LOURDES A. LEON GUERRERO
GOVERNOR

JOSHUA F. TENORIO
LT. GOVERNOR

UFISINAN I MAGA'HÅGAN GUÅHAN
OFFICE OF THE GOVERNOR OF GUAM

VIA ELECTRONIC MAIL: troy@kanditnews.com

October 25, 2021

Troy Torres
Kandit News

RE: Freedom of Information Act (FOIA)

Hafa Adai Mr. Torres:

In response to your email request for the Freedom of Information Act (FOIA) dated October 19, 2021, pursuant to the Sunshine Reform Act of 1999, please find responsive documents attached. Please be advised that the majority of the documents you have requested are retained by either the Department of Land Management or the Guam Ancestral Lands Commission. We have forwarded your inquiry accordingly.

Senseramente,

Jean Taitano
Special Assistant
Executive Management Office

Enclosure(s)

THE SECRETARY OF THE NAVY
WASHINGTON DC 20350-1000

January 15, 2021

The Honorable Lourdes A. Leon Guerrero
Governor of Guam
Ricardo J. Bordallo Governor's Complex
P.O. Box 2950
Hagatna, GU 96932

Dear Governor Leon Guerrero:

Thank you for your October 5, 2020 letter and for taking the time to meet with me during my visit to Guam on October 18, 2020.

In my July 2, 2020 letter to you, I committed to work with you on determining the viability of returning Department of Defense (DoD) property for a future Guam medical complex. I appreciate our discussion as we balanced the urgent need to support development of such a facility for the people of Guam with the requirements and capabilities of U.S. Indo-Pacific Command and DoD operational components.

I am pleased to now identify the DoD parcel for the medical complex, and add it to the list of parcels eligible for return to the Territory of Guam. The site is one of the three referenced in your October 5th letter and is located within parcel number 16, *Lot A7a & b Andersen Barrigada Annex*, as described in the June 2019 Guam Economic Development Authority Report enclosed in your letter of August 18, 2019. My July 2, 2020 letter previously added a 50 acre portion of this site to the Net Negative Inventory, which will now be increased to 102 acres. Attached is an updated version of the comprehensive table and map previously conveyed to you as required by Section 2847 of the National Defense Authorization Act for Fiscal Year 2019. This parcel will be subject to all existing utility easements, licenses, leases, and continued access from Route 15 to the Next Generation Radar antenna.

Given the importance of the medical complex, the Navy will expedite the process to the extent permitted by law, and we will work with your staff to identify an appropriate interim method to assist you with planning and development. Commander, Joint Region Marianas will continue to be the Net Negative lead for the Department of the Navy.

I look forward to continuing a transparent and productive dialogue as we remain focused on *One Guam*. I am grateful for your continued support to our critical National Defense mission on Guam.

Sincerely,

Kenneth J. Braithwaite

Enclosures:
As stated

Map Location:

Map Print
Date: 8/1/2020

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

N

Reference Scale: 1:0

0 0.375 0.75 1.5 2.25 3 Miles

0 0.5 1 2 3 4 Kilometers

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

NAVFAC
Naval Facilities Engineering Command

Contact: NFM GeoReadiness Center, (671) 339-2039

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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
Portion of Lot A7 a&b Andersen Barrigada Annex	102.20	16	Yes, approximately 102 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							
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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					
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 necesssary 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

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Carlotta A. Leon-Guerrero
<carlotta.leonguerrero@guam.gov>

FW: SECNAV Letter to Governor of Guam on Site for New Medical Complex

Randel.Sablan@fe.navy.mil <Randel.Sablan@fe.navy.mil> Sat, Jan 23, 2021 at 9:57 AM

To: vera.topasna@guam.gov, carlotta.leonguerrero@guam.gov
Cc: Joshua.M.Perry@fe.navy.mil

Vera/Carlotta,

FYI per the attached.

Have a great weekend.

