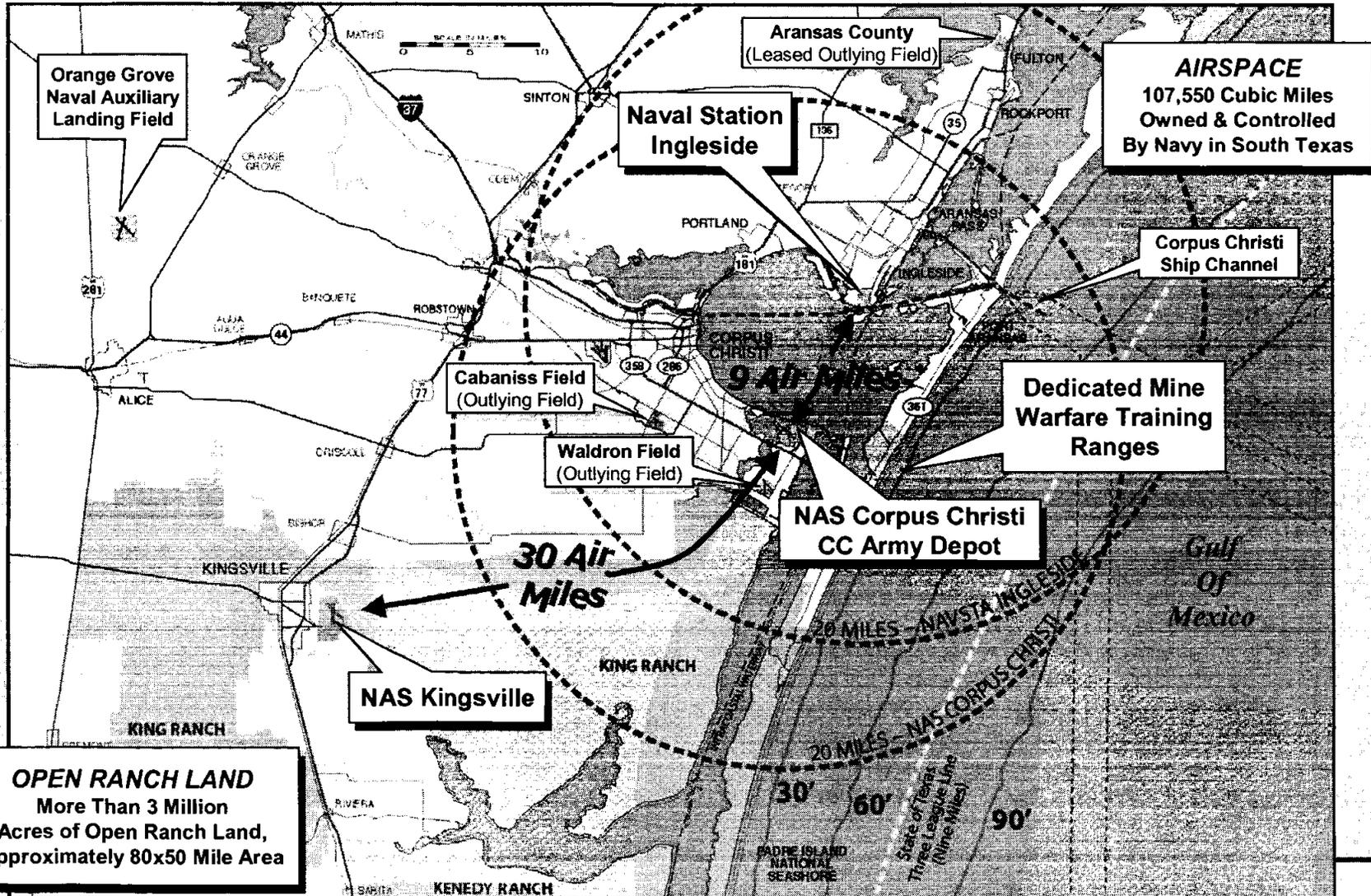
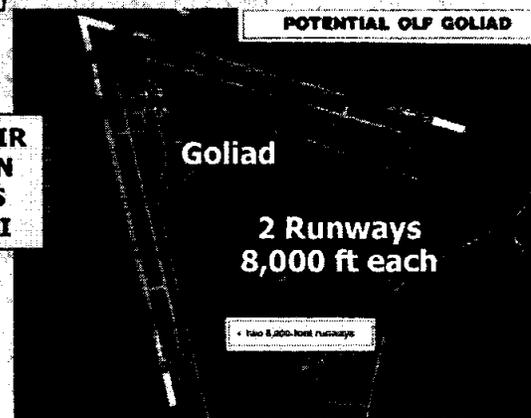
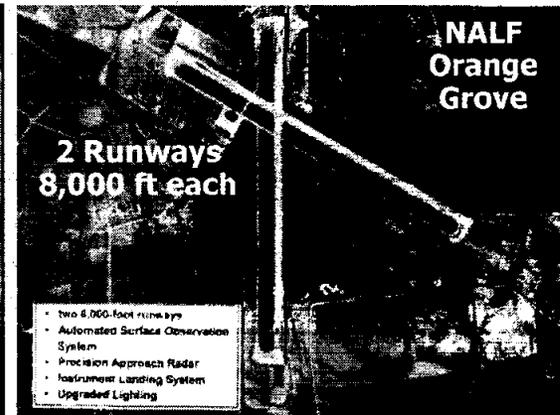
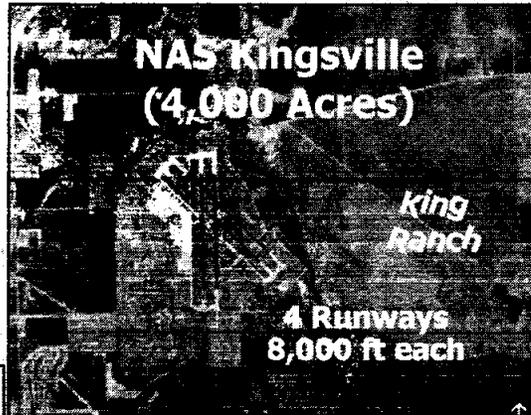
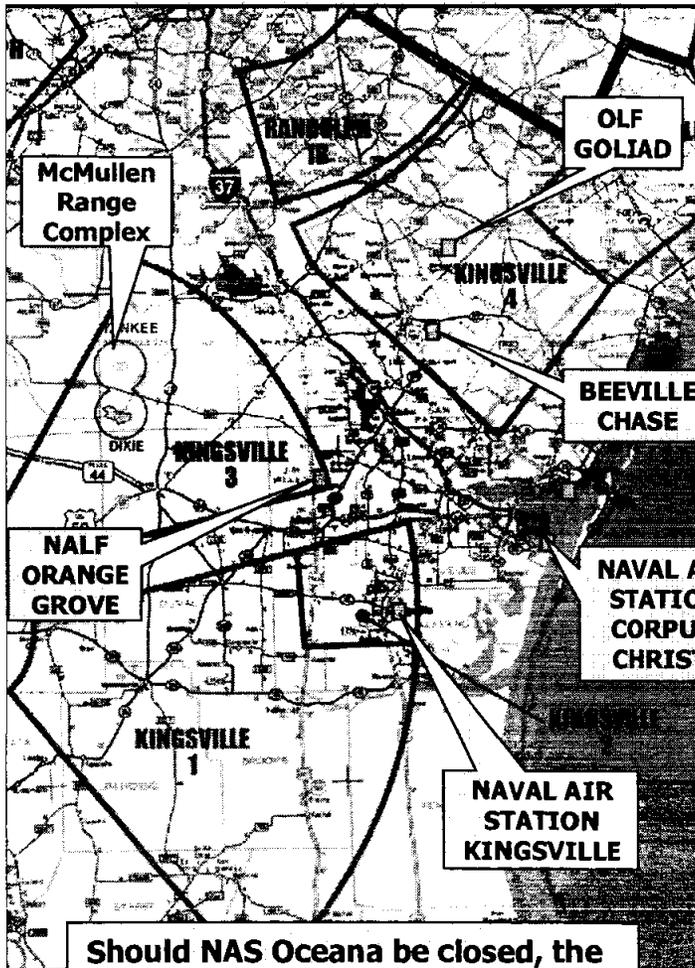


