



Commander, Navy Installations, Command

Encroachment Management Program



Sharing Future Space Conference

Tony Danesi, P.E., J.D.

**Community Planner
Encroachment Management**

11 April 2006

Supporting the Warfighter



1942

ROSSMOOR

EASTGATE

1959









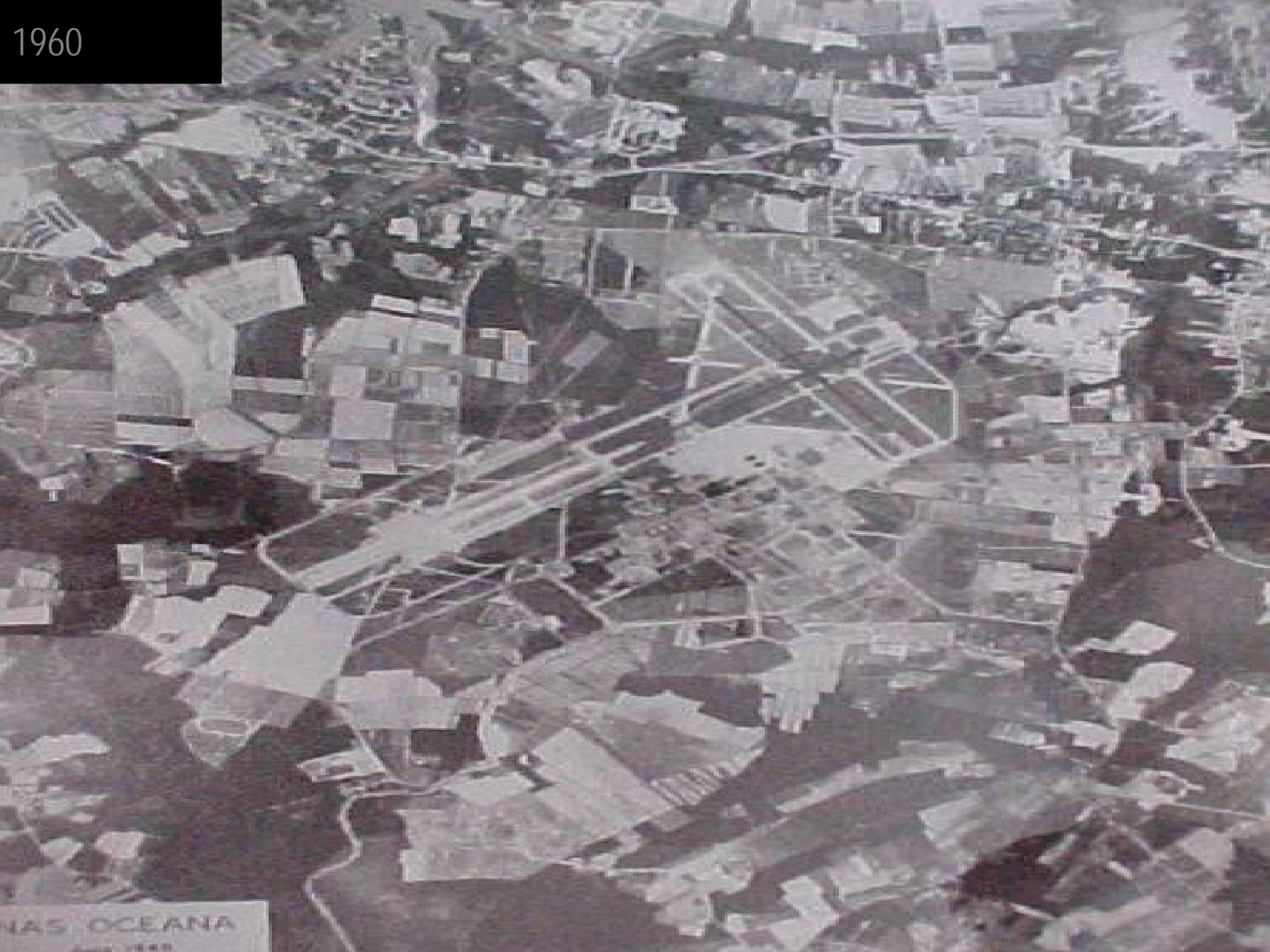
1937

