



MCAS YUMA
JOINT LAND USE
PLAN UPDATE

COMMUNITY KICK-OFF
SESSIONS

MAY 8, 2024

**WHITE &
SMITH, LLC**
PLANNING AND
LAW GROUP

PRESENTATION OVERVIEW

- Our Team
- Project Background
- Project Study & Focus Areas
- Compatibility Analyses
- Community-Base Planning Programs
- Next Steps



YUMA 2025
JOINT LAND USE PLAN

OUR TEAM



PLANNERS &
ATTORNEYS

PLANNERS &
GIS SPECIALISTS

COMPATIBILITY &
ENVIRONMENTAL
INTEGRATION

WHITE &
SMITH, LLC
PLANNING AND
LAW GROUP

BENCHMARK

MARSTEL DAY
CONSERVATION & CONSULTING
FROM SEA TO STARS



Planning and Land Use
Outreach and Public Involvement
Transportation Planning & Engineering



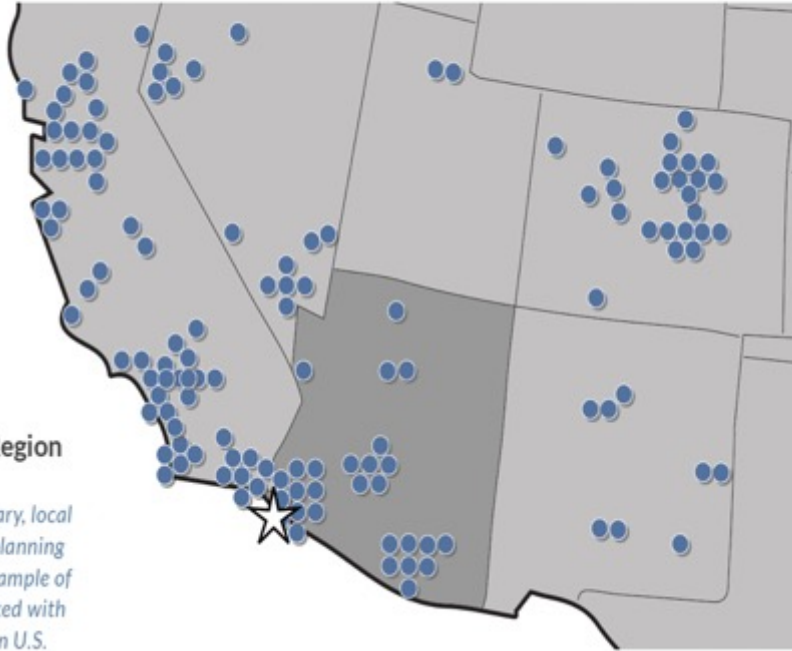
Lighting Policy and Mitigation
Lighting Analyses



Civil Engineering
Geotechnical Engineering
Environmental Engineering



EXPERIENCE

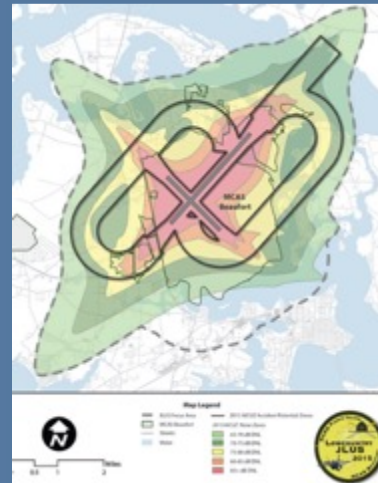


Map of Projects in the Region

Our Team has nationwide military, local government, and community planning experience. This map shows a sample of the communities we have worked with throughout the Southwestern U.S.

WE HAVE WORKED ON MORE THAN 40 JOINT LAND USE STUDIES, COMPATIBLE USE STUDIES, AND OTHER MILITARY-RELATED PROJECTS

- Camp Clark Joint Land Use Study (JLUS)
- Camp Clark JLUS Implementation
- Camp Crowder JLUS
- Camp Crowder JLUS Implementation
- Cannon Air Force Base JLUS Implementation
- Chocolate Mountain Gunnery Range Encroachment Partnering / REPI Strategy
- Fort Campbell JLUS: Lighting Study & Recommendations
- Fort Cavazos (formerly Fort Hood) JLUS
- Fort Gregg-Adams (formerly Fort Lee) JLUS
- Fort Jackson/McEntire Joint National Guard Base JLUS Implementation
- Fort Leonard Wood JLUS
- Fort Liberty (formerly Fort Bragg) JLUS
- Fort Liberty JLUS Implementation
- Grissom Air Reserve Base JLUS
- Grissom Air Reserve Base JLUS Implementation
- Homestead Air Reserve Base JLUS Implementation
- Joint Base Andrews Clear Zone Legal Evaluation and Military Influence Overlay Zone
- Joint Base Lewis-McChord (JBLM) North Clear Zone Study
- JBLM Land Exchange Business Plan
- JBLM Military Zoning Overlays and Outdoor Light Mitigation Study
- Little Rock Air Force Base Compatible Use Study
- Little Rock Air Force Base CUS Implementation
- Marine Corps Air Ground Combat Center Twentynine Palms Encroachment Training
- MCAS Beaufort JLUS
- MCAS Beaufort JLUS Implementation
- MCAS Beaufort and Townsend Bombing Range Compatible Land Use Strategy
- MCAS Cherry Point JLUS Implementation
- MCAS Yuma Air Compliance & EPCRA Support, Range, & Hazardous Waste Program Support, and CETEP & EMS Program Support
- MCAS Yuma Encroachment Partnering and Readiness and Environmental Protection Integration (REPI) Strategy
- MCAS Yuma Hazardous Waste Stream Analysis and Munitions Treatment Range RCRA Permit Support
- Marine Corps Installations Command Encroachment Control Planning (Worldwide)
- Marine Corps Installations East Regional Encroachment Control Plan (NC, SC, GA)
- Marine Corps Installations West Regional Encroachment Control Planning (CA, AZ)
- Marine Corps Recruit Depot Parris Island JLUS
- MCRD Parris Island JLUS Implementation
- Military Ocean Terminal Sunny Point JLUS
- Naval Air Station Joint Reserve Base New Orleans JLUS Implementation
- Naval Base Kitsap and Naval Magazine Indian Island JLUS
- San Bernardino County General Plan, Military Background Report and Military Influence Area
- Shaw Air Force Base JLUS
- Vance Air Force Base and Enid, Oklahoma Airport Environs Overlay Zoning
- Wallops-Accomack County JLUS Program Manager Support
- Yuma Proving Ground Title I Design and AE Services (General Infrastructure): KOFA Firing Range Upgrade Sewage Lagoon
- Yuma Proving Ground Fire Suppression Support Services



CIVILIAN-SIDE & MILITARY IMPACTS



WHAT IS A JOINT LAND USE PLAN?

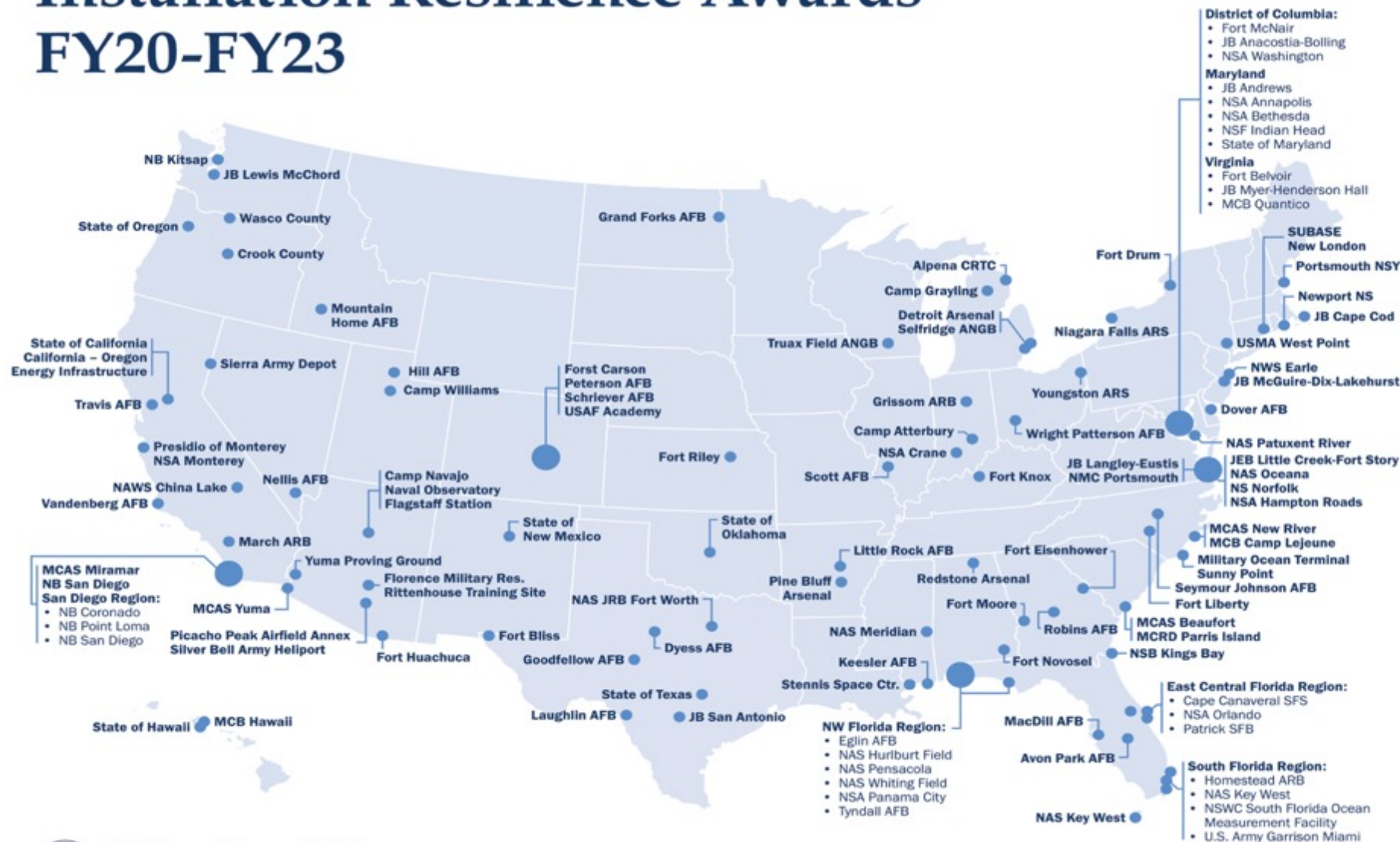
“...promote compatible citizen development patterns near military installations by applying the local planning process to update local comprehensive/general plans and supporting land use regulations”



