

Appendix L

**General Information Package
Homeless Outreach Workshop Materials**

Notice of Available Public Land and Building at Davis Communications Site Yolo County, CA

The property is identified as the Davis Communications Site, located in Yolo County, California. It consists of 311 +/- acres of land, a communication building (approximately 26,064 sq. ft.) with associated utility facilities, and associated communication antenna pads.

The property is surplus property, available for disposal pursuant to certain provisions of the Federal Property and Administrative Services Act of 1949, as amended (40 U.S.C.501 et.seq.) and the Base Closure Community Redevelopment and Homeless Assistance Act of 1994.

The Air Force will give substantial deference to the County of Yolo's redevelopment plan, when making the property disposal decisions. Therefore, it is recommended that all interested parties discuss their property requirements and proposed uses with **Chris Alford, Yolo County Planning and Public Works Department. 292 West Beamer Street, Woodland, CA 95695, telephone (530) 666-8038**. All expressions of interest must be submitted in writing. The deadline for submission of applications is May 18, 2006 at 5pm.

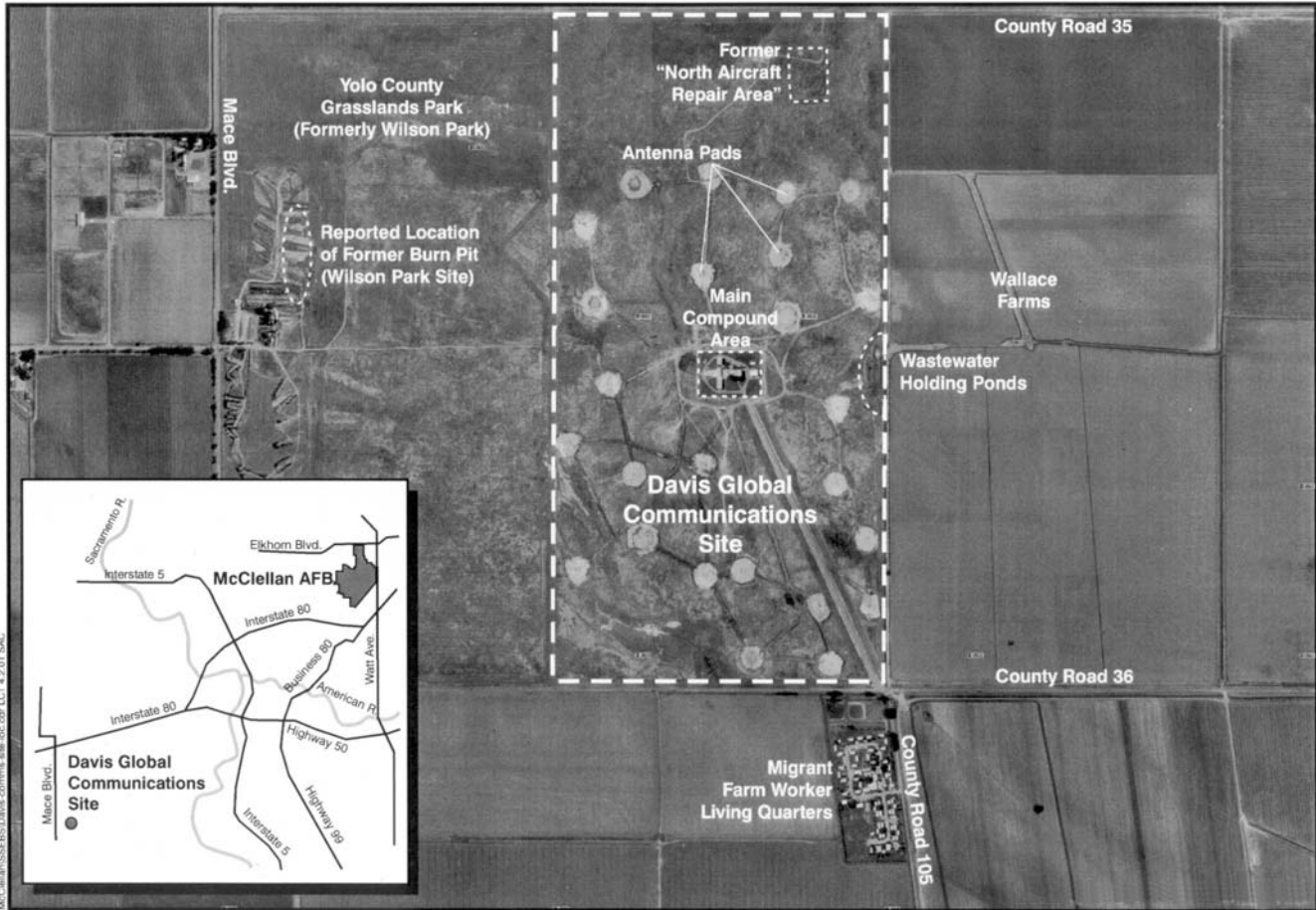
The County of Yolo requests all interested parties provide the following information as part of their initial expression of interest:

- A description of the proposed purposes to which the property or facility will be used.
- Information about the physical and support service requirements necessary to carry out the proposed program or purpose and a listing of potential buildings that meet those requirements.
- A description of the group or individual(s) that is submitting the notice, including its capacity for carrying out the program and its financial plan for the program's implementation.
- List the conveyance method being sought, if any.
- An assessment of the time required to carry out the plan.
- A point of contact, address, and phone number.

Letters of interest from homeless assistance providers should contain:

- A description of the need for the program (Addressing the local Continuum of Care).
- A description of the proposed homeless assistance program, including the specific proposed reuse of properties or facilities, such as supportive services, job and skills training, employment programs, emergency shelters, transitional or permanent housing, food and clothing banks, treatment facilities, or other activities that meet homeless needs.
- A description of the extent to which the program is or will be coordinated with other homeless assistance programs in the communities in the vicinity of the installation.
- Information about the physical requirements necessary to implement the program, including a description of buildings and property at the installation that are proposed to carry out the program.
- A description of the homeless assistance provider who is submitting the notice, its organizational and legal capacity to carry out the program, and its financial plan for implementing the program.
- An assessment of the time required by the homeless assistance provider to carry out the program.

Davis Communications Site



Davis Communications Site:

APN # 033-130-08 160 Acres

APN # 033-130-09 156 Acres

Total Acreage for two parcels: 316 Acres

Acreage Transferred to NOAA: 5.74 Acres

Total acreage available for transfer from McClellan AFB: 310.26

Site Summary: The Davis Communications site is located in Yolo County, approximately 3 miles southeast of the City of Davis. It is surrounded by agricultural lands on three sides, a multi-use regional park on the west, and migrant farm worker housing to the southeast. Zoning for the site is A-1, Agricultural General, in Yolo County’s Zoning Ordinance—Article 6. The 316 acre property served as the McClellan Air Force Base communications site until 1999 when all operations ceased. A Notice of Surplus Determination was released on February 16, 2006. Yolo County, acting as the Local Redevelopment Authority, intends to proceed with property conveyance procedures and is accepting formal reuse proposals from all interested parties by May 18, 2006 for consideration in the County of Yolo’s redevelopment plan.

Davis Global Communications Site	
Usage & Restrictions	Acres
Developed areas	3.2
Seasonal Wetlands (*jurisdictional wetlands)	17.06
Vernal pool (*jurisdictional wetlands)	2.65
Annual Grasslands	293.10

*Acreage for jurisdictional wetlands conducted by California Nature Conservancy-1993; Jones and Stokes Associates’ some areas maybe under represented.

DEVELOPED AREAS

Roads:

There is one main paved road on the Davis Site that allows access from County Road 36 to the developed portion of the facility.

Water System:

Currently, there is no potable water at the Davis Site. A base production well provides non-potable water for emergency fire suppression although using the base production well for irrigation or fire suppression could draw the contaminated plume away from extraction wells or exacerbate the plume by drawing it deeper. An active remediation process for ground water contamination has been implemented by the Air Force Base Environmental Management (AFBEM) since 1988 when the discovery of three diesel storage tanks were found to be leaking Volatile Organic Compounds (VOC). Zone C and D aquifer units have contaminants (trichloroethene and tetrachloroethene).

Sanitary Sewer System:

Sewage disposal was originally accomplished with septic tank and leach fields. The clay soil caused field failures thus the waste pond system was implemented in the 1960's. After leach field failures all sanitary wastewater produced at the site was directed into wastewater holding ponds. The Air Force has terminated its waste-discharge permit and the septic system has been decommissioned as per Yolo County Environmental Health Department codes and RWQCB requirements.

Buildings:

There are four buildings located in the developed area of the Davis Site. Most of the buildings were built in 1952. The largest of the four buildings, 4708, was the main communications/transmitter building. It is 29,563 square feet. Building 4709 is a metal structure and houses the water well pump equipment. Building 4710 contains the electrical power station. The recreational building 4712 was added in 1977. Building 4711 was demolished in 1988 and no longer exists.