South Texas Military Complex Provides DOD A Unique Set of Capabilities on the Gulf Coast



South Texas Has Abundant Existing Airfield & Airspace Operational Capacity

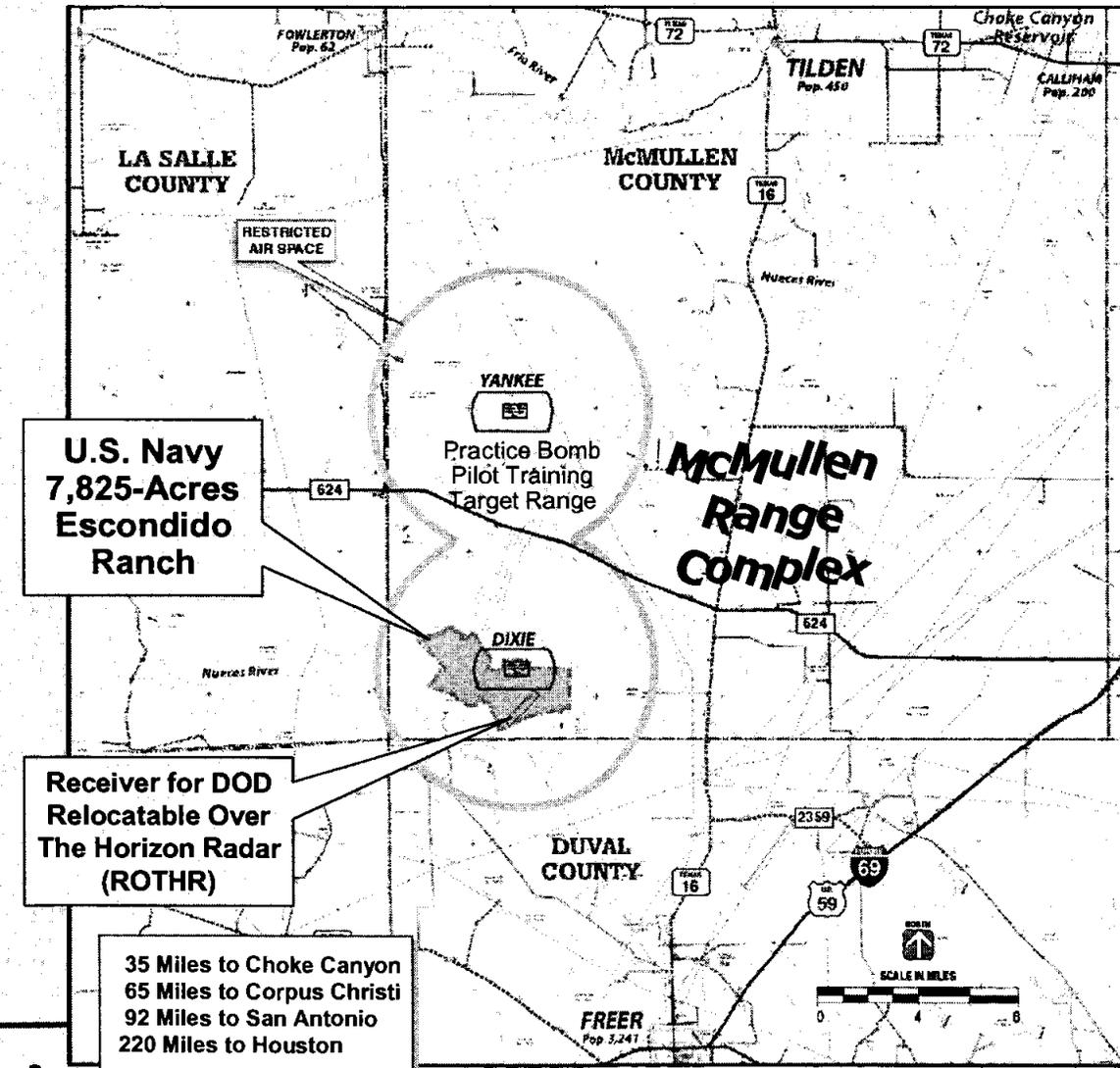


Bee and Goliad County representatives have indicated a willingness to have Navy jet operations resume at their fields.