Future Site of NAS Oceana

1943

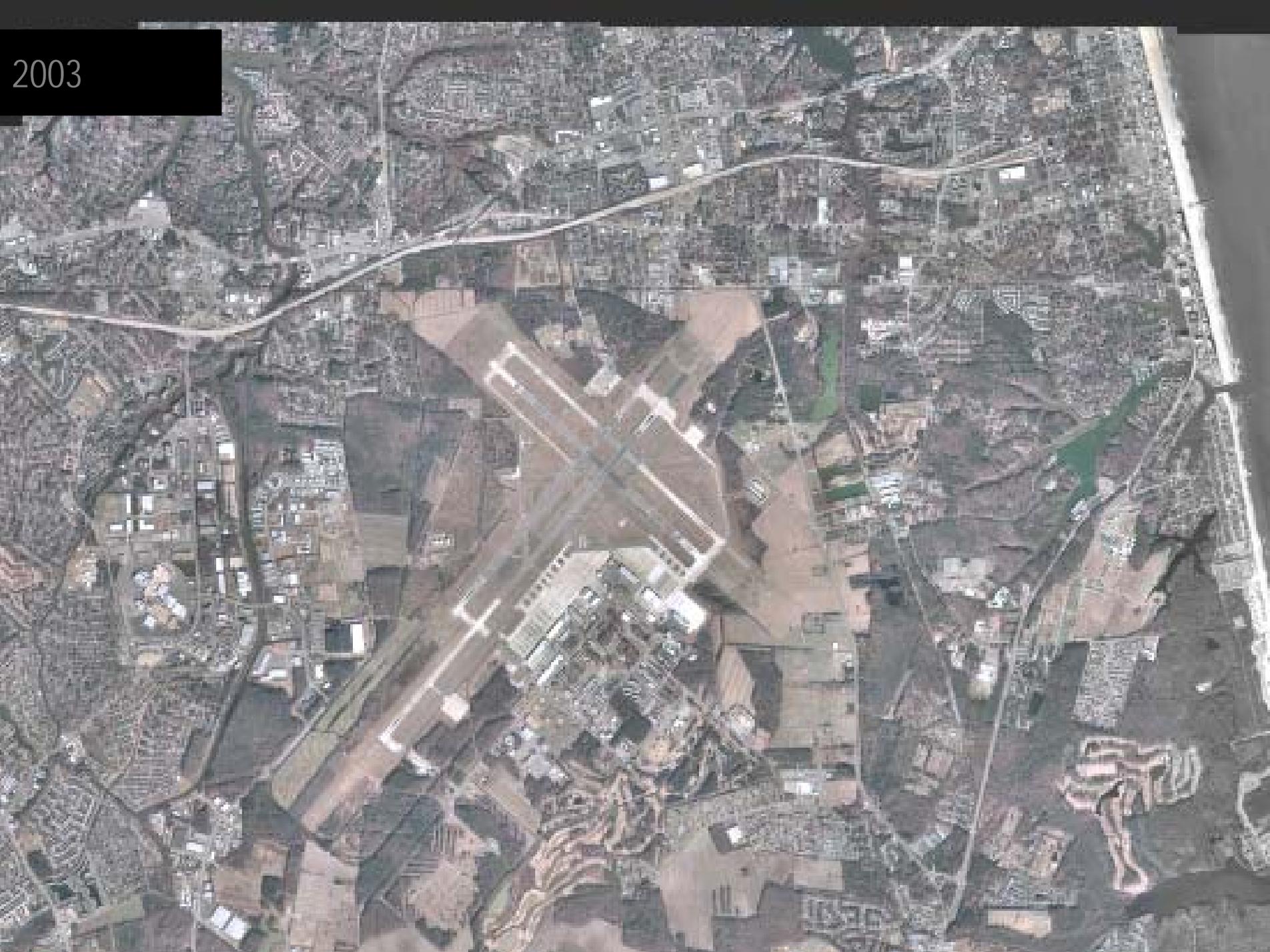


1960



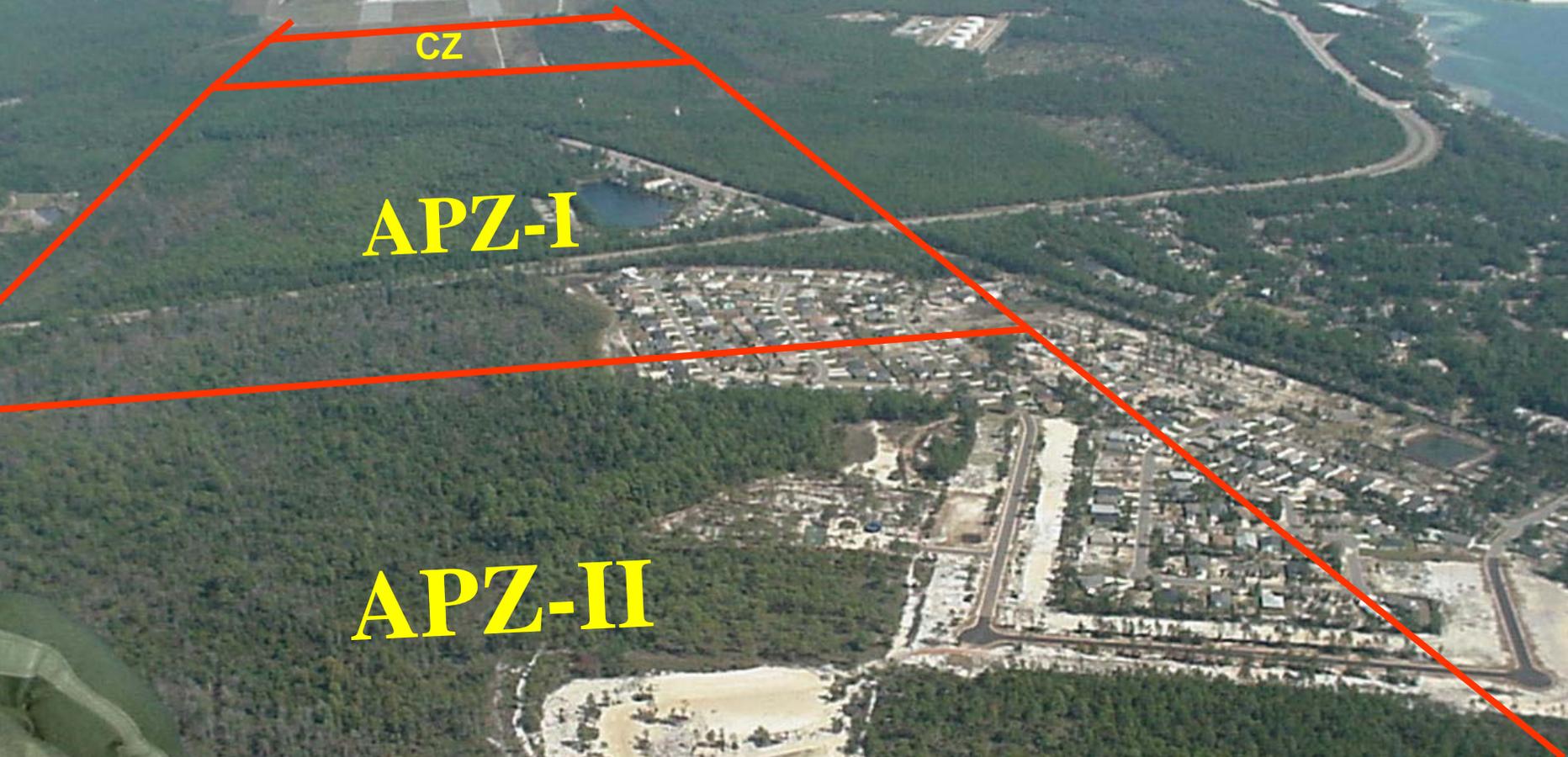
NAS OCEANA
1960

2003





Residential Encroachment



CZ

APZ-I

APZ-II

Boundaries are approximate

NAS Pensacola, FL

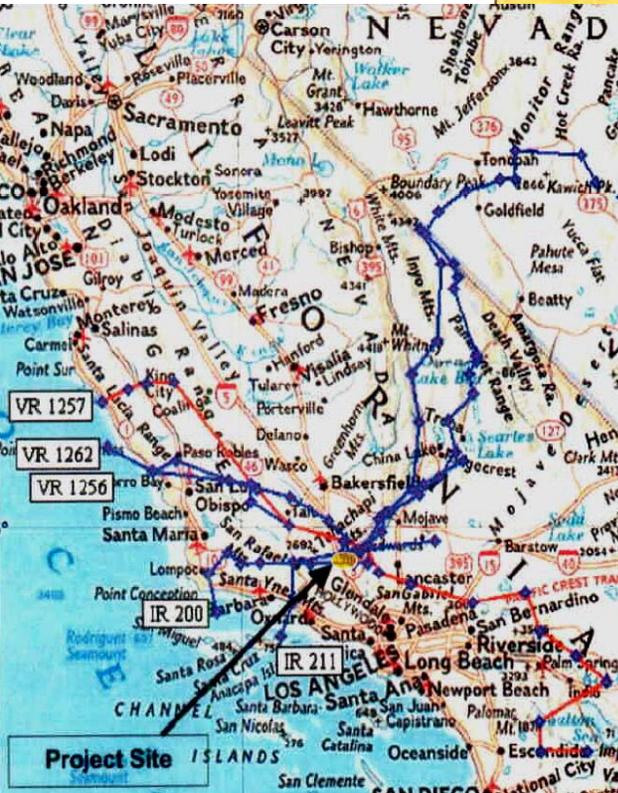
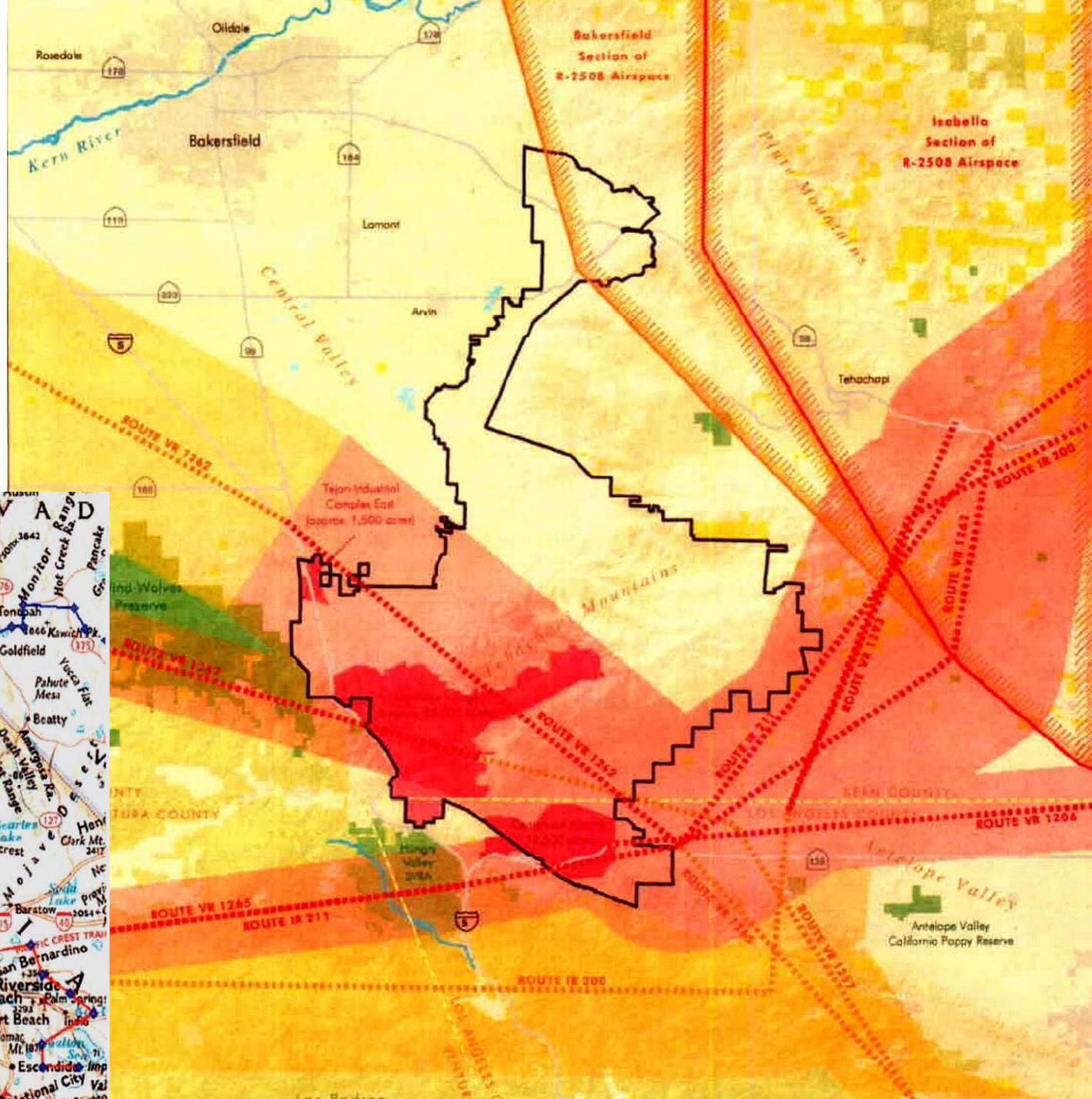








