

AGENDA REPORT FOR CITY COUNCIL

MEETING DATE: April 6, 2004

TO: The Mayor and City Council

SUBJECT: Resolution adopting the Dunnell Property Conceptual Development Master Plan which includes the Peafowl Management Plan (Fred Beiner, 428-7431)

A) RECOMMENDED ACTION: Adopt resolution.

ADVISORY BODY RECOMMENDATION: The Dunnell Property Conceptual Development Master Plan is endorsed by the Dunnell Property Master Planning and Peafowl Research Committees. At the January 21, 2004, Community Services Commission Study Session and the March 3, 2004, Community Services Commission meeting, several community members spoke in favor of this plan. The Community Services Commission unanimously adopted the Plan at its March 3, 2004, meeting.

B) EXECUTIVE SUMMARY: The conceptual design for the property blends the wishes of the Dunnell family with the needs of the City of Fairfield and the concerns of the local community. The general intent of the plan is to leave much of the property in a passive and semi-improved state. Much of the existing vegetation and wooded feel of the property will be retained. A large free flight aviary for the peafowl is planned for the property. The aviary would serve to both protect the birds as directed by Resolution No. 99-59, as well as, make their presence on the site a positive one.

The existing large home on the property is recommended for salvage and renovation. The City of Fairfield will renovate the larger home. The larger home will serve as a Neighborhood Center hosting neighborhood meetings, Community Services Department programming, and appropriate rentals. The smaller home will be abandoned and removed from the property at a future date.

A contractor hired by the County will construct a new building on the property, which will be leased to the Girl Scout Council of Napa-Solano. The Girl Scouts have the responsibility to cover the project's development cost not covered by the County/City and be solely responsible for on-going and long-term maintenance costs associated with the building and site improvements.

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An all-weather trail network will bisect the property and the two buildings will share parking facilities. The trail network and parking facilities will improve access to the Rolling Hills Open Space areas and the Rolling Hills Neighborhood Park as well.

- C) DISCUSSION: The City acquired the property in May 1998, through a family trust deed that stipulated the property be developed as a park. The site is part of an old ranch and is home to two decades-old structures, which were the former residences of the Dunnell family. The property has long been a refuge for a flock of approximately 50 peafowl, which currently have free roam of the property and neighborhood. The property also benefits from a natural meandering creek and extensive vegetation.

The development of the Master Plan is the culmination of nearly four years of work. Two independent citizen committees guided the Plan. One committee worked to comply with the City of Fairfield Resolution No. 99-59. The Resolution directed the Community Services Department and the Peafowl Research Committee to develop a Peafowl Management Plan and to determine how to contain the peafowl on the Dunnell property. The Peafowl Research Committee was established in 1998.

The second citizen committee, the Dunnell Property Master Planning Committee, and City staff were charged with developing the Master Plan for the entire 6.2 acres and were instrumental in working with the Girl Scout Council of Napa-Solano in developing the lease agreement. This Committee was established in the fall of 1999.

Due to changes to the location of the Girl Scout house, how the new building on the property would be constructed, and its subsequent impact to the existing long-term lease with the Girl Scouts, the City Attorney recommended that the original Lease Agreement, dated May 21, 2002, be terminated and a new Lease Agreement between the City and Girl Scouts be developed and approved. Per the City Attorney's recommendation, the Termination Agreement and a revised Girl Scout Lease Agreement are being formally presented via a separate staff agenda report and two separate Resolutions.

- D) PUBLIC CONTACT: The Dunnell Property Park Master Planning Committee, the Peafowl Research Committee, the Rolling Hills Neighborhood Network,

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Community Services Commission, the County of Solano, and the Girl Scout Council of Napa-Solano have each actively participated in the development of the Dunnell Property Conceptual Development Master Plan and have received public input on the Plan.

- E) FISCAL IMPACT: The capital costs associated with this project are outlined in the revised Parks Capital Projects Plan 1995-2031, Chapter 3, pages 45-46 (attached). The approved City of Fairfield 2003-2004 Budget and Ten-Year Financial Plan show this project being completely funded by Fiscal Year 2004-2005. Capital funding approved for this project in FY03/04 is \$400,000 with an additional \$1,280,000 approved in FY04/05.

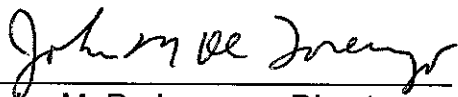
The Girl Scouts are responsible to raise all funds to make the required improvements to the property as specified in the Lease Agreement.

Construction of the various City public improvements will not proceed until programming and maintenance issues are adequately addressed.

- F) ALTERNATIVE COURSES OF ACTION: The City Council could elect not to adopt the Dunnell Property Conceptual Development Master Plan and/or suggest revisions to the Plan.

Prepared by:

Approved:



John M. De Lorenzo, Director
Community Services Department



Kevin O' Rourke, City Manager

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MEETING DATE:

April 6, 2004

SUBJECT:

Resolution adopting the Dunnell Property Conceptual Development Master Plan which includes the Peafowl Management Plan (Fred Beiner, 428-7431)

Coordinated with:

Community Services Commission
Peafowl Research Committee
Dunnell Property Master Planning Committee
Rolling Hills Neighborhood Network
Girl Scout Council of Napa-Solano
Solano County Administration
City Attorney
Public Works
Planning and Development
Fire

Attachments:

Resolution
Dunnell Property Conceptual Development Master Plan
Pages 45-46 of the Parks Capital Projects Plan 1995-2031
Approved Park and Recreation Capital Project Fund 2003-2005
Excerpt of March 3, 2004, Community Services Commission Meeting Minutes

CITY OF FAIRFIELD

RESOLUTION NO. 2004- 87

A RESOLUTION OF THE FAIRFIELD CITY COUNCIL ADOPTING THE DUNNELL
CONCEPTUAL DEVELOPMENT MASTER PLAN WHICH INCLUDES THE PEAFOWL
MANAGEMENT PLAN

WHEREAS, the City of Fairfield recognized the need to develop a Conceptual Development Master Plan for the Dunnell Property; and

WHEREAS, the City of Fairfield recognized the need to develop a Peafowl Management Plan for the free roaming peafowl on the Dunnell property; and

WHEREAS, the City of Fairfield Revised Parks Capital Projects Plan 1995-2031 recognizes and includes all development and improvements included in the Master Plan; and

WHEREAS, the City of Fairfield 2003-2005 Budget and Financial Plan accounts for the capital funds required for the implementation of the public improvements listed in the Master Plan.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Fairfield:

1. Approves the adoption of the Dunnell Property Conceptual Development Master Plan which includes the Peafowl Management Plan; and
2. Hereby authorizes the City Manager to do all things necessary and proper to implement this Resolution.

PASSED AND ADOPTED this 6th day of April 2004 by the following vote:

AYES: Councilmembers _____

NOES: Councilmembers _____

ABSENT: Councilmembers _____

ABSTAIN: Councilmembers _____

Mayor

ATTEST:

City Clerk

DUNNELL PROPERTY CONCEPTUAL DEVELOPMENT MASTER PLAN

January 2004

Dunnell Property Master Planning Committee:

Fred S. Beiner, City of Fairfield, Community Services Park Planner
Becky Bowen, Rolling Hills Resident, Committee Chair
Eric Batula, past Rolling Hills Resident
Linda Bisby, Rolling Hills Resident
Peri Dean, City of Fairfield staff liaison
Joey and Ollie DePew, Rolling Hills Residents
Lu and Scott Jacobs, Rolling Hills Residents
Teri Lamb, Rolling Hills Resident
Lisa Poquiz, Rolling Hills Resident
Greg Santos, Rolling Hills Resident
Phil VanderToolen, past Rolling Hills Resident

**Reviewed and Adopted:
Community Services Commission – March 3, 2004**

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EXECUTIVE SUMMARY

The City of Fairfield took possession of the Dunnell property in 1998. The property was bequeathed to the City from the Dunnell family. As a requirement of accepting the property, the City committed to developing the property as a recreational resource for the citizens of Fairfield.

In the fall of 1999, the Dunnell Property Master Planning Committee was formed to evaluate the best use of the 6.2-acre property in order to meet the needs of the City, the local community and the desired intent of the Dunnell family. The committee consisted of several local residents and City staff. Several committee members were active on both the Peafowl Research and the Dunnell Property Master Planning Committees. The Peafowl Research Committee was established in 1998 just after the property was acquired. The complete Dunnell Property Peafowl Management Plan can be found in Section 3 of this report. The participant crossover between these two committees was integral to achieving the goals of each independent committee.

The conceptual design for the property blends the wishes of the Dunnell family with the needs of the City of Fairfield and the concerns of the local community. The general intent is to leave much of the property in a passive and semi-improved state. Much of the existing vegetation and wooded feel of the property will be retained. A large free flight aviary for the peafowl will be situated on the property. The aviary will serve to both protect the birds, as well as make their presence on the site a positive attribute. The aviary will be situated at the rear of the large house between the house and the creek corridor. The City of Fairfield will be rehabilitating and remodeling the larger house on the property and the smaller home will be demolished. A new 1960 square foot building will be built for the Girl Scouts of Napa-Solano. This new City-owned structure will act as the Girl Scouts primary troop meeting area. The facility will act as the replacement to the facility the Girl Scouts recently lost in downtown Fairfield. The large house will be remodeled as a Neighborhood Center. The facility will have several meeting rooms, food caterers' preparation area, expansive outdoor patio and historical exhibits of the Dunnell family. The two buildings will share parking facilities. An all-weather trail network will bisect the property. The trail network and parking facilities will provide more convenient access to the Rolling Hills Open Space areas and the Rolling Hills Neighborhood Park.

SECTION 1 - INTRODUCTION

Section 1.1 – Setting and Background

The 6.2-acre site, commonly known as the Dunnell property, is located in northwestern Fairfield. The site is located in the Rolling Hills Neighborhood and is bordered by Hilborn Road and Hillridge Drive (Section 4 – Exhibits, Exhibit A). Rolling Hills Neighborhood Park, located at the corner of Hilborn Road and Glenwood Drive, was dedicated in 1997 and sits on six acres across the street from the Dunnell property.

The City of Fairfield acquired the property in May 1998, through a family trust deed that stipulated the property be developed as a park. The site is part of an old ranch and is home to two decades-old structures, which were the former residences of the Dunnell family. The property has long been a refuge for a flock of approximately 50 peafowl, which currently have free roam of the Dunnell property and the neighborhood. The site also benefits from a natural meandering creek and extensive vegetation.

City of Fairfield staff, Jay Trottier, Assistant to the Public Works Director and Peri Dean, Administrative Aide, provided background information on the property to the Master Planning Committee at their first meeting. Mr. Trottier and Ms. Dean had been acting as the unofficial caretakers of the property and were invaluable in bringing the committee up to speed on the historical aspect and current condition of the property. Mr. Trottier eventually removed himself from the committee as the committee's role moved from understanding the property's past to planning its future. Ms. Dean has remained supportive of the committee in the role of staff liaison. She has been instrumental in ensuring short-term care of the property is coordinated with the City's Public Works Department and has assisted in coordinating all of the property's annual clean-up events.

The city has hosted and coordinated four property clean up days since acquiring the property.

Section 1.2 – Dunnell Property Master Planning Committee

In the fall of 1999, the Community Services Department initiated the process of creating a master plan for the property (Peafowl Research Committee was established in 1998). The City's Park Planner assembled a committee to guide the planning process for the entire property. The committee was comprised of local residents, City staff and consultants. Members of the original Rolling Hills Neighborhood Park Committee were contacted to see if they were interested in actively participating on this new committee. The first meeting of the Dunnell Property Master Planning Committee occurred on

February 16, 2000. The Community Services Department Park Planner chaired the meeting.

The Master Planning Committee generally met in the evenings on the second Wednesday of each month. A committee member resigned during the winter of 2000. The inability to commit enough personal time to the project was the cause. Another committee member moved from the neighborhood, but was requested by the committee to remain on. That member decided to continue to remain an active participant.

A complete roster of the current committee members can be found in Section 4 – Exhibits, Exhibit G - Committee Roster.

Section 1.3 – The Planning Process

The Dunnell Property Master Planning Committee realized from the inception that the City had been provided with a unique opportunity. The property is situated in a well-established middle class residential neighborhood. The residents who bought their homes near or adjacent to the Dunnell property were told various scenarios about the future of the property by the developer selling homes. Initially the members of the committee were not even aware that the creek zone (lot 410) was a separate parcel and not part of the property.

A relatively new neighborhood park sits across the street from the Dunnell property. A vacant site intended for the development of an elementary school is also located across Hilborn Road adjacent to Rolling Hills Neighborhood Park.

The Dunnell Property Master Planning Committee began brainstorming ideas for appropriate uses of the property. The Committee struggled to determine the best method for soliciting information from the immediate community/residents as to what were the best and appropriate uses of the property. Several City staff members also had ideas on the matter. The potential uses were submitted by various organizations/interests and presented to the committee in narrative format. The Napa-Solano Girl Scout Council, the Napa Safari Club and the CityArts division of the Community Services Department each submitted letters of interest. A local chapter of the Boy Scouts expressed interest but they never submitted a proposal.

Initially, the Committee focused on understanding the historical significance of the property and gaining an understanding of the condition of the property and structures. The Committee was also informed of the efforts of the Peafowl Management Committee and the overall budget perspective for the property.

