



Solano Local Agency Formation Commission

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Staff Report

DATE: February 26, 2018
TO: Local Agency Formation Commission
FROM: Rich Seithel
SUBJECT: **Pacific Flyway Center Presentation**

RECOMMENDATION:

RECEIVE informational City of Fairfield presentation on the Pacific Flyway Center.

BACKGROUND:

On November 3, 2017, LAFCO staff received an announcement, and a comment request, from the City of Fairfield for a proposal to develop an open space preserve, wildlife and habitat conservation area and education facility: the Pacific Flyway Center (PFC). The PFC, according to their project description, is driven by five key objectives:

1. Create an Open Space Preserve;
2. Manage it as a wildlife and habitat conservation area;
3. Management by the non-profit Pacific Flyway Fund;
4. Develop the "Walk in the Marsh", providing a range of habitat restoration/enhancement and creation of new wetlands and ponds, and;
5. Develop an approximately 125,000 sq. ft. interpretive and educational facility intended to educate the public regarding the conservation of migratory birds along the Pacific Flyway.

The laudable adopted mission statement of the PFC is to inspire conservation of the Pacific Flyway and to:

- ❖ Educate the public on the wonder and value of the wetlands, watersheds, and wildlife of the Flyway and encourage good land stewardship.
- ❖ Expose visitors to the ecological relationships among water (quality and hydrology), marsh vegetation, invertebrates, and migratory birds.

Commissioners

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Staff

Rich Seithel, Executive Officer • Michelle McIntyre, Analyst • P. Scott Browne, Legal Counsel

- ❖ Allow the local community and visitors from all over the world to encounter wetlands and wildlife in their natural habitat.
- ❖ Provide an opportunity for people to learn about habitat restoration and the conservation of wetlands and wildlife.
- ❖ Allow PFC visitors to experience, first-hand, the magic that happens every day in the marsh.

As information, the proposed site is approximately 560 acres (4 parcels) that are comprised of both secondary (upland) and primary (wetlands) marsh habitats. Two of the four parcels (approx. 280 acres) are intended to be transferred from the State of California to the Pacific Flyway Fund via a land exchange. The proposed project is located in an area known as the Garibaldi Unit of the Grizzly Island Wildlife Area. It is east of Interstate 680, south of the Gold Hill Road over-cross, adjacent to Ramsey Road in unincorporated Solano County. It is currently owned and managed by the State of California, Department of Fish and Wildlife.

LAFCO staff has been meeting with the City of Fairfield regarding this project and have been working closely with City staff regarding the items outlined in our November 29, 2017 comment letter that was included in your December 11, 2017 packet as an informational item. These items include:

- Municipal Service Review (MSR)
- Sphere of Influence (SOI) Update¹
- Property Tax Exchange Agreements
- Annexation
- Will Serve Letter/Resolution
- Cordelia Fire Detachment

¹ Measure T. Pacific Flyway Annexation -- City of Fairfield (Majority Approval Required)

Pass: 26,108 / 72.74% Yes votes 9,782 / 27.26% No votes

Shall the Resolution be approved amending the Fairfield General Plan to revise the Urban Limit Line, if specified conditions are met, and reaffirm and amend certain General Plan policies to allow property at I-680 and Gold Hill Road to be a land preserve and open space conservation area with an interpretive center, trails, and theater for educational purposes to celebrate and educate the public about the conservation of migratory birds along the Pacific Flyway?