



**REQUEST FOR PROPOSALS**  
**for**  
**A JOINT LAND USE STUDY FOR NAS FALLON AND ENVIRONS**

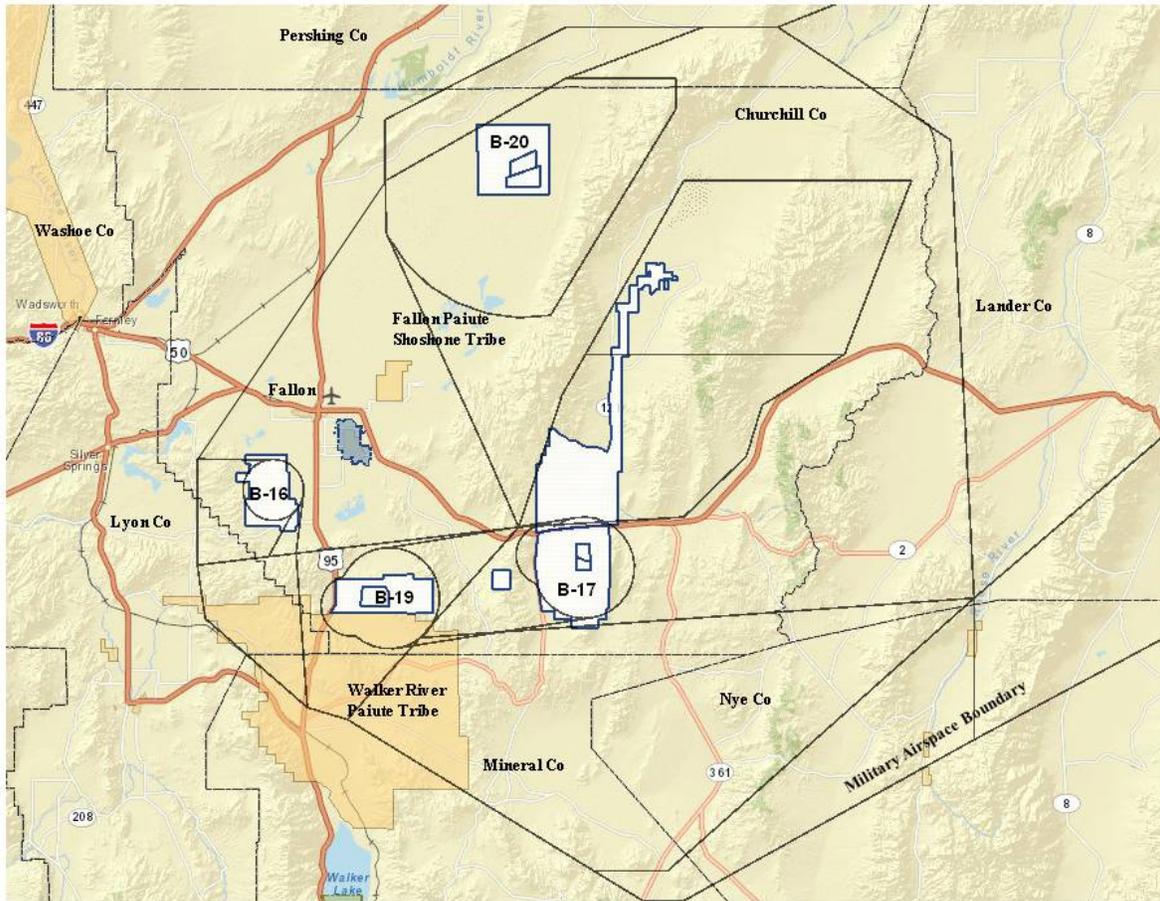
Churchill County, Nevada is requesting sealed proposals from individuals, firms or teams to complete a Joint Land Use Study (JLUS) for Naval Air Station Fallon and its environs.

Proposals must be submitted to the Churchill County Planning Department, 155 N. Taylor Street, Suite 194, Fallon, NV, 89406, no later than 3:00 pm on September 21, 2012.

Churchill County Planning Department staff will rank the proposals and recommend that the Board of County Commissioners enter into a contract that is in the best interest of the County.

## 1. Project Abstract

From its beginning as a WWII airstrip in 1942 NAS Fallon and the Fallon Range Training Complex (FRTC) grew to become the Navy's premier integrated strike warfare training facility. Naval Air Station Fallon (NASF) and its four bombing ranges occupy 377 square miles in Churchill County. Special Use Airspace, including a supersonic operating area covers approximately 13,000 square miles over portions of Churchill, Pershing, Lander, Mineral, and Lyon counties. The greatest concentration of military activities occurs within Churchill County with impact to the adjacent counties of Lyon, Lander, Mineral and Pershing.

