



Naval Air Station Fallon

Public Works Dept

Planning Division

Encroachment Management

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Encroachment Management



Strategies for Managing Encroachment

4 Tiered Approach

- ◆ **Coordinate Planning & Land Use with County/City (Zoning)**
- ◆ **Pursue State & Local Legislative Initiatives**
- ◆ **Build Strong Relationships with Local, State and Federal agencies**
- ◆ **Acquisition of Interests in Land**

**Based on Encroachment Action Plan (EAP) –
July 2005**



Coordinate Planning & Land Use with County/City (Zoning)



Local efforts largely with Churchill County – land use planning issues are beyond City limits

- ◆ **Supported Churchill County's Consolidated Master Plan** update placing commercial / residential development into designated areas away from NAS Fallon
- ◆ **Churchill County / Navy Interlocal Agreement** established coordination mechanism for land use planning and permitting in 2003, and updated in 2006
 - Goals consistent with Churchill County Master Plan
 - Facilitates land use planning coord b/t County / NAS
- ◆ Participated in a community working group and **assisted the creation of a Transfer of Development Rights program to protect agriculture lands and open space**



Pursue Local & State Legislative Initiatives



Nevada Senate / Assembly passed Senate Bill 269

– **An act relating to land use planning**

- **Requires that certain land use plans / regulations take into account military installations**
- **Requires that notice for certain land use hearings be given to the military installation commander in certain circumstances**
- **Authorizes the military to appeal certain land use decisions**



Build Strong Relationships with Local / State / Federal agencies



- ◆ **Local** – Churchill County, City of Fallon, Lahontan Valley Environmental Alliance, Lahontan Valley Land & Water Alliance, Nevada Land Conservancy, Carson Water Subconservancy District, and Newlands Water Protection Association
- ◆ **State** – Nevada Dept of Conservation and Natural Resources, Nevada Div of Water Resources, Nevada Div of State Lands, Nevada Div of Environmental Protection, Nevada Dept of Wildlife and Nevada Dept of Transportation
- ◆ **Federal** – Federal Aviation Administration, Bureau of Land Management, Bureau of Reclamation, and U.S. Fish & Wildlife Service



Acquisition of Interests in Land



Long Term Strategy

- ◆ **Protect military flight operations** by preserving agriculture / open space land around the base
- ◆ **Compatible land use** – military flight ops / agriculture
 - Protect productive agricultural lands from commercial / residential development
 - Influence decisions in placing new homes within noise contour levels
- ◆ **Minimize fee acquisition** – land management requires additional resources



Acquisition of Interests in Land



◆ EP Agreement w/ Churchill County

- Signed 5 May 2006
- CC purchases bundles of rights / Navy purchases restrictive use easement
- Protected five parcels and 688 acres
- Planned for more acquisitions over 24 months

◆ CC Transfer of Development Rights program

- Complements Navy easement acquisition by qualifying “sending sites” for properties around NAS Fallon
- Agriculture Preservation WG community product
- Public workshop conducted 28 Apr 06 to socialize prog
- Approved through public process, 1 Jun 06



Acquisition of Interests in Land



- ◆ **Initiated projects** partnering w/ two local non-profit orgs and State of Nevada (Question 1) for easements totaling nearly 609 acres
 - Lahontan Valley Land & Water Alliance – two parcels and 178.76 acres
(closed 21 Dec 07)
 - Nevada Land Conservancy – two parcels and 430 acres (closed 30 Jun 08)



Acquisition of Interests in Land



- ◆ **Exchanged water rights for land with USFWS**
 - 320 acres in 2003
 - 40.06 acres in 2006
 - 47.85 acres in 2008

- ◆ **Coordinated w/ BRAC PMO / NAVFAC SW** to dispose of 1.65-acre Novato parcel per 10 USC 2869 via land exchange for easements around NAS Fallon
 - **Acquired 4 parcels and over 235 acres in Jan 08**



Challenges



- ◆ **Churchill County partnership funding**
 - Primary means of support through TDR purchases by developers
 - TDR purchases are market sensitive
- ◆ **Real estate market stagnant – may be due to:**
 - Unpredictable interest rates
 - Unpredictable fuel prices
 - Forthcoming elections / tax implications
- ◆ **Landowner interest greater than developer demands**
- ◆ **Green energy projects (i.e., wind) may potentially impact military activities – coordination may resolve any potential problems**
- ◆ **Maintain a positive, long term approach with local landowners, all levels of local gov't and Navy channels**



