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DATE: **AUG 29 1985**

FROM: Assistant Chief of Staff, Fac
Camp Lejeune
TO: DISTRIBUTION

SUBJ: ENCROACHMENT CONTROL

Encl: (1) Draft BO 11011.2

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1. Request you review the enclosure and provide comments to this office by 17 September 1985. Negative replies may be telephoned (extension 3034/3035).

RATUIT
R. A. TIEBOUT

*Negative reply telephoned
17 Sept 85*

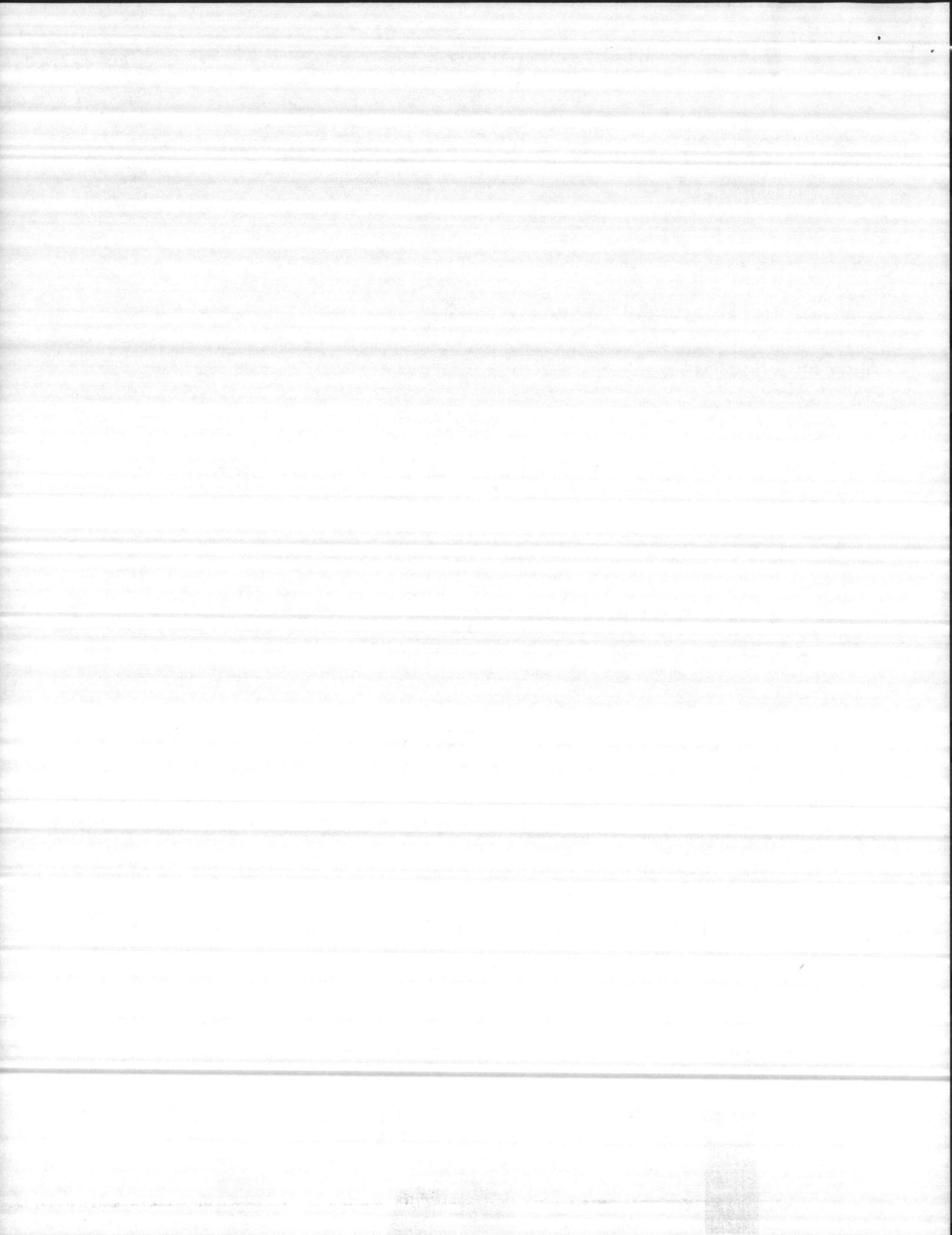
JE

cc'd Hazel on 17 Sep 85

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BASE ORDER 11011.2

From: Commanding General
To: Distribution List

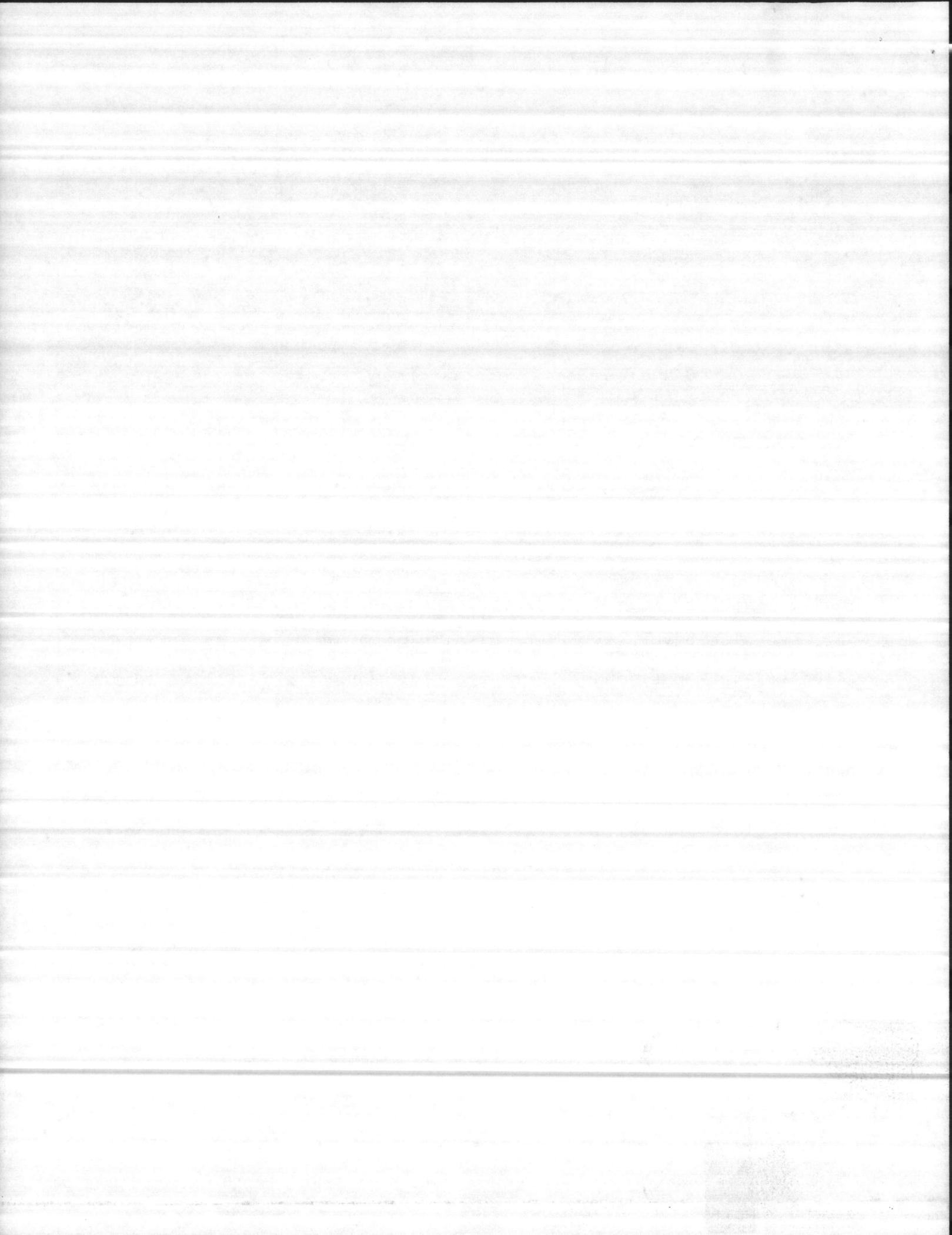
Subj: ENCROACHMENT CONTROL

Ref: (a) MCO 11011.22 (NOTAL)

1. Purpose. To implement an encroachment control program and to establish guidelines and responsibilities for early identification and control of encroachments on Marine Corps operations and real property.