V/r,

Randy

Randel L. Sablan (J00PM-GS15)
Advisor, Political-Military and Regional Environmental Affairs
Advisor, INDOPACOM Senior Military Official
Joint Region Marianas
Office: (671) 349-3205
Cell: (671) 777-8540
randel.sablan@fe.navy.mil

-----Original Message-----
From: Menoni, John V RDML USN JRM
Sent: Saturday, January 23, 2021 7:45 AM
To: llg@guam.gov
Cc: Sablan, Randel L CIV USN JRM <Randel.Sablan@fe.navy.mil>
Subject: FW: SECNAV Letter to Governor of Guam on Site for New Medical Complex

Governor,

I have received and am forwarding former Secretary of the Navy Braithwaite's committment to a land transfer for the Medical Complex. It is the parcel of land that you preferred and I recommended. JRM will work with your staff on this issue.

Sincerely,

John

Sent with BlackBerry Work
(www.blackberry.com)

SECNAV Letter to Governor of Guam on Site for New Medical Complex (15 Jan 2021).pdf
3919K

THE SECRETARY OF THE NAVY
WASHINGTON DC 20350-1000

January 15, 2021

The Honorable Lourdes A. Leon Guerrero
Governor of Guam
Ricardo J. Bordallo Governor's Complex
P.O. Box 2950
Hagatna, GU 96932

Dear Governor Leon Guerrero:

Thank you for your October 5, 2020 letter and for taking the time to meet with me during my visit to Guam on October 18, 2020.

In my July 2, 2020 letter to you, I committed to work with you on determining the viability of returning Department of Defense (DoD) property for a future Guam medical complex. I appreciate our discussion as we balanced the urgent need to support development of such a facility for the people of Guam with the requirements and capabilities of U.S. Indo-Pacific Command and DoD operational components.

I am pleased to now identify the DoD parcel for the medical complex, and add it to the list of parcels eligible for return to the Territory of Guam. The site is one of the three referenced in your October 5th letter and is located within parcel number 16, *Lot A7a & b Andersen Barrigada Annex*, as described in the June 2019 Guam Economic Development Authority Report enclosed in your letter of August 18, 2019. My July 2, 2020 letter previously added a 50 acre portion of this site to the Net Negative Inventory, which will now be increased to 102 acres. Attached is an updated version of the comprehensive table and map previously conveyed to you as required by Section 2847 of the National Defense Authorization Act for Fiscal Year 2019. This parcel will be subject to all existing utility easements, licenses, leases, and continued access from Route 15 to the Next Generation Radar antenna.

Given the importance of the medical complex, the Navy will expedite the process to the extent permitted by law, and we will work with your staff to identify an appropriate interim method to assist you with planning and development. Commander, Joint Region Marianas will continue to be the Net Negative lead for the Department of the Navy.

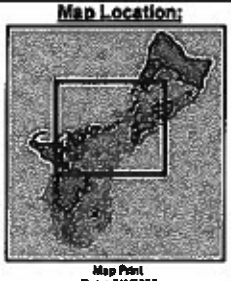
I look forward to continuing a transparent and productive dialogue as we remain focused on *One Guam*. I am grateful for your continued support to our critical National Defense mission on Guam.

Sincerely,

Kenneth J. Braithwaite

Enclosures:
As stated

Map Location:



Map Print
Date. 8/6/2020

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

N

Reference Scale: 1:0

0 0.375 0.75 1.5 2.25 3 Miles

0 0.5 1 2 3 4 Kilometers

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

NAVFAC
Naval Facilities Engineering Command

Contact: NFM GeoReadiness Center: (671) 339-2035

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Carlotta A. Leon-Guerrero
<carlotta.leonguerrero@guam.gov>

Eagle Field Parcel

Vera A. Topasna <vera.topasna@guam.gov> Mon, Feb 1, 2021 at 12:45 PM
To: "<Joshua.M.Perry@fe.navy.mil>" <Joshua.M.Perry@fe.navy.mil>
Cc: Randel.Sablan@fe.navy.mil, "Joseph M. Borja" <joseph.borja@land.guam.gov>, Mike Cruz <mcruz@investguam.com>, Diego Mendiola <dmendiola@investguam.com>, "Carlotta A. Leon-Guerrero" <carlotta.leonguerrero@guam.gov>

Hi CDR Perry:

Including Joe Borja, Director of Land Management who will take the lead in working with your team for the Real Estate License that we discussed. Joe signed the current license and I believe it is up for renewal and we hope to obtain access to the 102 parcels. Joe will communicate GovGuam activities for the license with Dan & Karrianne. Appreciate all the work your team does to support this and other efforts.

