

August 24, 2010, Statement by Mr James (Jim) Cannizzo, Attorney Advisor,

Camp Stanley, Camp Bullis and Fort Sam Houston

for the Hearing by the Senate Veterans Affairs and Military Installations (VAMI)

Committee

I am the environmental attorney advisor for Fort Sam Houston and Camp Bullis in the San Antonio area. I am here to testify on BRAC at Fort Sam Houston and encroachment at Camp Bullis.

BRAC 2005 became law on 9 November 2005. The law requires that BRAC actions be complete not later than 15 September 2011.

BRAC is part of a larger military construction program in San Antonio that will account for more than 10 million square feet of space and more than \$3.38 billion in contracts awarded between 2006 & 2013.

The majority of work is taking place at Fort Sam Houston. About 2,000 acres, more than half the post, are behind construction fences. We have reached the turn over and occupancy phase, in which major facilities are beginning to be utilized. This is the year in which we will see large numbers of personnel move into recently completed structures. By the end of the current fiscal year in September, we anticipate that as many as 20 facilities will be finished and will have begun being utilized by their respective tenants.

On Fort Sam Houston, the most significant facilities are components of the Medical Education and Training Campus (METC). METC will consolidate the enlisted medical training programs of all branches of the military. Several types of specialists will be trained there, including combat medics, Navy corpsmen, radiology technicians, nuclear medicine technologists, and biomedical equipment technicians. The METC Headquarters-Administration building and the METC dining facility, which is one of the largest in the DoD, are both finished. METC Dorm 1 and METC Medical Instructional Facilities 1 and 2 are also complete. All of these facilities were ready to go when the first classes at METC began in June 2010. In addition to these METC facilities, other projects on Fort Sam are nearing completion. The Battlefield Health and Trauma Research Lab opened in July. Also, renovations have been completed to several historic structures that will house elements of the Army's Installation Management Command (IMCOM) and IMCOM-West. A primary health clinic that will provide outpatient services currently available at Brooke Army Medical Center also opened this summer.

The other significant area of construction is the expansion of the Brooke Army Medical Center (BAMC). A 5,000 car parking garage and emergency room tower and other upgrades to BAMC are ongoing and will be completed next year.

The Military Transformation Task Force, which was created by the city, county and Greater San Antonio Chamber of Commerce to work with the military on BRAC and related construction, estimates that by the time construction ends, projects at Fort Sam alone will have accounted for \$6.7 billion in economic impact on the San Antonio area and more than \$10 million in sales tax revenues.

The Military Transformation Task Force estimates San Antonio bases will end up with a net gain of about 8,500 personnel. They'll bring thousands of family members with them and generate support jobs and household spending.

Switching to encroachment issues at Camp Bullis, retaining Camp Bullis as a viable 28,000 acre training area is essential to accomplishing the current and expanding missions of Fort Sam Houston for all our military Services.

Camp Bullis is our only field training site and is vital in preparing our Officers, Noncommissioned Officers, and Soldiers, to save lives on the battlefield.

Fort Sam Houston is the home of Army medicine and is the lynchpin for enlisted medic and officer training for the entire Army. Fort Sam Houston is a 3,000 acre urban installation near downtown San Antonio. It relies on Camp Bullis for this field training capability.

Camp Bullis is our 28,000 acre training area, 21 miles north of the installation that provides an ideal location for field training. Established more than one hundred years ago, there was no development around it. Times have of course changed and it is now rapidly being surrounded by intense development. See attached map showing the 65+ developments we have commented on the past two years as part of a comment system the City of San Antonio developed in July 2008.

As a result of the 2005 BRAC decision, Fort Sam Houston will become the home of all Defense Department enlisted medical training in the near future. Our average student population will grow from a current daily population of approximately 4,500 students to over 9,000 Army, Navy, and Air Force students attending medical specialty courses and advanced technical training courses. In total, Fort Sam Houston will receive an additional 12,000 personnel per BRAC 2005.

Retaining Camp Bullis as a 28,000 acre maneuver training area is essential to accomplishing the current and expanding missions of Fort Sam Houston. The consolidation of Defense Department enlisted medical training is a result of the significant field training capability available only at Camp Bullis. The training that occurs in the classroom setting at Fort Sam Houston, coupled with the realistic field training that occurs under conditions similar to today's battlefield, are essential in our efforts to save lives in war. These efforts are contributing to the greater than 90 percent survivability rates we are seeing from injuries in Iraq and Afghanistan.