Should NAS Oceana be closed, the South Texas Naval Complex is a viable option with the capacity to carry out F/A-18 Mission

**MILITARY
VALUE**

McMullen Expansion Offers F/A-18 Training Range Only 70 Miles From NAS Kingsville



"The McMullen County Commissioner's Court wanted to go on the record in support of attracting a master jet base for the F-18 Hornet to South Texas. We support a 20,000 acre expansion of the approximately 10,000-acre range currently located in our county."

- *Linda Lee Henry, County Judge*

"There is no reason known at this time why the expansion would be any more damaging, except in scale, than the existing target range operations."

- *Patricia Suter, Chairman Coastal Bend Sierra Club 8/2/05*

"(I) have concluded that this additional activity would be acceptable from an environmental perspective. We would certainly encourage the Navy to consider the needs of local wildlife and to develop a management plan to help minimize impacts."

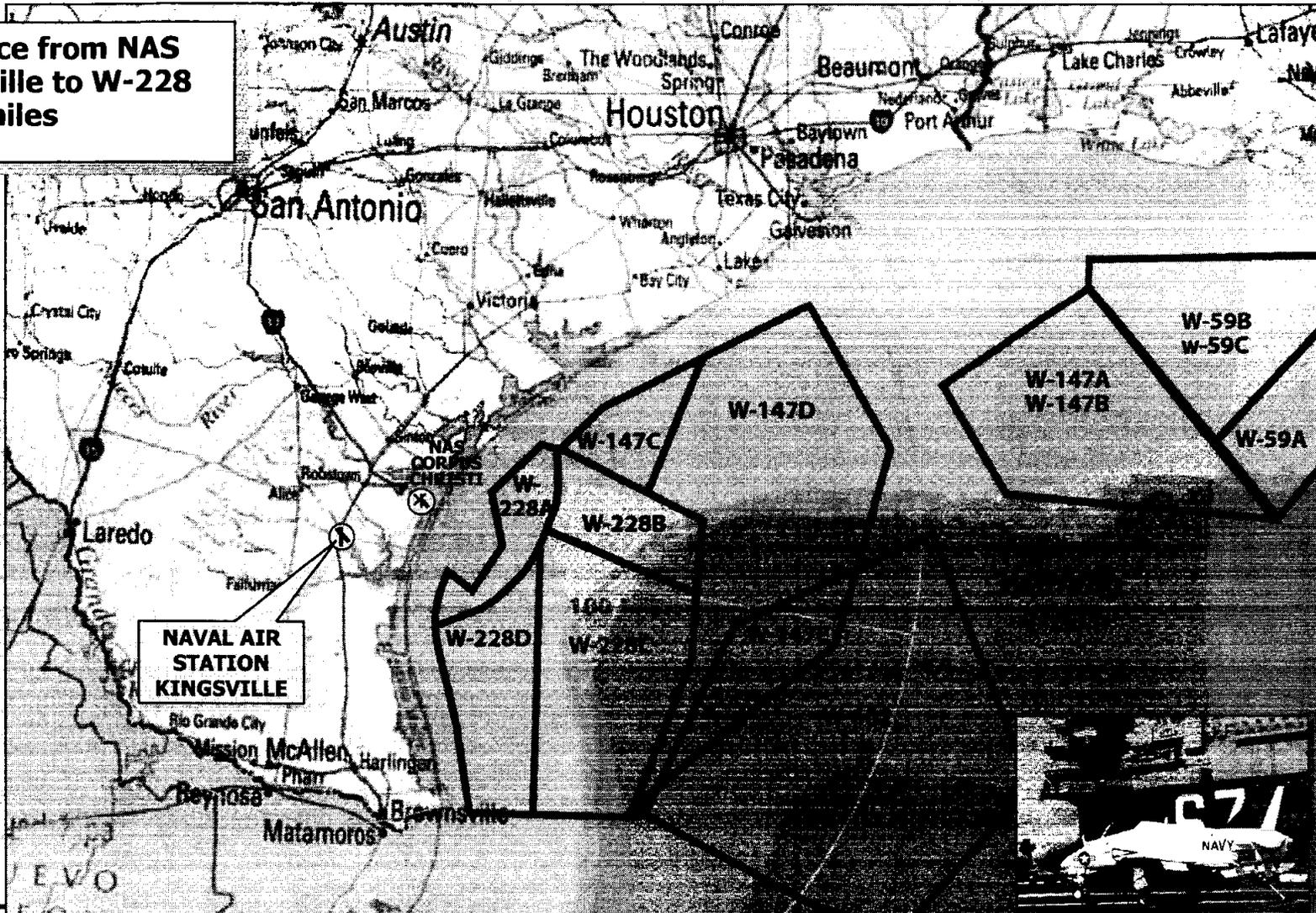
- *Ray Allen, Executive Director Coastal Bend Bays & Estuaries Program 8/1/05*

The Texas National Guard has already begun an environmental assessment of expansion of the McMullen Range.