U.S. Department of Defense
Office of Local Defense
Community Cooperation



Installation Resilience Awards FY20-FY23

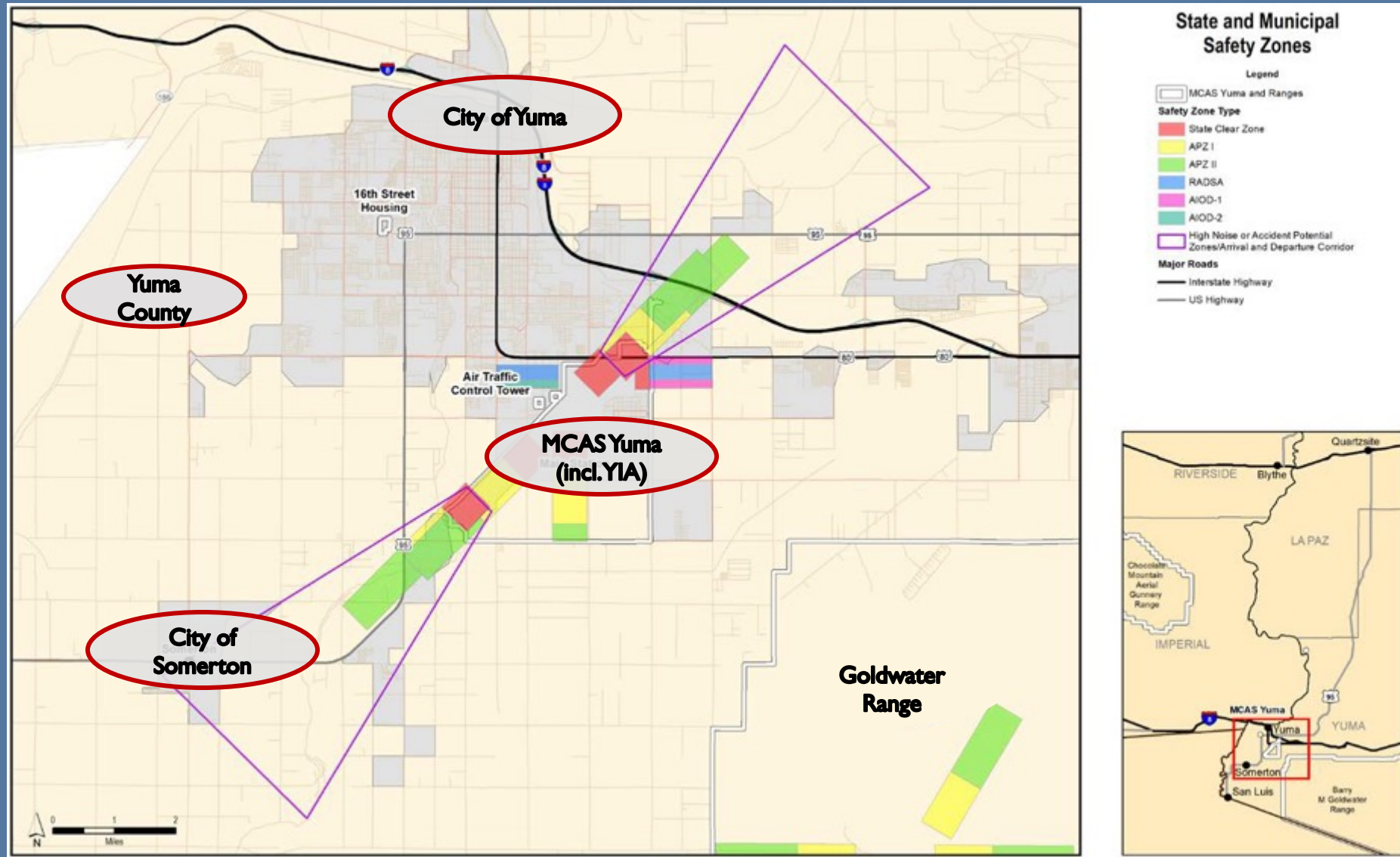


**Office of Local Defense
Community Cooperation**

PRIOR STATE & LOCAL EFFORTS

- 1990** *State Statutes* emerge requiring local compatibility planning
- 1996** *City of Yuma Joint Land Use Plan*
- 2002** State of Arizona Department of Commerce *Regional Military Compatibility Project* started (AMRCP)
- 2004** *State Military Affairs Commission* created & City adopts Rural Density land use designation
- 2005** City of Yuma & Yuma County
- *JLUP Strategies Review*
 - *Joint Land Use Study (Gila Bend AF Aux Field & BMGR)*
- 2006** *AMRCP Policy Guidelines* published

PARTICIPATING ENTITIES



POLICY & TECHNICAL COMMITTEES

Agency	Name
City of Yuma	Doug Nicholls, Mayor
	Chris Morris, Councilmember
	Jay Simonton, City Administrator
Yuma County	Martin Porchas, Chairman, Bd of Supervisors
	Lynne Pancrazi, Board Member
	Ian McGaughey, County Administrator
City of Somerton	Jerry Anaya, Mayor
	Councilmember Miguel Villalpando
	Lizandro Galaviz, City Manager
MCAS-Yuma	J.K. Stone, Colonel
	Mary Ellen Finch, CP&LO
	Antonio Martinez, CP&LO
Steering Committee Support	Tyson Smith, White and Smith, LLC
	Kelly Cousino, White and Smith, LLC
	Alyssa Linville, COY - Director of Planning and Neighborhood Services

STEERING COMMITTEE

Name	Agency/Company
Alyssa Linville	City of Yuma
Amelia Domby	City of Yuma
Jennifer Albers	City of Yuma
Craig Sellers	Yuma County
Maggie Castro	Yuma County
Saul Albor, Jr.	City of Somerton
Mary Ellen Finch	MCAS-Yuma
Antonio Martinez	MCAS-Yuma
Greg LaVann	GYEDC
Tom Pancrazi	A.T. Pancrazi Real Estate
Kevin Dahl	Dahl, Robins, & Associates
Bob Woodman	Woodman Citrus
Barry Olsen	Law Office of Barry Olsen
John Sternitzke	STERNCO
Gordon Jacobson	Jacobson Companies
Scott Spencer	Spencer Companies
Brian Hall	Halls Construction
Brandon Hall	Halls Construction

WORKING GROUP

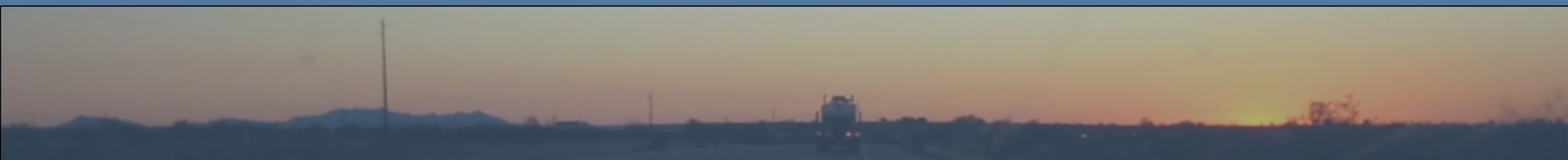
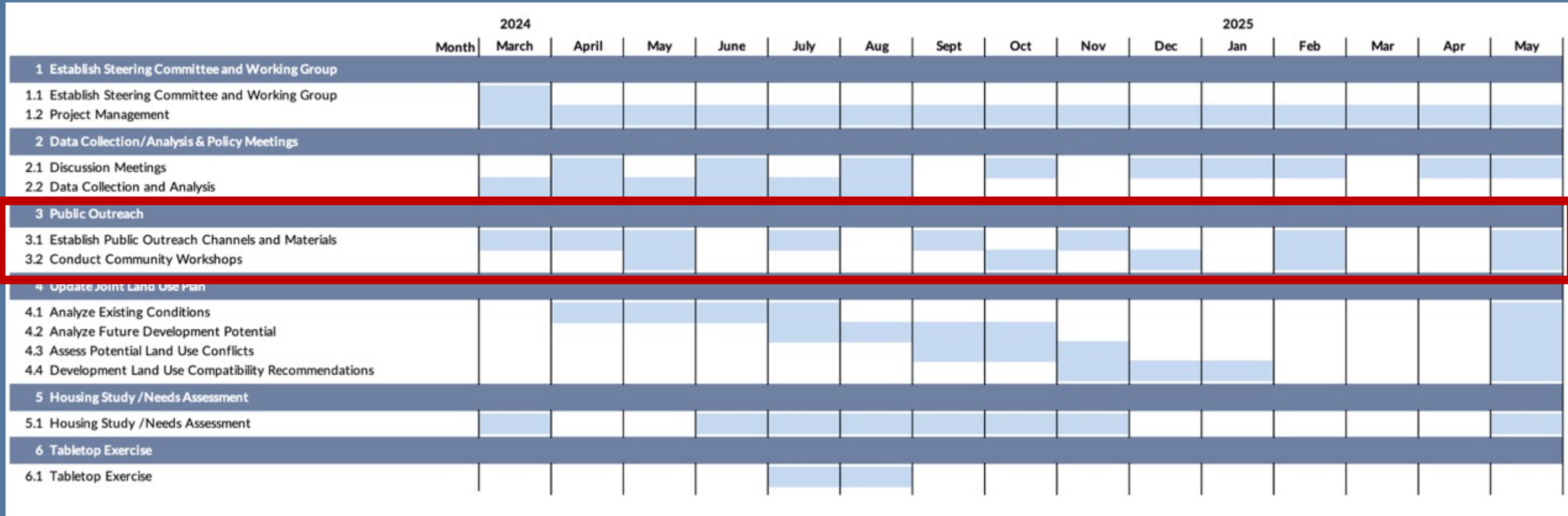


THE BIG PICTURE

	Phase I	Phase II	Phase III
	JLUP - Planning	Tools Development	Implementation
Phase Objective	Needs Assessment	Implementation Documents Prepared Feedback from Public, Elected Officials	Tools Adopted, Effective, Amended as Needed
	Tools Identification		
Oversight	Steering Committee	Steering Committee	Military Coordination & Planning Committee
	Working Group	Working Group	Local Staffs
Funding Eligibility	OLDCC-eligible	OLDCC-eligible	Local Funding, as needed
Military Partnership Agreement	Considered	Drafted	Adopted & Effective



PROJECT SCHEDULE



ESTIMATED DELIVERABLES SCHEDULE

- **July-August**
 - Findings from Kick-Off Sessions
 - Current and Future Conditions
 - Initial Compatibility Findings
 - State and Local Government Planning Contexts
 - Public Meeting and Survey Opened
- **September-October**
 - Final Compatibility Findings
 - Preliminary Areas of Recommendations



ESTIMATED DELIVERABLES SCHEDULE

- **November-December**
 - Draft Recommendations Matrix
 - Committee and Public Feedback
- **January-March**
 - Draft Report & Recommendations
 - Committee and Public Feedback
- **April:** Revised Report provided to Committee
- **May:** Local Government Consideration of final 2025 JLUP Update



KNOWN COMPATIBILITY CHALLENGES

Aircraft Accident Potential

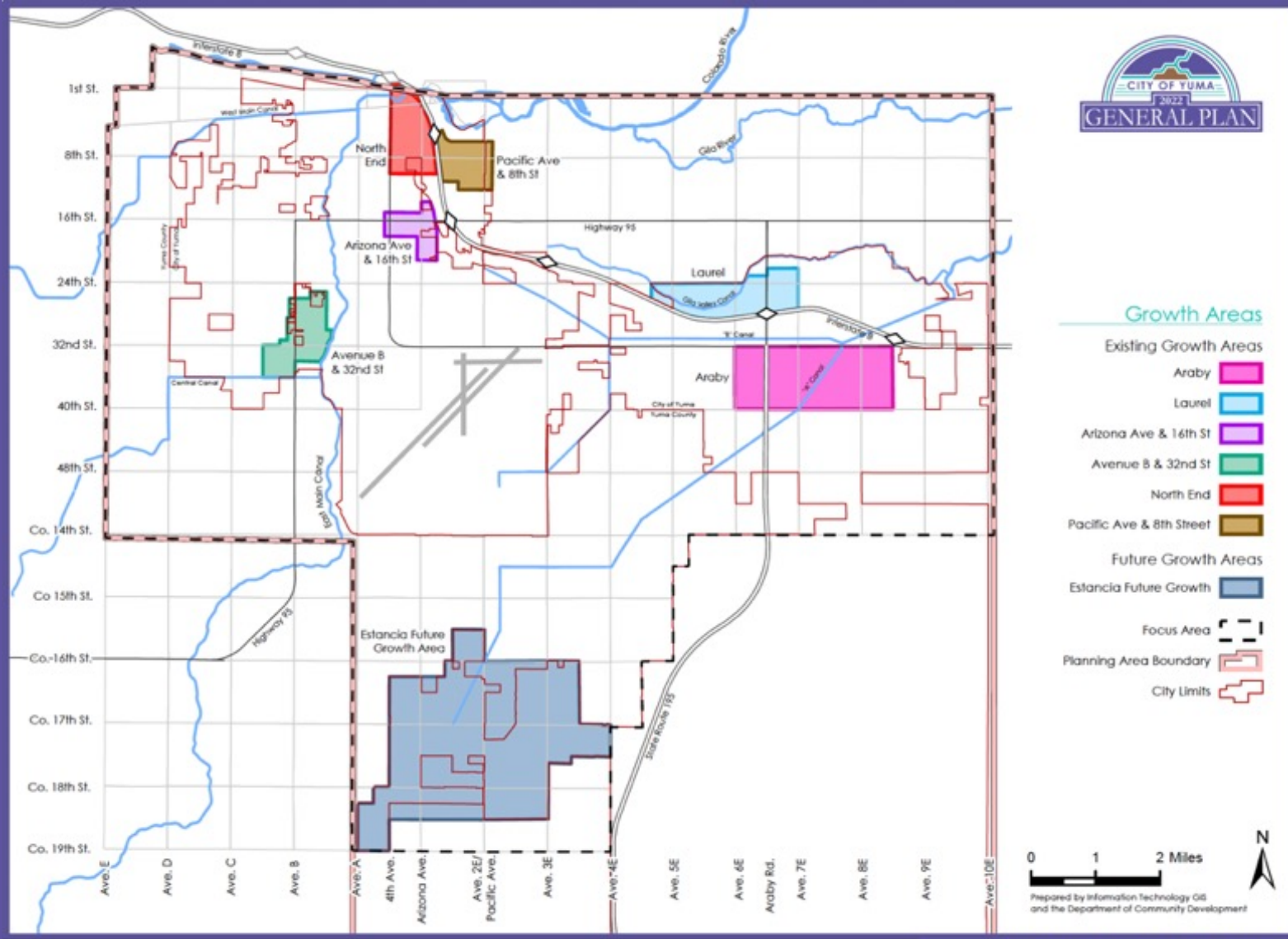
Noise Impacts

Flat-Tailed Horned Lizard Habitat

Transportation Improvements

Urban Growth (*e.g.*, Growth Areas, Fairgrounds)





