



## City Council Agenda Report

Meeting Date: 12/19/23

TO: City Council

FROM: Linda Herman, Park & Natural Resources Manager (896-7241)

RE: CONSIDERATION OF A RESOLUTION TO CONVEY TWO HUMBOLDT ROAD CITY GREENWAY PROPERTIES TO THE CHICO AREA RECREATION AND PARK DISTRICT.

### REPORT IN BRIEF:

The City Council will consider authorizing the conveyance of two adjacent creekside greenway properties located at 2051 and 2177 Humboldt Road in southeast Chico to the Chico Area Recreation and Park District (CARD). The intent of the conveyances is to build a new bicycle and mountain bike themed park, dog park, and other park facilities on the properties. This proposal was reviewed by the Bidwell Park & Playground Commission at its meeting on 12/11/23.

**Recommendation** - The Public Works Director—Operations and Maintenance recommends approval of the following resolution:

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHICO FINDING OF EXEMPT SURPLUS LAND UNDER THE SURPLUS LAND ACT AND AUTHORIZING THE CONVEYANCE OF HUMBOLDT ROAD CREEKSIDE GREENWAY PROPERTIES TO THE CHICO AREA RECREATION AND PARK DISTRICT (ASSESSOR'S PARCEL NOS. 002-110-007 AND 002-180-201)**

### FISCAL IMPACT:

There is no fiscal impact anticipated for the City. If approved by Council, the facility will be built and maintained by Chico Velo, other local supporters, and CARD.

### BACKGROUND:

For many years, the City and CARD have worked cooperatively to find ways to provide park and recreation services that would best benefit the Chico community. The City Council previously authorized the conveyance of most of the City's neighborhood parks (Henshaw, Hancock, Hartley, Highland, Humboldt Skate, Baroni, Wildwood and Emerson) or vacant park lands (Henshaw property) to CARD. In addition, on 9/15/20 the Chico City Council approved a new Intergovernmental Cooperative Agreement with CARD which states that the City and CARD agree to pursue cooperative development of facilities, such as sport complexes, that could enhance economic development and recreation.

### DISCUSSION:

The City and CARD were approached by the Chico Velo and other local supporting partners with the idea to build a new bike park facility somewhere in Chico. The proposal also includes a dog park, parking, and other related park facilities. A copy of the proposed bike-themed park concept for the properties is attached as Attachment A. The group specifically inquired about the vacant City-owned land at the corner of Notre Dame Blvd and Humboldt Road as a possible location for these park facilities. They also expressed interest in partnering with CARD to plan, develop and maintain the facilities. If the property transfer is approved by Council, the planning process will provide an opportunity for community input on the park design.

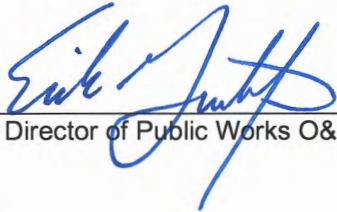
One of the properties requested to be conveyed is a vacant approximate 4.96-acre greenway property located in southeast Chico at 2177 Humboldt Road. The other is an adjacent approximately 1.07-acre vacant greenway parcel at 2051 Humboldt Road along Little Chico Creek. Location and Parcel Maps of the two properties are in Exhibits A, B and C in the Resolution attached as Attachment B). The CARD Board of Directors approved the proposed park design concept and acceptance of the properties at their meeting on 8/24/23 if approved by the City Council.

Consideration for the conveyance of these properties would be the public benefit to the citizens of the Chico community, so no funds for the conveyances will be exchanged. Reversionary rights secured by covenants would be recorded against the properties under which the properties would revert to City ownership in the event CARD failed to operate and maintain the properties as a public park facility. In addition, title insurance for the properties will be obtained which would jointly insure CARD for fee title and the City for the reversionary interests.

**ENVIRONMENTAL REVIEW:**

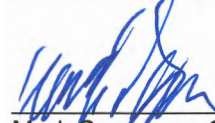
Both properties are Zoned as Secondary Open Space (SO2). In addition, the conveyance of the properties from the City to CARD has been determined not to have a significant effect on the environment consistent with California Environmental Quality Act Categorical Exemption Section 15325(f) Transfer of Ownership of Interest in Land for Park Purposes. If the resolution is adopted, a Notice of Exemption will be filed with the Butte County Clerk Recorder.

Reviewed By:



\_\_\_\_\_  
Erik Gustafson, Director of Public Works O&M

Approved and Recommended By:



\_\_\_\_\_  
Mark Sorensen, City Manager

**DISTRIBUTION:**

City Clerk (3)  
DPW-Engineering  
ASD  
Annabel Grimm, CARD

**ATTACHMENTS:**

Attachment A: Bike and Dog Park Design Concept  
Attachment B: Resolution



1           **NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Chico as

2 follows:

3 1.       The facts set forth in the Recitals, above, are true and correct and incorporated into the  
4 findings below.

