



UNITED STATES MARINE CORPS

HEADQUARTERS MARINE CORPS AIR STATION MIRAMAR
PO BOX 452000
SAN DIEGO CA 92145-2000

StaO 11010.2A

G-4

22 MAR 2002

STATION ORDER 11010.2A

From: Commanding General

To: Distribution List

Subj: COMMITTEE FOR LAND AND AIRSPACE MANAGEMENT POLICY (CLAMP)

Ref: (a) OPNAVINST 11010.36A
(b) MCAS Miramar Master Plan (1999)
(c) OPNAVINST 5090.1B
(d) MCO5090.2A
(e) NAVFACINST 11010.44E
(f) SECNAVINST 11011.47
(g) MCO 11011.22A
(i) CMC Memo dtd 30 May 97
(j) HQMC Memo dtd 7 May 97

Encl: (1) CLAMP Tier I Application
(2) CLAMP Tier II Application

1. Purpose. The Committee for Land and Airspace Management Policy (CLAMP) will pursue a consistent and unified policy on all land use planning issues, including, but not limited to, station comprehensive planning, environmental and natural resources issues, flight operations and airspace, and urban encroachment. The CLAMP objective is to promote responsible land use planning and environmental stewardship while preserving current and future mission flexibility and protecting the health, safety and welfare of Marine Corps Air Station (MCAS) Miramar's neighbors and service members. All MCAS Miramar Commands, Departments, and Tenants Organizations are required to use the CLAMP process for all new, modified or renewal of real estate requirements.

2. Cancellation. StaO 11010.2.

3. Background. Positive, effective land use to support maximum operational readiness demands thorough planning and coordination. References (a) and (b) provide criteria for development of land uses, compatible with airfield operations. Reference (c) charges the Federal Government with environmental responsibility while reference (d) outlines Marine Corps Environmental policy. References (e) and (f) provide Marine Corps guidelines for station master planning. References (g), (h), and (i) provide instructions for approving out-grant requests for real property interests to individuals or entities outside the Department of Defense.

4. Responsibility. The CLAMP is responsible for the following:

a. Provide a forum for the formulation of sound and cogent policy decisions on issues of environmental/natural resources, land, facilities, flight operations, airspace, and urban encroachment.

b. Interact and establish a dialogue not only with station customers but with local, regional, state, and federal agencies to promote land and airspace uses consistent with references (a) through (i).

c. Special emphasis on community support and working with special interest groups to foster a "good neighbors" program, while protecting the station's interests.

d. Reviewing all land and airspace documents that impact (long or short-term) airfield-operations or on the surrounding community. This review will include, but not be limited to, planning proposals and documents by private interests and by local, regional, state, and federal agencies; noise abatement and changes in airfield operations, flight tracks, or air space.

e. Ensuring Station development is consistent with references (a) through (i).

f. Planning, promoting, and fostering the national objectives for environmental enhancement of the activity in cooperation with local authorities and organizations.

5. Action

a. The **CLAMP Executive Policy Committee** shall meet annually, or on an as needed basis. The annual meeting will discuss issues of the past year and establish policy for long-term land and airspace utilization.

CLAMP Executive Policy Committee Members:

Chief of Staff (Committee Chair)
Assistant Chief of Staff, G-3
Assistant Chief of Staff, G-4 I&L
Assistant Chief of Staff, G-6
Assistant Chief of Staff, G-8
Assistant Chief of Staff, Environment Management Division
Assistant Chief Of Staff, CP&L
Counsel

Public Affairs Officer
Director of Safety
Provost Marshal
AC/S G-3, 3d MAW
AC/S G-4, 3d MAW

Technical Advisors:

Representative from Southwest Division, Naval Facilities,
Engineering Command
Public Works Officer
Planning Director (Recorder)
Other Subject Matter Experts (SMEs) as appropriate

b. A **CLAMP Working Committee** shall meet quarterly or on an as needed basis as determined by the Chief of Staff, or AC/S, G-4 I&L.

Voting Members:

Office of Counsel (or Deputy)
AC/S CP&L or Deputy
AC/S G-3 or Deputy
AC/S G-4, Committee Chair or Deputy
AC/S G-6 or Deputy
AC/S G-8 or Deputy
Environmental or Deputy
Provost Marshal Office
Director of Safety or Deputy
AC/S G-3, 3d MAW
AC/S G-4, 3d MAW

Technical Advisors (non-voting):

Public Works Officer (Vice Chair)
Public Works Division (PWD) Planning Director
Southwest Division Naval Facilities Engineering Command,
Real Estate Specialist
Facilities Coordination Officer

Subject Matter Experts (SME) will be called upon as required. (e.g. Station Ordnance, Safety, Fire Department). The presence of five voting committee members establishes a quorum.

c. The PWD Planning Director will:

- (1) Publish and review annually the CLAMP procedures.
- (2) Track the daily implementation of issues and policies.

(3) Process Tier I Applications. The Tier I Application, enclosure (1), is submitted directly to the Public Works Division (Attention: Planning Dept) as a preliminary proposal. This application identifies real estate requirements and proposed functions. The Tier I Application is submitted to the CLAMP for consideration. If the Tier I Application is approved, and the CLAMP votes to obtain more information, the applicant will be requested in writing to complete a Tier II application for further action by the CLAMP.

(4) Provide meeting agendas and advance packages to all committee members within 15 days prior to CLAMP meetings.

(5) Coordinate attendance of required outside agency representatives affected by proposed projects.

(6) Provide the Commanding General with minutes of each committee meeting for concurrence/nonoccurrence/alternate action within five working days.

(7) Process Tier II Applications. When a Tier I Application is approved by the Commanding General, a letter will be sent to the applicant within 15 days advising them to complete a Tier II application, enclosure (2).

(8) A Tier II Application will be briefed by the applicant during a special committee session and the committee will then vote on the proposal and content of the application.

(9) The Commanding General is the approving authority for the Tier II Application.