--
Sincerely,

Vera Topasna
Executive Director
Community Defense Liaison Office (CDLO)
Office of the Governor of Guam
120 Father Duenas Ave., Suite 104
Hagatna, Guam 96915
Office: 671-475-4735
Cell: 671-482-5946

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Carlotta A. Leon-Guerrero
<carlotta.leonguerrero@guam.gov>

Draft Map for Hospital Site

Daniel.Guerrero@fe.navy.mil <Daniel.Guerrero@fe.navy.mil> Thu, Feb 4, 2021 at 9:40 AM

To: carlotta.leonguerrero@guam.gov, paul.santos@dlm.guam.gov, Joseph.Borja@land.guam.gov, Karianne.Camacho@fe.navy.mil, mcruz@investguam.com, vera.topasna@guam.gov, Harry.Elliott@fe.navy.mil, John.Aguon@fe.navy.mil, Joshua.M.Perry@fe.navy.mil, ronald.darlington@navy.mil, Randel.Sablan@fe.navy.mil

Team,

Here is the draft map of the 102 acre parcel that is being discussed for siting a new community hospital and public health complex. We know there is a lot of work ahead of us to facilitate access, programming, siting and design. At this time, land survey work via a joint JRM-GovGuam team is being explored.

r/Dan Guerrero
Region Community Plans Liaison Office
ARE, Joint Region Marianas
349-1070

RE 21-33 Notional Hospital Site.pdf
3750K

0 125 250 375 500 625 Meters

0 315 630 1,260 1,890 2,520 Feet

1 inch = 250 feet

Coordinate System: Guam Geodetic Network 1993
Projection: Transverse Mercator
Datum: North American 1983 HARN
False Easting: 100,000.0000
False Northing: 200,000.0000
Central Meridian: 144.7500
Scale Factor: 1.0000
Latitude Of Origin: 13.5000
Units: Meter

NO	AND DATE	DESCRIPTION OF AMENDMENT OR CORRECTION	DATE	REQUESTOR

REVISION

DRAWN BY R. DARLINGTON
CHECKED BY R. DARLINGTON
APPROVED BY R. DARLINGTON
Drawing Supervisor

DEPT OF THE NAVY, NAVAL FACILITIES ENGINEERING COMMAND

MUNICIPALITIES OF BARRIGADA AND MANGILAO — TERRITORY OF GUAM

NSA ANDERSEN BARRIGADA
DRAFT HOSPITAL SITE

DATE 1/27/2021
SCALE 1:3,000
SHEET 1 OF 1

REAL ESTATE DRAWING NO
RE 21-33

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Carlotta A. Leon-Guerrero
<carlotta.leonguerrero@guam.gov>

Eagle Field Pre-Survey Site Visit

Vera A. Topasna <vera.topasna@guam.gov> Tue, Apr 13, 2021 at 6:35 AM
To: "Joseph M. Borja" <joseph.borja@land.guam.gov>
Cc: "Carlotta A. Leon-Guerrero" <carlotta.leonguerrero@guam.gov>, "Sablan, Randel L CIV (USA)" <Randel.Sablan@fe.navy.mil>, daniel.guerrero@fe.navy.mil, karianne.camacho@fe.navy.mil

Joe & Team:

The Governor has requested to accompany the team to the Eagle Field site on the 27th of April. I informed CDR Perry as well as the Admiral's Flag Aide who will also coordinate with Randy Sablan for this visit. The Governor is requesting either 9:30 or 10:00 a.m. April 27th for the eagle field site visit and appreciates the consideration.

Let me know if you have any questions.