Tejon Ranch Proposal





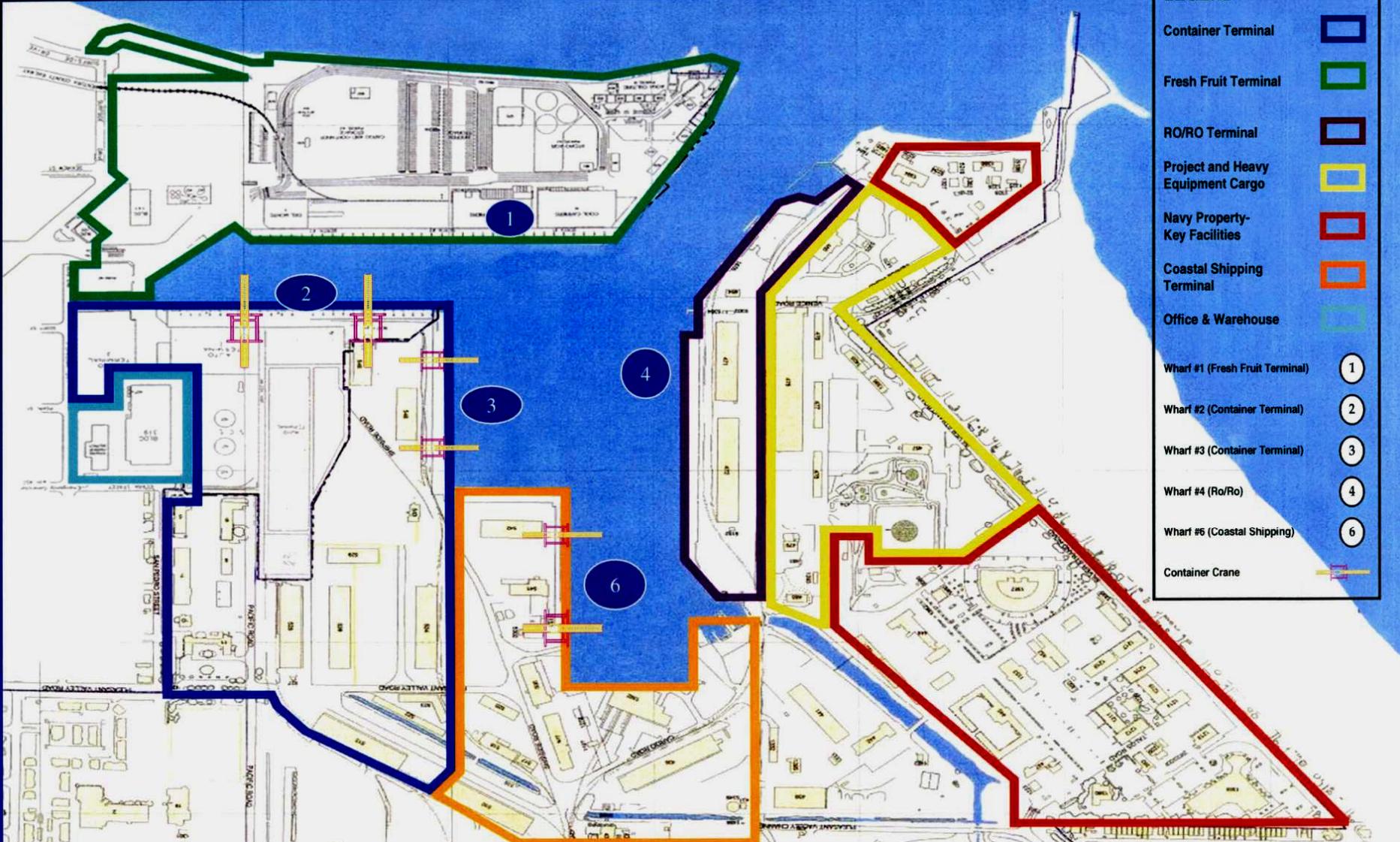




NATIONAL
PARK
SERVICE

Department
of the Interior

Waterfront Development Map

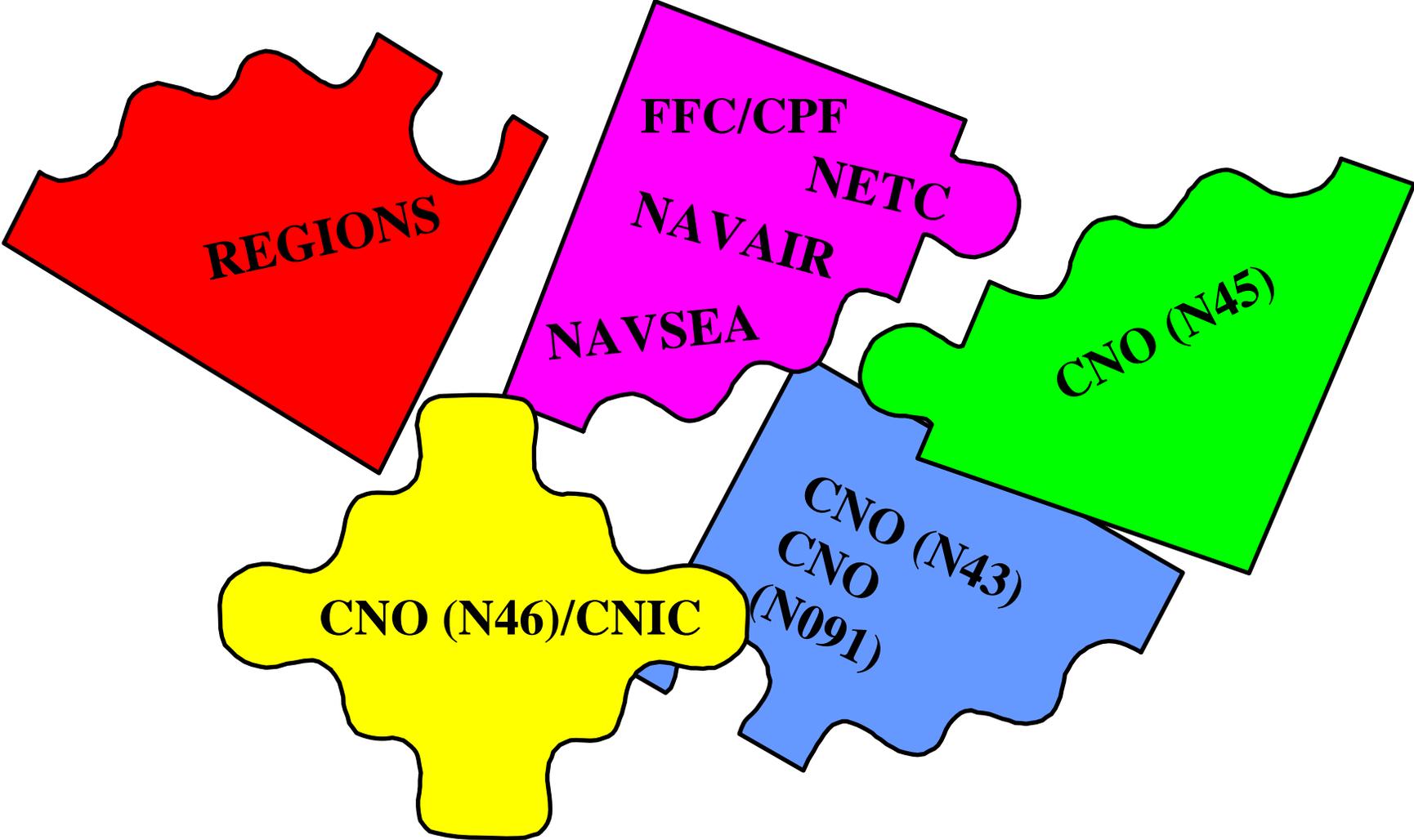


LEGEND

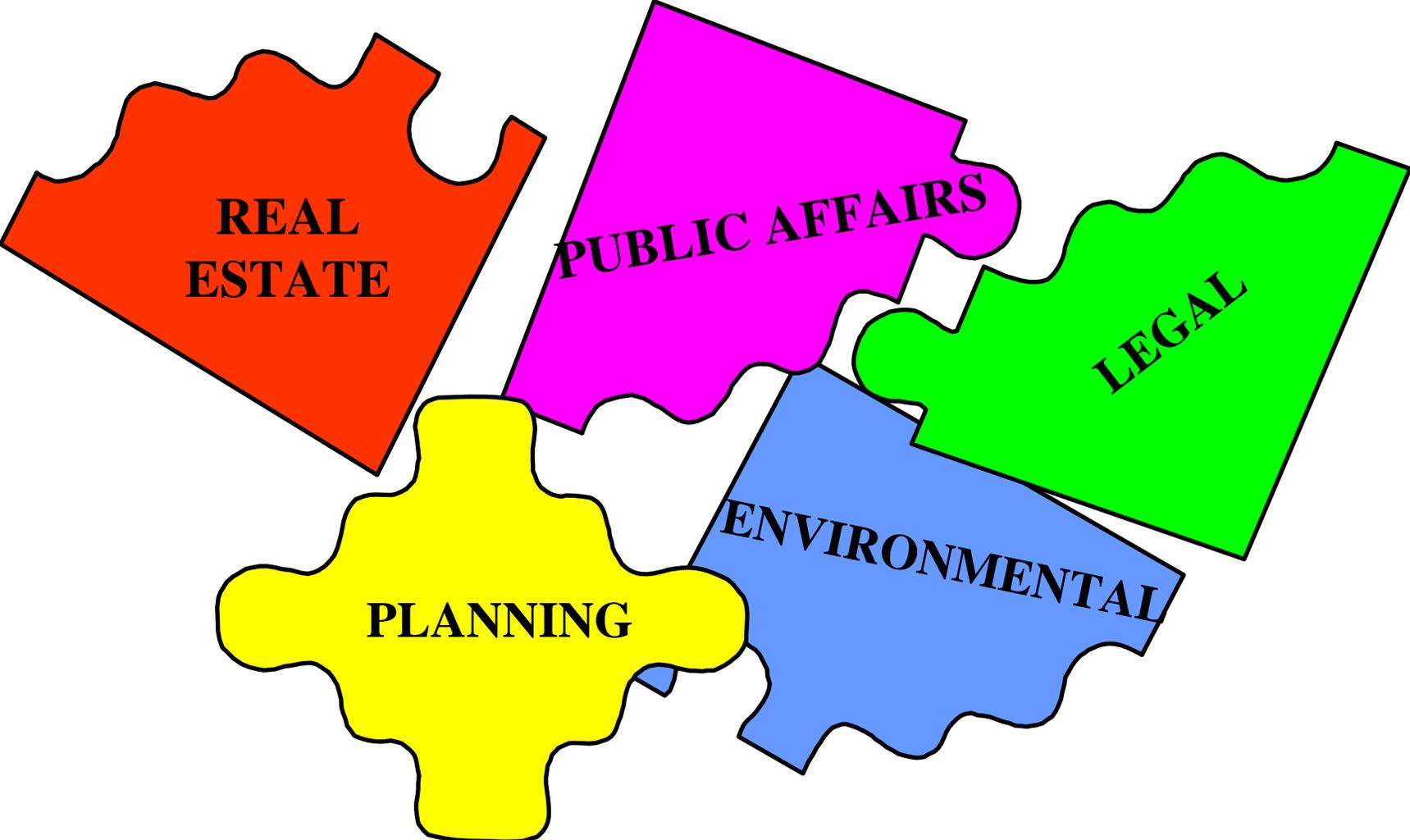
- Container Terminal [Blue outline]
- Fresh Fruit Terminal [Green outline]
- RO/RO Terminal [Dark Blue outline]
- Project and Heavy Equipment Cargo [Yellow outline]
- Navy Property-Key Facilities [Red outline]
- Coastal Shipping Terminal [Orange outline]
- Office & Warehouse [Light Green outline]
- Wharf #1 (Fresh Fruit Terminal) [1]
- Wharf #2 (Container Terminal) [2]
- Wharf #3 (Container Terminal) [3]
- Wharf #4 (Ro/Ro) [4]
- Wharf #6 (Coastal Shipping) [6]
- Container Crane [Crane symbol]