6. Certification. Reviewed and approved this date.



G. L. GOODMAN
Chief of Staff

DISTRIBUTION: A

MCAS MIRAMAR
COMMITTEE FOR LAND AND AIRSPACE MANAGEMENT POLICY (CLAMP)
TIER I APPLICATION

INTERNAL USE:

To be completed by the Action Sponsor. Attach additional sheets as necessary.

1. PROPOSAL TITLE & DESCRIPTION: (Profit or Non-profit)
2. POINT OF CONTACT
3. DATE OF APPLICATION
4. NAME OF COMPANY/ORGANIZATION:
5. TELEPHONE NUMBER
6. FAX NUMBER
7. PROPOSAL REQUIREMENTS (Check all that apply and fill in the blanks):
8. HOURS OF OPERATION FOR PROPOSED FUNCTION ON MCAS MIRAMAR: (Days of the week and hours)
9. E-MAIL ADDRESS
10. MISSION OF COMPANY/ORGANIZATION: (Please attach Charter)
11. ACTION MILESTONES AND DURATION. (Include dates for the following):
12. WILL THE PROJECT RESULT IN PERMANENT SITE IMPROVEMENT? YES NO
13. DESCRIPTION OF IMPROVEMENTS (Attach site plan or layout)
14. BENEFIT TO USMC/MCAS MIRAMAR
15. INDICATE TYPE OF REAL ESTATE AGREEMENT DESIRED (Check the block that best meets your requirements)
INDICATE THE TERM YOU DESIRE THIS REAL ESTATE AGREEMENT (Check the block that best meets your requirements)

**MCAS MIRAMAR
COMMITTEE FOR LAND AND AIRSPACE MANAGEMENT POLICY (CLAMP)
TIER II APPLICATION**

1. Section I. Tier II Requirements

a. Instructions for Completing Application:

(1) This section outlines the application requirements for those Preliminary Proposals the CLAMP has recommended for Tier II evaluation. If, during this more in-depth evaluation, the CLAMP finds the proposal incompatible, a letter stating such will be forwarded to the applicant and no further action will be taken. If the proposal is found compatible, the CLAMP will forward their recommendation to the Commander, Marine Corps Air Bases Western Area (COMCABWEST) for action. If the application requires Commandant of the Marine Corps (CMC) and/or Assistant Secretary of Navy (ASN) approval, COMCABWEST will forward an endorsement to CMC and/or ASN respectively for final action.

(2) Tier II applications shall be professionally prepared by licensed or certified land-use planners, landscape architects, architects and/or engineers.

(3) Prior to submittal of the application(s), it is strongly recommended that the applicant meet with the Public Works Department, Planning Division staff to discuss the intent and requirements of this instruction.

(4) Fifteen copies of the application shall be submitted 30 days prior to a scheduled CLAMP meeting.

(5) The application(s) shall be submitted in a neat, orderly document (both a hard copy and an electronic file on micro floppy disk. Required format is 8-1/2" by 11", bound so as to open flat for review (e.g. "spiral" binding is preferred to "vello" or staples).

(6) The application(s) shall include a table of contents identifying the location of all narratives, maps, and exhibits.

(7) The application(s) shall include a bibliography of all contributors and literature referenced in the document.

(8) A copy of the completed checklist in Section III shall be signed by the project proponent.

ENCLOSURE (2)

b. Maps and Illustrations

(1) All maps and illustrations shall be clearly identified with descriptive legends, titles, north arrow, scale, dimensions, and one-foot contour intervals. Maps will be tied to the North American Datum of 1983 (NAD83).

(2) All aerial photographs used shall include the scale and the date the photograph was taken. Aerials will also be tied to the North American Datum of 1983 (NAD83).

(3) All topographic maps shall be prepared with one-foot contour intervals.

(4) All mapped features and site characteristics must be legible.

(5) Maps shall be located at the end of the subsections in which they are discussed.

(6) The size of maps and illustrations may vary; however, a consistent size throughout the document is required to facilitate review (e.g. 8-1/2" by 11", or 11" by 17") with title and number visible when folded; large "accordion" exhibits, either bound or in pockets, are discouraged.

(7) Requirements for survey mapping and legal description are listed in Appendix A.

c. Explanation for Table of Maps:

(1) Scale: Map scale may vary; however, all maps shall be represented at the largest scale possible to clearly identify site characteristics. If the applicant has questions about what scale to use, PWD, Planning Division staff will provide guidance.

(a) All maps identified by an "A" in Table I, Table of Maps represents on-site characteristics and shall be done at the same scale to facilitate staff review.

(b) Those maps identified by a "B" in Table I, Table of Maps include off-site characteristics and may vary in scale.

(2) Format: Lettering used by the-Table of Maps corresponds to the specific sections, subsections and requirements of this document requiring maps.

ENCLOSURE (2)

d. Combination of Maps. Those maps identified by an asterisk may be combined with any map, provided that all required information is clearly legible. For example, map II.H.1 (Traffic; Inventory and Analysis) may be combined with map II.H.2 (Traffic; Inventory and Analysis), but it may not be combined with map II.D.3 (Vegetation).

e. Combination of Maps from different Subsections. In addition, the following combinations of maps from different subsections are permissible, provided that all required information is clearly legible.

(1) Inventory and Analysis

(a) Vegetation (D.1.2.3) and Wildlife (E-2).

(b) Traffic (H.1.2), Utilities (2 Light Receptors
(J.1)).

(2) Land Use Proposal

(a) Vegetation (E.2) and Wildlife (F.1).

(b) Buffer Plan (H.1) and Imaginary Surfaces and Arcs.