5 2.       The Council of the City of Chico hereby finds and determines that the transfer of  
6 Properties from the City to CARD is categorically exempt from CEQA pursuant to  
7 CEQA Guidelines Section 15325(f) – Class 25 (Transfer of Ownership of Interest in  
8 Land For Park Purposes) and none of the exceptions to the exemptions under CEQA  
9 Guidelines Section 15300.2 apply.

10 3.       The City of Chico City Council hereby finds and determines that the Properties are  
11 Exempt Surplus Land pursuant to Government Code Section 54221(f)(1)(D) as surplus  
12 land that the City is transferring to CARD for park district use only.

13 4.       The City Manager is hereby authorized to execute a Grant Deed, an agreement, and any  
14 additional documents that are necessary to convey the Properties to CARD, subject to a  
15 reversionary interest should CARD fail to operate and maintain the Properties as a park  
16 facility. Such reversionary interest shall be secured by a covenant recorded against the  
17 Properties.

18           **THE FOREGOING RESOLUTION WAS ADOPTED** by the Council of the City of  
19 Chico at its meeting held on \_\_\_\_\_, by the following vote:

20       AYES:

21       NOES:

22       ABSENT:

23       ABSTAINED:

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ATTEST:

\_\_\_\_\_  
Deborah R. Presson  
City Clerk

APPROVED AS TO FORM

John W. Lam  
John W. Lam (Dec 8, 2023 13:34 PST)

\_\_\_\_\_  
John W. Law  
City Attorney\*

\*Approved pursuant to The Charter of the City of  
Chico § 906(E)

# Revised Humbolt Road Properties CC Resolution\_23\_1219 (JWL edits)

Final Audit Report

2023-12-08

Created:	2023-12-08
By:	Linda Herman (linda.herman@chicoca.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAq_hfO4H2fBTqgXuWxk6d8oULAq8X106

## "Revised Humbolt Road Properties CC Resolution\_23\_1219 (JWL edits)" History

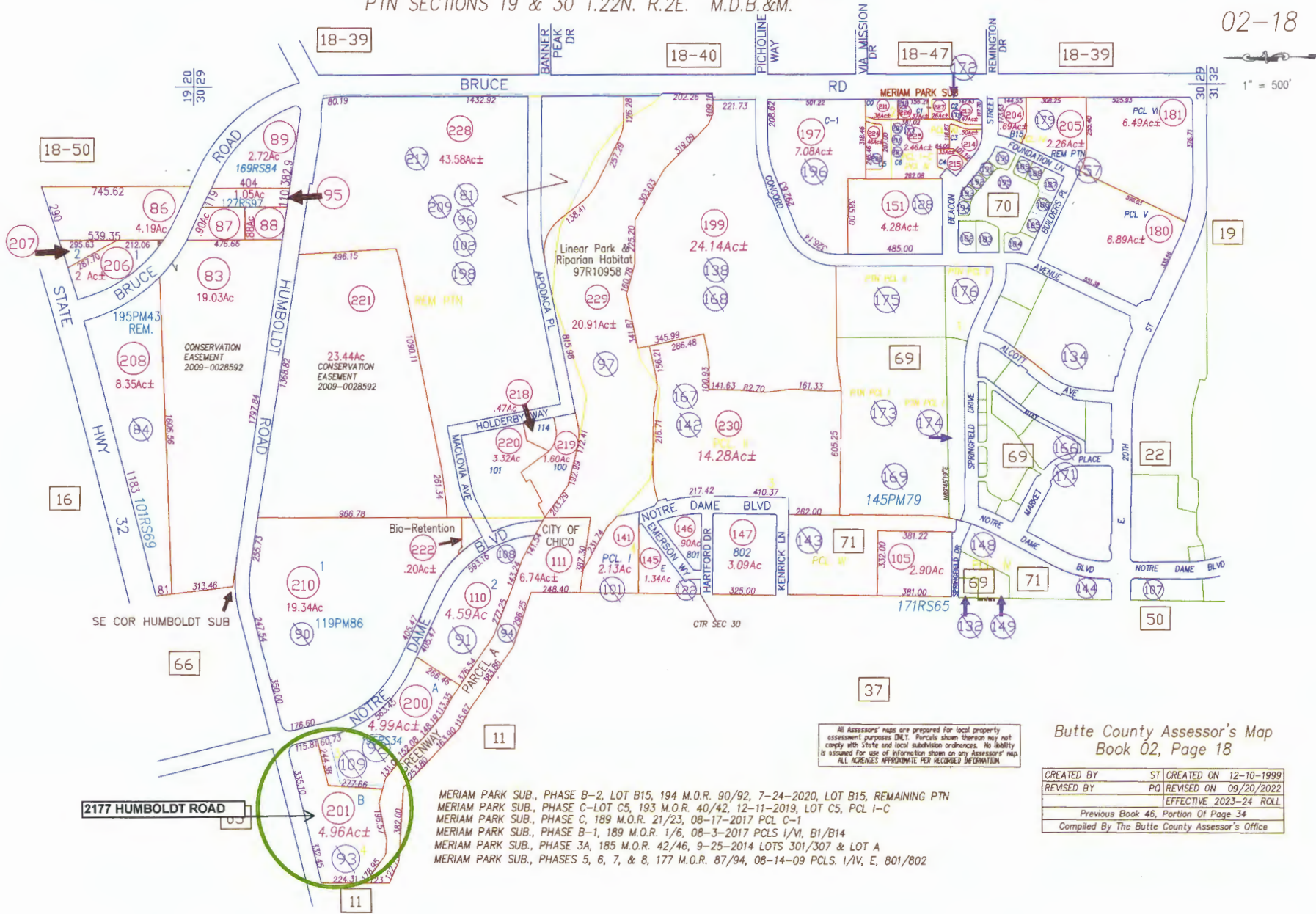
-  Document created by Linda Herman (linda.herman@chicoca.gov)  
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-  Document emailed to jlam@agclawfirm.com for signature  
2023-12-08 - 9:32:21 PM GMT
-  Email viewed by jlam@agclawfirm.com  
2023-12-08 - 9:33:15 PM GMT - IP address: 104.47.74.126
-  Signer jlam@agclawfirm.com entered name at signing as John W. Lam  
2023-12-08 - 9:34:41 PM GMT - IP address: 20.112.14.167
-  Document e-signed by John W. Lam (jlam@agclawfirm.com)  
Signature Date: 2023-12-08 - 9:34:43 PM GMT - Time Source: server- IP address: 20.112.14.167
-  Agreement completed.  
2023-12-08 - 9:34:43 PM GMT