ENCROACHMENT LEADERS

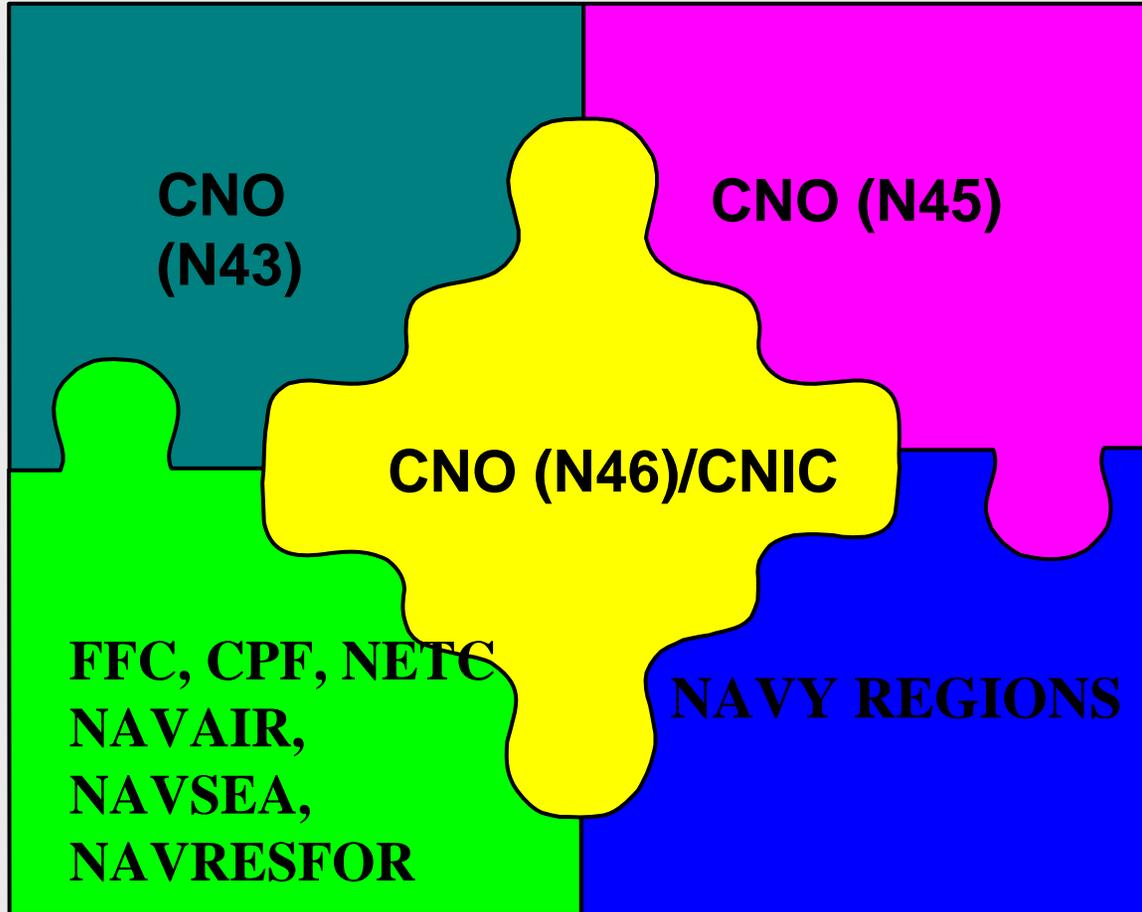


ENCROACHMENT PLAYERS



COORDINATION

ENCROACHMENT



MANAGEMENT

ASN/OSD



CNO Encroachment Management Instruction

- **OPNAVINST 11010.40**

- **Establishes Navy-wide policy and guidelines**

- Roles and Responsibilities
- Defines Encroachment Challenges and Impacts
- Encroachment Action Plan Guidance
- Encroachment Partnering Requirements

- **Establishes need for Encroachment Database**

- **Integrates Navy Range Program (TAP)**

- **Anticipate CNO N4 signature April 06**



Encroachment Defined

As Defined in the OPNAVINST 11010.40

“Any non-Navy or Navy action planned or executed in the vicinity of a naval activity or operational area which inhibits, curtails, or possesses the potential to impede the performance of the mission of the naval activity.”



Encroachment Management Roles and Responsibilities

- **CNO (N46)**
 - Coordinate Encroachment Program within CNO
 - Executes Encroachment Program through CNI
- **CNO (N43)**
 - Lead Range Program Policy and Management
- **CNO (N45)**
 - Lead Environmental Policy, Natural Resources, and TAP (Range Sustainability Environmental Program Assessment (RSEPA))
- **MISSION COMPONENTS (FFC, CPF, NETC, SYSCOMS)**
 - Lead Identification of Encroachment Impacts
 - Lead Assessment of impacts to Readiness



Encroachment Challenges

- **Urban Growth**
- **Airborne noise**
- **Competition for air space, land, and sea space**
- **Frequency spectrum**
- **Ordnance – Unexploded Ordnance/Munitions**
- **Threatened and Endangered Species**
- **Maritime issues**
- **Air Quality**
- **Water Quality**
- **Competition for scarce resources (oil, gas, minerals)**
- **Inter-Agency Coordination**
- **Challenges to Military Activities**
- **Legislative initiatives**



Encroachment Management Budget

- **Funding for Encroachment Program (Current Program):**

- Navy funding from POM 06**

- FY 06 - \$7.2M (reduced from \$9.2)**

- FY 07 - \$8.5M**

- FY 08 - \$8.0M**

- FY 09 - \$11.0M**

- FY 10 - \$11.7M**

- FY 11 - \$11.7M**

- OSD funding estimated**

- FY06 - \$37M total for all Services**

- FY07 - \$20M total for all Services**



Encroachment Action Plans

- **An Encroachment Action Plan (EAP) is the document that captures the results of identification, quantification, and mitigation of the potential encroachment threats to an installation**
- **The Installation Commander and Regional Commander will use the EAP to request resources to implement the strategies**
- **The EAP needs to be a far-reaching document that looks beyond traditional planning boundaries**
- **The Recommendations need to be specific actions**



EAP Development

- **Establish a comprehensive Regional team that will work with the planning contractor to assist in creating and evaluating an EAP**
 - **Region, FEC, and Installation/Range personnel in facility planning, environmental, legal, real estate, public affairs, and force protection, as well as the tenant commands, with additional support as necessary**
- **Gather all documents – RSIP, RCMP, AICUZ, RAICUZ, JLUS, ICRMP, INRMP, NEPA, permits, op plans, local comprehensive/general plans, local and State agency plans, agreements etc.**
- **Conduct discussions with local/State government staffs and local business chambers on proposed development plans/projects**
- **Assess potential encroachment sources using the existing plans and follow-on discussions**



EAP Process

- **Analysis:**
 - **Collect information on the challenges;**
 - **The extent that they are pervasive on and off the installation;**
 - **Current Navy management, planning and outreach activities employed to minimize negative mission impacts;**
 - **Potential for greater impact on current and future missions;**
 - **and the regulatory and community frameworks that support or exacerbate the encroachment impacts.**
- **Develop short, mid and long-term strategies to implement solutions – operational changes, land acquisition, re-zoning requests, partnerships, environmental changes, legislative initiatives, etc.**
- **Document the collected data electronically – Database, GIS, etc.**
- **An EAP is not a stagnant document. The actions need active implementation management and periodic updating.**



Encroachment Planning Process

- **Encroachment Survey of Challenges**
 - Spring 06 Webbased datacall
 - Update periodically via Regions
 - Integrate TAP Range Encroachment data
- **Encroachment Action Plans (EAPs)**
 - Region Nominations by 1 June
 - CNI Finalize IPL by 1 July
- **Encroachment Partnering Projects (EPs)**
 - FY07**
 - Region Nominations by 1 June 06
 - CNI Finalize IPL by 1 July 06
 - CNI to ASN to OSD by 15 July 06
 - FY08**
 - Region Nominations by 30 November 06
 - CNI Finalize IPL by 1 February 07
 - CNI to ASN to OSD by 15 April 07



FY05/06 EAP Integrated Priority List

	Region	Activity	FY Award	Status
1	NRSW	NAS Fallon	FY05	Completed
2	NRMA	NSA Norfolk, NW Annex	FY05	Draft stage
3	NRSW	NAF El Centro	FY05 OMNR	Draft stage
4	NRS	NAS JRB Fort Worth	FY05 OMNR	Draft stage
5	NRS	NAS JRB New Orleans	FY05 OMNR	just underway
6	NRSW	NB Ventura County	FY06	Awarded February
7	NDW	Webster OLF	FY06	award in April
8	NRSW	NAWS China Lake	FY06	Awarded in March
10	NRS	NAS Corpus Christi	FY06	award in April
11	NRSW	NAS Lemoore	FY06	Awarded in March
12	NRGC	NAS Whiting Field	FY06	award in April
13	NRSE	NS Mayport	FY06	award in April
14	NDW	NSWC Dahlgren	FY06	award in April

Navy is developing list of potential FY07 projects – June '06

Commander, Navy Installations (CNIC) – Supporting the Warfighter



Draft FY07 EAP Integrated Priority List

	Region	Activity	FY Award	Status
15	NRSE	NAS Jacksonville/OLF Whitehouse	FY07	not yet scoped
16	NRNW	NB Kitsap	FY07	not yet scoped
17	NRMW	NS Great Lakes	FY07	not yet scoped
18	NDW	NSWC Indian Head	FY07	not yet scoped
19	NDW	NAS Pax River	FY07	not yet scoped
20	NRNE	SUBASE New London	FY07	not yet scoped
21	NRNW	NAS Whidbey Island	FY07	not yet scoped
22	NRSE	NAS Key West	FY07	not yet scoped

NAS Kingsville – potential add

CFFC Range Complexes – potential add



Encroachment Risk Management

TYPE	BENEFITS	RISK
FEE SIMPLE	Absolute land control	Maximum cost; Funding and time to execute MILCON project; Land management costs; Community impact from lost revenue
RESTRICTIVE EASEMENT	Control via recorded interest; Less cost than fee	Partner or Landowner retains ownership; Requires monitoring & enforcement to ensure compliance; EP requires willing seller
COOPERATIVE AGREEMENT – w/ Navy interest	Control and easier obligation; Cost dependent on interest desired	Partner or other entity holds deed; Requires constant monitoring; Partner may not be able to provide interest under CA; Interest received proportional to Navy financial investment; Enforcement
COOPERATIVE AGREEMENT – w/o Navy interest	Limited investment cost and easier obligation	Property owned and/or managed by another entity; No recorded deed controlling interest; Rely on partner to manage property; Only contract legal enforcement rights
ZONING AND GENERAL PLANS	No cost	Zoning is impermanent; Local govt. could change comp. plan/zoning ordinance; Relies on community goodwill and support.



