

Appendix K

Notice of Interest - Omni-One Ministries

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Omni-One Ministries

Davis Communications Site Usage Analysis

President & Founder
Veronica Powell

Letter of Intent

Director of Ministries
Steven Powell

May 17, 2006

Financial Officer
Tomeka Powell

Ms. Chris Alford
Yolo County Planning and Public Works Department
292 West Beamer Street
Woodland, CA 95695

Dear Ms. Chris Alford:

This letter is to inform you of our intent to secure 141 acres of land, building 1408, building 4708, the associated utility facilities, and associated communication antenna pads located on the McClellan Air Force Base Davis Communications Site.

Omni-One Ministries proposes a project that would transform the Davis Communications Site into a 64 bed homeless facility and recreational camp. The camp would provide a facility for alcohol and substance abuse recovery; 27 cabin houses for at-risk and homeless families, women, and teenagers; farming and agricultural plots; and a recreational landscaping. Services would include counseling, vocational training, networking, secured housing, and drop-by services. The operations would boast a 96% success rate for individuals who have sustained a permanent rehabilitation after "graduating" from the facility. Through this project, we would synergize the efforts of homeless organizations within the region and fulfill the need for a program that permanently rehabilitates these individuals.

We encourage you to consider donating the property to Omni-One Ministries as we are well capable of carrying out the project through the management support and financial efforts of our board of directors, staff, and team of volunteers. Fulfillment of the project is estimated at 11 months. The total estimated cost is \$2,637,809.

Omni-One Ministries thanks you for the opportunity to participate in this initiative and we believe that the Yolo County, Davis Communications Site will be of great service to the society. The following "Site Usage Analysis" will further discuss the specifics of the project.

Sincerely,



Veronica Powell

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"for I was hungry and you gave Me food; I was
thirsty and you gave Me drink;" Matthew 25:35-36

SITE USAGE ANALYSIS

Project Description

1. According to "Homeless in Davis," published Jan 18, 2006 by the Davis Enterprise Column, there are 871 homeless individuals in Yolo County. One hundred and forty-eight of them reside in Davis, 331 in Woodland, 383 in West Sacramento and 9 in rural areas. It is estimated that 15% of these individuals receive some form of public assistance and about half of them need help obtaining it. Additionally, 83% of the community has at least one mental illness, 23% are addicted to drugs or alcohol, and 14% are addicted to both. The Yolo County Homeless Coalition has worked in conjunction with local organizations to prevent homelessness. They have provided funding for drop-in assistance, transitional housing, and emergency and seasonal shelter. Although these services may prove effective in accommodating the day-to-day needs of a homeless or at-risk individual, many of these services fail to provide a long-term solution to the problem. According to the "Homeless in Davis" survey, the average instance of homelessness is two or three times within the Yolo County region. Omni-One Ministries understands that eliminating homelessness is a difficult task. Thus, our efforts have devised a plan that will not only meet the day-to-day needs of a homeless or at-risk individual, but provide a controlled environment where that individual can fully transform his/her methodology and mindset through counseling, occupational training, personal enrichment courses, recreation, secured housing, a community atmosphere, and dynamic participation.

Intention for Use

2. Omni-One Ministries proposes a recreational campsite that would have all of the amenities of a summer camp with the addition of support from a farming and agricultural system. There would be cabins used for housing, walking and horse trails, volley ball nets, an array of landscaping, a lake, an outdoor meeting area, and a central facility. The project would provide a controlled atmosphere where homeless and at-risk individuals could come for emotional, physical, and financial support. Individuals would be referred to the premises by local and regional organizations. The program would provide housing and assistance for up to sixteen months for a particular individual or family. The program would manifest itself through the following services.
 - **Drop-in Center** This service would be offered seven days a week to individuals who are not residents of the campsite. These individuals would be shuttled to the facility from access points around the region. They would be given the opportunity to shower, wash their clothes, grab a bite to eat, get counseling and, receive referrals to other social services programs. This service would be offered on a referral basis only.
 - **Transitional Housing** Residents to the campsite would be offered a maximum of a sixteen month stay in which Omni-One Ministries would aid them in the acquisition of stable income and permanent housing. In order to

receive access to this service, the potential resident would need to meet the following requirements. The resident must be

- willing and able to complete a rehabilitation program unique to their mental and/or abusive state,
- have a stable income with evidence of personal financial planning ability,
- and exude the confidence of maintaining a life away from homelessness upon release from the campsite.

This service would be offered to men, women, and children and rendered by referral only.

- **Vocational Courses** These courses would be designed to create highly competitive job seekers and entrepreneurs. Computer classes would be held three times a week. The Mavis Beacon program would be used to teach students how to position their fingers on the keyboard and increase their typing speed. Interviewing classes would be held to instruct job seekers on how to conduct themselves in an interview, how to dress, and how to write a powerful resume. Internet training would be provided as well.
- **Operation Dress for Success** Omni-One Ministries would donate professional clothing to help job seekers achieve that necessary look to landing the ideal job. In conjunction with this program Omni-One Ministries would send residents to a spa for a day once they have secured favorable employment. This would help to boost the resident's confidence and relieve some of the onset stress of entering a new environment.
- **Hands-on-training** Upon registration to the site, individuals would be assessed for their level of experience or expertise in a particular subject matter. Omni-One Ministries would subsequently take that information and provide an onsite job tailored to those skills and interests. The resident would manage that task for the duration of their stay at the camp.
- **Agriculture and farming** Omni-One Ministries would use the richness of the soil to create an onsite farming area. The area would be used to reinforce the value of work. It would provide further hands on training through the application of management, sales, marketing, and agricultural farming concepts. This initiative would not only provide an excellent teaching tool, but it would generate another source of revenue for the campsite.
- **Camp Certifications** Members of the camp would be offered a chance to receive certifications in their field of interest. Licensed specialists within the areas of business, computer software, culinary arts, health & safety, counseling, and the likes would take an active part in the courses and grant

certification to those individuals who have successfully completed their course.