Sincerely,

Vera Topasna
Executive Director
Community Defense Liaison Office (CDLO)
Office of the Governor of Guam
120 Father Duenas Ave., Suite 104
Hagatna, Guam 96915
Office: 671-475-4735
Cell: 671-482-5946

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Carlotta A. Leon-Guerrero
<carlotta.leonguerrero@guam.gov>

Land Return Letter Status

Hans.Sholley@fe.navy.mil <Hans.Sholley@fe.navy.mil>
To: vera.topasna@guam.gov
Cc: carlotta.leonguerrero@guam.gov, Randel.Sablan@fe.navy.mil, Joshua.M.Perry@fe.navy.mil

Carlotta, Vera,

Here it is. I think the Boss already provided it to the Governor.

Very Respectfully,

CAPT H.E. Sholley, USN

Chief of Staff
Joint Region Marianas

Work: (671)-349-3201
Cell: (671)-483-9791
Email (NIPR): Hans.sholley@fe.navy.mil
Email (SIPR): Hans.sholley@fe.navy.smil.mil (please send alert via NIPR to ensure prompt response)

"FOR OFFICIAL USE ONLY - PRIVACY SENSITIVE: ANY MISUSE OR UNAUTHORIZED DISCLOSURE MAY RESULT IN BOTH CIVIL AND CRIMINAL PENALTIES"

-----Original Message-----
From: Vera A. Topasna [mailto:vera.topasna@guam.gov]
Sent: Friday, July 31, 2020 10:13 AM
To: Sholley, Hans E CAPT USN JRM <Hans.Sholley@fe.navy.mil>
Cc: Carlotta A. Leon-Guerrero <carlotta.leonguerrero@guam.gov>; Sablan, Randel L CIV USN JRM <Randel.Sablan@fe.navy.mil>; Perry, Joshua M CDR USN JRM <Joshua.M.Perry@FE.navy.mil>
Subject: [Non-DoD Source] Re: Land Return Letter Status

Thanks CoS.

On Fri, Jul 31, 2020 at 7:26 AM <Hans.Sholley@fe.navy.mil <mailto:Hans.Sholley@fe.navy.mil> > wrote:

> Carlotta, Vera,
>
> I just got word back from ASN EI & E that the letter was sent last week. I am working on getting an electronic copy, should have it by mid-morning.

More to follow.

Very Respectfully,

CAPT H.E. Sholley, USN

Chief of Staff
Joint Region Marianas

Work: (671)-349-3201
Cell: (671)-483-9791
Email (NIPR): Hans.sholley@fe.navy.mil <mailto:Hans.sholley@fe.navy.mil>
Email (SIPR): Hans.sholley@fe.navy.smil.mil
<mailto:Hans.sholley@fe.navy.smil.mil> (please send alert via NIPR to
ensure prompt response)

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DISCLOSURE MAY RESULT IN BOTH CIVIL AND CRIMINAL PENALTIES"

--

Sincerely,

Vera Topasna
Executive Director
Guam Military Buildup Office
Office of the Governor
Capitol Plaza
120 Father Duenas Drive
Hagatna, Guam 96910

Ph: 671-475-4740
M: 671-482-5946

<https://docs.google.com/uc?export=download&id=1aXtMorAapP9RZ2JlvrzbTPmCyxVX_hdj&revid=0B-2x4WQX7_0pWUtzZVpvZzBCSFp6cmY1OFJqS2ptZHFlbINvPQ>
<https://lh3.googleusercontent.com/bD8SdPBl59Rw-tfo3aw7NmYjgpa5rDI8w8pAmyz8kIJcVcQ1bz0ZZY7bJJLcaLEZXRQAJm6ZgtSVDAM74_tDWJAsy0CGcnvMHc

SECNAV Letter to Governor of Guam on Excess Lands (2 Jul 2020).pdf
2567K

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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
Portion of Lot A7 a&b Andersen Barrigada Annex	102.20	16	Yes, approximately 102 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							
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

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 necesssary 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

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

Thank you Again Governor for All your Assistance w/ USS Roosevelt my Sincere Best, Len

Enclosures:
As stated

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)							
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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

