

**FINANCE COMMITTEE MEETING**

Tom Lando and Chris Norden

Thursday, August 22, 2024 – 3:30 P.M.

If you need an accommodation to participate in this meeting, please call (530) 895-4711

Agenda posted prior to 4:00 PM Monday, August 19, 2024

**AGENDA**

**A. Call to Order**

**B. Public Comments**

*Members of the public may address the Committee at this time on any matter not already listed on the Agenda, with comments being limited to three minutes. The Committee cannot take any action at this meeting on requests made under this section of the agenda.*

**C. Monthly Financial Report for July 2024 (Staff Report FI-24-032)**

The Committee will review and recommend to the Board of Directors approval of the Monthly Financial Reports.

**D. Community Center Refurbishment Project Award (Staff Report FI-24-033)**

The Committee will review and recommend to the Board of Directors approval of the award of the Community Center dry rot repair, roof repair, and painting project.

**E. County Development Impact Fees (Staff Report FI-24-034)**

District staff will provide an update on the assessment of Park Facilities Fees in unincorporated areas of Butte County.

**F. Adjournment**

Adjourn to the next scheduled Finance Committee Meeting.

**Finance Committee**

# STAFF REPORT

**DATE:** August 22, 2024  
**TO:** Board of Directors  
**FROM:** Angie Carpenter  
**SUBJECT:** July Monthly Financials

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**ANALYSIS**

July represents **8%** of the budget for the year.

The financial statements for July are uneventful as the new fiscal year gets underway.

- General Fund Cash is down to capital outlays in July and is anticipated to be restored once property tax installments are received.
- Capital Assets are high because it includes the purchase of new trucks.
- **Revenue is 4.68%** of the budget for the year.
  - Program income in for Camps, Classes, Aquatics, and the Nature Center encompasses summer activities from July and on through August, causing a higher trend than pace.
  - Community Park impact fees are expected to be lower than projected due to measurement dates (Jan 1 & Jun 30), and subsequent disbursement dates (Feb 1 & July 31).
- **Expense is 11.95%** of budget.
  - Annual expenses paid in full and planned purchases of equipment are inflating the YTD percentage.
  - Worker's Comp Insurance is paid in full for the fiscal year.
  - Operating expenses (OE) are trending high as some services and supplies for District repairs and maintenance (R&M) are rolled up in OE based on the account code. Please note the budget balance in the R&M line.
  - The Employee Benefit expense is trending high due to the required AUL payment at \$100K.



# CARD

Chico Area Recreation & Park District

## Monthly Financial Reports July 2024

### KEY TERMS

**Original:** Board adopted budget amount

**Current:** Subsequent Board approved budget changes

**Period Activity:** Financial transactions occurring in the month being reported

**Fiscal Activity:** Year-to-date information

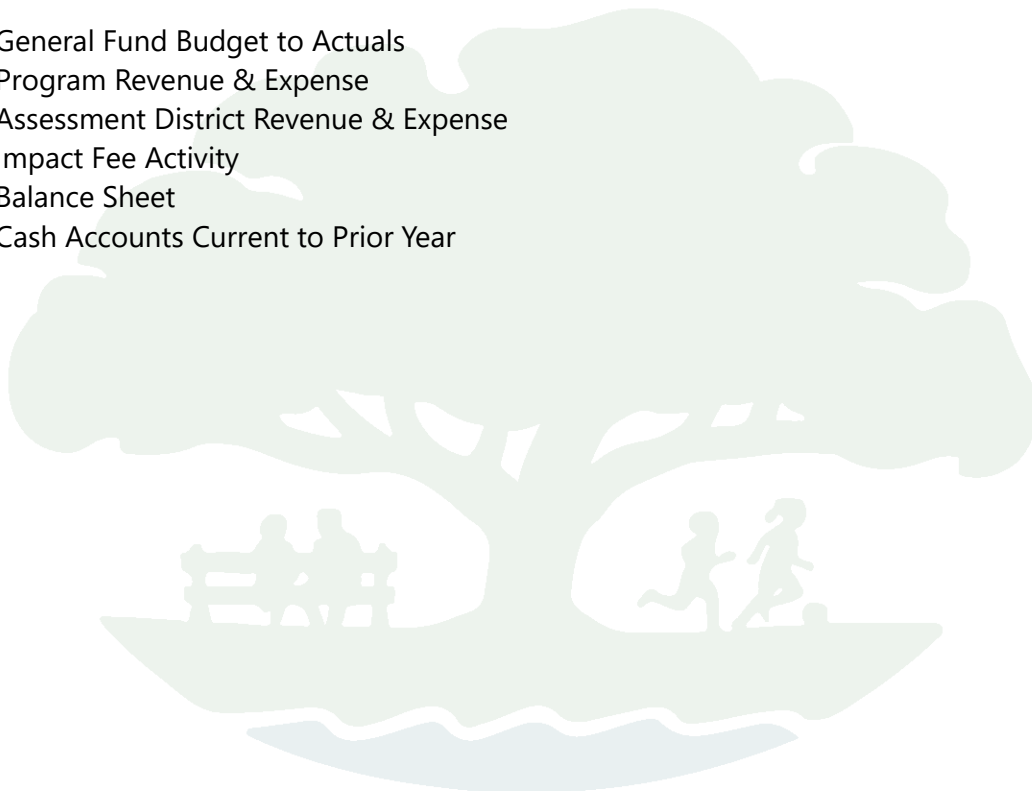
**Variance:** Fiscal Activity less the Current Budget

**Percent Used:** Percentage of Fiscal Activity from the Current Budget.

**Figures:** Surplus is a positive and Deficit is shown as a negative (-) number

### REPORT SECTIONS

1. General Fund Budget to Actuals
2. Program Revenue & Expense
3. Assessment District Revenue & Expense
4. Impact Fee Activity
5. Balance Sheet
6. Cash Accounts Current to Prior Year





Chico Area Recreation and Park District

# Budget to Actuals Group Summary

For Fiscal: FY 2025 Period Ending: 07/31/2024

Class	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
<b>Fund: 90 - General Fund</b>						
<b>Revenue</b>						
50 - Taxes	6,950,000.00	6,950,000.00	0.00	0.00	-6,950,000.00	0.00%
53 - Operating Income	6,882,350.00	6,882,350.00	636,574.04	636,574.04	-6,245,775.96	9.25%
55 - Other Income	11,000.00	11,000.00	11,062.42	11,062.42	62.42	100.57%
<b>Revenue Total:</b>	<b>13,843,350.00</b>	<b>13,843,350.00</b>	<b>647,636.46</b>	<b>647,636.46</b>	<b>-13,195,713.54</b>	<b>4.68%</b>
<b>Expense</b>						
60 - Salaries & Wages	7,760,316.41	7,760,316.41	541,065.71	541,065.71	7,219,250.70	6.97%
61 - Employee Benefits	1,636,918.59	1,636,918.59	259,856.24	259,856.24	1,377,062.35	15.87%
62 - Supplies & Services	2,564,939.00	2,564,939.00	635,905.04	635,905.04	1,929,033.96	24.79%
63 - Repairs & Maintenance	425,000.00	425,000.00	52,052.86	52,052.86	372,947.14	12.25%
64 - Utilities	698,379.00	698,379.00	78,864.09	78,864.09	619,514.91	11.29%
69 - Other Expenses	35,000.00	35,000.00	0.00	0.00	35,000.00	0.00%
<b>Expense Total:</b>	<b>13,120,553.00</b>	<b>13,120,553.00</b>	<b>1,567,743.94</b>	<b>1,567,743.94</b>	<b>11,552,809.06</b>	<b>11.95%</b>
<b>Fund: 90 - General Fund Surplus (Deficit):</b>	<b>722,797.00</b>	<b>722,797.00</b>	<b>-920,107.48</b>	<b>-920,107.48</b>	<b>-1,642,904.48</b>	<b>-127.30%</b>
<b>Report Surplus (Deficit):</b>	<b>722,797.00</b>	<b>722,797.00</b>	<b>-920,107.48</b>	<b>-920,107.48</b>	<b>-1,642,904.48</b>	<b>-127.30%</b>

### Fund Summary

<b>Fund</b>	<b>Original Total Budget</b>	<b>Current Total Budget</b>	<b>Period Activity</b>	<b>Fiscal Activity</b>	<b>Variance Favorable (Unfavorable)</b>
90 - General Fund	722,797.00	722,797.00	-920,107.48	-920,107.48	-1,642,904.48
<b>Report Surplus (Deficit):</b>	<b>722,797.00</b>	<b>722,797.00</b>	<b>-920,107.48</b>	<b>-920,107.48</b>	<b>-1,642,904.48</b>



Chico Area Recreation and Park District

# Program Report Group Summary

For Fiscal: FY 2025 Period Ending: 07/31/2024

Account Type	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
<b>Program: 11000 - District Wide</b>						
Revenue	7,253,500.00	7,253,500.00	74,461.09	74,461.09	-7,179,038.91	1.03%
Expense	3,566,860.27	3,566,860.27	803,461.19	803,461.19	2,763,399.08	22.53%
<b>Program: 11000 - District Wide Surplus (Deficit):</b>	<b>3,686,639.73</b>	<b>3,686,639.73</b>	<b>-729,000.10</b>	<b>-729,000.10</b>	<b>-4,415,639.83</b>	<b>-19.77%</b>
<b>Program: 11610 - Facility Rentals</b>						
Revenue	360,000.00	360,000.00	18,932.00	18,932.00	-341,068.00	5.26%
Expense	265,266.94	265,266.94	22,130.71	22,130.71	243,136.23	8.34%
<b>Program: 11610 - Facility Rentals Surplus (Deficit):</b>	<b>94,733.06</b>	<b>94,733.06</b>	<b>-3,198.71</b>	<b>-3,198.71</b>	<b>-97,931.77</b>	<b>-3.38%</b>
<b>Program: 11611 - Picnic Rentals</b>						
Revenue	25,000.00	25,000.00	2,472.00	2,472.00	-22,528.00	9.89%
<b>Program: 11611 - Picnic Rentals Total:</b>	<b>25,000.00</b>	<b>25,000.00</b>	<b>2,472.00</b>	<b>2,472.00</b>	<b>-22,528.00</b>	<b>9.89%</b>
<b>Program: 11612 - Field Rentals</b>						
Revenue	85,000.00	85,000.00	42.00	42.00	-84,958.00	0.05%
Expense	46,510.43	46,510.43	5,966.18	5,966.18	40,544.25	12.83%
<b>Program: 11612 - Field Rentals Surplus (Deficit):</b>	<b>38,489.57</b>	<b>38,489.57</b>	<b>-5,924.18</b>	<b>-5,924.18</b>	<b>-44,413.75</b>	<b>-15.39%</b>
<b>Program: 11710 - Special Events</b>						
Revenue	140,000.00	140,000.00	710.00	710.00	-139,290.00	0.51%
Expense	80,688.00	80,688.00	8,076.74	8,076.74	72,611.26	10.01%
<b>Program: 11710 - Special Events Surplus (Deficit):</b>	<b>59,312.00</b>	<b>59,312.00</b>	<b>-7,366.74</b>	<b>-7,366.74</b>	<b>-66,678.74</b>	<b>-12.42%</b>
<b>Program: 22100 - Ice Rink Recreation</b>						
Revenue	365,000.00	365,000.00	0.00	0.00	-365,000.00	0.00%
Expense	102,713.00	102,713.00	0.00	0.00	102,713.00	0.00%
<b>Program: 22100 - Ice Rink Recreation Surplus (Deficit):</b>	<b>262,287.00</b>	<b>262,287.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-262,287.00</b>	<b>0.00%</b>
<b>Program: 22200 - Contracted Camp</b>						
Revenue	210,000.00	210,000.00	62,689.95	62,689.95	-147,310.05	29.85%
Expense	151,755.00	151,755.00	0.00	0.00	151,755.00	0.00%
<b>Program: 22200 - Contracted Camp Surplus (Deficit):</b>	<b>58,245.00</b>	<b>58,245.00</b>	<b>62,689.95</b>	<b>62,689.95</b>	<b>4,444.95</b>	<b>107.63%</b>
<b>Program: 22210 - Camp Chi-Da-CA</b>						
Revenue	290,600.00	290,600.00	78,190.00	78,190.00	-212,410.00	26.91%
Expense	197,804.42	197,804.42	46,371.26	46,371.26	151,433.16	23.44%
<b>Program: 22210 - Camp Chi-Da-CA Surplus (Deficit):</b>	<b>92,795.58</b>	<b>92,795.58</b>	<b>31,818.74</b>	<b>31,818.74</b>	<b>-60,976.84</b>	<b>34.29%</b>
<b>Program: 22220 - Summertime Delight</b>						
Revenue	193,520.00	193,520.00	71,212.40	71,212.40	-122,307.60	36.80%
Expense	157,425.31	157,425.31	29,661.58	29,661.58	127,763.73	18.84%
<b>Program: 22220 - Summertime Delight Surplus (Deficit):</b>	<b>36,094.69</b>	<b>36,094.69</b>	<b>41,550.82</b>	<b>41,550.82</b>	<b>5,456.13</b>	<b>115.12%</b>
<b>Program: 22230 - School Year Camps</b>						
Revenue	20,880.00	20,880.00	0.00	0.00	-20,880.00	0.00%
Expense	17,591.91	17,591.91	1,007.48	1,007.48	16,584.43	5.73%
<b>Program: 22230 - School Year Camps Surplus (Deficit):</b>	<b>3,288.09</b>	<b>3,288.09</b>	<b>-1,007.48</b>	<b>-1,007.48</b>	<b>-4,295.57</b>	<b>-30.64%</b>
<b>Program: 22240 - Camp Chico Creek</b>						
Revenue	230,000.00	230,000.00	93,685.80	93,685.80	-136,314.20	40.73%
Expense	117,985.93	117,985.93	30,455.79	30,455.79	87,530.14	25.81%
<b>Program: 22240 - Camp Chico Creek Surplus (Deficit):</b>	<b>112,014.07</b>	<b>112,014.07</b>	<b>63,230.01</b>	<b>63,230.01</b>	<b>-48,784.06</b>	<b>56.45%</b>
<b>Program: 22310 - Youth Sports</b>						
Revenue	435,000.00	435,000.00	66,791.24	66,791.24	-368,208.76	15.35%
Expense	420,546.10	420,546.10	41,951.16	41,951.16	378,594.94	9.98%
<b>Program: 22310 - Youth Sports Surplus (Deficit):</b>	<b>14,453.90</b>	<b>14,453.90</b>	<b>24,840.08</b>	<b>24,840.08</b>	<b>10,386.18</b>	<b>171.86%</b>