- **Operation Love** These courses would be designed to encourage self worth and self esteem. They would address etiquette and beauty, hygiene, role issues, and other subjects pertinent to self-improvement and enrichment. Additionally, these courses would complement the counseling sessions provided by the counseling wing.
- **Substance Abuse Counseling** Substance abuse counseling would refocus the 12-step program to alcohol and substance abuse recovery. The program would be designed by licensed and certified substance abuse counselors with the help of individuals who have successfully completed a program of their own.
- **Spiritual Counseling** This service would offer one-on-one counseling sessions, weekly bible studies, and church services. Counselors would encourage residents, who desire this type of counseling, to attend a local church. A prayer ward would be constructed to provide a place of solitude for meditation and thanksgiving. This counseling would be provided by both a male and female chaplain on-site.
- **Brotherhood/Sisterhood** This program would be designed to create role models out of individuals who have successfully completed the program and encourage "graduates" to share their experiences with newcomers. Not only would this service help the newcomer, but it would reinforce to the "graduate" that he/she has indeed become a success story.
- **Operation Missions** This aspect of the program would complement brotherhood/sisterhood. As individuals graduate from the program and sense the call to a life's devotion of servanthood, Omni-One Ministries would connect them with organizations that offer this form of missionary service.

Physical and Support Services Requirements

In-house Support

3. In order to carry out the programs defined in Section II of this letter, Omni-One Ministries has constructed a human resources plan. The plan consists of a salaried staff of 17 workers and 35 volunteers. All upper level support such as counselors, security assistants, dorm staff, chaplains, chefs, instructors, and administrative support would be salaried. Volunteer workers would be used in the soup kitchens, during special events, and as social service interns. Other duties would be delegated to residents as a hands-on approach to training and counseling.

Network Support

4. Omni-One Ministries would collaborate with high school Key Clubs, UC Davis Social Services Department, the City of Davis Chamber of Commerce, Grace in Action, and social services organizations such as Davis Community Meals Shelter, Short Term Emergency Aid Committee (STEAC), and Owendale Housing Community/ Affordable Housing. Many of these organizations have already collaborated and offer a solid network base in the fight against homelessness. Their solid track records would prove helpful to the Yolo County initiative.
5. Additionally, Omni-One Ministries would utilize all high school, university, church, charity and foundation, food bank, regional and local homeless service providers, and homeless association connections within Yolo County and the surrounding areas. These support venues would provide the referrals needed to attack the unmet need for our services.

Organization Description

6. Omni-One Ministries has touched the hearts of hundreds of homeless men, women, and children through soup kitchens, food, clothing, and harsh weather item distributions, and toy give-aways. We are a 501 c 3 organization that's works in collaboration with organizations such as Faith Miracle Holiness Church #2, Agape Home International, Fishers of Men Outreach, St. Luke Fellowship, and St. Paul Church of God in Christ. Other organizations are as follows.
 - **Ministry of Help and Needs** provides food service, emergency financial help and support, clothing, counseling and volunteers for regional soup kitchen.
 - **Here's Life Inner City Ministries** provides volunteer worker training, seasonal homeless supplies, and a list of collaborating organizations within the local continuum of care.
 - **Faith Miracle Holiness Church #1** supports the provisions for food distribution through food bank donations.

Board of Directors

7. *Veronica Powell* is a licensed and ordained pastor and evangelist within the state of California. Veronica has provided 13 years of missionary service to homeless and low income individuals throughout Los Angeles and Kern Counties. She has trained Cambodian refugees through ITT technical Institute, high risk students from Aid to Families with Dependent Children (AFDC), and night school students. Her courses helped students to become job marketable within six months. Additionally, she is a certified software specialist and help desk manager. She has worked for seven years as a help desk technician.
8. *Steven Powell* is a licensed Elder within the state of California. He has experience in dealing with substance and alcohol abusers through the Alcoholic Anonymous (AA) and Cocaine Anonymous (CA) 12-step programs. Supervisor and computer instructor for California Trade Tech in which he taught Vietmanese, Cambodian, Black, and White students computer operations and word processing during the

transition people of Vietnamese to the U.S. Has participated in street ministry where he counsels individuals of all ages and incomes in the cities of Compton, Watts, and Bakersfield. Additionally, Steven Powell has over 23 years of experience in sales, network marketing, and entrepreneurship. He currently works in data procession as a computer operations supervisor for Los Angeles county.

9. *Tomeka Powell* graduated with a Master of Business Administration (MBA) in 2005. She has a B.S. in Marketing from Oral Roberts University and has traveled internationally to provide support to the Youth With a Mission (YWAM) camp in Barbados, Caribbean. There she assisted in the construction of cabins for at-risk and homeless families of the island. She has completed the Assist in the Mission (AIM) program at Calvin Crest Church Camp in which a team of high school students provided maintenance, spiritual counseling, and supportive services to other youngsters ages 17 and under. Her grant writing and proposal skills have helped clients to secure funding for their start-up businesses. She currently works for a marketing consulting firm as a project manager/coordinator for advertising media.