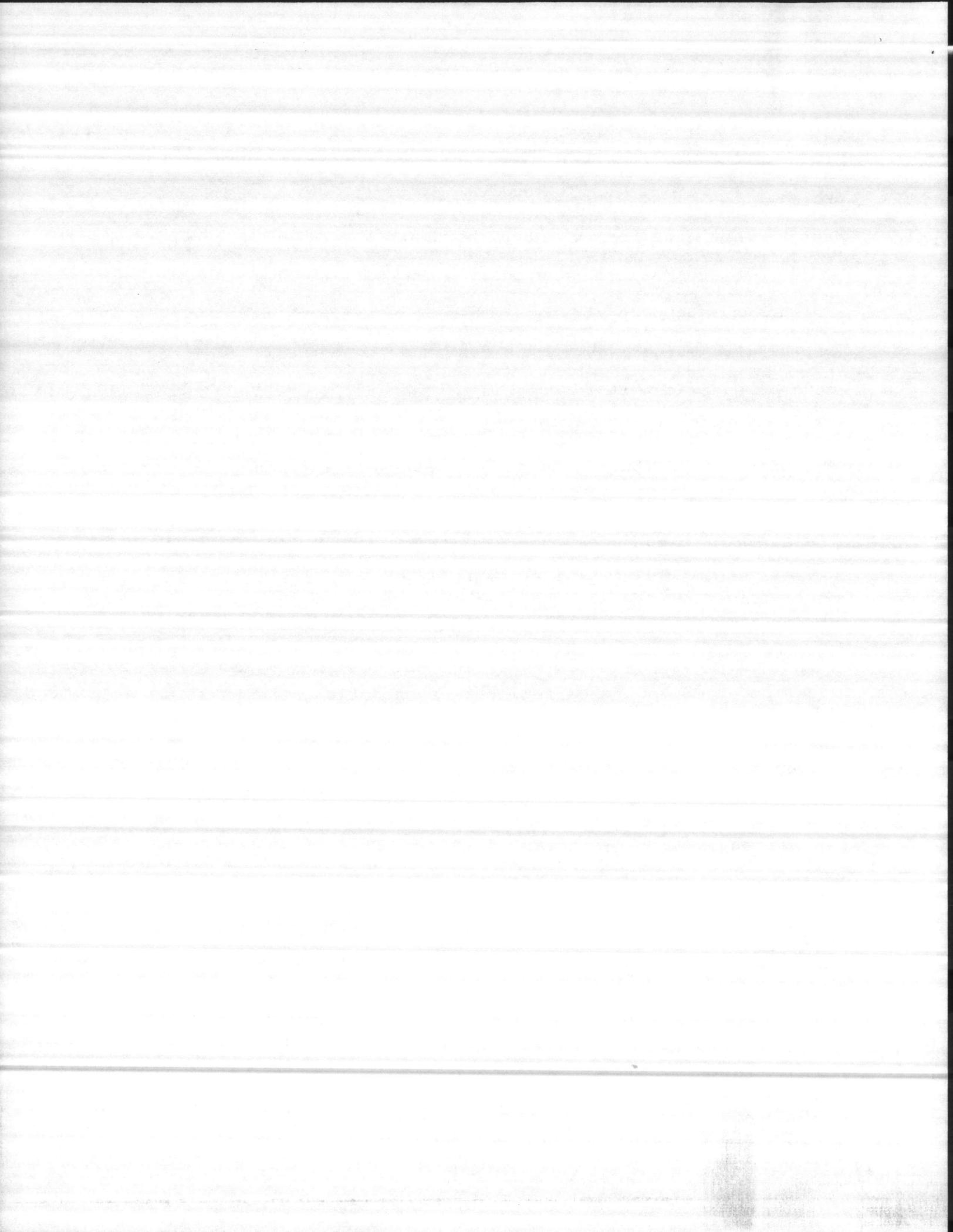
2. Definition. Encroachment is any action planned or executed in the vicinity of Camp Lejeune or normal area of operations which inhibits, curtails, or possesses the potential to impede or otherwise adversely affect mission performance of any command located at Camp Lejeune. Further, encroachment is not limited to the immediate civilian community. Although physical development in conflict with military operations is the most often cited source of encroachment, the actions of more removed entities such as counties, states, and other Federal agencies which determine land use and occupancy are equally potential sources.