**Budget Report**

**For Fiscal: FY 2025 Period Ending: 07/31/2024**

Account Type	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
<b>Program: 22320 - Adult Sports</b>						
Revenue	425,000.00	425,000.00	33,472.54	33,472.54	-391,527.46	7.88%
Expense	655,025.11	655,025.11	27,267.49	27,267.49	627,757.62	4.16%
<b>Program: 22320 - Adult Sports Surplus (Deficit):</b>	<b>-230,025.11</b>	<b>-230,025.11</b>	<b>6,205.05</b>	<b>6,205.05</b>	<b>236,230.16</b>	<b>-2.70%</b>
<b>Program: 22330 - DFJ Admin</b>						
Revenue	40,000.00	40,000.00	9,660.00	9,660.00	-30,340.00	24.15%
Expense	124,220.00	124,220.00	8,490.25	8,490.25	115,729.75	6.83%
<b>Program: 22330 - DFJ Admin Surplus (Deficit):</b>	<b>-84,220.00</b>	<b>-84,220.00</b>	<b>1,169.75</b>	<b>1,169.75</b>	<b>85,389.75</b>	<b>-1.39%</b>
<b>Program: 22400 - Contract Programs</b>						
Revenue	190,000.00	190,000.00	22,895.25	22,895.25	-167,104.75	12.05%
Expense	191,486.49	191,486.49	53,143.95	53,143.95	138,342.54	27.75%
<b>Program: 22400 - Contract Programs Surplus (Deficit):</b>	<b>-1,486.49</b>	<b>-1,486.49</b>	<b>-30,248.70</b>	<b>-30,248.70</b>	<b>-28,762.21</b>	<b>2,034.91%</b>
<b>Program: 22510 - Afterschool Program - CARD</b>						
Revenue	2,662,550.00	2,662,550.00	5,008.42	5,008.42	-2,657,541.58	0.19%
Expense	1,828,276.59	1,828,276.59	27,754.59	27,754.59	1,800,522.00	1.52%
<b>Program: 22510 - Afterschool Program - CARD Surplus (Deficit):</b>	<b>834,273.41</b>	<b>834,273.41</b>	<b>-22,746.17</b>	<b>-22,746.17</b>	<b>-857,019.58</b>	<b>-2.73%</b>
<b>Program: 22600 - NC Admin</b>						
Revenue	164,000.00	164,000.00	15,903.49	15,903.49	-148,096.51	9.70%
Expense	366,043.85	366,043.85	14,631.17	14,631.17	351,412.68	4.00%
<b>Program: 22600 - NC Admin Surplus (Deficit):</b>	<b>-202,043.85</b>	<b>-202,043.85</b>	<b>1,272.32</b>	<b>1,272.32</b>	<b>203,316.17</b>	<b>-0.63%</b>
<b>Program: 22630 - Nature ABC</b>						
Revenue	6,000.00	6,000.00	0.00	0.00	-6,000.00	0.00%
Expense	6,027.17	6,027.17	64.46	64.46	5,962.71	1.07%
<b>Program: 22630 - Nature ABC Surplus (Deficit):</b>	<b>-27.17</b>	<b>-27.17</b>	<b>-64.46</b>	<b>-64.46</b>	<b>-37.29</b>	<b>237.25%</b>
<b>Program: 22650 - Observatory</b>						
Revenue	90,000.00	90,000.00	0.00	0.00	-90,000.00	0.00%
<b>Program: 22650 - Observatory Total:</b>	<b>90,000.00</b>	<b>90,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-90,000.00</b>	<b>0.00%</b>
<b>Program: 22800 - Recreation Swim</b>						
Revenue	200,000.00	200,000.00	79,989.55	79,989.55	-120,010.45	39.99%
Expense	107,448.68	107,448.68	79,213.80	79,213.80	28,234.88	73.72%
<b>Program: 22800 - Recreation Swim Surplus (Deficit):</b>	<b>92,551.32</b>	<b>92,551.32</b>	<b>775.75</b>	<b>775.75</b>	<b>-91,775.57</b>	<b>0.84%</b>
<b>Program: 22810 - Sycamore Pool Rec</b>						
Expense	3,400.00	3,400.00	9.19	9.19	3,390.81	0.27%
<b>Program: 22810 - Sycamore Pool Rec Total:</b>	<b>3,400.00</b>	<b>3,400.00</b>	<b>9.19</b>	<b>9.19</b>	<b>3,390.81</b>	<b>0.27%</b>
<b>Program: 22900 - Youth Leader</b>						
Expense	6,142.21	6,142.21	331.71	331.71	5,810.50	5.40%
<b>Program: 22900 - Youth Leader Total:</b>	<b>6,142.21</b>	<b>6,142.21</b>	<b>331.71</b>	<b>331.71</b>	<b>5,810.50</b>	<b>5.40%</b>
<b>Program: 22910 - Inclusion</b>						
Revenue	120,000.00	120,000.00	11,520.73	11,520.73	-108,479.27	9.60%
Expense	128,347.20	128,347.20	6,252.90	6,252.90	122,094.30	4.87%
<b>Program: 22910 - Inclusion Surplus (Deficit):</b>	<b>-8,347.20</b>	<b>-8,347.20</b>	<b>5,267.83</b>	<b>5,267.83</b>	<b>13,615.03</b>	<b>-63.11%</b>
<b>Report Surplus (Deficit):</b>	<b>4,964,485.39</b>	<b>4,964,485.39</b>	<b>-558,605.14</b>	<b>-558,605.14</b>	<b>-5,523,090.53</b>	<b>-11.25%</b>

### Fund Summary

<b>Fund</b>	<b>Original Total Budget</b>	<b>Current Total Budget</b>	<b>Period Activity</b>	<b>Fiscal Activity</b>	<b>Variance Favorable (Unfavorable)</b>
90 - General Fund	4,964,485.39	4,964,485.39	-558,605.14	-558,605.14	-5,523,090.53
<b>Report Surplus (Deficit):</b>	<b>4,964,485.39</b>	<b>4,964,485.39</b>	<b>-558,605.14</b>	<b>-558,605.14</b>	<b>-5,523,090.53</b>





Chico Area Recreation and Park District

# Assessments Group Summary

For Fiscal: FY 2025 Period Ending: 07/31/2024

Account Typ...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Fund: 60 - Baroni Park</b>						
Revenue	162,300.00	162,300.00	0.00	0.00	-162,300.00	100.00%
Expense	178,447.00	178,447.00	7,245.99	7,245.99	171,201.01	95.94%
<b>Fund: 60 - Baroni Park Surplus (Deficit):</b>	<b>-16,147.00</b>	<b>-16,147.00</b>	<b>-7,245.99</b>	<b>-7,245.99</b>	<b>8,901.01</b>	<b>55.12%</b>
<b>Fund: 63 - Indigo Park</b>						
Revenue	85,773.00	85,773.00	0.00	0.00	-85,773.00	100.00%
Expense	85,773.00	85,773.00	5,641.97	5,641.97	80,131.03	93.42%
<b>Fund: 63 - Indigo Park Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>-5,641.97</b>	<b>-5,641.97</b>	<b>-5,641.97</b>	<b>0.00%</b>
<b>Fund: 65 - Oak Way Park</b>						
Revenue	162,258.00	162,258.00	0.00	0.00	-162,258.00	100.00%
Expense	162,258.00	162,258.00	9,255.78	9,255.78	153,002.22	94.30%
<b>Fund: 65 - Oak Way Park Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>-9,255.78</b>	<b>-9,255.78</b>	<b>-9,255.78</b>	<b>0.00%</b>
<b>Fund: 67 - Peterson Park (Amber Grove)</b>						
Revenue	143,563.00	143,563.00	0.00	0.00	-143,563.00	100.00%
Expense	143,563.00	143,563.00	7,932.58	7,932.58	135,630.42	94.47%
<b>Fund: 67 - Peterson Park (Amber Grove) Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>-7,932.58</b>	<b>-7,932.58</b>	<b>-7,932.58</b>	<b>0.00%</b>
<b>Report Surplus (Deficit):</b>	<b>-16,147.00</b>	<b>-16,147.00</b>	<b>-30,076.32</b>	<b>-30,076.32</b>	<b>-13,929.32</b>	<b>-86.27%</b>

### Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
60 - Baroni Park	-16,147.00	-16,147.00	-7,245.99	-7,245.99	8,901.01
63 - Indigo Park	0.00	0.00	-5,641.97	-5,641.97	-5,641.97
65 - Oak Way Park	0.00	0.00	-9,255.78	-9,255.78	-9,255.78
67 - Peterson Park (Amber Grove)	0.00	0.00	-7,932.58	-7,932.58	-7,932.58
<b>Report Surplus (Deficit):</b>	<b>-16,147.00</b>	<b>-16,147.00</b>	<b>-30,076.32</b>	<b>-30,076.32</b>	<b>-13,929.32</b>

# Impact Fees Group Summary



## Chico Area Recreation and Park District

For Fiscal: FY 2025 Period Ending: 07/31/2024

Account Typ...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
<b>Fund: 70 - City Impact Fees (Community Park)</b>						
Revenue	1,000,000.00	1,000,000.00	59,536.41	59,536.41	-940,463.59	5.95%
<b>Fund: 70 - City Impact Fees (Community Park) Total:</b>	<b>1,000,000.00</b>	<b>1,000,000.00</b>	<b>59,536.41</b>	<b>59,536.41</b>	<b>-940,463.59</b>	<b>5.95%</b>
<b>Fund: 80 - County Impact Fees</b>						
Revenue	60,000.00	60,000.00	4,750.00	4,750.00	-55,250.00	7.92%
<b>Fund: 80 - County Impact Fees Total:</b>	<b>60,000.00</b>	<b>60,000.00</b>	<b>4,750.00</b>	<b>4,750.00</b>	<b>-55,250.00</b>	<b>7.92%</b>
<b>Report Total:</b>	<b>1,060,000.00</b>	<b>1,060,000.00</b>	<b>64,286.41</b>	<b>64,286.41</b>	<b>-995,713.59</b>	<b>6.06%</b>

### Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
70 - City Impact Fees (Community	1,000,000.00	1,000,000.00	59,536.41	59,536.41	-940,463.59	5.95%
80 - County Impact Fees	60,000.00	60,000.00	4,750.00	4,750.00	-55,250.00	7.92%
<b>Report Total:</b>	<b>1,060,000.00</b>	<b>1,060,000.00</b>	<b>64,286.41</b>	<b>64,286.41</b>	<b>-995,713.59</b>	<b>6.06%</b>



Chico Area Recreation and Park District

**Balance Sheet**  
**Account Summary**  
 As Of 07/31/2024

Account	Name	Balance
<b>Fund: 90 - General Fund</b>		
<b>Assets</b>		
<a href="#">90-1016</a>	Petty Cash	800.00
<a href="#">90-1021</a>	Claim On Cash - General	12,859,388.76
<a href="#">90-1210</a>	Land	11,634,790.52
<a href="#">90-1212</a>	Land Improvements	30,517,777.66
<a href="#">90-1215</a>	Leasehold Improvements	2,011,183.52
<a href="#">90-1220</a>	Buildings and Components	123,423.67
<a href="#">90-1225</a>	Building Improvements & Renovations	39,671.05
<a href="#">90-1230</a>	Construction in Progress	5,051,755.84
<a href="#">90-1235</a>	Equipment	1,217,528.13
<a href="#">90-1240</a>	Vehicles	738,522.43
<a href="#">90-1250</a>	Technology Hardware	296,192.00
<a href="#">90-1270</a>	Accumulated Depreciation	-18,528,635.98
<a href="#">90-1310</a>	Accounts Receivable	1,007,015.10
<a href="#">90-1320</a>	Due From Other Funds	4,858,396.91
<a href="#">90-1340</a>	Suspense	-3,446.69
<a href="#">90-1350</a>	Allocation to Other Funds	-448,993.65
<a href="#">90-1360</a>	Deferred Outflows of Resources	2,446,222.00
	<b>Total Assets:</b>	<b>53,821,591.27</b>
		<b><u>53,821,591.27</u></b>
<b>Liability</b>		
<a href="#">90-2004</a>	Deferred Inflows of Resources	82,007.00
<a href="#">90-2006</a>	Accounts Payable	8,970.00
<a href="#">90-2008</a>	Accrued Expenses	-10,000.00
<a href="#">90-2010</a>	Vouchers Payable	138,646.93
<a href="#">90-2014</a>	Accrued Wages and Salaries Payable	115,789.38
<a href="#">90-2016</a>	Compensated Absences Payable	225,688.24
<a href="#">90-2018</a>	457 Employee Contribution	4,168.60
<a href="#">90-2020</a>	457 ROTH Employee Contribution	2,325.00
<a href="#">90-2022</a>	CALPERS - Employee	45,336.48
<a href="#">90-2024</a>	CALPERS - Employer	23,435.00
<a href="#">90-2026</a>	Federal Withholding	96,463.90
<a href="#">90-2030</a>	Garnishments	2,797.35
<a href="#">90-2031</a>	HSA	-14,400.58
<a href="#">90-2032</a>	Medical Insurance - Employee	4,934.02
<a href="#">90-2036</a>	Medicare and Social Security - Employee	111,877.15
<a href="#">90-2038</a>	Medicare and Social Security - Employer	27,924.09
<a href="#">90-2040</a>	State Withholding	73,046.78
<a href="#">90-2042</a>	SDI	9,507.64
<a href="#">90-2044</a>	Union Dues - Parks Staff	-537.56
<a href="#">90-2046</a>	Union Dues - Supervisor	494.81
<a href="#">90-2048</a>	Voluntary Life/AD&D - Employee	2,643.59
<a href="#">90-2052</a>	Deferred Revenue	395,390.06
<a href="#">90-2054</a>	Due To Other Funds	4,858,396.01
<a href="#">90-2056</a>	Other Liability - Class Clearing Acct	-18,567.95
<a href="#">90-2058</a>	Net Pension Liability	3,016,897.00
<a href="#">90-2060</a>	Time Expired Holding Acct	8,298.11
<a href="#">90-2062</a>	Prepaid Facilities Transfer	-1,091.00
<a href="#">90-2066</a>	Security Deposits	64,443.97
<a href="#">90-2099</a>	Due To- General	888,936.31
	<b>Total Liability:</b>	<b>10,163,820.33</b>
<b>Equity</b>		
<a href="#">90-3010</a>	Fund Balance - NonSpendable	21,454,241.07

**Balance Sheet**

As Of 07/31/2024

<b>Account</b>	<b>Name</b>	<b>Balance</b>
<a href="#">90-3050</a>	Fund Balance - Unassigned	23,177,199.60
	<b>Total Beginning Equity:</b>	<b>44,631,440.67</b>
Total Revenue		647,636.46
Total Expense		1,621,306.19
<b>Revenues Over/Under Expenses</b>		<b>-973,669.73</b>
	<b>Total Equity and Current Surplus (Deficit):</b>	<b>43,657,770.94</b>
	<b>Total Liabilities, Equity and Current Surplus (Deficit):</b>	<b><u>53,821,591.27</u></b>

**Balance Sheet**

**As Of 07/31/2024**

Account	Name	Balance
<b>Fund: 99 - POOLED CASH</b>		
<b>Assets</b>		
<a href="#">99-1010</a>	Cash In Bank-US Bank Treasurer	3,972,722.56
<a href="#">99-1011</a>	Cash In Bank-Golden Valley Bank	6,285,630.80
<a href="#">99-1012</a>	Cash In Bank-California Class	2,651,709.52
<a href="#">99-1014</a>	Cash In Bank - GVB Money Market	7,329,783.73
<a href="#">99-1018</a>	Cash In Bank - Tri Counties Bank - MM	911,410.08
<a href="#">99-1382</a>	Due From Other Funds-Indigo Park	771.08
<a href="#">99-1384</a>	Due From Other Funds-General	888,936.31
<a href="#">99-1385</a>	Due From Other Funds-Oak Way Park	1,318.58
<a href="#">99-1386</a>	Due From Other Funds-Peterson Park	2,313.77
<a href="#">99-1387</a>	Due From Other Funds-Baroni Park	2,420.58
	<b>Total Assets:</b>	<b>22,047,017.01</b>
		<b><u>22,047,017.01</u></b>
<b>Liability</b>		
<a href="#">99-2006</a>	Accounts Payable (Pooled Cash)	895,760.32
<a href="#">99-2054</a>	Due To Other Funds (Pooled Cash)	21,151,256.69
	<b>Total Liability:</b>	<b>22,047,017.01</b>
		<b><u>22,047,017.01</u></b>
	<b>Total Equity and Current Surplus (Deficit):</b>	<b>0.00</b>
	<b>Total Liabilities, Equity and Current Surplus (Deficit):</b>	<b><u>22,047,017.01</u></b>



## Cash Accounts

### Current to Prior Year

<b>Current Year</b>	<b>Balance</b>	<b>Prior Year</b>	<b>Balance</b>
As of 07/31/2024		As of 07/31/2023	
Petty Cash	800.00	Petty Cash	800.00
US Bank - County Treasurer	3,972,722.56	US Bank - County Treasurer	6,167,783.79
Golden Valley Bank - Operations	6,285,630.80	Golden Valley Bank - Operations	4,737,098.16
California CLASS - MM	2,651,709.52	California CLASS - MM	2,522,383.12
Golden Valley Bank - MM	7,329,783.73	Golden Valley Bank - MM	-
Tri Counties Bank - MM	911,410.08	Tri Counties Bank - MM	-
<b>TOTAL</b>	<b>21,152,056.69</b>	<b>TOTAL</b>	<b>13,428,065.07</b>





## BOARD OF DIRECTORS

### Finance Committee

# STAFF REPORT

**DATE:** August 22, 2024  
**TO:** Board of Directors  
**FROM:** Scott Schumann  
**SUBJECT:** Community Center Refurbishment Project Award

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### BACKGROUND

As part of the 2023-24 capital project budget, the Board approved the dry rot repair, exterior paint, and composite roof replacement of the CARD Community Center with a project allocation of \$200,000. Sequoia Engineering was retained to develop the scope of work to include the trellis, siding, trusses, sections of exterior needing replacement, roof replacement, and exterior paint. A request for proposals was published on July 1, 2024. A mandatory bid walk was attended by eight potential bidders on July 9<sup>th</sup>.