**MILITARY
VALUE**

Significant Offshore Training Areas

◆ Distance from NAS Kingsville to W-228 is 44 miles



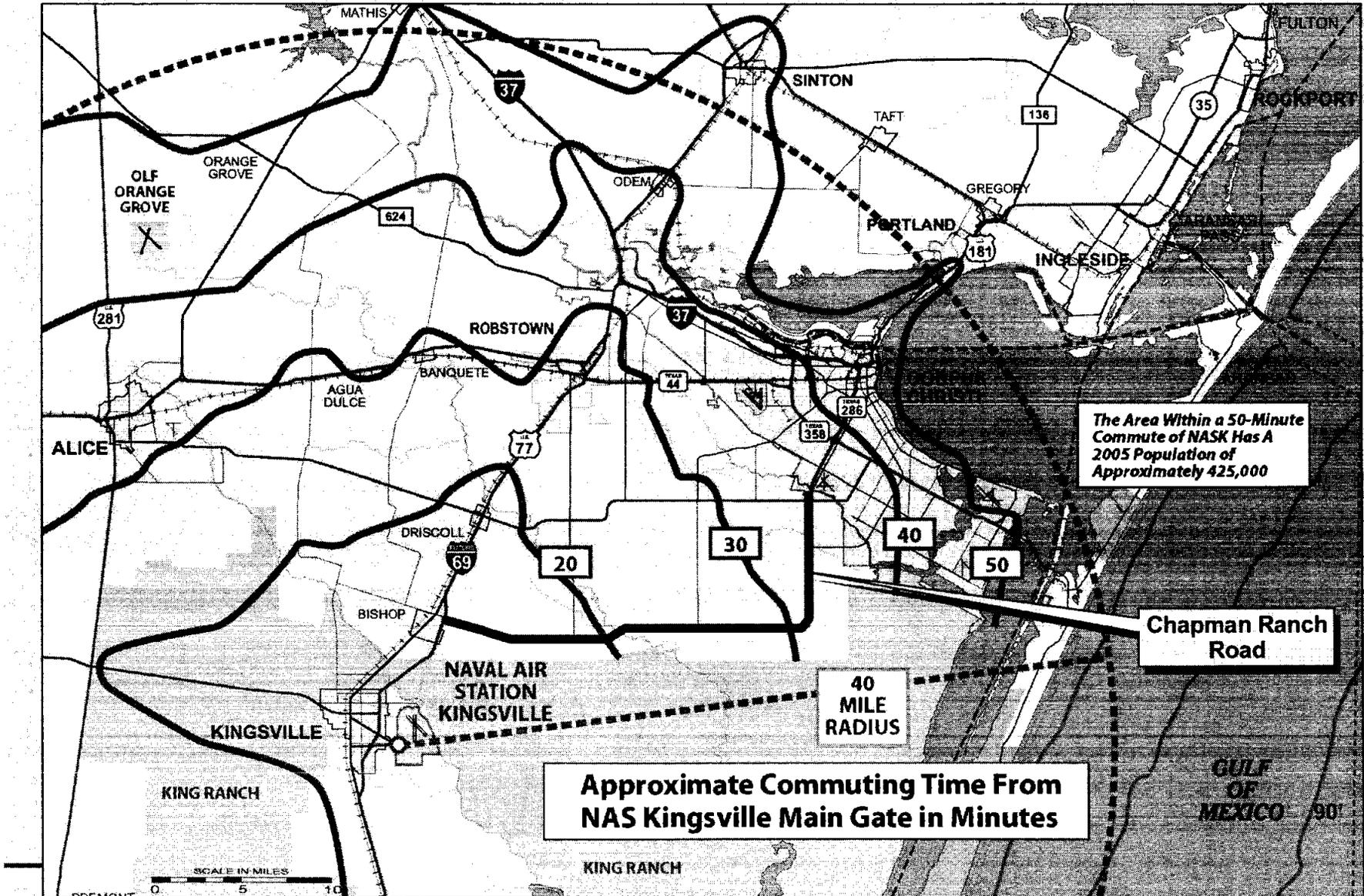
Corpus Christi Bay Area

Regional Market
Population: 530,000

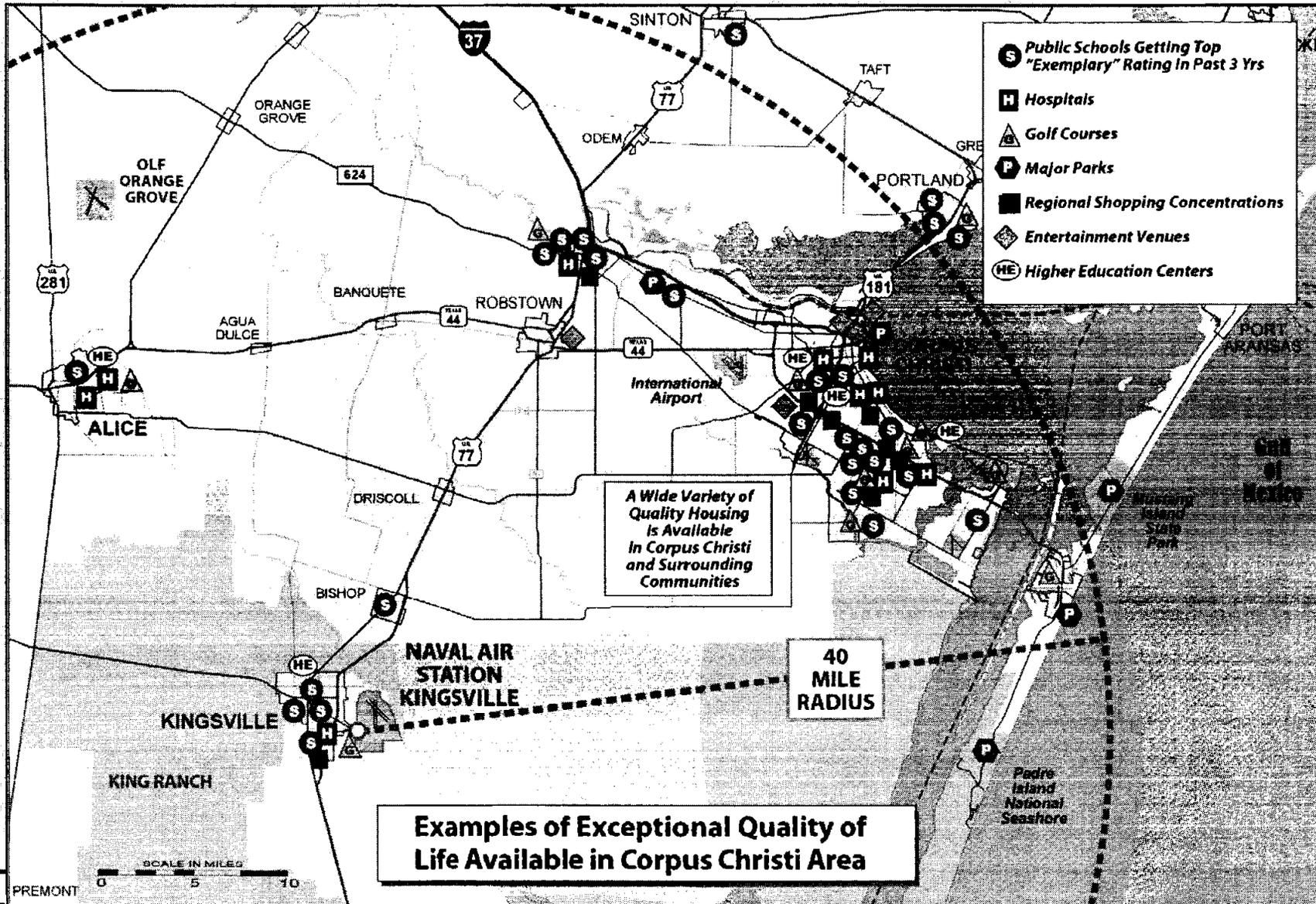
- Gulf beaches
- Recognized schools
- Affordable housing
- 2 universities and 2 community colleges
- Spouse employment opportunities
- World-class fishing and hunting
- Year-round water sports
- Astros AAA baseball team
- Arena football team
- Division 1 university sports
- Symphony with new home
- Three of the top 20 tourist attractions in Texas