Growth Areas

Existing Growth Areas

- Araby
- Laurel
- Arizona Ave & 16th St
- Avenue B & 32nd St
- North End
- Pacific Ave & 8th Street

Future Growth Areas

- Estancia Future Growth
- Focus Area
- Planning Area Boundary
- City Limits



Prepared by Information Technology GIS and the Department of Community Development

Growth Areas – Map 11-1

GENERAL PLAN GROWTH AREAS



CITY OF
Yuma

PROJECT STUDY AREA AND FOCUS AREA



DEFINING THE JLUP STUDY AND FOCUS AREAS (DRAFT)

The MCAS Yuma JLUP *Study Area* is the outer extent of defined areas of compatibility concern.

The *Focus Area* is the extent of discrete impacts and statutorily defined areas

- Aircraft Noise Zones
- Clear Zones and Accident Potential Zones
- ARS 28-846 I defined “vicinity” and approach / departure surfaces

Imperial County

Yuma Proving Ground

ARS 28-846I Defined "Approach / Departure Surfaces"



1978 65+ dB DNL Extent



Part 77 Imaginary Surface Extent



City of Somerton

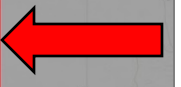
City of Yuma

MCAS Yuma

Yuma County

Town of Wellton

ARS 28-846I Defined "Territory in the Vicinity of MCAS Yuma"

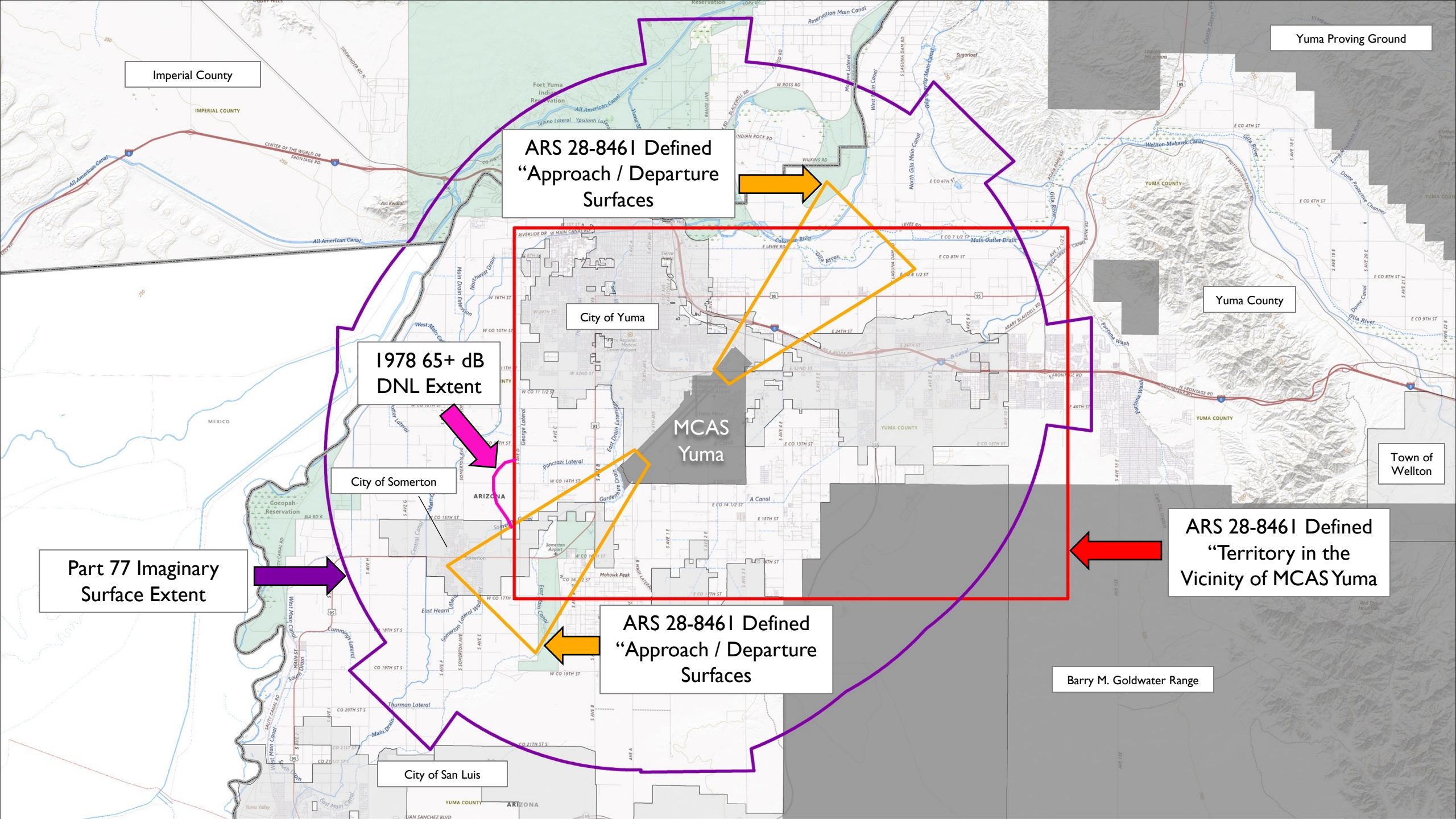


ARS 28-846I Defined "Approach / Departure Surfaces"



Barry M. Goldwater Range

City of San Luis



Imperial County

Yuma Proving Ground

Focus Area
Extent

Study Area
Extent

City of Yuma

Yuma County

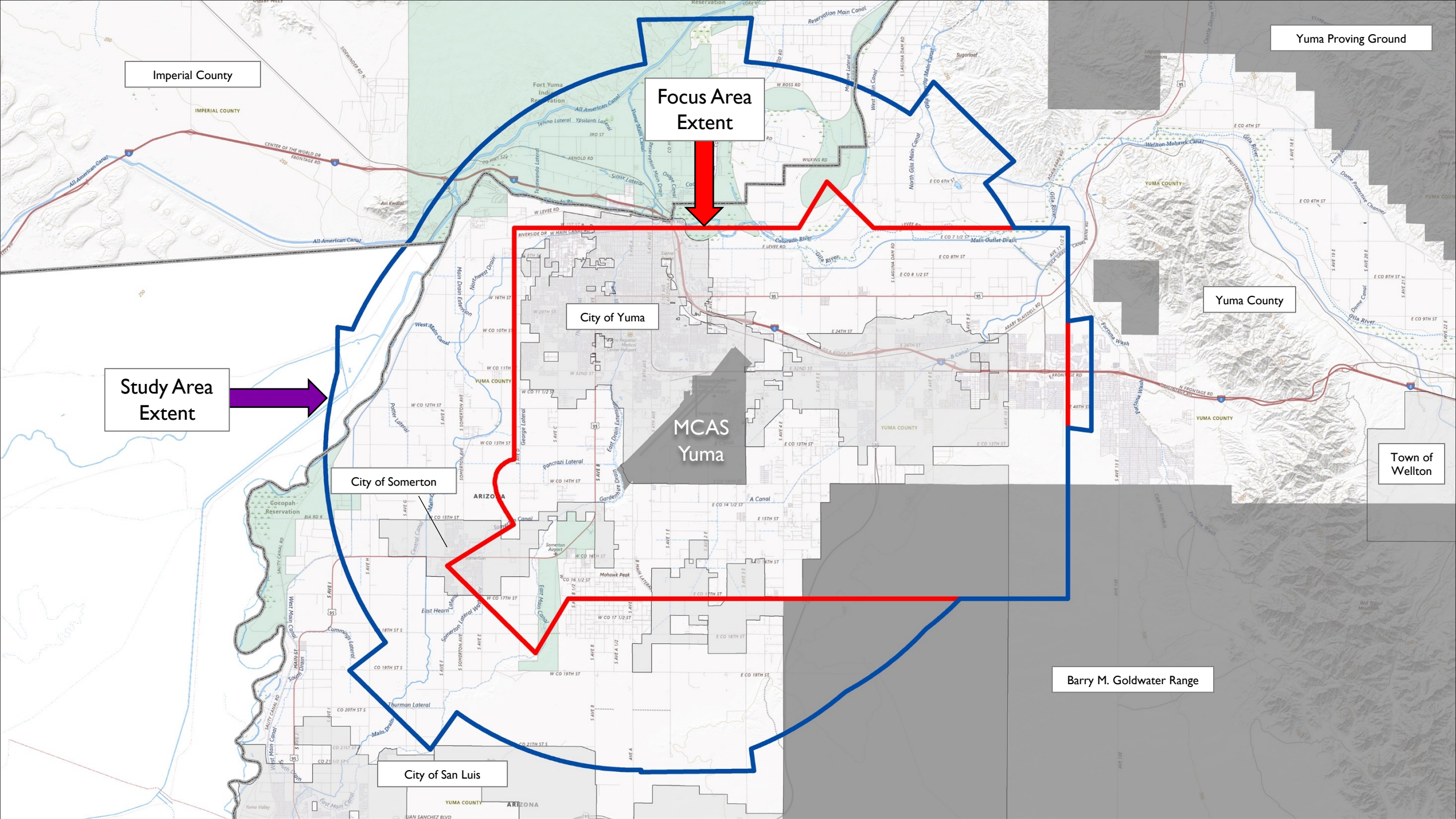
MCAS
Yuma

Town of
Wellton

City of Somerton

Barry M. Goldwater Range

City of San Luis



LAND USE COMPATIBILITY ANALYSIS

COMPATIBILITY ANALYSIS

Assess the compatibility of existing land use and development patterns, zoning regulations, and adopted future land use plans with regard to:

- Aviation Noise
- Aircraft Accident Potential Zones (APZ)
- Hazards to safe aerial navigation
- Other documented military training & operational impacts

COMPATIBILITY ANALYSIS

Analysis is performed in accordance with guidance for compatible land use as set forth in DoD Instruction 4165.57 and Marine Corps Order 11010.16A (Air Installation Compatible Use Zones)

AICUZ compatibility guidance classifies land uses in four categories based on the type and degree of impact:

- Compatible
- Compatible with Restrictions (such as maximum size / floor area ratio)
- Incompatible
- Incompatible with Exceptions (such as local community needs)