### DISCUSSION

Proposals were due on July 26, 2024. Four bids were received and are presented for review.

Company	Bid Amount
Ben Franklin Construction, Inc.	\$177,228.00
CMA Painting	\$220,344.00
Synergy Builders	\$361,365.78
Billson Construction	\$456,282.23

Interviews were conducted with the three lowest bidders to gauge their understanding of the project, their approach, clarify their proposals, and ensure they fully grasp the scope and complexity of the work. Following the interviews, references were contacted for Ben Franklin Construction. References reported positive work experience and confirmed Ben Franklin Construction's solid reputation.

### FINANCIAL IMPACT

After the cost of engineering, the remaining project allocation is \$187,000. Although the cost of the current scope of work is under the remaining project budget, that amount does not include the 10% contingency required by District policy. Due to the nature of the damage, staff anticipate uncovering additional dry rot behind existing materials and believe a 15% contingency factor is prudent.

Estimated Cost: 177,230  
Contingency 15%: 26,500  
Total: 203,730

Staff request an increase of \$16,730 to the project budget as contingency funds. Unassigned General Fund Reserves are available to cover this cost.

**RECOMMENDATION**

The Board of Directors award the CARD Community Center project to Ben Franklin Construction and increase the project budget by \$16,730 for a total project cost of \$203,730.



## Ben Franklin

**559-577-3737**

**CONSTRUCTION / ROOFING**  
[benfranklinconstruction@gmail.com](mailto:benfranklinconstruction@gmail.com)  
P.O. Box 2601 FRESNO, CA 93745  
**BENFRANKLINCONSTRUCTION.COM**

**Lic.# 369364**  
**ANGIE'S LIST**  
**5 STAR.**

July 25, 2024

Chico Area Recreation & Park District  
Ross Hensley, Park Supervisor  
(530) 828-5669  
Email: [rhensley@chicorec.gov](mailto:rhensley@chicorec.gov)

Re: 545 Vallombrosa Ave. Chico, CA. 95926

**BID ENCLOSED**

ALLOTMENT FOR UNFORESEEN DAMAGE REPLACEMENT, IF APPLICABLE, ADVISED TO BE SET AT 20% PROJECT BID TOTAL VALUE FOR RESERVES TO APPLY TO ANY POTENTIAL DAMAGES UNCOVERED AND NEEDING REPAIR, THAT WERE NOT VISIBLE AT OR DURING THE BID WALK, OR REFERRED TO IN ANY PLAN SHEETS OR DOCS.

<b>Trellis Areas (shown on page 3)</b>	<b>Contractor or Sub</b>	<b>Materials Cost</b>	<b>Total Cost</b>
1. Trellis 'A'	BEN FRANKLIN CONST	2870	5600
2. Trellis 'B'	BEN FRANKLIN CONST	1835	4450
3. Trellis 'C'	BEN FRANKLIN CONST	4165	8370
4. Trellis 'D'	BEN FRANKLIN CONST	2950	5700
5. Trellis 'E'	BEN FRANKLIN CONST	7550	13250
6. Trellis 'F'	BEN FRANKLIN CONST	6495	12460

<b>Roof Areas (shown on page 3)</b>	<b>Contractor or Sub</b>	<b>Materials Cost</b>	<b>Total Cost</b>
1. Roof 'A'	BEN FRANKLIN CONST	6420	14765
2. Roof 'B'	BEN FRANKLIN CONST	6085	14320
3. Roof 'C'	BEN FRANKLIN CONST	4490	10850

<b>Wall Areas (shown on page 2)</b>	<b>Contractor or Sub</b>	<b>Materials Cost</b>	<b>Total Cost</b>
1. Wall 'A'	BEN FRANKLIN CONST	4865	7650
2. Wall 'B'	BEN FRANKLIN CONST	2890	5650
3. Wall 'C'	BEN FRANKLIN CONST	1940	4425
4. Wall 'D'	BEN FRANKLIN CONST	4055	8365
5. Wall 'E'	BEN FRANKLIN CONST	1275	3560
6. Wall 'F' (shown on page 3)	BEN FRANKLIN CONST	3360	7550

<b>Misc. repairs</b>	<b>Contractor or Sub</b>	<b>Materials Cost</b>	<b>Total Cost</b>
1. Rebuild eave condition at multi-purpose room.	BEN FRANKLIN CONST	2375	6525

2. Paint exterior of structure.	BEN FRANKLIN CONST	4980	14200
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**TOTAL BID VALUE FOR VISIBLE AND/ OR REQUESTED REPAIRS SET AT \$147,690**

**TOTAL RECOMMENDED UNFORSEEN ADDITIONAL 20% ALLOTMENT SET AT \$29,538**

**TOTAL PROJECT POTENTIAL COST, VISIBLE + NON VISIBLE COSTS EST. AT \$177,228**

**PROJECT BID NOTES FROM GENERAL CONTRACTOR:**

1. BID INCLUDES LABOR AND MATERIAL FOR ALL LIGHT FIXTURES CALLED OUT FOR REPLACEMENT PER PLAN SHEETS. CATEGORY NOT PROVIDED ABOVE ON BID WORKSHEET, BUT ACCOUNTED FOR IN EACH CATEGORICAL AREA.
2. BID INCLUDES LABOR AND MATERIAL FOR ANY GUTTERS CALLED OUT FOR REPAIR OR REPLACEMENT PER PLAN SHEETS. CATEGORY NOT PROVIDED ABOVE ON BID WORKSHEET, BUT ACCOUNTED FOR IN EACH CATEGORICAL AREA.
3. BID INCLUDES ALL REPAIR OR REPLACEMENT OF VISIBLE DEFECTS TO EXTERIOR FINISHES OR MEMBERS, THAT MAY OR MAY NOT BE DISCLOSED OR REFERRED TO IN THE PROJECT PLAN SHEETS OR DOCUMENTS.
4. BID INCLUDES THE REPLACEMENT OF THE FOUR STRUCTURAL GLULAM BEAM AT BOTH FRONT AND REAR TRELLACES, AS OPPOSED TO REPAIRING, AND IS INCLUDED AT NO ADDITIONAL COST. THE CONDITION OF THE GLULAMS ARE QUESTIONABLE FOR REMAINING LIFESPAN, AND HAVE VISIBLE EVIDENCE OF PREVIOUS MULTIPLE REPAIRS.
5. CONTRACTOR RECOMMENDS THE ADDITIONAL BUDGET OF 10% BID VALUE TO REPAIR AND REPLACE DOWNSPOUTS, AND CLEAR OR REPLACE THE DIRECTED UNDERGROUND DRAINAGE FOR THE ROOF RUNOFF VIA THOSE DOWNSPOUTS. DAMAGED DOWNSPOUTS ARE VISIBLE, AND DRAINAGE IS BLOCKED CAUSING BACKUP AND POTENTIALLY ESCALATING THE DETERIORATION OF EXTERIOR FINISHED SURFACES.



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/25/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Inszone Insurance Services, LLC 2721 Citrus Road, Suite A Rancho Cordova CA 95742  License#: 0F82764	<b>CONTACT NAME:</b> Certificate Team <b>PHONE (A/C, No, Ext):</b> 877-308-9663 <b>E-MAIL ADDRESS:</b> certs@inszoneins.com	<b>FAX (A/C, No):</b> 916-400-2625
	<b>INSURER(S) AFFORDING COVERAGE</b>	
<b>INSURED</b> Ben Franklin Construction, Inc. PO Box 2601, Fresno CA 93745	<b>INSURER A :</b> Kinsale Insurance Company	<b>NAIC #</b> 38920
	<b>INSURER B :</b> Clear Spring Property and Casualty Company	15563
	<b>INSURER C :</b> California Automobile Insurance Company	38342
	<b>INSURER D :</b>	
	<b>INSURER E :</b>	
	<b>INSURER F :</b>	

**COVERAGES**

CERTIFICATE NUMBER: 191872512

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	0100249969-1	7/18/2024	7/18/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ Excluded PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
C	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	BA040000090079	7/12/2024	7/12/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> Y	N/A	CWC00135302	8/27/2023	8/27/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Verification of Insurance

**CERTIFICATE HOLDER****CANCELLATION**

THIS CERTIFICATE IS PROVIDED AS PROOF OF INSURANCE

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

## ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - SCHEDULED PERSON OR ORGANIZATION

<i>Attached To and Forming Part of Policy</i> 0100249969-0	<i>Effective Date of Endorsement</i> 07/18/2023 12:01AM at the Named Insured address shown on the Declarations	<i>Named Insured</i> Ben Franklin Construction
<i>Additional Premium:</i> \$0	<i>Return Premium:</i> \$0	

This endorsement modifies insurance provided under the following:

### COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE	
Name of Additional Insured Person(s) or Organization(s)	Location(s) of Covered Operations
Blanket, as required by written contract, executed prior to the start of work on the project.	Locations as required and specified by written contract, executed prior to the start of work on the project.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

**A. Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

**B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:**

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

ALL OTHER TERMS AND CONDITIONS OF THE POLICY REMAIN UNCHANGED.



THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED - PRIMARY AND NON-CONTRIBUTORY ENDORSEMENT**

<i>Attached To and Forming Part of Policy</i> 0100249969-0	<i>Effective Date of Endorsement</i> 07/18/2023 12:01AM at the Named Insured address shown on the Declarations	<i>Named Insured</i> Ben Franklin Construction
<i>Additional Premium:</i> \$0	<i>Return Premium:</i> \$0	

This endorsement modifies insurance provided under the following:

- COMMERCIAL GENERAL LIABILITY COVERAGE
- PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE
- ENVIRONMENTAL CONTRACTING AND PROFESSIONAL SERVICES LIABILITY COVERAGE
- PRODUCTS POLLUTION LIABILITY COVERAGE
- PREMISES ENVIRONMENTAL LIABILITY INSURANCE COVERAGE
- ENVIRONMENTAL COMBINED LIABILITY POLICY - ALL COVERAGE PARTS

The insurance provided to Additional Insureds shall be excess with respect to any other valid and collectible insurance available to the Additional Insured unless the written contract specifically requires that this insurance apply on a primary and non-contributory basis, in which case this insurance shall be primary and non-contributory.

ALL OTHER TERMS AND CONDITIONS OF THE POLICY REMAIN UNCHANGED.

**WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT-CALIFORNIA**

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

You must maintain payroll records accurately segregating the remuneration of your employees while engaged in the work described in the Schedule.

The additional premium for this endorsement shall be 2.5% of the California workers' compensation premium otherwise due on such remuneration.

**Schedule**

**Person or Organization**

**Job Description**

Any Person or Organization As Required by Written Contract.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

**(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)**

Endorsement Effective	08/27/2023	Policy No.	CWC00135302	Endorsement No.	1
Insured	Ben Franklin Construction Inc.			Premium	\$2,786
Insurance Company:	Clear Spring Property and Casualty Company			Countersigned by:	



# CONTRACTORS STATE LICENSE BOARD

Pursuant to Chapter 9 of Division 3 of the Business and Professions Code and the Rules and Regulations of the Contractors State License Board, the Registrar of Contractors does hereby issue this license to:

**BEN FRANKLIN CONSTRUCTION**

**License Number 369364**

to engage in the business or act in the capacity of a contractor in the following classifications:

B - GENERAL BUILDING  
C39 - ROOFING

Witness my hand and seal this day,  
October 8, 2021

**Issued February 13, 1979**

Reissued January 20, 2009

*Susan Granzella*

Susan Granzella, Board Chair

David R. Fogt, Registrar of Contractors

This license is the property of the Registrar of Contractors, is not transferable, and shall be returned to the Registrar upon demand when suspended, revoked, or invalidated for any reason. It becomes void if not renewed.



# APPLICATION FOR PUBLIC WORKS CONTRACTOR REGISTRATION

## Registration Information

---

Type: Public Works

Period: 04/27/2023 06/30/2024

## Contractor Information

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Contractor Name: Ben Franklin Construction

Trade Name:

License Type Number: PW-LR-1000851498

## Contractor Physical Address

---

Physical Business Country: United States of America

Physical Business City/ Province: Fresno

Physical Business Address: 1003 J Street

Physical Business State: CA

Physical Business Postal Code: 93657

## Contractor Mailing Address

---

Mailing Country: United States of America

Mailing City /Province: Fresno

Mailing Address: 1003 J Street

Mailing State: CA

Mailing Postal Code: 93657

## Contact Info

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Daytime Phone:

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Business Email: benfranklinconstruction@gmail.com

Applicant's Email: benfranklinconstruction@gmail.com

Printed on: 7/14/2023 9:37:41 AM

To verify most current certification status go to: <https://www.caleprocure.ca.gov>



### Office of Small Business & DVBE Services

**Certification ID:** 2025486

**Legal Business Name:**

Ben Franklin Construction

**Doing Business As (DBA) Name 1:**

**Doing Business As (DBA) Name 2:**

**Address:**

528 TUCKER AVE

CA

Sanger

CA 93657

**Email Address:**

benfranklinconstruction@gmail.com

**Business Web Page:**

**Business Phone Number:**

559/577-3737

**Business Fax Number:**

**Business Types:**

Construction , Service

Certification Type	Status	From	To
SB(Micro)	Approved	09/23/2021	09/30/2023

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Call OSDS Main Number: 916-375-4940

707 3rd Street, 1-400, West Sacramento, CA 95605

## **Bid Bond**

**CONTRACTOR:**

*(Name, legal status and address)*  
Ben Franklin Construction  
1003 J Street  
Sanger CA 93657

**SURETY:**

*(Name, legal status and principal place of business)*  
Midvale Indemnity Company  
6000 American Parkway  
Madison WI 53783

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

**OWNER:**

*(Name, legal status and address)*  
Chico Area Recreation & Park District  
545 Vallombrosa Avenue  
Chico CA 95926

**BOND AMOUNT:** Five Percent (5%) of The Bid Amount

**PROJECT:**

*(Name, location or address, and Project number, if any)*  
Community Center Dry-rot, Painting and Roof Project  
Chico CA

Project Number, if any:

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

I



By arrangement with the American Institute of Architects, the National Association of Surety Bond Producers (NASBP) ([www.nasbp.org](http://www.nasbp.org)) makes this form document available to its members, affiliates, and associates in Microsoft Word format for use in the regular course of surety business. NASBP vouches that the original text of this document conforms exactly to the text in AIA Document A310-2010, Bid Bond. Subsequent modifications may be made to the original text of this document by users, so careful review of its wording and consultation with an attorney are encouraged before its completion, execution or acceptance.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 24th day of July 2024

Ben Franklin Construction  
(Principal) (Seal)

(Witness)

(Title)

Midvale Indemnity Company

(Surety)

Don Smith  
(Witness)

(Title)

Theresa Smith

Attorney-in-Fact



2



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**CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT**

**Civil Code § 1189**

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

State of Arizona

County of Maricopa

On July 24 2024 before me, Beth Rodriguez, Notary Public

personally appeared Theresa Smith  
Name and or Names of Signer(s)

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

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

Witness my hand and official seal.