Commuting Times from NAS Kingsville



CC Bay Area Is A Great Place to Live



Available Housing in South Texas

◆ Residential Housing Available – Aug. 2005

- **Kingsville – 129 units**
- **Corpus Christi MLS**
(Nueces-San Patricio Counties)
 - **1,551 Single Family Houses**
 - **Average Sales Price - \$142,867**
 - **204 Condo/Townhouses**

◆ Apartment Inventory

- **30,000 Units** (Kleberg, Nueces, San Patricio Counties)
 - **Added 1,500 units last year**
 - **596 units under construction**
- **93% occupancy (8/05)**
- **2,100 units available for rent**
- **Average monthly apartment rents**
 - **1 Bedroom - \$533**
 - **2 Bedroom - \$687**
 - **3 Bedroom - \$855**



CORPUS CHRISTI Southside
\$99,500 - 1,350 Sq Ft



New Apartments Near Completion

Sources: Corpus Christi Association of Realtors;
Realtor.com; Corpus Christi Apartment Association

Housing Is Affordable

Housing Cost

National Avg. 100%

Virginia Beach 103%

Corpus Christi 61%



KINGSVILLE
\$131,900 - 1,509 Sq Ft



CORPUS CHRISTI Southside
\$255,900 - 3,040 Sq Ft



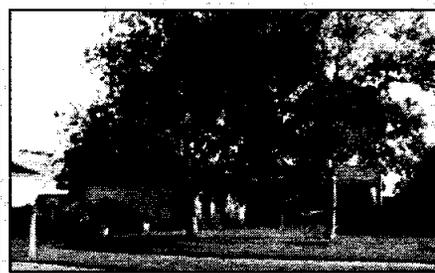
CORPUS CHRISTI Southside
\$219,900 - 2,305 Sq Ft



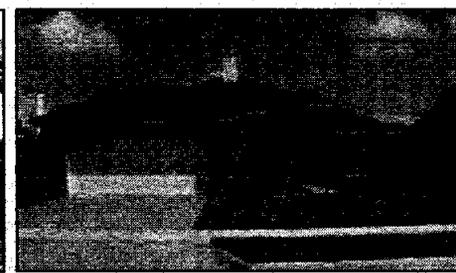
KINGSVILLE
\$157,000 - 1,781 Sq Ft



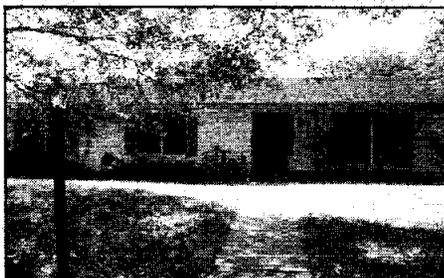
CORPUS CHRISTI Southside
\$134,900 - 1,530 Sq Ft



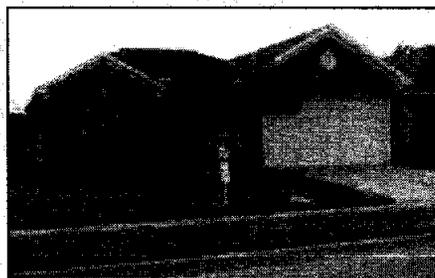
CORPUS CHRISTI Southside
\$97,900 - 1,350 Sq Ft



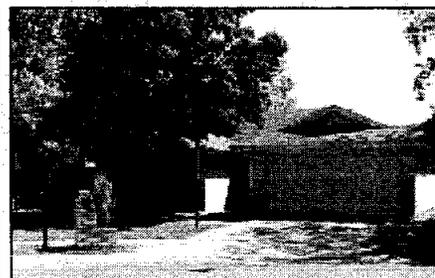
CORPUS CHRISTI Southside
\$169,000 - 1,856 Sq Ft



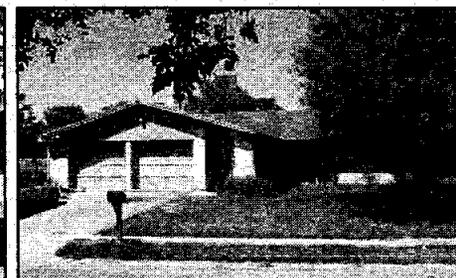
KINGSVILLE
\$87,500 - 1,397 Sq Ft



CORPUS CHRISTI Southside
\$119,000 - 1,529 Sq Ft



CORPUS CHRISTI Calallen
\$79,900 - 1,462 Sq Ft



CORPUS CHRISTI Southside
\$88,000 - 1,417 Sq Ft

Sources: Realtor.com; Homes.com;
MSN House & Home 2005 with Sperling's BestPlaces

Memorandum For the Record

NAS Kingsville, TX

On 8 July 2005, Commissioner Hill, accompanied by William Fetzer, Navy/Marine Corps Senior BRAC Staff Analyst, joined Congressman Ortiz and his staff on a two hour aerial tour of the Corpus Christi-Ingleside-Kingsville military facilities.