ENCLOSURE (2)

TABLE I

Inventory and Analysis				
Site Analysis Number	Scale	Map Requirement	No Top	
A. Existing Land Uses				
A.1	B		X	
A.2	A		X	
A.3*	B		X	
A.4*	B		X	
B. Topography				
B.1	A		X	
C. Hydrology				
C.1	B	(Aerial Photograph)		
C.3	A		X	
D. Vegetation				
D.1*	A		X	
D.2*	A		X	
D.3*	A		X	
E. Wildlife				
E.1	A		X	
F. Soils				
F.1				
G. Electromagnetic and (No map required) Explosive Arcs and Airfield Imaginary Services				
G.1	B		X	
G.2	A		X	
H. Traffic				
H.1*	B		X	
H.2*	B		X	
I. Utilities				
I.2	B		X	
J. Sensitive Noise and Light Receptors				
J.1	B		X	
K. Training Areas				
K.1	B		X	
L. Cultural/Archaeological/Historic Resources				
L.1	A		X	
M. Composite Map				
M.1	A		X	

TABLE I (cont)

Land Use Proposed			
Site Analysis #	Scale	Map Requirement	No Top
A. Preliminary Development Plan (Overlay)**			
A	A		
B. Existing Land Uses			
(No map required)			
C. Topography			
C.4	A		X
C.5	A		X
C.7	A		X
D. Hydrology			
D.1*	A		X
D.4	B		X
D.5*	A		X
E. Vegetation			
E.2	A		X
F. Wildlife			
F.1	A		X
G. Electromagnetic and Explosive Arcs and Airfield Imaginary Services			
G.1	B		X
H. Buffer Plan			
H.1*	B		X
I. Imaginary Surfaces & Arcs			
I.1	B		X
J. Sensitive Noise and Light Receptors			
J.1	B		X
K. Training Areas			
K.1	B		X
L. Cultural/Archaeological/Historic Resources			
L.1	A		X
M. Sensitive Noise & Light Receptors			
M.1	A		X
M.2	A		X
N. Training Areas			
N.2	A		X
O. Cultural, Archaeological and Historic Resources			
(No map required)			
P. Other			
(No map required)			

* Those maps identified by an asterisk may be combined with other maps of the same subsection. Refer to Section I paragraph D, page 4, Combination of Maps for further explanation.

** This map shall be produced on clear color transparent material, must be removable to facilitate use and storage, and must include the applicant's name and/or company.

2. Section II. Tier II Requirements

a. Purpose. The Concept Development Plan serves two functions. The first is to inventory and identify existing characteristics and conditions of the site or facility. The second is to provide an analysis of these site characteristics in relation to their compatibility with development. These steps will identify both development constraints and development opportunities provided by the site prior to the actual site design process.

b. Ventory and Analysis

(1) Existing Land Uses:

(a) Describe and map the site location within MCAS Miramar's sphere of influence.

(b) Describe and map the existing land uses abutting the proposed site.

(c) For all lands within a ¼ mile radius of the site describe and map:

1 Existing land use

2 Existing constraints

3 Height of existing structures

(d) Pending land use applications

(2) Include a separate map of the site using assessor parcel maps. Include a meets and bounds descriptions.

c. Topography. Describe and map the topographic characteristics of the site, including spurs, draws, depressions, rock outcrops, slopes of 15 percent or greater; and any other significant topographic features.

ENCLOSURE (2)

d. Hydrology

(1) Describe and map on an aerial photograph the perimeter of all off-site watersheds that affect or are affected by the site both upstream and downstream to their logical conclusion, and note all balanced and critical basins.

(2) Provide a description of any significant off-site natural features and, man-made features located within the above watersheds (as mapped in question 1 above) that may affect or be affected by the site.

(3) Indicate the area in acres for those upstream off-site watersheds (as mapped in question 1 above) with 100-year discharges greater than 500 cubic feet per second (cfs).

(4) Describe and map the following characteristics of the on-site hydrology:

(a) Approximate 100-year flood plains with a discharge greater than or equal to 500 cfs.

(b) Sheet flooding areas with their average depths.

(c) Federally mapped flood ways and flood plains.

(d) Peak discharges both entering and leaving the site for 100-year events, which exceed 500 cfs using approximate methods such as the regional area versus discharge graphs.

(5) Provide a qualitative description of existing drainage conditions along the downstream property boundary.

e. Vegetation

(1) Inventory, describe, and map:

(a) Vegetation communities and associations on the site (Note: The Integrated Natural Resources Management Plan (INRMP) provides additional information and guidance in inventory and describing site vegetation requirements). Project applicants will follow the classification system used in O'Leary 1993.

(b) Federally-listed threatened, endangered, and/or proposed threatened and endangered species, their habitat, and other significant individual or groups of plants or animals.

ENCLOSURE (2)

(2) Describe and map the vegetation densities. Define the methodology used in determining these densities.

(3) Describe and map vegetation characteristics (as inventoried above) as they relate to:

(a) Scenic values

(b) Screening and/or buffering

(c) Soil stabilization

(d) Uniqueness

(4) Locate and identify aquatic, riparian ecosystems.

f. Wildlife

(1) Locate and Identify:

(a) Natural resources within 500 feet of the site.

(b) Federally-listed threatened, endangered, and/or proposed threatened and endangered species.

(c) High densities of a given species' population (based upon Integrated Natural Resource Management Plan), or an unusually high diversity of species.

(d) Migratory birds as defined by the Migratory Bird Treaty Act.

g. Soils. Describe soil suitability for development using USDA soil survey maps. No septic systems are permitted aboard MCAS Miramar.

h. Electromagnetic and Explosive Arcs and Airfield imaginary Surfaces

(1) Describe and map Electromagnetic and Explosive Arcs and Airfield Imaginary Surfaces that may impact the proposed action.

(2) Locate and identify existing flight tracks by aircraft type and altitude.

ENCLOSURE (2)

i. Traffic

(1) Map the existing and proposed streets, onto which the site will have access, to their intersection with a major route as shown on the MCAS' Master Plan Circulation Map. If the access street(s) does not intersect with a major route, map the access street(s) to its intersection with the street-which will connect with a major route, as well as the connecting street to its intersection with a major route. For those streets identified (including the major routes identified) provide the following general information:

(a) The existing route width including shoulders.

