



THE SECRETARY OF THE NAVY
WASHINGTON DC 20350-1000

July 2, 2020

The Honorable Lourdes A. Leon Guerrero
Governor of Guam
Ricardo J. Bordallo Governor's Complex
513 West Marine Corps Drive
Hagatna, GU 96910

Dear Governor Leon Guerrero:

In keeping with the *One Guam* commitment, I am providing my response to your August 8, 2019 letter to Secretary Spencer requesting consideration of return of potential excess lands to the Government of Guam. Commander, Joint Region Marianas (CJRM) conducted an extensive review of this request with your office, and overlaid your request against requirements and capabilities of U.S. Indo-Pacific Command and Department of Defense (DoD) operational components. I appreciate your patience and the constructive cooperation of your office throughout this process as we implement the Navy's *Net Negative* policy in accordance with Section 2847 of the National Defense Authorization Act for Fiscal Year 2019.

Enclosed is a comprehensive list and associated map responding to each parcel identified in your request. I am pleased to report that thirteen of the parcels from your request have already been transferred, or a transfer is in progress. In the attachment, we identify nine additional parcels eligible for return to the Government of Guam. When transferred, the DoD will have transferred 807 acres of terrestrial land and 6,225 acres of submerged land since commencement of the *Net Negative* policy.

I understand two other parcels were of particular interest to you. After a thorough review, I determined the parcel west of Route 3A must be retained due to safety concerns and continued mission sustainment and readiness requirements. This parcel is inside the Northwest Field Accident Potential Zone (i.e., an area with a heightened risk of aircraft accidents) and serves as an essential safety buffer. In addition, the former Nimitz Golf Course must be retained as this parcel provides critical support for aviation training and telecommunication requirements.

The Department of the Navy will continue to coordinate with your staff on a potential future site for a new hospital complex. Included in sites for consideration is the portion of South Finegayan that recently supported a COVID-19 Expeditionary Medical Facility. I understand you recently toured this site with Rear Admiral Menoni.

I ask for your support in future productive dialogue between your office and CJRM's Joint Land Use Group. I remain committed to the *Net Negative* policy and to continuing to seek ways to efficiently balance both military and civilian needs.

Sincerely,


Kenneth J. Braithwaite

Enclosures:
As stated

*Titanic for Agard
Governor for All your
Assistance w/ USS Roosevelt
my sincere Best,
Leon*

**Parcels Added to Department of Navy Net Negative Inventory
based on Governor of Guam Letter of August 8, 2019**

Parcel Name (GEDA Report of June 2019)	Acres	Parcel Number (GEDA Report of June 2019)	Include on the Net Negative Inventory	Disposal conditions	- Transferred - Transfer in Progress or - Potential Transfer	Anticipated Transfer Date	Transfer Authority
West of Route 3	4.59	6	Yes	---	Potential Transfer	2022-2026	U.S. Public Law 106-504
Parcel C Marbo Cave	5.00	9	Yes	---	Transfer In Progress	2022-2026	U.S. Public Law 106-504
Tanguisson Beach Park	13.30	10	Yes	---	Transfer In Progress	2022-2026	U.S. Public Law 103-339
Tanguisson Power Plant	5.00	11	Yes	---	Transfer In Progress	2022-2026	U.S. Public Law 100-202
Tumon Tank Farm	23.77	13	Yes	Retain easement	Potential Transfer	2022-2026	U.S. Public Law 106-504
Lot A7a & b Andersen Barrigada Annex	50.00	16	Yes, approximately 50 of 310 acres	Retain easement and building height limitations	Potential Transfer	2022-2026	U.S. Public Law 106-504
ACEORP Maui tunnel	3.70	17	Yes	Retain easement	Transfer In Progress	2022-2026	U.S. Public Law 103-339
Nimitz Hill Annex C-2	2.00	18	Yes, approximately 2 of 6 acres	Retain reservoir and easement	Potential Transfer	2022-2026	U.S. Public Law 106-504
USO Beach Park	5.50	20	Yes	---	Transfer In Progress	2022-2026	U.S. Public Law 106-504
Piti Powerplant & Substation	15.50	21	Yes	Retain easement	Transfer In Progress	2022-2026	U.S. Public Law 100-202
Apra Heights Quonset Site	3.00	26	Yes	Retain easement	Potential Transfer	2022-2026	U.S. Public Law 106-504
Parcel 7 Camp Covington	60.80	27	Yes	---	Transfer In Progress	2022-2026	U.S. Public Law 103-339
Agana Diesel Power Plant	5.90	30	Yes	Retain easement	Transfer In Progress	2022-2026	U.S. Public Law 100-202
Lot 603-1 Apra Heights	0.50	31	Yes	Retain easement	Transfer In Progress	2022-2026	U.S. Public Law 100-202