The tour was conducted by Mr. Dick Messbarger, Chairman of the Texas Defense Aviation and Aerospace Alliance who advised the Commissioner on the various advantages of aircraft operations in and around the South Texas area.

NAS Kingsville appeared to be relatively un-encroached on three sides because of the vast amount of land owned by the King Ranch. Additionally, the two dual runways are advantageous to high volume flight operations. There is plenty of space to build additional hangars that will be needed in order to host a Master Jet Base. (Note: the Navy is expected to respond by 8 August 2005 to a COBRA analysis request of the costs to facilitate a Master Jet Base at NAS Kingsville.)

NAS Kingsville is the Navy's advanced jet training facility. Over 200 students per year report to Training Air Wing TWO for Undergraduate Jet Pilot Training. These students report to one of two training squadrons VT-21 or VT-22. The Training Air Wing is responsible for providing the fleet with newly winged Navy and Marine Corps aviators.

The Air Wing consists of approximately 250 student naval aviators, 75 instructor pilots, 80 enlisted personnel, and 72 T-45A "Goshawk" aircraft. Introduced to NAS Kingsville in 1992, the Goshawk is part of the T-45A Training System (TS) developed by McDonnell Douglas, now Boeing Aircraft Company.

The Training Wing TWO Ground Training Department provides for classroom instruction, computer aided instruction, and flight simulation in instrument and operational flight trainers. Boeing contract maintenance and support departments provide the Navy with maintenance and upkeep for the aircraft, support for the aircrew's flight gear, and support for all of the ground and simulator instruction.

Strike Instructor Training School, also a part of Training Air Wing TWO, prepares winged fleet aviators to become flight instructors in the T-45A.

NAS Kingsville features:

- Four 8,000 foot runways,
- Orange Grove OLF with two 8,000 foot runways
- 20,000 square miles of training
- Four Hangar Modules

NAS Kingsville currently has a reported capacity of four Hangar Modules. Consequently a significant amount of hangar and ramp construction will be needed as well as administrative and maintenance support facilities to accommodate a Master Jet Base. By comparison, Oceana has 21.5 Hangar Modules

In order to accommodate a Master Jet Base at Kingsville, the Navy would most likely require the Training Squadrons to relocate to another facility to avoid the safety issues surrounding mixing fleet and training operations at the same airfield.

On 1 August 2005 during a Commission visit to NAS Oceana, Commissioner Hill asked the Navy if it made sense to relocate the Fleet Replacement Squadron to NAS Kingsville. RADM Bullard, Commander Fleet Forces Command (Code N4/7), replied that it would be a bad idea (Note: Getting exact words from CFFC).

The Navy has also been asked to provide COBRA analysis for relocating all the Navy's strike fighters to Kingsville or as an alternative only the F-18 Fleet Replacement Squadron to Kingsville in order to relieve the noise issues at NAS Oceana.

From: Dick Messbarger [ede@kingsville.org]
Sent: Thursday, August 18, 2005 2:01 PM
To: William.fetzera@wso.whs.mil
Subject: Requested Data

Attachments: 2 Data Request.SoTx 8.18.05.pdf

NASKINGS Airfield Restrictions: AirOps response

"No airfield restrictions at NAS Kingsville. Least restricted airfield in the country. Approved 2,000-foot ceiling for approach, lowest in the country for jets."

People living within 65 DBL:

According to Naval Facilities Engineering Command AICUZ study on NAS Kingsville (2005), there are no residences located within the 65 DBL. There are no schools located within the 65 DBL. The Kingsville City Commission unanimously approved an amended AICUZ footprint last month, at the request of Naval Facilities Engineering Command - Atlantic. Kleberg County created the Kleberg County Air Installation Zoning Regulation (AIZR) in 1995 to regulated development outside the city limits of Kingsville. An interlocal agreement, approved and signed in May of 2005, allows the City of Kingsville Planning Department to enforce the Kleberg County AIZR.

Distance from NASKINGS to:

Naval Station Ingleside	39 miles (see slide)
Warning Area 228	44 miles (see slide)
Orange Grove OLF	35 miles (see slide)
McMullen Target Complex	70 miles (see slide)

Size of Warning Area 228: 12,574 nautical square miles

NAS Kingsville Land Assets:

NAS Kingsville	4,000 acres
NALF Orange Grove	1,600 acres
McMullen Target Complex	4,000 acres (see slides)
Escondido Ranch*	6,800 acres

*Located adjacent to McMullen Target Complex

Quality of Life:

See slides

I am faxing you two documents:

Letter from Joe Montez, Director of Economic Development for the Bee Development Authority, owners of Chase Field in Beeville (closed in BRAC 1991), and a resolution from the Goliad Commissioners' Court, owners of Goliad OLF (also closed in BRAC 1991). Both have offered to make their airfields available to the Navy for pilot training. These two closed airfields are located under NAS Kingsville's northern MOA's, which are owned by NASKINGS but used jointly by the Navy and Air Force. Goliad, in particular, offers a tremendous opportunity for joint use-joint training.

Goliad	Two 8,000-foot runways in excellent condition (see slide)
Chase Field	Three 8,000-foot runways in good condition (see slide)

All information was confirmed by AirOps and Public Works at NAS Kingsville. Let me know

what else we can provide so that the Base Realignment and Closure Commission can made a good and fair judgment.

Dick Messbarger

Dick Messbarger
Executive Director
Greater Kingsville Economic Development Council
PO Box 5032
635 E. King
Kingsville, TX. 78364
(361) 592-6433 - work
(361) 522-2766 - cell
(361) 592-0866 - fax



OFFICE OF THE GOVERNOR

RICK PERRY
GOVERNOR

August 5, 2005

The Honorable Anthony J. Principi
Chairman
2005 Base Realignment and Closure Commission
2521 Jefferson Davis Highway
Arlington, Virginia 22202

Dear Chairman Principi:

I would like to take the opportunity to share with you and your colleagues a viable alternative to the Base Realignment and Closure (BRAC) Commission's recent vote to add Naval Air Station Oceana (NASO) to the proposed closure list. I am confident that Texas can provide you the best location for all assets associated with a Navy Master Jet Base. As the BRAC Commission considers Texas as part of its review of NASO, I would like to bring to your attention the current and future military value that a South Texas location would bring, not only to the US Navy but also to the joint warfighting, training, and readiness for all of this country's military forces.