Funds Required and Expected Use of the Funds

10. We would commence an all out aggressive plan for donations. This would include federal monies and private and business sources. Examples of such funding would include the City of Davis Community Development Block Grant. For 2006-2007 the City of Davis is anticipating \$900,000 in grant money allocation based upon a specific criteria of need which includes the need for services that Omni-One Ministries would offer. The major source of funding for the organization would be through both public and private grants. Grants that are established would be used to purchase the facility, vans, beds, and housing supplies. Pay the worker salaries for the year. Purchase hygiene materials. Purchase teaching materials and computers. Before the opening of the facility, money will be allocated to the current operations.
11. The start-up budget for the project has been calculated using the costs and expenses found in Section #12. The total for the first year is estimated at \$2,639,309. Year 2 operational expenses are budgeted at \$792,401. Year to year changes are based on a 3.89% increase for salaries. This is done to reflect cost of living changes. For more detailed information on this budget please see the appendix.
12. Landscaping using trees that are in excess of 50 feet is budgeted at \$150,000. Springfield manufactured cabins would amount to \$324,000 for 27 cabins. Office expenses would amount to \$35,402. Administrative costs are budgeted at \$719,635. Asbestos and lead paint remediation, based on a worst case estimate, is valued at \$575,000. The digging of the new well is \$30,000. Painting of the facility is \$20,000. Total building expense is totaled to \$783,393. The cost to provide beds and bedding for 64 is \$31,727. Entertainment expenses are \$10,485. Transportation costs are \$58,000 and are based on the usage of two vehicles and the gas needed for the year. Expenses to carry out the vocational training initiatives are budgeted

the facility is \$2,841. Staff development is budgeted at \$2,500. Expenses for repair and maintenance of the kitchen is \$15,334.

Conveyance Procedures

13. The proposed project would transform the site into a recreational camp tailored to the unmet needs of homeless and at-risk individuals in Yolo County and the surrounding regions. The project would operate as a residential facility and adhere to the current zoning restrictions dictated by the city council.

Land usage

14. Thirty (30) acres of the site would be segregated for farming and agriculture while the remaining 111 acres would be used for recreation and camp housing. The 111 acres would be subdivided into three sections; homeless/at-risk women, homeless/at-risk youth, and homeless/at-risk families. Manufactured cabins would serve as the new housing structures and a community shower and toilet facility would be constructed for each section. Volleyball courts, horse and walking trails, trees, and other recreational aspects would be added to the site. Additionally, the farming divide would serve as land for livestock, poultry, and produce to meet the service need per section #2.

Building Usage

15. Building 1408 contains the electrical generators that convey the electrical power to the Davis communication building. The effectiveness of the electrical system would need to be further assessed to determine the best course of action for this building. Based upon the current hazardous condition of Building 4708 Omni-One Ministries would need to access the financial benefits of renovation versus the demolition of the structure. In the case of renovation, Building 4708 would function as the main facility. It would house the administrative offices, computer and GED classrooms, kitchen, 64 bed dormitory, restrooms, showers, laundry, lockers, exercise and recreation area, prayer and meditation room, security rooms, phone center, and counseling wing. The 2nd floor rooms would serve to house the drug and alcohol recoverees. The downstairs lockers and shower facility would be used to provide the drop-in services discussed in the section #2.

Risk Factors

16. The human and ecological risks associated with this project have been equally assessed. In efforts to maintain a health friendly residential camp, Omni-Ministries will reassess the presence of tetrachloroethene (PCE), trichloroethene (TCE), and petroleum hydrocarbon within the soil and water. Omni-One Ministries would employ the ground water remedial action alternative of creating a new water well, sanitary sewage system, storage pond and providing regular maintenance each year. Additionally, the existence of asbestos and lead contamination would be extinguished through contract resolution of stabilization through the delamination, spot touchlng and repainting of the interior and exterior of the Davis facility. We would seek licensed hazardeous material contractors to bid for the proposed remediation.

Tentative Schedule for Execution

17. Once the land has been secured we would begin the bidding process for the execution of the project. The project would occur in the following phases.

Phase #1: Renovation of Building 4708.

- Remediations for asbestos and lead. (8 weeks)
- Drilling of new well. (6 weeks)
- Sanitary sewage system installation. (4 weeks)
- Electrical re-wiring. (5 weeks)

Phase #2: Landscaping

- Addition of trees to site. (8 months)
- Construction of pathways. (8 months)
- Construction of volley ball court. (8 months)

Phase #3: Outdoor facilities.

- Construction of section 1 of outdoor housing. (4 weeks)
- Construction of section 2 of outdoor housing. (4 weeks)
- Construction of section 3 of outdoor housing. (4 weeks)

Phase #4: Agriculture and Farming (TBA)

- Irrigation System
- Purchase of animals and seed products.

18. Omni-One Ministries believes that the initiatives set forth in this proposal are adequate to achieve the objective of the project. We stand ready to take additional measures, as necessary to fulfill the scope of the project.

19. Contact Information

Veronica Powell
Omni-One Ministries
1009 S. Oswell St.
Bakersfield, CA 93306

Email: godlyfavoured@aol.com
phone: 661.900.8715

Davis Communications Site, Yolo County, CA

Redevelopment Proposal Questionnaire

Directions: Please fill out and submit responses to Sections A, B, and C within this document or re-typed in a similar format, along with requested maps of site plans to Chris Alford at the Yolo County Planning, Resources, and Public Works Department by August 1, 2006.

Submissions can be sent by email to: christine.alford@yolocounty.org or by mail
Attn: Chris Alford, Yolo County Planning, Resources, and Public Works Department,
292 West Beamer St., Woodland, CA 95695.

1a. Applicant Information

Organization Name: Omni-One Ministries

Office Address: 1009 Oswell Street, Bakersfield, California 93306

Phone Number: (661) 364-0816 Fax Number: (661) 364-0816

Webpage address: www.omni-one.org Email omnioneministries.org
www.omnioneministries.org Address: ries.org

Entity Type: Non-profit Association
(i.e., Government Entity, California non-profit public benefit corporation, Municipal Corporation, etc.)