3. Background. With urbanization, regional population shifts, and environmental/natural resources restrictions, Marine Corps Base and tenant commands located at Camp Lejeune are experiencing ever-increasing encroachment threats. At the same time, the nature of military operations has been undergoing dramatic changes with new and more sophisticated weapons systems being



fielded each year. Many of these systems are larger, louder, and require more isolation from civilian communities. This combination of population growth, environmental/natural resources restrictions, and new military hardware has often placed Marine Corps commands at cross-purposes with their surrounding civilian neighbors. In order to ensure mission readiness and operational capability, an active program designed to identify, prevent, or control encroachment threats is warranted. The reference provides specific guidance on encroachment control.

4. Discussion. Encroachment problems vary in both nature and magnitude. The growth of surrounding communities often generates pressure for expanded, higher intensity development which can interfere with the successful execution of an activity's mission or operational capability. Encroachment pressures from off-station residential, commercial, industrial, or public development can cause curtailment or cessation of activities such as training operations, ammunition use/storage, and communications operations. New transportation construction, commercial/industrial development, residential expansion, and recreational development should be recognized as potential constraints to Marine Corps facilities and operations. They frequently act as magnets which attract further development in adjacent areas. Aircraft transportation systems encroach in a variety of ways. One potential encroachment on Marine Corps activities is the increased airspace congestion as commercial, general aviation, or military flights increase. Also, the availability of potable water is of prime consideration to a Marine Corps activity not only for normal peacetime use but also



as an important factor when considering mobilization populations. High potential exists for this expansion flexibility to be limited by competing uses for water assets. Finally, there is a rising concern for the environment, resulting in a myriad of environmental and natural resource conservation legislation coming into existence. These laws are either prohibitive in nature or mandate that certain requirements be met to protect the environment or a natural resource. Based on the above, early recognition of potential encroachments and careful assessment of likely impacts is essential. Systematic, routine monitoring of community and regulatory trends provides a basic means for early detection of potential encroachments.

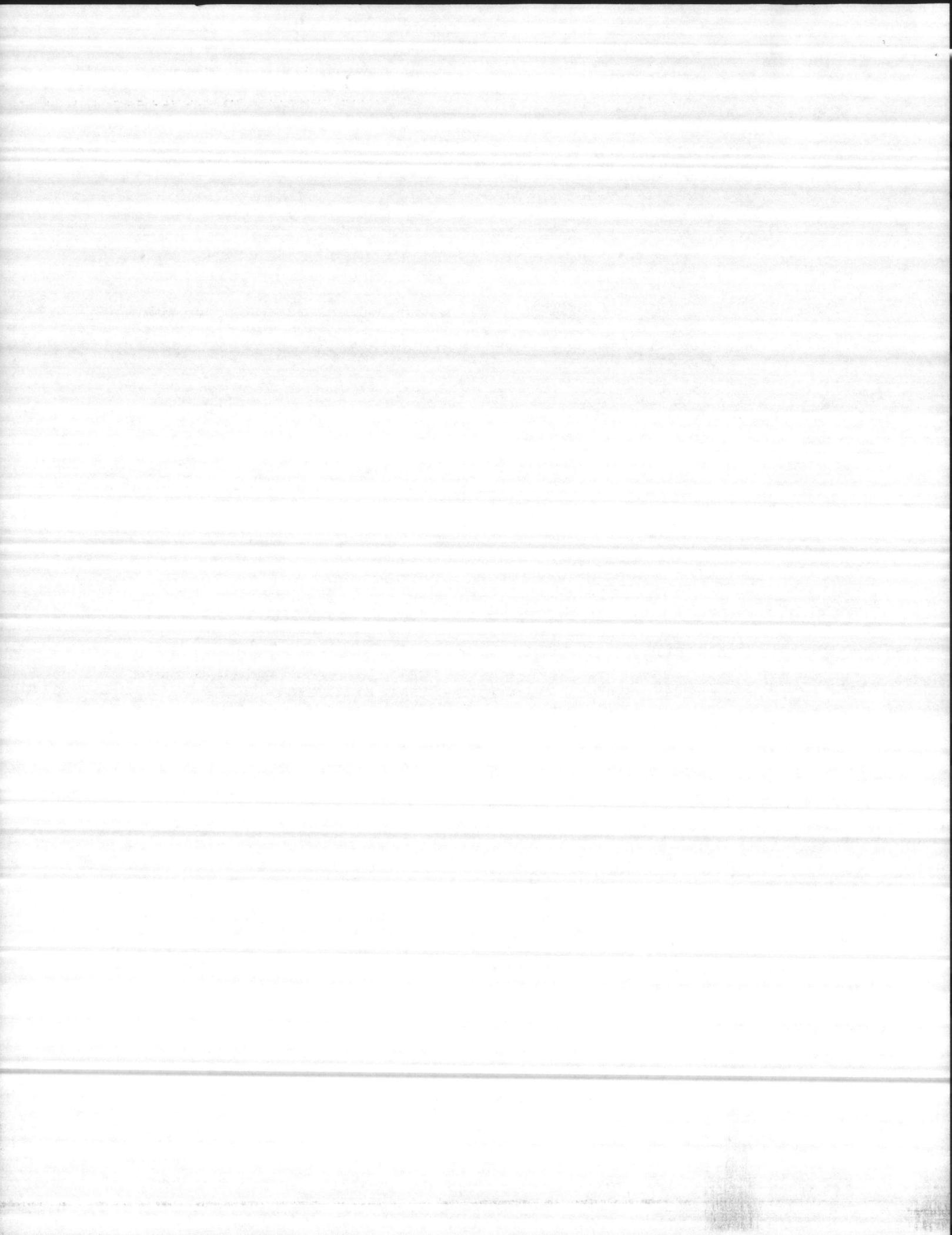
5. Information. General Officer Encroachment Review Board. ~~The~~
HGMC
~~CMC~~ has established an encroachment review board for the east coast. The board is composed of general officers representing major installations and commands. Their principle function is to identify encroachment issues, resolve local problems, and formulate recommendations to the CMC when local resolution cannot be accomplished.