Signature Beth Rodriguez  
Notary Public Signature



Place Notary Public Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to the persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document \_\_\_\_\_

Document Date \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
  - Corporate Officer – Title(s): \_\_\_\_\_
  - Partner -  Limited  General
  - Guardian or Conservator
  - Attorney-in-Fact
  - Trustee
  - Other: \_\_\_\_\_
- Signer is representing \_\_\_\_\_
- \_\_\_\_\_



- Individual
  - Corporate Officer – Title(s): \_\_\_\_\_
  - Partner -  Limited  General
  - Guardian or Conservator
  - Attorney-in-Fact
  - Trustee
  - Other: \_\_\_\_\_
- Signer is representing \_\_\_\_\_
- \_\_\_\_\_





POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Midvale Indemnity Company, a Wisconsin corporation having its principal office at 6000 American Parkway, Madison, Wisconsin 53783, pursuant to Resolutions of the Board of Directors unanimously consented to on February 18, 2020, to wit:

WHEREAS, management of the Corporation recommends that the Board authorize officers of the Corporation to appoint designated employees as attorneys-in-fact and authorize them to execute on behalf of the Corporation, and affix the seal of the Corporation thereto, bonds, recognizances, contracts of indemnity or writings obligatory in the nature of a bond, recognizance or conditional undertaking, and to remove any such attorneys-in-fact at any time and revoke the power and authority given to them (the "Recommendation"); and WHEREAS, the Board has reviewed and considered the Recommendation.

RESOLVED, that the Recommendation is approved.

The President hereby grants authority to and makes, constitutes and appoints solely:

- (i) Douglas Lehr; (ii) Richelle Smith; (iii) Amy LaCroix, (iv) Jennifer Bush, (v) Amanda Brendel,
- (vi) Aimee Henard, (vii) Theresa Smith, (viii) Beth Rodriguez, (ix) Lauren Powell and (x) Kyler Stahle

as its true and lawful Attorneys-in-fact, to make, execute, seal and deliver for and on its behalf, and as its act and deed, bonds, undertakings, recognizances, contracts of indemnity, or other writings obligatory in nature of a bond subject to the following limitation:

1. No one bond to exceed Twenty-Five Million Dollars (\$25,000,000.00)

and to bind Midvale Indemnity Company thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of Midvale Indemnity Company; the acts of said Attorney are hereby ratified and confirmed.

This power of attorney is signed and sealed by facsimile under and by the authority pursuant to a Resolution of the Board of Directors unanimously consented to on February 18, 2020, to wit:

RESOLVED, that the signature of any officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or special power of attorney, or certification of either, and the execution of any bond or similar instrument transmitted via facsimile or PDF file format shall be deemed to be true and legally binding signatures and considered an original seal with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, Midvale Indemnity Company has caused these presents to be signed by its Assistant Secretary and its corporate seal to be hereto affixed this 15th day of June, 2023.

Midvale Indemnity Company, By: \_\_\_\_\_

Lauren K. Powell, Assistant Secretary



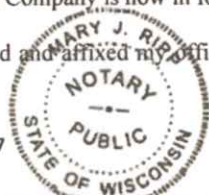
State of Wisconsin  
County of Dane

On this 15th day of June, 2023, before the subscriber a Notary Public of State in and for the State of Wisconsin duly commissioned and qualified, came Lauren K. Powell., to me personally known to be the officer described herein, and who executed the preceding instrument, and he acknowledged the execution of same, and being by me fully sworn, deposed and said that he is an officer of said Company, aforesaid: that the seal affixed to the preceding instrument is the corporate seal of said Company, and the said corporate seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Company; the Resolution dated February 18, 2020 granting authority to appoint Attorney in fact of said Company is now in force.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Madison, Wisconsin, this 15th day of June, 2023.

Mary J. Ripp

Notary Commission Expires: February 8, 2027



I, Theresa K. Sztuczko, Assistant Treasurer, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney executed by said Company which is still in full force and effect. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Midvale Indemnity Company this 24th day of July, 2024.

Theresa K. Sztuczko



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TO SUBMIT A CLAIM: Send all correspondence to 55 West Street, Keene, NH 03431  
Attn: Bond Claim Dept. or call our Bond Claim Dept. at 1-603-358-1437.



## BOARD OF DIRECTORS

### Finance Committee

# STAFF REPORT

**DATE:** August 22, 2024  
**TO:** Board of Directors  
**FROM:** Annabel Grimm  
**SUBJECT:** County Development Impact Fees

---

### BACKGROUND

The Park Facility Fee for unincorporated areas of Butte County was established in May 1989 and increased to \$2,375 in December 2005. The District participated in the City of Chico's 2016 nexus study that set the Community Park, Neighborhood Park, and Bidwell Park Impact Fees at a combined \$3,960 with an annual CPI adjustment.

### DISCUSSION

The City of Chico has consistently adjusted its fees to align with inflation, while the County's fees have remained unchanged for nearly 20 years. District staff are actively engaging with County Planning officials to gain a deeper understanding of the County's planning process and explore ways the District can proactively collaborate on developments, regardless of their size, before subdivision approvals are granted.



**BOARD OF SUPERVISORS**  
**COUNTY OF BUTTE, STATE OF CALIFORNIA**

Resolution No. 05-137

**RESOLUTION OF THE BOARD OF SUPERVISORS  
OF THE COUNTY OF BUTTE INCREASING PARK FACILITY FEES  
IN THE CHICO AREA RECREATION AND PARK DISTRICT**

WHEREAS, the Board of Supervisors of the County of Butte, by Ordinance Number 2750, adopted on May 23, 1989, added Article IV to Chapter 16 of the Butte County Code authorizing the assessment and levying of Park Facility Fees on any owner of real property located in the unincorporated area of the Chico Area Recreation and Park District adding residential dwelling units to such property, in order to fund the cost of the additional park facilities which will be necessary in order to meet the recreational needs of the new residents resulting from such developments; and

WHEREAS, the Board of Supervisors, by Ordinance Number 2863, adopted on September 18, 1990, amended Article IV of Chapter 16 of the Butte County Code and established the Park Facility Fee at \$1,189 per dwelling unit; and

WHEREAS, the Board of Supervisors, by Resolution Number 04-108, adopted on June 22, 2004, amended Article IV of Chapter 16 of the Butte County Code and established the Park Facility Fee at \$1,880.00 per dwelling unit; and

WHEREAS, the methodology included in Ordinance Number 2750 for calculating an annual increase has been clarified by referring to changes in construction cost index numbers for the facilities portion of the fee and to changes in the median home price based on zip codes in the unincorporated areas within the district for

the land portion of the fee; and

WHEREAS, this methodology was used to recalculate the fee for 2004/05 and to clear up discrepancies, and it was determined that the amount of the fee could have been \$2,011 per unit, which validated the actual fee adopted for 2004/05 at \$1,880 per unit; and

WHEREAS, the Board of Supervisors, by this Resolution, desires to: amend the amount of said Park Facility Fee in the manner provided for in said Article IV of Chapter 16 of the Butte County Code; demonstrate that such fee complies with all of the factors enumerated in Section 16-33 of said Article and Chapter of the Butte County Code; and, by reason thereof, confirm that such Park Facility Fee meets each of the “nexus” requirements set forth in Section 66001 of the California Government Code, all for the reasons set out in Section 16-27 of said Article and Chapter of the Butte County Code; and

WHEREAS, the Board of Supervisors has considered this Resolution at a public hearing, notice of which was given in the manner provided for by Sections 66004, 66016, 66017(a) and 66018 of the California Government Code; and,

WHEREAS, the Board of Supervisors has determined the amount of the increase in the Park Facility Fee using the inflation rate of the “Construction Cost Index History For San Francisco” as published in the Engineering News Record (ENR) and the increase in land acquisition costs. The inflation rate in the ENR San Francisco Index as of June 2005 was 8282.31 with the actual Park Facility Component being \$907.00. The actual Land Acquisition Component is \$1,468.00. The total of these two figures equals the amount of the total park facilities fee requested or \$2,375.00.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Butte as follows:

1. The Board of Supervisors adopts the Park Facility Fee of \$2,375.00 per dwelling unit as justified by

Exhibit "A", a memorandum dated July 18, 2005 from Economic & Planning Systems entitled "Inflation of Park Facilities Fee; EPS #14698," attached hereto and by this reference incorporated herein.

2. The Board of Supervisors finds that the Park Facility Fee adopted by this Resolution complies with the requirements of Section 16-33 of the Butte County Code, entitled "Annual Adjustment to Park Facility Fees."

3. The Board of Supervisors confirms that since said Park Facility Fee adopted by this Resolution complies with the requirements of Section 16-33 of the Butte County Code, such fees also meet each of the "nexus" requirements set forth in Section 66001 of the California Government Code, all for the reasons set out in Section 16-27 of the Butte County Code, entitled "Findings."

4. In accordance with the provisions of Section 66017 of the California Government Code, this Resolution as well as the Park Facility Fee provided for herein, shall not become effective until the 61<sup>st</sup> day following its adoption.


PASSED AND ADOPTED this 25th day of October, 2005, by the following vote:

AYES: Supervisors Connelly, Dolan, Houx, Josiassen

NOES: Chair Yamaguchi

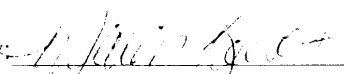
ABSENT: None

NOT VOTING: None

  
\_\_\_\_\_  
Kim K. Yamaguchi, Chair  
Butte County Board of Supervisors

ATTEST:

PAUL MCINTOSH  
Chief Administrative Officer  
and the Clerk of the Board

By:  \_\_\_\_\_



Economic & Planning Systems  
Public Finance  
Real Estate Economics  
Regional Economics  
Land Use Policy

## MEMORANDUM

To: Mary Cahill; *Chico Area Recreation and Park District*  
From: Tim Youmans and Paul Woods  
Subject: Inflation of Park Facilities Fee; EPS #14698  
Date: July 18, 2005

### READERS NOTE:

This revised memorandum and accompanying tables clarify the calculation of the park development and land acquisition fee (Park Facilities Fee) in the unincorporated area of the Chico Urbanized Area based modifications to the base data requested by the Butte County.

### BACKGROUND

On May 23, 1989, Butte County adopted Ordinance Number 2750 (Ordinance), which authorized the implementation of a park development and land acquisition fee (Park Facilities Fee) to be charged against new development in the unincorporated area of the Chico Urbanized Area. The Park Facilities Fee consists of two components, a Park Facilities Development Cost component (Facilities Development), and a Park Land Acquisition component (Land Acquisition). On September 18, 1990, the Ordinance was amended to include nexus findings, and a Park Facilities Fee of \$1,189 per unit was adopted.

### 2004/05 FEE RECONCILIATION

Economic & Planning Systems, Inc. (EPS) provided data for the fee increase for fiscal year 2004/05. Because real estate data was not available back to 1989, 10 years of data (1993 – 2003) was used to create an annual rate of inflation for land values in both incorporated and unincorporated Butte County. For this 2005/06 update, Butte County has requested that the 10-year annual inflation rate be recalculated to reflect only the

SACRAMENTO

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Sacramento, CA 95833-3647  
www.epsys.com

phone: 916-649-8010  
fax: 916-649-2036

BERKELEY

phone: 510-841-9190  
fax: 510-841-9205

DENVER

phone: 303-673-3557  
fax: 303-673-3557

EXHIBIT

A

change in real estate values for zip codes 95928 and 95973 which better reflect land values in unincorporated Butte County. Based on this recalculation, the fee for 2004/05 should have been \$2,011 per unit. The actual fee adopted for 2004/05 was only \$1,880 per unit, and thus excess fees were not charged.

## 2005/06 FEE CALCULATION

The Ordinance allows for increases to the Facilities Development portion of the fee, based on the percentage change in the *Engineering News Record (ENR) Construction Cost Index* for San Francisco. The Land Acquisition component must be escalated based on the "best available data pertaining to increases in the price of land in the Chico Urban Area." Butte County has requested that since the fee is applicable only in the unincorporated area of Butte County, the real estate data should reflect the land values in that unincorporated area. Data from zip codes 95928 and 95973 were used to represent the unincorporated area. After the 10-year average inflation rate was used to recalculate the 2004/05 fee level, the real estate inflation rate for 2004 (same two zip codes) was used for the land value increase component for 2005/06.

## ORIGINAL FEE BASIS

The September 1990 amendment to the Ordinance used the following costs as a basis for the fee calculation. Public Off-Site Improvement costs are combined with the Park Facility Improvement costs to form the Park Development component of the fee calculation.

Cost Item	Cost Per Acre (September 1990)
Land Cost—Unimproved	\$46,000
Public Off-Site Improvements	\$20,300
Park Facility Improvements	\$37,500
<b>Total Park Facilities Costs</b>	<b>\$103,800</b>

## TOTAL PARK FACILITIES COST INCREASE

Table 1 shows the ENR index used for the calculating the inflation for the Facilities Development component of the fee. September 1990 was the base month based on the adoption date of the Ordinance. June 2004 was used for 2004/05, and June 2005 was used for 2005/06. The resulting Facilities Development component is \$907 for FY 2005/06.

The Park Land Acquisition component of the fee was escalated by applying the average annual growth in new home sales in the unincorporated Butte County area around Chico over the 10-year period of 1993 to 2003. Although median home prices have swung up and down significantly during that period, on average, home prices increased by almost 6 percent annually (see **Table 2**). Real estate professionals in the Chico area have indicated that land values generally have increased at the same rate as home prices. Although the County ordinance requires land inflation values to be calculated with data from September 1990 forward, no data prior to 1993 is available. Therefore, for purposes of this fee escalation the ten-year period was used to escalate land value to 2003 and then the 2004 actual annual rate was used to escalate the land acquisition component for 2005/06.

