

Partner's Guide to the Department of Defense's Readiness and Environmental Protection Initiative (REPI)



Diverse Partners. Common Goals. Uncommon Results.





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Cover photos:

Left: Joint Base Lewis-McChord in Washington
Middle: Marine Corps Air Ground Combat Center
Twentynine Palms in California
Right: Camp Ripley in Minnesota

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1. Introduction

The Readiness and Environmental Protection Initiative (REPI) protects military installations and ranges to help sustain test and training capabilities to meet our current and future mission needs. Through REPI, the Department of Defense (DoD) funds cost-sharing partnerships among the Military Departments, private conservation groups, and State and local governments. These partnerships, authorized by the U.S. Congress (10 U.S.C. § 2684a), support military readiness by protecting compatible land use and preserving natural habitat on non-DoD lands. The partnerships help avoid or reduce restrictions that may inhibit the use of existing DoD facilities for test and training by preventing these lands from being developed or converted to other incompatible uses.

The REPI Authority for Agreements to Prevent Encroachment: 10 U.S.C. § 2684a

Enacted by Congress in December 2002 (fiscal year 2003), the authority allows the Military Departments to partner with State and local governments or private conservation groups to cost share the acquisition of easements and other real property interests.

Essential Elements of a REPI Partnership

- Eligible entity: State or local government or private conservation organization
- Willing seller
- Cost share for the partner’s acquisition of real property interests
- Must protect compatible land uses or preserve habitat
- Show clear link to mission benefit

REPI is a key tool for combating encroachment caused by sprawl, incompatible land use, and loss of habitat. By preserving buffer land, we can avoid more costly alternatives, such as workarounds and investments to replace existing test and training capability. Through these partnerships we will continue to be good stewards of the environment and good neighbors in communities across the country.

“Workarounds” are modifications to the timing, tempo, location, or equipment used for test and training. These deviations from doctrinal test and training standards may include: reducing training days or time; segmenting an exercise into discrete steps; or changing flight patterns, limiting live-fire, and using simulations.



Military test and training activities occur in all types of natural environments. Above, Navy SEAL candidates conduct amphibious training exercises at the Naval Special Warfare Training Center in Coronado, California.

Primer Purpose

This primer is intended as an introduction for land trusts, State or local governments, and other potential partners. Military installation personnel who are unfamiliar with REPI may also find it useful. The primer is designed to:

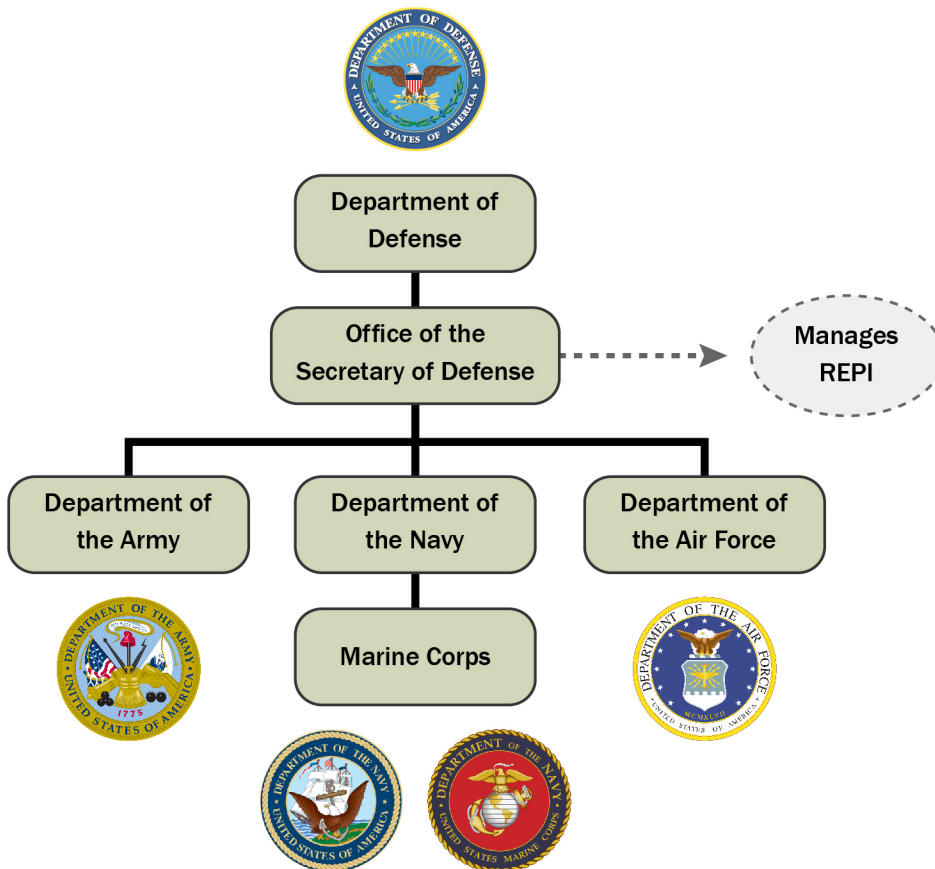
- Help potential partners and military and civilian DoD personnel understand how REPI and the individual Service implementation programs work,
- Outline essential steps to creating a REPI partnership and implementing a REPI project, and
- Facilitate communication, common understanding, and potential collaboration among stakeholders on encroachment issues.