Codes and Standards:

The Davis Site was inspected by officials from Yolo County's Building, Planning and Environmental Health Departments. It was determined that the existing infrastructures do not meet current California or County building codes for health and safety. In addition, the buildings do not meet fire and electric codes, seismic standards, or ADA accessibility standards. The buildings would require extensive renovation and remodeling or demolition.

Asbestos:

The existing infrastructure and buildings require remediation for Asbestos Containing Material (ACM) and Lead Based Paint (LBP). McClellan had the buildings assessed in 1996 in the Basewide Asbestos Survey (Lee & Ro, 1996) for presence and condition of ACM. All the buildings except 4709 and the well pump house were determined to contain ACM and all of the exterior material is assumed to have ACM unless otherwise noted in the SSSEBS. McClellan has not removed or abated all ACM on site.

Lead Paint:

Lead Based Paint (LBP) was used extensively in the Davis Site's infrastructure. The interior and exterior of the buildings along with other surfaces such as the microwave tower were painted with LBP.

Contamination Due To Aboveground and Underground Storage Tanks:

There are three Aboveground Storage Tanks (AST) located at the Davis Site. All three tanks one 250 gallon, one 7,000 gallon and one 20,000-gallon tank were used for storing diesel fuel. The tanks have been emptied and cleaned by McClellan and the Air Force is responsible for any remediation of any future contamination cause by the ASTs. An active remediation process for ground water contamination has been implemented by the Air Force Base Environmental Management (AFBEM) since 1988 when the discovery of three diesel storage tanks were found to be leaking Volatile Organic Compounds (VOC). Zone C and D aquifer units have contaminates (trichloroethene and tetrachloroethene). All underground storage tanks (UST) have been removed and remediation of the contamination of the aquifer from the diesel spills is being addressed by the Air Force.

UNDEVELOPED AREAS:

Special Status Species Designation:

Federal, State and California Native Plant Society (CNPS) standards are applied for special status species designations for native plants and wildlife. The McClellan AFB EIR/EIR, McClellan Air Force Base NRMP, Habitat Enhancement and Management for Swainson's Hawk and Burrowing Owl, Yolo County HCP, and California Natural Diversity Data Base (DNDDDB) have identified several endangered species, threatened species, and species of special concern on the site including: Swainson's hawk, Burrowing owl, Vernal pool tadpole shrimp, Solano grass, and Colusa grass.

Invasive Plants:

Portions of the Davis Site have become dominated by invasive yellow starthistle which is reducing the suitability of the habitat for the Swainson's hawks for foraging and burrowing owls for nesting. Another potential invasive plant is *Lepidium latifolium* or Perennial Peppergrass. It has been identified in the adjacent Grasslands Park. Peppergrass can grow in a wide range of habitats and is an extremely invasive herbaceous perennial weed. An integrated approach to invasive plant removal has been recommended by The Nature Conservancy's Wildland Invasive Species Program.

Floodplain:

In 1994, in a study conducted by McClellan, several areas were identified as being within the 100-year floodplain. However, the Davis Site is not within the recognized 100-year floodplain identified by the Federal Emergency Management Agency (FEMA) because military installations sites are not noted in their floodplain maps. Any future development in the area should be carefully planned to avoid potential flood hazards. (CH2M HILL) Debris caught in the perimeter fencing indicates that floodwater may reach 2 to 3 feet deep in the southeastern corner of the site and along the channel.

Vernal Pools: These wetland habitats support unique plants and wildlife, which have adapted to periodic or continuous inundation during winter and early spring. Two large and several smaller interspersed subalkaline seasonal wetlands are present on the site over approximately 115 acres. The southwestern area of the site contains the largest area of vernal pools while smaller areas of vernal pools are found on the eastern side of the site. Seasonal swales and seasonal wetlands are also present on the site. Sub-alkaline seasonal wetlands, seasonal swales, and vernal pools are considered wetlands subjected to jurisdiction under Section 404 of the Clean Water Act.

Annual Grasslands: Yolo County Habitat Conservation Plan (HCP) identifies the Davis Site as undisturbed grassland habitat. Only a few small patches of ungrazed grasslands remain in the Yolo HCP planning area. The Davis Site, in conjunction with the adjacent Grasslands Park, creates the largest, contiguous, undisturbed grasslands habitat area in Yolo County.