In April 2000, the City of Fairfield Park Planner updated the Rolling Hills Neighborhood Network. The Network represents the neighborhood's homeowners. The presentation provided the Network with an orientation to the property, reviewed existing site conditions and encouraged the community to stay off of the property because of its

unimproved condition. The chairpersons of both the Dunnell and Peafowl Committees were introduced. An update on the status of the Peafowl Management Plan was also provided. The concept of developing a neighborhood survey was introduced to the Rolling Hills Neighborhood Network and was enthusiastically received. Project timelines for the completion of the work by both committees were discussed.

Neighborhood surveys were mailed to over 600 households in August 2000 and more than two hundred responses were received by September 10, 2000, the survey deadline. A sample of the survey can be found in Section 4 – Exhibits, Exhibit C. The tabulated results of the surveys echoed the sentiment of the Committee. The results of the survey were discussed at the October Rolling Hills Neighborhood Network General meeting. Survey results indicated support to retain the property's passive, natural feeling and the renovation of the two structures. The predominantly suggested uses for the homes were: small meeting space, Dunnell family history museum, and nature and wildlife museum. The highest level of support was received for: enhanced landscaping, preservation of the open space characteristics of the property, hiking trails and trailhead. The community showed little support for the creation of on-site parking. However, the Network understood that without adequate parking it would be difficult to support the proposed building uses. Those in attendance understood the contradiction of the survey results and acknowledged the real need to create on-site parking. The committee vowed to study ways to minimize the impacts to the natural feeling of the property from on-site parking.

In the fall of 2000, the Committee began to interpret the neighborhood survey results. Several concepts to minimize the potential impacts of on-site parking were explored. A sub-committee was formed to spearhead the interior redesign of the two homes. The sub-committee was asked to be conscientious of the unique qualities of each home. By the end of 2000, the Committee had agreed on a conceptual site plan, as well as, a floor plan for the interior of the larger home.

Near the end of 2000, various City Departments were asked to review the current condition of both homes on the property. The City of Fairfield Fire Department, Public Works Building Inspectors and Planning Department staffs were asked to review and comment on the conceptual master plan for the property and structures. A representative of both the Fire and Building Departments visited the site as part of their evaluation process.

The Committee decided it would be advantageous to personally meet with each organization that had submitted a letter of interest for use of the property. The three organizations were contacted. CityArts opted to not participate because its intended planned use no longer met their long-range goals.

The Safari Club expressed interest in securing a site/structure where they could display their current collection of regal animal mounts (taxidermy). None of the mounts in their collection are indigenous to our region. The Committee, therefore, decided not to further pursue this proposed use.

Linda Boessenecker, Executive Director of the Girl Scout Council of Napa-Solano, made her initial presentation to the Committee on January 24, 2001. The Girl Scout organization was interested in securing a long-term lease arrangement for exclusive use rights to the small home on the property. In exchange, the Scouts would be responsible for all the costs of improving the property, as well as, maintaining those improvements for the length of the lease. The Committee discussed the merits and concerns of the proposal at length. The Solano County Architects Office assisted the Girl Scouts in developing a preliminary property rehabilitation cost estimate for the small house based on their requirements and the condition of the home.

On April 11, 2001, the Committee approved the Girl Scouts proposal of using the smaller home. A sub-committee was formed to further identify any remaining issues regarding the term and conditions of the proposed long-term lease agreement. Comments from the Committee were combined with preliminary comments from City staff and were presented to the Executive Director of the Girl Scout Council of Napa-Solano on May 23, 2001. Ms. Boessenecker met with the Girl Scout Executive Board and provided the Committee and City staff with their responses on June 5, 2001. Ms. Boessenecker attended this meeting and solutions to the remaining use conflicts of the Scouts were resolved.

Additional information was requested by the Committee in order to more fully understand peak operational loads on the smaller home and their impact on the surrounding community. This information was shared with the Committee at its July 11, 2001 meeting. Donna Moores, Executive Board member of the Rolling Hills Neighborhood Network, was provided with this information on August 9, 2001 and agreed that a presentation of the conceptual master plan for the Dunnell property could occur at the next meeting of the Rolling Hills Neighborhood Network on September 6, 2001.

With the support of both the Dunnell Property Master Planning Committee and the Rolling Hills Neighborhood Network, work on the actual lease agreement between the Girls Scouts and the City of Fairfield began. After several months of revisions, the Fairfield City Council approved the Lease Agreement on May 21, 2002.

State Representative Helen Thompson was able to secure \$100,000 in discretionary State Proposition 12 funding in the State of California's 2002/2003 budget. The money was to have been secured via a grant from the County of Solano and used to assist the Scouts in securing and renovating a new Scout House for their organization. As the State budget crisis loomed, the discretionary money was absorbed back into the State budget before the County could apply for the grant. The County analyzed how they

could assist in the Girl Scouts in bridging this financial gap. The County was able to work out a deal with the Design/Build firm contracted to build the new County Government Center. The County committed that the Design/Build firm would renovate the existing small house on the property for the Girl Scouts, per the May 2002 Lease Agreement. The deal between the County and their Design/Build contractor was apparently struck without the Design/Build firm even looking at the property and structure they were to rehab. When the Design/Build contractor eventually evaluated this portion of their obligation to the County, a series of issues arose: The project was more elaborate than they had anticipated, site conditions, preservation of the existing Oak trees made the work more difficult, and the structure was in worse condition than they had anticipated. After several months of evaluation by the County and the Design/Build firm, it was suggested to abandon the existing structure and build a new structure architecturally sensitive to the property at another location on the site.

In June 2003, representatives of the County, City, Girl Scouts and the Design/Build firm met on the property to see if a location for the new alternate structure could be found. Several location options were presented to the City and the Girl Scouts. One of the proposed sites was selected for further evaluation. In the fall of 2003, the County, City, Girl Scouts and the County's Design/Build firm accepted the new building and location in concept. The updated information was shared with the property Master Plan Committee. Because of these changes, it was determined by legal counsel that the May 2002 Lease Agreement would need to be terminated and a new agreement executed. The new building will be City-owned and exclusively leased to the Girl Scouts per the terms in the May 2002 Lease Agreement.

SECTION 2 – PLAN ELEMENTS

Section 2.1 – Overall Property Design Elements

The Dunnell property is situated on 6.2 acres of what used to be the ranchlands of the Dunnell family. The property has a wooded atmosphere because of the many trees that were planted around the family's homes. A seasonal stream runs along the southern boundary of the property. At the north and south of the property trees are less abundant and the property becomes more open. Both the existing homes and the new building are situated within the wooded region, which adds to the uniqueness of the property.

The proposed development of the property is planned to be passive in nature to complement the existing character of the property and the surrounding community. The exterior of the existing large home and the new Girl Scout building will remain reminiscent of the time and style in which the original two homes were built. A series of nature trails will bisect the property connecting the buildings the community open space trailheads and the neighborhood park. The free flight peafowl aviary and a trail along the riparian corridor will also complement the project. Adequate parking will be carefully integrated into the site to minimize disruption of the existing trees and screen the parking lot from adjacent homes. Primary vehicular access to the site will occur from Hillridge Drive, near the existing driveway. On-street parking will be discouraged and a passenger drop off area will be created near the Scout house. Appropriate landscape improvements will be made around the existing large home and the new Girl Scout building, outdoor patio area of the large home, peafowl aviary and parking areas. The balance of the site will remain in its natural state.

The proposed design elements of the site both support and complement the Natural Resource Management Plan for the Rolling Hills Open Space (January 1990) and the Rolling Hills Open Space Trail Plan (June 1999).

A copy of the Concept Site Plan is located in Section 4 – Exhibits, Exhibit B.

Section 2.2 – Development of Larger Home

The original three bedroom, 2,300 square foot home will be converted into a multi-functional Neighborhood Center for the City of Fairfield. The remodeled space will serve as one of six Neighborhood Centers planned for the City of Fairfield (See Revised Parks Capital Projects Plan 1995-2031 – Chapter Three). The remodeled space will feature a private smaller meeting room (12 occupancy) and two additional meeting rooms that can be combined into one (67 occupancy). All meeting rooms will have beautiful views of the outdoor patio and tree-filled property. A reservation/reception

area and caterer's food preparation area will also be incorporated into the existing structure. The restrooms will be remodeled to meet current building codes and meet the new intended use of the space. A fire suppression system will be added to the home. The Fire Department has assured Community Services that the installation of the fire suppression system can be done in such a manner to not affect the aesthetic quality of the homes.

The breezeway will be transformed into a small walkthrough museum featuring historical exhibits of the Dunnell family and early Fairfield. An outdoor patio will be created enabling expanded capacity and further complementing the experience of this unique property. A walkway from the outdoor patio will lead to the peafowl free flight aviary.

A schematic drawing of the proposed improvements is located in Section 4 – Exhibits, Exhibit D.

Section 2.3 – Development of the Smaller Home / Creation of the New Scout House

The existing small home will eventually be removed from the site.

A new City-owned structure will be built for the exclusive use for the Girl Scout Council of Napa-Solano. The new structure will be built just north of the entrance to the existing large home on the property. The original lease agreement will be terminated and a new agreement entered into between the City and the Girl Scouts. In exchange for this use, the Girl Scouts are responsible for making all the required landscaping improvements at their cost. The Scouts will also be responsible for the long-term maintenance associated with the new structure and the surrounding grounds. The Girl Scouts will pay the City of Fairfield one dollar a year for the next 20 years. The lease agreement allows for the lease to be extended for two five-year periods, should both parties agree.

The County's Design/Build firm will build the structure to meet the Girl Scouts needs and receive all necessary approvals from the City. The interior space will be designed to ensure the most efficient use of the space for troop activities and meetings, as well as have an area designated for staff support. A schematic drawing of the Scouts proposed improvements is located in Section 4 – Exhibits, Exhibit F.

The County of Solano will provide design and construction management services for the new building project. The County has negotiated with the Design/Build contractor constructing the new County Government complex. The County will be financially responsible for bringing the utilities, except the fire suppression line, and making improvements to the site access road and parking. The Design/Build contractor will construct the building and make the improvements the County is responsible for. The City will cover the cost of the fire suppression line to the site and large building. The Girl Scouts will be financially liable for a prorated share of the fire suppression line cost

from where the fire line stubs off the feed line to the new structure. The Design/Build contractor will do the work and both the City and Girl Scouts will need to reimburse the County for this work. The Girl Scouts will also be responsible for any and all approved landscape improvements surrounding the new structure and access road.

Section 2.4 – Programming of Larger Home and Property

Renovation of the large home meets the goal of developing a Neighborhood Center in the Rolling Hills community, as outlined in the Revised Parks Capital Projects Plan 1995-2031. The large Dunnell home offers a unique atmosphere for indoor and outdoor recreation programming and the surrounding property will remain relatively unchanged and passive. The facility will provide valuable programming and rental space for a variety of needs. Rental of the property will be limited to the hours of 9:00 a.m. to 10:00 p.m. Outdoor use of the property and patio behind the home will be required to comply with Chapter 12B of the City of Fairfield municipal code. Permits for the use of sound amplification equipment will not be issued for the property. The project will be designed to meet all current Americans with Disabilities Act requirements. Additional off-street parking will be created and will be screened from nearby homes.

In addition to some of the traditional classes currently being offered by the Community Services Department, the character and amenities of the property will appeal to those looking for locations to host small limited community events, meetings, weddings, private parties, retreats and workshops.

In appreciation for the Rolling Hills Community's ongoing efforts, Community Services is recommending the Center will be made available once a month at no charge for use by the Rolling Hills Neighborhood Network. The scheduled use will need to be agreed upon one year in advance.

All proposed building rental fees would need to be reviewed by the Community Services Commission and approved by the City Council.

Section 2.5 – Peafowl Aviary

The Peafowl Research Committee recommends the development of two separate peafowl containment facilities. Both containment facilities would be viewable to the public. The primary facility (to be built first) would be a Free Flight Aviary. The second much smaller facility would serve as both quarantine and breeding facility. The Free Flight Aviary would be situated just off of the outdoor patio of the larger home.

The complete Dunnell Property Peafowl Management Plan can be found in Section 3.

Section 2.6 Annual Operating and Maintenance Budget

The capital costs associated with this project are outlined in the Revised Parks Capital Projects Plan 1995-2031 (Section 4 – Exhibits, Exhibit E). The approved City of Fairfield 2003/04 Budget and Ten-Year Financial Plan show this project being fully funded by FY 2004/05. Funds to construct the peafowl aviary and hire a project architect/engineer are currently available.

Ongoing operating and maintenance cost of the peafowl are explained in detail in the Peafowl Management Plan, Section 3 of this document.

Expenses associated with operating the Dunnell property Neighborhood Center will be accounted for in the City of Fairfield Budget – Community Services Department.

The Parks and Maintenance Fund that was established in FY2000/01 will cover long-term maintenance costs associated with this development.

SECTION 3 – DUNNELL PROPERTY PEAFOWL MANAGEMENT PLAN

DUNNELL PROPERTY PEAFOWL MANAGEMENT PLAN

January 2001

Peafowl Research Committee:

Fred S. Beiner, Community Services Park Planner
Linda Bisby, Rolling Hills Resident, Committee Chairperson
Marc Bowen, Rolling Hills Resident
Vicki James, Rolling Hills Resident
Teri Lamb, Rolling Hills Resident
Lisa Poquiz, Rolling Hills Resident
Greg Santos, Rolling Hills Resident
Ida Saenz, Rolling Hills Resident

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EXECUTIVE SUMMARY

The City of Fairfield took possession of this property in 1998. The property was bequeathed to the City from the Dunnell family. As a requirement of accepting this property, the City committed to developing the property as a recreational resource for the residents of Fairfield. The City Council requested a committee be established of local residents to evaluate the future of some 50 peafowl that had resided on the property for many years. The status of the birds became a passionate issue for the Rolling Hills Community. A survey was ultimately conducted within the community to address the issue. In March 1999, the City Council adopted Resolution 99-59 (Exhibit "A") approving the recommendation of the Peafowl Research Committee and the Community Services Commission to allow a specified number of the birds to remain on the property in a specially designed containment facility (Section 2.1 and Section 2.4).