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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
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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
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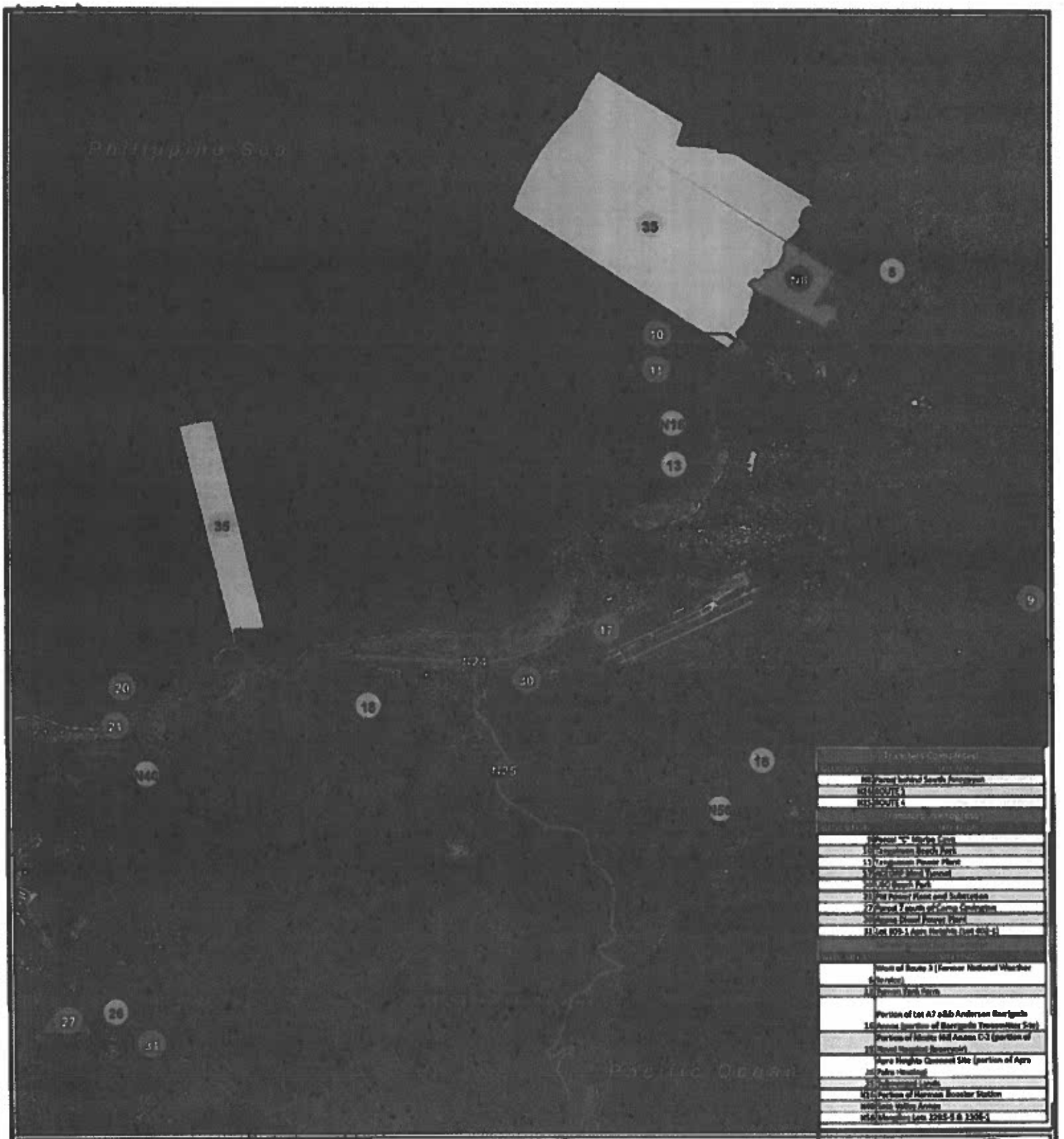

Map Location:

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

N

Reference Scale: 1:0

0 0.375 0.75 1.5 2.25 3 Miles

0 0.5 1 2 3 4 Kilometers

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

NAVFAC
Naval Facilities Engineering Command

Contact: NFM GeoReadiness Center (671) 339-2033

UNCLASSIFIED

UFISINAN I MAGA'HÅGA
OFFICE OF THE GOVERNOR

LOURDES A. LEON GUERRERO
MAGA'HÅGA · GOVERNOR

JOSHUA F. TENORIO
SIGUNDO MAGA'LÅHI · LIEUTENANT GOVERNOR

August 8, 2019

The Honorable Richard V. Spencer
Secretary of the Navy
1000 Navy Pentagon
Room 4D652
Washington, D.C. 20350-1200