**Table 2** shows the calculation of the Land Acquisition component from the base year of FY 1990/91 to FY 2004/05, and then to FY 2005/06. In escalating the fee to FY 2004/05, a cumulative rate of growth of 112.4 percent was used, which is the result of compounding 5.63 percent over the period between FY 1990/91 and FY 2004/05. The Land Acquisition component calculated for FY 2004/05, \$1,119, was then escalated by 60.8 percent for FY 2005/06. The calculation results in a Land Acquisition component of \$1,799.

#### ESTIMATED FEE REVISIONS BASED ON COST INCREASE

**Table 1** shows the increase in the park development and land acquisition components of the Park Facilities Fee, based on the two methodologies described above. The fee increases to \$2,706 for the 2005/06 fiscal year.



**DRAFT**

Table 1  
 Chico Area Recreation and Park District  
 Unincorporated Chico Urbanized Area Park Facilities Fee  
 Calculation of Park Facility Fee Inflation

Fiscal Year	ENR San Francisco Index		Park Development Cost		Park Land Acquisition			Total Park Facilities Fee	
	Date	Index	Change	Park Facility Component	Avg Annual	Rate of Growth	Land Acquisition Component	Total Park Facilities Fee	Annual Increase
			[1]	[2]	[3]	[4]	[5]	[6]	
				<i>Per Unit</i>			<i>Per Unit</i>	<i>Per Unit</i>	
1990/91	Sep-90	6042.55	-	\$662	-	-	\$527	\$1,189	-
2004/05	Jun-04	8146.25	34.8%	\$892	5.63%	112.40%	\$1,119	\$2,011	-
2005/06	Jun-05	8282.31	1.7%	\$907	60.80%	241.54%	\$1,799	\$2,706	34.6%

Source: Engineering News Record, Data Quick, Chico Area Recreation and Park District, and EPS.

[1] Change in 2004/05 based on the percent change in the Engineering News Record Construction Cost Index (ENR) for San Francisco since FY1990/91.  
 [2] The per unit Park Facility Component cost shown is the FY 1990/91 cost increased by the amount of change in the ENR for San Francisco since FY 1990/91.

[3] Park Land Acquisition increase based on the average annual increase in new home prices in the unincorporated Chico area ( Table 2).  
 [4] Cumulative rate of growth is the growth in land acquisition costs since FY1990/91 at an annual rate of 5.63%.

Table 2  
 Chico Area Recreation and Park District  
 Unincorporated Chico Urbanized Area Park Facilities Fee  
 Land Value Inflation Calculation

**DRAFT**

Year	Median Home Price	Annual Change	Average Annual Change
1993	\$140,500	-	-
1994	\$150,000	6.76%	6.76%
1995	\$140,250	-6.50%	-0.09%
1996	\$135,250	-3.57%	-1.26%
1997	\$128,000	-5.36%	-2.30%
1998	\$148,500	16.02%	1.11%
1999	\$149,500	0.67%	1.04%
2000	\$158,250	5.85%	1.71%
2001	\$206,250	30.33%	4.92%
2002	\$222,500	7.88%	5.24%
2003	\$243,000	9.21%	5.63%
2004	\$390,750	60.80%	9.74%
<b>Average Annual Growth</b>			
For the Period 1993-2003		<b>5.63%</b>	
For the Period 2003-2004		<b>60.80%</b>	

*land*

Source: Data Quick data of zip codes 95928, and 95973.

Note: Realtors confirmed that land values have been increasing at approximately the same rate as new home prices.

# Technical Memorandum #9

---

**To:** City of Chico  
**Attn:** Steve Borroum  
**From:** Martin Inouye, Omni-Means  
Isabel Domeyko, New Economics & Advisory  
**Re:** Chico Park Impact Fees Update Analysis  
**CC:**

**Date:** May 15, 2017  
**Project:** 2017 Chico Development Impact Fee Study  
**Job No.:** 25-2223-03  
**File No.:** C2076MEM008.DOCX

---

This memorandum is a part of an overall effort by the City of Chico to update and adopt a 2016 Nexus Study that updates the currently adopted Development Impact Fees based on the 2030 General Plan. This memorandum focuses on the impact methodology and analysis to update the current neighborhood park impact fee (NPIF), community park impact fee (CPIF), and Bidwell Park impact fee (BPIF) rates.

This memorandum contains a variety of sections documenting current fund balances and Level of Service (LOS) standards for parks, quantifying the scale of new parks needed to accommodate residential growth, and calculating potential updated park impact fee rates. In addition to figures included within this memorandum, Appendix A contains a map of existing park fund districts, while Appendix B contains additional documentation of key assumptions and supporting calculations for the park impact fees update, and Appendix C provides documentation of the City's existing Quimby Act level of service standard for neighborhood and community parks.

## Background and Purpose

The general purpose of the park impact fees is to collect and distribute funding for the acquisition of parkland and construction of park facilities improvements to meet the continued growing community need within the City through 2040. *Technical Memorandum #1: Population and Housing Forecasts*, prepared and submitted under separate cover, documents the City's growth estimate and its methodology.

The 2030 General Plan includes the following policies that address needed funding to create parks and establish impact fees for park land acquisition and facility construction to support continued development through 2040 consistent with the General Plan:

- **Goal PPFS-1: Continue cooperative efforts with the Chico Area Recreation and Park District [CARD] and the Chico Unified School District to provide a broad range of high quality parks and recreation facilities and services for all residents.**
  - **Policy PPFS-1.1 (Park and Recreation Facilities)** – Partner with CARD and local providers to provide parks and recreation facilities that offer recreation opportunities for the community.

- **Action PPFS-1.1.2 (Park Development Fees)** – Adopt park development fees that support the goals of the CARD Parks and Recreation Master Plan to fund the acquisition and development of neighborhood and community parks, and community use facilities, such as an aquatic park, needed as a result of new development.
- **Action PPFS-1.1.4 (Park Maintenance Funding)** – Aid in the formation of maintenance districts or other funding mechanisms to pay for the cost of ongoing maintenance and operation of parks.
- **Action PPFS-1.1.8 (Funding to Develop Recreation Facilities)** – Pursue local, state, federal, and other funds for the development of parks and recreation facilities.
- **Action PPFS-1.1.9 (Bidwell Park Master Management Plan)** – Utilize the Bidwell Park Master Management Plan and consider the intent of Annie Bidwell’s Deed to direct management and guide decision-making for Bidwell Park.

The focus of this update to park impact fees is to calculate the fee rate needed to fund potential acquisition of remaining needed parklands and construct new park facilities to achieve the City’s base LOS standard.

## Current Fees and Fund Balance

The existing NPIF and CPIF reflect the 2004 Chico General Plan LOS standard:

- 0.68 acres of neighborhood parks; and,
- 1.16 acres of community parks per 1,000 persons; which,
- equates to an initial total of 1.84 acres per 1,000 residents<sup>1</sup>.

The City’s existing NPIF and CPIF rates are based on a nexus study last updated in 2009. The 2009 Nexus Study applied a series of assumptions underlying the previous 2003 Nexus Study that jointly covered the City/CARD area; however, the 2009 Nexus Study applied these assumptions to the City’s projected growth increment.

Table 1 shows the current 2016/17 NPIF and CPIF rates. These rates reflect the result of periodic increases since 2009, when the City Council adopted park impact fees based on a 2009 City Nexus Study.<sup>2</sup> Appendix B contains historical NPIF and CPIF rates.

Table 1 also the existing BPIF rate per residential unit. This rate also reflects the result of period increases since 2009, when the City Council adopted park impact fees based on a 2009 City Nexus Study. The BPIF reflects the cost of acquiring and developing 1,554.86 acres of additional parklands to ensure that the City would meet the 2004 General Plan standard of 29.5 acres per 1,000 population. The fee was set based on the need to repay a loan to acquire 1,380 acres and fund the balance of future acquisitions to meet the 2004 General Plan LOS.

<sup>1</sup> The City also has an existing Greenways Fee based on a LOS of 3.16 acres per 1,000 residents. The Greenways Fee is addressed in a separate memo.

<sup>2</sup> The rates set in 2009 vary slightly from the recommended rates contained in the 2009 Nexus Study.

**TABLE 1**  
**EXISTING PARK IMPACT FEE RATES (FY2016/17)**

Item	Single-Family	Multifamily
Existing Neighborhood Park Fee	\$837	\$837
Existing Community Park Fee	\$1,824	\$1,543
Existing Bidwell Park Fee	\$211	\$118

## Fund Balances

The City has multiple neighborhood park funds, one community park fund, and one Bidwell Park fund.

Since at least 2009, neighborhood park fee revenues have been collected into ten neighborhood park zone funds. Appendix A contains a map showing the geographic boundaries of neighborhood park zones. Developed Parks are green, while undeveloped parks are red. As of June 30, 2015, most of the City's neighborhood park funds and community park fund had a positive fund balance. Table 2 shows the individual and total park fund balances for neighborhood park funds.

Table 2 also shows the available balance for the Community Park Fund.

Finally, Table 2 shows the available balance for the Bidwell Park Fund. The negative balance reflects the outstanding loan owed to the Community Park Fund. City staff is proposing that the BPIF be updated to ensure that the Community Park fund is repaid by 2040, as discussed in a subsequent section of this memo.

**TABLE 2  
CHICO PARK FUNDS BALANCE (FY 2014/15)**

Item	Zone	Gross Available Balance (06/30/2015)
<b>Neighborhood Park Funds</b>		
Fund 341	Zone A	\$198,552
Fund 342	Zone B	\$284,896
Fund 343	Zone C	\$152,110
Fund 344	Zone D/E	\$196,954
Fund 345	Zone F/G	\$403,302
Fund 347	Zone I	\$805,155
Fund 348	Zone J	(\$166,438)
<b>Subtotal Neighborhood Park Funds [1]</b>		<b>\$1,874,531</b>
<b>Community Park Funds</b>		
Fund 330	N/A	\$1,889,571
<b>Subtotal Community Park Funds</b>		<b>\$1,889,571</b>
<b>Bidwell Park Fund</b>		
Fund 332	N/A	(\$1,398,420)
<b>Subtotal Bidwell Park Funds</b>		<b>(\$1,398,420)</b>

Notes: [1] No development triggering park fees has occurred in Zone H since Neighborhood Park zones were established, so the City does not show any balance or tracking for Zone H.

## Parks LOS Standards: 2030 General Plan

This analysis evaluates ways in which the City can update the NPIF and CPIF to reflect the higher LOS standards for neighborhood and community parks included in the City's current General Plan (2030 General Plan adopted in 2010) based on the City's anticipated 2040 population and inventory of local parks.

The 2030 General Plan includes these LOS Standards for neighborhood and community parks:

- 1.50 acres of Neighborhood Parks per 1,000 residents
- 2.50 acres of Community Parks per 1,000 residents<sup>3</sup>

This analysis combines these standards to form a total neighborhood and community parks LOS standard of 4.0 acres per 1,000 persons<sup>4</sup>. City and CARD staff reviewed the current inventory of neighborhood and community parks to verify whether the City as a whole currently

<sup>3</sup> 2030 General Plan, page 9-12.

<sup>4</sup> The 2030 General Plan also includes an LOS standard of 2.5 acres per 1,000 persons for Greenways. An updated Greenways Impact Fee analysis has been prepared and submitted by New Economics under separate cover.

meets the 2030 General Plan LOS standard. The 2030 General Plan does not contain any LOS standard for future land acquisition or development for Bidwell Park.

### **Quimby Act LOS Requirements**

The NPIF and CPIF fee update is consistent with California's Quimby Act (California Government Code Title 7, Planning and Land Use, Division 2, Chapter 4, 66473-66498), which allows local jurisdictions to require dedication of at least 3.0 acres and up to 5.0 acres of neighborhood and community parkland per 1,000 residents for new development. Appendix C contains the City's entire inventory of neighborhood and community parks for purposes of calculating the existing LOS standard. This analysis shows that the City's 2010 population met the City's 2030 General Plan combined LOS standard for neighborhood and community parks, per the requirements of the Quimby Act.

### **Population and Land Use Growth Forecast**

The updated PIF calculation relies upon a 2016-2040 population and land-use growth increment. *Technical Memorandum #1*, submitted under separate cover, documents this growth increment and the basis upon which the park LOS calculations are made. For purposes of this fee update effort, the City expects to grow by 39,382 persons to reach a 2040 population of 129,016.

### **New Neighborhood Park Acreage Requirements**

Appendix Table D-1 identifies existing neighborhood parks within the City for purposes of calculating an updated NPIF. It also identifies the entity that owns and/or maintains each park.

Appendix Table D-2 summarizes the total amount of existing neighborhood parks by neighborhood park zone, compared to the 2030 General Plan standard of 1.5 acres per 1,000 persons. This table shows that the City had a deficit of neighborhood parks in 2016. Available park funds, also shown in Appendix Table D-1, could be used to acquire and develop neighborhood parks throughout the City.

## Neighborhood Park Impact Fee

Table 3 calculates the gross number of neighborhood park acres required by the City's current LOS standards for the forecasted 2016-2040 population growth increment.

**TABLE 3  
SUMMARY OF NEIGHBORHOOD PARKS REQUIRED ACREAGE**

Category/Name	NEIGHBORHOOD PARKS
	2016-2040
<b>City Population</b>	39,382
<b>Neighborhood Parks</b>	
2030 General Plan LOS per 1,000 residents	1.50
Required Acres	59.07
Provided Park Acres [1]	0.00
<b>Surplus/Deficit</b>	<b>(59.07)</b>
<b>New Neighborhood Park Acres Funded by Neighborhood Park Impact Fee</b>	<b>59.07</b>

Notes: [1] See Appendix Table D-1 for Parks Inventory included within this classification.  
 [2] Includes developed (including designated natural areas) and undeveloped areas within parks located within the City of Chico.  
 [3] Includes developed and designated natural areas within existing parks. Excludes undeveloped areas.

Table 4 calculates the resulting NPIF rate for the acquisition and development of new neighborhood parks. As shown in Table 4, this calculation assumes land acquisition costs of \$90,000 per acre, a figure which relies upon market-based land values, based upon a review of current vacant land listings in Chico (documented in Appendix B) and consideration for the typical size of neighborhood and community parks described in the 2007 CARD Master Plan. It also presumes that development will occur at a cost of \$350,000 per acre, a development cost rate that includes basic site preparation as well as multiple park amenities (e.g. sports fields, picnic areas, and/or playgrounds) and was determined to reflect an average cost to develop neighborhood and community parks found in other communities in the Sacramento Region.



**TABLE 4  
NEIGHBORHOOD PARK IMPACT FEE**

Item	Net Acres Required	Cost per Acre	Total Cost	Service Population	Cost Per Person	Persons per Unit	PIF Cost Per Unit
<b>Neighborhood Parks</b>							
Land Acquisition	59.07	\$90,000	\$5,316,300	39,382	\$135	2.4	\$324
Park Development	59.07	\$350,000 [1]	\$20,674,500	39,382	\$525	2.4	\$1,260
<b>Net Neighborhood Parks</b>			<b>\$25,990,800</b>	<b>39,382</b>	<b>\$660</b>	<b>2.4</b>	<b>\$1,584</b>
<b>% of 2016/17 NPIF Rate</b>							<b>189%</b>

Notes: [1] Provided by Omni-Means. Includes site preparation (grading, drainage, storm water permit, sidewalks, sewer, landscaping and irrigation) and multiple basic park amenities (e.g. sports field, playground, and picnic area).