AVIATION NOISE COMPATIBILITY

Table 1. Land Use Compatibility Recommendations In Noise Contours

LAND USE NAME & SLUCM CATEGORY	A-WEIGHTED DNL/CNEL LEVELS					
	<65 DB	65-70 DB	70-75 DB	75-80 DB	80-85 DB	85+ DB
RESIDENTIAL USE GROUP (SLUCM CATEGORY 10)						
Residential uses, inclusive of all residential units i.e. any type of single or multiple dwelling units.	Y	N ¹	N ¹	N	N	N
Mobile home parks or courts	Y	N	N	N	N	N
Transient lodgings	Y	N ¹	N ¹	N ¹	N	N
MANUFACTURING USE GROUP (SLUCM CATEGORIES 20 & 30)						
Manufacturing and industrial uses	Y	Y	Y ²	Y ³	Y ⁴	N
Precision manufacturing	Y	Y	Y ²	Y ³	N	N
TRANSPORTATION, COMMUNICATION AND UTILITIES USE GROUP (SLUCM CATEGORY 40)						
Rail, motor vehicle, aircraft, marine and other transportation and communication systems and utilities	Y	Y	Y ²	Y ³	Y ⁴	N
Highway and street right-of-way, automobile parking	Y	Y	Y	Y	Y	N
Telephone, cellular and radio communication	Y	Y	Y ²	Y ³	N	N

Y = Compatible

Y^X = Compatible w/ Restrictions

N = Incompatible

N^X = Incompatible w/ Exceptions

LAND USE NAME & SLUCM CATEGORY	A-WEIGHTED DNL/CNEL LEVELS					
	<65 DB	65-70 DB	70-75 DB	75-80 DB	80-85 DB	85+ DB
TRADE (SLUCM CATEGORY 50)						
Wholesale trade	Y	Y	Y ²	Y ³	Y ⁴	N
Building materials, hardware and farm equipment sales	Y	Y	Y ²	Y ³	Y ⁴	N
Mass retailing, super stores, strip malls, shopping centers, discount clubs, home improvement stores, etc.; eating and drinking establishments	Y	Y	Y ²	Y ³	N	N
SERVICES (SLUCM CATEGORY 60)						
Finance, insurance and real estate, personal, professional and miscellaneous services; religious activities	Y	Y	Y ²	Y ³	N	N
Cemeteries	Y	Y	Y ²	Y ³	Y ⁴	Y ⁵
Warehousing/storage & repair services	Y	Y	Y ²	Y ³	Y ⁴	N
Hospitals/medical, child care & development services, educational facilities	Y	Y ²	Y ³	N	N	N
Nursing homes	Y	N ¹	N ¹	N	N	N
Governmental	Y	Y	Y ²	Y ³	N	N
CULTURAL, ENTERTAINMENT AND RECREATIONAL (SLUCM CATEGORY 70)						
Cultural activities, auditoriums & concert halls	Y	Y ²	Y ³	N	N	N
Nature exhibits	Y	Y	N	N	N	N
Public assembly	Y	Y	N	N	N	N
Outdoor music shells, amphitheaters	Y	N	N	N	N	N
Outdoor sports arenas, spectator sports	Y	Y ⁶	Y ⁶	N	N	N
Amusements	Y	Y	Y	N	N	N
Outdoor recreational activities	Y	Y	Y ²	Y ³	N	N
Resorts, camps, parks & other c/e/r activities	Y	Y	Y ²	N	N	N
RESOURCE PRODUCTION AND EXTRACTION (SLUCM CATEGORY 80)						
Agriculture and forestry	Y	Y ⁷	Y ⁸	Y ⁹	Y ⁹	Y ⁹
Livestock farming, animal breeding	Y	Y ⁷	Y ⁸	N	N	N
Fishing, mining and other resource production or extraction	Y	Y	Y	Y	Y	Y



APZ COMPATIBILITY

Table 2. Land Use Compatibility Recommendations In APZS

LAND USE NAME and SLUCM Category	CLEAR ZONE	APZ-I	APZ-II	MAXIMUM DENSITY
RESIDENTIAL USE GROUP (SLUCM CATEGORY 10)				
Residential uses, inclusive of all residential units i.e. any type of single or multiple dwelling units	N	N	Y ^{1,2}	Maximum density of 2 dwelling units per acre
Mobile home parks or courts	N	N	N	
Transient lodgings	N	N	N	
MANUFACTURING USE GROUP (SLUCM CATEGORIES 20 & 30)				
Food and kindred products; Textile mill products; manufacturing; Stone, clay, glass, primary metal and fabricated metal products; manufacturing	N	N	Y	Max FAR 0.56 in APZ II
Fabric products; leather and similar materials; chemicals and allied products; petroleum refining and related industries; Rubber and miscellaneous plastic products; manufacturing; Precision manufacturing	N	N	N	
Lumber and wood products; manufacturing furniture and fixtures;	N	Y	Y	Maximum FAR of 0.28 in APZ I & 0.56

Y = Compatible

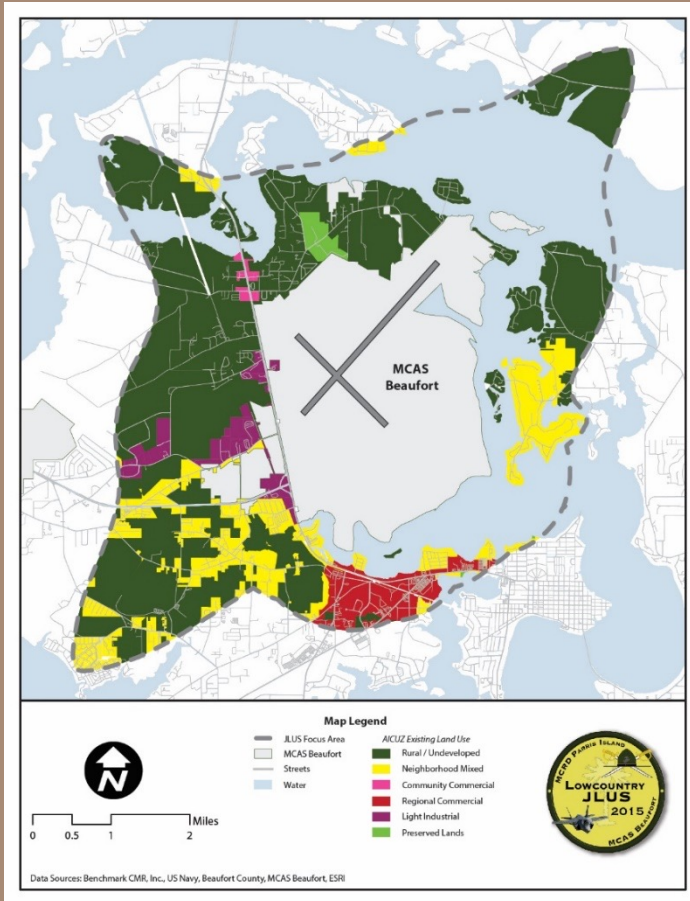
Y^x = Compatible w/ Restrictions

N = Incompatible

N^x = Incompatible w/ Exceptions

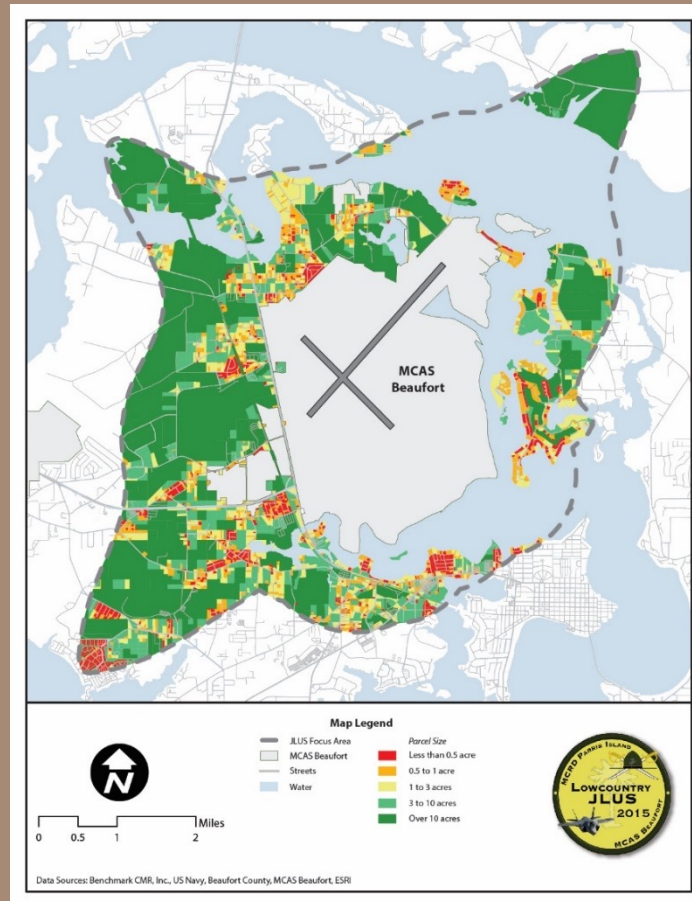
LAND USE NAME and SLUCM Category	CLEAR ZONE	APZ-I	APZ-II	MAXIMUM DENSITY
paper and allied products; printing, publishing and allied industries Miscellaneous manufacturing				in APZ II
TRANSPORTATION, COMMUNICATION AND UTILITIES USE GROUP (SLUCM CATEGORY 40)				
Rail, motor vehicle, aircraft, marine etc. transportation, Highway and street right-of-way, automobile parking and utilities, Telephone, cellular and radio communication	N ³	Y ⁴	Y	Maximum FAR of 0.28 in APZ I & 0.56 in APZ II
Solid waste disposal, (landfills, incinerators, etc.)	N	N	N	
TRADE (SLUCM CATEGORY 50)				
Wholesale trade	N	Y	Y	Maximum FAR of 0.28 in APZ I & .56 in APZ II
Retail trade – building materials	N	Y	Y	Maximum FAR of 0.20 in APZ-I and 0.40 in APZ-II;
Retail trade – hardware, paint and farm equipment stores	N	Y	Y	Maximum FAR of 0.12 in APZ I and 0.24 in APZ II
Retail trade – including neighborhood centric shops	N	N	Y	Maximum FAR of 0.16 in APZ II
Mass retailing, super stores, strip malls, shopping centers ⁵ , discount clubs, home improvement stores, etc.; Eating and drinking establishments ¹²	N	N	N	
Retail trade – prepared and unprepared food such as groceries, bakeries, confectionaries, meat markets and fast food restaurants with drive-through service ¹²	N	N	Y	Maximum FAR of 0.24 in APZ II
Retail trade – automotive, marine craft, aircraft and accessories	N	Y	Y	Maximum FAR of 0.14 in APZ I & 0.28 in APZ II
Retail trade – apparel and accessories, furniture, home, furnishings and	N	N	Y	Maximum FAR of 0.28 in APZ II