2. Who is the Department of Defense?

DoD is a complex organization. America's largest organization, DoD includes the Office of the Secretary of Defense (OSD), the three Military Departments (including the four Military Services, each with single-Service and joint installations and ranges), the Joint Chiefs of Staffs, and numerous field agencies. Across the entire Department, the Office of the Secretary of Defense provides REPI's overarching guidance and funding support for the Military Departments' efforts to protect their installations and ranges and the missions they support.

There are three Military Departments within DoD: the Departments of the Army, Air Force, and Navy—the Marine Corps is part of the Department of the Navy. We commonly refer to the “four Services” to include Army, Navy, Marine Corps, and Air Force. The Army and Air National Guard are also components within the Army and Air Force. Getting to know our organization is helpful because the Services prepare long-term strategies, engage in partnerships, and complete transactions via Service-specific processes described in the Appendix.

The Department of Defense manages approximately 30 million acres of land on about 425 installations. Approximately 380 of these installations have “significant natural resources,” as defined by federal law.



3. What is the Encroachment Problem and What are the Solutions?

Warfighter and unit readiness depends upon the solid platform of test and training capabilities of our Nation’s installations, ranges, and other test and training spaces. This infrastructure is necessary for conducting daily operations, realistic and live-fire training, and effective weapon system testing. Reduced capability and availability of existing land, air, water access, and frequency spectrum put our military readiness at risk.

Incompatible land uses and habitat loss near and adjacent to installations, ranges, and operating areas threaten our ability to provide our military with the most realistic training. If warfighters or their units receive restricted or inadequate training, they are less likely to fully understand combat strategies and tactics, leading to insufficient skills or unnecessarily risky practices on the battlefield. Partnering to limit incompatible development and preserve habitat is vital to avoiding costly training workarounds and higher future military expenses that strain budgets and risk readiness.



Encroachment, whether by land, air, or water, affects military test and training readiness. These factors do not exist in isolation and many times require a comprehensive, cross-boundary approach to addressing encroachment.

Encroachment Impacts on Military Readiness

Development near military areas can affect test and training in many ways, including:

- Light from developments near installations and ranges reduces the effectiveness of night-vision training
- Residents near installations and ranges complain about the noise, dust, and smoke generated by military activities, resulting in restrictions on the timing, frequency, and type of training activities
- Competition for frequency spectrum interferes with mission readiness,
- Communication towers, wind turbines, highways, and energy transmission lines near or through training areas all hinder realistic test and training
- Land development that destroys or fragments endangered species habitat pushes those species onto less developed military lands, resulting in increased restrictions on test and training

Sprawl, incompatible land uses, and other forms of encroachment may individually appear to have a minimal effect on the capacity to test and train, but when combined over time, the effects of these pressures multiply. This ultimately results in irrevocable damage to readiness capabilities.

Addressing Encroachment through Partnerships

In many instances, our best option for protecting the operational capabilities of our installations is to enter into partnerships to protect compatible land uses around installations and ranges. Our partners acquire easements or other interests in land to prevent land use changes from impacting operations. Meanwhile, the partnerships provide additional environmental, economic, and quality of life benefits to neighbors, communities, and DoD alike.

REPI partnerships are an innovative way to address land use and resource challenges caused by encroachment. REPI gives us the ability to effectively leverage our funding with other organizations interested in preserving land and natural resources. These protected lands serve as compatible land use buffers for installations and ranges. Such protected land can also reduce on-installation habitat restrictions while supporting our partners' goals and objectives.