Profit Status: Non-Profit Local Government Other _____

Proposed Reuse:

1c. Applicant Contact Information

Mr. Mrs. Ms. Other: _____

First Name: Veronica Last Name: Powell

Job Title: President/Founder

Address: 1009 Oswell Street, Bakersfield, California

Phone Number: (661) 900-8715 Fax Number: (661) 364-0816

Email address: Godlyfavoured@aol.com; vepowell@omnioneministries.org

A. Land Use

A-1) As part of the redevelopment planning for the Davis Communications Site, Yolo County recognizes that there are currently two distinct land-use types on the ~311 acre site; approximately 8 acres of developed zone containing a paved access road and buildings formerly used by the U.S. Air Force to operate telecommunications activities and approximately 303 acres of undeveloped grassland and seasonal wetlands area (See Attachment A for details). With the understanding that interested parties typically have an interest and expertise that favors one portion of the site Yolo County, acting as the LRA, is open to consider proposals from entities in which only a portion of the site is requested. Please state the amount, type of land (developed/undeveloped) requested, and proposed land use for the designated area. Delineate the area on the map provided (See Attachment B). If multiple area options are submitted, please indicate the preferred option.

Note: Entities that wish to acquire the entire site or areas located within both currently developed and undeveloped areas should detail their agency/organization's capability in managing each specific land use type.

Amount of Area Requested: 141 acres

Land Type Requested (enter acres requested): 8 Developed 133
Undeveloped

Proposed Use (1-3 Sentences):

Omni-One Ministries proposes to create a 64 bed homeless facility and a recreational campsite that would have all of the amenities of a summer camp with the addition of a small farming and agricultural system. There will be 27 cabin houses, walking and horse trails, volley ball nets, an array of landscaping, a lake, and an outdoor meeting area. This project would provide a controlled atmosphere where homeless and at-risk individuals could come and transform their lives.

A-2) Intentions for developed land.

- a) Existing Structures:** Describe intention for existing structures. State intention of reuse and/or demolition and action plan for addressing asbestos and lead in existing structures.

Building 1408 contains the electrical generators that convey the electrical power to the Davis Communication building. The effectiveness of the electrical system would be further assessed to determine the best course of action for this building. Based upon the current hazardous condition of Building 4708 Omni-One Ministries would assess the financial benefits of renovation versus demolition of the structure.

In the case of renovation, Building 4708 would function as the main facility. It would house the administrative offices, computer and GED classrooms, kitchen, 64 bed

dormitory, restrooms, showers, laundry, lockers, exercise and recreation area, prayer and meditation room, security rooms, phone center, and counseling wing. The 2nd floor rooms would house the homeless and drug and alcohol recoverees. The downstairs lockers and shower facility would provide the drop-in services for the local community.

Additionally, asbestos and lead contamination would be extinguished through contract resolution of delamination and spot touching of the Davis facility. We would seek licensed contractors to bid for the proposed remediation.

b) Site Plan and Infrastructure: Describe the intended site plan. State the number of buildings, types of structures, footprint size of buildings/structures. Attach a site layout map of proposed buildings and structures showing their general size and placement.

The layout for the developed portion of the Davis Communications Site will remain as is. The attached layout will further detail the usage of the facilities. (See layout)

c) Occupancy: Does the proposed site reuse plan require the site to be occupied on a regular basis as an office facility, residence, or other use? If so, explain how many people will occupy the site, how often, and in what capacity (staff, resident, etc.).

The proposed site reuse plan requires the site to be occupied on a regular basis as an office, vocational classrooms and residence. At maximum capacity, the site would have daily foot traffic of about 200 people. There will be a 24-hour onsite staff of 22 people, 64 residents living within the Master's House facility, 60 residents living on the Master's campgrounds, and non-residential traffic of 50, which includes our extra support staff and those using our drop-by-services.

d) Water: Does proposed use require access to potable water? (yes / no): yes

If so, what is the plan to obtain adequate amounts of potable water for the intended reuse? Note: The U.S. Air Force prohibits well drilling on site due to groundwater contamination and the site is located in a rural area that does not receive municipal services.

Omni-One Ministries intends to supply potable water through DS Services and Deployed Resources. Water bladders will be acquired, water supply lines will be hooked up to the bladders and pumping systems and water filtrations will be installed. This water would be used for sanitation systems and cooking. Purified water will also be supplied through services such as Arrowhead for the purposes of drinking.

e) Suitability: How is the Davis Communications Site suitable for the proposed reuse?

The Davis Communications Site is in a prime location that would allow Omni-one Ministries to achieve its objectives in schooling and rehabilitating homeless and disadvantaged members of Yolo County. The area offers enough privacy to create a secluded atmosphere, yet there is reasonable access to the city.

Additionally, the developed land that houses the main building would serve as the central location for the campsite. The current setup of the building provides a 2nd floor, 16 room dormitory style facility that can adequately provide shelter for 64 homeless individuals. The 1st floor of the building currently contains, offices, a copy room, a kitchen, locker rooms, storage area, showers, restrooms, capability for partitioned classrooms, conference rooms and prayer and mediation rooms. It is ideally suited for the proposed reuse with further inspection, remodeling, and asbestos and lead paint remediations.

f) Use Compatibility: What is the compatibility of the proposed reuse on the developed portion of the site to the existing land uses that surround it (agricultural land, regional open space park, National Weather Service Doppler tower, etc.)?

The proposed 64 bed shelter, vocational classroom, kitchen, conference room, counseling offices, chaplain office, laundry room, restrooms, and office rooms are compatible with the original use of the developed area in that the McClellan Airforce base personnel utilized the developed area to house man and carry out airforce base communications and operations at this site. The offices, 2nd floor dormitory and restrooms are ideal for Omni-One's proposed reuse plan.

g) Local Need: How does the proposed reuse support local needs and interests?

