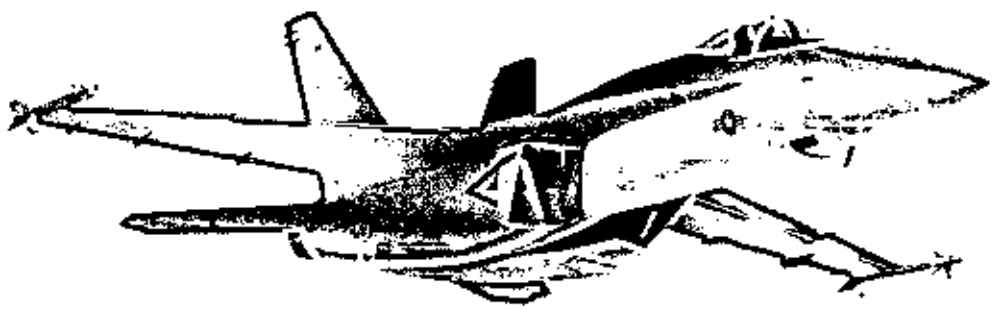
NAS Oceana

Chambers Field
Willow Grove
Fentress – Dam Neck Annex

CAPT Tom Keeley, USN
Commanding Officer



Encroachment Issues

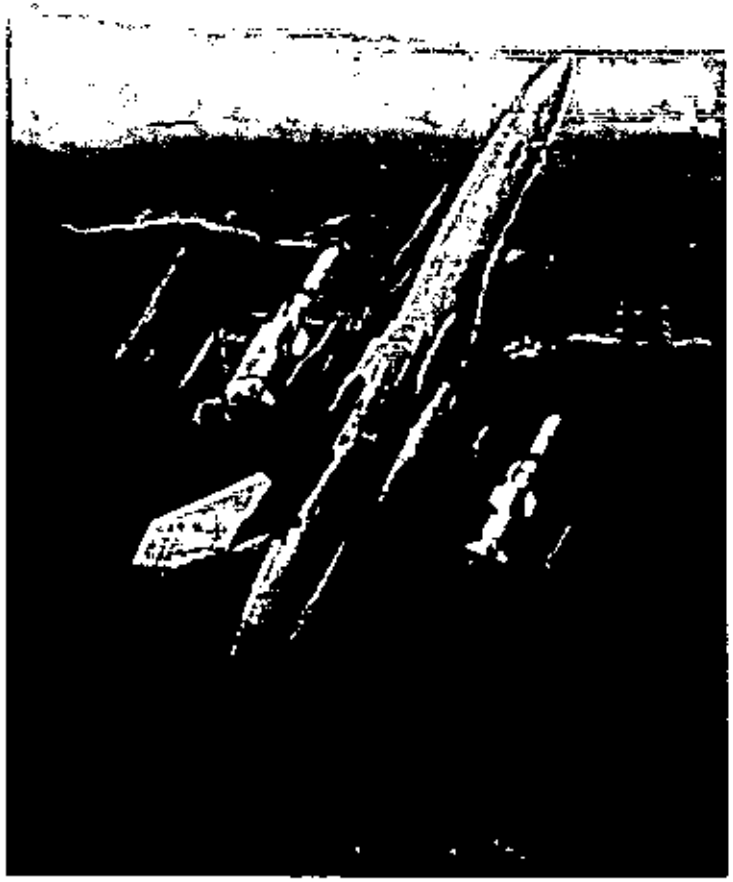
24 May 2005

DCN: 2969

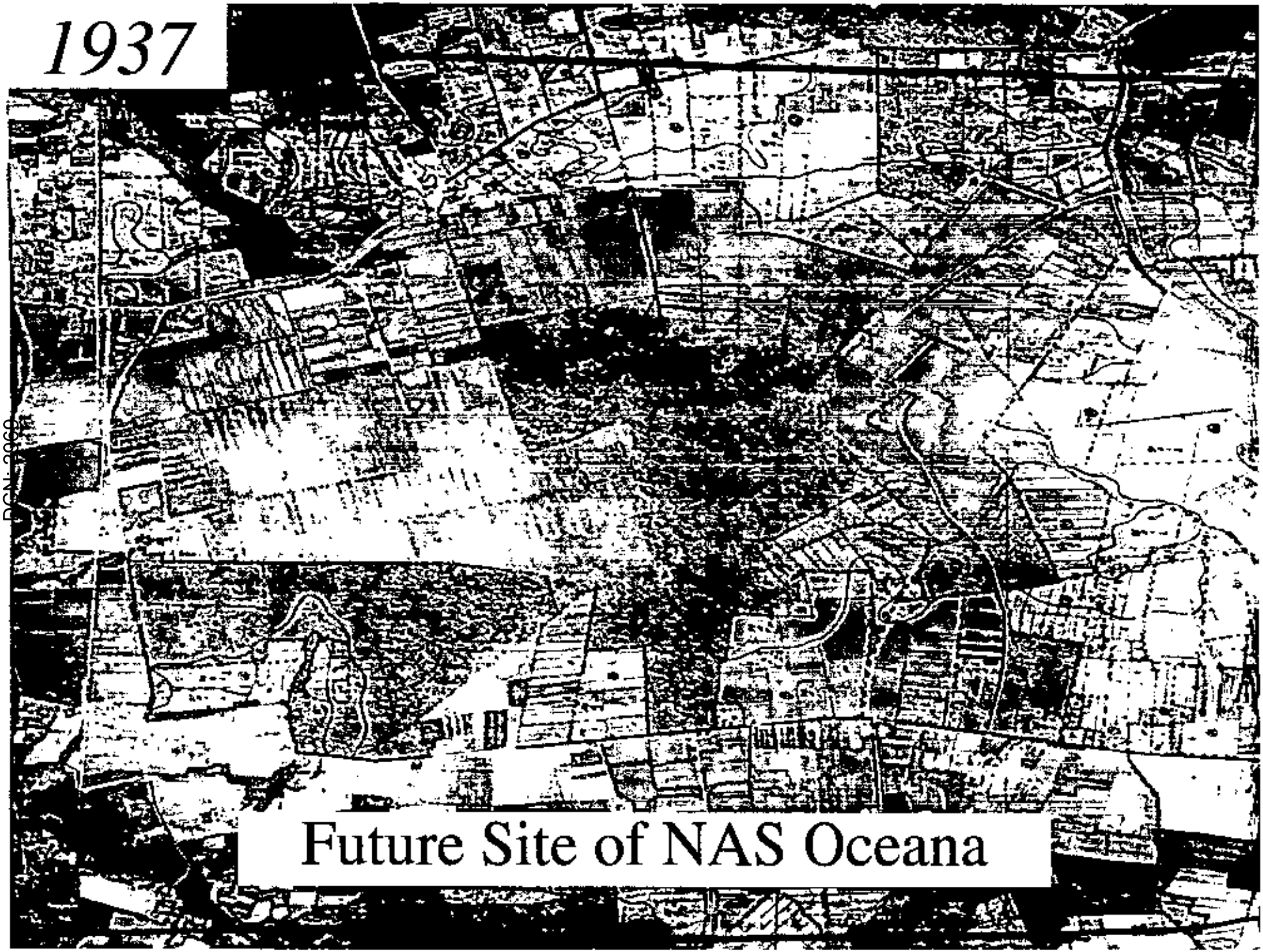
Topics

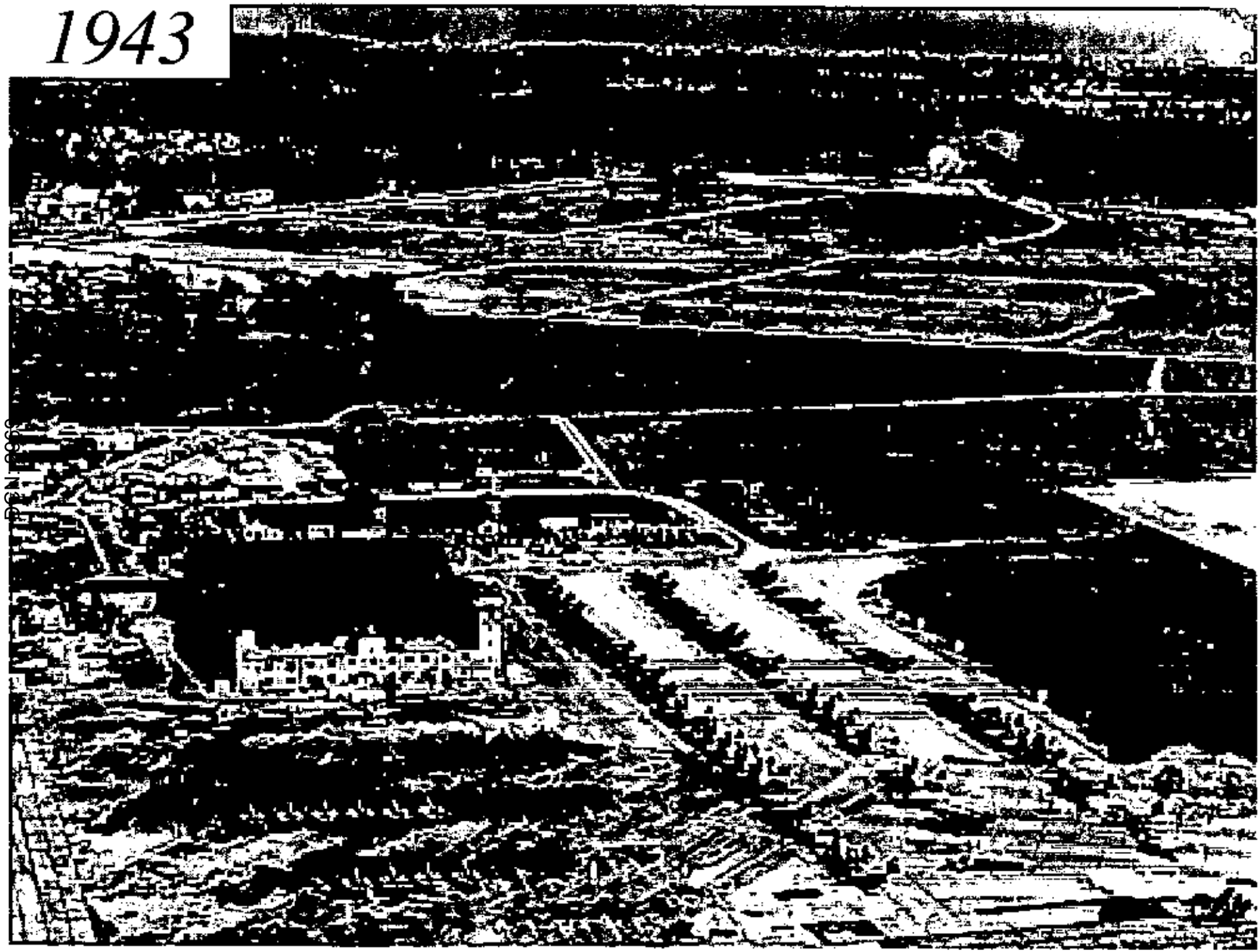
Chambers Field
Willow Grove
Fentress – Dam Neck Annex