(b) Whether these route widths meet Master Plan Circulation Plan width requirements.

(c) Whether the route widths are continuous or do they jog (i.e. shift from, one side to the other).

(d) The route widths for all proposed off-site roads.

(e) The design speeds and service volume for both existing and proposed routes.

(f) The present and committed future (as determined from MCAS Miramar's Master Plan Circulation Plan) Average Daily Trips (ADT) for existing routes.

(g) If there are existing bicycle and pedestrian ways.

(h) When route improvements are scheduled to be completed.

(2) Describe and map any existing or proposed ammunition haul routes within one mile of the site.

(3) Utilities

(a) Describe the capacity of applicable utilities.

(b) Map the location of the existing public and private utilities (including telephone).

j. Sensitive Noise and Light Receptors. Map and identify all existing and proposed public/private facilities, natural resources, and wildlife that are identified as sensitive receptors, within a two mile radius of the site.

ENCLOSURE (2)

k. Training Areas. Describe and map all training areas within one mile of the site. State the size, in acres, type (i.e. active/inactive) and restrictions of the adjoining training areas identified.

1. Cultural/Archaeological/Historical Resources

(1) Describe and map cultural/archaeological and/or historical resources on the site.

(2) Provide a letter from either the State Historical Preservation Office, or a qualified archeologist stating the probability of archaeological resources being discovered on the site and the agency or individual's recommendation as to whether an archaeological survey of the site is needed.

m. Composite Map. A composite map, delineating the characteristics described in previous sections which may require more detailed evaluation in relation to the proposed project, will be provided. It will be represented graphically as determined by the applicant (examples include lines, dots, shading, and/or cross hatching); however, in all cases, graphics will be legible.

(1) Topography

(a) Peaks and ridges.

(b) Spurs, draws, depressions, and rock outcrops.

(c) Slopes equal to or greater than 15 percent.

(2) Hydrology

(a) 100 year flood plains with a discharge greater than or equal to 500 cubic feet per second.

(b) Sheet flooding areas with flood depths greater than or equal to one foot.

(c) Federally mapped flood ways and flood plains.

(3) Vegetation

(a) Areas of special consideration, e.g., mitigation sites/and wetlands.

(b) Coastal sage scrub and other prominent vegetation types.

ENCLOSURE (2)

(c) Areas where vegetation facilitates soil stabilization.

(4) Wildlife

(a) Wildlife habitats as identified in the Intergrated Natural Resources Management Plan (INRMP).

(b) Federally listed threatened and endangered species.

(5) Electromagnetic, Explosive Arcs and Imaginary Surfaces: Site-areas within electromagnetic and explosive arcs proposed structures that penetrate airfield imaginary surfaces.

n. Explanation of Composite Map

(1) Any of the features listed under the general subsection on (i.e., topography, hydrology, soils, vegetation, imaginary surfaces and cultural resources) shall be combined under that general subsection as one characteristic. For example, the existence of Vernal Pools and Relative Flat contours on a particular area shall be considered as one "topographic" characteristic.

(2) The composite map will show the number of general characteristics, which exist on particular areas of the site. Individual characteristics will be represented differently and overlaid for those areas exhibiting multiple characteristics.

(3) For example, if an area is characterized by topographic and vegetative characteristics or by soils and view-shed characteristics, it has two characteristics. An area characterized by 15 percent slopes (topographic), wildlife values (wildlife), high visibility (view sheds) and federally mapped flood ways (hydrology) has four characteristics.

(4) In addition, any area in which disturbance would be managed by the INRMP or airfield safety requirements (e.g. mitigation site and airfield clear zone ridges) will be designated black.

3. Section III. Land Use Proposal

a. Purpose. This section is incorporated to provide the applicant an opportunity to describe the land use and/or facility use proposal. The applicant may include whatever information deemed appropriate. Information provided in this subsection will

ENCLOSURE (2)

assist the PWD Planning staff and other appropriate reviewers to assess the merits of the proposed action. The land use proposal enables the applicant to set forth design concepts derived after the analysis of the site's characteristics. This step in the process provides the applicant with an opportunity to present sensitive design and mitigation techniques that respond to unique site characteristics and the character of the surrounding site or facility.

b. Preliminary Development Plan (OVERLAY)

(1) A preliminary development plan map, in full color on a transparent material and at the appropriate scale [to facilitate overlay with other exhibits] (see Tables of Maps) will be provided and will show:

(a) Mitigation sites within 500 feet of the site.

(b) Land uses and airfield safety criteria and/or electromagnetic and explosive arcs within 500 feet of the site.

(2) Provide the written support data except for the following, which are provided elsewhere in this document:

(a) Pertinent hydrologic data, and a statement if natural drainage courses are to be obstructed or disturbed or if regulatory natural flood plains are to be altered or filled.

(b) Statement of water service provision and availability.

c. Existing Land Uses

(1) Describe the effect the proposed development will have on' surrounding land uses.

(2) Describe the characteristics (including use and type) of the proposed development.

(3) Compare these characteristics to the existing and proposed land uses within a 1-4, mile of the site's boundaries.

d. Topography

(1) Describe how the preliminary development plan responds to the topographic characteristics described in the Inventory and Analysis.

(2) If any features of the development (i.e. roads, structures, building sites, building pads, driveways, walls), as shown by the preliminary development plan will be located on individual slopes of 15 percent or greater, explain why this is necessary and describe other alternatives that may have been considered.

(3) Explain if areas are to be left undisturbed in order to take advantage of the measures provided for under the INRMP.

(4) Map the perimeter of the area to be left undisturbed.

(5) Describe, state the percentage of the total site, and map all areas to be disturbed, graded, landscaped, and/or re-vegetated.

(6) State the range of change in natural elevation, resulting from both cut and fill.

(7) Describe and map the approximate location of engineering and design features that will be used to mitigate impacts from site disturbance and new slopes. Examples include riprap, use of retaining walls, grading techniques, building placement, revegetation, and a discussion of the disposition of excess cut material.