According to "Homeless in Davis," published Jan 18, 2006 by the Davis Enterprise Column, there are 871 homeless individuals in Yolo County. One hundred and forty-eight (148) of them reside in Davis. The Yolo County Homeless Coalition has worked in conjunction with organizations to prevent homelessness through funding for drop-in assistance, transitional housing, and emergency and seasonal shelter. Although these services may prove effective in accommodating the day to day needs of a homeless or at-risk individual, many of these services fail to provide a long-term solution to the problem. According to the "Homeless in Davis" survey, the average instance of homelessness is two or three times within the Yolo County region.

Thus, our efforts not only meet the day to day needs of a homeless or at-risk individual, but provide a controlled environment where that individual can fully transform his/her methodology and mindset through counseling, educational and occupational training, personal enrichment courses, recreation, secured housing, a community atmosphere, a controlled environment, and self-motivated participation. Additionally, the proposed plan will provide more than half of the City of Davis homeless population with shelter and help to eradicate the instances of homelessness in the community.

h) Homeless Services or Housing: If the proposed reuse includes homeless services or housing on site, describe how access to schools, food, employment, and other services will be accessed by clients and/or residents. (If no housing will be provided on site, state as not applicable).

*Omni-One Ministries would provide food and employment for the members of the Master's Camp Site. Additionally, Omni-One Ministries has proposed a **Hands-on-training** program which would provide on-site employment opportunities. Upon registration to the campsite, individuals would be assessed for their level of experience or expertise in a particular subject matter. Omni-One Ministries would subsequently take that information and provide an onsite job tailored to those skills and interests. The resident would manage that task for the duration of their stay at the camp.*

Additionally, Omni-One Ministries will purchase two 15 passenger vans to provide transportation from the Davis Communication Site to scheduled drop-off and pick-up points. Public transportation is also available throughout the greater Yolo County area. The Davis Community Transit is a curb-to-curb service. Normal hours of operation are Monday through Friday, 6:30 a.m. to 11:30 p.m. and Saturday & Sunday, 7:30 a.m. to 9:30 p.m. The Yolo County Bus Transportation District Route 44 will also provide occupants with transportation from the Mace Street pickup point to other areas in Yolo County.

Omni-One Ministries also plans to use the school districts, universities, hospitals and clinics, human resources, churches, charities and foundations, food banks, regional and local homeless service providers, and homeless association connections within Yolo County and the surrounding areas. These support venues will provide the referrals needed to attack the unmet need for our services.

i) Employment: If the proposed reuse provides employment opportunities, describe the amount and type(s) of employment. State if employment will consist of new positions and/or positions already existing within the agency/organization. (If no employment will be provided on site, state as not applicable).

Upon opening of the new facility, the Master's Camp Site would offer 17 new positions. The positions are as followed: 4 counselors, 1 Chef, 1 Chaplain, 1 Administrative Assistant, 2 Security Officers, 1 Outreach Coordinator, 1 Program Manager, 1 Activity Coordinator, 1 Development Specialist, 1 Technical Support Technician, 2 Vocational Instructors, and 1 Chief Financial Officer are required to bring about optimal management and operations of the proposed reuse plan.

At full capacity, the staff would increase to 53 people (this includes employment to residents as a hands-on approach to training and counseling.) Omni-One Ministries also intends to solicit a volunteer staff of 35 people. All upper level support such as counselors, security officers, dorm staff, chaplains, chefs, instructors, and administrative support would be salaried. Volunteer workers would be used in the soup kitchens, during special events, and as social service interns.

j) Environmental Impacts: Describe the environmental impacts of the proposed reuse and how any potential negative impacts would be addressed.

The ecological risks associated with this project have been equally assessed. In efforts to maintain a health friendly residential camp, Omni-One Ministries will reassess the presence of tetrachloroethene (PCE), trichloroethene (TCE), and petroleum hydrocarbon within the soil and water. Additionally, the existence of asbestos and lead contamination would be extinguished through contract resolution of stabilization through the delamination, spot touching and repainting of the interior and exterior of the Davis facility. We would seek licensed hazardous material contractors to bid for the proposed remediation.

A-3) Intentions for undeveloped land.

a) Site Plan: Describe the intended site plan and management plan for the undeveloped portions of the site. Attach a site layout of proposed land use if proposing a use other than existing conditions.

Omni-One Ministries intends to transform the undeveloped site into recreational campgrounds. Thirty acres of the site would be segregated for farming and agriculture while the remaining 111 acres would be used to house the 27 cabin houses, walking and horse trails, volley ball nets, an array of landscaping, a lake, and outdoor meeting areas. The 111 acres will be subdivided into three sects; homeless/at-risk women, homeless/at-risk youth, and homeless/at-risk families. Manufactured cabins would serve as the new housing structures and a community shower and toilet facility will be constructed for each section. Volleyball courts, horse and walking trails, trees, and other recreational aspects will be added to the site. Additionally, the farming divide will serve as land for livestock, poultry, and produce. (See layout)

Omni-One Ministries would hire a team of consultants to help determine the best management practices for the proposed usage. The most cost-efficient and useful strategy would be sought after and implemented.

b) Management Practices: What is the proposed management strategy for the undeveloped areas of the site?

Omni-One Ministries will hire a team of consultants who would provide expertise in managing the undeveloped areas. This team will be supervised by Omni-One Ministry's Board of Directors.

c) Suitability: How is the Davis Communications Site suitable for the proposed reuse?

The undeveloped portion of the Davis Communications Site would provide the acreage needed to carry out the recreational objectives of the camp. There would be ample

room for trails, horses, farming, manufactured cabin houses and so forth. Additionally, the proposed usage would complement the wildlife habitats at the site.

d) Use Compatibility: What is the compatibility of the proposed reuse on the undeveloped portion of the site to the existing land uses that surround it (agricultural land, regional open space park, National Weather Service Doppler tower, etc.)?

The land is in close proximity to the Wilson Park and other rural areas. Omni-One Ministries' plan will create a campsite that complements the surrounding territories and that adheres to current zoning restrictions

e) Local Need: How does the proposed reuse support local needs and interests?