- History
- Mission & Statistics
- Land Use Issues
- Questions



DCN: 2969


1937
Future Site of NAS Oceana


1943

DCN: 2969

1960

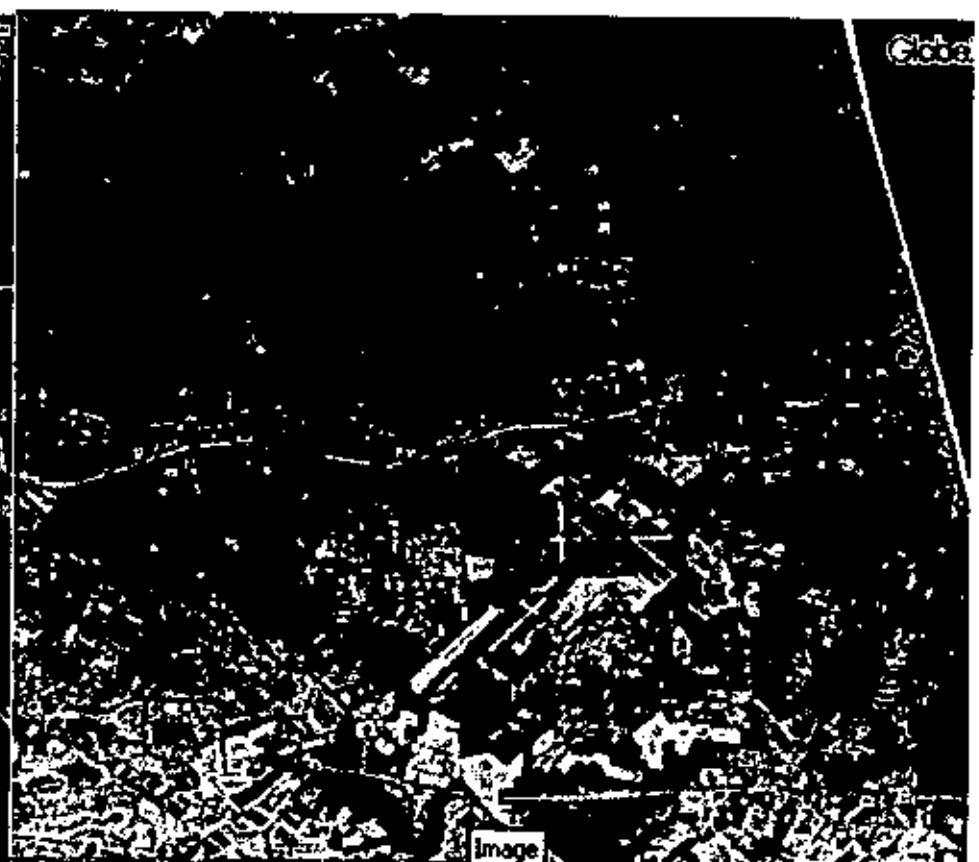
2003

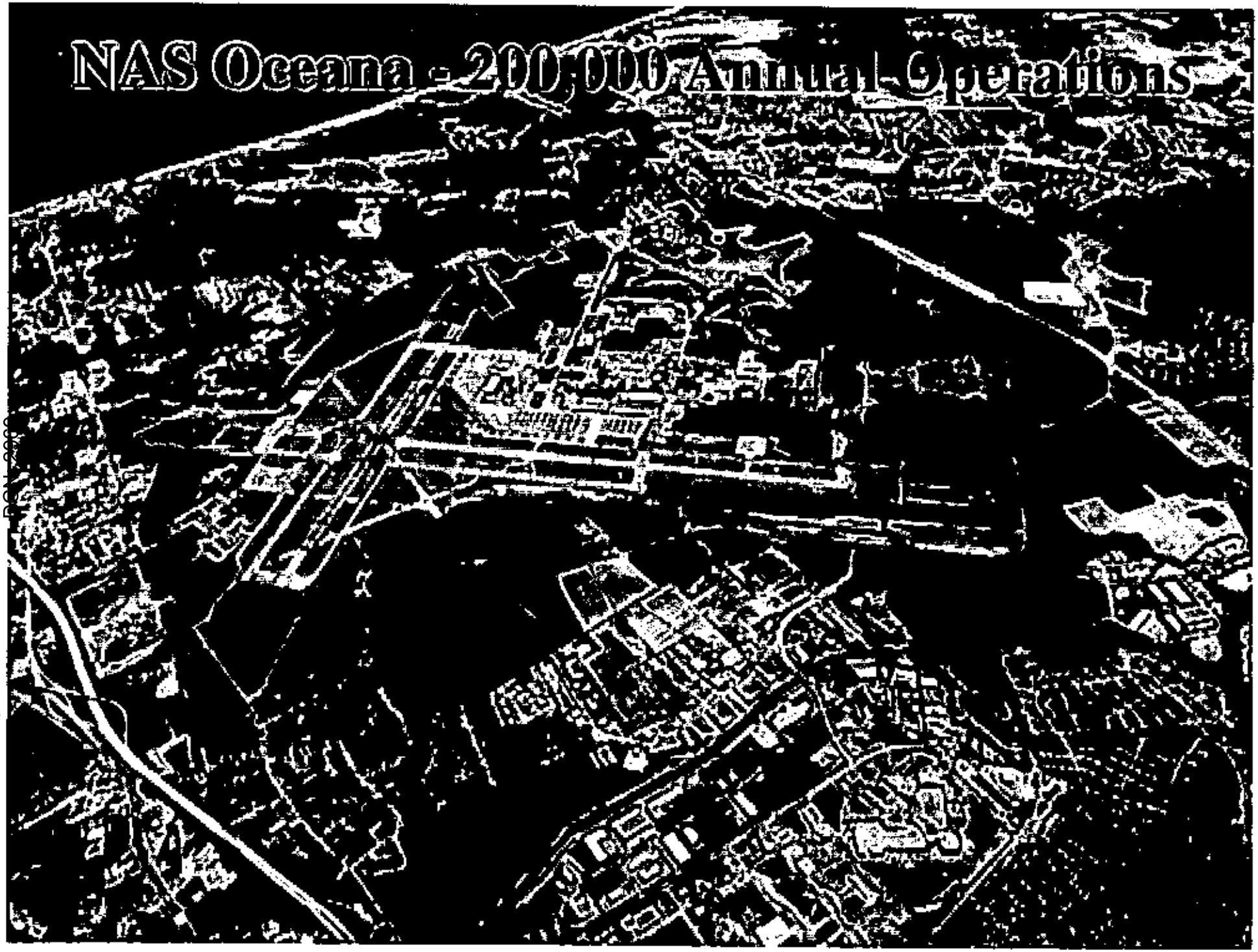
Airport Encroachment

Chambers Field
Willow Grove
Fentress – Dam Neck Annex

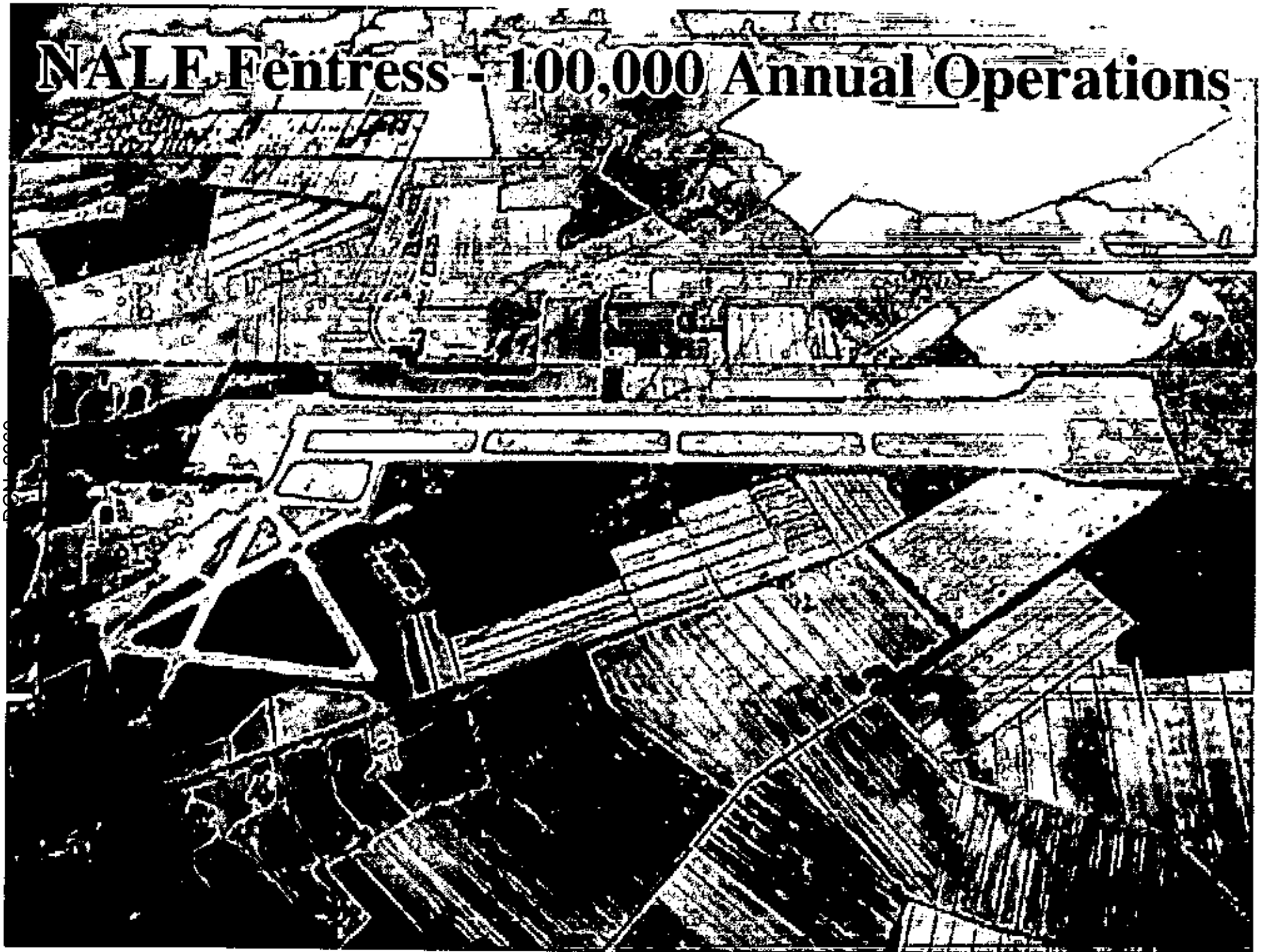
Miami International

NAS Oceana




NAS Oceana - 200,000 Annual Operations

NALF Fentress - 100,000 Annual Operations

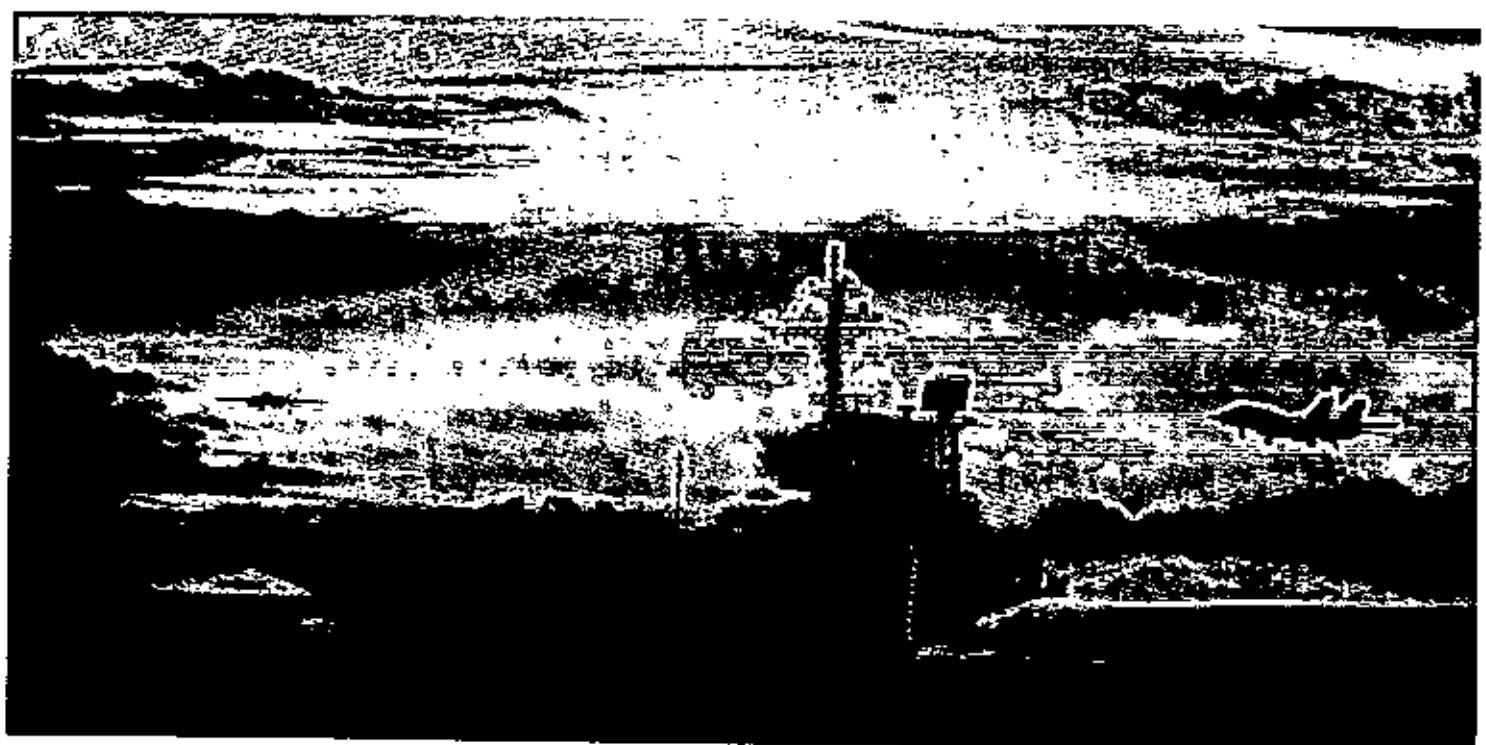


Mission

Chambers Field
Willow Grove
Fentress – Dam Neck Annex