**Parcels Added to Department of Navy Net Negative Inventory
based on Governor of Guam Letter of August 8, 2019 (continued)**

Parcel Name (GEDA Report of June 2019)	Acres	Parcel Number (GEDA Report of June 2019)	Include on the Net Negative Inventory	Disposal conditions	- Transferred - Transfer in Progress or - Potential Transfer	Anticipated Transfer Date	Transfer Authority
Submerged Lands	6,225.00	35	Yes, approximately 6,225 of 17,031 acres (Hilaan, Asan and Tanguisson)	---	Potential Transfer	2022-2026	U.S. Public Law 106-504

Other Parcels Added to the Department of Navy Net Negative Inventory

Mangilao Lots 2285-5 & 2306-1	0.40	N/A	Yes	Easement will be provided to Guam Waterworks Authority prior to transfer	Potential Transfer	---	U.S. Public Law 106-504
Sasa Valley Annex	7.20	N/A	Yes	---	Potential Transfer	---	U.S. Public Law 106-504
Harmon Booster Station	4.30	N/A	Yes, approximately 2.7 acres	---	Potential Transfer	---	U.S. Public Law 106-504

Department of Navy Retention Justifications
Response to Governor of Guam Letter of August 8, 2019 Request

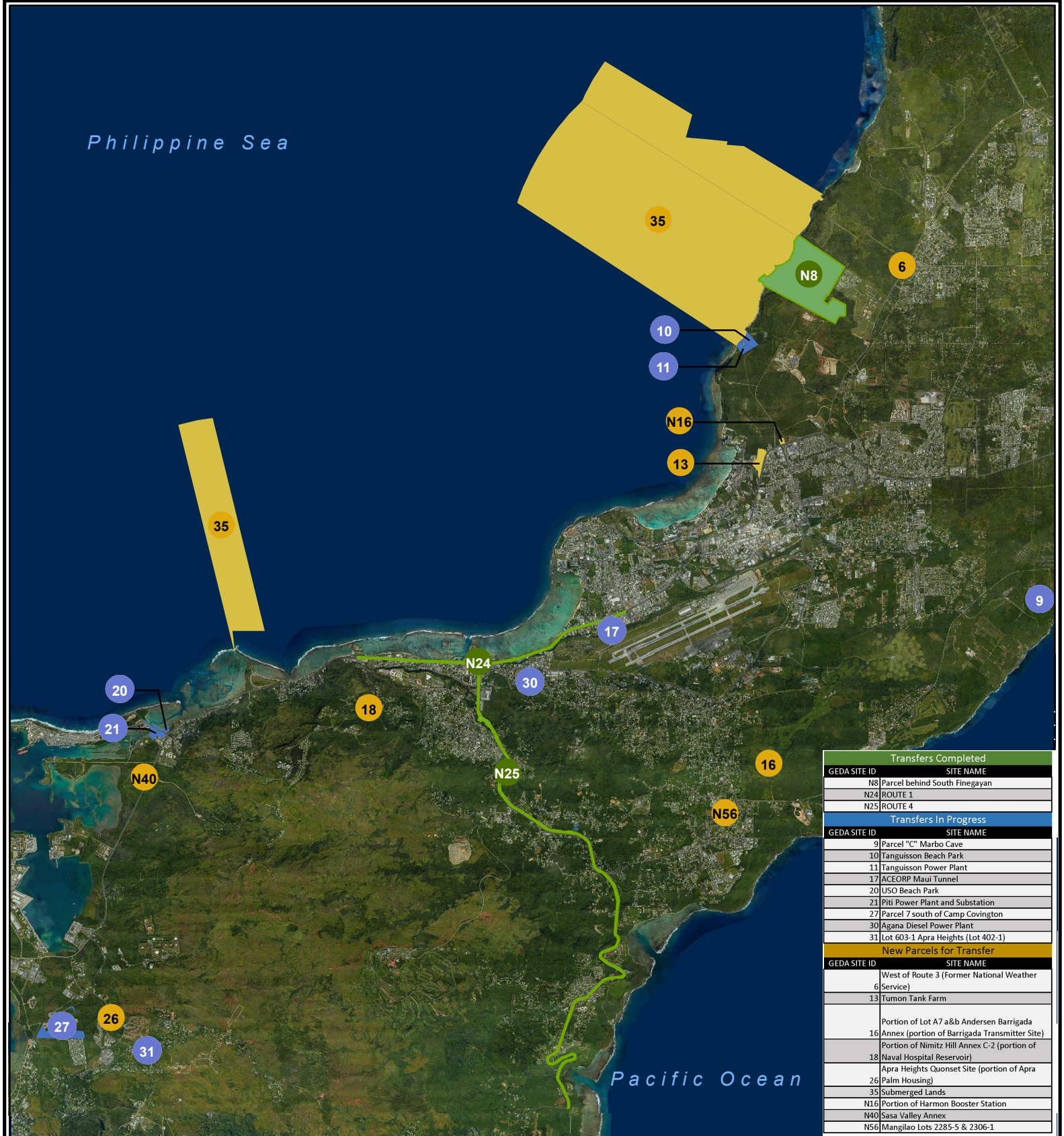
Parcel Name (GEDA Report of June 2019)	Acres	Parcel Number (GEDA Report of June 2019)	Include on the Net Negative Inventory	Retention Justification	Cessation Date
Area Between Cliffline and Route 3A	69.19	1	No	A portion of this property lies within the clear zone and accident potential zone for the Northwest Field landing zone making this property critical to retain as a setback area around an active runway. Military use of this parcel makes it unsuitable for release as conservation land.	Enduring
Route 3A & 9 Intersection	5.00	2	No	Important infrastructure for Marine Corps Base Camp Blaz and Anderson Air Force Base traverse this area. Portions of this property are leased to the Guam Power Authority, and access easements already exist.	Enduring