(8) Describe methods that will be used during construction to prevent damage to those areas that are to be left undisturbed.

e. Hydrology

(1) Describe how the preliminary development plan responds to the hydrologic characteristics described in the Inventory and Analysis. Examples include building setbacks, density, building placement, location of open space and recreation areas.

(2) Describe, quantify, and map post development water discharge onto and off the site.

(3) If any features of the development, i.e. structures, roads, pads, as shown by the preliminary development plan overlay, encroach on and/or modify site drainage patterns explain the necessity and describe other alternatives that may have been considered.

(4) Describe and map potential drainage impacts to off-site land uses both upstream and downstream of the proposed development.

ENCLOSURE (2)

(5) Describe and map the approximate location of engineering and design features that will be used to mitigate drainage and erosion problems. Examples include retention/detention basins, re-vegetation, riprap, and the preservation of channels in their natural state.

(6) Describe how the preliminary development plan conforms to MCAS Miramar Master Plan, INRMP, applicable to USMC environmental policies.

f. Vegetation

(1) Describe how the preliminary development plan responds to the vegetative characteristics described in the Inventory and Analysis. Include a discussion of the vegetation to be transplanted.

(2) Describe and map how additional landscaping will enhance:

(a) Sensitive natural resource (as identified in the INRMP) values.

(b) Buffering and/or screening both on or off-site

(c) Soil stabilization.

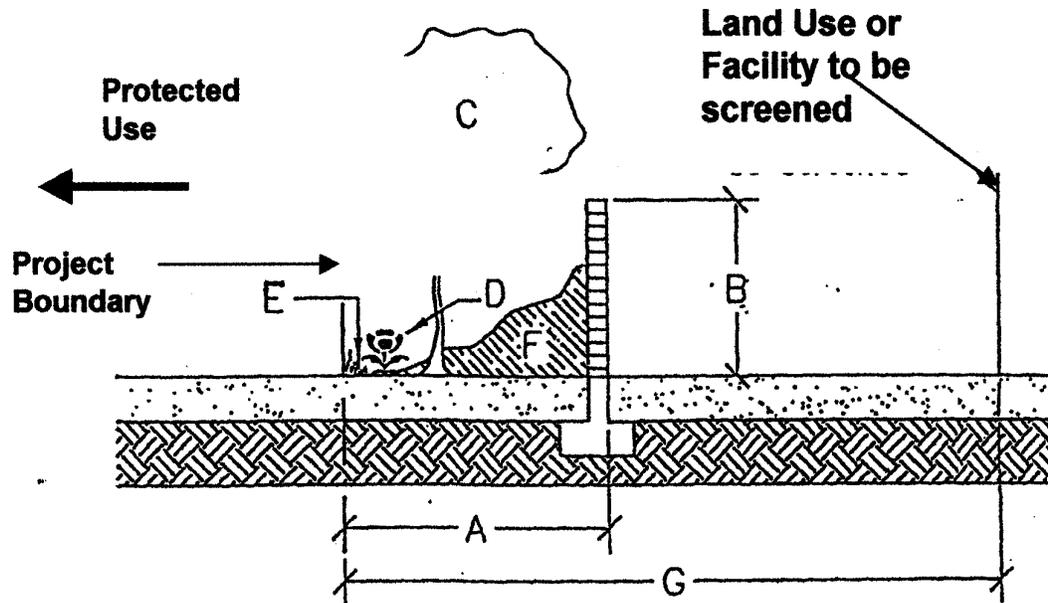
(d) Wildlife habitat.

g. Wildlife. Describe and map steps that will be taken to mitigate destruction to wildlife habitat identified in requirement II.E.2 of the Inventory and Analysis and INRMP. If no steps will be taken or are not needed, explain why.

h. Soils

(1) When applicable, describe how the preliminary development plan responds to the MCAS Miramar Master Plan requirements.

(2) Provide cross-section illustrations that depict actual treatments that will be used along the perimeter of the preliminary development plan. An example of those elements that may be addressed by cross-section illustrations is provided below.

i. Buffer Plan

- A: Buffer width
- B: Height of structural screening device
- C: Tree canopy
- D: Shrub and accent plant
- E: Ground cover
- F: Earth berm (maximum slope of 2:1)
- G: Minimum setback requirement according to zone

j. Imaginary Surfaces and Arcs

(1) Describe and map how the preliminary development plan mitigates impacts from structures, and/or features to:

(a) Electromagnetic explosive and airfield imaginary surfaces as addressed by question G.1 of the Inventory and Analysis; and

(b) Areas of high and medium visibility as addressed by question G.2 of the Inventory and Analysis.

(2) Describe and map all mitigation measures by location, height of structures, natural areas, open space, variety of facades, landscaping and lower intensity land uses.

ENCLOSURE (2)

(3) Provide realistic illustrations that depict how the proposed development will look from off-site locations addressed by question G.2 of the Inventory and Analysis.

k. Traffic

(1) Describe the proposed access for the project, their location, and the rationale for their placement in terms of circulation, congestion and impacts to surrounding properties.

(2) If the preliminary development plan depends upon future off-site road improvements for access, state which roads, the projected time frame for their completion and who is responsible for their completion.

(3) Discuss the change to average daily traffic volume and level of service to all streets discussed in requirement H.1 of the Inventory and Analysis.

(4) Describe how traffic impacts to local streets will be minimized by the preliminary development plan.

(5) If used, describe bicycle and pedestrian pathways within the development.

l. Utilities

(1) Describe the method of providing utility services to include;

(a) Public/private utility provider service.

(b) Conveyance capacity state whether or not off-site easements or rights-of-way must be obtained in order to gain legal access to the utility.

(c) If public/private utility conveyance capacity does not exist, describe the actions the applicant must take to provide public utility conveyance capacity.