Support the Navy's Atlantic and Pacific Fleet force of Strike-Fighter Aircraft & Joint / Inter Agency Operations

- Provide the resources to conduct flight operations
- Provide top Quality of Service for Naval personnel and families



DCN: 2969

NAS Oceana Statistics

- NAS Oceana
  - 5,331 acres (main station)
  - 515 acres (non-contiguous)
  - 741 acres AG outlease
  - 3,681 acres of easements
- NALF Fentress
  - 2,556 acres
  - 3 acres (non-contiguous)
  - 893 acres AG outlease
  - 8,777 acres of easements
- Chambers Field
  - Airfield only
- Navy Dare Range
  - Use of 23,000 acres of Air Force Property

Infrastructure

- **3 Airfields**
  - 6 runways
- **732 facilities (Oceana & Fentress)**
- **$1.74B replacement value (Oceana & Fentress)**

DCN: 2969

NAS Oceana Squadrons

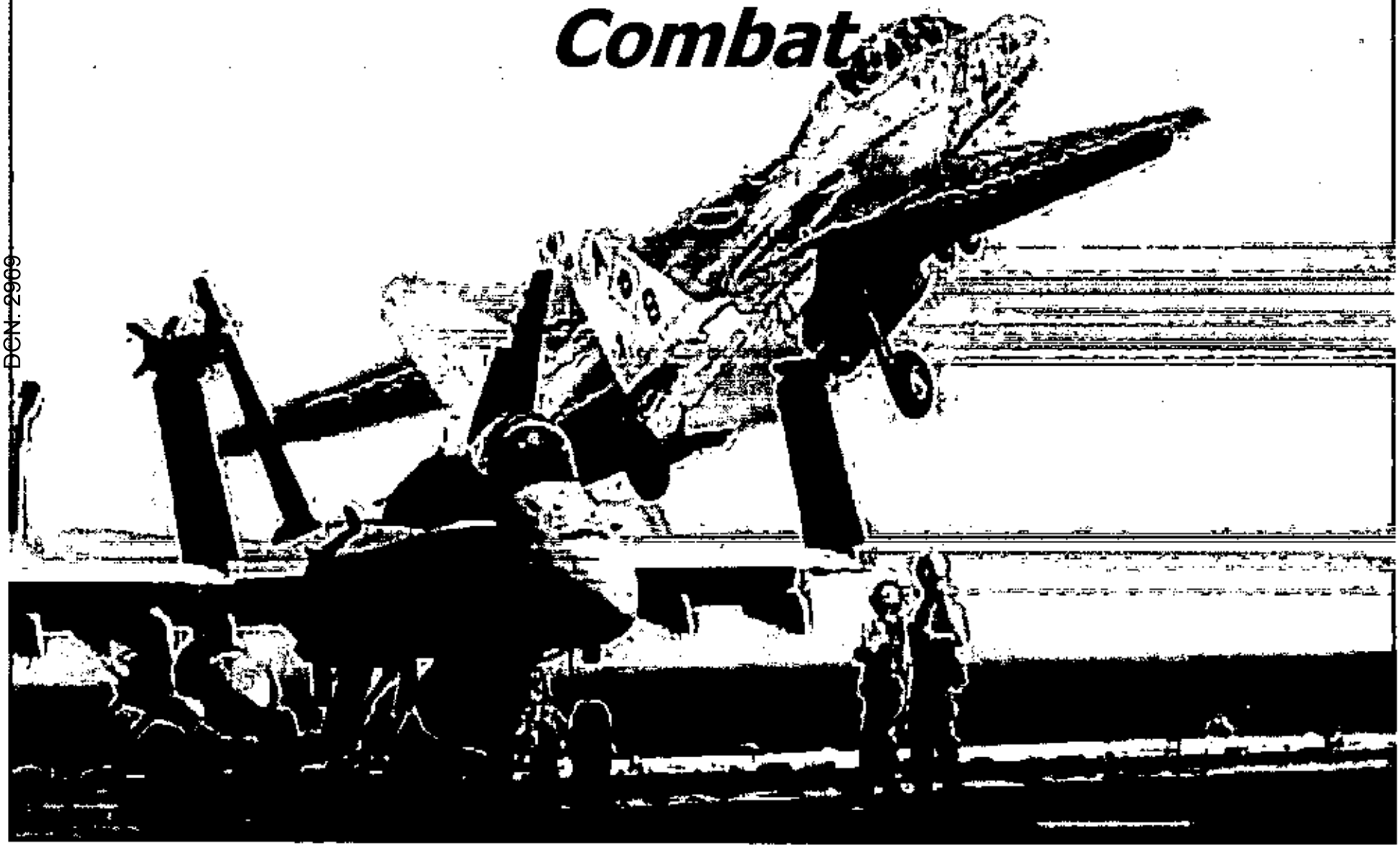
24-May-05

Fentress – Dam Neck Annex

	2001	2005	2010
F-14 Squadrons	12	6	0
F-14 Aircraft	150	33	0
F/A-18C Squadrons	10	10	7
F/A-18C Aircraft	146	135	85
F/A-18E/F Squadrons	0	3*	9
F/A-18E/F Aircraft	0	39	120
VFC-12 Adversary	12	12	12
SAR H-3	2	0	0
Other Aircraft	6	14	14
Total Squadrons	23	19	17
Total Aircraft	316	233	231