The proposed reuse would reduce the amount of homeless individuals within the City of Davis by more than 50%. This would consequently reduce the crime rate and increase the available resources to homeless individuals. Additionally, our services would help homeless and low-income individuals become permanently re-established into the working society.

f) Employment: If the proposed reuse provides employment opportunities, describe the amount and type(s) of employment. State if employment will consist of new positions and/or positions already existing within the agency/organization. (If no employment will be provided on site, state as not applicable).

The usage of the undeveloped land would provide employment for a management team and maintenance crew. This includes individuals who are knowledgeable in waste management, ecology, landscaping, and surveying.

g) Environmental Impacts: Describe the environmental impacts of the proposed reuse and how any potential negative impacts would be addressed.

Development of the undeveloped portion of the Davis Communications Site would be assessed by a surveying committee. It is our endeavor to create a campsite that will foster our recreational objectives while maintaining an ecologically friendly atmosphere.

B. Administration

a) Agency/Organization: Describe the primary activities of the agency(s)/organization(s) submitting the reuse proposal.

Omni-One Ministries' primary mission is anti-homeless advocacy and education. We have worked alongside many Kern County organizations to help feed, clothe, and counsel homeless and disadvantaged men, women, and children. It is our goal to extend these services on a larger scale within the Northern Californian region.

b) Experience: Describe the agency/organization's experience in developing and managing the proposed reuse.

The extent of Omni-One Ministries ability to develop and manage the proposed reuse can be found within the impeccable track records of key management.

Veronica Powell, President and Founder of Omni-One Ministries, is a licensed and ordained pastor and evangelist within the state of California. Veronica has provided 13 years of missionary service to homeless and low income individuals throughout Los Angeles and Kern Counties. She has trained Cambodian refugees through ITT technical Institute, high risk students from Aid to Families with Dependent Children (AFDC), and night school students. Her courses helped students to become job marketable within six months. Additionally, she is a certified software specialist and help desk manager. She has worked for seven years as a help desk technician.

Steven Powell is a licensed elder within the state of California. He has experience in dealing with substance and alcohol abusers through the Alcoholic Anonymous (AA) and Cocaine Anonymous (CA) 12-step programs. In 1981 Steven was supervisor and computer instructor for the California Trade Tech. He taught Vietmanese, Cambodian, African American, and Caucasian students computer operations and word processing during the transition of refugees from Vietnam to the U.S. He participates in street ministry crusades where he counsels individuals of all ages and incomes in the cities of Compton, Watts, and Bakersfield. Additionally, Steven has over 23 years of experience in sales, network marketing, and entrepreneurship. He currently works in data processing as a computer operations supervisor for Los Angeles County.

Tomeka Powell, Project Manager and Finance Officer, graduated with a Master of Business Administration (MBA) in 2005. She has a B.S. in Marketing from Oral Roberts University and has traveled internationally to provide support to the Youth With a Mission (YWAM) camp in Barbados, Caribbean. There she assisted in the construction of cabins for at-risk and homeless families of the island. She has completed the Assist in the Mission (AIM) program at Calvin Crest Church Camp in which a team of high school students provided maintenance, spiritual counseling, and supportive services to other youngsters ages 17 and under. Additionally, her grant writing and proposal skills have helped clients to secure funding for their start-up businesses. She currently works for a marketing consulting firm as a project manager/coordinator for advertising media.

c) Partners: List any partners involved in the reuse proposal and briefly describe their roles in the project and experience in similar projects.

Omni-One Ministries receives support from Faith Miracle Holiness Church #2, Agape Home International, Fishers of Men Outreach, St. Luke Fellowship, and St. Paul Church of God in Christ.

Omni-One Ministries also networks with the following organizations.

- **Ministry of Help and Needs** provides food service, emergency financial help and support, clothing, counseling and volunteers for regional soup kitchen.
- **Here's Life Inner City Ministries** provides volunteer worker training, seasonal homeless supplies, and a list of collaborating organizations within the local continuum of care.
- **Faith Miracle Holiness Church #1** supports the provisions for food distribution through food bank donations.

Yolo County has a large network of organizations that would be willing to help our efforts. These organizations include and are not limited to high school Key Clubs, UC Davis Social Services Department, the City of Davis Chamber of Commerce, Grace in Action, and social services organizations such as Davis Community Meals Shelter, Short Term Emergency Aid Committee (STEAC), and Owendale Housing Community/ Affordable Housing. Many of these organizations have already collaborated and offer a solid network base in the fight against homelessness. Their solid track records would prove helpful to the Yolo County initiative.

d) Agency/Organization Operations: State the agency/organization's current location of operations and how the agency/organization intends to oversee administrative activities for the Davis Communications Site (on site or remotely? coordination with other sites/facilities?).

Although, Omni-One Ministries is headquartered in Bakersfield, California, the project manager and key management staff will relocate during the construction, opening and transition of the site. Additionally, Omni-One Ministries would use its network to create teams of qualified individuals willing to assist in the process.

e) Management Practices: What is the agency/organizations experience in managing sensitive grassland and wetland habitats and/or lands held under conservation covenant? (If proposal does not include undeveloped areas, mark as not applicable)

Omni-One Ministries is willing to exhaust its network of professional resources to create a team of consultants who are well versed in the areas of sensitive grassland, wetland habitats and or lands held under conversation covenants. Additionally, we would work in close collaboration with the Yolo County Environmental Agencies to adhere to all policies, guidelines and procedures in protecting sensitive grassland, wetland habitats and lands held under conservation convenants.

C. Financing

a) Anticipated Redevelopment Costs: Submit a budget sheet for proposed redevelopment including anticipated costs for development activities. List funding source(s), funding source amount(s), and state if funding is approved or anticipated.

