and Forest Ranch in CARD's SOI. The areas have a combined population of approximately 2,400 and consist of 13,758 acres. No development will result from the adoption of the SOI Plan. The Cohasset area recommended for inclusion contains 546 parcels totaling 6,919 acres. Additionally, the SOI Plan recommends expanding the SOI to include the Forest Ranch area, including a corridor along Highway 32, and consisting of 750 parcels totaling 6,893 acres. Neither area recommended for inclusion in currently within a recreation and park district service boundary. Any change in boundaries or SOI will require application to LAFCO by the District and an expressed interest by area residents. No development will result from the adoption of the sphere update and no impacts to aesthetics will occur.</p> <p>Conclusion: <i>No significant impacts associated with biological resources are anticipated from this project.</i></p> <p>Mitigation: <i>No mitigation measures would be required.</i></p>				

5. Cultural Resources				
<i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>a-d) The project consists of the update of the Chico Area Recreation and Park District (CARD) Sphere of Influence (SOI). The SOI Plan recommends inclusion of the unincorporated communities of Cohasset and Forest Ranch in CARD’s SOI. The areas have a combined population of approximately 2,400 and consist of 13,758 acres. No development will result from the adoption of the SOI Plan. The Cohasset area recommended for inclusion contains 546 parcels totaling 6,919 acres. Additionally, the SOI Plan recommends expanding the SOI to include the Forest Ranch area, including a corridor along Highway 32, and consisting of 750 parcels totaling 6,893 acres. Neither area recommended for inclusion in currently within a recreation and park district service boundary. Any change in boundaries or SOI will require application to LAFCO by the District and an expressed interest by area residents. No development will result from the adoption of the sphere update and no impacts to aesthetics will occur.</p> <p>Conclusion: <i>No significant impacts associated with cultural resources are anticipated from this project.</i></p> <p>Mitigation: <i>No mitigation measures would be required.</i></p>				
6. Geology and Soils				
<i>Would the project:</i>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Negative Declaration

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>a-e) The project consists of the update of the Chico Area Recreation and Park District (CARD) Sphere of Influence (SOI). The SOI Plan recommends inclusion of the unincorporated communities of Cohasset and Forest Ranch in CARD’s SOI. The areas have a combined population of approximately 2,400 and consist of 13,758 acres. No development will result from the adoption of the SOI Plan. The Cohasset area recommended for inclusion contains 546 parcels totaling 6,919 acres. Additionally, the SOI Plan recommends expanding the SOI to include the Forest Ranch area, including a corridor along Highway 32, and consisting of 750 parcels totaling 6,893 acres. Neither area recommended for inclusion in currently within a recreation and park district service boundary. Any change in boundaries or SOI will require application to LAFCO by the District and an expressed interest by area residents. No development will result from the adoption of the sphere update and no impacts to aesthetics will occur.</p> <p>Conclusion: <i>No significant impacts associated with geology and soils are anticipated from this project.</i></p> <p>Mitigation: <i>No mitigation measures would be required.</i></p>				
<p>7. Hazards and Hazardous Materials</p> <p><i>Would the project:</i></p>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located within one-quarter mile of a facility that might reasonably be anticipated to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site of a current or former hazardous waste disposal site or solid waste disposal site unless wastes have been removed from the former disposal site; or 2) that could release a hazardous substance as identified by the State Department of Health Services in a current list adopted pursuant to Section 25356 for removal or remedial action pursuant to Chapter 6.8 of Division 20 of the Health and Safety Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Negative Declaration

f) Be located on land that is, or can be made, sufficiently free of hazardous materials so as to be suitable for development and use as a school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) Be located within 1500 feet of: (i) an above-ground water or fuel storage tank, or (ii) an easement of an above ground or underground pipeline that can pose a safety hazard to the proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>a-k) The project consists of the update of the Chico Area Recreation and Park District (CARD) Sphere of Influence (SOI). The SOI Plan recommends inclusion of the unincorporated communities of Cohasset and Forest Ranch in CARD’s SOI. The areas have a combined population of approximately 2,400 and consist of 13,758 acres. No development will result from the adoption of the SOI Plan. The Cohasset area recommended for inclusion contains 546 parcels totaling 6,919 acres. Additionally, the SOI Plan recommends expanding the SOI to include the Forest Ranch area, including a corridor along Highway 32, and consisting of 750 parcels totaling 6,893 acres. Neither area recommended for inclusion in currently within a recreation and park district service boundary. Any change in boundaries or SOI will require application to LAFCO by the District and an expressed interest by area residents. No development will result from the adoption of the sphere update and no impacts to aesthetics will occur.</p> <p>Conclusion: <i>No significant impacts associated with hazards and hazardous materials are anticipated from this project.</i></p> <p>Mitigation: <i>No mitigation measures would be required.</i></p>				