DCN: 2969

Since 1990, Every Carrier Air Wing Deployed Has Seen Combat

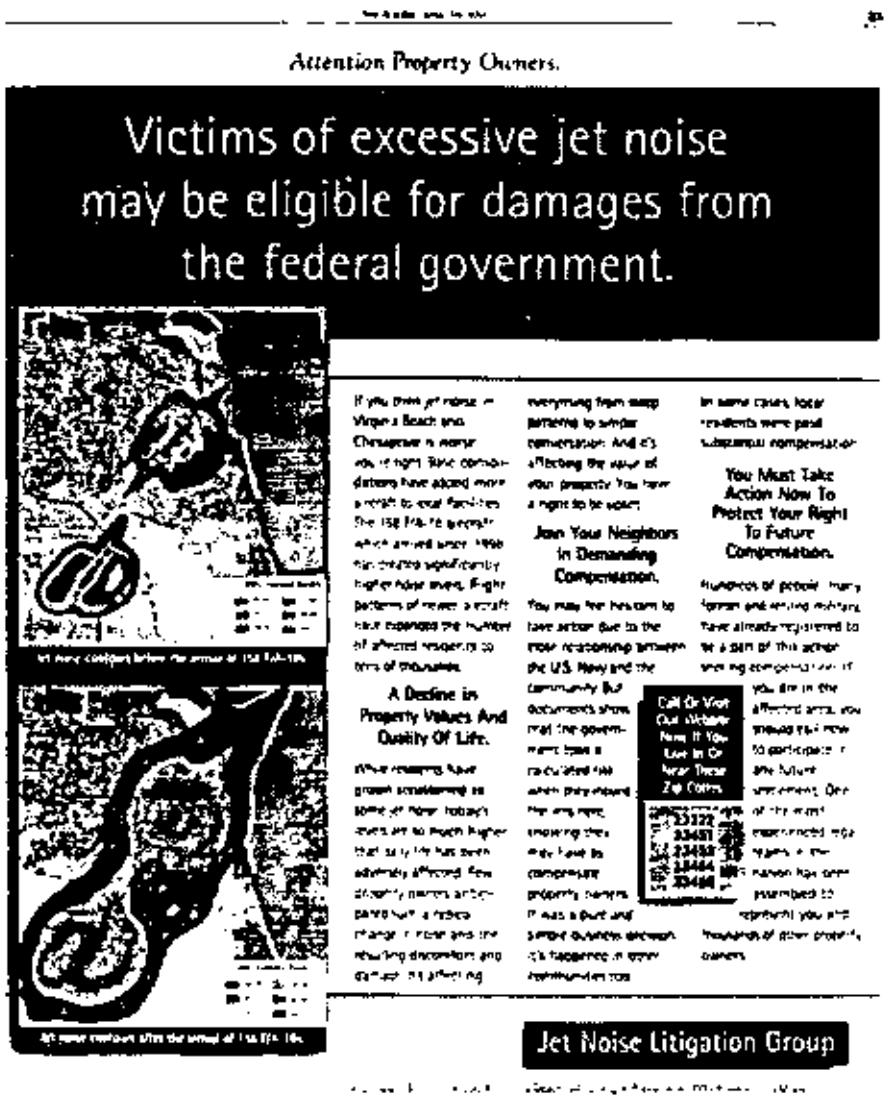


DCN: 2909

Current Litigation

Fentress – Dam Neck Annex

Residents of Virginia Beach and Chesapeake filed a class action lawsuit against the United States on 5 April 2001 over Jet noise at NAS Oceana and NALF Fentress.



Attention Property Owners.

Victims of excessive jet noise may be eligible for damages from the federal government.

A Decline in Property Values And Quality Of Life.

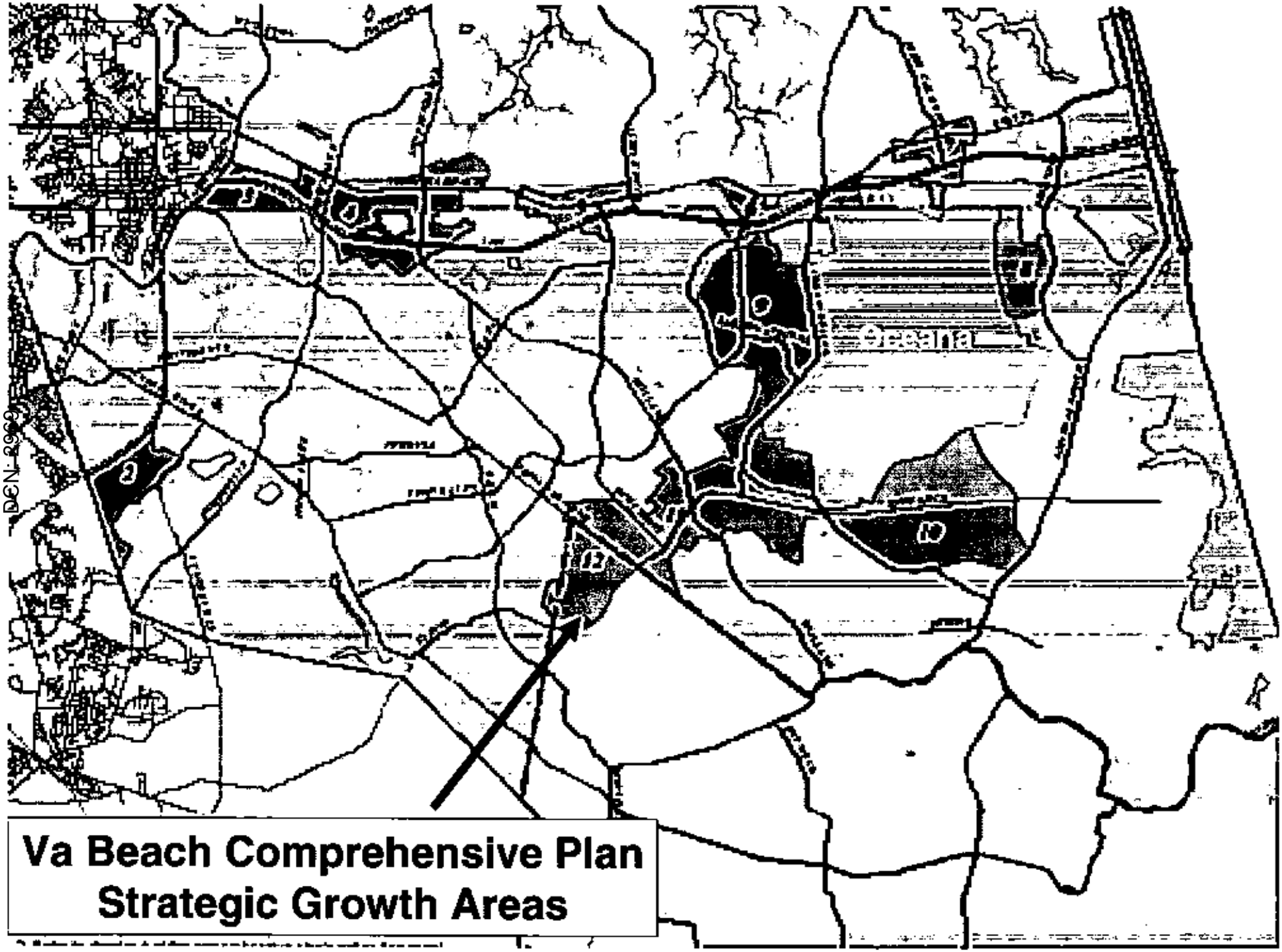
Join Your Neighbors in Demanding Compensation.