Non-governmental partners have included:

Trust for Public Land

The Nature Conservancy

The Conservation Fund

Ducks Unlimited

Land Legacy, Inc.

Fallbrook Land Conservancy

Kansas Land Trust

North Carolina Coastal Land Trust

Prince William Conservation Alliance

Sandhills Area Land Trust

Nevada Land Conservancy

Beaufort County Open Land Trust

Chattahoochee Land Trust

4. How Does REPI Work?

The Legal Authority

In December 2002 (fiscal year 2003), Congress gave the Services the authority to enter into agreements with qualified organizations and non-federal agencies to limit encroachment by enacting Section 2684a of Title 10 of the United States Code (10 U.S.C. § 2684a). Under this authority, qualified partners include State or local governments or private conservation organizations. These partners share the cost of purchasing easements or other interests in land, or water rights, from **willing sellers**. The authority allows the cost-sharing REPI partnerships to acquire these real property interests for one of two purposes:

1. To limit any development or use that is incompatible with the mission of the installation
2. To preserve habitat to relieve current or anticipated restrictions on military activities

REPI Funding Sources

Most REPI projects are multi-year efforts, and the ability to leverage funds and resources is a key to building a solid foundation for success. Funding for REPI projects comes from DoD and our partners. Under the legal authority, the DoD contribution must come out of annual Operations and Maintenance (O&M) funding. There are two types of DoD funding for REPI: (1) Service funds or (2) REPI funds that are identified by Congress in a line-item in the DoD budget. The Office of the Secretary of Defense oversees and administers REPI by issuing guidance, defining DoD-wide policies and priorities, and providing the congressional funds to the Services, who then implement the projects.

REPI funds are multiplied by cost share from outside funds, which account for more than half of total project costs to date. Partner contributions include other federal grants, State and local grants or cost share programs, private capital from conservation partners, bargain sales or donations from willing landowners, and in-kind services from our partners. Multiplying the REPI cost share is vital because the total Service requests greatly exceed available funding. This cost share continues to demonstrate the value of REPI partnerships to Congress and the taxpayers.

Funding Sources for Buffer Projects

REPI funds: Provided by Congress in DoD's annual budget.

Service funds: Any Army, Navy, Marine Corps, or Air Force O&M funding or exchanged excess or Base Realignment and Closure (BRAC) real property

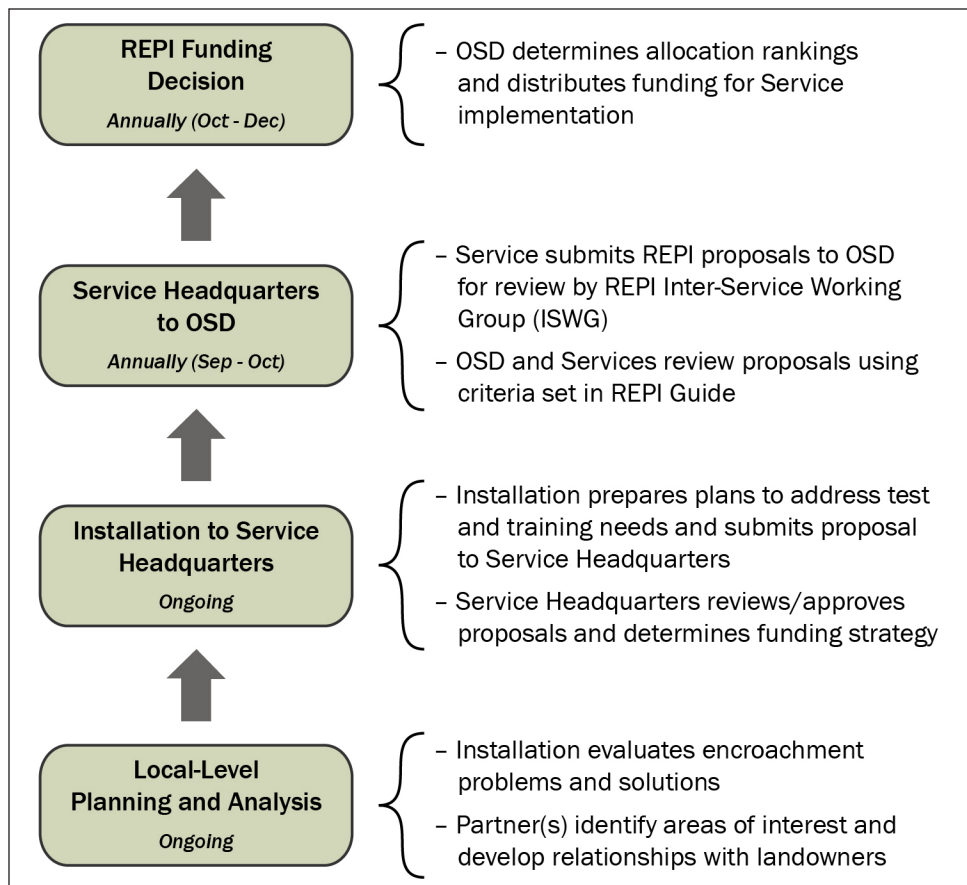
Partner funds: Includes other federal grants, State and local grants or cost share programs, private capital from conservation organizations, bargain sales or donations from willing landowners, and in-kind services from partners. Partner contributions need not be cash funds.