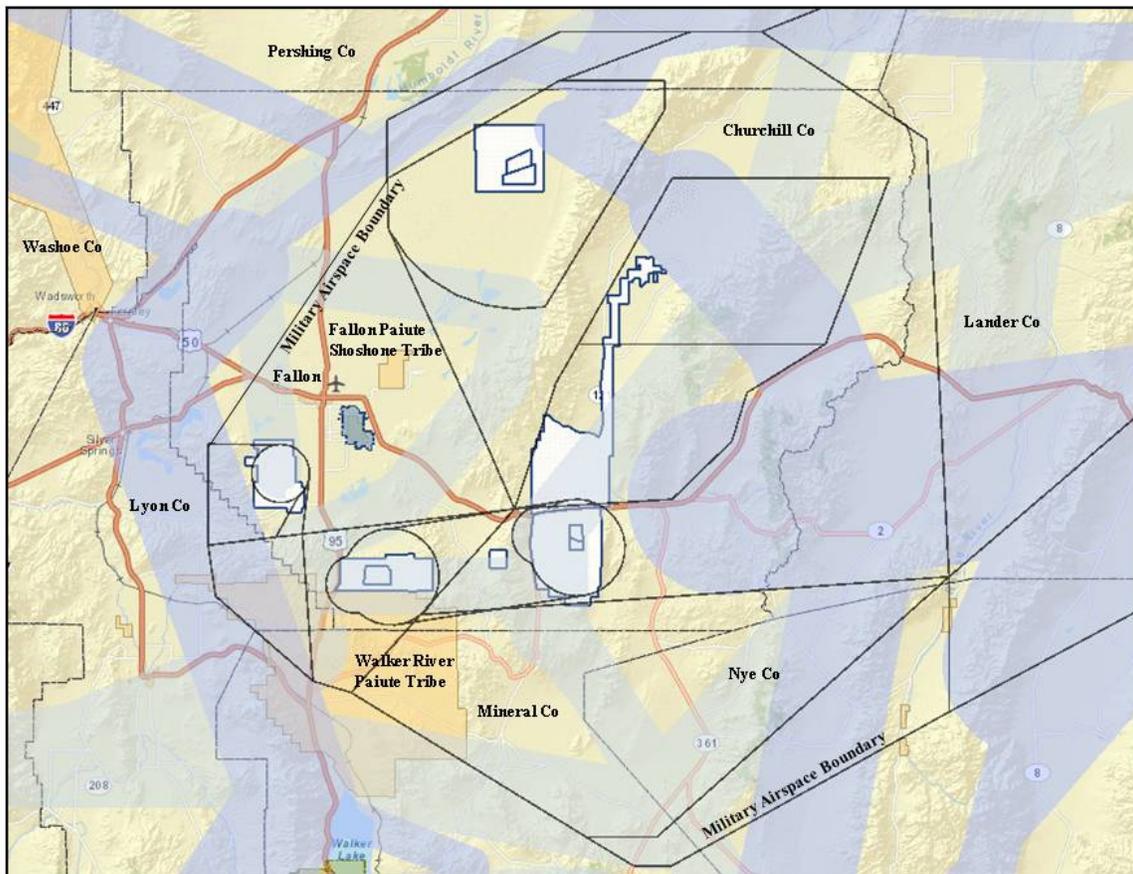


Western Portion of FRTC

NASF is home to NSAWC, the Navy's tactical or graduate level schoolhouse and Strike Warfare Center of Excellence. NSAWC facilitates a variety of programs from Navy Fighter Weapons School (TOPGUN) to Joint Forward Air Control Training to Targeteer Training. Every deploying Air Wing trains at Fallon before going to sea. Significant Unmanned Aerial System (UAS) training takes place here. Corridors between NAS Fallon and B-16 and B-19 ranges have

been established for UAS transit. The number of UAS types and their use will continue to grow significantly into the future.

Navy SEAL training, Anti-Terrorist training, High Altitude Helicopter training and other land training within the FRTC has increased as the needs of the armed forces and uses of the complex have evolved over the years. The terrain and climate are very similar to the Middle East. The proximity to the Pacific ranges, Nellis AFB, China Lake, and the Utah Test and Training ranges add to the value of NASF and the FRTC. Aircraft and weapons can be launched to conduct strikes within the FRTC from those and other facilities. Eighty percent of all training, Navy air to ground ordnance is dropped on the FRTC bombing ranges. The range contains 17 Instrument Flight Rule MTRs, 14 low level Visual Flight Rule MTRs and 3 helicopter MTR's in association with the Special Use Airspace. These assets are used by approximately 60,000 military flight events each year.



