

TO: James L. App, City Manager
FROM: Ronald Whisenand, Community Development Director
SUBJECT: Joint Land Use Study (JLUS) for Camp Roberts
DATE: September 21, 2010

Needs: Consider supporting the preparation of a Joint Land Use Study (JLUS) for Camp Roberts and appoint one Councilmember to serve on the Policy Committee that will oversee the preparation of the draft study.

Facts:

1. Camp Roberts is considering the preparation of a JLUS to address compatibility of its operation mission with the surrounding area.
2. A JLUS is a cooperative planning effort between the base and local jurisdictions. One of the primary purposes is to prevent encroachment of incompatible development near the base thereby protecting the military's continued operations as well as the public's health and safety.
3. The proposed JLUS effort will be "sponsored" by San Luis Obispo County but will include the County of Monterey, City of Paso Robles, and other local districts and interested parties.
4. The adopted JLUS will contain a series of policies and implementation measures to guide future decisions at Camp Roberts as well as address land use compatibility issues surrounding the base.

Analysis &
Conclusion: Camp Roberts has been identified by the Department of Defense as a strategic base of operations for the western United States. It has therefore been the focus of base upgrades and expansion of training operations. A JLUS is therefore being sought by Camp Roberts to ensure their continued role of military readiness.

One of the main purposes of a JLUS is to address potential compatibility issues surrounding military bases. Base operations generate the potential for noise, dust, and wildfire impacts and other safety risks. If incompatible development is allowed to continue unregulated, the result is often public pressure to limit or discontinue base operations.

A JLUS will:

- have little effect on Paso Robles planning programs since our city limits lie approximately 6 miles southeast of the closest base boundary.
- identify economic impacts and benefits from base operations on our City.
- look at future needs for military landings and may result in funding opportunities for airport expansions that would benefit military operations at Camp Roberts.

As described above, the JLUS is a multi agency effort. San Luis Obispo County has already agreed to be the plan sponsor. It is anticipated that the plan will be prepared by an outside expert with funding by the US Department of Defense Office of Economic Adjustment. A 10% local match will be required which in our case will be “in kind” staff resources. Staff from Public Works, Police, City Manager’s Office, and Community Development will be involved, with your Community Development Director assigned to the JLUS Working Group. A Policy Committee of City, County, and Base leaders will provide policy direction and study oversight. The City is being requested to appoint a Council member to sit on this Policy Committee.

Paso Robles is being asked support and participate in the JLUS preparation process as well as implement its recommendations once adopted. This support is being asked for by resolution. A draft for Council’s review and use is attached.

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Impact:

None at this time. The City has been advised that our share of the 10% non-federal match can be accomplished by “in kind” staff resources participating in the planning process.

Options:

- a. Adopt the attached resolution supporting the preparation of a Joint Land Use Study for Camp Roberts and appoint a Council member to sit on the JLUS Policy Committee.
- b. Amend, modify or reject the foregoing option.

Attached:

1. Draft Resolution of Support
2. Invitation to Participate by Supervisor Mecham

RESOLUTION NO. 10-xxx

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
SUPPORTING DEVELOPMENT OF A JOINT LAND USE STUDY FOR CAMP ROBERTS**

WHEREAS, the City of El Paso de Robles recognizes that the operation of Camp Roberts as a facility to train and mobilize the National Guard, Army Reserve and Active Component units in support of Federal, State and Community missions is important to the economy of Paso Robles and San Luis Obispo County and national defense and that the operational capacity of Camp Roberts should be protected; and

WHEREAS, the Department of the Army nominated Camp Roberts for a Joint Land Use Study (JLUS) to coordinate future planning efforts of its operations and surrounding local governments; and

WHEREAS, a JLUS is a community-driven, cooperative land use planning effort between a military installation and the surrounding communities undertaken to ensure that civilian growth and development is compatible with the training and operational mission of the installation and to reduce operational impacts on surrounding communities; and

WHEREAS, Paso Robles recognizes that participation in, and development of, a JLUS will benefit the health, safety and general welfare of the residents of Paso Robles and recognize and support the economic benefits that base operations have on the community.