Former FAA Facility	30.00	3	No	Retention of this parcel is necessary to meet Department of the Defense habitat conservation and recovery requirements.	Enduring
Route 3A & 9 Intersection (near Starts Golf Course)	19.35	4	No	Retention of this parcel is necessary to meet Department of Defense habitat conservation and recovery requirements and Camp Blaz operations.	Enduring
South of Route 9	45.94	5	No	A portion of this property lies within the clear zone and accident potential zone for the airfield at Anderson Air Force Base making this property critical to retain as a setback area around an active runway.	Enduring
Lot 6A near War Dog Cemetery	27.00	7	No	This parcel provides part of the primary source of water production on Guam for the Department of Defense. Retention of this parcel is also necessary to meet Department of Defense habitat and conservation recovery requirements.	Enduring
Yigo Fire Station	1.00	8	No	Retention of this parcel is necessary to support operations at the future Urban Combat Training Range Complex. Use of the firefighter facility on this parcel is coordinated between Joint Region Marianas and the Government of Guam through a Mutual Aid Agreement	Enduring
Marbo Powerplant & Substation	3.12	36	No	This parcel is necessary to retain because it is located inside the footprint of the area where the planned Urban Combat Training Range Complex will be built. The Department of the Navy is open to converting Guam Power Authority's lease into an easement.	Enduring

**Department of Navy Retention Justifications
Response to Governor of Guam Letter of August 8, 2019 Request (continued)**