Virtually all medical courses include a field training component as part of the curriculum. Camp Bullis is about more than medical training -- which is a key component to the BRAC mission expansion at Fort Sam Houston. We also support training by Marine, Air Force, and Navy units, both active and Reserve Components. Camp Bullis is also home to the Air Force Airbase Ground Defense School, Common Battlefield Airman Training, and the Combat Convoy Training Course. A new \$40M consolidated training center was constructed at Camp Bullis that will support regional Army Reserve Component training. This past year Camp Bullis training facilities and maneuver areas supported the training of more than 160,000 personnel.

The new authority that the Texas legislature passed in 2007 regarding night lighting at military installations like Camp Bullis is a good example of a success story in dealing with compatibility issues around military installations.

There is a need for similar legislation in two narrow subject areas. First, allowing cities to have

limited zoning authority to regulate sound attenuation construction standards would be very useful to help protect Camp Bullis and other military installations in Texas. The City of San Antonio passed a sound attenuation ordinance around Camp Bullis on 24 June 2010. This ordinance covers a relatively small area, delineated in our June 2009 Joint Land Use Study (JLUS) noise profiles, only applies to new construction, and only applies to noise sensitive uses (like housing, apartments, hospitals, nursing homes and schools). It does not prohibit uses, it merely requires noise sensitive uses to incorporate sound attenuation in building construction.

This works much in the same way that the light orders the counties have passed work – they do not prohibit land uses, instead they merely require certain technology be used. However, the City of San Antonio sound attenuation ordinance only covers the city limits. And Bexar and Comal Counties do not have authority to pass a county order on this subject. Both counties passed light orders to protect Camp Bullis once they were granted authority by the legislature. See attached City of San Antonio proposed sound attenuation zoning overlay map showing Camp Bullis' noise contours. You will see that there are some contours outside the city limits that are related to helicopter aviation. Our combat assault landing strip on the northeast side of Camp Bullis is far out of the city limits and not on this map. However, it is in the city's extraterritorial jurisdiction. It would be a better fit to extend limited zoning authority to cities because they are used to wielding such authority and because they have staff to implement this.

A second issue would be to make real estate disclosure mandatory within areas identified in a joint land use study or equivalent military noise study. Noise is the main issue, thus JLUS identified noise contours would be a likely area where real estate disclosure would apply. The advantage of a mandatory system is that there is no doubt residents who bought property next to a military installation after the date of the notice received the disclosure. So, when they call to complain about noise, the response will be that they are experiencing exactly what was disclosed to them. Moreover, potential buyers need the information. An informed buyer is much better than one who is left in the dark.