3. How Do I Develop and Implement a REPI Project?

REPI is an internal DoD program, managed by OSD, for supporting the partnerships described in this primer. The Services submit project proposals for REPI funding rather than being an open grants program for our partners. Each Service manages a comprehensive portfolio of buffer projects and is not required to submit all of those projects for REPI funding. The Appendix contains details about each Service's process for identifying, reviewing, and approving encroachment partnering on buffer projects.

In general, projects are identified locally at the installation or test and training range level, but reviewed and approved centrally at the Service headquarters level. OSD provides REPI's overarching policy and guidance, administers REPI funding, and oversees reporting and tracking of Service efforts.

Project Proposal Review Process



Individual Service processes for REPI can be found in the Appendix on page 20.

Project Implementation, Monitoring, and Reporting

While the focus of REPI partnerships is on acquiring easements or other interests in land, projects do not end there. To sustain our ongoing test and training capabilities, REPI protection of buffer land and habitat is perpetual. To ensure permanence, a partner must plan for easement monitoring, enforcement, and often long-term natural resources management. Funding for these services may be provided from DoD to the partner with a one-time, upfront payment.

Easement Monitoring and Enforcement. REPI partnerships should plan for and institute procedures to review, monitor, and, as necessary, enforce the terms of all easements or other real estate interests acquired. Partnerships should perform these services at least annually, such as through visual inspections of the properties according to the Land Trust Alliance's *Land Trust Standards and Practices*, available online at <http://www.landtrustalliance.org>.

Natural Resource Management and Restoration. Many REPI projects that preserve habitat require more than just protecting the land from being developed. Projects often involve long-term management of natural resources, including habitat restoration and enhancement and species monitoring. REPI funds may be used for these purposes.

Reporting Requirements. Service representatives work closely with partners to implement projects and close transactions. Specific reporting requirements vary among the Services, depending upon the types of agreements used to obligate funds. Partners should expect to do at least annual reporting to the installation on project status and to carry on long-term partnerships with installations. DoD, meanwhile, is required to provide Congress an annual report on our use of the REPI authority. The Services provide OSD with information related to all transactions under the REPI authority and project cost shares, and OSD details project accomplishments and benefits.

Note: *REPI funds are appropriated ANNUALLY by Congress. This means that all funds MUST be contractually obligated during the Federal fiscal year (ends on September 30) in which they are appropriated by Congress. All transactions must be completed as soon as possible after that obligation, with an expectation of expending all funds no later than 18 months after obligation.*



REPI prevents encroachment and promotes readiness. REPI, along with other complementary land use tools, sustains the capabilities of our Nation's installations, ranges, and test and training spaces so that our Armed Forces are well trained and equipped.

Other Complementary Land Use Tools

REPI is one of many tools in the encroachment management toolbox. Integrating REPI with some of the other DoD tools and strategies can help further increase land protection, conservation, and cost savings. A few other examples:

Air Installations Compatible Use Zone (AICUZ) and Range Air Installations Compatible Use Zone (RAICUZ). Through the AICUZ program, air installations work with local governments and the community to educate stakeholders on the air installation's mission and develop compatible land use regulations using zoning and local ordinances to reduce potential accidents and noise impacts to the community. This program designates Accident Potential Zones and Clear Zones at the end of military runways. These are areas of land that need to be compatible with air operations while preserving the health and safety of on-base personnel and the community, as well as high noise zones. The Navy, Marine Corps, and Air Force all use AICUZ criteria to strategically identify parcels in the vicinity of air stations and bases to be protected.