(2) If utilities are to be located in areas other than paved public or private rights-of-way, state the reasons.

m. Water. Provide a statement of water service provision and availability. If the proposed development is not to be serviced by a water company with an assured 100 year water supply, provide a letter from a qualified hydrologist or the California Department of Water Resources indicating (based on preliminary review) an estimation of the probability that an assured 100 year water supply is available.

n. Sensitive Noise and Light Receptors

(1) Show the location of all existing or proposed sensitive noise and light receptors.

(2) Describe how the preliminary development plan will minimize the impact to sensitive noises and light receptors within 2 miles of the site.

o. Training Areas

(1) Describe and quantify the size of all existing and/or planned training areas impacted.

(2) Where applicable, describe and map how the proposed development will impact the training area.

p. Cultural, Archaeological and Historic Resources

(1) Describe the measures to be used for the protection of all cultural and historical resources on the site.

(2) State whether, and how, the resources will be incorporated into the development.

(3) If an archeological survey has been recommended and/or there is a high probability for the discovery of archaeological resources, state what measures will be taken.

q. Other

(1) State whether, and how, the preliminary development plan will facilitate the use of active and/or passive utility systems and access (e.g. solar, methane reclaimed water). If it does not facilitate such use, explain why.

(2) Discuss any other site amenities that will be incorporated into the design of the development and how these amenities (signs, landscaping, color, architectural design) comply with MCAS Miramar's Base Exterior Architectural Plan.

ENCLOSURE (2)

StaO 11010.2A

(3) Describe and delineate any other impacts the development will have on both on-site and off-site properties.

ENCLOSURE (2)

SECTION III. CHECKLIST

Column A: This column should be checked if the referenced requirement has been addressed in full.

Column B: This column should be checked for those requirements addressed but requiring minimal response.

1. Have 25 copies of the site analysis been submitted?				
2. Has the application(s) been formatted exactly to the requirements?				
3. Has a table of contents been included?				
4. Has a bibliography of contributors and literature all referenced been included?				
5. Has a signed copy of this checklist been included as the last item of the site analysis?				
A. EXISTING LAND USES				
1. Has the site been mapped and described within MCAS Miramar's sphere of influence				
a. Existing land use				
b. Existing constraints				
c. The height of existing Structures				
d. Pending applications.				
B. TOPOGRAPHY				
1. Have the following topographical characteristics of the site been mapped and described?				
a. Spurs				
b. Draws				
c. Depressions				
d. Route Outcrops				
e. Slopes 15% or greater				
f. Other significant topographical features.				
C. HYDROLOGY				
1. Have all off-site watersheds that affect or are affected by the site both upstream and downstream their logical conclusion been to described and mapped, along with balanced and critical basins?				
2. Has a description of any significant off-site natural features and man-made features located within the above watersheds that may affect or be affected by the site been provided?				

ENCLOSURE (2)

3. Has the area in acres for those upstream off-site watersheds with 100-year discharges greater than 500 cfs been indicated?				
4. Have the following hydrological characteristics been mapped and described?				
a. 100 year floodplains with a discharge greater than or equal to 500 cfs				
b. Sheet flooding areas with average depths				
c. Federally mapped floodways and floodplains				
d. Peak discharges both entering and leaving the site for 100-year events, which exceed 500 cfs using approximate methods such as the regional area versus discharge graphs.				
5. Has a description of existing drainage conditions along the downstream property boundary been provided.				
1. Have the following been inventoried, described and mapped?				
a. Vegetation communities and associations on the site				
b. Federally-listed, threatened, endangered species, their habitat, and other significant individual or groups of vegetative types.				
2. Have vegetative densities been described and mapped and has the methodology used in determining these densities been defined?				
3. Has the existing vegetation been described and mapped in relation to the following?				
a. Scenic values				
b. Screening and/or buffering				
c. Soil stabilization				
d. Uniqueness.				
1. Sensitive natural resources within 500 feet of the site. Have the following been described and mapped?				
a. Sensitive natural resources within 500 feet				
b. Federal-listed threatened or endangered species				
c. High densities of a given species' population (based upon Integrated Natural Resource Management Plan) or an unusually high diversity of species				
d. Aquatic, riparian, and/or vegetation ecosystems.				

1. Is the soil suitable for, development?				
1. Have electromagnetic and explosive arcs and airfield imaginary surfaces been described and mapped.				
2. Have existing flight tracts by aircraft type and altitude been described and mapped?				
1. Have the streets identified in requirement H.1 of the Inventory and Analysis been mapped and has the following information been provided?				
a. Existing route width including shoulders				
b. Do these widths meet master plan circulation width requirements?				
c. Are the route widths continuous or do they jog?				
d. Route widths for all proposed off-site roads				
e. Design speeds and service volume for both existing and proposed off-site routes				
f. Present and committed future ADT's for existing routes				
g. Existing bicycle and pedestrian ways				
h. Completion time of route improvements.				
2. Have the existing and proposed ammunition haul routes within one mile of the site been mapped and described?				
1. Has the capacity of existing utilities been provided?				
2. Have the location of existing public and private utilities in relation to the site been mapped?				
1. Have all existing and proposed sensitive noise, light, Wildlife receptor land users within 2-mile radius of the site been mapped and identified?				
1. Have all training areas and recreational areas within one mile of the site been described and mapped, along with a statement of their size and type.				

1. Have cultural and/or historical resources on the site been described and mapped?				
2. Has a letter stating the probability of archaeological resources being discovered on the site, along with the agency or individual's recommendation as to whether an archaeological survey of the site is needed been provided?				
1. Has a composite map with all required information and features been provided as required?				
1. Has a composite map with all required information and features been provided as required?				
2. Has written support data been provided?				
1. Has a preliminary development plan map, been provided on a full color transparent material?				
1. Has a description of how the preliminary development plan responds to the topographical characteristics described in the Inventory and Analysis been provided?				
2. Has an explanation of the necessity, and alternatives that may have been considered, been provided for those features of the development located on slopes of 15% or greater?				
3. Has an explanation provided for areas left natural to take advantages of allowances under the INRMP?				
4. Has a map delineating both the perimeter and the areas to be left natural been provided?				
5. Has a description, statement of the percentage of the total site, and a map of all areas to be disturbed, graded/or re-vegetated been provided?				
6. Has a statement of the range of change in natural elevation resulting from both cut and fill been provided?				
7. Has a description and map showing the approximate location of engineering and design features that will be used to mitigate impacts from site disturbance and new slopes been provided?				
8. Has a description of the methods that will be used during construction to prevent damage to those areas that are to be left undisturbed been provided?				