8. Hydrology and Water Quality				
<i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-j) The project consists of the update of the Chico Area Recreation and Park District (CARD) Sphere of Influence (SOI). The SOI Plan recommends inclusion of the unincorporated communities of Cohasset and Forest Ranch in CARD’s SOI. The areas have a combined population of approximately 2,400 and consist of 13,758 acres. No development will result from the adoption of the SOI Plan. The Cohasset area recommended for inclusion contains 546 parcels totaling 6,919 acres. Additionally, the SOI Plan recommends expanding the SOI to include the Forest Ranch area, including a corridor along Highway 32, and consisting of 750 parcels totaling 6,893 acres. Neither area recommended for inclusion in currently within a recreation and park district service boundary. Any change in boundaries or SOI will require application to LAFCO by the District and an expressed interest by area residents. No development will result from the adoption of the sphere update and no impacts to aesthetics will occur.

Conclusion: No significant impacts associated with hydrology and water quality are anticipated from this project.

Mitigation: No mitigation measures would be required.

9. Land Use Planning
Would the project:

a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-c) The project consists of the update of the Chico Area Recreation and Park District (CARD) Sphere of Influence (SOI). The SOI Plan recommends inclusion of the unincorporated communities of Cohasset and Forest Ranch in CARD’s SOI. The areas have a combined population of approximately 2,400 and consist of 13,758 acres. No development will result from the adoption of the SOI Plan. The Cohasset area recommended for inclusion contains 546 parcels totaling 6,919 acres. Additionally, the SOI Plan recommends expanding the SOI to include the Forest Ranch area, including a corridor along Highway 32, and consisting of 750 parcels totaling 6,893 acres. Neither area recommended for inclusion in currently within a recreation and park district service boundary. Any change in boundaries or SOI will require application to LAFCO by the District and an expressed interest by area residents. No development will result from the adoption of the sphere update and no impacts to aesthetics will occur.

Conclusion: No significant impacts associated with land use planning are anticipated from this project.

Mitigation: No mitigation measures would be required.

10. Mineral Resources
Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-b) The project consists of the update of the Chico Area Recreation and Park District (CARD) Sphere of Influence (SOI). The SOI Plan recommends inclusion of the unincorporated communities of Cohasset and Forest Ranch in CARD’s SOI. The areas have a combined population of approximately 2,400 and consist of 13,758 acres. No development will result from the adoption of the SOI Plan. The Cohasset area recommended for inclusion contains 546 parcels totaling 6,919 acres. Additionally, the SOI Plan recommends expanding the SOI to include the Forest Ranch area, including a corridor along Highway 32, and consisting of 750 parcels totaling 6,893 acres. Neither area recommended for inclusion in currently within a recreation and park district service boundary. Any change in boundaries or SOI will require application to LAFCO by the District and an expressed interest by area residents. No development will result from the adoption of the sphere update and no impacts to aesthetics will occur.

Conclusion: No significant impacts associated with mineral resources are anticipated from this project.

Mitigation: No mitigation measures would be required.

11. Noise

Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-f) The project consists of the update of the Chico Area Recreation and Park District (CARD) Sphere of Influence (SOI). The SOI Plan recommends inclusion of the unincorporated communities of Cohasset and Forest Ranch in CARD’s SOI. The areas have a combined population of approximately 2,400 and consist of 13,758 acres. No development will result from the adoption of the SOI Plan. The Cohasset area recommended for inclusion contains 546 parcels totaling 6,919 acres. Additionally, the SOI Plan recommends expanding the SOI to include the Forest Ranch area, including a corridor along Highway 32, and consisting of 750 parcels totaling 6,893 acres. Neither area recommended for inclusion in currently within a recreation and park district service boundary. Any change in boundaries or SOI will require application to LAFCO by the District and an expressed interest by area residents. No development will result from the adoption of the sphere update and no impacts to aesthetics will occur.

Conclusion: No significant impacts associated with noise are anticipated from this project.

Mitigation: No mitigation measures would be required.