The Peafowl Research Committee has consulted with avian and veterinary industry professionals in order to fully understand the requirements of the peafowl. The Committee has defined the requirements of housing and care of these animals in captivity. The Peafowl Management Plan addresses the following issues:

- Optimum Flock Size
- Breeding
- Adoption
- Containment
- Veterinary Care
- Feed
- Daily Care
- Enrichment
- Facility Maintenance
- Public Support and Education
- Annual Operating Budget

The Peafowl Research Committee has and will continue to work very closely with the Dunnell Property Park Master Planning Committee (DPPMPC). The DPPMPC is supportive of peafowl containment on the property and, as such, is creating a master plan for the property with this in mind. The Peafowl Research Committee will remain active after the Community Services Commission has adopted the management plan. The Committee will review and approve the peafowl containment construction documents and the location of such facilities on the property prior to construction commencing.

SECTION 1- INTRODUCTION

Section 1.1 – Setting and Background

The 6.2-acre site commonly known as the Dunnell property is located in northwestern Fairfield. The site is located within the Rolling Hills Neighborhood and is bordered by Hilborn Road and Hillridge Drive. Rolling Hills Neighborhood Park was dedicated in 1997 and sits on five acres across from the Dunnell property along Hilborn Road.

The City of Fairfield acquired the site in May 1998, through a family trust deed that stipulated the property be developed as a park for the City. The site is part of an "old ranch" and is home to two decades-old structures, which were the former residences of the Dunnell Family. The property has long been a refuge for a flock of approximately 50 peafowl, which have had free roam of the Dunnell Ranchlands. The site also benefits from a natural meandering creek and extensive vegetation.

Section 1.2 – Peafowl Research Committee

In 1998, the City of Fairfield Community Services Department took action and invited a group of Rolling Hills neighbors in conjunction with the City's Park Planner to form the Peafowl Research Committee. Nine residents and two City staff comprised the initial committee. In the fall of 1998, the Committee conducted a survey to fully understand the community's preference as to what was to occur with the resident flock of peafowl. "The survey results show that the community wants the birds to stay. The results on how to keep the flock are almost evenly split between free roam and containment. So it is the Committee's recommendation that for the health and safety of the birds, people and the environment; the future development of the site and, the control of property damage-it is in the best interest of all concerned that the City develop a management plan to study a means of containment for the peafowl."* On March 2, 1999, the City Council adopted Resolution 99-59 (Exhibit "A") approving the recommendation from the Community Services Commission that the peafowl remain at the Rolling Hills Neighborhood Park 2 (Dunnell property) and directing the Community Services Department to develop a peafowl management plan. In March 2000, the Committee began to research and write the management plan presented here.

The Peafowl Research Committee reserves the right to review and provide comment on the proposed location of the peafowl containment facilities. The Dunnell Property Park Master Planning Committee is charged with conceptually locating the containment facilities on the property. The Dunnell Property Park Master Planning Committee is committed to placing peafowl containment facilities on the property. Several members of the Peafowl Research Committee also serve on the Dunnell Property Master Planning Committee.

**From the minutes of the October 7, 1998 Peafowl Research Committee meeting*

The Peafowl Research Committee will review and comment on the documents necessary to construct the containment facilities prior to the project being bid. Construction costs of these facilities are difficult to estimate at this time. The proposed location of these facilities will be determined at a later date by the Master Planning Committee. Preliminary estimates suggest cost of the free flight aviary may range from \$15-\$25 per square foot. Therefore, the containment facility will probably cost in the range of \$51,375 to \$120,000 (not inclusive of engineering/architectural fees). The variance is created by the differences in the variables such as, number of peafowl, dedicated square footage per peafowl and materials used.

The Committee would like to acknowledge the support and effort of several individuals and organizations that greatly contributed to the development of this management plan.

- Francine A. Bradley, Ph.D., Poultry Extension Unit, Department of Animal Sciences, University of California, Davis
- Jennifer T. Near, Poultry Extension Unit, Department of Animal Sciences, University of California, Davis
- Jeanne Marie Smith, D.M.V., Avian Health Services, Placerville, California
- Laurie J. Gage, D.M.V., Zoo and Wild Animal Veterinary Consultant, Napa, California
- Lori Hill, Avian Consultant, Napa, California

SECTION 2 – PLAN ELEMENTS

Section 2.1 – Optimum Flock Size

It is the recommendation of the Peafowl Research Committee that the optimum flock size for the Dunnell property be maintained at 25-30 peafowl. Containment may occur in more than one facility on the site. The ratio of cocks to hens is to be 3-4 cocks to every 6 hens.

Section 2.2 – Breeding

A portion of the peafowl flock should be encouraged to breed every three years. In non-breeding years, the eggs will have holes poked in them to keep them from hatching. Those eggs are to remain in the nest until the females exhibit broody maternal behavior. At this point the eggs are to be collected and discarded.

During the year when the flock is allowed to reproduce special activities should be featured at the park. These activities may include the display of graphics describing the incubation period of peafowl and other related special events such as, a baby chick hatching "shower" and a "Peacock Christmas".

The selected pair of breeding peafowl would be relocated to a separate on-site breeding facility (see containment section) just prior to the mating season. The Veterinarian of Record will select the peafowl to be bred. As each successful breeding season concludes additional adoptions will be required in order to maintain the optimum flock size.

Section 2.3 – Adoption

On-going peafowl adoption will be required as long as breeding occurs and the optimum flock size is to remain at 25-30 peafowl.

The City of Fairfield is committed to finding appropriate homes for the peafowl. The screening of adoptive homes will continue to be conducted by a qualified agency/individual. Key criteria to be considered when evaluating a potential peafowl adopter are as follows: size of the property, type of housing/containment, previous experience with peafowl, previous experience with other avian species, and the quantity/ratio of peafowl the adopter wants to adopt. The selected adoptive parties will be required to sign a City of Fairfield Peafowl Adoption Agreement (Exhibit "B") prior to the transfer of any peafowl.

Section 2.4 – Containment

The Peafowl Research Committee is recommending the development of separate peafowl containment facilities. The facilities would be accessible to park visitors. The primary facility (to be built first) would be a Free Flight Aviary. The secondary facility would serve a dual purpose. It would function as a Breeding and Quarantine Facility. It is not necessary to construct these facilities concurrently. The Free Flight Aviary could initially be constructed to accommodate housing, breeding and quarantine requirements.

The quantity of cocks housed will have an impact on the size of the enclosure. Male peafowl require more space than hens due to the size of their trains, because of their aggressive behavior and their territorial nature.

The containment facilities are to be designed to incorporate the following criteria.

Free Flight Aviary

(Representative photos of this type of aviary are located in the appendix.)

- 137-160 square feet per peafowl
- Elevation of the majority of the flight area is to be set so as not to limit flight
- A combination of "Phantom Mesh" and nylon/polyester netting to contain the peafowl in the flight area (samples are located in the appendix)
- "Phantom Mesh" to be used from the ground plane to a minimum height of ten feet in the flight area. "Phantom Mesh" is both vandal and rodent resistant and will minimize maintenance issues
- Nylon/Polyester netting used to cover the balance of the flight area (samples are located in the appendix)
- Incorporation of existing site vegetation inclusive of the existing trees
- Inclusion of perches (manzanita) and peafowl resistant vegetation (juniper, bamboo and evergreens)
- Small river rock and/or beach sand should cover the existing soil ground surface in flight area
- 100 square feet of isolation area (concrete flooring and appropriately themed and treated wooden exterior). The wood surfaces in these areas are to be covered with fiberglass panels
- 100 square feet of all weather storage
- 100 square feet shaded shelter area
- Flight Area, Isolation Pen and Shelter Area to include roosts, feed stations and automatic waterers
- Natural looking water feature with circulating water
- 200 square feet of cooling misters in the flight area
- Entry vestibule

- A changing ratio of sun to shade in the main flight area throughout the day

Breeding / Quarantine Facility

- A minimum of 400 square feet. This would adequately house two hens and one cock
- Themed to compliment the setting in which it is located
- All netted surfaces shall use "Phantom Mesh"
- Small river rock and/or beach sand should cover the existing soil ground surface
- Facility to include roost, feed station and automatic waterer
- One wall of the facility is to be solid to provide additional shelter
- Facility to have all weather roof
- Inclusion of large staub (manzanita) for perching
- 50 square feet of storage (concrete flooring and appropriately themed and treated wooden exterior), with entry vestibule. The wood surfaces in these areas are to be covered with fiberglass panels
- Cooling misters

Section 2.5 – Veterinarian Care

A veterinary examination was conducted in July 1999. Two males and two females were given a physical examination. Vent swabs and throat cultures were performed. Fresh fecal samples were also collected. The veterinarian concluded based upon these examinations of the four peafowl and general observations of the flock that the colony appears to be in excellent health with no evidence of zoonotic diseases. The cultures and fecal samples collected showed no abnormal signs of bacteria, yeast or parasites.

The Veterinarian of record for the flock is:

Dr Laurie Gage DVM
1131 Second Ave.
Napa, CA 94558
Home/Office (707) 255-9044

Dr. Bryan Speer would be available as an alternate. Doctor Speer is an Avian Veterinarian located in Oakley, California (925) 625-1878.

Dr. Gage will conduct an annual flock visit and health check each spring. The fee for this service will be negotiated each year. The health check will include fecal samples, vent swabs and throat cultures. These tests are included in the fee of the annual well check examination.

Dr. Gage will provide both emergency and routine medical treatment for the peafowl as needed. The fee structure for her veterinarian services is included as Exhibit "C".

Section 2.6 – Feed

The peafowl will require a good grade commercial feed once they have been confined. The adjustment in their diet is necessary to augment the fact that they can no longer wander the neighborhood to regulate their diet. The various seasonal feeds provided to the peafowl are to be approved by the veterinarian of record.

Signs need to be posted on the Free Flight Aviary and the Breeding/Quarantine Facility that informs the public that feeding of the peafowl is prohibited. The signs should present this message in a positive manner.

Routine Feeding

Each adult peafowl should be provided with 0.25 pounds of poultry grower commercial grade feed daily.

Winter Feeding

Peafowl will consume more feed as the temperatures drop. The peafowl care provider will need to monitor the time it takes the flock to eat their normal daily feed allotment. If feed consumption time decreases significantly, it will become necessary to increase the volume of daily feed provided.

Breeding Season

In years designated for reproduction, the flock will need to be switched to a diet, which meets the needs of the breeding peafowl by late February. The diet supplementation can be achieved by feeding a chicken layer crumble top-dressed with a poultry vitamin pre-mix. The peafowl would be kept on this diet until the hens begin to set. At this point, the flock will be switched back to their routine diet.

Newly hatched chicks will be fed a game bird starter or a poult starter for the first six weeks of their life.

The veterinarian of record must approve any variations in peafowl feed practices.

Section 2.7 – Daily Care

The flock and its containment facilities are to be inspected twice a day by staff /volunteers. The inspections and daily care should occur in the mornings between the hours of 7:00 –10:00 a.m. and in the evenings between 4:00 -7:00 p.m. During these inspection/observation periods, the overall health and appearance of the birds should

be noted. A combination of volunteers, Community Services staff and Public Works staff will cover the responsibilities of daily flock care. The peafowl enclosure will not be built until such time as the peafowl daily care requirements and commitments have been worked out.

The condition of the containment facilities should be reviewed to ensure no holes or breaks exist in the containment. The operational status of the automatic waterers should be checked at each inspection. Large range type feeders should be used and filled every other day. A smaller modified feeder is to be used in the Breeding/Quarantine facility. Feeding and cleaning are to occur during the morning inspection/observation period. As necessary, the containment facilities are to be raked clean each morning. The river rock/sand is to be hosed down as necessary for cleaning and at a minimum of once a week. When in use, the isolation/quarantine areas are to be disinfected daily.

Section 2.8 - Enrichment

Providing a stimulating environment for the peafowl is an important component in ensuring a positive quality of life for the birds. To provide environmental enrichment, dietary supplements and peafowl toys need to be introduced to the containment facilities on a regular basis.

Dietary Supplements

Items such as carrot tops and lettuce can be safely fed to the birds. Fruit and melons may also be relished by the birds but will be more time consuming to prepare for the birds. Produce should be provided fresh during the morning inspection and the remains removed from the pen during the evening check.

Local teachers and their students should be encouraged to create feed balls for the peafowl. The balls could then be hung at various locations and elevations throughout the enclosure.

Environmental Enrichment

Bales of straw/hay can be periodically placed within the enclosures. After the peafowl have picked apart the bales, the straw/hay should be raked and removed from the enclosure. Be cautious as the introduction of straw/hay to the enclosure may bring with it a mice problem.

Community groups, such as scouts, could construct peafowl A-frames. These wooden structures would provide refuge for the hens, as the males will not enter them.

Unsold or donated Christmas trees ("Peacock Christmas") can be placed in the enclosures. The peafowl will pick at the needles. The dropped and picked at needles need to be raked daily. When the trees become unsightly, they are to be removed.