The state is partnering with the South Texas Coastal Bend Defense Community to support an expanded military presence in South Texas and to provide the Department of Defense (DOD) with enhanced operations and training space to support ground, naval and air forces through a diversity of mission requirements to include the capability to surge in the event of national emergencies. We are very excited about this tremendous opportunity. We are prepared to support as many additional military personnel and their families as necessary in South Texas, and provide them with the operational space and quality of life to assure a ready and fully-trained military force.

Texas is prepared to make a significant offer to augment the already existing infrastructure and training areas available to the military missions at NAS Kingsville, NAS Corpus Christi, and NS Ingleside.

The Chief of Naval Air Training based at NAS Corpus Christi enjoys the availability of two unencumbered ranges: the 10,000 nautical square mile "Warning Area 228" range, which can support supersonic and tactical air maneuvering exercises over the Gulf, and the land-based McMullen Training Range. The State of Texas is prepared to provide support to expand the McMullen Training Range from its current size of 10,000 acres to 40,000 acres. The McMullen

The Honorable Anthony J. Principi
August 5, 2005
Page 2 of 4

Range is currently used by the Navy, Air National Guard and Air Force active and reserve forces with inert and electronic training and would support live ordnance. We are prepared to extend its capability to support an expanded aviation mission at Naval Air Station Kingsville.

The state is making available a \$50 million grant for the balance of the land acquisition and any required environmental studies, range development, infrastructure needs, or as a supplement to the MILCON program for expenses that may arise from a relocation of NASO.

Additionally, a key infrastructure need for the light and mobile transformed Army forces located at Fort Hood, Fort Sill, Fort Bliss, and Fort Carson is efficient access to joint training areas and surface Ports of Embarkation. The State is prepared to assist in the construction of new infrastructure to support these needs, including the addition of a rail spur from Union Pacific's main rail line to Naval Station Ingleside. The Texas Department of Transportation has agreed to build, manage and operate the spur and to allow the DOD unlimited use at no cost. The cost of this project is presently estimated to be \$15.2 million and is predicated on the continuing need for the Naval Station as part of an expanded military mission in South Texas. These funds are in addition to the \$5.2 million investment already committed to the expansion of the deployment rail capability at the strategic seaport at the Port of Corpus Christi.

Texas has also recently made a \$457.5 million commitment to transportation infrastructure improvements in and around the surrounding counties of NAS Kingsville. Further, the state is committed to any additional identified transportation infrastructure expansions deemed necessary on and around NAS Kingsville and will commit to another \$100 million for the expansion of Chapman Ranch Road.

I am also pleased to provide the local defense community a \$200 million loan fund financed by the sale of State of Texas General Obligation bonds. A loan from this fund would be used by the local defense community to support the infrastructure and facility needs of the Navy and the defense community. Such a loan could augment the limited MILCON funding available early in the BRAC implementation process, and allow for the expedited planning and construction of infrastructure and facilities at NAS Kingsville:

Texas is pleased to provide these incentives for national defense purposes. The total package of new grants, infrastructure and loans is approximately \$365 million.

Mr. Chairman, the South Texas Coastal Bend Defense Community has no encroachment issues, no environmental issues, unrivaled operational air space and the ability to expand our already exemplary public/private family housing initiatives to meet DOD needs. Simply put, South Texas is Navy Country and we invite you and your colleagues to come and see for yourselves.

The Honorable Anthony J. Principi
August 5, 2005
Page 3 of 3

We look forward to working with the BRAC Commission and DOD to achieve our common objectives.

If we can assist you with any questions you may have regarding the state's resources available to help with the DOD's decision to relocate NAS Oceana, please contact my deputy chief of staff, Phil Wilson, by phone at 512/463-9490, or by e-mail at pwilson@governor.state.tx.us.

Sincerely,


Rick Perry
Governor

RP:jek

Enclosures

cc: The Honorable Donald H. Rumsfeld, Secretary of Defense
The Honorable Gordon R. England, Secretary of the Navy
Admiral Mike Mullen, Chief of Naval Operations
General Daniel James III, Director, Air National Guard
BRAC Commission Members
United States Senators Kay Bailey Hutchison and John Cornyn
United States Congressmen Solomon P. Ortiz, Ruben Hinojosa, Henry Cuellar and
Lloyd Doggett
Texas State Senators Juan "Chuy" Hinojosa, Judith Zaffirini, Ph.D., and Eddie Lucio
Texas State Representatives Gene Seaman, Vilma Luna, Abel Herrero, Juan Escobar,
and Yvonne Gonzales Toureilles
Texas Department of Transportation Commissioners
Michael W. Behrens, P.E., Executive Director, Texas Department of Transportation
The Honorable Loyd Neal, Chairman, South Texas Military Facilities Task Force
Adjutant General Charles Rodriguez, Texas National Guard

Comparison of NAS Oceana to NAS Kingsville for Flight Operations

	<u>NAS Oceana</u>	<u>NAS Kingsville</u>
Main Runways	4—Encroached	4—No Encroachment
Outlying Fields	NALF Fentress—Major Encroachment	NALF Orange Grove—No Encroachment
Airspace	Encumbered	Unencumbered
Target Ranges	Dare County Range—Inerts	McMullen Ranges—Inerts (Live Capability Potential)
Community Support	Stressed	Universal Support
Environmental Issues	Legal Action	Documented Support
Weather	Fair to Good	Excellent
Training Effectiveness	Amended Fleet Training	Full Fleet Training



Coastal Bend Bays & Estuaries Program, Inc.