COMPATIBILITY ANALYSIS EXAMPLE



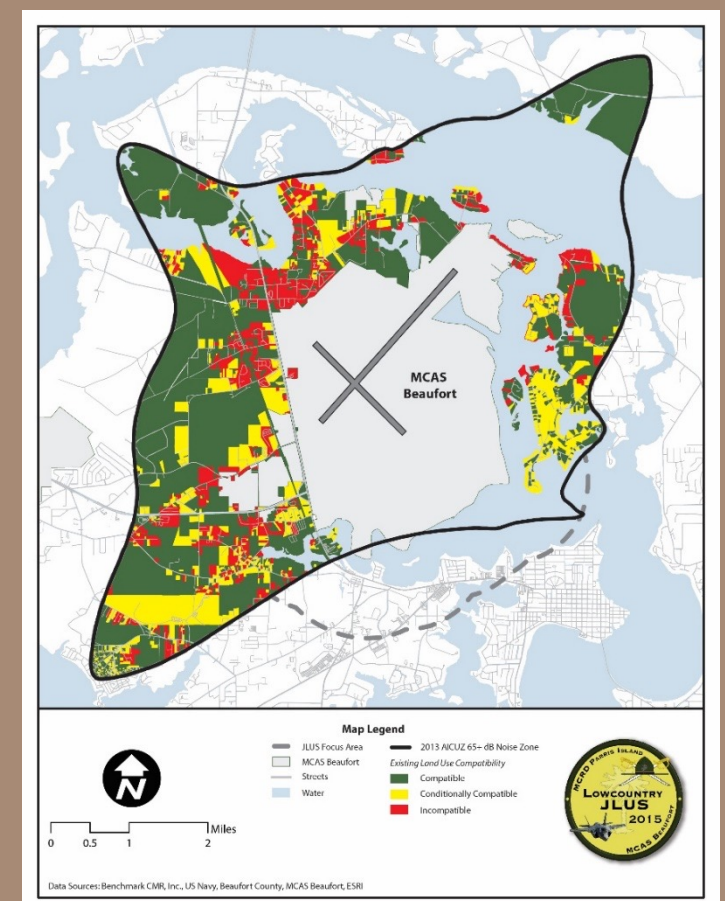
Existing Land Use

+



Land Subdivision Pattern

=



Analysis Result

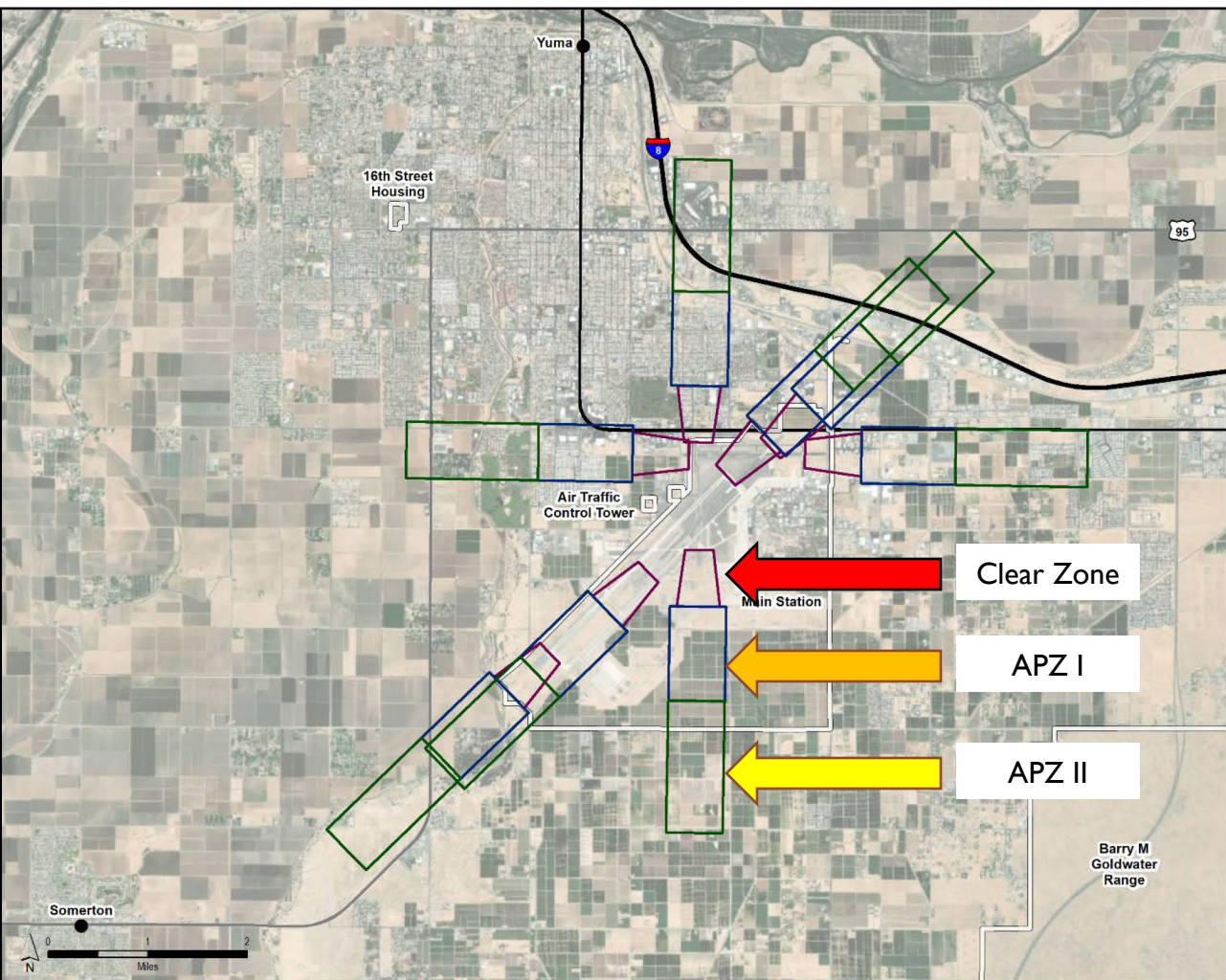
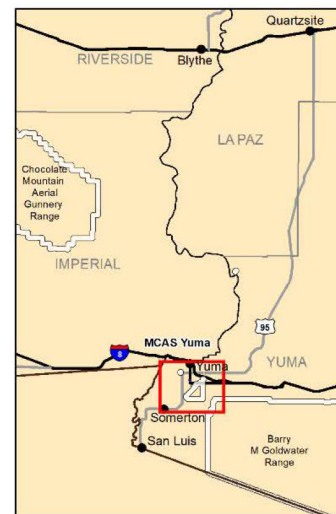
AIRCRAFT ACCIDENT POTENTIAL

Clear zones and accident potential zones are established in areas where aircraft accidents are most likely based on DoD analysis of aviation incidents.

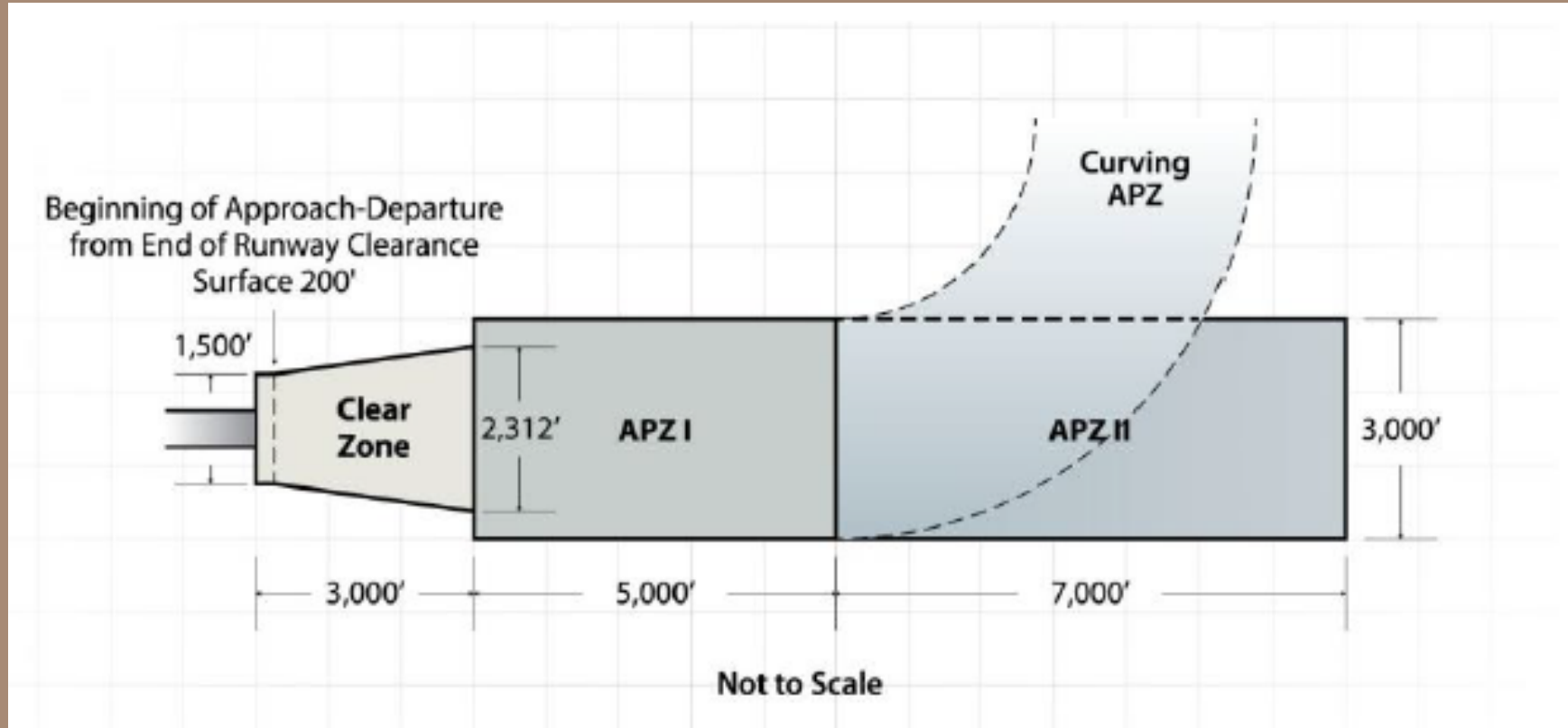
The clear zone and accident potential zones extend a total of 15,000 feet from the end of the runway and are 3,000 feet wide (the clear zone is slightly narrower).

2019 AICUZ Clear Zones and Accident Potential Zones

- Legend
- MCAS Yuma and Ranges
 - 2019 Accident Potential Zones
 - CZ
 - APZ-I
 - APZ-II
 - Major Roads
 - Interstate Highway
 - US Highway



CLEAR ZONE / APZ DIAGRAM*



* Class B USN / USMC Runway

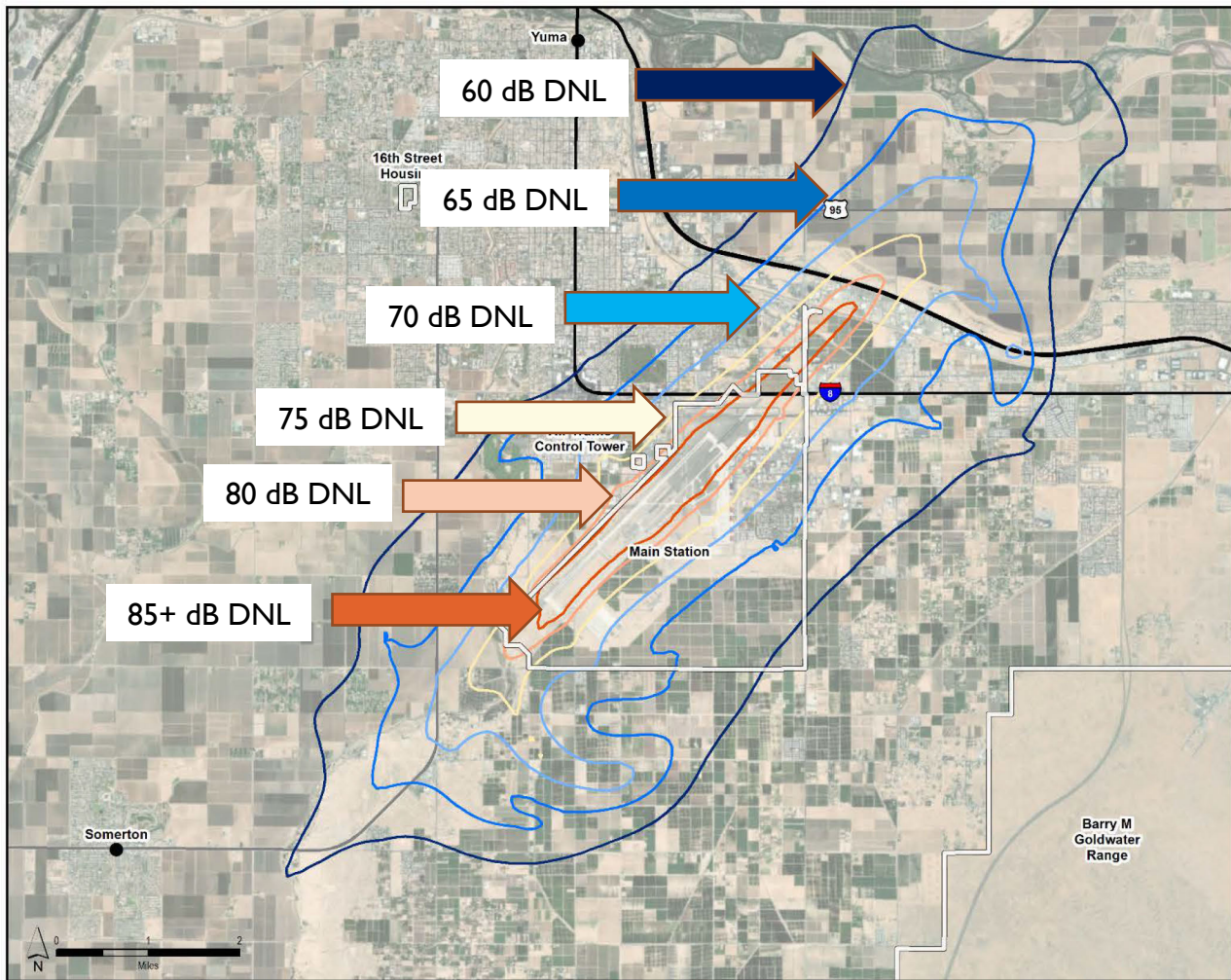
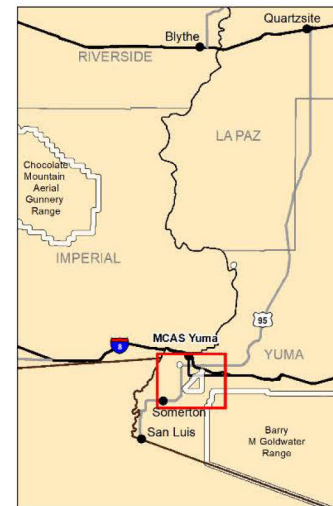
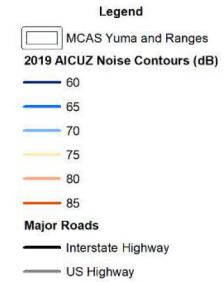
AVIATION NOISE

Noise is modeled based on average daily aircraft operations and measured in decibels expressed as “dB DNL”

Weighted to “penalize” nighttime operations by adding 10 decibels

Noise contours represent cumulative exposure. Individual exposure events can exceed defined dB DNL levels.