Section 2.9 – Facility Maintenance

Funding is to be allocated as necessary in the City of Fairfield's Fiscal Budget each year to support all maintenance requirements recommended by the Architect/Engineer of record and/or the recommendations of the City's Public Works Department.

Section 2.10 – Public Support & Education

The City of Fairfield's Community Services Department will be responsible for establishing and managing the public education program on the Dunnell property. As recommended in a study conducted by UC Davis in August 1999, "It is important that the efforts of both volunteers and staff be directed in order to best utilize their time in a meaningful and enjoyable way."

Training should be offered to volunteers and City staff who will be able to participate in the day-to-day management of the peafowl, their containment facilities, and the site.

Interactive and educational graphics should be created and appropriately displayed on the property. Educational material should address the following topics:

- History of the Dunnell Property Peafowl
- History of the Dunnell Property
- Biology of Peafowl
- Life Cycle of Peafowl
- Feathers and Flying

Talks should be scheduled at intervals on the site featuring speakers covering a variety of topics including: local history, peafowl legends and symbolism.

Displays may be created within a home featuring the local history of the property and site artifacts (i.e. feathers, spurs, egg shells). A small collection of literature on Peafowl could be made available for reading.

Section 2.11- Annual Operating Budget

The City of Fairfield's Community Services Department is responsible to establish and prepare the annual operating budget to operate and maintain the peafowl on the Dunnell property. The design and construction of the peafowl containment facility is to be budgeted in the City's Park and Capital Projects Fund. The following estimates are based upon projected costs as established in 1999. These figures do not include capital construction costs associated with the development of these facilities. The annual operating budget should cover the following factors:

- Feed
- Enrichment
- Veterinarian care
- Facility maintenance
- Start up

Feed

Based upon 30 peafowl

Routine Feed Cost – 0.30/bird/day X 30 birds = 9 lbs/day
 Commercial Grade Feed \$12.00/50 lbs X 1 day /9 lbs = \$2.16/day
 Monthly cost = \$ 64.80

Breeding Season Feed Cost – 0.30/bird/day X 30 birds = 9 lbs/day
 Chicken Layer Crumble \$ 11.00/50 lbs X 1 day/ 9 lbs = \$1.98/day
 Monthly cost = \$59.40

Annual Feed Cost = \$1490.40

Enrichment

Five hundred dollars should be annually allocated in the Community Services Department Operating Budget to cover this item.

Veterinarian Care

Annual Routine Veterinary Cost (see attached Exhibit "C") = \$652.00

- Visit to flock and examinations
- 6 fecal floatation checks
- 4 fecal culture checks
- 4 routine blood analysis

One Non-Emergency Medical Service Call Cost (see attached Exhibit "C") = \$150.00
 ➤ Radiographs, laboratory analysis and pathology samples are an additional fee

One Emergency Medical Service Call Cost (see attached Exhibit "C") = \$250.00
 ➤ Radiographs, laboratory analysis, pathology samples and surgery are an additional fee

Estimated Annual Veterinarian Care Cost = \$2077.00

- One non-emergency case, plus laboratory fees
- One emergency case, plus laboratory fees and surgery
- Annual routine veterinary care

Labor

The actual determination of these costs cannot be made at this time. The final determination will be identified after the selection of which City staff member will be maintaining the facility. Based upon the job classification of a Landscape Maintenance Worker II (inclusive of benefit costs) the annual labor costs could be \$27,100.

Facility Maintenance

These costs cannot be identified until the final design of the containment facilities has been completed.

Start up

These costs cannot be identified until the final design of the containment facilities has been completed.

Estimated Annual Operating Budget

Not inclusive of facility maintenance and start up costs.

\$30,677

SECTION 3 - EXHIBITS

EXHIBIT "A"

CITY OF FAIRFIELD

RESOLUTION NO. 99-59

A RESOLUTION OF THE FAIRFIELD CITY COUNCIL APPROVING THE RECOMMENDATION FROM THE COMMUNITY SERVICES COMMISSION THAT THE PEAFOWL REMAIN AT ROLLING HILLS NEIGHBORHOOD PARK II AND DIRECTING THE COMMUNITY SERVICES DEPARTMENT TO DEVELOP A PEAFOWL MANAGEMENT PLAN

WHEREAS, the City of Fairfield was deeded a 6.2 acre future park site, located at the corner of Hilborn Road and Hillridge Drive, on May 19, 1998, by Braewood Development Corporation after the termination of the life estate in favor of Adey L. Dunnell; and

WHEREAS, approximately 40 peafowl are present at the site, descendants from an original pair dating back some 45 years, that belonged to the late Mrs. Dunnell; and

WHEREAS, this property will be developed as a neighborhood park within the Rolling Hills area; and

WHEREAS, the Peafowl Research Committee was formed to research information on peafowl habitat and compatibility with public park use; and

WHEREAS, the Peafowl Research Committee met from August through October, 1998, to tour the park site, conduct detailed research with avian experts, peafowl ranches, zoological gardens, City of Fairfield, County of Solano, and other communities; and

WHEREAS, the Peafowl Research Committee developed and synthesized a survey, illustrating neighborhood support for retaining peafowl and a desire to incorporate peafowl into plans for the Rolling Hills Neighborhood Park II; and

WHEREAS, the Peafowl Research Committee presented their recommendations to the Rolling Hills Neighborhood Network and Community Services Commission; and

WHEREAS, the Community Services Commission recommends a management plan be developed to determine if it is feasible to incorporate peafowl into future park plans for the Rolling Hills Neighborhood Park II site.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Fairfield that:

1. The Council approves the recommendation of the Peafowl Research Committee and the Community Services Commission; and
2. The Community Services Department is directed to prepare a Peafowl Management Plan to determine a means of containment for the peafowl and to assess if it is feasible to incorporate them into future park plans for the Rolling Hills Neighborhood Park II site; and
3. The City Manager is authorized to do all things necessary and proper to develop a Peafowl Management Plan.

PASSED AND ADOPTED this 2nd Day of March, 1999, by the following vote:

AYES: COUNCILMEMBERS: LESSLER/MACMILLAN/O'REGAN/PRICE/PETTYGROVE

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

George Pettygrove
Mayor

Attest:

bmray
City Clerk

EXHIBIT "B"

PEAFOWL ADOPTION AGREEMENT

THIS AGREEMENT is made by and between the City of Fairfield, a municipal corporation of the State of California, hereinafter referred to as "CITY" and _____, an individual hereinafter referred to as "ADOPTER," at Fairfield, California.

RECITALS

A. CITY desires to transfer ownership of certain peafowl to qualified individuals.

B. ADOPTER desires to adopt certain peafowl from CITY, has completed an interest form, has been screened by the University of California Davis on behalf of CITY and has been determined to have the ability and suitable environment to care for peafowl.

AGREEMENT

IN CONSIDERATION of the mutual covenants and conditions herein contained, the parties agree as follows:

1. CITY agrees to transfer ownership of ___ peafowl, including ___ hens and ___ cocks, to ADOPTER.
2. ADOPTER understands the peafowl have been living in a natural or wild state and agrees to accept ownership of the peafowl in an "as-is" condition. ADOPTER hereby waives, releases and discharges CITY from any and all claims as a result of illness or injury to the peafowl.
3. ADOPTER agrees to provide proper care and maintenance for the adopted peafowl and understands that CITY will not replace or accept the return of any peafowl.
4. In consideration for being allowed to adopt the peafowl, ADOPTER shall indemnify, defend, and hold harmless the CITY, its officers, agents, and employees from all claims, suits, or actions brought forth on account of injuries to or death of any

EXHIBIT "B"

person or damage to property arising from or connected with the adopted peafowl.

Dated : _____

CITY

ADOPTER

Wade Brown
Financial Services Supervisor

Signature

Print Name

Address

Phone Number

Laurie J. Gage, D.V.M.
ZOO AND WILD ANIMAL VETERINARY CONSULTANT
1131 SECOND AVENUE, NAPA, CA. 94558
(707) 255-9044 WETWILDVET@AOL.COM

January 26, 2004

Veterinary Care Proposal for Veterinary Management of the Fairfield peafowl flock.

One annual routine flock visit that includes visual examination of every bird, and physical examination of 4 - 6 birds.

Visit to flock and physical examinations:	\$250.00
6 Fecal floatation checks for parasites at \$15.00 each	\$ 90.00
4 Fecal culture checks for pathogenic bacteria	
Done at IDEXX veterinary labs @ \$39.00 each	<u>\$ 156.00</u>
 Minimum annual veterinary service	 \$496.00
 4 Routine blood analysis (optional, but good idea)	
Done at IDEXX Avian Profile 1 @ \$39.00	<u>\$156.00</u>
Annual Routine Veterinary Care	\$652.00

Emergencies are billed at \$100.00 per hour plus \$50.00 per hour travel time from veterinarians' office in Napa. Radiographs, specialized laboratory tests, or pathology conducted on tissue samples are additional costs.

Estimated cost for each emergency: \$250.00 veterinary fees plus laboratory expenses (estimated at \$100.00 per bird).

If the injured bird were to require complicated surgery or diagnostics it would need to be transported to either the UC Davis School of Veterinary Medicine, or Dr. Speer's avian veterinary clinic in Oakley, California. Those costs would be estimated at the time of examination and could run as high as \$850.00 for each occurrence.

Non-emergency medical cases would cost approximately \$150.00 for each occurrence, plus any laboratory expenses (estimated at \$75.00 per bird).

Sincerely yours,

Laurie Gage, D.V.M.

Dunnell Property Peafowl Protocol
January 2004

LAND OWNER

City of Fairfield
1000 Webster Street
Fairfield, CA 94533

Peafowl supervised by Community Services Department Staff:

Teri Geiger, Park Ranger
Work (707) 428-7614
Cell (707) 249-3613
Home (707) 428-0356

Fred Beiner, Park Planner
Work (707) 428 - 7431
Cell (707) 334 -5203
Home (707) 864 -2282

Sandy Reece-Martens, Asst. Director
Work (707) 428 - 7420
Home (707) 422 - 4608

VETERINARIAN SERVICES

Dr Laurie Gage DVM
1131 Second Ave.
Napa, CA 94558

Office (707) 255-9044

Back up - Dr Byran Speer

Office (925) 625-1878

ANIMAL CONTROL INFORMATION

Humane Animal Services
51 Commerce Pl.
Vacaville, CA 95687

(707) 449 - 1700

VOLUNTEERS

Sean Quinn, Volunteer Feeder - Currently Mr. Quinn feeds the peafowl on a daily basis.

Mr. Quinn is not to be contacted in emergency situations.

ADDITIONAL AVIAN RESOURCES

- Francine A. Bradley, Ph.D., Poultry Extension Unit, Department of Animal Sciences, University of California Davis, Davis
- Jennifer T. Near, Poultry Extension Unit, Department of Animal Sciences, University of California Davis
- Jeanne Marie Smith, DMV, Avian Health Services, Placerville, CA

EXHIBIT "D"

- Laurie J. Gage, DMV, Zoo and Wild Animal Veterinary Consultant, Napa, CA
- Lori Hill, Avian Consultant, Napa, CA

EMERGENCY SERVICES

POLICE:

City of Fairfield Police Department

(707) 428 - 7343

FIRE SUPPRESSION:

City of Fairfield Fire Department - Station #4

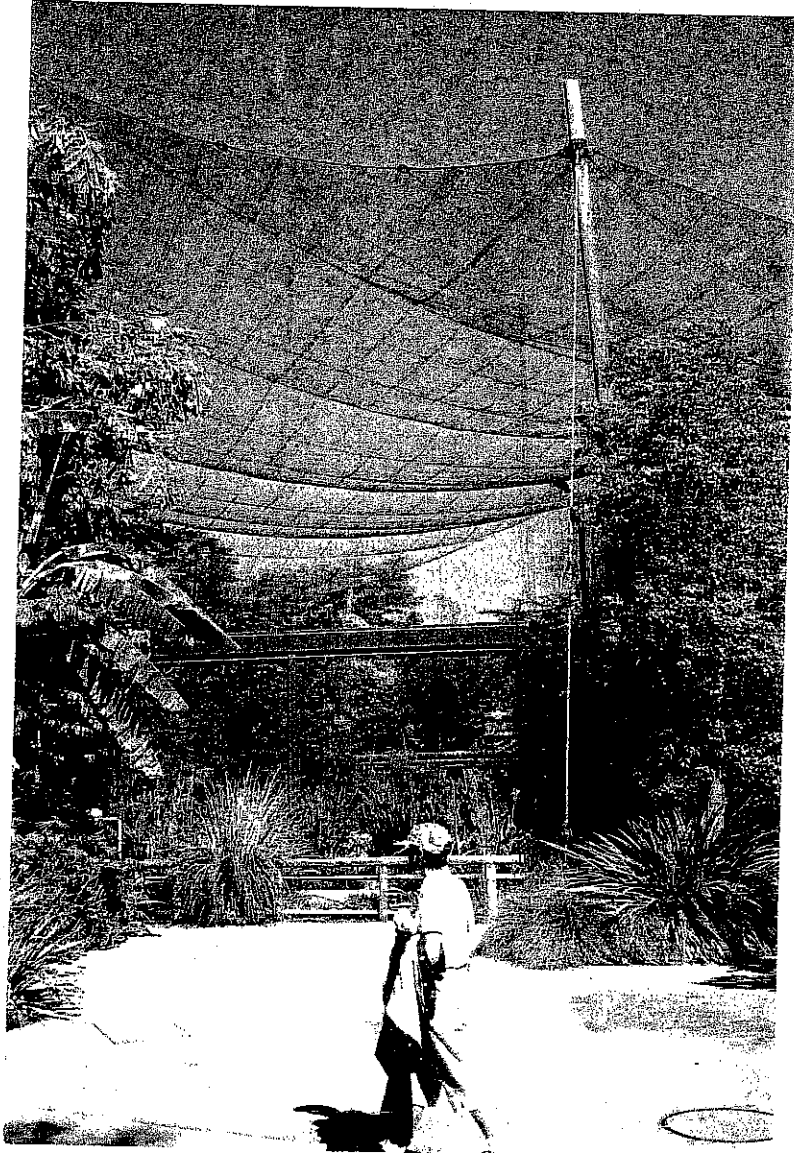
(707) 428 - 7555

PROTOCOL FOR INJURED PEAFOWL

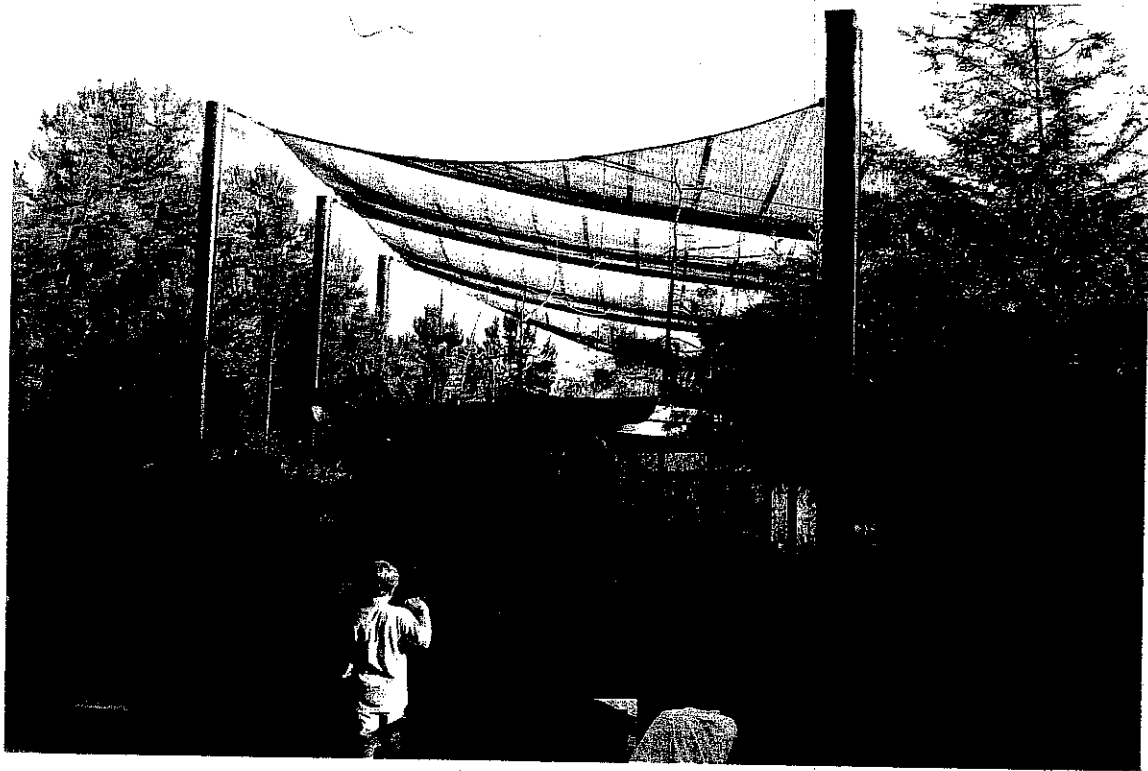
Injured peafowl are to be reported to the Community Services Staff, listed above. The staff will determine whether or not the veterinarian should be called. When calling Community Services the calls should be directed to staff in the order they are listed above. Humane Animal Services or other wildlife organizations are not to be contacted unless those listed above direct you to and/or after a reasonable time has elapsed and you have been unsuccessful in contacting one of those individuals.

SECTION 4 - APPENDIX

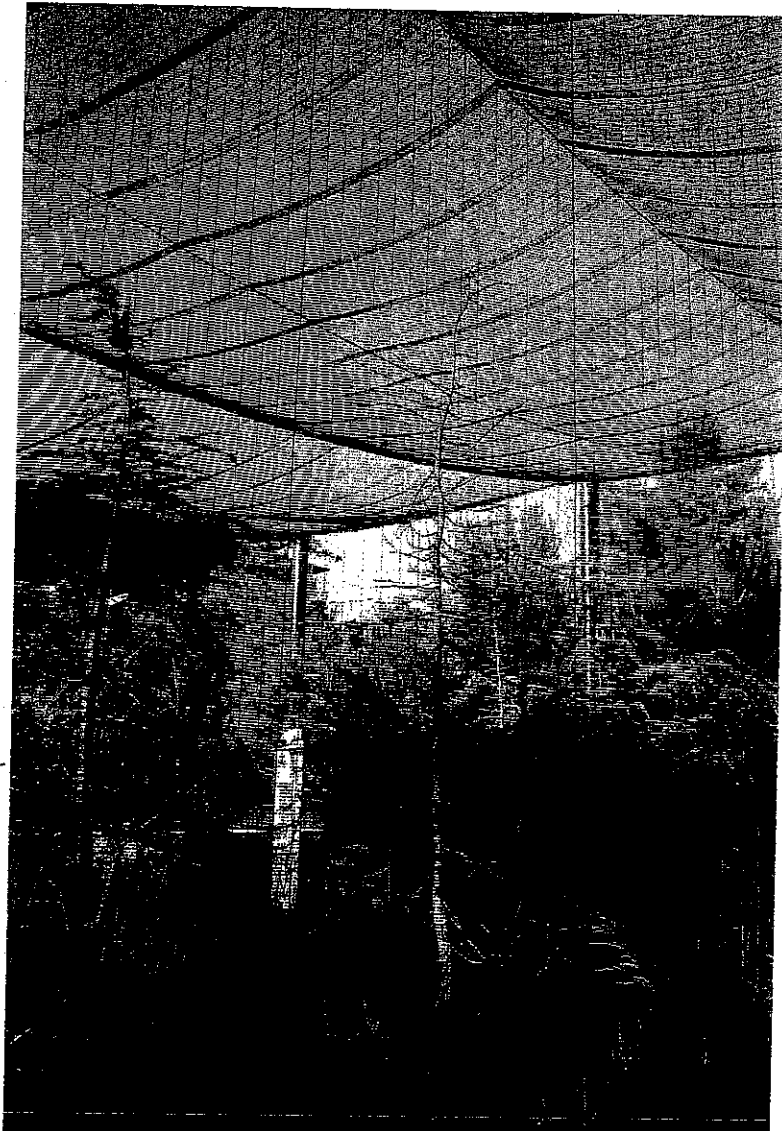
REPRESENTATIVE AVIARY PHOTO



REPRESENTATIVE AVIARY PHOTO



REPRESENTATIVE AVIARY PHOTO



"PHANTOM MESH" SAMPLES

Sample will be distributed at meeting

NYLON / POLYESTER NETTING SAMPLES

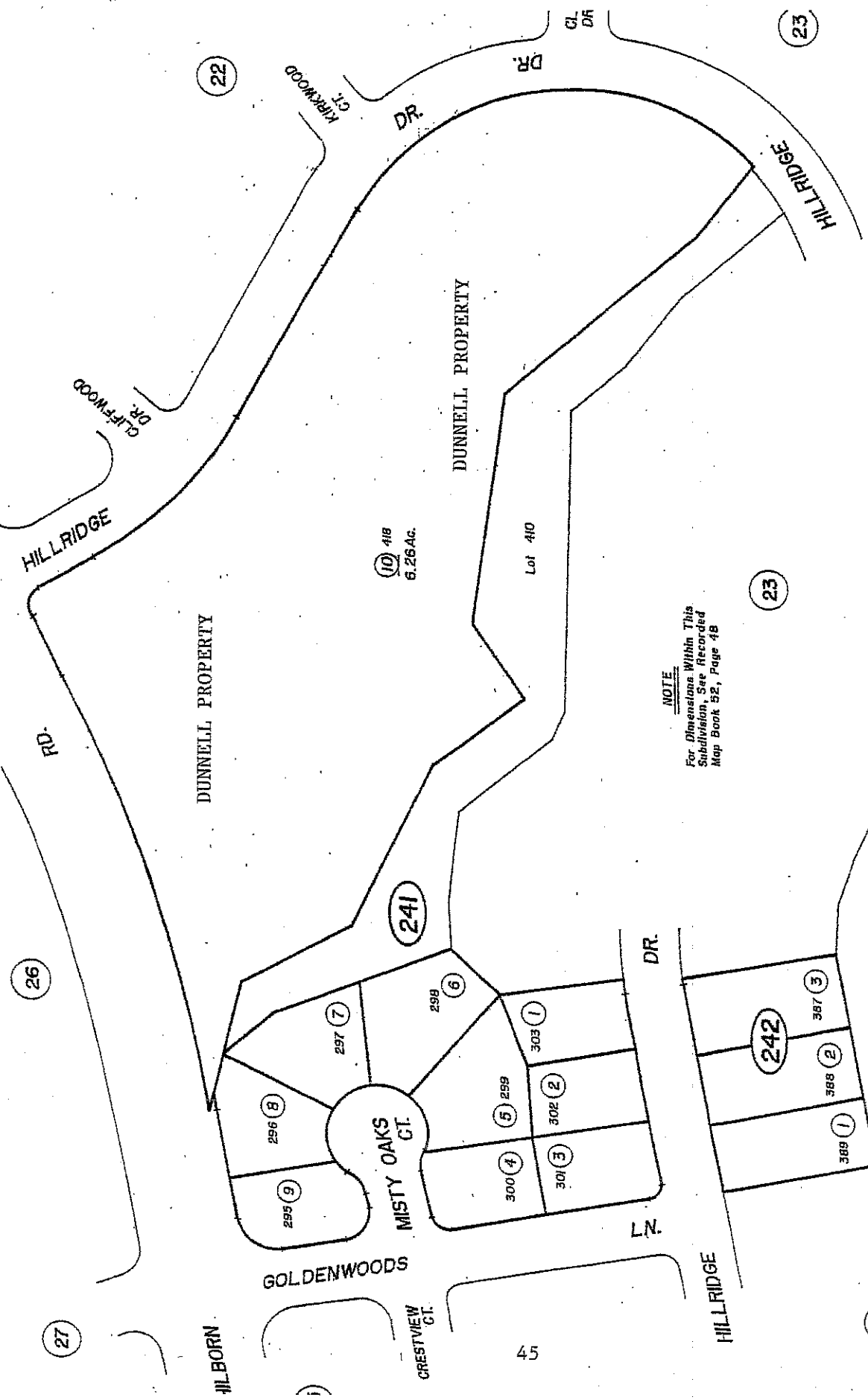
Sample will be distributed at meeting

SECTION 4 - EXHIBITS

EXHIBIT A – VICINITY MAP

3095
 POR. LOT 38, RANCHO TOLENAS
 POR. SEC. 12, T.5N., R.2W., M.D.B.&M. EXT.

EXHIBIT "A"



NOTE
 For Dimensions Within This
 Subdivision, See Recorded
 Map Book 52, Page 48

CITY OF FAIRFIELD
 Assessor's Map Bk.156
 County of Solano, C

NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

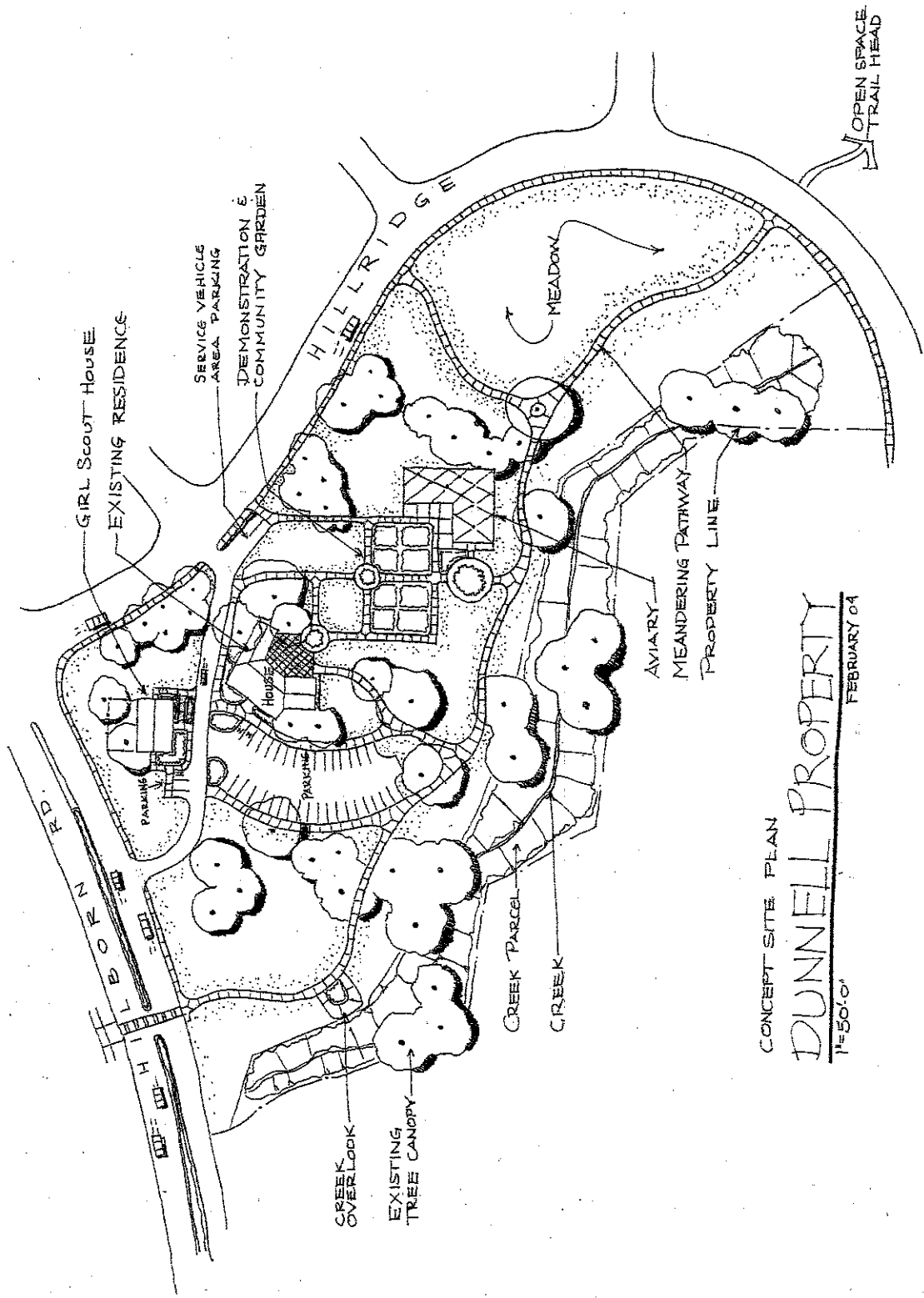
REVISION	DATE	BY
1	12/17/20	AS
2	12/17/20	AS
3	12/17/20	AS

