MARCH ARB COMPATIBLE USE STUDY

Strategy Toolbox

What are Compatible Use Strategies?

The March Air Reserve Base (ARB) Compatible Use Study (CUS) comprises a variety of actions that local governments, military installations, agencies, and other stakeholders can take to guide and promote compatibility between military installations and the community. When these strategies are implemented, existing and potential compatibility issues arising from the civilian/military interface can be resolved or significantly reduced.

Once the CUS process is completed, the final document is not an enforceable plan but rather a set of recommended strategies that should be implemented by the stakeholders to address current and future compatibility issues.

The Strategy "Toolbox"

This fact sheet presents a collection of strategies that are a "toolbox" of some of the key actions or programs that can effectively address compatibility issues specific to March ARB. The fact sheet is meant to help initiate stakeholder dialogue regarding the specific strategies that would be useful in the March ARB CUS Study Area. Each stakeholder will determine the strategies most appropriate for its community or organization. Several of the following strategies are already being used in the Study Area, and there may be opportunities to expand or enhance them.

While CUS participants will ultimately decide which strategies to implement, this toolbox identifies stakeholders to which each tool could apply.

The Toolbox

- Acquisition
- Air Installation Compatible Use Zones
- Avigation Easement
- Bird/Wildlife Aircraft Strike Hazard
- Building Codes/ Construction Standards
- Building Resilient Infrastructure and Communities Funding
- Capital Improvement Plans/ Programs
- Communication and Coordination
- Dark-Sky Resources
- Defense Access Road Funding
- Defense Critical Infrastructure Funding
- Education/Awareness
- General Plans
- Habitat Conservation Plans
- Installation Planning
- Intergovernmental Support Agreements
- Legislation
- Memoranda of Agreement
- Military Influence Areas
- National Environmental Policy Act
- P4 Partnerships
- Partnerships with Nongovernmental Organizations
- Readiness and Environmental Protection Integration Funding and Partnerships
- Real Estate Disclosures
- Sentinel Landscapes Partnerships
- Signage
- Subdivision Regulations
- Traffic Engineering Studies
- Zoning Ordinances

Acquisition

Property rights can be acquired through donation, easement, or purchase. The purpose of an acquisition is to eliminate land use incompatibilities through market transactions and the local development process. Acquisition is particularly effective because it advances complementary goals of shifting future growth away from military installations and preserving community assets, such as agriculture, open space, rural character, sensitive environments, and natural habitats.

Air Installation Compatible Use Zone

The Air Installation Compatible Use Zone (AICUZ) program is a Department of Defense program developed in response to incompatible urban development and land use conflicts around military airfields. The AICUZ program seeks to provide information on compatibility, develop a cooperative relationship between communities and military bases, and provide land use compatibility guidelines that protect public health and safety while maintaining military readiness.

Avigation Easement

An easement is a non-possessory right to use land owned by another party. An avigation easement is an easement that grants the holder one or more of the following rights: the right of flight; the right to cause noise, dust, or other impacts related to aircraft flight; the right to restrict or prohibit certain lights, electromagnetic signals, and bird-attracting land uses; the right to unobstructed airspace over the property above a specified height; and the right of ingress or egress upon the land to exercise those rights.

Bird/Wildlife Aircraft Strike Hazard

The Bird/Wildlife Aircraft Strike Hazard (BASH) program is aimed at reducing the potential for collisions between military aircraft and birds and other wildlife. Knowledge of where birds travel, nest, and feed help the military avoid problem areas, thereby saving lives and avoiding the destruction of aircraft. The program also looks to work with local stakeholders to avoid actions that would increase BASH incidents. The BASH program considers birds and other wildlife not only within the airfield but also in neighboring areas.

Building Codes/Construction Standards

Building codes and construction standards regulate the design, construction processes, materials, alteration, and occupancy of any structure to protect human safety and welfare. These standards include both technical and functional standards and generally address structural integrity, fire safety, health requirements, and accessibility. For example, establishing noise attenuation requirements through higher code standards, e.g., insulating windows, is an effective strategy in this category.

Building Resilient Infrastructure and Communities Funding

Building Resilient Infrastructure and Communities (BRIC) is a Federal Emergency Management Agency grant program for supporting states, local communities, tribes, and territories in developing adaptation and mitigation projects to reduce risks from disasters and natural hazards.

Capital Improvement Plans/Programs

Capital improvement plans or programs (CIP) are a detailed planning process used by jurisdictions and agencies to coordinate the location, timing, and financing of investments in public facilities, including infrastructure. A CIP lays out public facilities plans and programs, as well as expenditure details that can be incorporated into annual budgeting processes. Civil-military coordination on CIP is an effective tool to address future compatibility issues.