Land Exchange Authority (10 U.S.C. § 2869). Instead of using REPI or O&M funds for DoD contributions to a REPI transaction, the Services can use a property exchange under the authority of 10 U.S.C. § 2869. The 2869 authority allows DoD to convey excess or closed Base Realignment and Closure (BRAC) property in exchange for an agreement to acquire real property under the 2684a buffer authority. Excess land can be directly exchanged for land of equal value that will be protected under REPI, or the excess land can be transferred to a partner who agrees to make a contribution of equivalent value to a REPI transaction. A land exchange provides DoD the ability to efficiently use limited resources to benefit its mission. Meanwhile, the excess DoD property is returned to the tax rolls or otherwise used for community benefit.

Joint Land Use Study (JLUS). DoD's Office of Economic Adjustment provides technical assistance to installation and range officials, and technical and financial assistance to neighboring States, communities, and interest groups through a JLUS. A JLUS helps the military to minimize its operational effects on neighboring jurisdictions and ensures local civilian development is compatible with the ongoing DoD mission. JLUS and REPI are complementary. Through JLUS, a military Service and/or its stakeholder communities may identify an issue for which a REPI project can provide resolution. Thus, JLUS is a powerful tool for bringing communities and the military together to address compatible use issues and needs.

Conservation Credits and Species Recovery Credits. Installations work with the U.S. Fish and Wildlife Service and State fish and wildlife agencies to ensure natural resources are managed consistent with proper stewardship and sound science, while complying with legal requirements. To alleviate restrictions on threatened and endangered species habitat present on installations, our installations are working off-site to attain credits for promoting the conservation and recovery of a listed species or its habitat. Installations can consult with the U.S. Fish and Wildlife Service according to Section 7 of the Endangered Species Act to accrue credits and alleviate restrictions by showing a measurable contribution to a species' recovery through equivalent protection on non-DoD lands.

4. What Additional Opportunities are There to Leverage REPI?

Education and Engagement

A significant component of REPI involves engaging with our partners and other stakeholders to help advance understanding of each other's missions. This entails providing helpful tools and training like community forums, tours of ranges and installations, workshops and other trainings sessions, and DoD's "primer" series, developed in partnership with a number of national partners. Primers, like this one, provide a chance to go in-depth with particular topics. You can download copies for free at <http://www.denix.osd.mil/SRI>. DoD also partners with the Land Trust Alliance on a knowledge-sharing initiative that includes an online Community of Practice and the REPI Webinar Series of best practices, tutorials, and capacity building on REPI partnerships. More information on these resources is available at <http://www.REPI.mil>.

Regional Partnering and Landscape-Scale Initiatives

Individual REPI projects can create greater and multiple benefits by expanding and coordinating their efforts and activities in the form of regional partnerships and landscape-scale initiatives. By promoting cross-boundary collaboration on planning and land use issues, REPI partnerships can enhance sustainability efforts of a broader scale and scope. To this end, DoD is a partner in two multi-State, multi-agency partnerships in rapidly growing areas of the country with significant DoD land presence: the Southeast and the Southwest.

The Southeast Regional Partnership for Planning and Sustainability (SERPPAS) brings together senior leadership from southeastern States (Alabama, Florida, Georgia, North Carolina, South Carolina, and Mississippi) and federal agencies to work collectively on regional planning, conservation, economic, and sustainability issues. Similarly, the Western Regional Partnership (WRP) provides opportunities for State and federal agencies in California, Arizona, Nevada, Utah, and New Mexico to come together to discuss common issues and seek collaborative solutions.

The Result: More Success for Everyone

These outreach efforts increase understanding of the mutual benefits REPI partnerships provide and also attract more resources and partners to more projects. They provide tools for more effective application of solutions to reduce and prevent encroachment on military installations and to meet partner goals. The net result is more conservation of natural resources, better land use planning, and longer-term benefits for communities, stakeholders, and the military.



Fort Campbell: a REPI success story. Above, to protect Fort Campbell from encroachment pressures from nearby growing towns along the Tennessee-Kentucky border, the installation worked with the Land Trust for Tennessee and the Kentucky Department of Agriculture to conserve nearby working farmland in both States. This REPI project allows the partnership to restore nearby unique grasslands and sustains a rural landscape well suited to supporting the post's military mission. In addition to private land trust and State funds, partner contributions included U.S. Department of Agriculture's Natural Resources Conservation Service grants and landowner donations.

