



City of Sacramento City Council

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915 I Street, Sacramento, CA, 95814
www.CityofSacramento.org

Meeting Date: 2/21/2012

Report Type: Consent

Title: McClellan Public Benefit Conveyance

Report ID: 2012-00187

Location: Citywide

Recommendation: Pass a Resolution authorizing the City Manager, or the City Manager's designee, to submit a non-binding Application for Surplus Federal Real Property Public Benefit Conveyance ("PBC") to the Federal Emergency Management Agency ("FEMA") for an approximate 55-acre site at McClellan Park; and 2) authorizing the City Manager, or the City Manager's designee, to execute such additional documents as necessary to implement the resolution.

Contact: Ray S. Jones, Fire Chief, (916) 808-1601, Fire Department

Presenter: None

Department: Fire

Division: Office Of The Fire Chief Adm

Dept ID: 12001011

Attachments:

- 1-Description/Analysis
- 2-Background
- 3-Site Map
- 4-Resolution

City Attorney Review

Approved as to Form
Lan Wang
2/8/2012 3:34:57 PM

City Treasurer Review

Reviewed for Impact on Cash and Debt
Russell Fehr
2/2/2012 10:53:26 AM

Approvals/Acknowledgements

Department Director or Designee: Ray Jones - 2/7/2012 12:46:15 PM



Description/Analysis

Issue: The City is contractually obligated to train the Federal Emergency Management Agency (“FEMA”) Urban Search and Rescue Task Force 7 (“US&R TF-7”) members as part of its sponsorship of the Task Force; however, the Fire Department has no permanent training site for Task Force recruit and in-service operations. The Fire Department is currently using an approximate 55-acre site at McClellan Park for training purposes. The site has been identified by the federal government as surplus to its needs and is available for potential transfer to the City (without monetary compensation) under the Surplus Federal Real Property Public Benefit Conveyance (“PBC”) Program. The PBC process requires application submittal and standing from a federal sponsoring agency (FEMA) for the City to be considered as a recipient of a public benefit conveyance. The proposed resolution seeks authorization to submit a non-binding application to FEMA for this purpose.

In the event the federal government authorizes conveyance of the site to the City, a separate Council action would be required to accept the land.

Policy Considerations: The potential conveyance of surplus government land to the City is consistent with the City’s past practice of obtaining local government, state and federal real property to support local needs and meet the contractual obligations of the department.

Environmental Considerations: Submitting an application to FEMA for a potential public benefit conveyance at McClellan Park does not constitute a “project” and is therefore exempt from the California Environmental Quality Act (“CEQA”) under Section 15378(b)(2) and (b)(5) of the CEQA Guidelines.

Sustainability: There are no sustainability considerations as listed in the Sustainability Master Plan applicable to approving the proposed resolution.

Commission/Committee Action: None.

Rationale for Recommendation: The Fire Department has used the McClellan Park site for many years and has made a significant financial investment in on-site training props. Currently, the Fire Department is in a holdover tenancy as the lease with the United States Air Force (“USAF”) has expired. The USAF has indicated a willingness to enter into a new lease upon submission of the City’s PBC application to FEMA. More importantly, the application may result in an opportunity to obtain ownership of a permanent training site to meet the contractual obligations of sponsorship of US&R TF-7 as well as other fire training needs.

Financial Considerations: There is no financial obligation associated with submitting the PBC application to FEMA. Separate Council action would be required to accept the public benefit conveyance and related financial considerations would be reviewed and addressed accordingly at that time.

Emerging Small Business Development (ESBD): There will be no goods or services being purchased as part of this proposed resolution.

BACKGROUND

The City of Sacramento is contractually obligated to train Federal Emergency Management Agency (“FEMA”) Urban Search and Rescue Task Force 7 (“US&R TF-7”) as part of its sponsorship of the Task Force. The Fire Department is currently using an approximate 55-acre site at McClellan Park; however, the Fire Department is in a holdover tenancy as the lease (initiated in 1993) with the United States Air Force (“USAF”) has expired. The Fire Department has no permanent training site for recruit and in-service operations. Partnerships for training at other area sites have proven ineffective, unworkable, or cost prohibitive.