Communication and Coordination

Plans and programs cannot be implemented successfully without frequent, open, and sustained communication among local jurisdictions, the military, state and federal agencies, property owners, and residents. Communication and coordination tools are integral components of successful compatibility planning in support of the military's existing and potential future mission(s). (See also "P4 Partnerships")

Dark-Sky Resources

The International Dark-Sky Association has developed tools and resources for reducing light pollution and promoting responsible outdoor lighting. These tools and resources can be used to educate the community on practices for reducing light pollution or can be incorporated in jurisdictional codes and ordinances to regulate light pollution and thereby support military night operations. If communities can demonstrate their support for protecting dark skies, they may apply for a "Dark Sky Places" designation to accomplish goals supporting light pollution reduction.

Defense Access Road Funding

The Federal Highway Administration's Defense Access Road Program provides funding to offset the costs of public highway improvements needed to mitigate any unusual impacts of defense activity on local transportation systems (including highways open to the public and associated rights-of-way, bridges, vehicles, equipment). An unusual impact could be a significant increase in personnel and associated traffic at a military installation, relocation of an access gate, or the deployment of oversized or overweight military vehicles or transporter units on roadways.

Defense Critical Infrastructure Funding

The Defense Critical Infrastructure Program is a Department of Defense (DoD) program for protecting critical infrastructure systems and assets vital to national security, economic security, and/or public health or safety from risks related to vulnerabilities. Critical infrastructure comprises systems and assets that are integral to ensuring physical security, economic security, and/or public health or safety, at the national level. The program identifies courses of action for preventing, remediating, or mitigating risks to this infrastructure.

Education/Awareness

One of the simplest ways to encourage compatible development and growth is to increase education and awareness about where and what types of military and civilian activities occur and how they may impact communities and installations, respectively. The development and dissemination of educational materials about installation missions and supporting operations and about community land uses, plans, and visions can effectively increase mutual awareness and provide the foundation for collaborative goal setting and planning.

General Plans

General plans are long-range plans that outline goals and policies to guide communities' physical development. A general plan serves as a jurisdiction's blueprint for future decisions concerning growth and development, including land use, infrastructure, public services, and resource conservation. Most general plans consist of written text discussing the community's goals, objectives, policies, and programs for the distribution of land uses, as well as one or more maps illustrating the general locations of existing and future land uses, roadways, public facilities, and parks and open space. General plans are an effective tool to steer development compatible with military missions.

Habitat Conservation Plans

The primary objective of habitat conservation tools is the conservation and protection of sensitive natural habitats and the species that occupy these areas. One tool is the federal Endangered Species Act, which promotes the development of habitat conservation plans (HCP). HCPs delineate regional or area-wide plans for protecting plants, animals, and their habitats while specific allowing projects and activities to occur in critical habitats. HCPs are designed to conserve natural ecosystems while accommodating compatible land use.

Installation Planning

Like civilian jurisdictions, military installations often develop long-range plans, such as master plans. An installation's master or real property plan is the primary guiding document for the development and use of its physical assets and the protection of needed resources. Such plans ensure that installations maintain the land use areas and infrastructure needed to meet master planning goals and future mission potential. There are opportunities for local jurisdictions to be included in installation planning processes.

Intergovernmental Support Agreements

Intergovernmental Support Agreements (IGSAs) are formal public-public partnerships between the military and state or local governments. The purpose of IGSAs is to provide, receive, or share installation support services. IGSAs can create efficiencies for the military to enhance mission readiness and are an effective partnering strategy.

Legislation

State and local legislation can have a significant impact on compatibility planning by allowing or restricting local jurisdictions' ability to control land use and planning activities near military assets. Improved legislation can prompt positive changes in state and local laws and ordinances to support the objectives of recommended CUS strategies.

Memoranda of Agreement

Memoranda of Agreement (MOA) are formal documents that outline cooperative relationships between two entities, groups, or individuals. MOAs may be used to work toward agreed-upon purposes or to meet agreed-upon objectives and define the terms of the new or altered relationships. The purpose of MOAs is to have written understandings of agreements between involved parties.

Military Influence Areas

Military Influence Areas (MIAs) are formally designated geographic planning areas where military operations may impact local communities and, conversely, where local activities may affect the military's ability to carry out its missions. MIAs promote an orderly transition between community and military land uses to ensure that uses are compatible.