ENCLOSURE (2)

1. Has a description of how the preliminary development plan responds to the hydrological characteristics described in the Inventory and Analysis been provided?				
2. Has post-development water discharge onto and off-site been described, quantified, and mapped?				
3. Has an explanation of the necessity and other alternatives that may have been considered, been provided for those features of the development that encroach on, and/or modify site drainage patterns?				
4. Has a description and map of potential drainage impacts to off-site land uses both upstream and downstream of the proposed development been provided?				
5. Has a description and map of the approximate location of engineering and design features that will be used to mitigate drainage and erosion problems been provided?				
6. Has a description of how the preliminary development plan conforms to MCAS Miramar Plan, INRMP, and applicable USMC Environmental policies been provided?				
1. Has a description of how the preliminary development plan responds to the vegetative characteristics, along with a discussion of the vegetation to be transplanted been provided?				
2. Has a description and map of how additional landscaping will enhance the following been provided?				
a. Sensitive Natural Resource values				
b. Buffering and/or screening both on or off-site				
c. Soil stabilization.				
1. Has a description and map of the steps that will be taken to mitigate destruction to wildlife habitat identified in requirement of the Inventory and Analysis been provided?				
1. If applicable, has a description of how the preliminary development plan responds to MCAS Miramar Master Plan been provided?				

1. If used, has a description and map of buffer techniques and areas that will be used to mitigate sound, visibility, lighting, traffic impacts of the proposed development plan and sensitive environmental been provided?				
2. Have cross-section illustrations that depict actual treatments that will be used along the perimeter of the preliminary development plan proposal been provided?				
1. Has a description and map of how the preliminary development plan mitigates impacts from structures, and/or the following features been provided?				
a. Electromagnetic explosive and airfield imaginary 4 surfaces.				
b. Areas of high and medium visibility as addressed by question of the Inventory and Analysis.				
2. Have realistic illustrations that depict how the proposed development will look from off-site locations addressed by question of the Inventory and Analysis been provided?				
1. Has a discussion of the proposed access points for the project including their location, and the rationale for their placement in terms of circulation, congestion, and impacts to surrounding properties been provided?				
2. If the preliminary development plan depends upon future off-site road improvements for access, has a statement of which roads, the projected time frame for their completion, and who is responsible for their completion been provided?				
3. Has a discussion of the change to ADT and level of service to all routes discussed in requirement of the Inventory and Analysis been provided?				
4. Has description-of the method of providing utility services been provided?				
5. If used, has a description of bicycle and pedestrian pathway's within the development been provided?				

ENCLOSURE (2)

1. Has a description of the method of providing services been provided?				
a. Public or private utility provided?				
b. If public utility conveyance capacity is available, has a statement of whether or not off-site easements or rights-of-way must be obtained in order to gain legal access to utilities been provided?				
c. If public/private conveyance capacity does not exist, has a description of the actions the applicant must take to provide utilities conveyance capacity been provided?				
2. If utilities are to be located in areas other than paved public or private rights-of-way, has a statement of the reasons been provided?				
1. Has a statement of water service provision and availability been provided?				
2. If the proposed development is not to be serviced by a water company with an assured 100 year water supply, has a letter from a qualified hydrologist or the Arizona Department of Water Resources indicating (based on preliminary review) an estimation of the probability that an assured 100 year water supply is available been provided?				
1. Has the location of all existing or proposed sensitive noise and light receptors, been provided?				
2. Has a description of how the preliminary development plan will minimize the impact to sensitive noise and light receptors within 1 miles of the site been provided?				
1. Has a description and the size of all training areas impacted by the development plan been provided?				
2. Where applicable, has a description and map of how the proposed development will minimize impacts to the training area been provided?				

ENCLOSURE (2)

O. CULTURAL, ARCHAEOLOGICAL, AND HISTORICAL RESOURCES				
1. Has a description of the measures to be used for the protection of all cultural and historical resources on the site been provided?				
2. Has a statement of whether and how these resources will be incorporated into the development incorporate been provided?				
3. If an archaeological survey has been recommended and/or there is a high probability for the discovery of archaeological resources, has a statement of what measures will Be taken been provided?				
P. OTHER				
1. Has a statement of whether and how the preliminary development plan will facilitate the use of active and/or passive utility systems and access been provided? If it does not facilitate such use, Has an explanation of why been provided?				
2. Has a description and delineation of any other impacts the development will have on both on-site and-off-site properties been provided?				

REQUIREMENTS FOR SURVEY MAPPI14G AND LEGAL DESCRIPTIONS TO BE PROVIDED AS NECESSARY SUBMITTALS IN THE COMPLETION OF PROJECTS

APPENDIX A

1. Record Maps

a. Record of Survey, Maps (ROS), Subdivision Maps, Parcel Maps and American Land Title Association (ALTA) Maps will be compiled following all State, County and other standards required by state and local laws and regulations covering such mapping.

b. Hard copies, for review purposes, will be provided as paper copies (blue lines, photocopies, etc.). Hard copies of final maps shall be provided on Mylar with the appropriate seals and signatures.

c. Electronic copies of said mapping will be compiled in the current version of AutoDesk (AutoCAD) or Bentley (Microstation) Products and supplied to the Government on suitable media in a format as to accurately reproduce the final recorded map. All fonts and layering/level conventions used to produce maps will be included in the submittal. (See other electronic submittal requirements in later section of this document).