ENCROACHMENT PARTNERING OBJECTIVE

Navy's goal is the preservation and sustainment of conditions that are compatible with our Mission and that achieve Operational Assurance.....



Agreements To Limit Encroachments And Other Constraints On Military Training, Testing, And Operations

- **Section 2811 Authority -- 10 U.S.C. 2684a, as amended**
- **Navy may enter into an agreement with an eligible entity to address the use or development of real property in the vicinity of, or ecologically related to, of a military installation for the purpose of ..**
 - **Limiting any development or use of the property that would be incompatible with the mission of the installation; or**
 - **Preserving habitat on the property in a manner that–**
 - **(A) is compatible with environmental requirements; and**
 - **(B) may eliminate or relieve current or anticipated environmental restrictions that would or might otherwise restrict, impede, or otherwise interfere, whether directly or indirectly, with current or anticipated military training, testing, or operations on the installation**



Agreements To Limit Encroachments And Other Constraints On Military Training, Testing, And Operations

- **Allowable entities – A State or political subdivision of a State; a private entity that has a stated principal purpose or goal of conservation, restoration, or preservation of land and natural resources.**
- **Willing seller**
- **The entity can acquire all right, title, and interest in/to any real property, or any lesser interest, as appropriate for the purposes of the section (includes water rights)**
- **The Navy can share acquisition cost with the entity up to the FMV of the interest**
- **Requires the entity to transfer, upon request, all or portion of the property or interest or lesser interest to the Navy**
- **OM&N or RDT&E is the funding source**



Encroachment Partnering (EP)

Foundation of the program is an active local command effort to work with local, regional, and State conservators as well as local and State agencies; and community leaders to identify partnering opportunities



Navy EP Projects

Executed:

- **FY04 NAS Pensacola, FL with County**
- **FY05 La Posta MWTR, CA with State and TNC**
- **FY05 OLF Whitehouse, FL with State**

In progress:

- **FY06 NAS Fallon, NV with County**
- **FY06 NB Ventura County, CA with State and TNC**
- **FY06 NAS Whiting Field, FL with County**
- **FY06 NAS Whidbey Island, WA with City and County**