5. What are Key Steps in Developing a REPI Partnership?

The following are some key steps to help develop a successful partnership:

1. Find information, training, primers, policy and guidance on REPI and the respective Service programs. Information on REPI is available on our website at <http://www.REPI.mil> or the Sustainable Ranges Initiative website at <http://www.denix.osd.mil/SRI>.
2. Contact the local or regional installation office; installations should identify potential partners. The following are some of the military representatives and offices that could be of assistance:
 - a. Community Planning & Liaison Officers (Navy, Marine Corps, and Air Force)
 - b. Plans, Analysis and Integration Office (Army)
 - c. DoD REPI Coordinator (OSD)
 - a. Public Affairs Office (all Services)
3. Installations and partners should meet to discuss the possibility of learning more about the installation mission and operations, and to identify areas of mutual interest. This meeting may, with prior coordination, include a tour of training ranges and facilities. Contact the installation for more information on seeking a tour.
4. Share key information early in the REPI project development process. Installations should evaluate mission capabilities at risk from encroachment, analyze the threat, and develop potential solutions for inclusion in comprehensive planning and REPI proposal development. Partners should be involved and provide input early and often. Together, partnerships should work to:
 - a. Prepare and provide maps of your focus area with parcel information
 - b. Identify common land-use and conservation goals and partnerships
 - c. Identify State and regional goals
 - d. Identify overlapping partner areas of interest with the installation
 - e. Inventory surrounding land uses and current zoning
 - f. Identify, survey, and map the ecological landscape
 - g. Identify or survey landowner interests

Every installation maintains a website with contact information for various offices, including those listed on this page.

When preparing maps, it is particularly useful to utilize geographic information system (GIS) to map military mission requirements. GIS maps can be overlaid with other local and regional planning information for better coordination and decision making.



Partners learn and work together. At Marine Corps Base Camp Lejeune, an organized range tour allowed local partners to further understand the environment and needs of the military, while the military learns about the perspective and concerns of local partners.

5. Contact and meet with other potentially interested partners and seek multiple funding sources, such as:
 - a. Federal grants programs like National Oceanic and Atmospheric Administration’s Coastal and Estuarine Land Conservation Program, U.S. Department of Agriculture’s Natural Resources Conservation Service, or National Park Service’s Land and Water Conservation Fund grants
 - b. State and local grant programs such as the North Carolina Clean Water Management Trust Fund or the Virginia Land Conservation Fund
 - c. State military planning commission funds
 - d. Donations of land in fee or conservation easements
 - e. Land exchanges (as authorized for DoD under 10 U.S.C. § 2869)
 - f. Crediting or banking opportunities



Take the time to celebrate success. Getting together to celebrate the success of your REPI partnership is a small but important way to acknowledge everyone's hard work, build more meaningful relationships, and carry the momentum forward. U.S. Army Garrison-Hawaii's partners and the local community held a special event to celebrate the protection of a 1,129-acre coastal bluff at Pupukea-Paumalu near the Army's Kahuku Training Area on the North Shore of the island of Oahu. Partners from the Army, Trust for Public Land, and the North Shore Community Land Trust attended the community ceremony.

6. Agree on a long-term strategy and work together to prepare plans or proposals. Develop land protection strategies that provide the maximum flexibility to meet landowner needs and partner missions, protect the military mission, and leverage the greatest number of other resources.
7. Raise matching funds.
8. Continuously canvass the community for interested landowners and be active in community outreach.
9. Work together closely and keep each other fully informed of ongoing process and status of the transaction.
10. Celebrate success with signing ceremonies and other special events, and carry that momentum forward to project implementation and other successes!