**Military Training Routes with floors between the ground surface and 500 feet.**

**Navy – darker blue    Air Force – lighter blue**

## **2. Scope of Work**

With the assistance of a qualified planning consultant and NASF, Churchill County will sponsor an open, transparent and collaborative planning process to produce a comprehensive JLUS.

Churchill County will seek a qualified consulting firm experienced in conducting a Joint Land Use Study (JLUS). The study area includes NAS Fallon, training and bombing ranges and related sites, critical training airspace, other lands and areas which support the NAS Fallon mission and those areas surrounding the Navy's Air Installation Compatibility Use Zones (AICUZ). The study area includes a variety of private and public lands managed by multiple federal and state agencies. Understanding the interrelationships of public and private land use management and planning is critical to this study. A resolution in support of the JLUS was approved by the Churchill County Commissioners May 16<sup>th</sup> 2012 to pursue a Joint Land Use Study.

### **Element 1: Committee Formation, Project Kickoff and Project Strategy**

Task 1.1 A Policy Committee will be established to conduct and implement the JLUS. Representatives will be invited from Churchill County, NAS Fallon (ex-officio), Bureau of Land Management, City of Fallon, Lyon County, and City of Fernley. The committee may or may not have all of the aforementioned entities and others may be added. The Policy Committee will be responsible for providing direction to the technical and working committees. The Consultant will be responsive to the Policy Committee.

Task 1.2 A Technical Committee comprising the Churchill County Planning Director, GIS Technician, Associate Planner, NASF Community Planner, a Naval Strike Air Warfare Center (NSAWC) representative and representatives of stakeholders such as the Bureau of Reclamation (BOR), Fallon Paiute Shoshone Tribe, and State representatives, will work with the consultant to assist in developing a public outreach plan and materials to engage the public and stakeholders and facilitate a transparent, public process. The committee may function through task-specific working groups that will focus on specific elements of the JLUS, if necessary. The working groups may be comprised of members mentioned above and may include additional members as necessary.

Task 1.3 The consultant will kick off the project by providing the JLUS Policy Committee with a briefing on the approach for conducting the NAS Fallon JLUS per the Statement of Work (SOW), roles and responsibilities, a timeline of meetings, and lessons learned from other JLUS projects.

Task 1.4 Identify critical stakeholder groups. Such groups might include federal and state agencies, tribal governments, adjoining municipalities, etc.

Task 1.5 The consultant will propose a public outreach plan for public meetings, charettes, website, interviews etc. Consultant will be responsible for creating and distributing press releases related to meetings, updates and other topics of interest or as directed by the Policy Committee. The consultant will also develop and maintain a website to engage the public between meetings. The website will include, but not be limited to, meeting agendas and summaries, maps, data gathered, documents, recommendations, and committee members. Consultant will conduct public workshops to introduce the project to the public, review draft recommendations, and to present final findings and recommendations.

**PRODUCTS:**

- Policy Committee membership roster and contact information
- Policy Committee meeting agendas and minutes
- Technical committee membership roster and contact information
- Technical Committee meeting agendas and minutes
- Press releases
- Log of public workshops, including lists of participants, summaries and record of public input
- Documentation of other public involvement activities

**Element 2: Data Collection Inventory and Mapping (Consultant/County Staff)**

Task 2.1 Create an existing land use map of the study area. The land use map will include public and private ownership as well as current land uses occurring in the study areas. Consultant will interview critical stakeholders to define existing land uses in the study area.

Task 2.2 Create a future land use map of the area using the County’s adopted Master Plan and other relevant land use plans for the study area. The future land use map will also include plans prepared by federal and state agencies responsible for administration of lands in the study area.

Task 2.3 Identify future NAS Fallon land and airspace use requirements in the study area.

Task 2.4 Identify comprehensive plan policy statements which support compatible land use within or near AICUZs, range operations, and critical airspace.

Task 2.5 Create a zoning district map for study areas.

Task 2.6 Estimate the population and map the development trends within the study areas during the past five to twenty years. Activities on public lands and other federal withdrawn lands will also be included.

Task 2.7 Map environmental constraints (flood plains, steep slopes, wetlands, open spaces, conservation areas, endangered species habitat, protective agricultural preserves, etc.) to development within the study areas.

Task 2.8 Identify potential conflicts with activities on public lands and other federally administered lands in the study area.