Navy is developing list of potential FY07 projects – June '06

BAYOU GRANDE PARCEL AT NAS PENSACOLA, FL



Runway 01

1.1 Miles

Air Traffic
Control Tower

.7 Miles

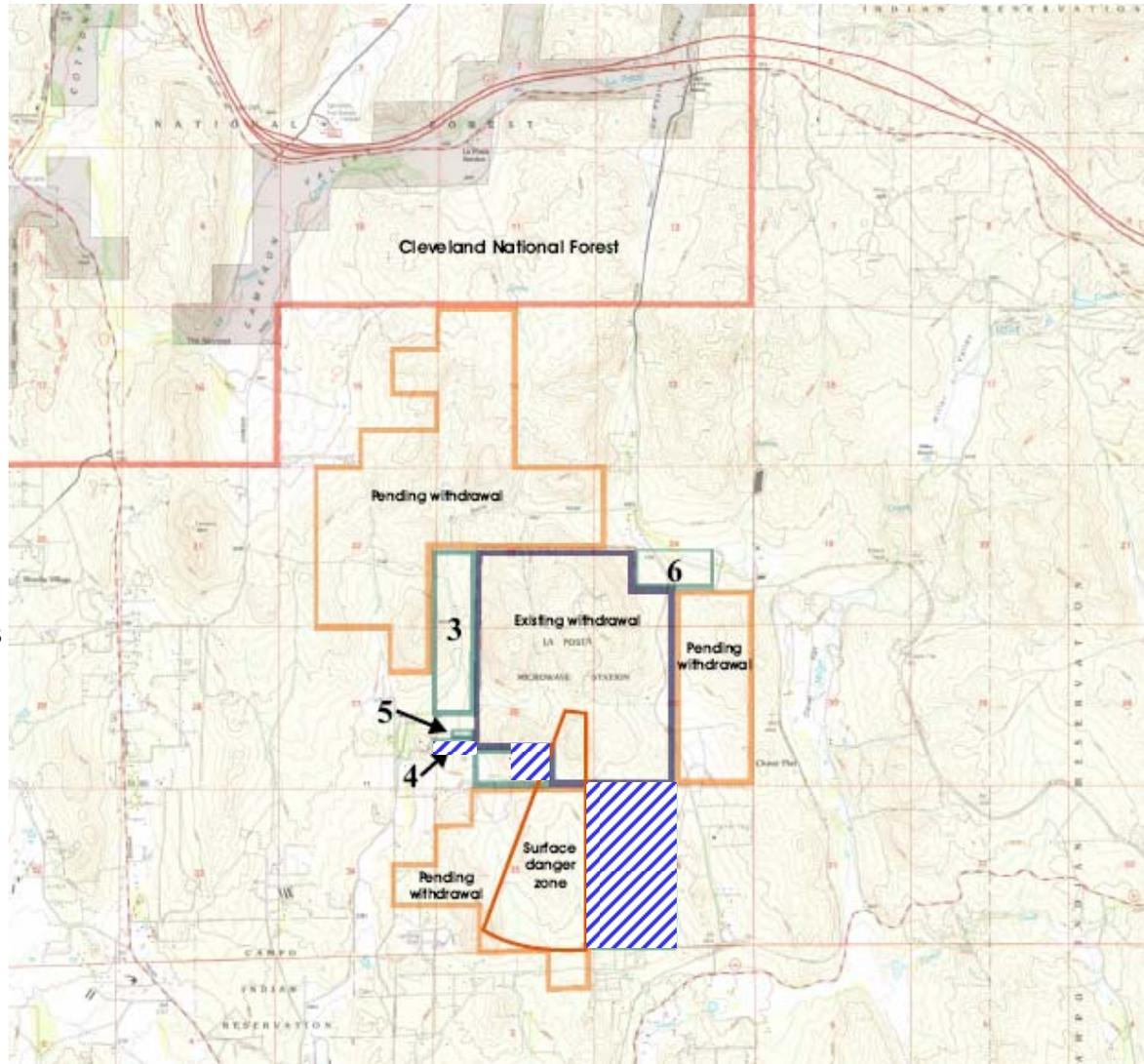
Runway 07

.85 Miles



La Posta Mountain Warfare Training Facility

 Successful easements acquired



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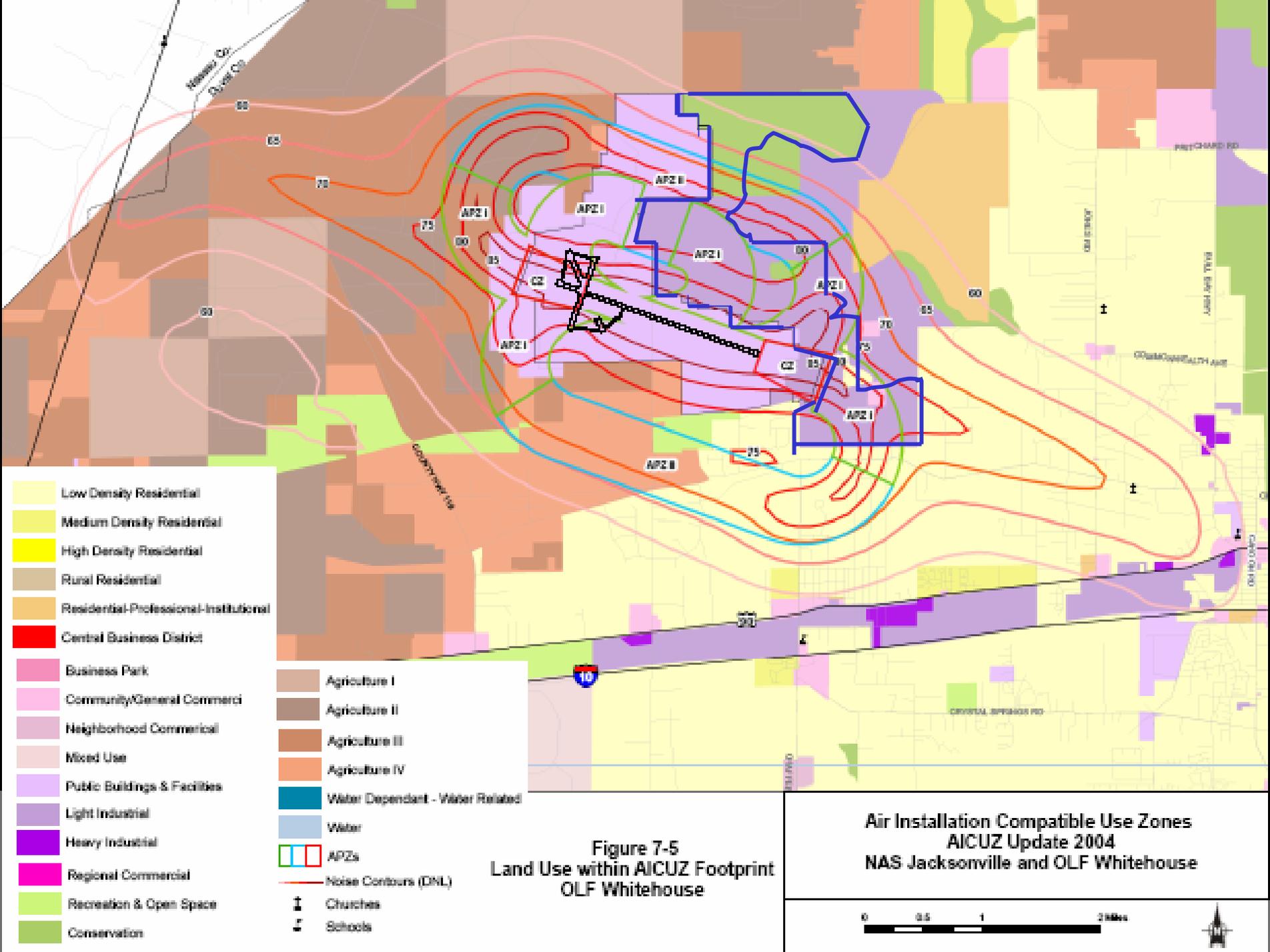


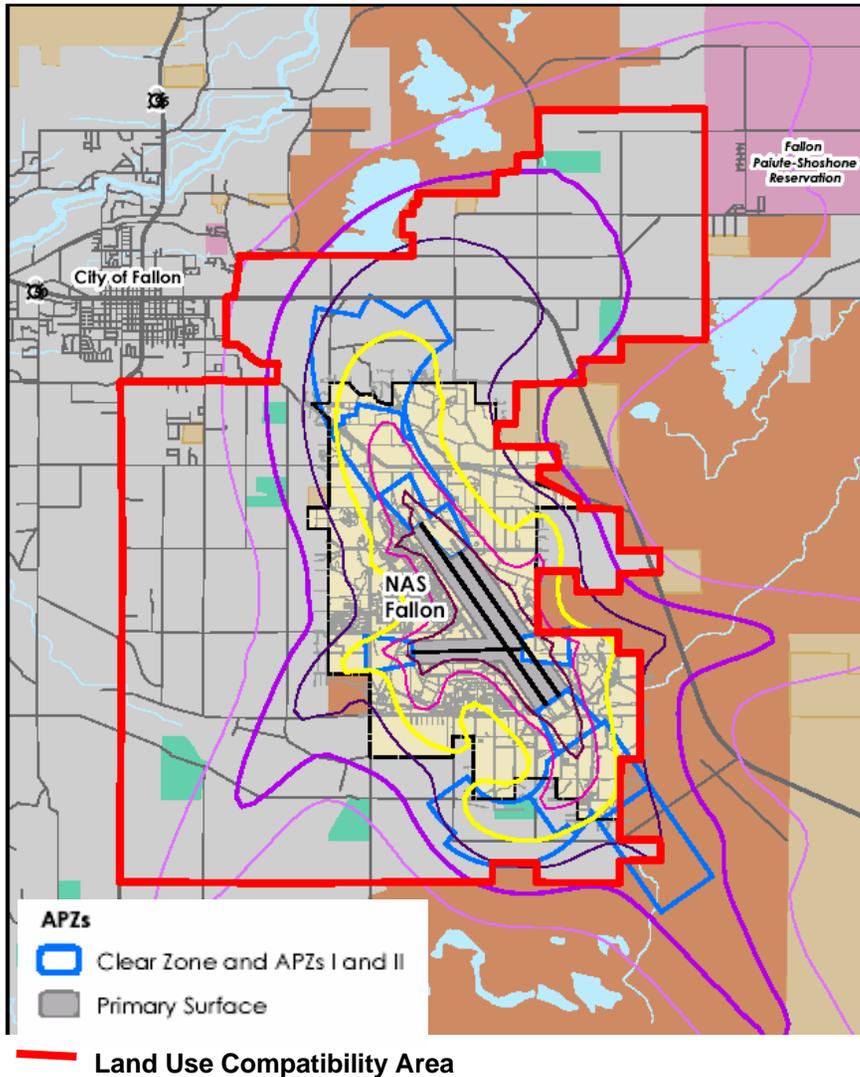
Figure 7-5
Land Use within AICUZ Footprint
OLF Whitehouse

Air Installation Compatible Use Zones
AICUZ Update 2004
NAS Jacksonville and OLF Whitehouse





NAS Fallon Land Use Compatibility Area



Expand Zoning Buffer Area

- @24,000 acres
- Natural Growth Corridors
- Noise 60dB +/- (to be updated)
- APZs (to be updated)
- Expansion of R/W 7/25
- Land Ownership
- Natural Boundaries