Rolling Hills Unit No. 2, R.M. Bk. 52 Pg. 48

R.M. 52-48
 R.M. 52-48

9283

EXHIBIT B – CONCEPT SITE PLAN



CONCEPT SITE PLAN
DUNNELL PROPERTY
 1"=50' @
 FEBRUARY 04

EXHIBIT C – NEIGHBORHOOD SURVEY



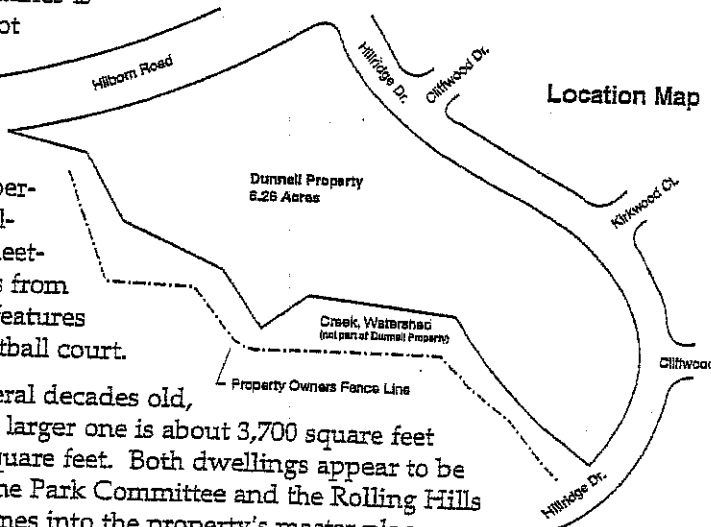
EXHIBIT "C"

Dunnell Property

Community Interest Survey

Dear Rolling Hills Resident,

As you may know, the Dunnell property (the "peacock ranch") was deeded to the City for park use upon the passing of Mrs. Dunnell. Since February, a group of your neighbors, plus city staff (Dunnell Property Park Master Planning Committee) have been meeting monthly to begin the process of determining how to develop these 6.2 pristine acres. Their intent is to enhance your community and preserve the natural ambiance and quality of the property. A location map depicting the property's boundaries is shown at the right. Please note that the property does not include the creek and watershed region. In addition, the Peafowl Research Committee is working on ways to maintain and contain a flock of 25-30 birds that have lived on the property for several decades. A permanent peafowl containment facility is planned for the property. Both committees believe the property should be developed as "passive," with uses such as nature walks and meeting rooms. The Rolling Hills community already benefits from a traditional neighborhood park across the street, which features "active" uses, such as playground equipment and a basketball court.



Two homes are situated on the Dunnell property. Several decades old, they are the former residences of the Dunnell family. The larger one is about 3,700 square feet and is closest to Hilborn Road. The other is about 2,300 square feet. Both dwellings appear to be salvageable and can be brought into code compliance, if the Park Committee and the Rolling Hills community choose to incorporate one or both of these homes into the property's master plan.

The City of Fairfield has budgeted "seed money" for the property in their FY2000-01 budget. These funds will be used to conduct pest work, to begin containment of the peafowl, to make building repairs and to hire professionals who will formalize the committee's design concepts. Additional funds have been tentatively programmed in the City's FY2005-06 budget for the project's implementation.

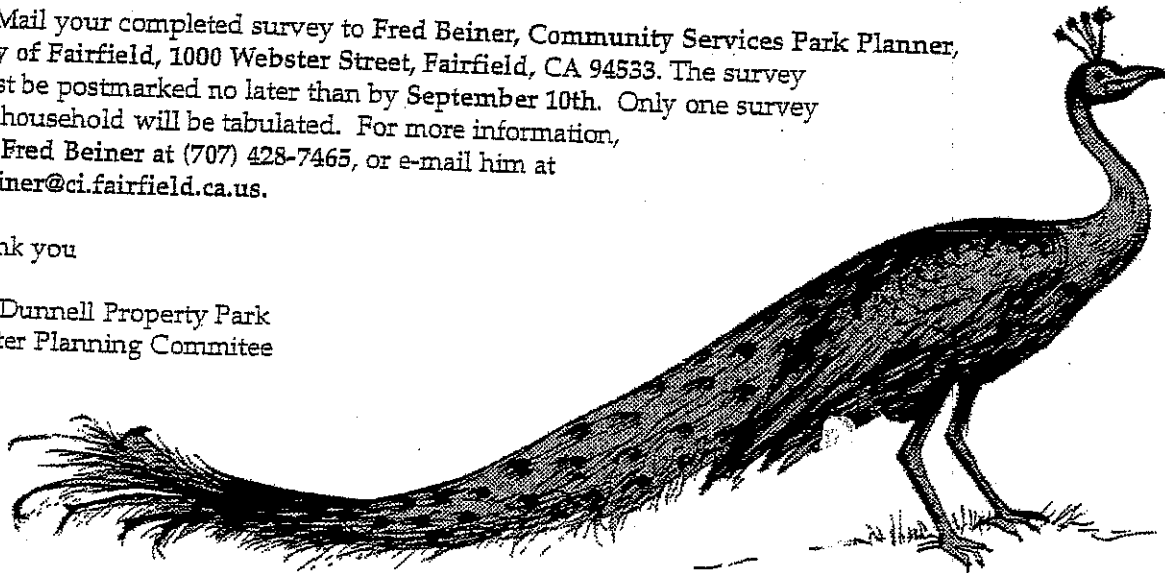
The Park Committee intends to have its conceptual master plan completed by early 2001. To get to that point, we need your help in determining what you believe the priorities should be for this property.

The enclosed questionnaire seeks your input on how the property should be developed and/or preserved. Your participation will guide the direction of our committee while undertaking this important process. A space has been provided for write-in comments and/or other ideas.

Mail your completed survey to Fred Beiner, Community Services Park Planner, City of Fairfield, 1000 Webster Street, Fairfield, CA 94533. The survey must be postmarked no later than by September 10th. Only one survey per household will be tabulated. For more information, call Fred Beiner at (707) 428-7465, or e-mail him at Fbeiner@ci.fairfield.ca.us.

Thank you

The Dunnell Property Park
Master Planning Committee



GENERAL PROPERTY USE

Prioritize your choices (with 1 being your top choice).

- Hiking trails/trailhead.
- Small Amphitheater
- Open space preserved with limited improvements
- Enhanced landscaping to complement natural look
- Historical agriculture theme (i.e. small orchard, farm equipment display, Demonstration garden, windmill)
- Small parking lot
- Open lawn area
- Picnic areas

DWELLING USE

Should the homes be retained? YES or NO (Circle one)

If so, should BOTH homes be saved? YES or NO (Circle one)

If only one is saved, should it be the LARGER home or the SMALLER home? (Circle one)

Prioritize your choices for the buildings' uses (with 1 being your top choice)

- Limited community events
- Nature, wild life museum
- Dunnell family history museum
- Small meeting space (i.e. Rolling Hills Network, Scouts, etc.)
- Small weddings
- Small private parties
- Small business retreats/workshops
- UC Master Gardener program
- Summer day camp for local children
- Rotating art gallery

Other ideas or comments for either the general property and/or home(s) _____

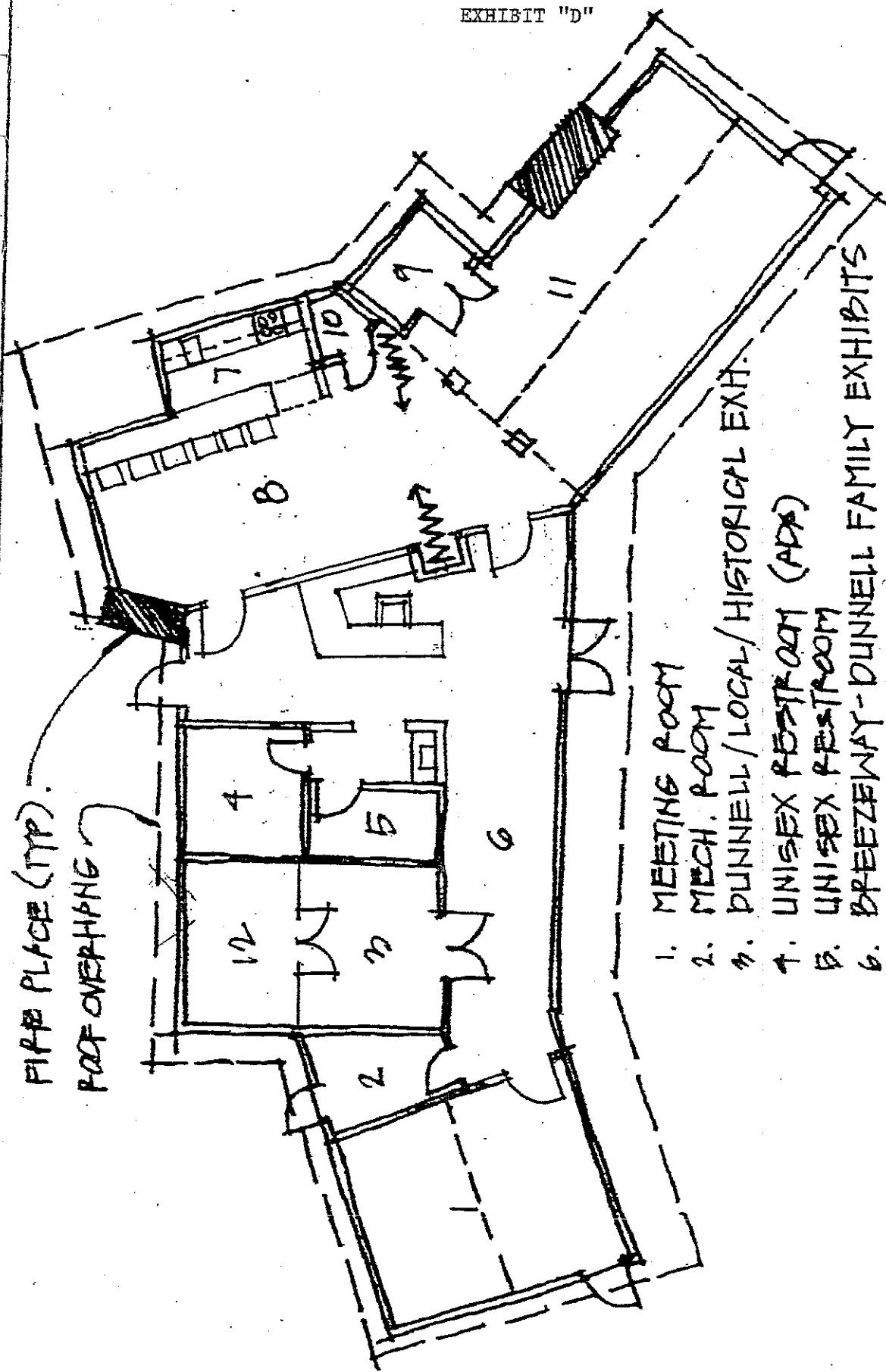
Name _____ Home Phone _____

Mailing Address _____

Signature _____

EXHIBIT D – LARGE HOUSE CONCEPT FLOOR PLAN

FIRE PLACE (TYP)
ROOF OVERHANG



- 1. MEETING ROOM
- 2. MECH. ROOM
- 3. DUNNELL/LOCAL/HISTORICAL EXH.
- 4. UNISEX RESTROOM (ADJ)
- 5. UNISEX RESTROOM
- 6. BREEZEWAY-DUNNELL FAMILY EXHIBITS
- 7. KITCHEN
- 8. BREAKOUT ROOM
- 9. STAIRS
- 10. JANITOR
- 11. GRANDHALL
- 12. STORAGE