2019 AICUZ Average Annual Day Noise Contours

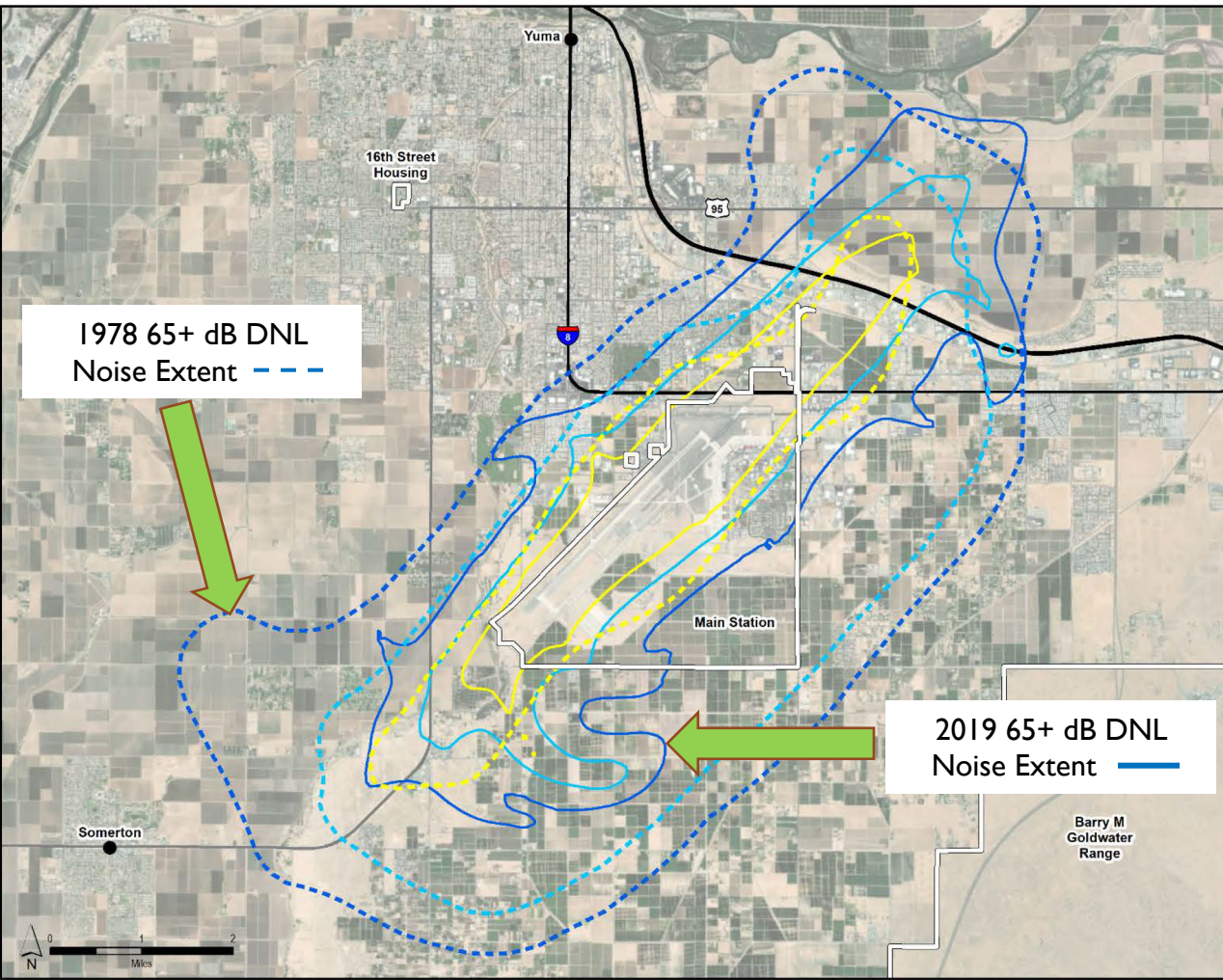
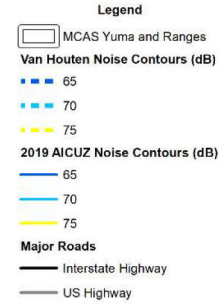


AVIATION NOISE

The 2019 AICUZ includes a comparison of the 1978 noise contours and the modeled noise contours developed for the study, which projects operations to the year 2025.

The 2019 noise model output shows a general “tightening” of the area of compatibility concern, which begins at the 65 dB DNL contour.

Comparison of AICUZ (2019) Noise Contours and Van Houten (1978) Noise Contours



AIRSPACE IMAGINARY SURFACES

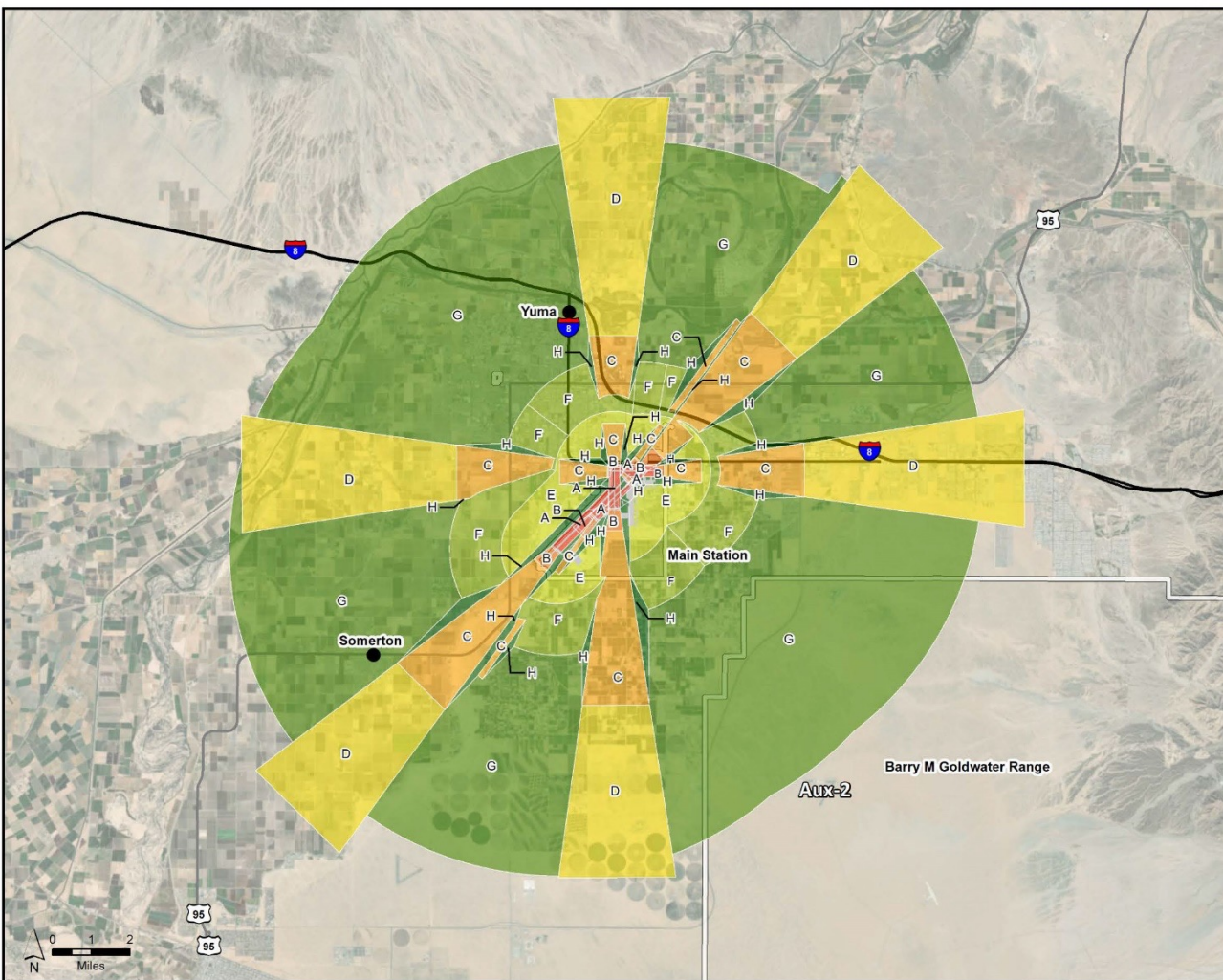
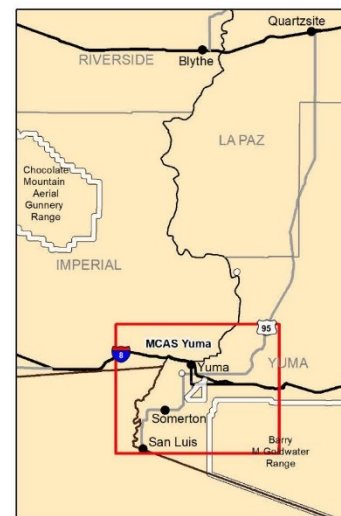
Imaginary surface criteria are defined in 14 CFR Part 77.

Surfaces for military runways are significantly different than civilian imaginary surfaces.

