

CESAD-CM-OC (1130-2-320b)

MEMORANDUM FOR

COMMANDER, CHARLESTON DISTRICT  
COMMANDER, JACKSONVILLE DISTRICT  
COMMANDER, MOBILE DISTRICT  
COMMANDER, SAVANNAH DISTRICT  
COMMANDER, WILMINGTON DISTRICT

SUBJECT: South Atlantic Division Policy for Evaluating Land Use Requests on Civil Works Water Resources Development Projects

1. Routinely we receive requests for use of Corps lands by non-Corps interests for items including, but not limited to, easements for pipelines, sewer lines, power lines, water intake structures, and roads; leases for intensive recreation development (e.g., golf courses, water parks); and other actions that involve appreciable land disturbance and the potential to diminish the value of the public resources under our stewardship. Moreover, we have not had a standard approach or methodology with which to evaluate these requests to ensure they are processed consistently across the region. A set of clearly established evaluation procedures that are well communicated internally, with the public, and with congressional interests will improve consistency in review and help maintain the integrity of our project resources.
2. Wilmington District developed and successfully implemented a comprehensive "land use review template" for evaluating and processing requests for use of Corps lands. You were introduced to the Wilmington model at the October 2001 Command Council meeting. On 6 November 2001, Wilmington District Operations staff briefed their "land use review template" to the SAD Regional Management Board (RMB). The RMB wholeheartedly endorsed the Wilmington process and agreed that it should be adopted and implemented SAD wide.
3. Effective with the date of this memorandum, all SAD Districts will use the enclosed procedures for evaluating land-use requests. These procedures follow the project management business process with Operations as the PM, fully utilizing a team approach with Real Estate, Planning, Office of Counsel, and other organizational elements as appropriate. I am confident that you will find the results of their efforts quite impressive, especially their ability to recoup administrative costs and to achieve appropriate and fair mitigation outcomes that exceed anything that I have observed elsewhere.

CESAD-CM-OC

SUBJECT: South Atlantic Division Policy for Evaluating Land Use Requests on Civil Works Water Resources Development Projects

4. Intentionally, this guidance is not too prescriptive, rather it focuses on the general principles and processes that each District will implement as they evaluate land use requests. We want to allow and encourage further innovation and flexibility, not stifle it. Furthermore, these procedures are not perfect. There may always be questions and issues unique to the request under review. Nevertheless, by making use of the best practices available, they represent a consistent regional approach for evaluating land use requests.

5. My point of contact for this action is Jonathan Davis, CESAD-CM-OC, 404-562-5135.

Encl

PETER T. MADSEN  
Brigadier General, USA  
Commanding

## COORDINATION

Davis/2-5135  
Typed 17 Jan 2001

Whittington/CM-OC

Prince/CM-O

Sellers/ MT-R

Barnett/CM-PE

Paynes/CM-P

Lingenfelter/OC

Osborne/CM-C

Crews/MT

Leketa/CM

White/DX

Held/DD

Madsen/DE

MFR:

1. SAD has never had a consistent set of regional procedures to evaluate requests for use of Corps lands by non-Corps entities. This condition leaves us vulnerable to inconsistencies and decisions that might jeopardize the resources and integrity of our civil works reservoir projects.
2. Clearly established policy and evaluation processes that are regionally implemented will make us less vulnerable to undesirable outcomes, promote good stewardship, and keep our reservoir projects whole and functional for the performance of their authorized purposes.
3. As recommended by the SAD Regional Management Board on 6 November 2001, this memo implements a consistent regional approach, making use of the best management practices available, for evaluating requests for use of Corps lands by non-Corps entities. SAD districts have previously reviewed and concurred with these evaluation procedures.

Jonathan Davis  
15 January 2002