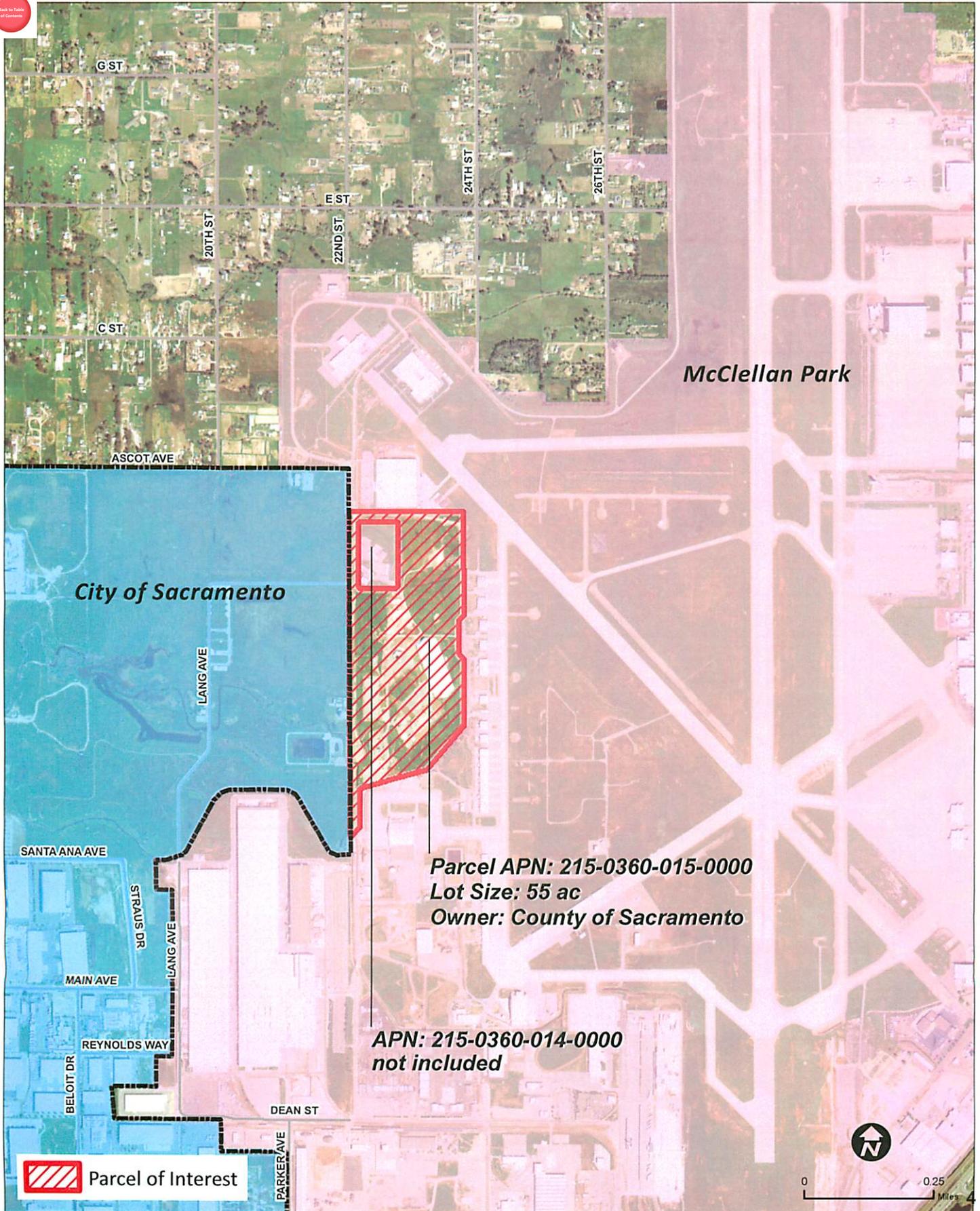
The McClellan site has been identified by the federal government as surplus to its needs and is available for potential transfer to the City (without monetary compensation) under the Surplus Federal Real Property Public Benefit Conveyance (“PBC”) Program. The PBC process requires the submittal of an application through a federal sponsoring agency (FEMA) to establish formal interest in a property. The USAF has indicated a willingness to enter into a new lease upon submission of the City’s PBC application to FEMA. This will safeguard continued use of the site during the PBC process, which is anticipated to take several years.

As part of the Base Realignment and Closure (“BRAC”) Cleanup Plan, the environmental condition of McClellan has been studied extensively. The USAF Record of Decision (“ROD”) identifies the remediation plan required of the USAF to clean the site prior to any ownership transfer. Ultimate responsibility for cleanup of known contaminants rests with the USAF. In anticipation of a potential public benefit conveyance, USAF staff has expressed an interest in having the City participate in the development of the final site remediation plan in an attempt to leverage the design and placement of site infrastructure with future training needs.



**City of Sacramento
Fire Department**
Parcel of Interest - McClellan Park Area

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 Parcel of Interest

Parcel APN: 215-0360-015-0000
Lot Size: 55 ac
Owner: County of Sacramento

APN: 215-0360-014-0000
not included

0 0.25 Miles





RESOLUTION NO.

Adopted by the Sacramento City Council

APPLICATION FOR SURPLUS FEDERAL REAL PROPERTY BENEFIT CONVEYANCE (“PBC”)

BACKGROUND

- A. The City of Sacramento is contractually obligated to train Federal Emergency Management Agency (“FEMA”) Urban Search and Rescue Task Force 7 (“US&R TF-7”) as part of its sponsorship of the Task Force.
- B. The Fire Department has no permanent training site for recruit and in-service operations. Partnerships for training at other area sites have proven ineffective, unworkable, or cost prohibitive.
- C. The Fire Department is currently using an approximate 55-acre site at McClellan Park on hold-over of a previous lease agreement with the United States Air Force (“USAF”).
- D. The site is available for potential conveyance to the City through the Surplus Federal Real Property Benefit Conveyance (“PBC”) program.
- E. The PBC process requires application submittal and standing from a federal sponsoring agency (FEMA) for the City to be considered as a recipient of a public benefit conveyance.
- F. In the event the federal government authorizes conveyance of the site to the City, a separate Council action would be required to accept the land.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. The City Manager, or the City Manager’s designee, is authorized to submit a non-binding Application for Surplus Federal Real Property Public Benefit Conveyance (“PBC”) to the Federal Emergency Management Agency (“FEMA”) for an approximate 55-acre site at McClellan Park.
- Section 2. The City Manager, or the City Manager’s designee, is authorized to execute such additional documents as necessary to implement the resolution.