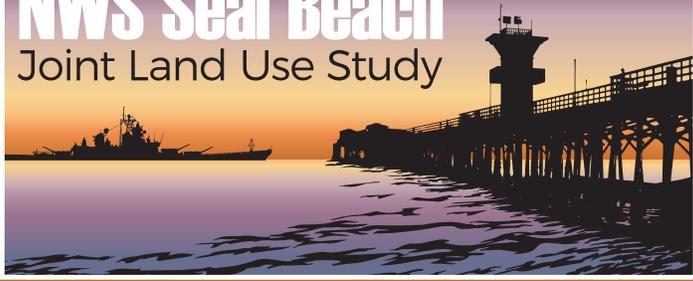


NWS Seal Beach

Joint Land Use Study



Fact Sheet #1

Project Overview

What is a Joint Land Use Study?

A Joint Land Use Study (JLUS) is a cooperative land use planning effort conducted as a joint venture between an active military installation, surrounding jurisdictions, state and federal agencies, and other affected stakeholders. The Naval Weapons Station Seal Beach (NWS Seal Beach) JLUS is funded by a grant from the Department of Defense Office of Economic Adjustment (OEA) and contributions by the City of Seal Beach. The JLUS effort can directly benefit both NWS Seal Beach and the surrounding region by:

- ◆ *Protecting the health and safety of surrounding residents and workers;*
- ◆ *Preserving long-term land use compatibility between NWS Seal Beach and the surrounding communities;*
- ◆ *Promoting community planning that addresses compatibility issues;*
- ◆ *Encouraging cooperation between the NWS Seal Beach and community officials; and*
- ◆ *Integrating surrounding local jurisdiction growth policy plans with the installation's plans.*



What Are the Goal and Objectives of the JLUS?

The goal of the JLUS is to reduce potential conflicts between military installations and surrounding areas while accommodating new growth and economic development, sustaining economic vitality, protecting public health and safety, and protecting the operational missions of NWS Seal Beach. JLUS programs have three core objectives:

UNDERSTANDING. Increase communication between the military, local jurisdictions, and other stakeholders to promote an understanding of the strong economic and physical relationship between NWS Seal Beach and its neighbors.

COLLABORATION. Promote collaborative planning between the military, local jurisdictions and other stakeholders in order to ensure a consistent approach in addressing compatibility issues.

ACTIONS. Develop and implement strategies for reducing the impacts of existing and future incompatible activities on the community and military operations.

Who Will Guide Development of the JLUS?

Two committees (comprising city, military, and other stakeholders), together with the public, will guide the development of the JLUS.

Policy Committee (PC). This committee comprises elected officials representing jurisdictions in the JLUS study area, federal and state agency officials, and military leadership. The PC is responsible for leading the direction of the JLUS and monitoring the implementation and adoption of policies and strategies.

Technical Committee (TC). The TC is made up of representatives from local jurisdictions; the military; local, federal, and state agencies; and other stakeholders with expertise in one or more of the 25 compatibility factors identified on the following pages. The TC identifies and addresses technical issues, provides feedback on report development, and assists in the development and evaluation of implementation strategies.

Public. The public can be involved in the development of the JLUS by providing input to the process, informing the representatives on the PC of their concerns and recommendations, submitting comments and feedback online at the project website www.sealbeachjlus.com, and participating in the public workshops.

Why is it Important to Partner With Naval Weapons Station Seal Beach?

NWS Seal Beach supports the national defense strategy by providing missiles, torpedoes, gun ammunition and decoys to a majority of the U.S. Pacific Fleet. NWS Seal Beach is the primary West Coast naval ordnance storage, loading and maintenance center. In addition, NWS Seal Beach is the only naval weapons station port capable of supporting the San Diego fleet concentration.

In fiscal year 2010, NWS Seal Beach contributed over \$136 million to the regional economy, with almost \$6 million in state and local taxes, and supported more than 2,000 jobs in the area. NWS Seal Beach has provided a stable source of civilian employment and economic activity through economic booms and recessions. The installation supports and partners with a number of civilian first responders, from local police and fire departments to agencies within the Department of Homeland Security.