RE: Additional Land Parcels on Guam for Inclusion in Navy's Inventory of Potentially Excess Lands

Dear Mr. Secretary:

On this 75th Anniversary of Guam's liberation from Japanese Occupation during World War II, please accept my sincerest appreciation for all that the U. S. Navy has accomplished to help Guam recover from the devastating effects of the war and for moving Guam into the 21st century as America's western-most territory in the Asia Pacific region. We look forward to many more years of continued cooperation and collaboration in protecting American interests in this part of the world in a fashion that collectively improves the well-being of the people of Guam.

As you may know, a large part of Navy's continuing efforts to demonstrate its image as a collaborative and responsible partner with Guam on the global stage has been, in no small part, the return of excess Navy land to the Government of Guam for civilian use. This legacy started in 1950 with the return of properties not needed in the Navy's administration of the island's civilian affairs. Since that time, properties have been returned by the Navy on numerous occasions, most notably as a result of the 1993 and 1995 Base Realignment and Closure Acts and the implementation of the Guam Excess Lands Act, (Public Law 103-339, 108 Stat. 3116) in 1994. The 2019 National Defense Authorization Act (NDAA) offers another opportunity for the Navy to return such similar excess lands to Guam and it is with this spirit and cooperative relationship in mind that I submit this letter.

The 2019 NDAA provides that "the Secretary of the Navy shall maintain and update regularly an inventory of all land parcels located on Guam which meet each of the following conditions:

RICARDO J. BORDALLO GOVERNOR'S COMPLEX · HAGÅTÑA, GUAM 96910
P.O. BOX 2950 · HAGÅTÑA, GUAM 96932
671.472.8931 · 671.472.8932/6

(A) The parcels are currently owned by the United States Government and are under the administrative jurisdiction of the Department of the Navy.

(B) The Secretary has determined or expects to determine the parcels to be excess to the needs of the Department of the Navy.

(C) Under Federal law, including Public Law 106-504 (commonly known as the 'Guam Omnibus Opportunities Act' (40 U. S. C. 521 note), the parcels are eligible to be transferred to the territorial government."

The law also provides that "the Governor of the territory of Guam may submit a request to the Secretary to add parcels to the inventory maintained under subsection (a) and shall specify in any such request any public benefit uses or public purposes proposed by the Governor for the parcel involved, pursuant to the Guam Omnibus Opportunities act or any other relevant Federal law." The 2019 NDAA further provides that the Secretary of the Navy will provide a written response to the Governor's request.

Enclosed for your consideration is a report entitled "Potentially Releasable Federal Lands" which constitutes my initial request to add almost 2,596 acres of terrestrial land and 17,031 acres of submerged land to the Navy's excess land inventory. While the report itself does not specify public uses for each individual parcel, rest assured it is my utmost commitment to utilize each of these properties for purposes authorized by Public Law 106-504 (40 U. S. C. 521). As military land needs on Guam crystalize further, additional lands may be requested for inclusion in the Navy's inventory as a continuation of the Navy's legacy of returning excess properties for civilian development.

It is my hope and faith that your office will seriously consider my request along the lines of balancing both military and civilian needs for limited land resources on Guam as an integral facet of the One Guam policy. Should you or your staff have any questions, please communicate with myself or my Chief of Staff, Mr. Tony Babauta. The people of Guam look forward to your favorable consideration. Please accept my sincerest appreciation for your assistance in this regard.

Senseramente,

Lou Leon Guerrero

LOURDES A. LEON GUERRERO
Maga'hågan Guåhan
Governor of Guam

Enclosure

Cc: Hon. Michael San Nicolas, Member of Congress (D-GU)
Hon. Tina Muna-Barnes, Speaker, 35th Guam Legislature

FAIR. SAFE.
PROSPEROUS.
COMPASSIONATE.