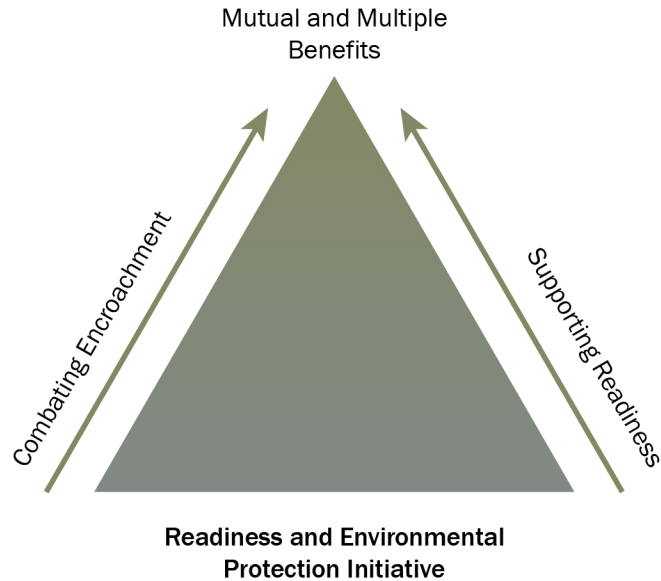
Lessons Learned

The following are some recommendations gained from the valuable feedback of our partners and installations who have successfully completed REPI transactions:

- Establish contacts between installation, regional military office, and local community stakeholders—stable points of contact improve the process and communication.
- Keep communication open and provide updates on a regular basis.
- Make sure everyone has a common understanding and keeps perspective on the partnership's context and goals.
- Align goals between military and partners to optimize funding and target priorities.
- Seek other funding sources that have the same land preservation goals.
- Involve a partner that can translate the often technical language of the REPI program to unfamiliar landowners.
- Be aware of landowner education and biases.
- Take time to build trust with other agencies and stakeholders.
- Choose a project that is a priority for all stakeholders involved—increases motivation.
- Develop agreements with all parties contributing funds so that they all agree to the appraiser selected and the guidelines.
- Start the process as soon as possible.
- Build on previous partnerships or other successes.
- Prepare for delays, changes in procedure, and other roadblocks, but don't get discouraged!

6. Summary

REPI is a solution for combating encroachment and supporting our Nation's long-term military readiness, while delivering mutual, multiple benefits to communities and stakeholders.



Through REPI, you can enhance military readiness, protect valuable habitat, preserve working farms and forestland, support sustainable economies, and defend your local heritage. REPI also provides new opportunities to collaborate with other federal land conservation programs and landscape-scale initiatives. There are many opportunities to come together in REPI partnerships and make a difference.



REPI partnerships have clear and successful results. The REPI project at Marine Corps Air Station Beaufort in South Carolina preserves local wetlands to protect water quality near the installation. Key partners of this project include Beaufort County, Beaufort County Open Land Trust, the City of Beaufort, Trust for Public Land, and the South Carolina Department of Natural Resources.

APPENDIX: Service Programs to Implement REPI

While the Office of the Secretary of Defense provides REPI's overarching policy and guidance and administers REPI funding, project and partnership planning and implementation are managed by the Services. The Army, Navy, Marine Corps and Air Force manage a comprehensive portfolio of REPI projects through a Service-specific process. Each Service program specifies how REPI partnerships and their projects are planned, identified, reviewed, and approved. The following provides a brief summary of key steps and processes for each Service program.

Army

The Army uses a variety of supporting programs and tools to ensure sustainment of its installations, ranges, and test and training lands, including its implementation of the REPI authority through Army Compatible Use Buffers (ACUBs). ACUB enables the Department of the Army to maintain the capability to support mission requirements through conservation by entering into cooperative agreements with partners who purchase land or interests in land.

Together with its partners, an Army installation prepares an ACUB proposal, which includes a comprehensive encroachment analysis of the threat, risk, and solution. The proposal details a long-term partnership approach to protect prioritized lands at critical at-risk test or training areas. The ACUB partner, not the Army, acquires a land interest from the landowner—either fee simple title or a conservation or restrictive use easement. The partner provides necessary land management and easement monitoring and enforcement, while the Army retains a right to monitor or enforce, or transfer interest to another eligible partner if the partner fails to meet the terms of the Cooperative Agreement. Key steps in the ACUB process include:

1. Installation identifies the need and submits an ACUB proposal to headquarters
2. A Cooperative Agreement between the Army and partner organization(s) is executed
3. Partner interacts with a willing seller to structure terms of the transaction
4. Partner provides terms to Army for review and approval
5. Partner submits SF270 form (available at <http://www.whitehouse.gov/omb/grants/sf270.pdf>) and invoice memo for reimbursement request to Army not more than 60 days prior to closing
6. Army authorizes funding to partner
7. Partner and willing landowner execute the agreed-upon terms
8. Process repeats as required
9. Annual reports to Army
10. Biennial reviews by Army

