



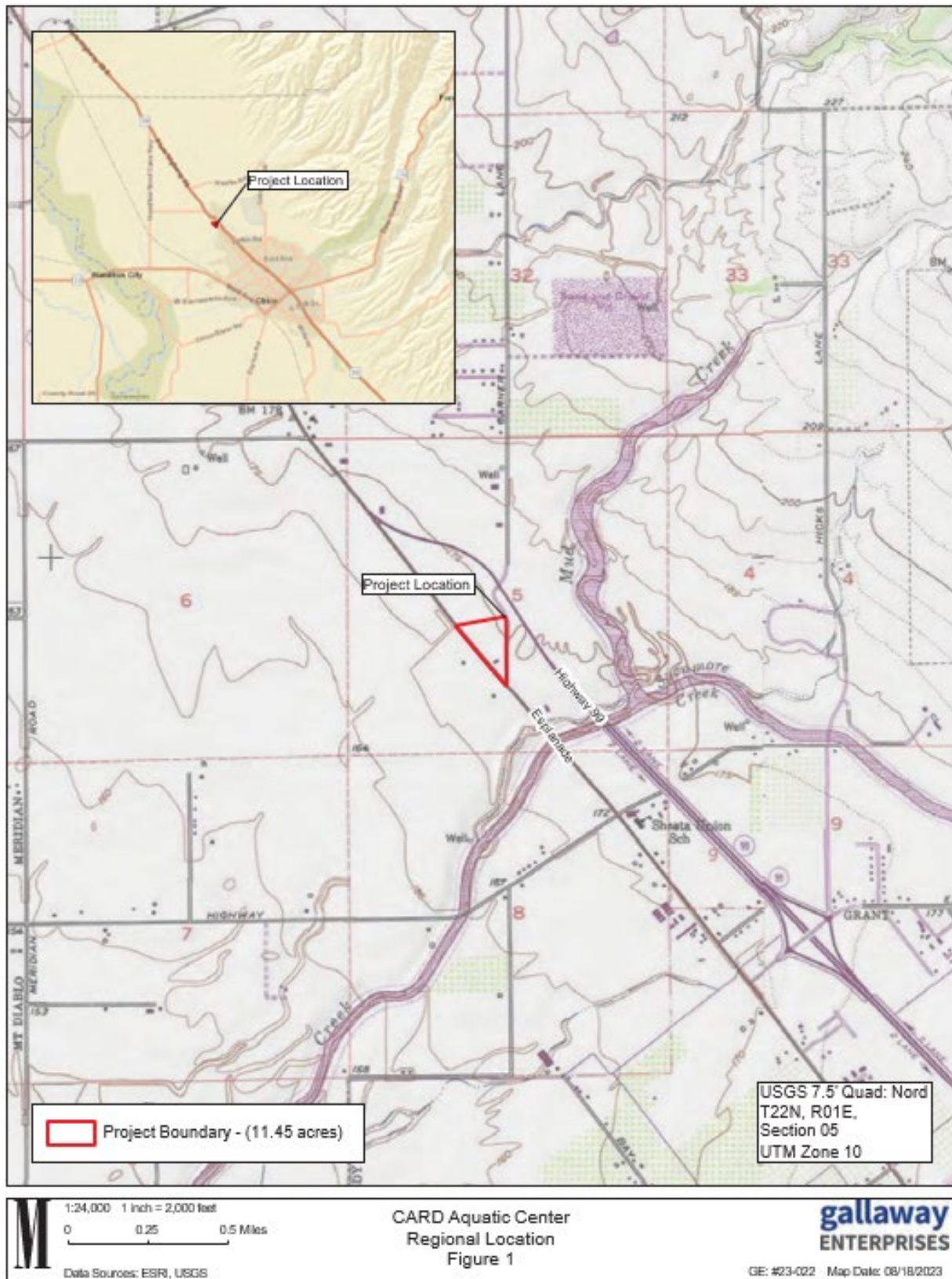
Chico Area Recreation and Park District
CEQA Process
Chico Aquatic Center Summary
2/28/2024

Project Summary

The CARD Aquatic and Recreation Park will be located at the intersection of Esplanade and Garner Lane just southeast of the Butte Humane Society and the Down Range Indoor Training Center in the City of Chico, Butte County, California. The Project area is approximately 11.45 acres on 3 Parcels (APN 006 -400-029-000, APN 006-400-077-000, APN 006-400-080-000) located at 13309 Garner Lane, Chico, CA 95926 (Figure 1).