Road Ahead



- ◆ **Continue facilitating and developing rapport with neighboring Counties per SB 269**
- ◆ **Continue communicating with federal, state, and local agencies**
- ◆ **Monitor housing market trends to anticipate an acceleration**
- ◆ **Consider integrating Rand study – “The Thin Green Line” – findings regarding biodiversity**
- ◆ **Monitor water issues**

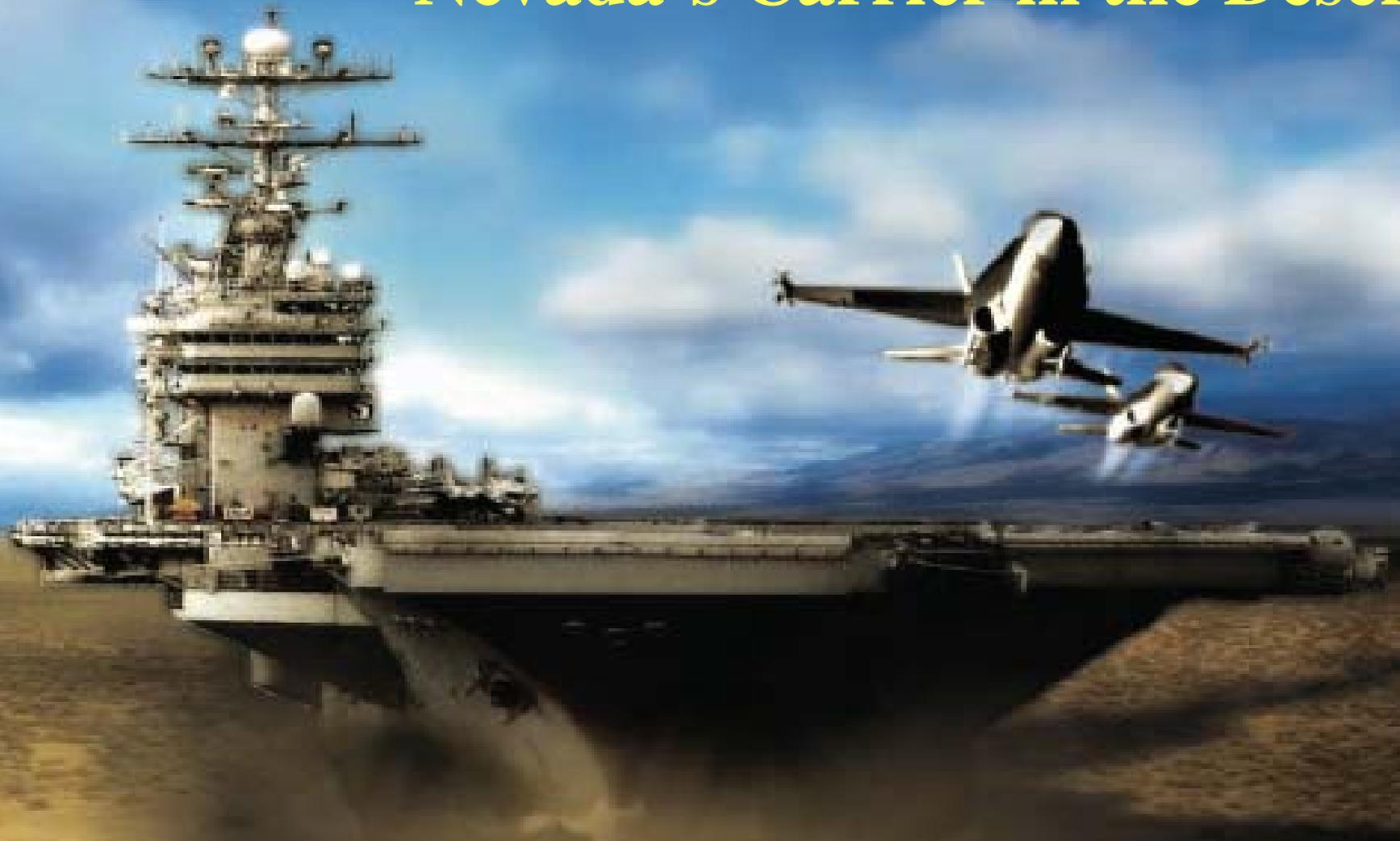


Road Ahead



- ◆ **Continue engaging NSAWC to coordinate**
 - Future training requirements regarding weapons systems advancements / force structure implications
- ◆ **Remain vigilant of green energy projects impacting military ground and airspace**
 - Support compatible green energy projects
- ◆ **Consider leveraging assets to acquire property (i.e., BRAC disposals) and increase buffer around base**
- ◆ **Outreach...Outreach...Outreach**

Nevada's Carrier in the Desert



Questions??