As the region continues to grow and prosper in proximity to NWS Seal Beach, land use decisions will need to be made in alignment with mission operations to protect both the installation and the communities from impacting each other.

Stay up-to-date on the JLUS at www.sealbeachjlus.com

25 Compatibility Factors

The JLUS will assess a set of 25 compatibility factors to identify all pertinent issues. A description and acronym for each of the 25 compatibility factors can be found on the following pages.

What is Compatibility?

Compatibility, in relation to military readiness, can be defined as the balance and / or compromise between community and military needs and interests. The goal of compatibility planning is to promote an environment where both entities can coexist successfully. Study Area data on existing conditions obtained from the PC, TC, and public workshops will be analyzed to identify current and future compatibility issues. This analysis will also identify the influence of regulatory measures on land use decisions and will consider existing and projected development trends within the Study Area.

AQ Air Quality

Air quality is defined by numerous components that are regulated at the federal and state level. For compatibility, the primary concerns are pollutants that limit visibility (such as particulates, ozone, etc.) and potential non-attainment of air quality standards that may limit future changes in operations at the installation or in the area.

AT Anti-Terrorism / Force Protection

Anti-Terrorism / Force Protection (AT / FP) relates to the safety of personnel, facilities, and information on an installation from outside threats. Methods to protect the installation and its supportive facilities can impact off-installation uses.

BIO Biological Resources

Biological resources include federal and state listed species (threatened and endangered species) and the habitats they live in or utilize. These resources may also include areas such as wetlands and migratory corridors that support these species. The presence of sensitive biological resources may require special development considerations and should be included early in the planning process.



COM Communication / Coordination

Communication / coordination relates to the level of interaction on compatibility issues among military installations, jurisdictions, land and resource management agencies, and conservation authorities.

CR Cultural Resources

Cultural resources may prevent development, apply development constraints, or require special access by Native American tribes, other groups, or governmental regulatory authorities.

DSS Dust / Smoke / Steam

Dust results from the suspension of particulate matter in the air. Dust (and smoke) can be created by fire (controlled burns, agricultural burning, and artillery exercises), ground disturbance (agricultural activities, military operations, grading), industrial activities, or other similar processes. Dust, smoke, and steam are compatibility issues if sufficient in quantity to impact flight operations (such as reduced visibility or cause equipment damage).

ED Energy Development

Development of energy sources, including alternative energy sources (such as solar, wind, or biofuels) could pose compatibility issues related to glare (solar energy), vertical obstruction (wind generation), or water quality / quantity.

FSC Frequency Spectrum Capacity

In a defined area, the frequency spectrum is limited. Frequency spectrum capacity is critical for maintaining existing and future missions and communications on installations. This is also addressed from the standpoint of consumer electronics.

FSI Frequency Impedance / Interference

Frequency spectrum impedance and interference refers to the interruption of electronic signals by a structure or object (impedance) or the inability to distribute / receive a particular frequency because of similar frequency competition (interference).



HA Housing Availability

Housing availability addresses the supply and demand for housing in the region. It also identifies the competition for shelter that may result from changes in the number of military personnel and the supply of military family housing provided by the installation.



IE Infrastructure Extensions

This factor covers the extension or provision of infrastructure (roads, sewer, water, etc.) in the vicinity of the installation. Infrastructure can enhance the operations of the installation by providing needed services, such as sanitary sewer treatment capacity and transportation systems. However, expanded infrastructure could encourage incompatible growth near the installation.

LAS Land / Air Space Competition

The military manages or uses land and air space to accomplish testing, training, and operational missions. These resources must be available and of a sufficient size, cohesiveness, and quality to accommodate effective training and testing. Military and civilian air operations can compete for limited air space, especially when the airfields are in close proximity to each other. Use of this shared resource can impact future growth in operations for all users.

LU Land Use

The basis of land use planning relates to the government's role in protecting the public's health, safety, and welfare. County and local jurisdictions' comprehensive plans and zoning ordinances can be the most effective tools for avoiding, or resolving, land use compatibility issues. These tools ensure the separation of land uses that differ significantly in character. Land use separation also applies to properties where the use of one property may impact the use of another. For instance, industrial uses are often separated from residential uses to avoid impacts related to noise, odors, lighting, etc.