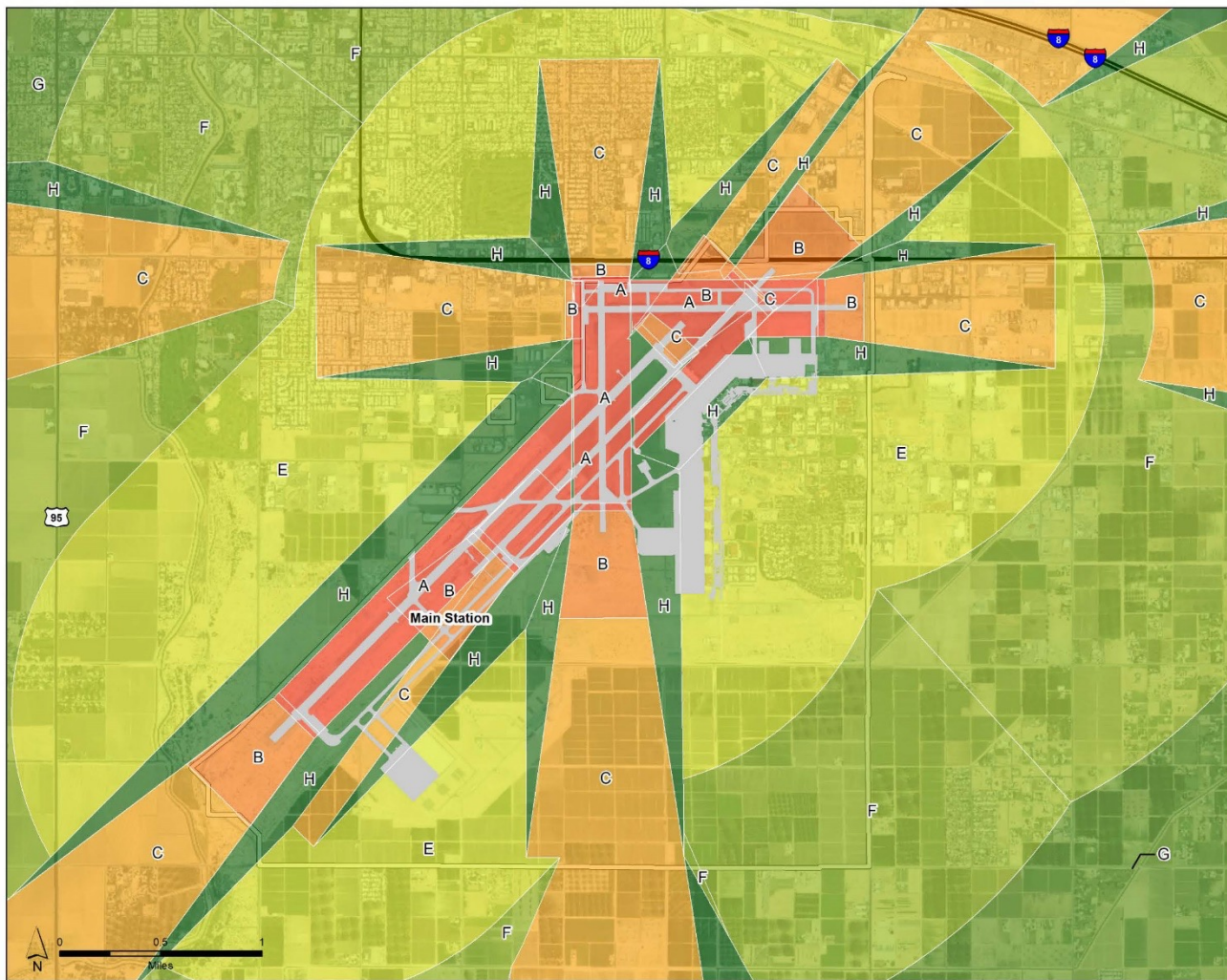
Imaginary surface elevations are one factor used by the FAA to determine whether a tall structure poses a hazard to safe aerial navigation.

Airspace Imaginary Surfaces at MCAS Yuma

- Legend**
- MCAS Yuma and Ranges
 - Imaginary Surface Descriptions**
 - A - Primary
 - B - Runway Clear Zone
 - C - Approach-Departure [Sloped]
 - D - Approach-Departure [Horizontal]
 - E - Inner Horizontal
 - F - Conical
 - G - Outer Horizontal
 - H - Transitional
 - Major Roads**
 - Interstate Highway
 - US Highway

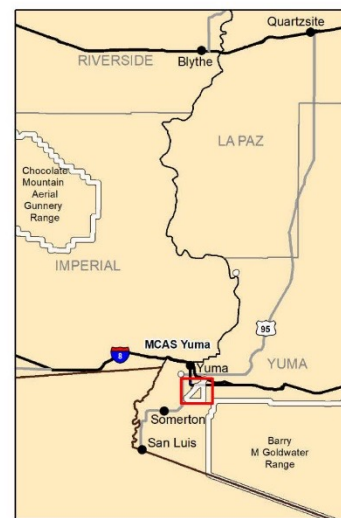


AIRSPACE IMAGINARY SURFACES



Airspace Imaginary Surfaces at MCAS Yuma

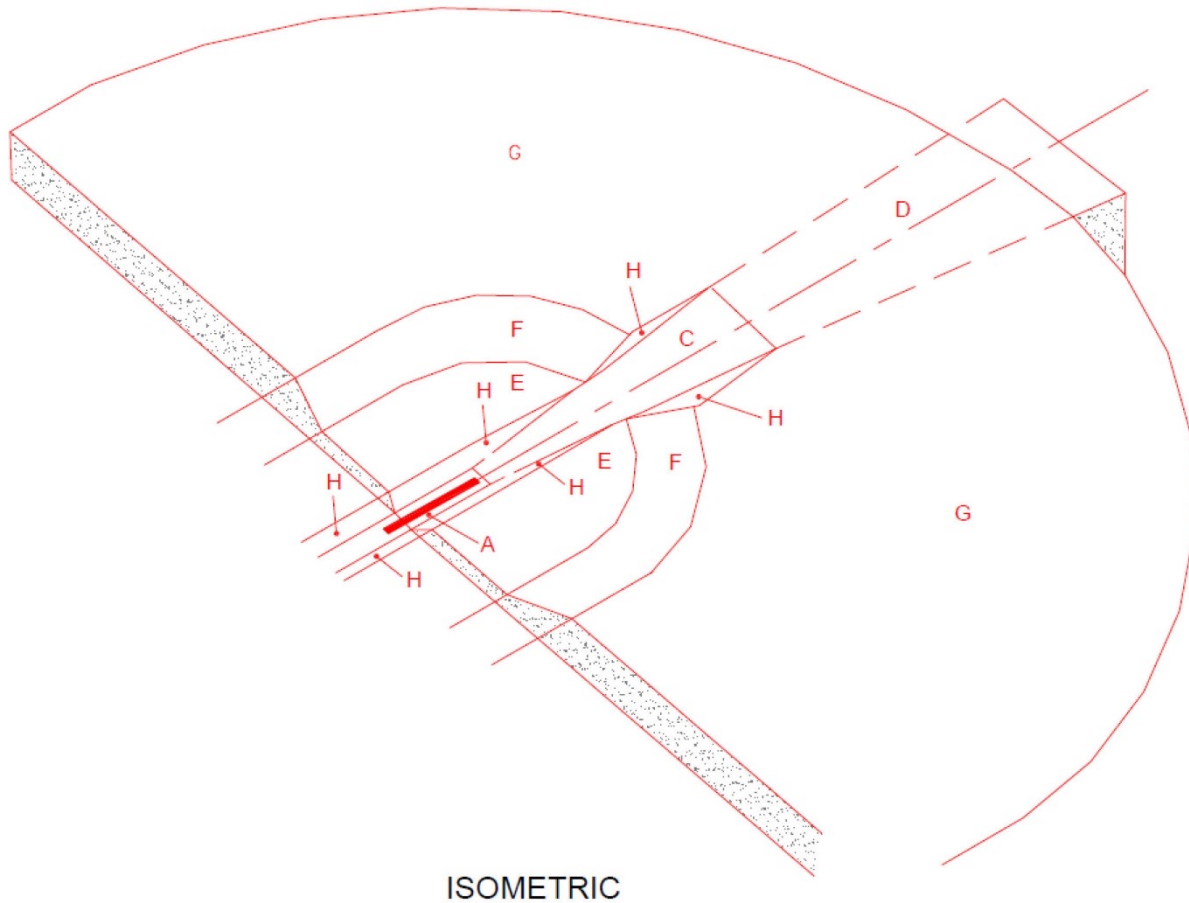
- Legend**
- MCAS Yuma and Ranges
 - Imaginary Surface Descriptions**
 - A - Primary
 - B - Runway Clear Zone
 - C - Approach-Departure [Sloped]
 - D - Approach-Departure [Horizontal]
 - E - Inner Horizontal
 - F - Conical
 - G - Outer Horizontal
 - H - Transitional
 - Major Roads**
 - Interstate Highway
 - US Highway



With four runways, there is a significant amount of overlap between imaginary surfaces in close proximity to the Air Station.

Where surfaces overlap, the surface with the lower floor elevation is the prime factor in making a hazard determination.

IMAGINARY SURFACE DIAGRAM



- A – Primary Surface (reference elevation - 0')
- B – Runway Clear Zone (not shown)
- C – Approach / Departure (Sloped 0' to 500')
- D – Approach / Departure (Horizontal 500')
- E – Inner Horizontal (150')
- F – Conical (Sloped 150' to 500')
- G – Outer Horizontal (500')
- H – Transitional (elevation based on connected surfaces)

All elevations are based on the runway reference elevation regardless of topography beneath the surface.

Source DoD 2008

Figure 5-3. Generic Airspace Imaginary Surfaces for Navy Class "B" Runway

HOUSING NEEDS ASSESSMENT

Housing Assessment

Team members from Benchmark Planning will lead Task 5: *Housing Study/Needs Assessment*. Benchmark has wide-ranging experience working with clients to assess housing needs and develop plans to meet market demands. Their diverse experience related to housing includes:

- » Preparing housing elements for comprehensive plans;
- » Developing housing forecasts for military compatible use studies;
- » Preparing housing growth capacity and land use suitability analyses;
- » Modeling housing construction revenue streams for building inspections departments;
- » Preparing regional analyses of impediments to fair housing; and
- » Working with clients to plan for the utilization of surplus land to develop workforce housing.



Benchmark has wide-ranging experience working with clients to assess housing needs and develop plans to meet market demands. Their diverse experience related to housing includes developing housing forecasts for military compatible use studies.



HOLISTIC PLANNING / MILITARY AND COMMUNITY COLLABORATION

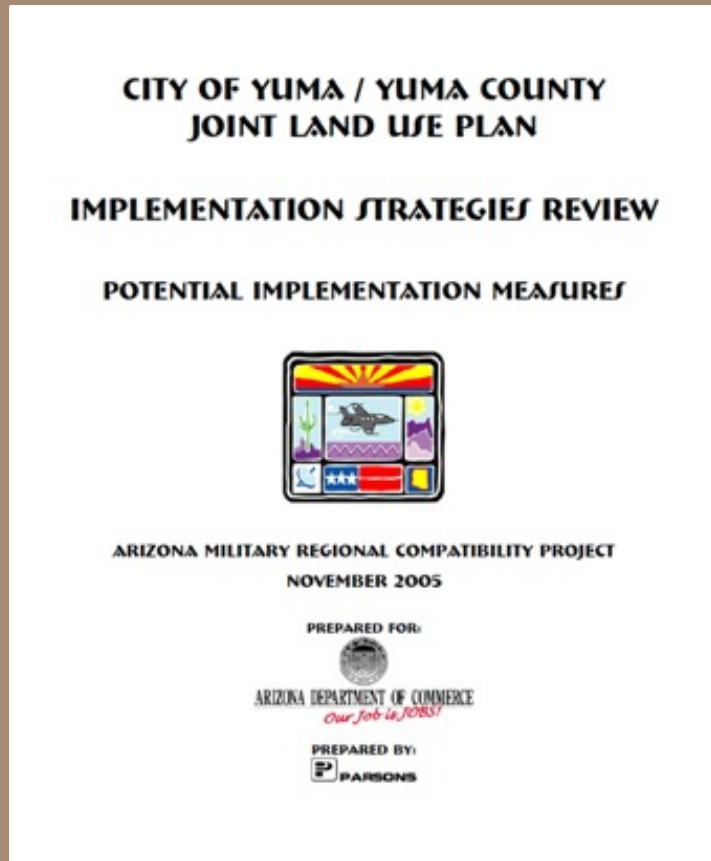
- Military Planning
 - AICUZ: Air Installations Compatible Use Zones Study
 - ECP: Encroachment Control Plan
 - REAS: Real Estate Acquisition Strategy
 - JLUS: Joint Land Use Study
 - EP/REPI: Encroachment Partnering / Readiness and Environmental Protection Integration
 - IDP: Installation Development Plan
- Community Planning
 - Zoning
 - Land Use
 - Comprehensive Planning
 - Transportation Planning
 - Energy Plans
 - Conservation Plans
 - Purchase of Development Rights
 - Transfer of Development Rights

Military and Community planning tools enhance one another through effective coordination and collaboration. They can be used in tandem for a holistic local and regional planning strategy.

