



DEPARTMENT OF THE NAVY
HEADQUARTERS UNITED STATES MARINE CORPS
WASHINGTON, DC 20380-0001

MCO 11011.22A
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MARINE CORPS ORDER 11011.22A

From: Commandant of the Marine Corps
To: Distribution List

Subj: Encroachment Control

Ref: (a) MCO 11010.36
(b) SECNAVINST 11011.29B
(c) SECNAVINST 11011.48

1. Purpose. To establish responsibilities for control of encroachment on Marine Corps operations and real property.
2. Cancellation. MCO 11011.22.
3. Definition. Encroachment is any action planned or executed in the vicinity of a Marine Corps installation's normal area of operations which inhibits, curtails, or possesses the potential to impede Marine Corps interest. Further, encroachment is not limited to the immediate civilian community. Although physical development in conflict with military operations is the most often cited source of encroachment, the actions of more removed entities, such as counties, States, and other Federal agencies which determine land use and occupancy, are equal potential sources.
4. Background
 - a. With urbanization, regional population shifts, and environmental/natural resources restrictions, Marine Corps installations experience ever-increasing encroachment. Military operations have been undergoing dramatic changes with new and more sophisticated weapons systems being fielded each year. Many of these systems are larger, louder, and require isolation from civilian communities. This combination of population growth, environmental/natural resource restrictions, and new military hardware has often placed Marine Corps installations at cross-purposes with their surrounding civilian neighbors. To maintain mission readiness and operational capability, an active program designed to identify and prevent or control encroachment is warranted. References (a) through (c) provide specific guidance for particularly complex encroachment issues which have repeatedly been encountered throughout the Department of the Navy. These references augment the guidance herein provided for maintaining a comprehensive encroachment control program.

b. General officer regional review boards have been established to attain uniformity in the Marine Corps' resolution of land use issues affecting more than one installation. Three standing boards presently consider issues of the west coast, the east coast, and the Reserve community.

5. Discussion. Encroachment problems vary in both nature and magnitude. The growth of communities surrounding installations may generate pressures for expanded, higher intensity development which can interfere with the successful execution of an activity's mission or its operational capability. Unabated encroachment from residential, commercial, industrial, or public development could cause curtailment of activities, such as training operations, ammunition use/storage, and communications operations. New transportation construction, commercial/industrial development, residential expansion, and recreational development should be recognized as potential constraints to Marine Corps facilities and operations. They frequently act as magnets which attract further development in adjacent areas. Aircraft transportation systems encroach in a variety of ways. One potential encroachment on Marine Corps activities is the increased airspace congestion as commercial and general aviation increase. Also, the availability of potable water is of prime consideration to a Marine Corps activity, not only for normal peacetime use but also as an important factor when considering mobilization populations. High potential exists for this expansion flexibility to be limited by competing uses for water assets. Finally, rising environmental concerns may result in a myriad of environmental and natural resources conservation laws coming into existence. These laws are either prohibitive in nature or mandate certain requirements to protect the environment or a natural resource. Based on all the preceding, early recognition of potential encroachment and careful assessment of likely impacts are essential. Systematic, routine monitoring of community and regulatory trends provides a basic means for early detection of potential encroachments.

6. Responsibilities

a. Commandant of the Marine Corps (CMC). The CMC (LFL) is the central point of contact on all Marine Corps encroachment issues and provides policy guidance, monitoring, education, and tasking of responsibilities for accomplishing encroachment control.

b. Counsel for the Commandant. The Counsel for the Commandant (CL) is responsible for providing legal guidance on encroachment issues affecting the Marine Corps.

c. General Officer Regional Review Boards. The review boards shall:

(1) Review Marine Corps requirements for land use and compatible air space.

(2) Identify current and potential land use compatibility issues which pose an encroachment threat to Marine Corps installations.

(3) Study the impact of these issues on Marine Corps operations.

(4) Resolve, when possible, encroachment issues that arise in the local communities.

(5) When requested, review, analyze, and prioritize current and future force structure basing and facilities requirements.

(6) Provide courses of action and recommendations to the Commandant when local resolution of an issue cannot be attained.

(7) Provide a basis of coordination for installation-level action to ensure no conflicts exist with the programs of other installations.

d. Marine Corps Bases and Stations. Installation commanders shall implement an Encroachment Control Program and shall:

(1) Assign a staff member or office the responsibility of encroachment source monitoring. Consideration should be given to appointing a civilian to this position to maintain continuity. Legal advice should be sought from assigned legal counsel or the local staff/senior judge advocate acting in coordination with the Counsel for the Commandant.

(2) Ensure ongoing, open dialogue with appropriate local officials concerning onbase and offbase actions which may affect Marine Corps facilities and operations.

(3) Ensure continuing dialogue among the staff to identify potential encroachment threats.

(4) Ensure maintenance of a directory of the key agencies and individuals which plan, review, and approve projects in the area.

(5) Have the installation placed on local agencies' mailing lists for notice of relevant meetings and hearings.

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

(7) Ensure maintenance of files of all relevant documents, plans, and regulations, to include at least the following:

(a) County tax maps.

(b) General plans, zoning plans and regulations, budgets, and capital improvement plans.

(c) Lists of area developers, appraisers, lenders, and brokers.

(d) Lists of city and county planning and zoning officials.

(e) Aviation route maps, where appropriate.

(f) Noise and electromagnetic interference restrictions/considerations maps, where appropriate.

(g) Pertinent articles from local publications.

(8) Ensure preparation, where appropriate, of an information's mission and training activities but also informs the public of activity restrictions and encroachment problems, such as trespass, safety, and aircraft/ordnance noise. The brochure should also express the need for close coordination and cooperation with the community.

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

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

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

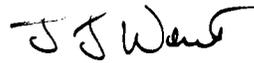
(12) Obtain CMC (LFL) concurrence prior to making a commitment, or the appearance of commitment, to provide real property interests to individuals or entities outside of the Department of Defense (excluding short-term licenses and permits).

(13) Ensure tenant organizations are kept aware of local encroachment problems and receive appropriate guidance to avoid unduly aggravating any such problem areas.

(14) Provide appropriate information and areas of concern to the cognizant general officer regional review board.

7. Action. Addressees shall implement an Encroachment Control Program per this Order.

8. Reserve Applicability. This Order is applicable to those Marine Corps Plant Account Reserve Centers which are determined by the Commanding General, 4th Marine Division, to warrant an Encroachment Control Program.



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