See "Budget Worksheet" and "Funding Sources" sheet.

Note: All funding sources are anticipated and contingent upon securing the land.

b) Anticipated Management Costs: Submit a sample annual budget sheet for proposed management activities. List funding source(s), funding source amount(s), and state if funding is approved or anticipated.

See “Budget Worksheet’ and “Funding Sources” sheet.

c) Current Finances: If the entity submitting the reuse proposal is a non-profit or private entity submit a recent 990 Form, financial audit, or other financial statement showing organizational income and expenses for the organization’s most recent fiscal year. (If the entity is a federal, state, or local government agency mark as not applicable)

See attached 990 form.

FUNDING SOURCES

Financing streams from federal and state governments include:

- CDBG
- McKinney Act in conjunction with HUD (Shelter Plus Care, SAFAH), OL, HHS (PATH, Safe Havens)
- JOBS for AFDC recipients
- Title V Older Americans Act and DOL Senior Employment Program
- Head Start
- JTPA
- Veterans Administration
- OSAP (Office of Substance Abuse Prevention)

Financing streams from private sector:

- United way
- Hospitals
- Legal Service Agencies
- Foundations
- Corporations
- Intermediary Organizations
- Religious, volunteer and civic organizations
 - Churches and Synagogues
 - Sororities and fraternities
 - Lodges
 - Merchants and business associations
- Networking for cash contributions and also for in-kind contributions of services and goods.
- Bartering housing for services from agencies

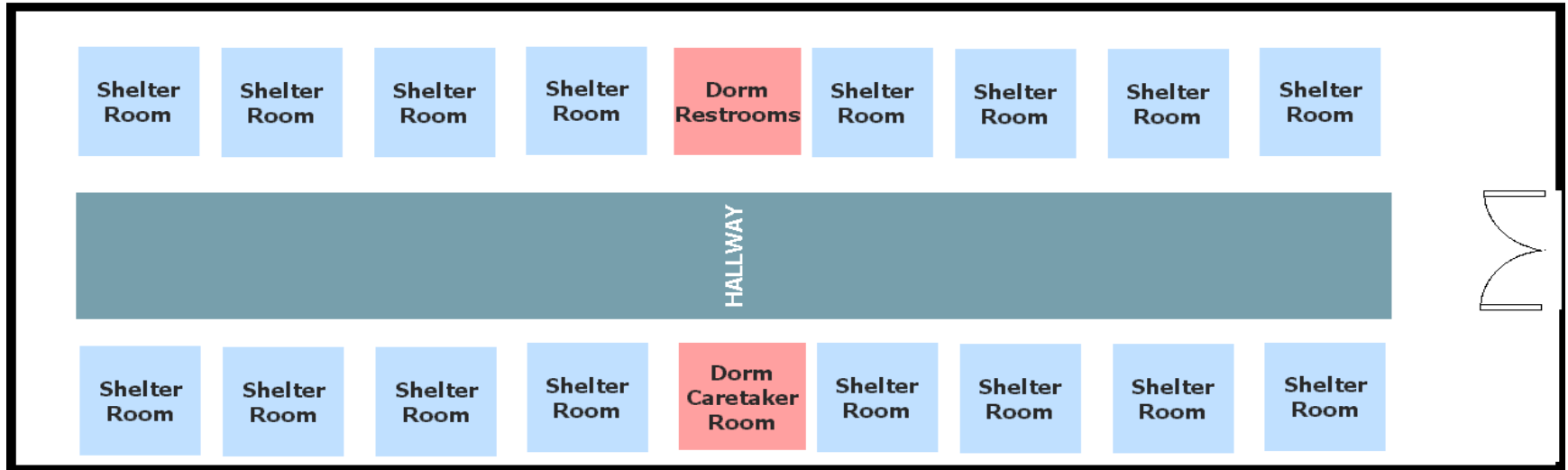
PROPOSED BUDGET

PERSONNEL	YEAR ONE	YEAR TWO
Activities Coordinator	\$ 39,893	\$ 41,444
Administrative Assistant	\$ 34,906	\$ 36,264
Chaplains (2)	\$ 38,294	\$ 39,783
Chef	\$ 17,246	\$ 17,768
Chief Financial Officer	\$ 64,000	\$ 66,496
Counselors (2)	\$ 39,892	\$ 41,444
Development Specialist	\$ 53,983	\$ 56,082
Executive Director/Compliance	\$ 90,000	\$ 93,510
Grant Proposal Writer	\$ 37,000	\$ 38,443
Maintenance Worker	\$ 21,883	\$ 22,736
Outreach Coordinator	\$ 34,906	\$ 36,264
Program Manager	\$ 44,500	\$ 46,231
Receptionist	\$ 15,957	\$ 16,578
Security Guards (2)	\$ 43,128	\$ 44,806
Substance Abuse Counselor (2)	\$ 58,580	\$ 60,858
Technical Support	\$ 12,467	\$ 12,951
Payroll Tax	\$ 73,000	\$ 75,551
Total Salaries	\$ 719,635	\$ 747,209
OFFICE		
Cellular Phones	\$ 2,369	\$ 748
Pagers	\$ 179	\$ 179
Postage	\$ 1,270	\$ 1,270
Busines Telephone	\$ 2,710	\$ 1,942
Insurance	\$ 6,486	\$ 6,486
Printing	\$ 1,500	\$ 1,500
Furniture/Furnishings	\$ 5,500	\$ -
Repairs/Maintenance	\$ 10,000	\$ 10,000
Computer Software	\$ 1,000	\$ 400
3 in 1 Fax/Copier and Scanner	\$ 439	\$ -
Xerox Copier	\$ 3,949	\$ -
Total Office	\$ 35,402	\$ 22,525
<u>BUILDING - Contract Quotes Based on Worst Case Scenarios</u>		
Renoviations/Asbestos/Lead Paint Remediation	\$ 575,000	\$ -
Inside/Outside Building Painting	\$ 20,000	\$ -
Digging of New Well	\$ 30,000	\$ -
Sanitary Sewer System	\$ 90,130	\$ -
Rewiring Electrical	\$ 50,000	[
Cleaning Supplies	\$ 1,500	\$ 1,500
Larger Capacity Washer (3)	\$ 3,297	\$ -
Large Capacity Dryer (3)	\$ 3,297	\$ -
Storage Locks	\$ 373	\$ -
Toilet Supplies/Tissue/Soap/Hygiene	\$ 6,000	\$ 6,000
Towels/Wash Clothes	\$ 569	\$ 569
Laundry Bags/Hampers	\$ 300	\$ -
Fire Extinguishers	\$ 180	\$ -
Tables	\$ 2,600	\$ -