Parcel Name (GEDA Report of June 2019)	Acres	Parcel Number (GEDA Report of June 2019)	Include on the Net Negative Inventory	Retention Justification	Cessation Date
Harmon Substation Annex	9.90	36	No	This parcel is located within the footprint of Department of Defense property, and supports power distribution for the Department of Defense. The Department of the Navy is open to converting Guam Power Authority's lease into an easement.	Enduring
Australian Cable Housing	4.00	14	No	This parcel is necessary to retain to support Department of Defense operations in the region and Western Pacific.	Enduring
NCTAMS Barrigada	1,366.00	15	No	This parcel is necessary to retain to support Department of Defense operations across the region and Western Pacific. Its is also used for U.S. Marine Corps aviation training.	Enduring
Navy PWC Utilities Department	7.00	22	No	This parcel provides the Department of Defense with necessary support for infrastructure requirements.	Enduring
Parcels 1, 2, 3 and submerged land	60.00	23	No	This parcel is necessary to support amphibious training and berthing requirements.	Enduring
Portion Apra Harbor Res F-R13 (portion of Camp Covington)	58.00	24	No	This parcel is necessary to retain for base security operations, and it serves to protect saltwater marsh wetlands.	Enduring
Shipyard Repair Facility	100.00	25	No	This parcel is necessary to support U.S. Pacific Fleet surface and subsurface operations and maintenance on a daily basis.	Enduring
NBG Water Treatment Plant	8.79	28	No	This parcel is necessary to retain because it houses Department of Defense water treatment facilities that support Naval Base Guam and Polaris Point.	Enduring
Dan Dan Property	58.82	29	No	This parcel is necessary to retain as it provides helicopter training areas to U.S. Pacific Fleet units.	Enduring
Marbo School Site	80.00	34	No	This parcel is located within the Urban Combat Training Range Complex at Andy South. A current easement allows Guam Waterworks Authority access to and operation of water wells it previously installed on the property.	Enduring
Harmon Annex Photovoltaic	- - -	36	No	This is the same property listed above as Harmon Substation Annex.	Enduring

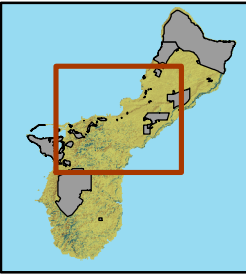
Department of Navy Response to Additional Requests in Governor of Guam Letter of August 8, 2019

Parcel Name (GEDA Report of June 2019)	Type of Request	Parcel Number (GEDA Report of June 2019)	Response
Air Force Pipeline	fee	12	Not Department of Defense property
Nimitz Hill Annex C-3	fee	19	Not Department of Defense property
Lot 439-R1	fee	32	Not Department of Defense property
Lot 259	fee	33	Not Department of Defense property
Andersen Substation	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam
Waterline, Tank, POL Tanguisson	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam
Barrigada Substation	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam
Cold Storage Substation	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam
Orote Substation	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam
SRF Substation	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam
POL Easement Sasa to Tanguisson Easement	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam
Transmission Line - NBG to Piti Easement	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam
Transmission Line - Piti to Agana Easement	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam
Transmission Line - 115KV Line Only Easement	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam
Transmission Line Agana to AAFB Easement	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam



Transfers Completed	
GEDA SITE ID	SITE NAME
N8	Parcel behind South Finegayan
N24	ROUTE 1
N25	ROUTE 4
Transfers In Progress	
GEDA SITE ID	SITE NAME
9	Parcel "C" Marbo Cave
10	Tanguisson Beach Park
11	Tanguisson Power Plant
17	ACEORP Maui Tunnel
20	USO Beach Park
21	Piti Power Plant and Substation
27	Parcel 7 south of Camp Covington
30	Agana Diesel Power Plant
31	Lot 603-1 Apra Heights (Lot 402-1)
New Parcels for Transfer	
GEDA SITE ID	SITE NAME
	West of Route 3 (Former National Weather 6 Service)
13	Tumon Tank Farm
	Portion of Lot A7 a&b Andersen Barrigada Annex (portion of Barrigada Transmitter Site)
	Portion of Nimitz Hill Annex C-2 (portion of Naval Hospital Reservoir)
	Apra Heights Quonset Site (portion of Apra Palm Housing)
35	Submerged Lands
N16	Portion of Harmon Booster Station
N40	Sasa Valley Annex
N56	Mangilao Lots 2285-5 & 2306-1

Map Location:



Map Print
Date: 7/2/2020

Map Title:
**Navy Response to Governor of Guam
 August 8, 2019 Request**
 (see corresponding table for more information)

Legend

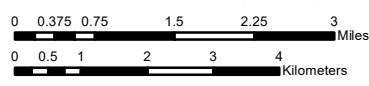
- Transfers Completed
- Transfers In Progress
- New Parcels for Transfer

Map Source:

NAVFAC
 2017 Imagery,
 AM1 Real Property 2020
 JRM 2019-2020



Reference Scale: 1:0



Coordinate System: GCS WGS 1984
 Datum: WGS 1984
 Units: Degree



Contact: NFM GeoReadiness Center: (671) 339-2935

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