# EXHIBIT B - 2177 HUMBOLDT ROAD PARCEL (APN 002-180-201)

PTN SECTIONS 19 & 30 T.22N. R.2E. M.D.B.&M.

02-18



All Assessor's maps are prepared for local property assessment purposes ONLY. Parcels shown thereon may not comply with State and local subdivision ordinances. No liability is assumed for use of information shown on any Assessor's map. ALL ACRES ARE APPROXIMATE PER RECORDED INFORMATION.

Butte County Assessor's Map  
Book 02, Page 18

- MERIAM PARK SUB., PHASE B-2, LOT B15, 194 M.O.R. 90/92, 7-24-2020, LOT B15, REMAINING PTN
- MERIAM PARK SUB., PHASE C-LOT C5, 193 M.O.R. 40/42, 12-11-2019, LOT C5, PCL I-C
- MERIAM PARK SUB., PHASE C, 189 M.O.R. 21/23, 08-17-2017 PCL C-1
- MERIAM PARK SUB., PHASE B-1, 189 M.O.R. 1/6, 08-3-2017 PCLS 1/V, B1/B14
- MERIAM PARK SUB., PHASE 3A, 185 M.O.R. 42/46, 9-25-2014 LOTS 301/307 & LOT A
- MERIAM PARK SUB., PHASES 5, 6, 7, & 8, 177 M.O.R. 87/94, 08-14-09 PCLS. 1/IV, E, 801/802