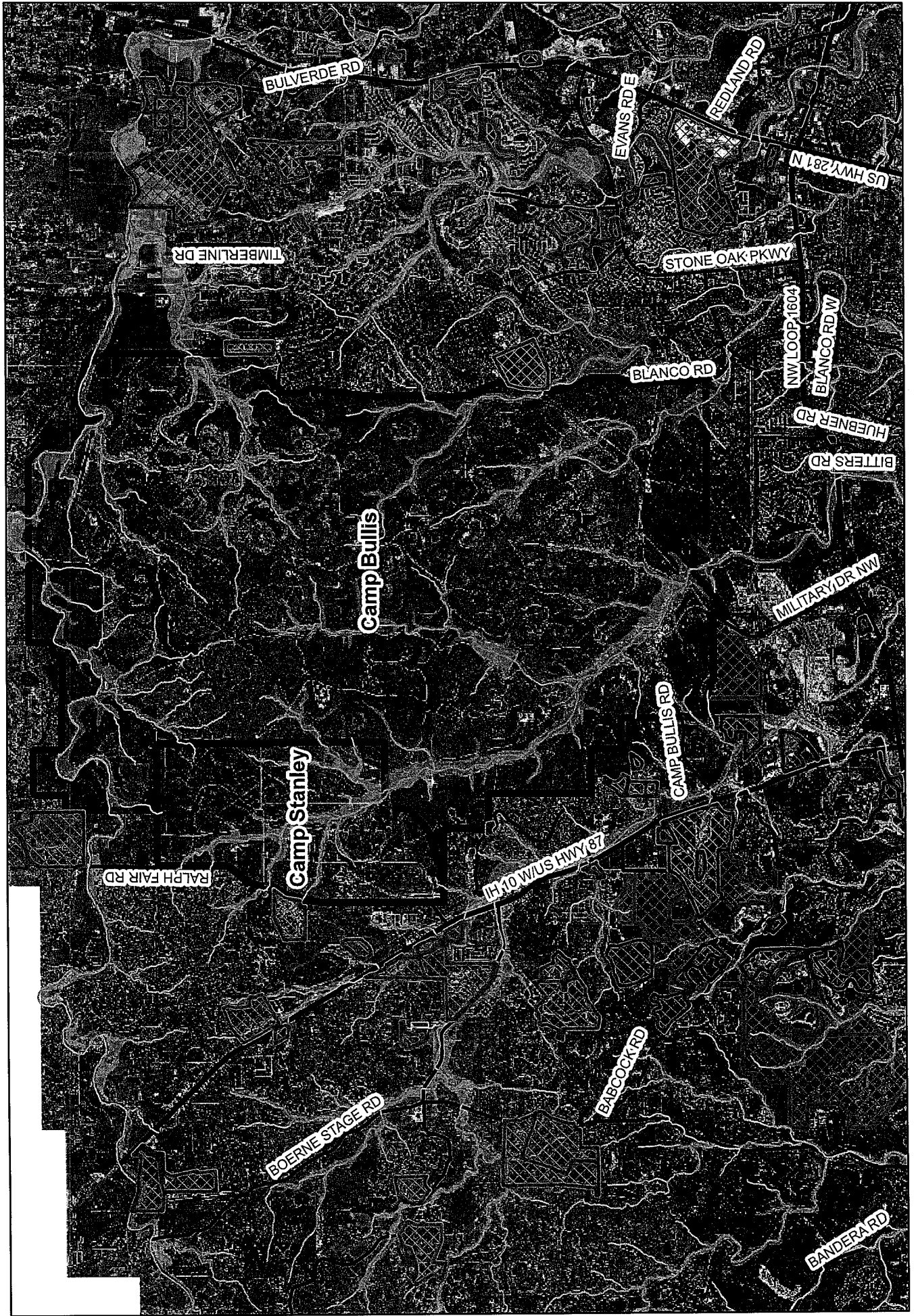
The last item I wanted to cover briefly is HB 2919 "Regional Military Sustainability Commission" from the 2009 legislative session. This legislation is not useable in its current form. Virtually all of the properties in Bexar County are exempted because of the broader than normal grandfathering language that was inserted into this bill, see attached map I am providing that the City of San Antonio created in July 2009. From a military perspective, HB 2919's biggest shortcoming is that it does not extend far enough. It only allows regulation out to two miles, three if there is an airfield associated with the military installation. Many of our compatibility issues go out 5 miles.

Thank you for allowing me to testify and for your consideration and continued support of the expanding role of Fort Sam Houston and Camp Bullis as an increasingly important center for significant and vital national defense missions.

Attachments:

1. Development Comment Map
2. Sound Attenuation Proposed Zoning Overlay Map
3. Developed Land Around Camp Bullis Map ref Grandfathering and HB 2919

