



COMMUNITY DEVELOPMENT
DEPARTMENT

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February 28, 2024

Scott Schumann
545 Vallombrosa Ave
Chico, CA 95926

Email: sschumann@chicorec.gov

RE: Zoning Verification 24-06: CARD Aquatic and Recreation Park
13301 Garner Lane, AP Nos. 006-400-029, -077 and -080

Dear Mr. Schumann,

This letter is in response to your request for a zoning verification, received on February 6, 2024, for the above referenced project. The subject site is designated Commercial Mixed Use (CMU) on the General Plan Land Use Diagram and zoned CC (Community Commercial) with -AOD (Airport Overflight Zone D) overlay.

The CMU designation is intended to encourage the integration of retail and service commercial uses with office and/or residential uses. The designation may also allow hospitals and other public/quasi-public uses. Other uses may be allowed by right or with approval of a use permit, as outlined in the Chico Municipal Code (CMC). The CC zoning district is applied to areas appropriate for a wide range of retail businesses, restaurants, health/fitness clubs, grocery stores, drug stores, and assembly uses such as theaters, auditoriums and meeting halls. The -AOD overlay implements the outermost perimeter of the airport overflight zones and only restricts uses that constitute a hazard to flight.

The described aquatic and recreation center is considered a “Community Center/Pavilion” land use, which requires use permit authorization pursuant to CMC 19.44.020, Table 4-6. Please refer to the enclosed use permit application to initiate this process and contact Planning staff to obtain the current application fees.

Regarding your specific request to confirm that the proposed aquatic center aligns with the zoning and General Plan Designation, this letter confirms that the Chico 2030 General Plan Environmental Impact Report (EIR) analysis for sites designated Commercial Mixed Use assumed greater environmental impacts from future development than would be associated with the proposed aquatic center. This is due to the fact that Commercial Mixed Use designation assumed 50% retail, 25% residential and 25% office development, with an average residential density of 12 units per acre and mixed-use buildings achieving a floor-to-area-ratio (FAR) of 0.4. This corresponds to a build-out assumption of approximately 137 residential units plus 96,750 square feet of commercial space for the 11.45-acre project site. Such a mixed-use development would generate more

Zoning Verification 24-06
CARD Aquatic and Recreation Park
02/28/2024

impervious surface area, use more energy, result in higher traffic volumes, discharge more air pollutants, and would develop with less open space relative to the proposed aquatic center. Therefore, the potential environmental impacts associated with the proposed aquatic center are considered to be within the scope of the Chico 2030 General Plan EIR's impact analysis for Commercial Mixed Use sites.

A thorough General Plan consistency review will be conducted for the project in conjunction with the City's processing of the use permit application. However, it is anticipated that the aquatic and recreation park will implement several General Plan policy goals, including but not limited to Policy ED-2.1 and Actions PPFS-1.1.2 and PPFS-1.1.3 which encourage the City to work cooperatively with CARD to support development of a new aquatic center in Chico.

Should you have any questions or require further information, you may contact me at mike.sawley@chicoca.gov or by phone at (530) 879-6812.

Sincerely,

Mike Sawley

Mike Sawley
Principal Planner



Zoning Verification/Clearance Application

City of Chico • Community Development Department • Planning Division
P.O. Box 3420, Chico, CA 95927 • (530) 879-6800 • Zoning@chicoca.gov

Applicant's Name: Scott Schumann

Phone: 530-520-6822 Cell: 530-813-3253 Email: sschumann@chicorec.gov

Applicant's Address: 545 Vallombrosa Ave Zip: 95926

Owner's Name Chico Area Recreation and Park District (CARD)

Phone: 530-520-6822 Cell: Email:

Owner's Address: 545 Vallombrosa Ave Zip: 95926

Site Address: 13301 Garner Lane

Cross Streets: Garner Lane & Esplanade

Assessor Parcel No(s): APN 006 -400-029-000, APN 006-400-077-000, APN 006-400-080-000

Describe existing use and site improvements (building sq. ft., number of parking spaces, etc.):

The site currently contains a commercial building and paved parking area and was previously the Sunset Hills Golf Course; which is now closed. The site is closed and has no current use.

attach additional pages as necessary

Describe any proposed uses and site improvements (building sq. ft., number of parking spaces, etc.):

The Project involves the development of an aquatic and recreation center. The Project master plan includes a 50-meter pool, water slides and recreational pool, fencing, parking, landscaping, concessions, bathrooms, administrative offices, mechanical building, and shade structures. See attached for full description and master plan.

For Office Use Only

Application Received by: M. Driscoll

Date Received: 2/6/24

Lot Size: _____ sq. ft. _____ acres

Zoning: _____ Overlay Zone: _____

General Plan Land Use Designation: _____



Chico Area Recreation and Park District
Chico Aquatic and Recreation Park
Zoning Verification Request
2/6/2024