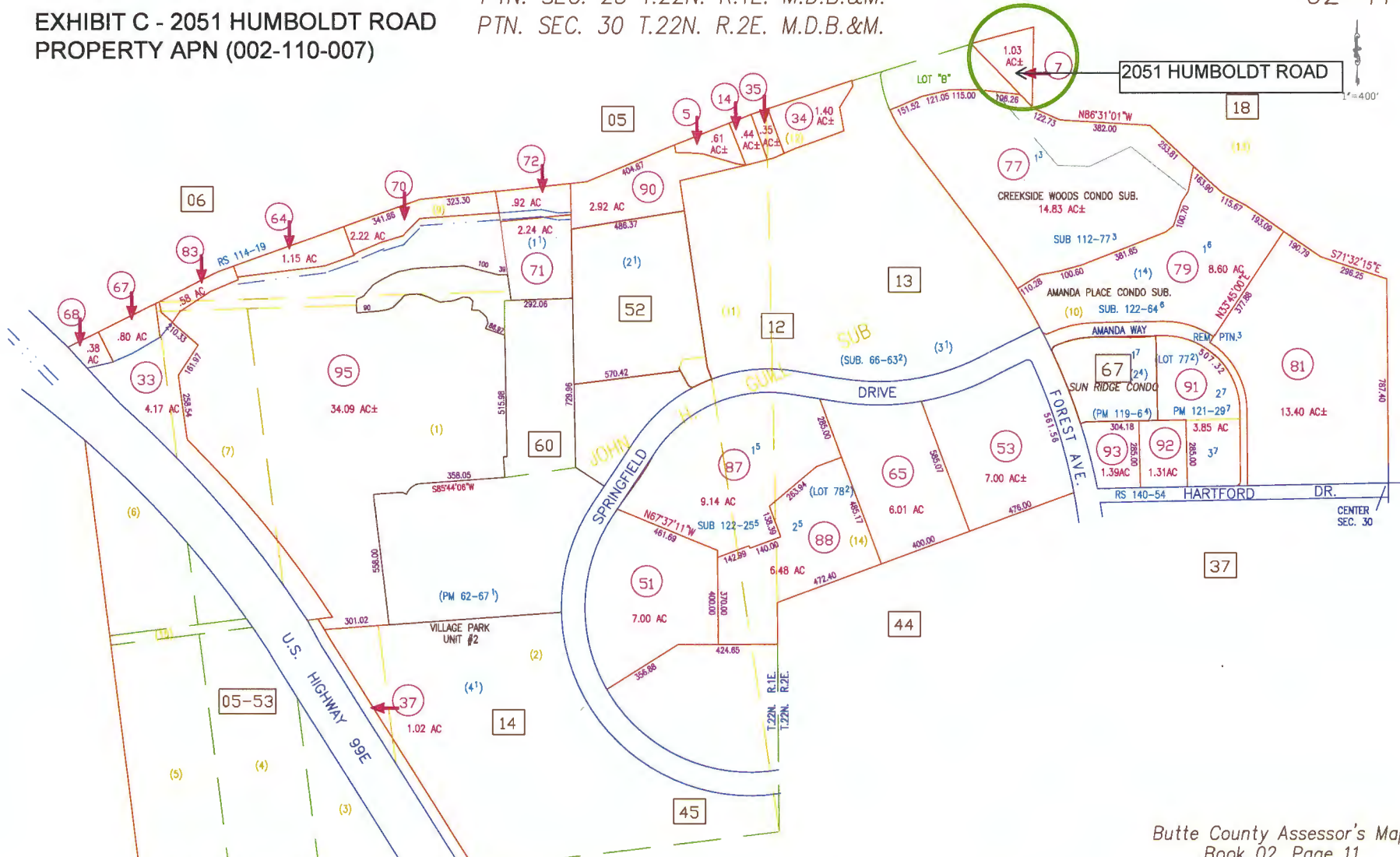
CREATED BY	ST	CREATED ON	12-10-1999
REVISED BY	PO	REVISED ON	09/20/2022
		EFFECTIVE	2023-24 ROLL
		Previous Book	46, Portion Of Page 34
		Compiled By	The Butte County Assessor's Office



**EXHIBIT C - 2051 HUMBOLDT ROAD  
PROPERTY APN (002-110-007)**

PTN. SEC. 25 T.22N. R.1E. M.D.B.&M.  
PTN. SEC. 30 T.22N. R.2E. M.D.B.&M.

02-11



SUN RIDGE CONDO SUB. 122 M.O.R. 71/72 8-13-91, LOT 1 ONLY  
AMANDA PLACE CONDO SUB. 122 M.O.R. 64/65, 7-19-91, LOT 1 ONLY  
OAK MEADOW CONDO 122 M.O.R. 25/26, 2-27-91, LOTS 1 & 2  
CREEKSIDE WOODS CONDO SUB. 112 M.O.R. 77/79, LOT 1  
JOHN H. GULL SUB. 2 M.O.R. 142

NOTE: ALL INFORMATION SHOWN ON ASSESSOR  
PARCEL MAPS ARE FOR ASSESSOR'S OFFICE USE  
AND DO NOT NECESSARILY CONSTITUTE LEGAL  
LOTS. NO LIABILITY IS ASSUMED FOR THE  
ACCURACY OF THE DATA SHOWN.

Butte County Assessor's Map  
Book 02, Page 11

CREATED BY	SDT	CREATED ON	5-6-2003
REVISED BY	SDT	REVISED ON	6-8-2007
FILE NAME	02-11	EFFECTIVE	2007-08 ROLL
Previous Book 46, Portion Of Page 27			
Compiled By The Butte County Assessor's Office			