LEG Legislative Initiatives

Legislative initiatives are federal, state, or local laws and regulations that may have a direct or indirect effect on a military installation's ability to conduct its current or future mission. They can also constrain development potential in areas surrounding the installation.

LG Light and Glare

This factor refers to man-made lighting (street lights, airfield lighting, building lights) and glare (direct or reflected light) that disrupts vision.

Light sources from commercial, industrial, recreational, and residential uses at night can cause excessive glare and illumination, impacting the use of military night vision devices and air operations. Conversely, high intensity light sources generated from a military area (such as ramp lighting) may have a negative impact on the adjacent community.

MAR Marine Environments

Regulatory or permit requirements protecting marine and ocean resources can cumulatively affect the military's ability to conduct operations, training exercises, or testing in a water-based environment.



NOI Noise

From a technical perspective, sound is the mechanical energy transmitted by pressure waves in a compressible medium such as air. More simply stated, sound is what we hear. As sound reaches unwanted levels, this is referred to as noise.

The central issue of noise is the impact, or perceived impact, on people, animals (wild and domestic), and general land use compatibility. Exposure to high noise levels can have a significant impact on human activity, health, and safety.

PS Public Services

Public services concerns include the assurance that adequate services such as police, fire, emergency services, parks and recreation, and water / wastewater / stormwater infrastructure are of good quality and available for use by the installation and surrounding communities as the area develops. The supply and demand of these public services in the event of emergency situations is also considered.

PT Public Trespassing

This factor addresses public trespassing, either purposeful or unintentional, onto a military installation. The potential for trespassing increases when public use areas are in close proximity to an installation.



RC Roadway Capacity

Roadway capacity relates to the ability of existing freeways, highways, arterials, and other local roads to provide adequate mobility and access between military installations and their surrounding communities.

SA Safety Zones

Safety zones are areas in which development should be more restrictive due to the higher risks to public safety. Issues to consider include accident potential zones, weapons firing range safety zones, and explosives safety zones.

SNR Scarce Natural Resources

Pressure to gain access to valuable natural resources (such as oil, natural gas, minerals, and water resources) located on military installations, within military training areas, or on public lands historically used for military operations can impact land utilization and military operations.

VO Vertical Obstructions

Vertical obstructions are created by buildings, trees, structures, or other features that may encroach into the navigable airspace used for military operations (aircraft approach, transitional, inner horizontal, outer horizontal, and conical areas, as well as military training routes). These can present safety hazards to both the public and military personnel.

V Vibration

Vibration is an oscillation or motion that alternates in opposite directions and may occur as a result of an impact, explosion, noise, mechanical operation, or other change in the environment. Vibration may be caused by military and/or civilian activities.

WQQ Water Quality / Quantity

Water quality / quantity concerns include the assurance that adequate water supplies of good quality are available for use by the installation and surrounding communities as the area develops. Water supply for agricultural and industrial use is also considered.

What Will the NWS Seal Beach JLUS Provide?