NOW THEREFORE, BE IT RESOLVED AND ORDERED by the City Council of the City of El Paso de Robles that:

1. The City agrees to participate in the development of a JLUS for Camp Roberts with San Luis Obispo County, Monterey County and other local stakeholders.
2. The Council agrees to appoint a representative to the JLUS Policy Committee.
3. The City agrees to consider funding through in-kind support, its local matching share of the cost of the JLUS once determined by the Policy Committee to meet the City's share of the required 10% non-federal contribution.
4. The City agrees to a good faith commitment to implement appropriate recommendations of the JLUS.

PASSED AND ADOPTED THIS 21st day of September, 2010 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

Duane Picanco, Mayor

Caryn Jackson, Deputy City Clerk

BOARD OF SUPERVISORS



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May 10, 2010

Paso Robles

MAY 13 2010

Planning Division

FRANK R. MECHAM
SUPERVISOR DISTRICT ONE

Mr. Ron Whisenand
Community Development Director
City of Paso Robles
1000 Spring St.
Paso Robles, CA 93446

Dear Mr. Whisenand:

Camp Roberts Maneuver Training Center (MTC) is located at the intersection of San Luis Obispo and Monterey Counties, near the unincorporated community of San Miguel, and approximately 10 miles north of the City of Paso Robles. Camp Roberts MTC has an estimated \$86M direct impact on the regional economy and 560 fulltime employees. Camp Roberts MTC has unique training capabilities required to support the California Army National Guard and Reserve Soldiers as they prepare to deploy in defense of our Nation. Unless carefully planned and managed urban growth and development occurs around the installation it may impact the ability for Camp Roberts to accomplish its mission. Likewise, military training and operations activities could affect the public health and safety of its neighbors should sensitive land uses be constructed near the base.

A Joint Land Use Study (JLUS) is a cooperative land use planning effort between an active military installation and the surrounding jurisdictions, designed to promote community growth and development that is compatible with an installation's training and operational missions. The JLUS program is administered by the U.S. Department of Defense Office of Economic Adjustment (OEA). The Department of the Army nominated Camp Roberts for the JLUS Program in August 2009.

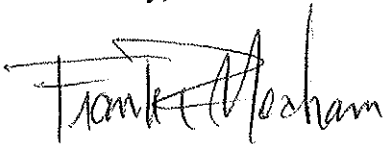
Beyond a recognition of the importance of Camp Roberts to the community and the nation, California State Law requires cities and counties to consider the impact of development on military readiness activities in updating their general plans (SB 1468) and to notify the military of local planning actions and development proposals (SB 1462). A Joint Land Use Study for Camp Roberts could assist San Luis Obispo and Monterey Counties and the City of Paso Robles to more effectively and efficiently implement the spirit of these State laws.

Mr. Ron Whisenand
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May 10, 2010

San Luis Obispo County is potentially interested in serving as a sponsor, and applying for a grant from OEA, to conduct a Joint Land Use Study for Camp Roberts, in coordination with Monterey County and the City of Paso Robles. To that end, we would like to arrange a joint meeting to learn more about the JLUS process and its application to our region.

If you are interested in joining us in this endeavor please let my Legislative Assistant, Vicki Shelby, know by May 24, 2010. We will then work to set up date to meet.

Sincerely,

A handwritten signature in black ink, appearing to read "Frank R. Mecham". The signature is stylized with a large, sweeping initial "F" and "M".

Frank R. Mecham,
First District Supervisor

cc: Chairperson Simon Salinas, Monterey County Supervisor
M. Novo, County of Monterey Planning Director
Mayor Duane Picanco, City of Paso Robles
M. Williamson, City of Paso Robles Airport
J. M. Ellison, General Manager, San Miguel Community Services District