MCAS YUMA COMPATIBLE LAND USE PLANNING HISTORY

- Joint Land Use Plans (JLUPs)
- Encroachment Control Plan (ECP)
- Real Estate Acquisition Strategy (REAS)
- County Fairgrounds (History and Challenges)
- Readiness and Environmental Protection Integration (REPI) Program
- Flat-Tailed Horned Lizard (FTHL)
- Strategic Engagement Planning (SEP)

CITY/COUNTY JOINT LAND USE PLAN 2005

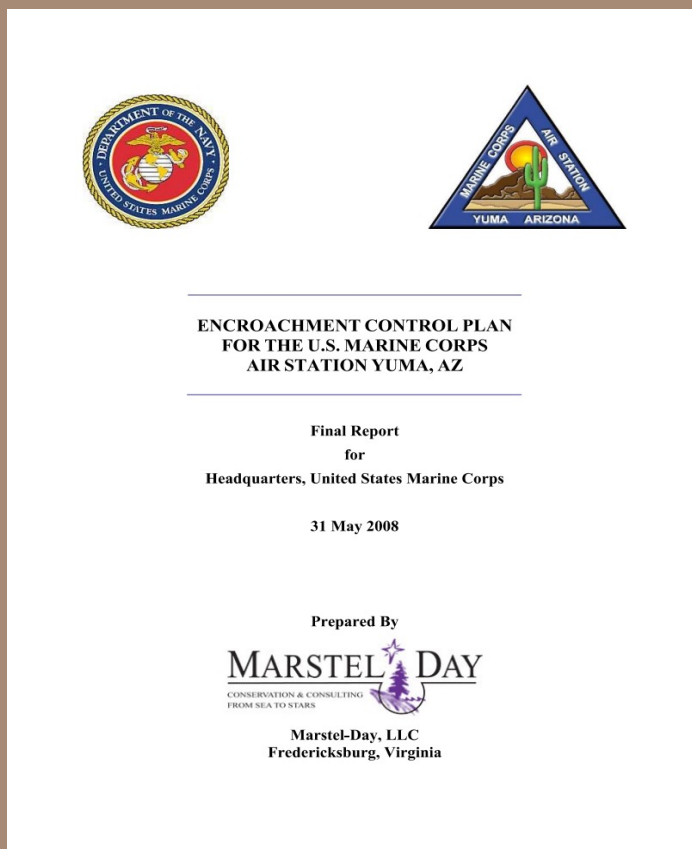


- Gila Bend/BMGR JLUP (2005) Non-real estate recommendations:
 - Avigation disclosures
 - Limited access
 - Graduated density regulations
 - Transfer of Development Rights
- Gila Bend/BMGR JLUP (2005) EP recommendations:
 - Purchase of Development Rights / Conservation Easements
 - Partnerships with NGOs

MCAS YUMA ENCROACHMENT CONTROL PLAN (ECP) 2008 & 2017

Example Management Actions:

- 1.3: Work with the City of Yuma, Yuma County, and other localities to establish mutually agreed upon additional protections that go beyond the minimum requirements of the Preservation of Military Airports Act (ARS §28-8481).
- 1.7: Pursue Encroachment Partnerships or other DOD funding to acquire parcels outside of the installation that mitigate encroachment challenges



MCAS YUMA REAL ESTATE ACQUISITION STRATEGY (2008 & 2017)

- Identifies a Desired End State and Priority Areas with geographic encroachment management targets
 - Identifies Priority Areas and High-Priority Parcels for EP Program
 - Identifies Potential EP Partners
 - Identifies non-real estate opportunities
 - Intended to frame partnerships and win-win opportunities

COUNTY FAIRGROUNDS CHALLENGES



- Fairgrounds support Yuma County Youth Education and Agriculture
- Fairgrounds partially located under MCAS Yuma flight path with safety concerns
- Study of relocation options in 2016
- 2022 funding for partial relocation out of Clear Zone
- Additional funding requests explored for more substantial relocation

FLAT-TAILED HORNED LIZARD (FHTL) (*Phrynosoma mcallii*)



- Proposed for listing as Threatened Species
- Multijurisdictional Rangewide Management Strategy (2003) to prevent official listing; specifies number of acres of habitat to maintain/manage
- Majority of FTHL range is on western BMGR
- Border Wall installation removed significant acres of FTHL habitat, resulting in fewer breeding options
- Substantial impact to range if FTHL is listed
- Goal to protect more habitat outside of Range

MCAS EP/REPI PROGRAM



- EP/REPI Program initiated 2019 for partnership projects outside of military lands
- REPI Goals:
 - Buffer high-noise, safety, and operational areas
 - Protect habitat for T&E species
 - Support resilience
- Major update in 2021 to add FTHL targets; pending update in 2024
- Complex dynamics across multiple partners

OTHER MILITARY PLANNING EFFORTS / OPPORTUNITIES



- AICUZ
- Strategic Engagement Planning
- Engineering With Nature
- Community Partnering / Intergovernmental Support Agreements
- Exploration of dedicated partnership funding programs (example: Defense Community Infrastructure Program - DCIP)

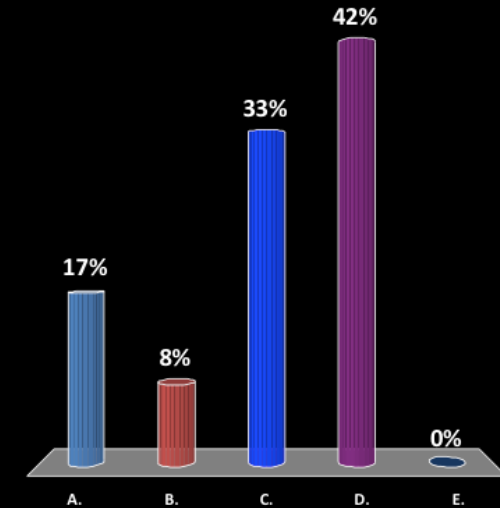


PUBLIC OUTREACH AND PARTICIPATION

- 4-5 Public Sessions
- Public Survey
 - Live Polling
 - On-Line
 - Hardcopy
- Initial Findings
- Recommendations
- Deliverables

Where do you get most of your information about Camp Crowder?

- A. Directly from someone who works/trains there
- B. From friends who know people who work/train there
- C. Just from general discussion in the community
- D. From the media
- E. I don't know anything about Camp Crowder



PUBLIC OUTREACH & AWARENESS

myUMA Yuma Click & Fix Contact Information Employee Login **HOW DO I?**

CITY OF Yuma

Government Business Visitors Residents 🔍

- Community Development
- + Building Safety
- Community Planning
- Yuma 2025 Joint Land Use Plan
- Forms and Applications
- Historic Preservation and Architectural Design Review
- Infill Yuma
- Long Range Planning
- Current Planning
- + Neighborhood Services
- Boards & Commissions
- Development Portal
- Development Resources

Government » Community Development » Community Planning »

Yuma 2025 Joint Land Use Plan

Font Size: + - + Share & Bookmark Feedback Print

**YUMA 2025
JOINT LAND USE PLAN**

YUMA 2025 JOINT LAND USE PLAN

May 2024

What is the MCAS Yuma Joint Land Use Plan?

The Marine Corps Air Station Yuma (MCAS Yuma) Joint Land Use Plan (JLUP) is a land use planning effort between MCAS Yuma, the Cities of Yuma and Somerton, Yuma County, and other local stakeholders.

The JLUP will take into consideration operations associated with the Air Station and the Barry M. Goldwater Range.

The study is administered by the City of Yuma and is co-funded through a grant from the Department of Defense, Office of Local Defense Community Cooperation.

The MCAS Yuma JLUP will benefit both the Marine Corps and the surrounding region by:

- » Identifying ways to preserve long-term land use compatibility between MCAS Yuma installations and the surrounding communities;
- » Promoting the sustainment of the operational mission of the Marine Corps in southwestern Arizona while protecting the quality of life of nearby residents and businesses;
- » Enhancing communication and coordination among local stakeholders; and
- » Integrating the growth plans of the communities in the region with Marine Corps plans and mission operations.

What is the Purpose of the Joint Land Use Plan?

The purpose of the JLUP is to:

- » Identify means of promoting land uses near MCAS Yuma that are compatible with the base's military missions;
- » Accommodate compatible growth and economic development locally;
- » Protect public safety and quality of life; and
- » Sustain the mission of the Marine Corps in southwestern Arizona.

The JLUP will evaluate ways to enhance communication and coordination among local stakeholders with the goal of continued compatible land use strategies, as the community and the Marine Corps plan for the future.

The JLUP does not result in changes to land use, zoning, or how property owners may use their property, though it may identify regulatory changes for the community to consider after completion of the Joint Land Use Plan.

JLUP Contact

Alyssa Linville
Director of Planning and Neighborhood Services,
City of Yuma
(928) 373-5000, ext. 3037
Alyssa.Linville@YumaAZ.gov

What Will the Joint Land Use Plan Address?

The JLUP will provide:

- » An assessment of existing conditions near MCAS Yuma installations, identifying potential incompatibilities;
- » An assessment of potential future civilian and military land use conditions; and
- » Strategies to promote compatible land use planning around the Air Station and Goldwater Range.

RESOLUTIONS OF SUPPORT

2015 / 17

RESOLUTION SUPPORTING MARINE CORPS AIR STATION BEAUFORT AND MARINE CORPS RECRUIT DEPOT PARRIS ISLAND AND RECEIPT AND ANALYSIS OF THE RECOMMENDATIONS OF THE 2015 JOINT LAND USE STUDIES

WHEREAS, Marine Corps Air Station Beaufort ("MCAS Beaufort") and Marine Corps Recruit Depot Parris Island ("MCRD Parris Island") (together, the "Marine Corps Installations ") are major contributors to the well-being and economic prosperity of the citizens in and surrounding Beaufort County; and

WHEREAS, the mission of the Marine Corps Installations requires certain actions which, by their nature, generate impacts that can be observed outside the perimeter of MCAS Beaufort and MCRD Parris Island; and

WHEREAS, certain patterns of development, construction, and subsequent uses, if located near the Marine Corps Installations operational zones, have the potential to increase the number of persons who may find such impacts undesirable and, therefore, lead to complaints and incompatible land uses; and

WHEREAS, such patterns of development, construction, and uses are often referred to as encroachment; and

WHEREAS, encroachment has the potential to significantly impact the effective performance of the missions at the Marine Corps Installations as well as the quality of life of our citizens, community, and industry; and

WHEREAS, it is in the best interest of the citizens of Beaufort County and the citizens of the United States of America that the Marine Corps Installations perform their missions in an efficient and effective manner; and

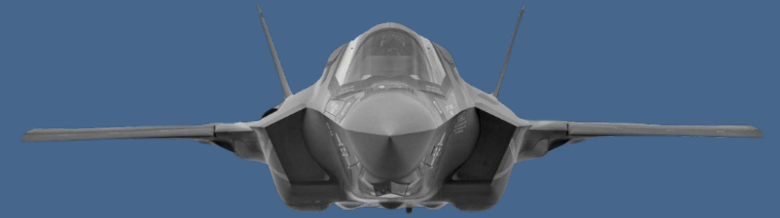
WHEREAS, all property owners have an interest in using their property in a manner consistent with the law and with the Constitutions of the United States and the State of South Carolina; and

WHEREAS, the Marine Corps Installations, the United States Department of Defense, and Beaufort County have cooperated to protect their missions and nearby civilian lands from encroachment by several means, including, but not limited to, acquiring property and development rights, enacting ordinances, adopting and supporting land use regulations within operating zones for the benefit of the Marine Corps and the property owners and prospective owners within those zones, and enforcing recreational water safety protocols; and

WHEREAS, Beaufort County, working with the Marine Corps Installations, the United States Department of Defense, and the Lowcountry Council of Governments, have conducted a Joint Land Use Study ("JLUS") that considers the patterns of development, construction and uses that are suitable to protect the mission of the Marine Corps Installations and to guide property owners in the use of their property so as to balance the safety and welfare of the citizens of Beaufort County with the interests of individual property owners; and

NEXT STEPS

- ~~Community Tour (5/8)~~
- ~~Public Information Session (5/8)~~
- Stakeholder Sessions (5/8 to 5/9)
- On-Base Briefing (5/9)
- Joint Steering Committee & Working Group Kick-Off Session (5/9)
- Compatibility Analyses (May-July)
- Initial Findings and Public Survey (July-August)



YUMA 2025
JOINT LAND USE PLAN



YUMA 2025

JOINT LAND USE PLAN