NEPA Processes

NEPA requires federal agencies to become aware of the environmental ramifications of their proposed actions, prepare environmental impact statements for every major action that could significantly affect the quality of the environment, fully disclose the nature of proposed federal actions, and provide a mechanism for the public to comment on and influence federal decision-making. Through the NEPA process, federal agencies may be required to develop an Environmental Assessment or Environmental Impact Statement, which are tools used to determine impacts from military actions or operations.

P4 Partnerships

Public-Private and Public-Public Partnerships (P4 Partnerships) between local governments and private entities are opportunities for sharing resources and responsibilities to reach common goals. P4 Partnerships can be used for a variety of purposes, including, but not limited to, intergovernmental support agreements, regional training facilities for public safety agencies, Readiness and Environmental Protection Integration, grant applications for federal programs, mutual agreements, and technology partnerships. (See also "Communication and Coordination")

Partnership with Nongovernmental Organizations

Nongovernmental organizations (NGOs) are recognized for their role in developing innovative initiatives and programs that address particular issues. Local governments and military installations can develop relationships with NGOs to pool resources and achieve shared goals. For example, these partnerships can enable real estate and property rights acquisitions near military installations to protect military training, testing, operations, and readiness, while simultaneously achieving NGO objectives such as habitat protection. See also Acquisition, Habitat Conservation Plans, and Sentinel Landscapes Partnerships.

Readiness and Environmental Protection Integration Funding and Partnerships

Readiness and Environmental Protection Integration is a DoD program that addresses encroachment on military training, testing, and operations by funding and establishing partnerships among the DoD and public and private entities. The program is used to mitigate land use conflicts surrounding military installations and to address regulations that can restrict military missions. (See also Acquisition, Habitat Conservation Plans, and Sentinel Landscapes Partnerships)

Real Estate Disclosures

Real estate disclosure laws require sellers and their agents to disclose certain specified facts related to the condition of a property prior to its sale or transfer to a new owner. The purpose is to protect the seller, buyer, and sales agent from litigation resulting from undisclosed existing and/or anticipated conditions (e.g., hazard areas or existing easements). These conditions can include noise and other operational impacts common to properties near military installations. Disclosures provide a practical and cost-effective mechanism for informing potential buyers of certain conditions of a property while helping to ensure compatibility with military operations.

Sentinel Landscapes Partnerships

The Sentinel Landscapes Partnership Program is a shared federal program between the DoD, the U.S. Department of Agriculture, and the U.S. Department of the Interior that unites the shared interests of federal, state, and local agencies and private organizations in protecting land to support resource use that sustains military readiness. The program designates Sentinel Landscapes in areas near military installations where it is important to preserve the purpose and rural character of the landscape to strengthen agriculture, preserve natural resources, and protect military missions.

Signage

Signage can be used to demarcate areas in a community that could be impacted by existing or anticipated conditions related to military installations. These conditions can include noise and other operational impacts. Signage is a simple and low-cost means to improve public visibility of military operations and areas designated for specific protections (e.g., Sentinel Landscapes) move visible to nearby communities.

Subdivision Regulations

Land generally cannot be divided without local government approval. The subdivision review process allows local governments to ensure that a new subdivision has access to needed services and that a public or private agency is responsible for maintaining the subdivision improvements. Subdivision regulation and review ensure the health, safety, and welfare of the public and can be effectively used for compatibility planning. For example, subdivision regulations might limit the division of land to limit the density of development in areas with compatibility issues. Subdivision regulations can also require setting aside open space to serve as buffer zones between military and civilian land uses.

Traffic Engineering Studies

Traffic engineering studies for the Air National Guard are done through the DoD Transportation Engineering Agency's Traffic Engineering Program. The studies are conducted to improve installation road networks, entry control facilities, and access control points.

Zoning Ordinances

Zoning is the division of a jurisdiction into districts (zones), within which permitted uses are prescribed and building height, bulk, layout, and other variables are restricted. The primary purpose of zoning is to protect the health, safety, and welfare of a community by separating incompatible land uses and establishing development requirements. Effective zoning can also support land use compatibility near military installations, in part by using Military Overlay Districts. Such districts can meet specific land use and development requirements necessary to ensure compatibility with the military mission.

How Can You Stay Involved?

Stay informed, provide input, and help guide the MCUS planning process by:

- **Visiting the project website to learn about the project status and provide input;**
- **Joining the email list to receive updates on the study process and learn when public meetings are scheduled;**
- **Completing a community questionnaire;**
- **Attending any public meetings held during the project.**

For more information, contact:

Simon Housman
MCUS Project Director
Riverside County Airport Land Use Commission
shousman@rivco.org
951.955.5132

Or visit the project website:
www.marcharbcus.com

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