Dear City of Chico Planning Division,

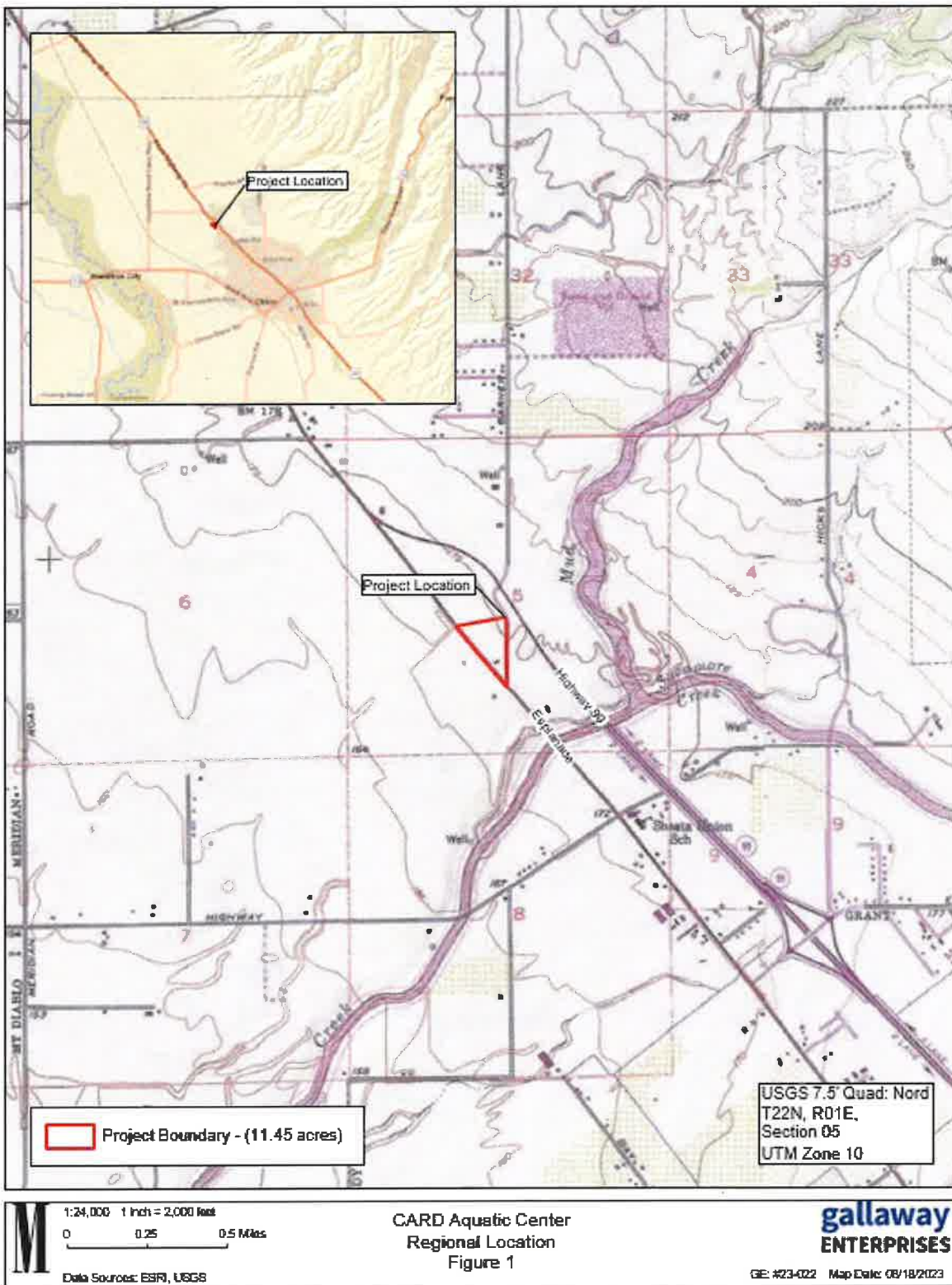
This letter serves as a formal zoning verification request. In anticipation of the Chico Area Recreation and Park District's Aquatic and Recreation Center Project. CARD requests verification that the intended uses of the site align with the planned zoning.

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 13301 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 the Sunset Hills 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 Project master plan includes 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

Chico Area Recreation & Park District | 545 Vallombrosa Avenue, Chico, CA 95926

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Anticipated use and traffic is included in the table below (See Table 1). This data has been compiled based on use at other similar aquatic and recreation centers in the region. This data is also based on patron capacity of concepts under consideration. Depending on the final design, the total patron number and vehicular traffic may, in fact, decline.

Use of the facility varies greatly based on the season. Most of the use for open swim is expected to occur during June and July. Use of the facility for a regional swim meet will typically only occur 2 or at most, 3 times per year and is expected to occur during the weekend. Both events are not expected to coincide with typical peak traffic times.

CARD Aquatics Center Peak Hour Traffic Data

Event	Expected Occurrence	Peak #1		Peak #2	
		Expected Peak Hour Time	Expected Number of Vehicles	Expected Peak Hour Time	Expected Number of Vehicles
Open Swim	June and July, Mon thru Sat	12:45 pm to 1:45 pm	90 to 120	N/A	N/A
Swim Meet	May thru August, 3 times per year, Sat & Sun	6:30 am to 7:30 am	130 to 180	11:30 am to 12:30 pm	80 to 100

The Chico 2030 General Plan Update EIR (GPU EIR) was certified by the Chico City Council on April 12, 2011. 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 will be avoided through implementation of General Plan goals and policies. CARD will ensure the project achieves General Plan consistency through its site design, architectural concept, and consistency with municipal code standards regarding lighting, landscaping, parking and setbacks. CARD believes this project is consistent with the development density established by Community Commercial zoning district and Commercial Mixed-Use General Plan land use designation. **Please verify CARD's planned use of the site is aligned with the zoning.**

Sincerely,



Scott Schumann
Director of Parks and Facilities
530-520-6822