12. Population and Housing				
<i>Would the project:</i>				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>a-c) The project consists of the update of the Chico Area Recreation and Park District (CARD) Sphere of Influence (SOI). The SOI Plan recommends inclusion of the unincorporated communities of Cohasset and Forest Ranch in CARD's SOI. The areas have a combined population of approximately 2,400 and consist of 13,758 acres. No development will result from the adoption of the SOI Plan. The Cohasset area recommended for inclusion contains 546 parcels totaling 6,919 acres. Additionally, the SOI Plan recommends expanding the SOI to include the Forest Ranch area, including a corridor along Highway 32, and consisting of 750 parcels totaling 6,893 acres. Neither area recommended for inclusion in currently within a recreation and park district service boundary. Any change in boundaries or SOI will require application to LAFCO by the District and an expressed interest by area residents. No development will result from the adoption of the sphere update and no impacts to aesthetics will occur.</p> <p>Conclusion: <i>No significant impacts associated with population and housing are anticipated from this project.</i></p> <p>Mitigation: <i>No mitigation measures would be required.</i></p>				
13. Public Services				
<i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>				
a) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-c, e) The project consists of the update of the Chico Area Recreation and Park District (CARD) Sphere of Influence (SOI). The SOI Plan recommends inclusion of the unincorporated communities of Cohasset and Forest Ranch in CARD’s SOI. The areas have a combined population of approximately 2,400 and consist of 13,758 acres. No development will result from the adoption of the SOI Plan. The Cohasset area recommended for inclusion contains 546 parcels totaling 6,919 acres. Additionally, the SOI Plan recommends expanding the SOI to include the Forest Ranch area, including a corridor along Highway 32, and consisting of 750 parcels totaling 6,893 acres. Neither area recommended for inclusion in currently within a recreation and park district service boundary. Any change in boundaries or SOI will require application to LAFCO by the District and an expressed interest by area residents. No development will result from the adoption of the sphere update and no impacts to aesthetics will occur.

d) The combined Cohasset and Forest Ranch areas consists of approximately 2,400 residents. With the inclusion of Cohasset and Forest Ranch into the CARD SOI, eventual plans for District facilities and programming should be offered to the residents in those two communities. Because there are currently no facilities planned, it is impossible to determine what level of environmental impact may occur. Subsequent environmental review for development of future projects will be necessary as specifics are identified.

Conclusion: *Impacts associated with public services are anticipated to be less than significant.*

Mitigation: *No mitigation measures would be required.*

14. Recreation

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

a-b) The project consists of the update of the Chico Area Recreation and Park District (CARD) Sphere of Influence (SOI). The SOI Plan recommends inclusion of the unincorporated communities of Cohasset and Forest Ranch in CARD’s SOI. The areas have a combined population of approximately 2,400 and consist of 13,758 acres. No development will result from the adoption of the SOI Plan. The Cohasset area recommended for inclusion contains 546 parcels totaling 6,919 acres. Additionally, the SOI Plan recommends expanding the SOI to include the Forest Ranch area, including a corridor along Highway 32, and consisting of 750 parcels totaling 6,893 acres. Neither area recommended for inclusion in currently within a recreation and park district service boundary. Any change in boundaries or SOI will require application to LAFCO by the District and an expressed interest by area residents. No development will result from the adoption of the sphere update and no impacts to aesthetics will occur.

With the inclusion of Cohasset and Forest Ranch into the CARD SOI, eventual plans for District facilities and programming should be offered to the residents in those two communities. Because there are currently no facilities planned, it is impossible to determine what level of environmental impact may occur. Subsequent environmental review for development of future projects will be necessary as specifics are identified.

Conclusion: *Impacts to recreation facilities and/or services are anticipated to be less than significant.*

Mitigation: *No mitigation measures would be required.*

15. Transportation/Traffic				
<i>Would the project:</i>				
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>a-f) The project consists of the update of the Chico Area Recreation and Park District (CARD) Sphere of Influence (SOI). The SOI Plan recommends inclusion of the unincorporated communities of Cohasset and Forest Ranch in CARD's SOI. The areas have a combined population of approximately 2,400 and consist of 13,758 acres. No development will result from the adoption of the SOI Plan. The Cohasset area recommended for inclusion contains 546 parcels totaling 6,919 acres. Additionally, the SOI Plan recommends expanding the SOI to include the Forest Ranch area, including a corridor along Highway 32, and consisting of 750 parcels totaling 6,893 acres. Neither area recommended for inclusion in currently within a recreation and park district service boundary. Any change in boundaries or SOI will require application to LAFCO by the District and an expressed interest by area residents. No development will result from the adoption of the sphere update and no impacts to aesthetics will occur.</p> <p>Conclusion: <i>No significant impacts associated with transportation/traffic are anticipated from this project.</i></p> <p>Mitigation: <i>No mitigation measures would be required.</i></p>				
16. Utilities and Service Systems				
<i>Would the project:</i>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Negative Declaration