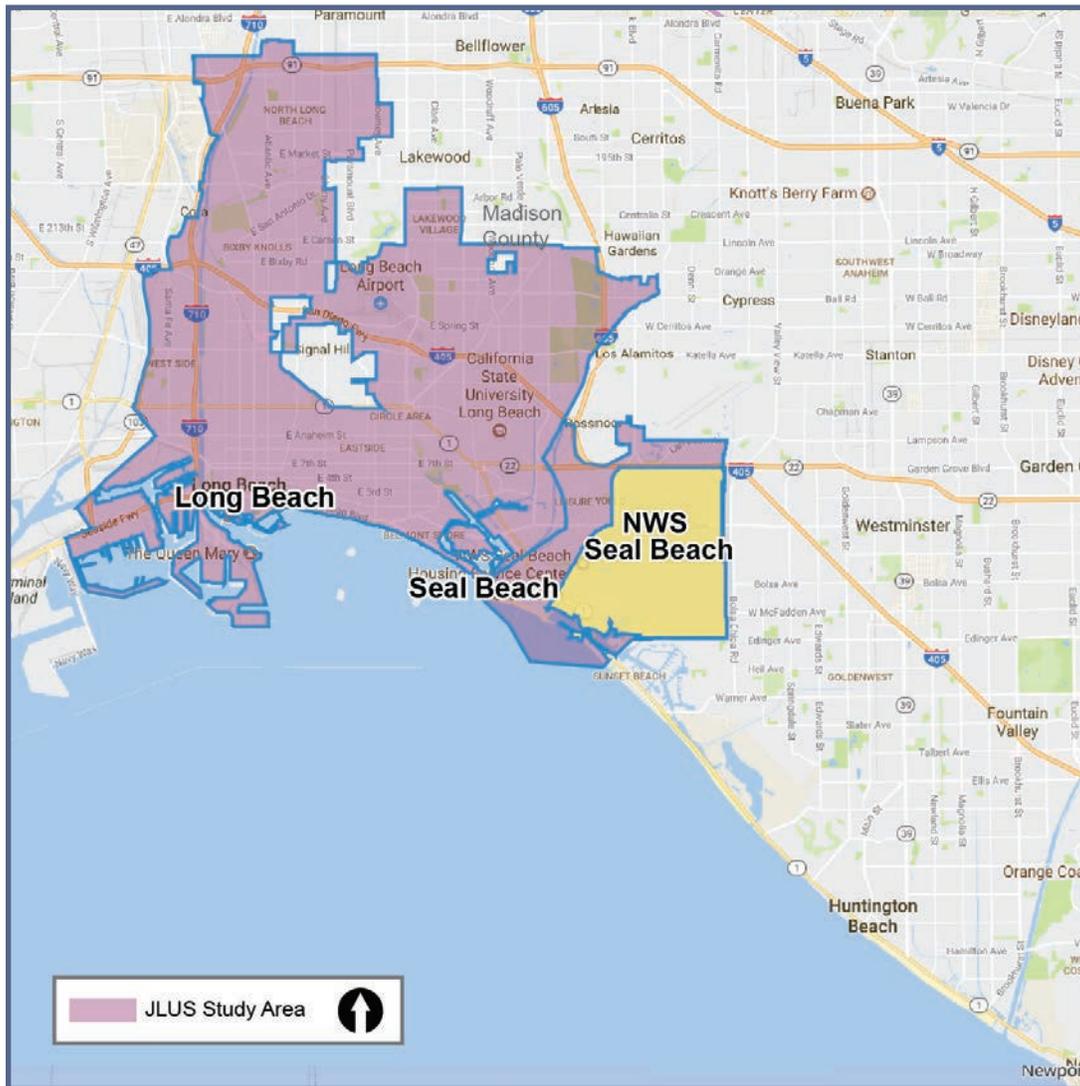
The NWS Seal Beach JLUS will provide all stakeholders:

- ◆ A land use assessment for surrounding potential growth areas;
- ◆ A baseline of existing incompatible land uses around the installation;
- ◆ An assessment of regional and local growth trends;
- ◆ A plan to assist surrounding communities in making informed decisions regarding compatibility; and
- ◆ Recommendations and strategies to promote compatible land use planning around NWS Seal Beach and within the surrounding communities.

What is the NWS Seal Beach JLUS Study Area?

NWS Seal Beach occupies 5,256 acres and is located in southern California, approximately 25 miles south of downtown Los Angeles. The JLUS Study Area for the NWS Seal Beach JLUS contains the area impacted or potentially impacted by the NWS Seal Beach mission including the cities of Seal Beach, Long Beach, and Huntington Beach.

In addition to the land area, the JLUS Study Area will extend vertically to include aircraft operating areas and into Pacific Ocean to include port and shipping operations located in the study area. The NWS Seal Beach JLUS Study Area may be further defined as the JLUS process continues. A map of the Study Area is shown below.



JLUS Partners

- City of Seal Beach
- City of Long Beach
- NWS Seal Beach

This study was prepared under contract with the City of Seal Beach, with financial support from the Office of Economic Adjustment, Department of Defense. The content reflects the views of the key JLUS partners involved in the development of this study and does not necessarily reflect the views of the Office of Economic Adjustment.

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