Jack Hattig III <jack.hattig@guam.gov>

Fwd: [Non-DoD Source] Timeline

1 message

Vera A. Topasna <vera.topasna@guam.gov> Thu, Sep 9, 2021 at 8:55 PM
To: "Joseph M. Borja" <joseph.borja@land.guam.gov>
Cc: "Gov. Lourdes A. Leon Guerrero" <governor@guam.gov>, "Lt. Gov" <joshua.tenorio@guam.gov>, COS <jon.calvo@guam.gov>, Alice Taijeron <alice.taijeron@guam.gov>, Melanie Mendiola <mel.mendiola@investguam.com>, lillian perez-posadas <lillian.perez-posadas@gmha.org>, Rikki Orsini <rikki.orsini@guam.gov>, Krystal Paco-San Agustin <krystal.paco@guam.gov>, Jack Hattig III <jack.hattig@guam.gov>

Joe:

See latest from CDR Perry since I was not able to logon to the meeting this afternoon, wasn't sure if you got another update. Looks like we may get our license in October if we didn't get it yet, fingers crossed. We are scheduled for a JRM land meeting mid September for the property. It also appears that we may not need the MEC (UXO) work and the JRM environmental team is reviewing whether or not we need an EIS, they believe the environmental condition of property will more than likely trigger an Environmental Assessment only which is good.

---------- Forwarded message ---------
From: <Joshua.M.Perry@fe.navy.mil>
Date: Thu, Sep 9, 2021 at 9:47 AM
Subject: RE: [Non-DoD Source] Timeline
To: <vera.topasna@guam.gov>

Vera,
This is the slide that I shared in July. I will be getting another update
Q1 of FY22, so expect an update in October sometime.

Very Respectfully,

Josh Perry, P.E.
CDR, USN
Assistant Regional Engineer
Joint Region Marianas
(o) 671-349-3340 (DSN 315)
(c) 671-898-9017
NIPR: Joshua.m.perry@fe.navy.mil
SIPR: Joshua.m.perry@fe.navy.smil.mil

Lease Timeline-Revised as of July2021.pptx
118K

Estimated Timeline for Lease Issuance of Hospital Site to GovGuam (Mid-Term access to parcel)

Non-MEC Requirement Assumed

1 Dec 2022

Lease Review by GovGuam and JRM Stakeholders/GovGuam Clearinghouse/Finalize Lease

1 Dec 2022

Environmental Req'ts (Archaeological Survey, NHPA-106, NEPA)

Aug 2022
TBD pending EV assessment (Assumes a 1 year completion 8/2021 – 8/2022)

Environmental Req'ts (Environmental Conditions of Property)

April 2022

Start July 2021

Notes on Adjusted Timeline:

- **Assumes GovGuam Clearinghouse will be <1 year**
- **Assumes congressional notification no longer necessary because we are not pursuing deed conveyance at this time (reduced timeline by 6 months)**

FAIR. SAFE.
PROSPEROUS.
COMPASSIONATE.

Jack Hattig III <jack.hattig@guam.gov>

Re: Regular Status Meeting for Med Complex

1 message

Vera A. Topasna <vera.topasna@guam.gov> Tue, Aug 31, 2021 at 10:00 AM
To: daniel.guerrero@fe.navy.mil
Cc: karianne.camacho@fe.navy.mil, joseph.borja@land.guam.gov, Jack Hattig <jack.hattig@guam.gov>

Dan:

Sept 17 is good 1:30 pm. I will send invites and we can have meetings at our office. Thank you for accommodating and assisting our team on tracking deliverables for the property license, leases and other items that could impact timelines.

Vera Topasna
Executive Director
Community Defense Liaison Office
Office of the Governor of Guam
Ph: 671-475-4740
Cell: 671-482-5946

> On Aug 31, 2021, at 9:49 AM, daniel.guerrero@fe.navy.mil wrote:
>
> Vera,
>
> Per your request to conduct regular meetings (monthly or quarterly) for the
> subject matter, we are open to participate. Best time would be Fridays, at
> 10am; or, 1:30pm. A decent start date would be September 17th. Don't
> hesitate to contact us anytime.
>
> r/DanG