5-Mile Development Reviews with Aerial Image
18 March 2010 - Camp Bullis, TX

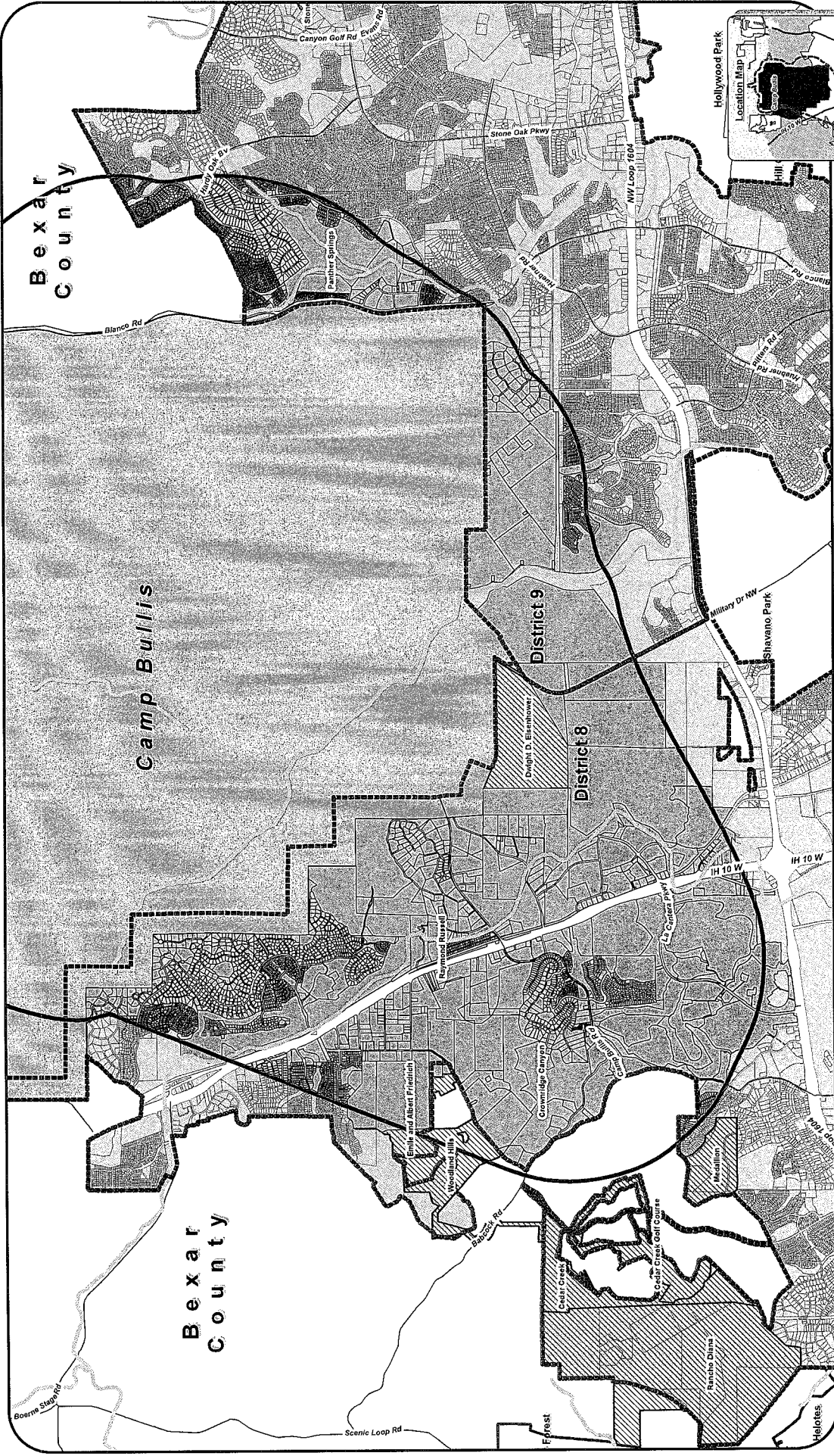


5-Mile Review Properties Surface Water Flow Path 100 Yr Flood Plain Protected (CoSA Parks / State Natural Areas)

UTM - Nad 27, Zone 14N

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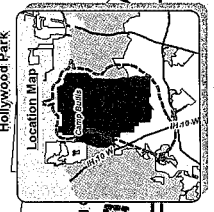
**Sound Attenuation Overlay District (Around Camp Bullis)
Properties Within CoSA and Within Noise Corridors**

City Council Districts 8 and 9
Scale: 1" approx. = 3/4 Mile



- Legend**
- Properties in CoSA
 - City Council District Boundary
 - Military Noise Corridor
 - Properties in CoSA and In Noise Corridor (6,858 Properties)
 - Parks
 - Other Towns

Note: Properties "Mostly Within" the Sound Attenuation Corridor were selected. Those properties "Mostly Outside" the Corridor were Not selected.