You Must Take Action Now To Protect Your Right To Future Compensation.

Call Or Visit Our Website Now If You Live In Or Near These Zip Codes.

Jet Noise Litigation Group

DCN: 2969


Oceana
Va Beach Comprehensive Plan
Strategic Growth Areas

DCN: 2969

Joint Land Use Study

Chambers Field
Willow Grove
Fentress – Dam Neck Annex

- OSD / Office of Economic Adjustment (OEA) Program

- Participants
  - NAS Oceana / Chambers Field / NALF Fentress
  - Virginia Beach
  - Norfolk
  - Chesapeake

- Timeline
  - July '04: Consultant start date
  - October '04: Open houses & Draft JLUS recommendations
  - January '05: Va Bch Public Hearing.....EMOTIONAL!
  - April '05: Final JLUS delivery date
  - May '05: City Councils vote on JLUS

DCN: 2969

Joint Land Use Study

Chambers Field
Willow Grove
Fentress – Dam Neck Annex

- JLUS results thus far
  - Virginia General Assembly legislation
    - Required disclosure for sales & leases
    - Sound attenuation required for new business construction
  - Avigation easements
  - Encroachment partnering
    - Conservation groups
    - Southeastern Parkway (State of VA & City of Va Beach)
  - Proposed Virginia Beach AICUZ Overlay District

- **Key Factor**
  - City Council adoption / enforcement
  - JLUS process should continue regionally

DCN: 2969

Easement Enforcement

Chambers Field
Willow Grove
Fentress - Dam Neck Annex

- Background
  - 1977-1989: U.S. Navy purchased over 400 restrictive easements
  - Covering 12,000 acres at a cost of $57.9M to ensure future compatibility of land use with Naval Air operations
- Situation
  - Navy has periodically reviewed easements; comprehensive review now underway as part of JLUS
  - Sent broadcast letter to over 565 property owners encumbered by easements July 2004
  - Easement allows inspection to ensure compliance. Began Feb 2005 and are ongoing & we now know some are being violated.
  - Violators will be formally notified of non-compliance & given the opportunity to comply. Continued non-compliance results in legal action

DCN: 2969

Easement Review Process

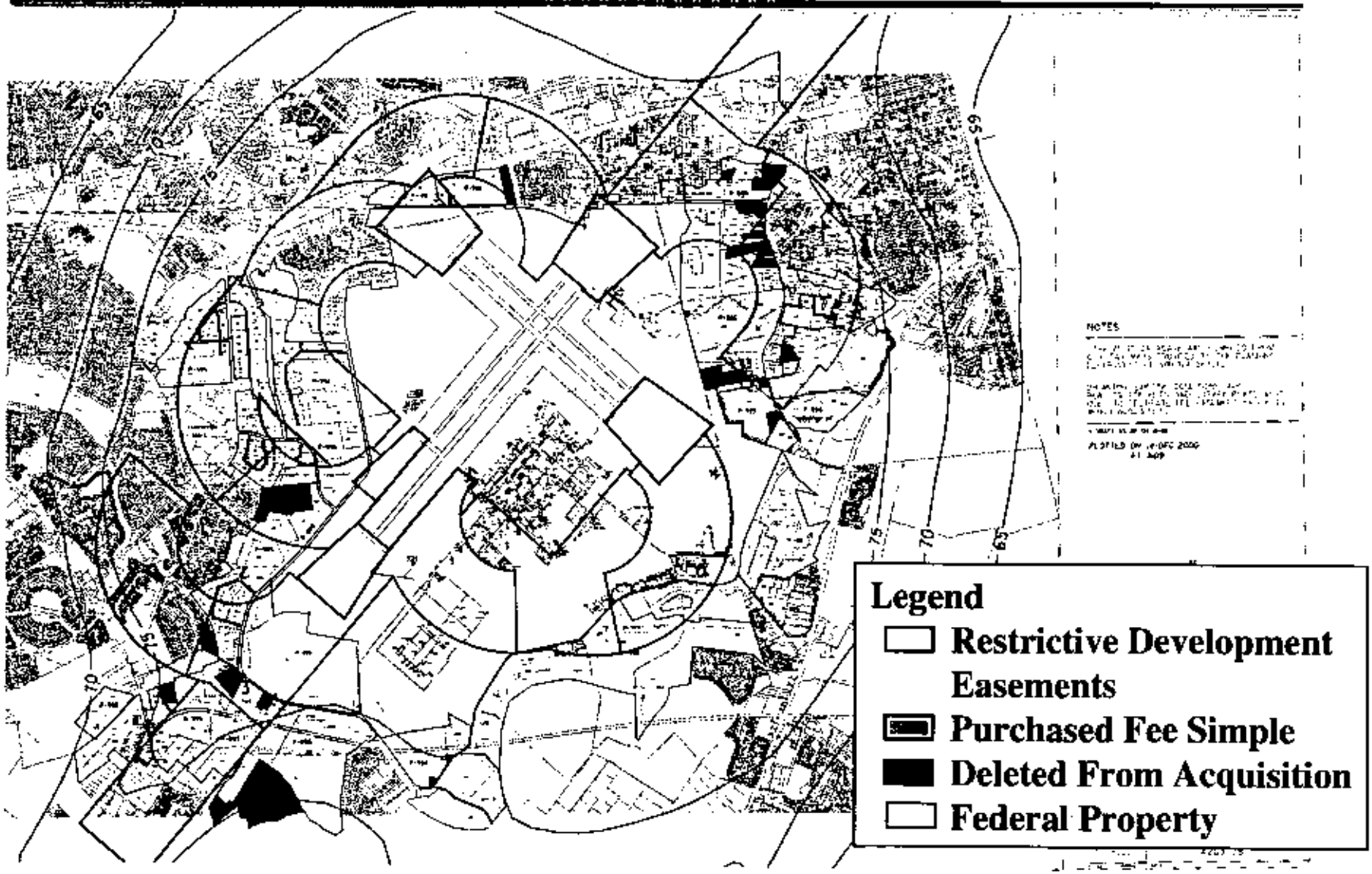
Chambers Field · Willow Grove · Fentress – Dam Neck Annex