The existing positive balances in Neighborhood Park funds, identified in a prior section of this memo, were not applied to buy down the NPIF. Instead, it is expected that these funds will be utilized to fund improvements to existing undeveloped parks and/or acquire and develop other neighborhood parks to help bring the City's existing inventory of neighborhood parks into alignment with the 2030 GP LOS, which is greater than the 2004 GP LOS. Appendix D identifies the existing LOS for neighborhood parks overall and by neighborhood park zone.

## New Community Park Acreage Requirements

New development will also trigger a need for additional community parks. Appendix Table D-3 provides the current inventory of Community Parks in the City for purposes of calculating an updated CPIF. This table shows that the City had an existing surplus of community parkland and developed community parks as of 2016.

Table 5 calculates the amount of new community parks that new development would necessitate based on the 2030 General Plan standard of 2.50 acres per 1,000 population.

**TABLE 5  
SUMMARY OF COMMUNITY PARK REQUIRED ACREAGE**

Category/Name	COMMUNITY PARKS 2015-2040
<b>City Population</b>	<b>39,382</b>
<b>Community Parks</b>	
2030 General Plan LOS per 1,000 residents	2.50
Required Acres	98.45
Provided Park Acres [1]	0.00
<b>Surplus/Deficit</b>	<b>(98.45)</b>
<b>New Community Park Acres Funded by Community Park Impact Fee</b>	<b>98.45</b>

Notes: [1] See Appendix Table D-3 for Parks Inventory included within this classification.

## Community Park Impact Fee Scenarios

This Analysis considers two PIF scenarios that apply market-based cost assumptions pertaining to park facility development and conform to the 2030 General Plan neighborhood and community parkland standards. This exercise evaluates the following PIF scenarios:

- Scenario 1: Community Park Facilities.** The first scenario applies a market-based per-acre cost estimate for an average level of facility improvements consistent with surveys of other local jurisdictions currently planning/building neighborhood and community parks generally found in other communities. This facilities cost would cover the cost of site preparation and some park amenities (e.g. sports fields, playgrounds, picnic area, etc.). This scenario presumes that community parkland would be existing, dedicated, or provided to the City at no cost.
- Scenario 2: Facilities and Special Facilities.** The second scenario includes land, park facilities, and two Special Facilities-- community centers and swimming pools/aquatic centers-- which are specifically identified in the 2007 CARD Master Plan and included in CARD's 2010 Park Impact Fee (PIF) Nexus Study (not adopted by the City). This scenario also presumes that community parkland would be existing, dedicated, or provided to the City at no cost.

### Scenario 1: Community Park Facilities

The Scenario 1 CPIF is based on the 2030 Chico General Plan LOS standards: 2.50 acres of community parks per 1,000 persons. This scenario applies \$350,000 per acre for park facilities; this cost rate includes basic site preparation as well as multiple park amenities (e.g. sports fields, picnic areas, and/or playgrounds) and was determined to reflect an average cost to develop neighborhood and community parks found in other communities in the Sacramento Region.

Table 6 calculates the CPIF rate for Scenario 1. The resulting CPIF rate is approximately \$2,100 per unit, which is 115 percent of the City's existing CPIF rate.

**TABLE 6  
ESTIMATED CPIF: SCENARIO 1**

Item	Net Acres Required	Cost per Acre	Total Cost	Service Population	Cost Per Person	Persons per Unit	PIF Cost Per Unit
<b>Community Parks</b>							
Land Acquisition	98.45	\$0 [1]	\$0	39,382	\$0	2.4	\$0
Park Development	98.45	\$350,000 [2]	\$34,457,500	39,382	\$875	2.4	\$2,100
<b>Net Community Parks</b>			<b>\$34,457,500</b>	<b>39,382</b>	<b>\$874.96</b>	<b>2.4</b>	<b>\$2,100</b>
<b>% of 2016/17 Single-Family CPIF Rate</b>							<b>115%</b>

Notes:

[1] This scenario presumes that community parkland would be dedicated to the City at no cost.

[2] Provided by Omni-Means. Includes site preparation (grading, drainage, storm water permit, sidewalks, sewer, landscaping and irrigation) and multiple basic park amenities (e.g. sports field, playground, and picnic area).

The existing positive balance in the Community Park fund, identified in a prior section of this memo, was not applied to buy down the CPIF. Instead, it is expected that these funds will be utilized to fund improvements to existing undeveloped parks and/or acquire and develop other community parks to help bring the City's existing inventory of community parks into alignment

with the 2030 GP LOS, which is greater than the 2004 GP LOS. Appendix D identifies the existing LOS for community parks.

## Scenario 2: Facilities and Special Facilities

The Scenario 2 CPIF is based on 2.50 acres of community parks per 1,000 persons. This scenario also includes improvement costs for two Special Facilities: swimming pools/aquatic centers and community centers. These Special Facilities were included in the 2008 CARD Master Plan and 2010 CARD PIF Nexus Study (not adopted by the City), and to a certain extent in the City's 2030 General Plan. For this scenario, the LOS standards were calculated based on the scale of total community centers and/or swimming pools expected to exist by the time the City reaches Buildout (as identified at that time).

Table 7 and Table 8 identify current estimated costs for community centers and swimming pools/ aquatic centers. Per-acre facility costs are then translated into a per-person and a per-unit cost (Table 9). The resulting fee, \$3,904 per residential unit, is 214 percent of the existing 2016/17 CPIF for neighborhood and community parks.

**TABLE 7  
SPECIAL RECREATION OF FACILITY COST ESTIMATE ASSUMPTIONS (2016\$)**

Item	Cost per Center	Sq. Ft. per Center	Cost per Sq. Ft.
<b>Special Recreation Facilities [1]:</b>			
Community Facilities/Rec. Ctrs.	\$19,000,000 [2]	56,000	\$339
Swimming Pool/ Aquatics Center	\$17,000,000	N/A	N/A

Notes: [1] Cost estimates and facility sizing from 2010 Park Impact Fee Nexus Study, prepared for CARD by SCI Consulting Group. Figure 6 (page 11).  
[2] Inflated from 2010\$ based on CCI construction cost index (annual average) 20-city average.

**TABLE 8  
LOS STANDARDS FOR SPECIAL FACILITIES**

Item	Amount		
<b>Special Facilities [1]</b>	<b>CARD LOS Standard</b>		
Community Centers [2]	943 sq. ft. per	1,000	persons
Swimming Pools/Aquatic Centers [3]	1 center per	39,369	persons
<b>Gross Special Facility Requirements</b>			
Projected Growth Increment: 2016-2040		39,382	persons
Required Community Centers		37,137	sq. ft.
Required Swimming Pools/Aquatic Centers		1.00	center

Notes: [1] The 2008 CARD Master Plan and 2010 CARD Nexus Study contain LOS standards for a variety of special facilities, including multi-use fields, softball/baseball fields, courts, swimming pools, and recreation centers. This analysis focuses on swimming pools and community centers only. The costs per acre for Neighborhood and Community Parks presume inclusion of some sports [2] LOS Standard included in the 2010 CARD Nexus Study, page 11. Since this nexus study was not adopted by the City, a standard would need to be officially developed should the City decide to pursue this PIF Scenario. [3] The 2010 CARD Nexus Study, page 12, envisions 4 total aquatics centers at Buildout, which equated to a LOS standard of 39,369 persons per facility. Since this nexus study was not adopted by the City, a standard would need to be officially developed should the City decide to pursue this PIF Scenario.

**TABLE 9  
ESTIMATED CPIF: SCENARIO 2**

Item	Net Acres/ Facilities Required	Cost Metric	Total Cost Attributable to Fee Program	Service Population	Cost Per Person	Persons per Unit	PIF Per Unit
<b>Community Parks</b>		<u>Net Acres</u>	<u>Cost per Acre</u>				
Land Acquisition	98.45	\$0 [1]	\$0	39,382	\$0	2.4	\$0
Park Development	98.45	\$350,000 [2]	\$34,457,500	39,382	\$875	2.4	\$2,100
<b>Net Community Parks</b>			<b>\$34,457,500</b>	<b>39,382</b>	<b>\$875</b>	<b>2.4</b>	<b>\$2,100</b>
<b>Special Facilities</b>		<u>Net Sq. Ft.</u>	<u>Cost per Sq. Ft.</u>				
Community Centers	37,137	\$339	\$12,600,002				
		<u>Net Facilities</u>	<u>Cost per Facility</u>				
Swimming Pools/Aquatic Centers	1.00	\$17,000,000	\$17,005,441				
<b>Net Special Facilities Costs</b>			<b>\$29,605,443</b>	<b>39,382</b>	<b>\$752</b>	<b>2.4</b>	<b>\$1,804</b>
<b>Total Cost</b>			<b>\$64,062,943</b>			<b>2.4</b>	<b>\$3,904</b>
<b>% of 2016/17 Single-Family CPIF Rate</b>							<b>214%</b>

Notes: [1] This scenario presumes that community parkland would be dedicated to the City at no cost [2] Provided by Omni-Means. Includes site preparation (grading, drainage, storm water permit, sidewalks, sewer, landscaping and irrigation) and multiple basic park amenities (e.g. sports field, playground, and picnic area).

The existing positive balance in the Community Park fund, identified in a prior section of this memo, was not applied to buy down the CPIF. Instead, it is expected that these funds will be utilized to fund improvements to existing undeveloped parks and/or acquire and develop other community parks to help bring the City's existing inventory of community parks into alignment with the 2030 GP LOS, which is greater than the 2004 GP LOS. Appendix D identifies the existing LOS for community parks, aquatics centers, and community centers.

## Bidwell Park Impact Fee

The City previously borrowed monies to pay for the acquisition of 1,455 acres of additional Bidwell Park land. As of the end of FY 2014/15, the remaining outstanding loan balance for this acquisition was \$1,398,420. While the 2030 General Plan (Policy OS-2.1) calls for continued "acquisition, management, and maintenance of open space," the General Plan does not specify where or how much additional open space is needed. It also states that funding for Open Space should be provided by outside sources and is silent regarding the Bidwell Park impact fee.

**Table 10**, below, calculates an updated BPIF that would repay the outstanding loan balance over the balance of the 2016-2040 growth increment.

**TABLE 10**  
**ESTIMATED BIDWELL PARK IMPACT FEE (BPIF)**

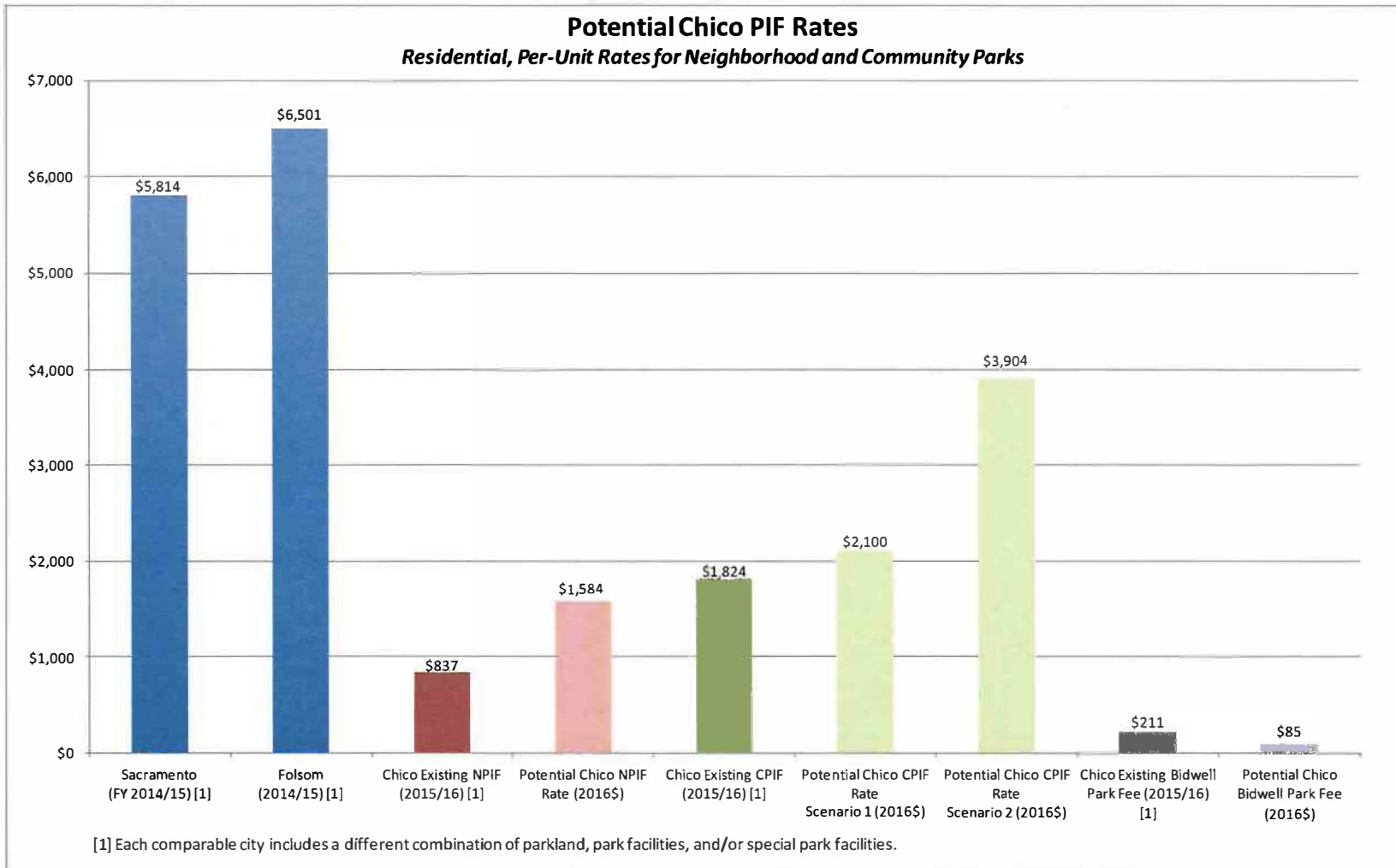
Item	Total Cost	Service Population	Cost Per Person	Persons per Unit	PIF Cost Per Unit
<b>Bidwell Park</b>					
Outstanding Loan Balance (June 2015)	\$1,398,420	39,382	\$35.51	2.4	\$85
<b>Net Bidwell Park</b>	<b>\$1,398,420</b>	<b>39,382</b>	<b>\$36</b>	<b>2.4</b>	<b>\$85</b>
<b>% of 2016/17 Single-Family Fee Rate</b>					<b>40%</b>

## NPIF and CPIF Comparison

Table 11 contains a comparison of NPIF and CPIF rates. This information is provided simply as an informational point of reference. Unless otherwise noted, the rates reflect FY 2014/15; also, comparison jurisdiction figures reflect single-family rates, while the Chico rate reflects a blended residential rate. Table 11 also compares the existing City NPIF and CPIF rates to the scenarios studied in this analysis.

**TABLE 11  
COMPARISON OF NPIF+CPIF RATES**

**Potential Chico PIF Rates**  
*Residential, Per-Unit Rates for Neighborhood and Community Parks*



## Findings

Table 12 summarizes the LOS standards, per-acre land acquisition cost assumptions, per-acre facility cost assumptions, and resulting potential NPIF, CPIF, and BPIF rates per residential unit.