±1"=10'-0"

LARGE HOUSE CONCEPT FLOOR PLAN

±2384 #'

MAR 03

EXHIBIT E – DUNNELL PROJECT BUDGET ESTIMATE

EXHIBIT "E"

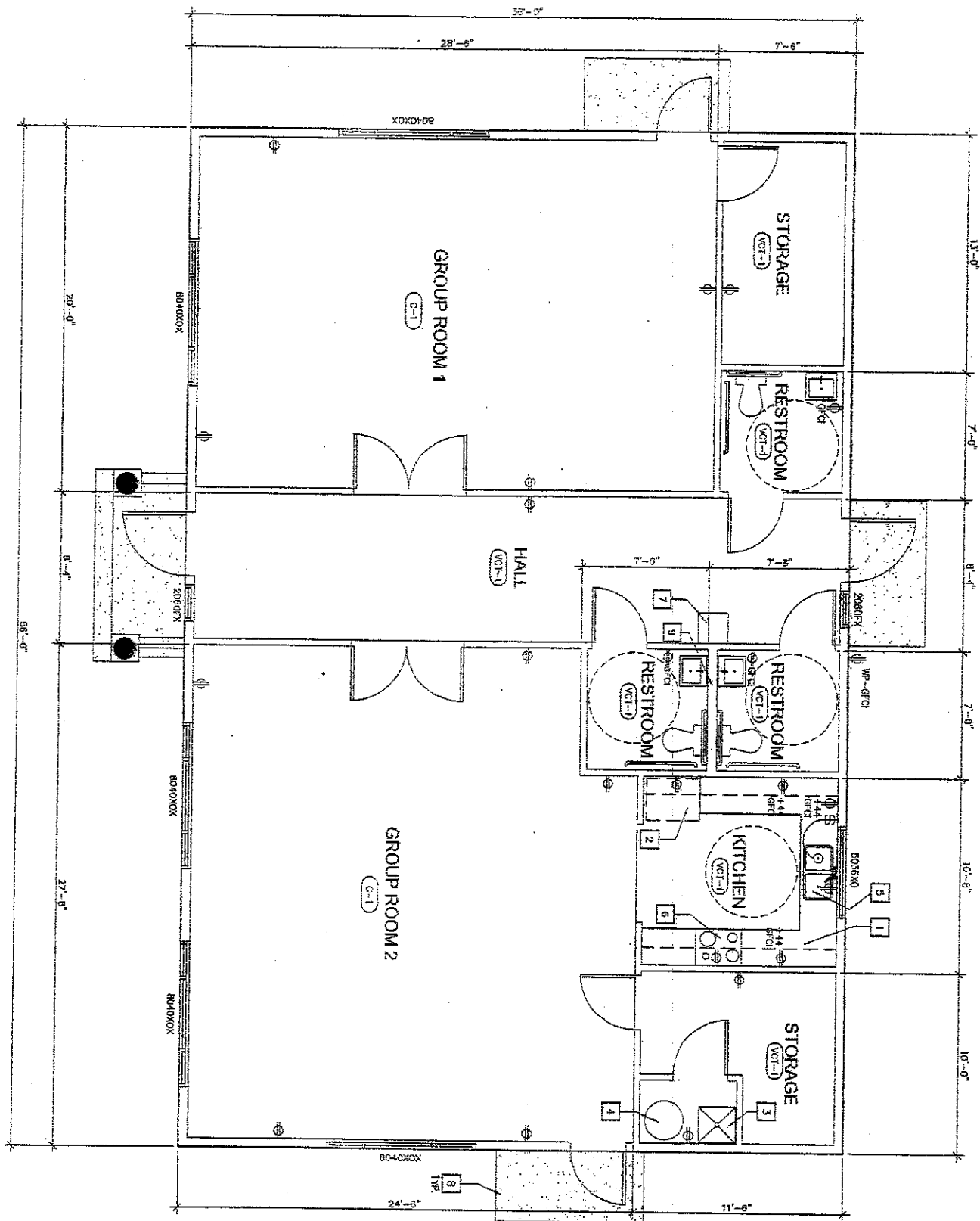
CITY OF FAIRFIELD
Community Services Department Parks Capital Projects Plan 1995-2031

DUNNELL PROPERTY AND LARGE HOME IMPROVEMENTS
Project Budget Estimate
12/5/01

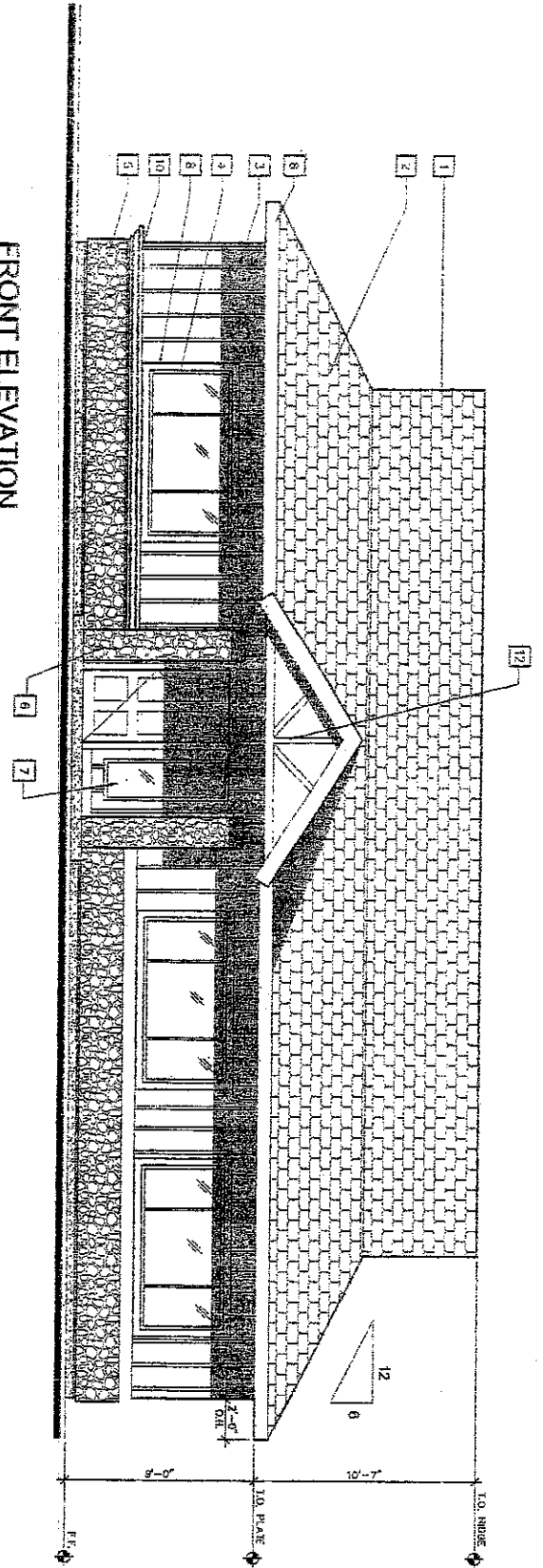
Description	Unit Cost	Unit	Total Cost
Site Grading - 15,000 s.f.	\$ 0.40	s.f.	\$ 6,000.00
Site Utilities (electrical, water, storm, sanitary)	Lump Sum		\$ 55,000.00
Parking - 22 off-street stalls	\$ 2,122.00	each	\$ 46,684.00
Concrete paving - 7000 s.f.	\$ 4.50	s.f.	\$ 31,500.00
Building modification - 3,200 s.f.	\$ 110.00	s.f.	\$ 352,000.00
Fire Suppression	\$ 2.00	s.f.	\$ 6,400.00
Outdoor patio 2,000 s.f.	\$ 10.00	s.f.	\$ 20,000.00
Dunnell family history exhibit	Lump Sum	s.f.	\$ 20,000.00
Theming and signage	Lump Sum		\$ 45,000.00
Furnishings, Fixtures & Equipment	Lump Sum		\$ 20,000.00
Peafowl aviary / breeding quarantine facility 4,900 s.f.	\$ 30.00	s.f.	\$ 147,000.00
Creek overlook	Lump Sum		\$ 15,000.00
Landscaping	Lump Sum		\$ 150,000.00
	Subtotal		\$ 914,584.00
Architectural, Engineering & Construction Management Services 22%	Lump Sum		\$ 201,208.00
	Subtotal		\$ 1,115,792.00
Contingency 22%			\$ 223,158.00
	Total		\$ 1,338,950.00

Note: Does not include cost of land, City of Fairfield owns the Dunnell-Burton property

EXHIBIT F – SCOUT HOUSE CONCEPT FLOOR PLAN & ELEVATIONS

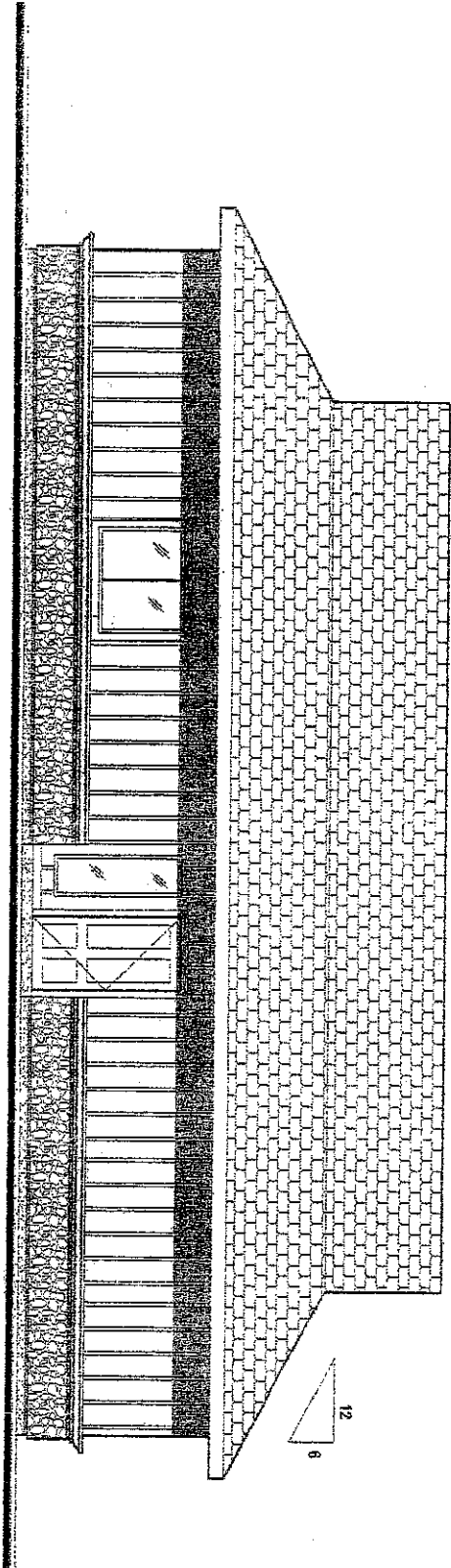


FLOOR PLAN
SCALE: 1/4" = 1'-0"



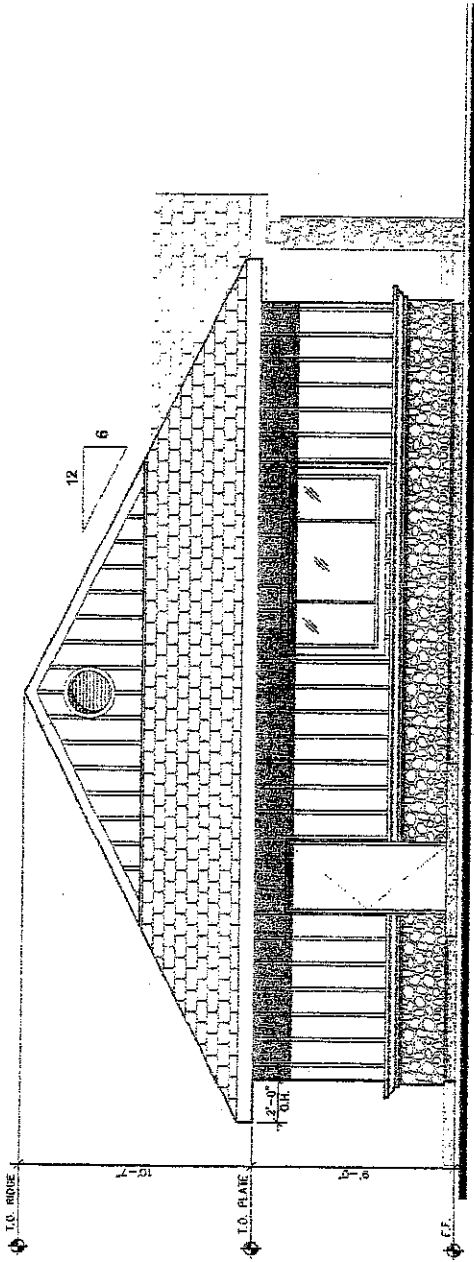
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