Specifically, the site is located in Chico, Butte County, California, Latitude 39.785621, Longitude -121.891044, within the United States Geological Survey (USGS) 7.5' "Nord, CA" quadrangle, Section 5, Township 22N, Range1E. The site is characterized by annual grassland, barren, eucalyptus, urban, and valley oak woodland habitats. The site currently contains a commercial building and paved parking area and was previously a golf course. The terrain is relatively flat. Commercial developments, including the Butte Humane Society, occur to the northwest and southeast of the Project boundary; residential, annual grassland, and agricultural areas occur to the southwest; and residential buildings to the northeast.

The Project involves the development of an aquatic and recreation center. The property is a phased design with the completed master plan including a 50-meter pool, water slides and recreational pool, fencing, parking, landscaping, concessions, bathrooms, administrative offices, mechanical building and shade structures (figure 2).



- A** 50-METER POOL
- B** WARM-UP POOL
- C** RECREATIONAL POOL W/ BEACH ENTRY & PLAY STRUCTURE
- D** LAZY RIVER
- E** WATER SLIDE COMPLEX
- F** RENTABLE CABANAS
- G** CONCESSION PATIO
- H** ADMIN / PARTY ROOM / ROCK CLIMBING
- I** BATH HOUSE / GUARD OFFICES
- J** CONCESSIONS BUILDING
- K** LAWN TERRACE
- L** PARKING LOT
- M** DROP-OFF PLAZA
- N** FOOD TRUCK PLAZA
- O** SHADED SEATING
- P** TEAM TENT AREA
- Q** COVERED BLEACHER SEATING
- R** MECHANICAL BUILDING



Figure 2. CARD Aquatic Center Master Plan

California Environmental Quality Act

Section 15183 of the California Environmental Quality Act (CEQA) mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review. The Chico 2030 General Plan Update EIR (GPU EIR) was certified by the Chico City Council on April 12, 2011. In accordance with this CEQA Guidelines section, the project is consistent with the development density established by Community Commercial zoning district and Commercial Mixed-Use General Plan land use designation.

This site is designated Commercial Mixed Use on the City of Chico General Plan Land Use and is zone CC-AOD (Community Commercial with Airport Overflight Zone D Overlay). The designation allows outdoor commercial recreation, health/fitness clubs, community centers, indoor entertainment, schools, and service uses. Impacts associated with these types of uses, including noise, aesthetics and traffic are avoided or mitigated through implementation of General Plan goals and policies. As previously discussed, the project achieves General Plan consistency through its site design, architectural concept, and consistency with municipal code standards regarding lighting, landscaping, parking and setbacks.

Based on the District's review and consideration, no significant impacts were identified that; are peculiar to the project or its site; were failed to be analyzed in the Chico 2030 General Plan Update EIR; are potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate, and; there is no substantial new information which results in more severe impacts than anticipated by the GPU EIR. In addition, in a good faith and as part of due diligence, CARD has taken upon itself to conduct salient additional assessments specific to the site including a Biological Resource Assessment, Tree Health Assessment, Traffic Estimation, and Cultural Resources Inventory.

Discussion

The project would not substantially 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. Based on the preceding environmental analysis, the application of existing regulations and incorporation of identified measures and to avoid significant environmental impacts associated with the project, including those related to aesthetics, air quality, biological resources, cultural resources, geology/soils, hydrology and tribal cultural resources, new impacts would be minimized or avoided, and the project will not result in direct or indirect adverse effects on human beings or the environment, nor result in significant cumulative impacts.

In accordance with Section 15183 of the California Environmental Quality Act (CEQA) which mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified the CARD Aquatics and Recreation Park does not require additional environmental review and will proceed with consideration of the Biological Resource Assessment, Tree Inventory, and Cultural Resources Inventory conducted in 2023/2024. Therefor, as the Lead Agency, CARD will proceed with a formal **Notice of Exemption** to complete the CEQA process.

References:

1. Chico 2030 General Plan
<https://chico.ca.us/Departments/Community-Development/Planning-Division/General-Plan--Other-Planning-Documents/Chico-2030-General-Plan/index.html>
2. Biological Resource Assessment – Prepared by Galloway Enterprises
3. Tree Hazard Inventory – Prepared by Galloway Enterprises
4. Traffic Data – Prepared by Confluence Design
5. Butte County Association of Governments VMT - Prepared by CARD
6. Cultural Resources Assessment - Prepared by Galloway Enterprises by Sean Michael Jensen M.A.
7. Zoning Verification – City of Chico