2. Encumbrances and Outgrants

a. Exhibits for encumbrances and outgrants, including but not limited to Leases, Licenses, Temporary and Perpetual Easements, Joint Use Agreements, Host-Tenant Agreements, Right-of-Ways and other interests in Department of Navy real property, given to others for either long or short term will be governed by the following minimum requirements:

(1) When feasible, show the features on the map with North being at the top of the sheet.

(2) Show a North arrow, show true North and the North reference utilized in the exhibit mapping.

(3) Indicate the scale utilized and include a Bar Scale in both feet and meters. The map will be compiled in meters with the appropriate conversion factor to feet shown on the map.

ENCLOSURE (2)

(4) Indicate the basis of bearing. The basis of bearing will be the MCAS Miramar boundary line which is in the closest proximity to othe project area. The mapping will indicate ties to the end points of the utilized boundary segment. When the project area is a great distance from the Station boundary and the Station has a horizontal control network, the project may be tied to two horizontal control monuments.

(5) List, on the exhibit drawing, all reference drawings and documents used in preparing said exhibit.

(6) Number all sheets in the exhibit, 1 of 1, 1 of 12, 5 of 10, etc.... as appropriate.

(7) Indicate the following: Drawn by, Checked or Reviewed by, and approved by, with appropriate names and dates. Include pertinent information for the Company, Firm, or Organization (with address and phone numbers) preparing said mapping.

(8) An appropriate title block will be shown indicating the base name and purpose of the exhibit.

(9) Show Key, Regional, Vicinity, and Location maps necessary to indicate the subject property.

(10) Include a legend describing all symbols, abbreviations, line types, line weights, found points, set points, record information, etc. The legend is required on at least the first sheet if more than one sheet is involved. Use standard symbols and abbreviations as much as possible.

(11) Ensure the area involved is easily recognizable on the map. Label the drawing to indicate the location and type of Outgrant. Indicate the area of property to be encumbered in acres and hectares (square feet and square meters is also acceptable).

(12) Designate the Point of Commencement (POC) and the True Point of Beginning (TPOB) as stated in the accompanying legal description.

(13) Show radial bearings "TO" the curve at both ends of all curves.

(14) Ensure that the map and description agree. If the description calls a line to be North and West, the map should show that same line North and West, not South and East.

ENCLOSURE (2)

(15) Each submittal will be marked with the date the submittal was created, changed, or amended and the date of the submittal.

(16) All mapping will be done in the State Plane NAD 83 coordinate system with conversion factors to any Base coordinate system where applicable, unless otherwise directed.

(a) Final exhibits will be restricted, in hard copy, to the 8 1/2" X 11" format; however, the size of the exhibit will not be an acceptable reason for crowded information on the exhibit. Multiple pages will be utilized in order to maintain clarity of the detail shown. In instances where multiple sheets are utilized, a key sheet will be included to show the general orientation of the other sheets.

(b) The final hard copy exhibit(s) will bear the seal and "wet" signature of the licensed professional responsible for creation of the exhibit(s). The document will also bear the date on which it is signed.

(c) In the interest of furthering the efforts to implement a comprehensive Geographic Information System (GIS), these submittals will also be required in electronic format. All mapping will be compiled in the current version of AutoCAD or Microstation and supplied to the Government on suitable media in a format as to accurately reproduce the final exhibit. All fonts and layering/level conventions used to produce the map will be included in the submittals (see other electronic submittal requirements in later section of this document).

(d) Copies of all maps and records referenced in the legal description or on the exhibit drawings will be provided at the time the first draft of the legal description and exhibits are submitted for review.

3. Legal Descriptions

a. Legal descriptions must be prepared in accordance with state and local laws and regulations.

b. In addition, the legal description will be written so as to be in agreement with the accompanying exhibits. Calls in the legal description will coincide with the bearing and distances shown in the exhibits.

ENCLOSURE (2)

c. The description will commence at a point on the boundary of the government property. The point will be tied by bearings and distances to the two adjacent boundary corners. The point will be on the line utilized as the "Basis of Bearings" for the mapping and legal description.

d. The final hard copy of all legal description will bear the seal and "wet" signature of the licensed professional responsible for writing said legal description. The document will also bear the date on which it is signed.

e. The electronic, final description submittal, will be prepared in Microsoft Word and supplied to the government on suitable media in a format as to accurately reproduce the final legal description.

f. Copies of all maps and records referenced in the legal description or on the exhibit drawings will be provided at the time the first draft of the legal description and exhibits are submitted for review.

4. Electronic Submittals

a. Hard copies are required for all submittals to facilitate review. Digital media submittals will be provided for the first and final submittal. Providing digital data at the first submittal will allow for testing of the quality of any translations the consultant had to perform to achieve the format requested by the Government.

b. The external label for the electronic submittal will contain at a minimum:

(1) Contract Number, Project Number, Identifying Project Code, or other identifying label.

(2) Format and version of operating system software.

(3) Name and version of utility software used for preparation (e.g., compression/decompression if applicable) and copying files to the media.

(4) Sequence number of the digital media.

(5) A list of the filenames on the digital media (as space on the label permits).

(6) Point of contact for questions on electronic files/data.

ENCLOSURE (2)

c. In addition for digital imaging:

(1) Raster files need to be in a tiff-uncompressed format. This format is compatible with Bentley (Microstation, I/RAS B, MGE Base Imaginer, etc.), ESRI (ARC/VIEW, ARC/INFO, etc.) and AutoCAD map. The files must be 100 percent compatible with all software packages in general use.

(2) Binary images must be at a minimum, 300 dpi with color and grayscales at a resolution, which allows the best picture, quality but takes into account memory constraints and the purpose for the images, will be used.

(3) If multiple images are used, such as aerial photos, they must be orthography-corrected and the differences in brightness and contrast addressed so when they are registered and mosaic together they create a seamless image.

(4) All electronic submittals must comply with Tri-Service standards for mapping and electronic submittals.

(5) When files are converted from one format to another, a comprehensive check must be performed to ensure accurate and complete data conversion.

ENCLOSURE (2)