Ironing Board (3)	\$59.97	\$	-
Iron (3)	\$87.00	\$	-
Total Building	\$ 783,393	\$	8,069
ENTERTAINMENT EQUIPMENT			
TV/VCR/DVD	\$ 3,000	\$	-
Music Stereo	\$ 900	\$	-
Gym Equipment	\$ 5,000	\$	-
Arcade Games	\$ 685	\$	-
Library Books	\$ 900	\$	600
Total Entertainment Total	\$ 10,485	\$	600
PRAYER ROOM			
Chairs	\$ 2,975	\$	-
Bibles	\$ 200	\$	200
Lectern	\$ 505	\$	-
Total Prayer	\$ 3,680	\$	200
KITCHEN			
Gas Range	\$ 3,120	\$	-
Refrigerator	\$ 2,516	\$	-
Microwave (2)	\$ 398	\$	-
Utensils/Pots/Cookware/Blenders	\$ 3,000		
Freezer	\$ 2,933	\$	-
Dishwasher	\$ 459	\$	-
Food for 150	\$ 17,000	\$	17,000
Food Storage Bins	\$ 150	\$	-
Dish Towels	\$ 184	\$	184
Paper Supplies	\$ 1,200	\$	1,200
Miscellaneous	\$ 2,000	\$	2,000
Total Kitchen	\$ 32,960	\$	20,384
TRANSPORTATION			
Vehicles 2 (15 Passenger Van)	\$ 56,000	\$	-
Gas	\$ 2,000	\$	2,000
Total Transportation	\$ 58,000	\$	2,000
Classroom			
Markerboard (2)	\$ 314	\$	-
Printer (2)	\$ 2,400	\$	-
Server	\$ 550	\$	-
Computer Licenses	\$ 1,899	\$	500
Pencil/Papers/Clips/sticky notes etc	\$ 500	\$	500
Classroom Network Setup	\$ 2,750	\$	-
Computers	\$ 7,999	\$	-
Monitors	\$ 2,700	\$	-
Classroom Chairs	\$ 2,160	\$	-
Classroom Desks	\$ 4,230	\$	-
Projector	\$ 1,400	\$	-
Wall/Ceiling Projection Screen	\$ 119	\$	-
Computer Peripherals	\$ 600	\$	-
HP Proliant Tower	\$ 693	\$	-
Total Classroom	\$ 28,313	\$	1,000
Ground Maintenance			
Maintenance Contractors	\$ 20,000	\$	20,000
Brooms	\$ 80	\$	-

Trash Cans	\$ 3,261	\$ -
Total Ground Maintenance	\$ 23,341	\$ 20,000
Training		
Staff Development	\$ 6,500	\$ 2,500
Total Staff Development	\$ 6,500	\$ 2,500
Sleeping Room		
Beds/Bedding	\$ 2,040	\$ 2,040
Twin Beds (124)	\$ 59,374	\$ -
Total Sleeping Room	\$ 61,414	\$ 2,040
Master Camp		
Prefabricated Cabins	\$ 324,000	\$ -
Trees	\$ 150,000	\$ -
Water Bladders	\$ 38,000	\$ -
Water Haulers	\$ 100,000	
Total Master Camp	\$ 612,000	
GRAND TOTAL BUDGET	\$ 2,987,122	\$ 826,527

Davis Communication Site 2nd Floor Layout Proposed Reuse Homeless Shelter Rooms





Christine Alford

From: Powell VE (Veronica) at Aera [vepowell@aeraenergy.com]
Sent: Wednesday, August 30, 2006 6:06 AM
To: Christine Alford
Subject: RE: Davis Communications Site - Questionnaire

Christine,

I apologize for the slow response, I have been assigned to a 90 day project which requires me to work at another site, I was unable to access my email but that has now been resolved.

We are unable to comply with the request to provide your group with a copy of our 990 form. We have not to-date submitted the form to any governmental agency.

-----Original Message-----

From: Christine Alford [mailto:Christine.Alford@yolocounty.org]
Sent: Monday, August 21, 2006 9:32 AM
To: Powell VE (Veronica) at Aera
Subject: RE: Davis Communications Site - Questionnaire

Veronica-

Could you please email or mail me a copy of Omni-One Ministries most recently completed 990 Form as it was not included in the Redevelopment Proposal Questionnaire for the Davis Communications Site.

Thank you,

Chris Alford
Resources Planner, Yolo County
Planning, Resources, and Public Works Department
292 Beamer Street
Woodland, CA 95695
(530) 666-8811

-----Original Message-----

From: Powell VE (Veronica) at Aera [mailto:vepowell@aeraenergy.com]
Sent: Tuesday, August 01, 2006 4:08 PM
To: Christine Alford
Subject: RE: Davis Communications Site - Questionnaire
Importance: High

Christine,

As requested and for your review is the completed informational questionnaire and required documentation.

Veronica Powell
Omni-One Ministries
1009 Oswell, Bakersfield, CA 93306
(661) 900-8715