- All Navy restrictive easements are a matter of public record in the local courthouses (Virginia Beach & Chesapeake)
- Each proposal is reviewed by a panel of professionals
- The panel's recommendation is forwarded to the Commanding Officer of NAS Oceana for final review and approval
- Reviews are processed in the order they are received
- Normal processing time is three weeks

DCN: 2969

NAS Oceana Easements

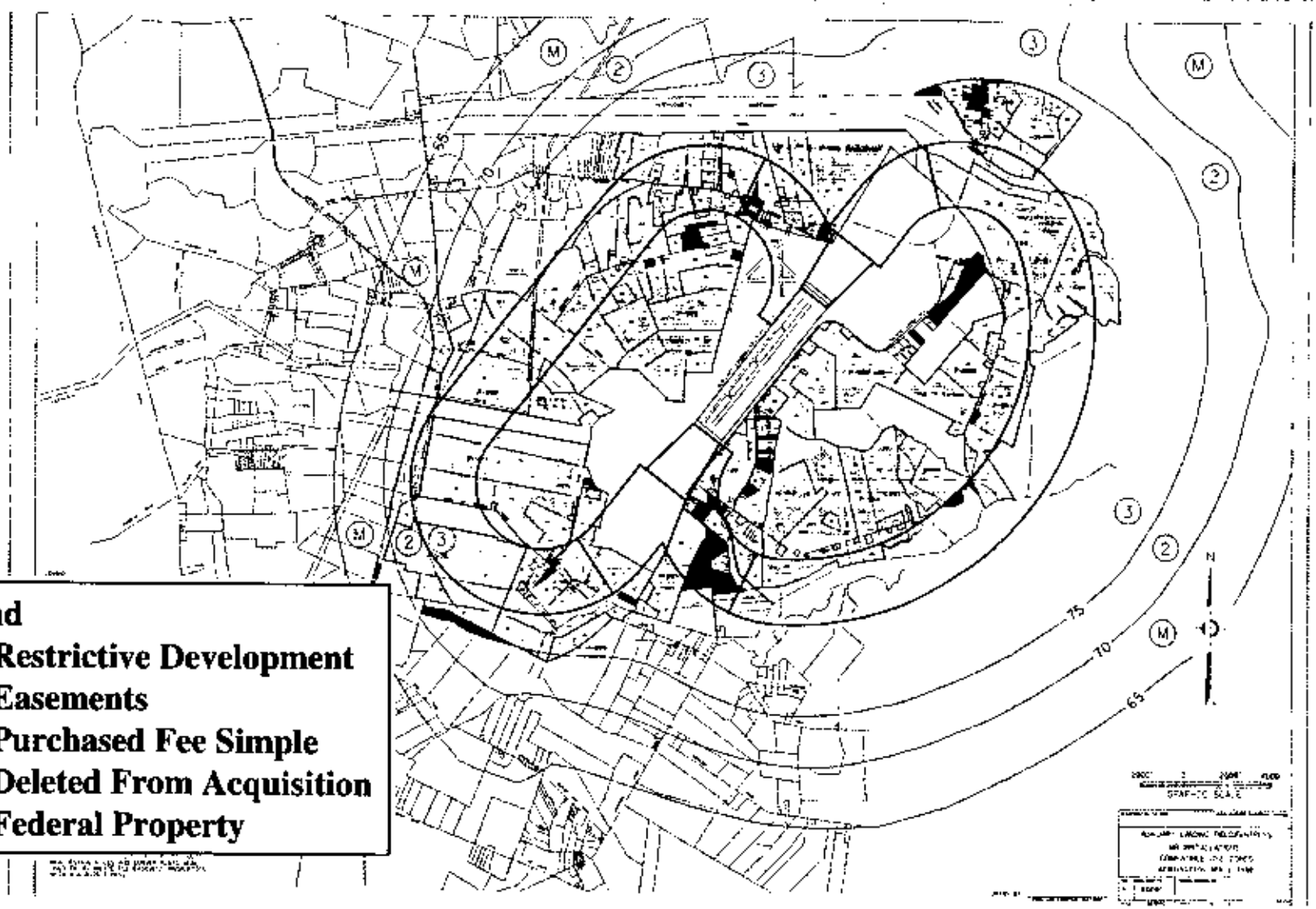
Chambers Field
Willow Grove
Fentress – Dam Neck Annex



DCN: 2969

NALF Fentress Easements

Chambers Field
Willow Grove
Fentress – Dam Neck Annex



Legend

- Restrictive Development Easements
- Purchased Fee Simple
- Deleted From Acquisition
- Federal Property

DCN: 2969

Questions