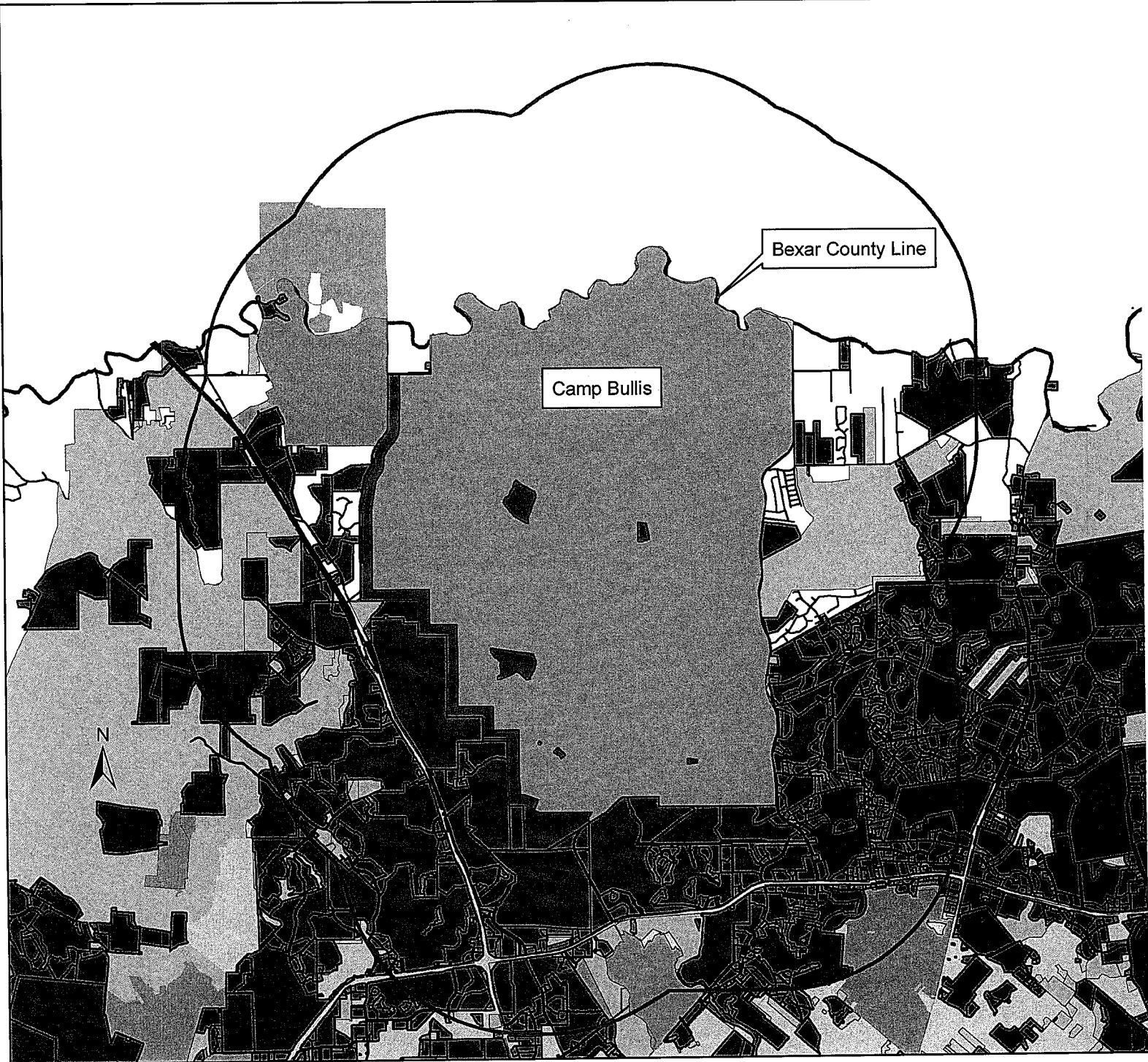


City of San Antonio
Planning and Development Services Dept
6/12/2010 - E Harg








CAMP BULLIS 3-MILE AWARENESS ZONE

HB 2919

Based on Permits available to SAWS Aquifer Protection Division



Legend

- | | | |
|--|--|---|
|  3 Mile Awareness Zone |  Potential Permitted Properties |  SA City Limits |
|  ActiveWaterCommitments |  Incorporated Towns | |
|  SAWS Sewer Contracts |  Water Purveyors | |