Requires County Action

Naval Base Ventura County

Large Agricultural Area

**Point Mugu Game Preserve
(privately owned)**

**VENTURA
COUNTY GAME
PRESERVE
(privately owned)**

558.95 Acres

ESOD Acres

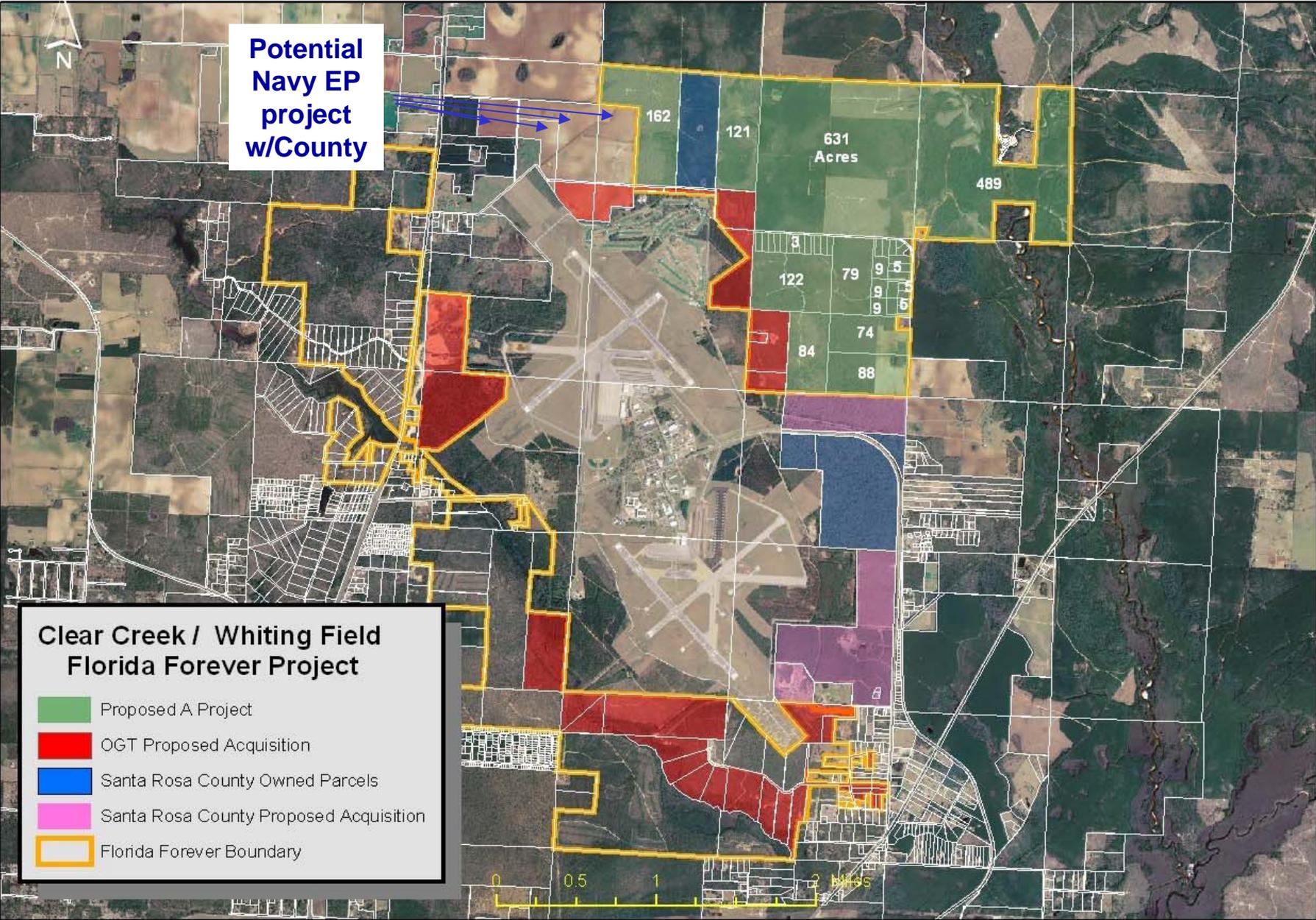
CZ

Ventura County Game Preserve
Acres based on County Parcel Map
Verified with GIS

1000 0 1000 2000 Feet

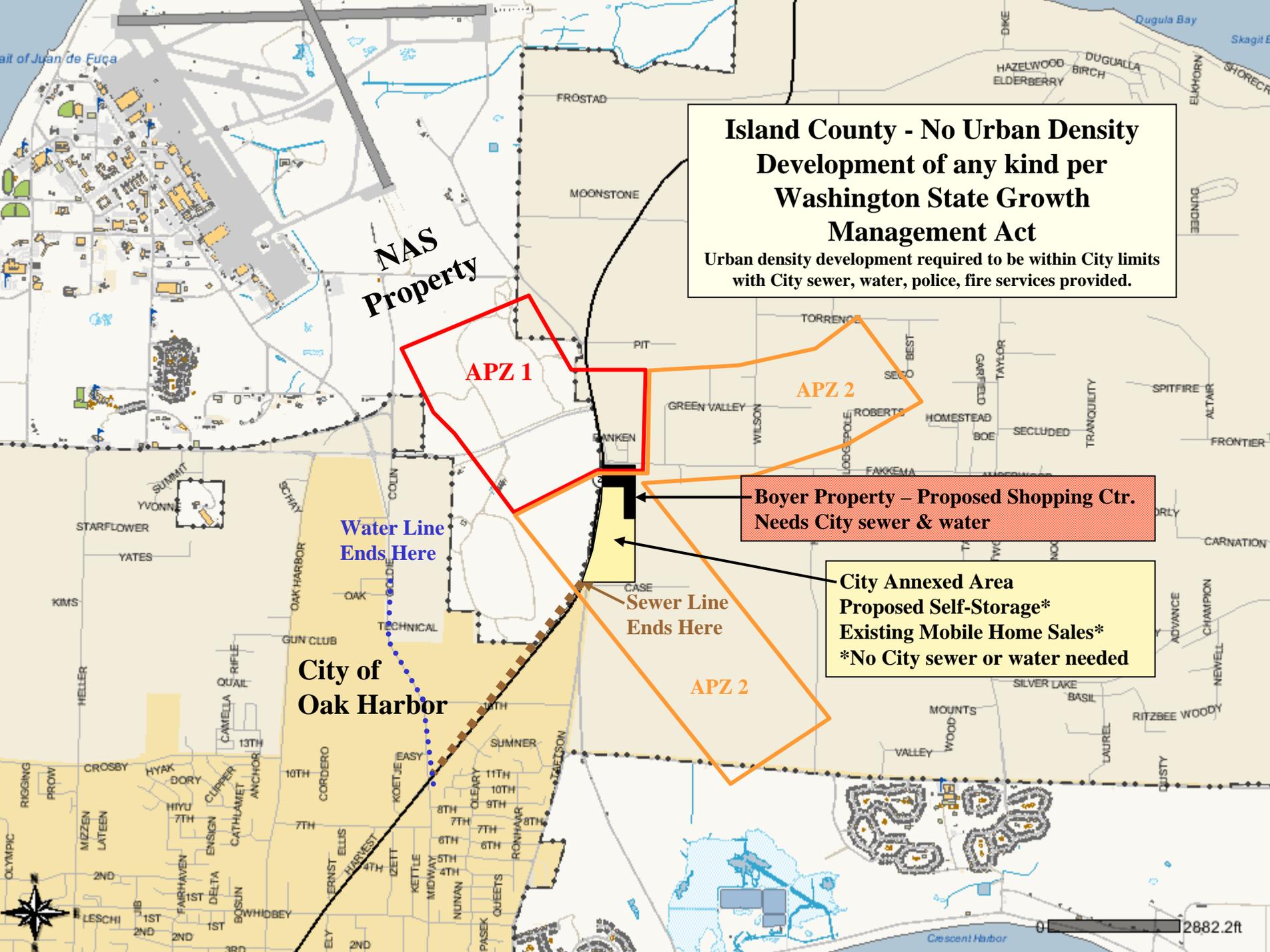


Potential
Navy EP
project
w/County



**Clear Creek / Whiting Field
Florida Forever Project**

- Proposed A Project
- OGT Proposed Acquisition
- Santa Rosa County Owned Parcels
- Santa Rosa County Proposed Acquisition
- Florida Forever Boundary



Island County - No Urban Density Development of any kind per Washington State Growth Management Act
Urban density development required to be within City limits with City sewer, water, police, fire services provided.

Boyer Property – Proposed Shopping Ctr. Needs City sewer & water

City Annexed Area Proposed Self-Storage* Existing Mobile Home Sales* *No City sewer or water needed

NAS Property

Water Line Ends Here

Sewer Line Ends Here

City of Oak Harbor

Priority 1 = 223 Acres

Priority 1A 15 Acres/40 Lots

Priority 2 = 230 Acres

Priority 3 = 3767 Acres



NAS, JRB New Orleans

Noise Zones