e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>a-g) The project consists of the update of the Chico Area Recreation and Park District (CARD) Sphere of Influence (SOI). The SOI Plan recommends inclusion of the unincorporated communities of Cohasset and Forest Ranch in CARD's SOI. The areas have a combined population of approximately 2,400 and consist of 13,758 acres. No development will result from the adoption of the SOI Plan. The Cohasset area recommended for inclusion contains 546 parcels totaling 6,919 acres. Additionally, the SOI Plan recommends expanding the SOI to include the Forest Ranch area, including a corridor along Highway 32, and consisting of 750 parcels totaling 6,893 acres. Neither area recommended for inclusion in currently within a recreation and park district service boundary. Any change in boundaries or SOI will require application to LAFCO by the District and an expressed interest by area residents. No development will result from the adoption of the sphere update and no impacts to aesthetics will occur.</p> <p>Conclusion: No significant impacts associated with utilities and service systems are anticipated from this project.</p> <p>Mitigation: No mitigation measures would be required.</p>				
17. Mandatory Findings of Significance				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-c) The project consists of the update of the Chico Area Recreation and Park District (CARD) Sphere of Influence (SOI). The SOI Plan recommends inclusion of the unincorporated communities of Cohasset and Forest Ranch in CARD's SOI. The areas have a combined population of approximately 2,400 and consist of 13,758 acres. No development will result from the adoption of the SOI Plan. The Cohasset area recommended for inclusion contains 546 parcels totaling 6,919 acres. Additionally, the SOI Plan recommends expanding the SOI to include the Forest Ranch area, including a corridor along Highway 32, and consisting of 750 parcels totaling 6,893 acres. Neither area recommended for inclusion is currently within a recreation and park district service boundary. Any change in boundaries or SOI will require application to LAFCO by the District and an expressed interest by area residents. No development will result from the adoption of the sphere update and no impacts to aesthetics will occur.

Environmental Determination

On the basis of this initial evaluation:

- I find that the proposed project could not have a significant effect on the environment, and a **Negative Declaration** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **Mitigated Negative Declaration** will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an **Environmental Impact Report** is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measure based on the earlier analysis as described on attached sheets. An **Environmental Impact Report** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **Negative Declaration** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **Negative Declaration**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signed *Scott Burt* Date 3-11-09

SECTION 3 REFERENCES

1. City of Chico General Plan
2. City of Chico General Plan Land Use Designation Maps
3. County of Butte General Plan
4. County of Butte General Plan Land Use Designation Maps
5. City of Chico Zoning Code
6. Chico Area Recreation and Park District Master Plan, 2008
7. 2005 Municipal Service Review of Recreation and Park Service Providers in Butte County

6.0 ACRONYMS AND DEFINITIONS

BCAG	Butte County Association of Governments
CARD	Chico Area Recreation and Park District
CEQA	California Environmental Quality Act
CKH	Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000
DRPD	Durham Recreation and Park District
LAFCO	Local Agency Formation Commission
MSR	Municipal Service Review
PRPD	Paradise Recreation and Park District
SOI	Sphere of Influence

ANNEXATION	The inclusion, attachment, or addition of a territory to a city of district.
BOARD OF DIRECTORS	The legislative body or governing board of a district.
CEQA	The California Environmental Quality Act (CEQA) is intended to inform governmental decision-makers and the public about potential environmental effects of a project, identify ways to reduce adverse impacts, offer alternatives to the project, and disclose to the public why a project was approved. CEQA applied to projects undertaken, funded, or requiring issuance of a permit by a public agency.
GENERAL PLAN	A document containing a statement of development policies including a diagram and text setting forth the objectives of the plan. The general plan must include certain state mandated elements related to land use, circulation, housing, conservation, open-space, noise, and safety.
LAFCO	A state mandated local agency that oversees boundary changes to cities and special districts, the formation of new agencies including incorporation of new cities, and the consolidation of existing agencies. The broad goals of the agency are to ensure the orderly

formation of local government agencies, to preserve agricultural and open space lands, and to discourage urban sprawl..

**MUNICIPAL SERVICE
REVIEW (MSR)**

A study designed to determine the adequacy of governmental services being provided in the region or sub-region. Performing service reviews for each city and special district within the county may be used by LAFCO, other governmental agencies, and the public to better understand and improve service conditions.

**SPHERE OF INFLUENCE
(SOI)**

A plan for the probable physical boundaries and service area of a local agency, as determined by the LAFCO.

**SPHERE OF INFLUENCE
DETERMINATIONS**

In establishing a sphere of influence, the Commission must consider and prepare written determinations related to present and planned land uses, need and capacity of public facilities, and existence of social and economic communities of interest.

ZONING

The primary instrument for implementing the general plan. Zoning divides a community into districts or “zones” that specify the permitted/prohibited land uses.

7.0 BIBLIOGRAPHY

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- City of Chico. 1994. City of Chico General Plan. Prepared by Blaney-Dyett, Michael Brandman Associates, et al. November 1994, as updated February 1999.
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