Task 2.9 Map and analyze information from adopted reports and studies including but not limited to: the 2002 NAS Fallon Air Installation Compatible Use Zones (AICUZ) report, the 2010 Range AICUZ , 2011 Encroachment Action Plan map, base operations/standard operating procedures, Fallon Municipal Airport, and Silver Springs Airport.

Task 2.10 Identify existing comprehensive plans, land management plans, local codes, ordinances, and regulations that control or reduce potential conflicts between land uses and military operations or which could conflict with military operations.

Task 2.11 Identify any infrastructure or community facilities and public improvements existing, planned or proposed in the study areas (i.e., universities, schools, roads, parks, hospitals, places of assembly, public buildings and complexes, stadiums, recreation areas, water and sewerage extensions, alternative energy—including wind farms, etc.) which may conflict with AICUZ guidelines, range operations, and critical airspace.

Task 2.12 Identify and map areas where the existing density of residential or business development is inconsistent with AICUZ guidelines, range operations, and critical airspace.

Task 2.13 Contact the Bureau of Land Management to discuss the status of resource management plan (RMP) updates occurring in the Carson City District, Stillwater Field Office. Identify information that BLM will need for RMP updates. Attendance at meetings involving the RMPs will be required.

**PRODUCTS:** County staff will provide information and maps that are readily available, all other information the Consultant will provide to complete Tasks 2.1 thru 2.13. Consultant will provide a draft report, introduction and statement of goals and needs. A list of all applicable land use planning documents for the study area will be identified. The Policy Committee, with assistance from consultant, will develop an initial list of potential conflicts involving public lands and submit those issues to the appropriate land management agency. Early identification of issues involving public lands is critical given the recent efforts initiated by the Carson City BLM district office to begin updates to their resource management plan.

### **Element 3: Analysis of Land Uses and Potential Conflicts with Military Mission (Consultant)**

Task 3.1 Identify existing land uses located within current noise and aircraft hazard areas as identified in the NAS Fallon AICUZ and RAICUZ, range operations and critical airspace to determine compatible and incompatible uses and zoning.

Task 3.2 Evaluate adopted Master Plan with regard to potential conflicts/compatibility with AICUZ and RAICUZ, range operations, base mission objectives, etc.

Task 3.3 Identify growth objectives for the areas surrounding NAS Fallon and evaluate impacts to military missions and operations.

Task 3.4 Evaluate planned NAS Fallon, Fallon Municipal airport and Silver Springs operating procedures and impact on surrounding communities and possible mitigation measures. Discuss other potential airports in the area

Task 3.5 Identify potential conflicts with industrial development plans that could impact NASF and other civilian airport operations.

Task 3.6 Zoning analysis—identify areas where the existing zoning is not consistent with FAA, AICUZ guidelines, and range and airspace operations. Review zoning ordinances and other codes and regulations to determine compatibility among current and future land uses.

Task 3.7 Land use analysis-identify areas on public lands where existing land uses are potentially incompatible with NAS Fallon operations.

**PRODUCTS:** Consultant to provide maps, documentation and analysis per Tasks 3.1-3.7 and draft report analysis and findings. County Staff will provide data already available as part of the County property data base and GIS layers.

### **Element 4: Analysis of Future Development Potential in Study Area (Consultant)**

Task 4.1 Identify undevelopable and developable vacant land in the study areas. Evaluate current zoning and land use to determine potential site(s) for development and use.

Task 4.2 Evaluate impact of infrastructure expansion on developable vacant land in the study area.

Task 4.3 Determine future growth potential within the study area based upon zoning and infrastructure availability. Such growth potential will also include development and use of public lands in the study area.

Task 4.4 Determine the types of support services and suppliers which could be located near or adjacent to NAS Fallon that are compatible with the NAS Fallon mission and operations. Include siting requirements such as total land area required, access to transportation facilities, utility requirements, security and safety requirements, permitting and environmental constraints.

Task 4.5 Determine whether the types of support services and suppliers would provide direct and ongoing support to NAS Fallon operations, offer potential cost savings for the Navy and improve efficiency and effectiveness of NAS Fallon operations.

Task 4.6 Identify potential changes to the adopted Churchill County Master Plan, Transportation Plan and NAS Fallon Master Plan to create compatible land uses for vacant lands supporting NAS Fallon operations and which are consistent with local economic diversification efforts.

Task 4.7 Identify potential changes to adopted federal and state land use management plans to create compatible land uses and/or minimize potential conflicts.

Task 4.8 Identify unique natural areas (flood plains, wetlands, open spaces conservation areas) that could create a permanent natural buffer between the military installations and residential/business development.