6. Action

a. Assistant Chief of Staff, Facilities:

(1) Implement an encroachment control program to include, but not be limited to, the following actions:

(a) Assign a staff member or office the responsibility of encroachment source monitoring. Consideration should be given to assigning this responsibility to a civilian in order to maintain continuity.



(b) Ensure ongoing, open dialogue with appropriate local officials concerning on base and off-base actions which may affect Marine Corps operations.

(c) Ensure a continuing dialogue is maintained among the base staff in order to identify potential encroachment threats.

(d) Develop and maintain a directory of key agencies and individuals who plan, review, and approve projects in the area. Place Marine Corps Base, Camp Lejeune on the mailing lists of the above agencies for any relevant meetings or hearings.

(e) Provide representation, as appropriate, at meetings or hearings and provide input on topics of Marine Corps interest.

(f) Maintain a file of environmental constraints such as endangered species lists and pollution control regulations which limit the performance of mission requirements.

(g) Ensure maintenance of a plan of action for land use which provides development concepts and natural resources projects to minimize noncompatible uses through improved siting or establishment of buffer zones.

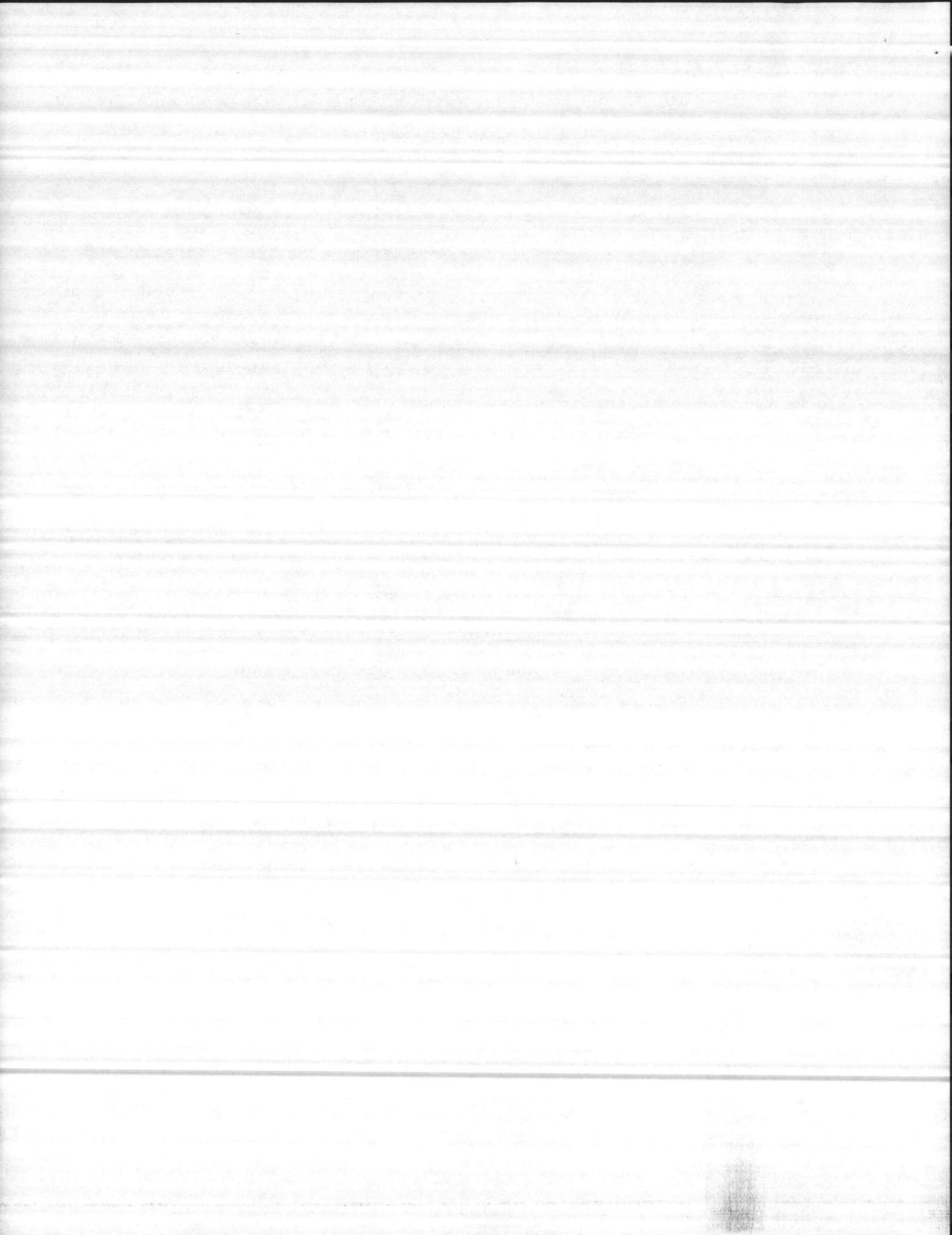
(h) Provide office of record of all relevant documents, plans, and regulations to include, but not be limited to, the following:

1 County tax maps.

2 General plans, zoning plans and regulations, budgets, and capital improvement plans.