1305 N. Shoreline Blvd, Ste. 205, Corpus Christi, Texas 78401-1500

361-885-6202 (phone) • 361-883-7801 (fax)

August 1, 2005

The Honorable Anthony J. Principi
Chairman
2005 Base Realignment and Closure Commission
2521 Jefferson Davis Highway
Arlington, VA 22202

Dear Chairman Principi:

A local effort is underway to convince the Commission and Department of Defense to expand the mission of NAS Kingsville to include hosting the new F/A -18 Super Hornet jets. As the director of a local conservation organization I was asked by the folks advocating this expanded mission for my opinion and comments.

In my review of this proposal, I have visited several websites addressing the various issues (environmental impacts, bird strike safety issues, and noise level concerns) regarding the proposed location of these jets at NAS Oceana and the proposed OLF in Washington County, North Carolina. I have also spoken directly with Mr. Derb Carter of the Southern Environmental Law Center regarding that organization's concern about stationing the F/A - 18 at NAS Oceana and the use of the proposed OLF. I am pleased to report that the concerns associated with those facilities would be avoided by moving the F/A -18 Super Hornet jets to NAS Kingsville here in South Texas.

In my comments I will address four potential concerns; 1) the expanded mission at NAS Kingsville, 2) the use of the Orange Grove Auxiliary Landing Field for F/A-18 training, 3) the use of the McMullen County Range for live fire and bombing, and 4) the use of Naval Station Ingleside by an aircraft carrier.

Naval Air Station Kingsville already plays an important role as a Navy jet training facility. The addition of F/A -18 Super Hornets at the base will not cause any additional environmental impact and while it is impossible to eliminate all risks, the bird strike threat will be much lower than that at NAS Oceana or the new proposed OLF in Washington County, North Carolina. The best thing about NAS Kingsville is its very rural location and lack of encroachment by residential or commercial activities. Increased noise levels should not be a problem.

The Orange Grove NALF is also in a rural location with little encroachment. The facility is currently being used by the Navy for jet "touch and go" training. The use of this location by the F/A -18 Super Hornets would not be a problem.

The local advocates have indicated that the McMullen County Range would need to be expanded both in size and activities. I have checked with people knowledgeable about the existing site and adjacent area and have concluded that this additional activity would be acceptable from an environmental perspective. We would certainly encourage the Navy to consider the needs of local wildlife and to develop a management plan to help minimize impacts. Close consultation with County officials and area ranchers is also advised.

Visit our website - www.cbbep.org

Chairman Principi
Page 2 of 2
August 1, 2005

Naval Station Ingleside is well suited to either occasionally host or have an aircraft carrier stationed at the base. NS Ingleside was originally built as a homeport for an aircraft carrier to help with Navy flight training. The use of this facility by an aircraft carrier is completely appropriate and will not have a negative impact on the environment or the community.

NAS Kingsville and associated facilities will make an ideal location for the F/A -18 Super Hornet jets. I am certain that from an environmental perspective there are no fatal flaws in this proposal and that the environmental review process would go smoothly.

Thank you for considering my comments and please do not hesitate to contact me at (361-885-6204) if I can provide additional information.

Sincerely,

Ray Allen

Ray Allen
Executive Director



**SIERRA
CLUB**
FOUNDED 1892

**COASTAL BEND GROUP
SIERRA CLUB**

**P.O. BOX 3512
CORPUS CHRISTI, TX 78404**

August 2, 2005

**The Honorable Anthony J. Principi
Chairman
2005 Base Realignment and Closure
Commision
2521 Jefferson Davis Highway
Arlington, Va. 22202**

Dear Chairman Principi:

These comments are being submitted on behalf of the Coastal Bend Sierra Club and the Coastal Bend Environmental Coalition in support of the local efforts to expand the mission of Kingsville NAS and Naval Station Ingleside. It is our understanding that new F/A Super Hornet Jets would be a major part of the mix proposed and that there would be expanded use of areas of McMullen County as a bombing range. These environmental groups were asked to consider if there were any "deal killers" in this proposal.

There have been jet training operations at the Kingsville site for at least 40 years without any memorable conflicts between those operations and the local fish, wildlife, or citizens. There are no subdivisions, wetlands, or sanitary landfills near the landing fields that would restrict flights or pose the threat of bird strikes. The closest areas of significant recreational and biological sensitivities are the Padre Island National Seashore and the South Bird Island colonial water bird rookery about 40 miles east and northeast of NAS Kingsville. Over flights of these areas by military aircraft, with the exception of frequent surveys along the Gulf of Mexico shoreline by Coast Guard jets and helicopters based elsewhere, are rarely noticeable, much less low enough to cause significant aesthetic or other environmental impact. The Navy maintains a liaison with the Fish and Wildlife Service in Corpus Christi to assure that environmental issues and opportunities are addressed early and thoroughly. Mrs. Pat Clements is the Service's local contact (361-994-9005).

Naval Station Ingleside was originally designed to berth a carrier, a battle ship, and auxiliary vessels, and underwent significant environmental reviews in the Homeport EIS. A large adjacent area of undeveloped natural habitat has been proposed for acquisition to facilitate amphibious warfare training. This proposed military use would be less damaging than if the property were turned into subdivisions or industrial sites, and has the approval of the local conservation groups.

The McMullen County site already has some old target ranges, but one has recently been enlarged, and there are ongoing discussions with the landowners about making it big enough to allow live bombing in addition to firing small arms and served weaponry on the ground. Although greater expansion, to include over 34,000 acres, was discussed over a year ago, there still remains little but a general concept of the operations and impacts, and very little ground-truthing has been conducted. However the area is remote and little used except for ranching and hunting. The Texas tortoise, the Indigo snake, the horned toad and a few other species are of concern as they occur on the site. If a large buffer zone is established around the perimeter and the site managed for these species there should be no major difficulties. Hunting, and possibly cattle grazing might continue to be allowed as management tools.

A full-scale EIS would, of course, have to be done to address both the projects impacts and the potential mitigation for them, but there is no reason known at this time why the expansion would be any more damaging, except in scale, than the existing target range operations.

Sincerely,

Patricia H. Suter

Patricia H. Suter, Chairman
(President, Environmental Coalition)