Navy and Marine Corps

Under the Department of the Navy (DON), Navy and Marine Corps installations develop an Encroachment Management Program to address compatibility and readiness sustainment. The Encroachment Partnering (EP) program is a key component of the overall Encroachment Management Program, providing the tool to implement the 2684a authority and REPI funding. The Navy and Marine Corps seek out partners who share a vested long-term interest in properties of mutual interest and who are able to secure funding to participate in the transactions. DON and its partners primarily enter into multi-year encroachment protection agreements that identify geographic areas of interest and govern how each party will conduct a transaction using the combination of partner, REPI, and Navy/Marine Corps funds. Under this over-arching multiyear agreement the partnership executes individual real estate transactions over a period of years. Funds are obligated and maintained in escrow, so as to be available in the subsequent fiscal year and to allow funding to be added every fiscal year based on requirements and availability of funds.

In some cases, partners may obtain a perpetual conservation easement on a property to preserve its compatible use or to protect habitat to mitigate environmental restrictions on test and training, while the property remains in private ownership. In other cases, the partner will purchase the property outright and manage it for public benefit. In each case, the DON obtains a real property interest from the partner, typically in the form of a restrictive use easement or conservation easement, ensuring that the land use will be compatible with nearby military uses in perpetuity. Key steps in the Navy and Marine Corps EP process include:

1. Generally, the Installation, potential partners, and stakeholders have independent land use studies to identify priority lands and operational requirements
2. The Installation may host a compatible use workshop to seek involvement and support from potential partners and stakeholders
3. Potential partners may host a Conservation Forum or other outreach events to explain the process and seek involvement and support
4. Partner or Installation identifies a willing seller and partner identifies funding sources
5. The local Naval Facilities Engineering Command (NAVFAC) executes all DON agreements and/or acquisitions of real property interests with partner
6. Generally, partner negotiates conservation easement or fee purchase from willing seller
7. Navy Real Estate Specialist negotiates real property interest transaction with partner
8. DON authorizes funding to escrow account
9. NAVFAC approves reimbursement (invoices) or check at closing, generally from escrow
10. NAVFAC reports all Navy/USMC transactions to OSD

Air Force

The Air Force encroachment management enterprise planning process provides a holistic approach, from decision-making regarding mission changes to mission sustainment. Underpinning this enterprise process is collaboration and communication across and between organizations at all levels—including Air Force Headquarters, Major Commands, and installations—as well as with stakeholders. To further enhance its encroachment prevention efforts, the Air Force is developing a collaborative planning and partnering effort and is transforming its off-base encroachment efforts with a comprehensive strategy that integrates a full range of tools, including REPI and use of the 2684a authority.

The Air Force’s efforts combine internal real estate acquisition strategies for obtaining easements with external communication and outreach strategies. Together with its partners and stakeholders, installations identify parcels for acquisition and develop a REPI proposal. Air Force Major Commands review and prioritize proposals to be submitted to Air Force Headquarters, who then nominates projects to OSD for REPI funding. After the partner acquires a conservation easement or fee title to the target parcel, the Air Force may become a co-signatory on the conservation easement or obtain a real property interest in the form of a restrictive-use easement from the partner. Key steps in working with the Air Force include:

1. Installation creates REPI team to define area of concern and identify partners
2. Installation executes agreements with partner on a project-by-project basis
3. Partner identifies a willing seller and matching funds
4. Partner negotiates conservation easement or fee purchase from landowner
5. Installation attorney negotiates restrictive easement purchase from partner
6. Air Force obligates funding to partner for closing
7. Partner closes transaction
8. Annual Reports to the Air Force

This primer is one of a series designed in cooperation with DoD's Sustainable Ranges Initiative. The primer series includes:

- Collaborative Land Use Planning: A Guide for Military Installations and Local Governments
- Commander's Guide to Community Involvement
- Outreach for Mission Sustainability: Working to Balance Military and Civilian Community Needs
- Partner's Guide to the Department of Defense's Readiness and Environmental Protection Initiative (REPI)
- Working to Preserve Farm, Forest and Ranch Lands: A Guide for Military Installations
- Working with Conservation Districts: A Guide for Military Installations
- Working with Land Trusts: A Guide for Military Installations and Land Trusts
- Working with Local Governments: A Practical Guide for Installations
- Working with Regional Councils: A Guide for Installations
- Working with State Legislators: A Guide for Military Installations and State Legislators

These primers are available online at <http://www.denix.osd.mil/sri/Tools/Primers.cfm>

To obtain hard copies or for more information, contact:

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