3 List of area developers, appraisers, lenders, and brokers.

4 List of city and county planning and zoning officials.



5 Aviation route maps, where appropriate.

6 Noise and electromagnetic interference restrictions/consideration maps, where appropriate.

7 Pertinent articles from local publications.

b. Assistant Chief of Staff, Training and Operations:

(1) Ensure preparation, where appropriate, of an informational brochure or booklet which not only describes the installation's mission and training activities but also informs the public of activity restrictions and encroachment problems such as trespass, safety, and aircraft/ordnance noise. The brochure should also express the need for close coordination and cooperation with the community.

(2) Provide information to the Assistant Chief of Staff, Facilities concerning existing or potential restrictions and encroachment on military training operations.

(3) Provide appropriate notice to surrounding communities of Marine Corps operations which are anticipated to draw complaints.

c. Staff Judge Advocate: Provide legal advice/assistance to the Assistant Chief of Staff, Facilities as required.

7. Concurrence. Having received the concurrence of the Commanding Generals, II Marine Amphibious Force, FMFLant; 2d Marine Division, FMFLant; 2d Force Service Support Group (Rein), FMFLant; the 6th Marine Amphibious Brigade, FMFLant; and the Commanding Officers, Marine Corps Air Station, New River; the Naval Hospital and the Naval Dental Clinic, this Order is applicable to those commands.

R. L. FORMANEK
Chief of Staff

DISTRIBUTION: A