- **Finding 1: Most of the neighborhood park zone funds and the Community Park had positive balances as of June 30, 2015, but the Bidwell Park fund had a negative balance.** The Bidwell Park Fund owes approximately \$1,398,420 for a prior Bidwell Park land acquisition.
- **Finding 2: Between 2016 and 2040, the City expects to add 39,382 new persons.** This forecast is tied to residential unit projections developed by the Butte County Association of Governments (BCAG) and reflects residential growth within the City's General Plan boundary.
- **Finding 3: The Existing NPIF, CPIF, and BPIF rates reflect periodic increases since rates were last reset in 2009 but are not compliant with existing 2030 GP LOS standards.** The 2016/17 rates reflect the parks LOS standards included in the 2004 General Plan (0.68 acres of neighborhood parks, 1.16 acres of community parks, and 29.5 acres of Bidwell Park per 1,000 persons).
- **Finding 4: The City's 2030 Current General Plan LOS Standards are 1.50 acres of neighborhood parks per 1,000 residents and 2.50 acres of community parks per 1,000 residents. The 2030 General Plan does not have a LOS Standard for Bidwell Park.**
- **Finding 5: The updated NPIF is \$1,584 per residential unit.** The updated rate is 189% of the existing NPIF rate.
- **Finding 6: The updated CPIF considers two scenarios, both of which presume that any future community parkland will be dedicated, transferred, or otherwise provided to the City or CARD at no cost. Scenario 1, which includes facility improvements similar to those found in other communities, produces a fee of \$2,100 per unit, which is 115 percent of the existing PIF rate.** This rate would allow the City to construct an average level of community park facilities consistently found in other communities.
- **Finding 7: Scenario 2, an updated CPIF that includes park facilities, as well as community centers and swimming pools/aquatic centers, produces a fee of \$3,904 per unit, which is 214 percent of the existing CPIF rate.** This calculation is based on a LOS "target" included in the 2010 CARD Nexus Study, which was not adopted by the City.
- **Finding 8: The updated BPIF rate is \$85 per residential unit, which is 40% of the existing rate.** This rate was recalculated to repay the outstanding loan to the Community Park fund by the time the City reaches the 2040 growth projections.
- **Finding 9: Current NPIF and CPIF rates within other Sacramento Region jurisdictions are generally higher than the existing and potential NPIF and CPIF rates evaluated in this analysis.**

## Summary of Nexus Requirements

California Government Code Section 66000 et. seq. sets forth the procedural requirements for establishing and collecting development impact fees. There are specific conditions which must be met in order for the fee to be set in place, which demonstrate a reasonable relationship, or “nexus” between the fee and its purpose. The key requirements of Government Code Section 66000 are listed below, along with a corresponding discussion that relates to park fees.

### Identify the purpose of the fee.

- Neighborhood Parks Fee: The fee will fund the acquisition and development of Neighborhood Parks at the General Plan LOS (1.5 acres per 1,000 population).
- Community Parks Fee: The fee will fund acquisition and development of Community Parks/ Community Parks and Special Facilities at the General Plan LOS (2.5 acres per 1,000 population).
- Bidwell Park Fee: The fee will fund the acquisition of additional Bidwell Park land.

### Identify how the fee is to be used.

- Neighborhood Parks Fee: The fee will be used to fund the acquisition and development of Neighborhood Parks facilities.
- Community Parks Fee: The fee will be used to fund the development of Community Parks/Community Parks and Special Facilities.
- Bidwell Park Fee: The fee will be used to repay a loan for acquisition of additional Bidwell Park land.

### Determine how a reasonable relationship exists between the fee’s use and the type of development project on which the fee is imposed.

- Neighborhood Parks Fee: New residential development will generate the need for additional neighborhood parks facilities for the use of City residents. Fee revenue will be used to provide new Neighborhood Parks.
- Community Parks Fee: New residential development will generate the need for additional Community Parks/ Community Parks and Special Facilities for the use of City residents. Fee revenue will be used to provide new Community Parks/Community Parks and Special Facilities.
- Bidwell Park Fee: Fee revenue will be used to fund the acquisition and development of Bidwell Park.

### Determine how a reasonable relationship exists between the need for the public facility and the type of development project on which the fee is imposed.

- Neighborhood Parks Fee: New residential development will generate the need for additional parks and open space facilities for the use of City residents.
- Community Parks Fee: New residential development will generate the need for additional parks and open space facilities for the use of City residents.
- Bidwell Park: New residential development will generate the need for the expansion of Bidwell Park.



**Demonstrate a reasonable relationship between the amount of the fee and the cost of public facility or portion of public facility attributable to development on which the fee is imposed.**

- Neighborhood Parks Fee: Neighborhood Parks acquisition and development costs were apportioned solely to residential development, as the General Plan LOS applies to residential population only.
- Community Parks Fee: Community Parks acquisition and development costs were apportioned solely to residential development, as the General Plan LOS applies to residential population only.
- Bidwell Park Fee: Bidwell Park acquisition and development costs were apportioned solely to residential development.

**TABLE 12  
SUMMARY OF NPIF, CPIF, AND BPIF RATES**

Item	Description	Parkland			Park Facilities		Total PIF Per Unit	% of 2016/17 Rate
		LOS Standard (Acres per 1,000 population)	Cost Assumption	Cost Per Unit	Cost Assumption	Cost Per Unit		
<b>Existing Neighborhood Park Impact Fee</b>	2016/17 rates, 2004 GP LOS	0.68 acres of neighborhood [1]	Not estimated.	N/A	Not estimated.	N/A	\$837	100%
<b>Proposed Neighborhood Park Impact Fee</b>	2030 GP LOS Minimum Standard	1.5 acres of neighborhood [2]	\$90,000 per neighborhood acre	\$324	\$350,000 per community park acre [3]	\$1,260	\$1,584	189%
<b>Existing Community Park Impact Fee</b>	2016/17 rates, 2004 GP LOS	2.5 acres of community [2]	Not estimated.	N/A	Not estimated.	N/A	\$1,824	100%
<b>Proposed Community Park Impact Fee: Scenario 1</b>	2030 GP LOS Minimum Standard	2.5 acres of community [2]	Assumed dedication.	\$0	\$350,000 per community park acre [3]	\$2,100	\$2,100	115%
<b>Proposed Community Park Impact Fee: Scenario 2</b>	2030 GP LOS Facilities and Special Facilities	2.5 acres of community [2]	Assumed dedication.	\$0	\$350,000 per community park acre [3] plus \$29,605,443 special facilities cost.	\$3,904	\$3,904	214%
<b>Existing Bidwell Park Fee</b>	2004 General Plan LOS	29.5 acres of additional parklands	Not estimated.	N/A	Not estimated.	N/A	\$211	100%
<b>Proposed Bidwell Park Fee</b>	Repay Outstanding Loan Balance	N/A	\$100,000	N/A	\$100,000	N/A	\$85	40%

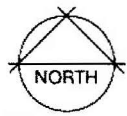
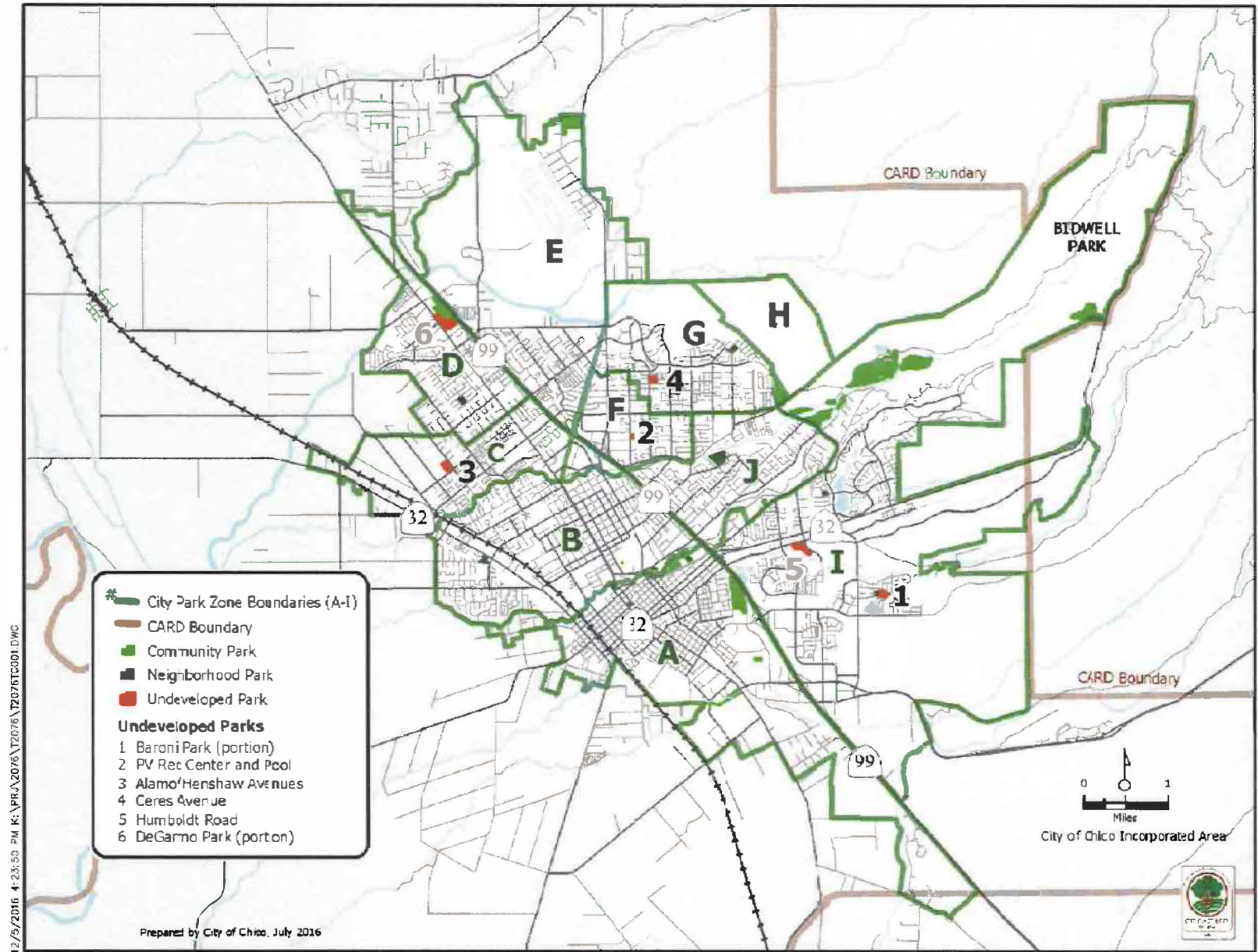
Sources: City of Chico, CARD, Ormi-Means, and New Economics & Advisory.

Notes: [1] The existing PIF is based on the 2004 General Plan. For purposes of this analysis, linear parks and greenways is accounted for separately.

[2] Consistent with the 2030 General Plan and CARD Master Plan (2007).

[3] Includes site prep (i.e. grading, utilities, irrigation, planting and pathways) and multiple park amenities (e.g. picnic benches, sports fields, playgrounds, etc.).

**APPENDIX A:**



**Figure 1**

**Existing Neighborhood and Community Parks and Park Zones**



**APPENDIX B:**

**TABLE B-1  
CHICO NEIGHBORHOOD AND COMMUNITY PARK IMPACT FEES (HISTORICAL RATES)**

Year	Single-Family Unit		Multifamily Unit			Blended Rate [1]
	Neighborhood Fee	Community Fee	Neighborhood Fee	Community Fee	N & C Total	
2009/10 Adopted Rate	\$932	\$1,719	\$789	\$1,454	\$2,243	\$2,447
2010/11	\$932	\$1,719	\$789	\$1,454	\$2,243	\$2,447
2011/12	\$932	\$1,719	\$789	\$1,454	\$2,243	\$2,447
2012/13	\$932	\$1,719	\$789	\$1,454	\$2,243	\$2,447
2013/14	\$932	\$1,719	\$789	\$1,454	\$2,243	\$2,447
2014/15	\$932	\$1,719	\$789	\$1,454	\$2,243	\$2,447
2015/16	\$956	\$1,762	\$809	\$1,492	\$2,300	\$2,509
<b>2016/17</b>	<b>\$837</b>	<b>\$1,824</b>	<b>\$837</b>	<b>\$1,543</b>	<b>\$2,381</b>	<b>\$2,456</b>
<b>% Change since 2003 Adopted Rate</b>	<b>90%</b>	<b>106%</b>	<b>106%</b>	<b>106%</b>	<b>106%</b>	<b>100%</b>

Notes: [1] In consultation with City staff, for purposes of this analysis New Economics has provided a blended residential rate. The single-family rate was divided by the City's single-family persons per household estimate in the 2009 Nexus Study (2.60 pph) and then multiplied by the 2015 citywide persons per household estimate (2.40 pph) to derive the blended rate per residential unit.

**TABLE B-2  
INDICATION OF LAND ACQUISITION VALUES**

Item	Location	Lot Size (Acres)	List Price	Price per Acre	Parcels 1-50 acres in size [1]
75 Lava Rock Drive	Chico, CA	1.16	\$84,900	\$73,190	\$73,190
3458 Shallow Springs Ter	Chico, CA	0.48	\$134,000	\$279,167	
160 Eagle Nest Dr	Chico, CA	0.98	\$212,000	\$216,327	
Owens Rd	Chico, CA	23.69	\$260,590	\$11,000	\$11,000
Rodeo Av	Chico, CA	3.00	\$340,000	\$113,333	\$113,333
1260 E 9th St	Chico, CA	0.28	\$164,900	\$588,929	
57 Rocky Bluff Dr	Chico, CA	1.21	\$79,900	\$66,033	\$66,033
51 Lava Rock Dr	Chico, CA	0.82	\$94,500	\$115,244	
13991 Persimmon Ln	Chico, CA	2.00	\$165,000	\$82,500	\$82,500
13963 Pomegranate Ct	Chico, CA	1.01	\$165,000	\$163,366	\$163,366
Indian Cliffs Dr	Chico, CA	40.45	\$325,000	\$8,035	\$8,035
0 Highway 32	Chico, CA	2.38	\$34,900	\$14,664	\$14,664
200 Three Oaks Ct	Chico, CA	11.52	\$240,000	\$20,833	\$20,833
4 Summersky Cmns	Chico, CA	3.72	\$460,000	\$123,656	\$123,656
4289 Kiwi Ln	Chico, CA	1.14	\$165,000	\$144,737	\$144,737
3292 Shadybrook Ln	Chico, CA	1.00	\$350,000	\$350,000	\$350,000
0 Cohasset Rd	Chico, CA	43.06	\$500,000	\$11,612	\$11,612
3155 Summit Ridge Ter	Chico, CA	0.07	\$198,000	\$2,828,571	
2600 Cohasset Rd	Chico, CA	1.44	\$285,000	\$197,917	\$197,917
4 Summer Sky Cmns	Chico, CA	3.72	\$460,000	\$123,656	\$123,656
1260-1262 East 9th St	Chico, CA	0.28	\$159,000	\$567,857	
Eves Ln	Chico, CA	33.77	\$350,000	\$10,364	\$10,364
3359 Grape Way	Chico, CA	5.01	\$350,000	\$69,860	\$69,860
3571 Shallow Springs Ter	Chico, CA	0.48	\$155,000	\$322,917	
3567 Shallow Springs Ter	Chico, CA	0.50	\$155,000	\$310,000	
0 Morseman Ave	Chico, CA	3.00	\$450,000	\$150,000	\$150,000
3560 Shallow Springs Ter	Chico, CA	0.46	\$175,000	\$380,435	
1 Twin Creeks Subdivision	Chico, CA	68.08	\$1,500,000	\$22,033	
Rich Bar Rd	Chico, CA	25.00	\$299,000	\$11,960	\$11,960
3391 Summit Ridge Ter	Chico, CA	0.31	\$149,950	\$483,710	
13953 Pomegranate Ct	Chico, CA	1.01	\$165,000	\$163,366	\$163,366
0 Sky Ct	Chico, CA	6.00	\$53,000	\$8,833	\$8,833
500 W East Ave	Chico, CA	0.30	\$96,000	\$320,000	
1250 East Ave	Chico, CA	0.64	\$236,000	\$368,750	
3265 Siena Ridge Loop	Chico, CA	0.48	\$174,000	\$362,500	
3166 Canyon Oaks Ter	Chico, CA	0.50	\$175,000	\$350,000	
3261 Sienna Ridge Loop	Chico, CA	0.47	\$174,000	\$370,213	
<b>Average (Rounded) [2]</b>				<b>\$265,015</b>	<b>\$90,000</b>

Source: [www.zillow.com](http://www.zillow.com), accessed April 12, 2016.