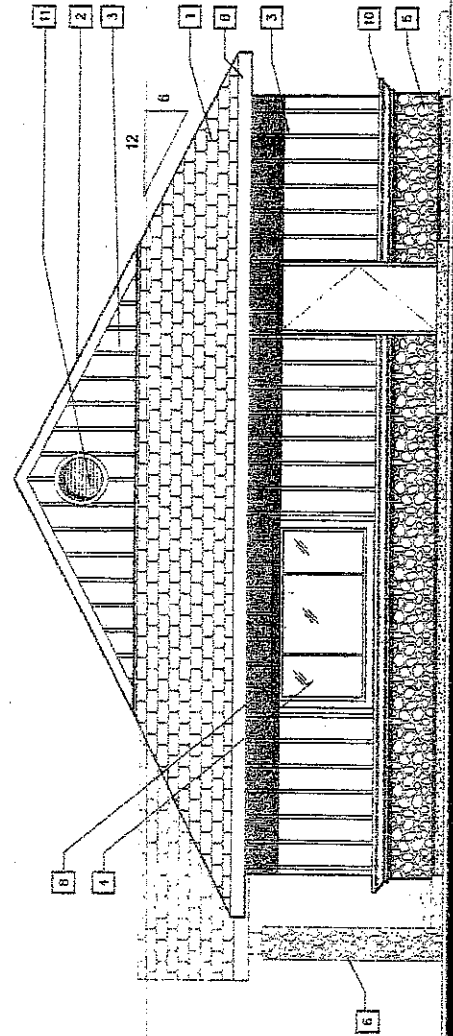
REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

EXHIBIT G – COMMITTEE ROSTER

<u>NAME</u>	<u>Address</u>	<u>Phone #</u>
Eric Batula	2056 Hillridge Drive, Fairfield CA. 94534	(707) 421-2839
Fred Beiner	1000 Webster Street, Fairfield CA 94533	(707) 428-7431
Linda Bisby	2151 Cobblestone Ave., Fairfield CA 94534	(707) 422-4419
Becky Bowen Chairperson	3360 Hillridge Drive, Fairfield CA 94534	(707) 422-6171
Peri Dean	1000 Webster Street, Fairfield CA 94533	(707) 428-7089
Joey & Ollie DePew	3501 Fieldcrest Ave., Fairfield CA 94534	(707) 434-0675
Lu & Scott Jacobs	2060 Hillridge Drive, Fairfield CA 94534	(707) 426-9955
Teri Lamb	2129 Misty Oaks Court, Fairfield CA 94534	(707) 429-5521
Lisa Poquiz	2031 Cliffwood Drive, Fairfield CA 94534	(707) 422-9966
Greg Santos	2035 Kirkwood Court, Fairfield CA 94534	(707) 426-6332
Phil VanderToolen	2036 Pinecrest Court, Vacaville CA 95688	(707) 421-1620

CITY OF FAIRFIELD
Community Services Department Parks Capital Projects Plan 1995-2031

DUNNELL PROPERTY AND LARGE HOME IMPROVEMENTS
Project Narrative
February 2002

Description:

Renovation of the large home meets the goal of developing a neighborhood center in the Rolling Hills community (see neighborhood centers). The centers are designed to be an extension of the City of Fairfield's Community Center. The Dunnell family home will be renovated to include three multi-purpose rooms, small kitchen, outdoor patio, and exhibit featuring the impact the Dunnell Family had on Fairfield and Solano County. The facility will provide valuable programming and rental space for a variety of needs. Additional off-street parking will also be created. The project will be designed to meet all current Americans with Disabilities Act requirements.

**Project
Justification:**

The City of Fairfield, whose population has reached 98,000 and is expected to grow by another 37,500 residents, has functioned with a single 28,000 square foot Community Center for the past 28 years. Due to a growing population, this current facility is at maximum capacity from morning to night. The center is used by various non-profit and private organizations in Fairfield, as well as, non-resident organizations in Solano County. Typical uses of the existing facility include fundraisers, private parties, seminars and various City and business use. In addition, the Community Services Department offers numerous classes and special events at the center. The center is also made available to the Fairfield-Suisun Unified School District as part of the Fairfield-Suisun Unified School District and the City of Fairfield Joint Use and Development Agreement.

The development of this property meets the desires of the Dunnell family, that the land be use to accommodate community recreation. The concept is fully endorsed by the Dunnell Property Park Planning and the Peafowl Management Committees. This facility will enable the Community Services Department to offer popular programs and classes in local facilities. Development of this year-round facility will meet many of the community's needs and desires. This will allow better coordination with the schedules of local schools and organizations. A very active homeowners association will also use the facility.

CITY OF FAIRFIELD
 Community Services Department Parks Capital Projects Plan 1995-2031

DUNNELL PROPERTY AND LARGE HOME IMPROVEMENTS
 Project Budget Estimate
 12/5/01

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Note: Does not include cost of land, City of Fairfield owns the Dunnell-Burton property

PARK & RECREATION CAPITAL PROJECTS (251)

(Dollars in Thousands) 6/1/03 15:26

	Prior 01/02	Current 02/03	Budget 03/04	Budget 04/05	05/06	06/07	07/08	08/09	09/10	10/11	Totals to: Year 10
1 Revenues:											
2 Grants	\$0	\$0	\$38	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38
3 Little League Reserved Funding	156	9	0	0	0	0	0	0	0	0	165
4 Developer Contributions	0	0	0	0	0	0	0	0	0	0	0
5 Skate Park Fundraising	246	0	0	0	0	0	0	0	0	0	246
6 Other Revenue	13	10	0	0	0	0	0	0	0	0	23
7 Castle Rock	0	0	0	0	0	0	0	0	0	0	0
8 Total Revenues	415	19	38	0	0	0	0	0	0	0	472
10 Expenses:											
11 Allan Witt Pool Renovation	0	0	700	3,100	0	0	0	0	0	0	3,800
12 Cordelia Community Park	20	0	206	1,442	1,442	1,442	2,266	1,993	1,236	0	10,047
13 Cost Allocation Plan	5	4	105	110	116	122	128	134	141	148	1,013
14 Dover-Dickson Hill Pocket Park	0	0	0	0	75	0	0	0	0	0	75
15 Gold Ridge Neighborhood Park	0	0	0	0	0	867	867	0	0	0	1,734
16 Laurel Creek Park Improvements	0	0	0	0	280	700	700	280	280	0	2,240
17 Life After School Classrooms	0	0	1,074	0	0	0	0	0	0	0	1,074
18 Linear Park	0	0	154	0	0	0	515	515	0	0	1,184
19 Linear Park Entry Features	46	0	0	0	0	0	0	0	0	0	46
20 Paradise Valley Neighborhood Park	0	0	886	1,069	0	0	0	0	0	0	1,955
21 Play Equipment Replacement/Other	190	309	324	0	0	103	0	103	0	0	1,029
22 Renovate Mankas Park	0	0	100	330	0	0	0	0	0	0	430
23 Renovate Tabor Park	0	0	0	100	440	0	0	0	0	0	540
24 Rockville Hills Park	16	6	142	217	118	154	176	232	244	256	1,561
25 Rolling Hills II Neighborhood Park	2	4	400	1,280	0	0	0	0	0	0	1,686
26 Rotary Skate Park	555	155	10	0	0	0	0	0	0	0	720
27 Soccer Complex	0	0	50	0	0	0	0	0	0	0	50
28 Southbrook Neighborhood Park	0	0	0	0	0	0	103	880	880	0	1,863
29 Tri-Valley Little League Fields	156	163	30	0	0	0	0	0	0	0	349
30 Wilcox Ranch Open Space	0	730	0	0	0	0	0	0	0	0	730
31 Total Expenses	990	1,371	4,181	7,648	2,471	3,388	4,755	4,137	2,781	404	32,126
33 Interfund Transfers:											
34 Trans In - Bedroom Tax	622	1,165	2,099	3,944	1,462	1,656	1,910	1,766	1,379	404	16,407
35 Trans In - AB1600 Parks Fee	68	2	1,311	2,263	721	1,241	2,220	1,952	1,058	0	10,836
36 Trans In - AB1600 Urban Design Fee	0	0	0	0	0	0	0	0	0	0	0
37 Trans In - Quimby Act Fund	0	0	733	1,441	288	491	625	419	344	0	4,341
38 Trans In - Loan Fund	0	0	0	0	0	0	0	0	0	0	0
39 Trans In - Construction License Tax	0	0	0	0	0	0	0	0	0	0	0
40 Net Interfund Transfers	690	1,167	4,143	7,648	2,471	3,388	4,755	4,137	2,781	404	31,584
42 Balance:											
43 Net Revenue (Expense)	115	(185)	0	0	0	0	0	0	0	0	(70)
44 Beginning Cash Balance	70	185	0	0	0	0	0	0	0	0	70
45 Ending Cash Balance	185	0	0	0	0	0	0	0	0	0	0

EXCERPT OF MINUTES FROM MARCH 3, 2004, MEETING

Community Services Commission

City Council Chamber

Wednesday, March 3, 2004

MINUTES

Present: Commissioners Brooks, Halls, Jordan, Kennedy, Roberson, and Wellins
Absent: Commissioner Gaudet
Staff: Jill Bragg, Fred Beiner, and Bob Reich

Dunnell Property Conceptual Master Plan Development: Fred Beiner, Park Planner for the Community Services Department, reviewed the information in the agenda packet with a PowerPoint presentation. He provided an overview of how the City obtained the Dunnell property and the process to determine the usage of this property. He elaborated on the development of the larger home into a Neighborhood Center, the Girl Scout building, the Peafowl Management Plan, the peafowl aviary, funding for the project, and committee/staff support and involvement with the project for the past six years.

A representative of the Girl Scouts addressed the Commission. She thanked Mr. Beiner for his hard work and support on the Girl Scout house project. She thanked Mr. Beiner and the City for their commitment in pushing this project forward.

Mr. Beiner introduced Linda Bisby, Chairperson of the Peafowl Research Committee, and Teri Lamb who participated on both the Peafowl Research and Property Master Planning Committees. Mr. Beiner indicated there were several individuals that participated on both committees, which was very helpful.

Ms. Bisby commented positively on the plan for the property. She stated she is happy and excited to see the projects go forward.

Ms. Lamb stated that she was very interested in this project as her backyard backs up to the Dunnell property. She added that there was great community spirit working on this project and a lot of compromise occurred. The result is a plan that is better than she envisioned.

Several commissioners thanked and commended Mr. Beiner and staff for the hard work on the project. Commissioner Roberson added that this was a good example of the community working with the City.

Commissioner Wellins asked how the peafowl would be dealt with during the delay of building the aviary. Mr. Beiner indicated they would continue to roam freely, but later this summer, some of the birds would be adopted out in order to keep the flock to the recommended optimum size.

Commissioner Wellins inquired about the feeding of the peafowl. Mr. Beiner indicated that Sean Quinn, the Director of Planning and Development, has been feeding them since the City took ownership of the property, but as they roam freely, they also snack on plants and trees in the neighborhood.

Commissioner Brooks asked the history of the Girl Scouts having a dedicated facility in Fairfield. Mr. Beiner indicated the Girl Scouts have had a Girl Scout house in Fairfield the last 40 years. She asked if there is a dedicated building for the Boy Scouts. Mr. Beiner stated the Boy Scouts use public facilities for pack and/or troop meetings and use private facilities for den meetings. They do not have a dedicated facility. The Boy Scouts were also contacted when the committee was looking at uses for the smaller house on the Dunnell property, but nothing came of that contact.

Commissioner Brooks asked about the demographics of the Girls Scouts outreach efforts. The representative for the Girl Scouts stated that the Girl Scout organization has a huge commitment to reach girls everywhere. They approach girls in migrant farm areas, juvenile hall, disability programs, and after-school programs. They are always looking to see where there is a need.

Commissioner Halls confirmed that the Girl Scouts use the motto, "no girl left behind."

Commissioner Jordan made a motion to approve the Dunnell Property Conceptual Development Master Plan and forward to City Council; Commissioner Roberson seconded the motion. All approved the motion. Mr. Beiner indicated this item would be submitted for the April 6 City Council agenda.

AGENDA REPORT FOR CITY COUNCIL

MEETING DATE: April 6, 2004

TO: The Mayor and City Council

SUBJECT: Resolution of Intention to Annex Territory to Community Facilities District and to Authorize the Levy of Special Taxes therein City of Fairfield Community Facilities District No. 4-A (Fairfield Open Space) Annexation No. 11 (Gene Cortright, 428-7494)

A) RECOMMENDED ACTION: Approve Resolution.

ADVISORY BODY RECOMMENDATION: N/A

B) EXECUTIVE SUMMARY: In 1989, the City Council adopted a policy requiring all new residential development join a Mello-Roos Open Space District to fund open space acquisition and maintenance. Community Facilities District 4-A (CFD 4-A) was established as the annexable district for compliance with the policy. "Southbrook Unit 10", a residential project located west of Gold Hill Road; "Parkview", a residential project located west of Lopes Road and north of Silver Creek Road; and, "Providence Walk", a residential project located on E. Travis Boulevard between N. Texas Street and Kidder Avenue are proposed for annexation to CFD 4-A.

C) DISCUSSION: By Resolution No. 89-172, the City Council adopted a policy requiring all new residential development that occurred within the City to join a Mello Roos Open Space District. By Resolution No. 91-251, the City Council established CFD 4-A, a Mello Roos Open Space District with the intent that future residential development within the City would annex to this district. Special taxes collected from property owners within the district are to be used for the acquisition and maintenance of open space in the Fairfield area. The developments proposed to be annexed into CFD 4-A are known as "Southbrook Unit 10", located west of Gold Hill Road; "Parkview", located west of Lopes Road and north of Silver Creek Road; and, "Providence Walk", located on E. Travis Boulevard between N. Texas Street and Kidder Avenue. Preparation of the necessary resolutions and of the balloting procedures for the annexation is a specialty service which we have contracted out since 1995 on an individual consultant services basis for each development which required annexation to CFD 4-A.