Task 4.9 Develop a process at the local level for Churchill County and participating cities and counties to work with NAS Fallon, the Department of Defense, other federal agencies, and the State of Nevada to support compatibility between development of regional renewable energy resources and military missions and operations. This process should be advised and guided by 32 CFR Part 211, Department of Defense Siting Clearinghouse requirements and standards to facilitate the early submission of renewable energy project proposals to the OSD Clearinghouse for military mission compatibility review.

**PRODUCTS:** The Consultant will provide maps and add to draft analysis for Tasks 4.1-4.9. County Staff will provide existing data and assistance where needed.

#### **Element 5: Development of draft and final JLUS report (Consultant)**

Task 5.1 The draft reports shall include the following:

- New measures both regulatory and non regulatory to encourage land use compatibility within the study area.
- Proposed changes to the County Master Plan, County codes and other plans which govern land use in the study area.
- Specific implementation strategies tailored for county governments, other land management agencies and NASF (e.g., model real estate disclosure/disclaimer

form; sample laws, regulations, and sample ordinances for state, federal and local government consideration; conservation and buffer areas protection schemes, partnerships, and development rights acquisition strategies).

- A JLUS implementation plan outlining strategies and actions based upon the findings and recommendations of the JLUS.

Task 5.2. Present draft report and recommendations to Technical Committee for review and comment.

Task 5.3 Submit draft report to the Policy Committee for review, comment, and direction for the Consultant to adjust.

Task 5.4 Conduct public forums to solicit input on JLUS analysis, findings, and recommendations.

Task 5.5 Present Final JLUS report to Policy Committee.

Task 5.6 The Policy Committee accepts the Final JLUS Report if satisfied that it meets compatible use goals and objectives.

Task 5.7 Consultant provides 50 bound copies of the final report, and a digital copy of the report to Churchill County. Consultant provides all GIS shape files for each map produced. In addition Consultant will prepare a brochure/executive summary document that explains the purpose of the JLUS, the study area and the recommendations and provide 50 copies plus a digital copy.

Task 5.8 Churchill County will post the brochure on its website with a link to the Final Report

### **3. Submittal Content**

The Proposal shall include a cover letter submitted by the consulting firm or the lead firm if teamed. The letter will clearly state who the Project Manager will be for the firm and must be signed by an officer of the corporation. The letter will clearly summarize the firm's qualifications and the proposer should provide information on demonstrated experience in the following areas:

- Ability to effectively coordinate with the public and multiple agencies
- Experience working with Department of Defense, specifically JLUS projects
- Experience with military and civilian air traffic and airport impacts on growth
- Familiarity with issues and key stakeholders in rural Nevada

The following information should also be included in the proposal:

- Project approach including on-site visits
- Specific personnel involved in the project and their billing rates
- Proposed budget (not to exceed \$192,000)
- References

### **4. Submittal Deadline**

To be considered for selection, please submit three copies of your proposal to the address below by 3:00 pm on September 21, 2012.

Mail to:  
Churchill County Planning Department  
155 N. Taylor St., Suite 194  
Fallon, NV 89406  
Attn: Eleanor Lockwood

Hand deliver to the same address between the hours of 8:00 am to 5:00 pm.

The proposal shall be submitted in a sealed envelope entitled: Proposal for Joint Land Use Study for NAS Fallon. FAX submittals will not be accepted.

### **5. Contact Person**

Questions and requests for clarification must be directed to the contact person below.

Eleanor Lockwood  
(775) 423-7627  
[planning-director@churchillcounty.org](mailto:planning-director@churchillcounty.org)

## **6. Selection Process**

Depending upon the number of respondents, the County may elect to pre-select directly from the proposals or may develop a short list of the firms and invite them for interviews as part of the pre-selection process. If a short list is produced, then a minimum of three firms will be selected. The County will attempt to negotiate the services with the primary pre-selected firm. If the County is unsuccessful in negotiating with the primary pre-selected firm, then the County will start negotiations with the secondary pre-selected firm and so on.

The chosen pre-selected firm's proposal will be presented to the Board of County Commissioners (BOCC). The BOCC has final authority in the selection of the chosen firm. The County reserves the right to not select any of the respondents or any of the pre-selected or chosen firms. The County reserves the right to negotiate additional professional services with the selected firm as it may deem necessary to fulfill the complete project intent.

## **7. Deliverables**

Deliverables shall include those specified in the Scope of Work as Products. The County anticipates having the selected consultant begin work in October, 2012 with submittal of final deliverables to the County occurring by December 31, 2013.

All deliverables from this contract will become the property of Churchill County.

Firm's actions shall comply with all applicable Federal, State and local laws and regulations.