Notes: [1] A filter of 1-50 acres was selected to account for the fact that the 2007 CARD Master Plan (page 5) includes size ranges of 5-10 acres for neighborhood parks and 25-50 acres for community parks; however, the Quimby Act allows for expenditures to be made to enhance the capacity of existing park facilities, which could include smaller expansions in the range of 1-5 acres.  
[2] provides an indication of current parkland acquisition values for purposes of this PIF Scenarios Analysis. These values reflect list price for actively marketing properties. A nexus study should ultimately be based on sales prices, which, are often are lower than list price.

**TABLE B-3  
SUMMARY OF SPECIAL FACILITIES LOS (2016,2040)**

Category/ Name	2015	2040	2015-2040
<b>City Population</b>	89,634	129,016	39,382
<b>Special Facility: Community Center</b>			
Community Centers LOS Standard [1]	943 sq. ft. per 1,000 persons		
Required Sq. Ft.	84,525	121,662	37,137
Provided Sq. Ft.			
CARD Community Center	12,337	12,337	
Community Park Field House Gym	9,600	9,600	
Dorothy Johnson Center	8,661	8,661	
Pleasant Valley Recreation Center	5,970	5,970	
Subtotal Special Facilities	36,568	36,568	
<b>Surplus/Deficit Community Center</b>	<b>(47,957)</b>	<b>(85,094)</b>	<b>(37,137) [3]</b>
<b>Swimming Pools/ Aquatic Centers</b>			
Swimming Pool/Aquatic Center LOS Standard [1]	39,369 persons per facility		
Required Facilities	2.28	3.28	1.00
Provided Facilities [2]			
Pleasant Valley Recreation Center and Pool	1.00	1.00	
Subtotal Provided Facilities	1.00 [3]	1.00 [3]	
<b>Surplus/Deficit</b>	<b>(1.28)</b>	<b>(2.28)</b>	<b>(1.00) [3]</b>

**Notes:**

[1] LOS Standard identified in the 2010 CARD Nexus Study, which has not been adopted by the City. This LOS standard is based on an assumed total amount of facilities that would exist by the time the City reaches buildout (as envisioned at that time). Subject to refinement if the City chooses to include any Special Facilities in the PIF.

[2] The 2010 PFA includes 3 existing facilities and 1 future planned facility, and cites the 2008 CARD Master Plan as the source of data. The 2008 CARD Master Plan inventory includes the pools listed in this figure, but according to CARD the Shapiro and CSU pools are now non-operational. The outdoor swimming facilities located within 1-Mile Recreation Area and Lower Bidwell are owned by the City but were not part of CARD's LOS Standard calculation.

[3] This nexus study analyzes the portion of new facilities that is needed to accommodate new development based on the established LOS standard. New development is not responsible for curing any existing deficits; therefore, the nexus study is based only on the portion (and cost) of facilities demanded by anticipated growth. Other funding sources would be needed to cure any existing deficits.



**APPENDIX C:**

## Quimby LOS Analysis

The updated inventory of neighborhood and community parkland, contained below in **Table C-1**, surpasses the LOS standard of 4.0 acres per 1,000 residents based on the City's 2010 population.

**TABLE C-1  
QUIMBY INVENTORY**

Category/ Name	Acres
	Dev/Natural
<b>Neighborhood and Community Parks [1]</b>	
Dorothy F. Johnson Center/Chapman Park	3.00
Oakway Park	7.90
Peterson Park	4.10
Baroni Park	5.20
Hancock Park	3.80
Emerson Park	1.44
Pleasant Valley Recreation Center & Pool [2]	0.00
Rotary Park (Mini Park)	0.30
Alamo/Henshaw Site [2]	0.00
Nob Hill/Hussa Ranch Park	2.90
City Plaza Park [2]	1.50
Depot Park [2]	1.00
Children's Park [2]	3.70
Ceres Avenue [2]	0.00
Humboldt Road Site [3]	0.00
Caper Acres (Bidwell Park) [2]	3.50
Community Park	40.00
DeGarmo Community Park	11.00
Wildwood Park	30.30
Westside Little League Park	9.88
Shapiro Pool	0.44
Humboldt Skatepark/Lower Humboldt	3.80
Wildwood BMX Track/Freestyle Park	3.00
Hooker Oak Park (Bidwell Park) [4]	35.00
1-Mile Recreation Area (Bidwell Park) [4]	23.00
Community Center (Lower Bidwell Park)	3.00
Chico Creek Nature Center (Bidwell Park) [5]	3.60
5-Mile Dam Recreation Area (Bidwell Park) [5]	6.00
Peregrine Disc Golf Course (Bidwell Park) [5]	20.09
Horse Arena (Bidwell Park) [5]	15.00
Golf Course (Bidwell Park) [5]	122.00
<b>TOTAL DEVELOPED NEIGHBORHOOD &amp; COMMUNITY PARKS</b>	<b>364.45</b>
<b>QUIMBY CALCULATION</b>	
2030 General Plan LOS N+C	4.00
2010 City Population	86,187
Provided Park Acres	364.45
2010 LOS	4.23

Source: Sources: Chico 2030 General Plan Update Public Facilities Assessment and Fiscal Impact Analysis, July 30, 2010; City of Chico and Chico Area Recreation and Park District MOU, July 15, 2009; City of Chico, City Council Agenda Report, March 16, 2010; Butte Local Agency Formation Commission, Municipal Service Review Update and Sphere of Influence Plan for CARD, adopted April 2, 2009; City of Chico, City Council Agenda Report, June 16, 2015; 2003 Chico Parks Nexus Study; California Department of Finance: Maintenance information provided by City Staff and CARD

Notes: [1] Unless otherwise noted, inventory is consistent with 2010 Public Facilities Assessment, pages A-10 and A-11.

[2] Added since 2010 PFA. City staff is proposing that the City reclassify this area as Neighborhood/Community park area.

[3] On July 15, 2003, City Council voted to maintain this 11.0 acre undeveloped site as passive Open Space, rather than Parks. Page A-1 of the 2003 Chico Parks Nexus Study contains this

[4] Previously re-classified as Neighborhood/Community Park in 2003 CityCARD Nexus Study. This analysis presumes that the reclassification will continue. 1-Mile Recreation Area was called Sacramento Recreation Area and had a size of 26.5 acres.

[5] Previously classified as part of Bidwell Park. City staff is proposing to reclassify this portion of Bidwell Park as Neighborhood/Community Park.

**APPENDIX D:**

**TABLE D-1  
NEIGHBORHOOD PARK AND RECREATION FACILITY INVENTORY**

Category/ Name	Owner	Acres			Maintenance	
		Total	Dev/Natural	Undev	Entity	Existing Funding Mechanism
<b>Neighborhood Parks [1]</b>						
Oakway Park	CARD	7.90	7.90		CARD	LLD
Peterson Park	CARD	4.10	4.10		CARD	Assessment District
Baroni Park	CARD	7.30	5.20	2.10	CARD	LLD 001-05
Hancock Park	CARD	3.80	3.80		CARD	LMD
Emerson Park	City	1.44	1.44		City	LMD
Rotary Park (Mini Park)	CARD	0.30	0.30		CARD	General Fund (CARD)
Alamo/Henshaw Site [2]	CARD	5.50	0.00	5.50	CARD	General Fund (CARD)
Nob Hill/Hussa Ranch Park	City	2.90	2.90		City	LLD 001-08 plus CMD
Depot Park [2]	City	1.00	1.00		City	General Fund (City)
Children's Park [2]	City	3.70	3.70		City	General Fund (City)
Ceres Avenue [2]	CARD	5.00	0.00	5.00	CARD	General Fund (CARD)
Humboldt Road Site [3]	City	0.00	0.00	0.00	City	General Fund (City)
<b>Subtotal Neighborhood Parks</b>		<b>42.94</b>	<b>30.34</b>	<b>12.60</b>		
<b>Neighborhood Parks Within Bidwell Park</b>						
Caper Acres (Bidwell Park) [2]	City	3.50	3.50		City	General Fund (City)
<b>Subtotal Neighborhood Parks Within Bidwell Park</b>		<b>3.50</b>	<b>3.50</b>	<b>0.00</b>		
<b>Total Neighborhood Parks</b>		<b>46.44</b>	<b>33.84</b>	<b>12.60</b>		
<b>Portion Owned/Maintained by City</b>		<b>12.54</b>	<b>12.54</b>	<b>0.00</b>	<b>12.54</b>	
<b>Portion Owned/Maintained by CARD</b>		<b>33.90</b>	<b>21.30</b>	<b>12.60</b>	<b>33.90</b>	

Source: Chico 2030 General Plan Update Public Facilities Assessment and Fiscal Impact Analysis, July 30, 2010; City of Chico and Chico Area Recreation and Park District MOU, July 15, 2009; City of Chico, City Council Agenda Report, March 16, 2010; Butte Local Agency Formation Commission, Municipal Service Review Update and Sphere of Influence Plan for CARD, adopted April 2, 2009; City of Chico, City Council Agenda Report, June 16, 2015; 2003 Chico Parks Nexus Study; Maintenance information provided by City Staff and CARD

Notes: [1] Unless otherwise noted, inventory is consistent with 2010 Public Facilities Assessment, pages A-10 and A-11.

[2] Added since 2010 PFA. City staff is proposing that the City reclassify this area as Neighborhood/Community park area.

[3] On July 15, 2003, City Council voted to maintain this 11.0 acre undeveloped site as passive Open Space, rather than Parks. Page A-1 of the 2003 Chico Parks Nexus Study contains this citation.

**TABLE D-2  
NEIGHBORHOOD PARKS AND LOS BY PARK ZONE**

Neighborhood Park Zones	2010 LOS [1] including Bidwell Park		
	Population	Acres (NP)	LOS
A	14,491	1.30	0.09
B	23,365	15.10	0.65
C	5,693	5.50	0.97
<b>D/E</b>			
D	3,661	4.10	1.12
E	6,466	0.00	0.00
<b>Subtotal (D/E) [2]</b>	<b>10,127</b>	<b>4.10</b>	<b>1.12</b>
<b>F/G</b>			
F	4,874	0.00	0.00
G	8,290	8.80	1.06
<b>Subtotal (F/G) [2]</b>	<b>13,164</b>	<b>8.80</b>	<b>0.67</b>
H	0	0.00	0.00
I	11,899	11.64	0.98
J	7,447	0.00	0.00
<b>Total</b>	<b>86,187</b>	<b>46.44</b>	<b>0.54</b>

Source: 2010 Census.

Notes: [1] Based on 2010 Census population and 2016 Park Inventory. New Economics made downward adjustments to population counts in zones where Census Tract/Block Group/Block boundaries extended beyond the City limits.  
[2] Park Zones D & E and Zones F & G both share a neighborhood park fund. Fund 344 for D & E, Fund 345 for F & G.

**TABLE D-3  
COMMUNITY PARK AND RECREATION FACILITY INVENTORY**

Category/ Name	Owner	Acres			Maintenance	
		Total	Dev/ Natural	Undev	Entity	Existing Funding Mechanism
<b>Community Parks [1]</b>						
Community Park	CARD	40.00	40.00		CARD	General Fund (CARD)
DeGarmo Community Park	CARD	36.00	11.00	25.00	CARD	General Fund (CARD)
Wildwood Park	City	30.30	30.30		CARD	City and CARD [2]
Westside Little League Park	City	9.88	9.88		Westside LL	Westside LL
Shapiro Pool	CUSD	0.44	0.44		CARD	General Fund (CARD)
Humboldt Skatepark/Lower Humboldt	CARD	3.80	3.80		CARD	General Fund (CARD)
Dorothy F. Johnson Center/Chapman Park	CARD	3.00	3.00		CARD	General Fund (CARD)
Pleasant Valley Recreation Center & Pool [3]	CARD	1.10	0.00	1.10	CARD	General Fund (CARD)
Wildwood BMX Track/Freestyle Park	City	3.00	3.00		BMX	BMX
<b>Subtotal Community Parks</b>		<b>127.52</b>	<b>101.42</b>	<b>26.10</b>		
<b>Community Parks Within Bidwell Park</b>						
Hooker Oak Park (Bidwell Park) [4]	City	35.00	35.00		CARD	General Fund (CARD)
1-Mile Recreation Area (Bidwell Park) [4]	City	23.00	23.00		City	General Fund (City)
Community Center (Lower Bidwell Park) [2]	City	3.00	3.00		CARD	General Fund (CARD)
Chico Creek Nature Center (Bidwell Park) [5]	City	3.60	3.60		CARD	Programming Revenue [6]
Peregrine Disc Golf Course (Bidwell Park) [5]	City	20.09	20.09		City	General Fund (City)
<b>Subtotal Community Parks Within Bidwell Park</b>		<b>84.69</b>	<b>84.69</b>	<b>0.00</b>		
<b>Total Community Parks</b>		<b>212.21</b>	<b>186.11</b>	<b>26.10</b>		
<b>Portion Owned/Maintained by City</b>		<b>127.87</b>	<b>127.87</b>	<b>0.00</b>	<b>43.09</b>	
<b>Portion Owned/Maintained by CARD</b>		<b>83.90</b>	<b>57.80</b>	<b>26.10</b>	<b>156.24</b>	
<b>Portion Owned/Maintained by Other</b>		<b>0.44</b>	<b>0.44</b>	<b>0.00</b>	<b>12.88</b>	

Source: Chico 2030 General Plan Update Public Facilities Assessment and Fiscal Impact Analysis, July 30, 2010; City of Chico and Chico Area Recreation and Park District MOU, July 15, 2008; City of Chico, City Council Agenda Report, March 16, 2010; Butte Local Agency Formation Commission, Municipal Service Review Update and Sphere of Influence Plan for CARD, adopted April 2, 2008; City of Chico, City Council Agenda Report, June 16, 2015; 2003 Chico Parks Nexus Study. Maintenance information provided by

- Notes:
- [1] Unless otherwise noted, inventory is consistent with 2010 Public Facilities Assessment, pages A-10 and A-11.
  - [2] Currently partial funding from City, although gradually decreasing.
  - [3] Added since 2010 PFA. City staff is proposing that the City reclassify this area as Neighborhood/Community park area.
  - [4] Previously re-classified as Neighborhood/Community Park in 2003 City/CARD Nexus Study. This analysis presumes that the reclassification will continue. 1-Mile Recreation Area was called Sycamore Recreation Area and had a size of 26.5 acres.
  - [5] Previously classified as part of Bidwell Park. City staff is proposing to reclassify this portion of Bidwell Park as Neighborhood/Community Park.
  - [6] City now pays maintenance and materials for parking lots per agreements between City and Leases.