June 10, 2022

Honorable Therese M. Terlaje  
Speaker, 36th Guam Legislature  
Guam Congress Building  
163 Chalan Santo Papa  
Hagatna, Guam 96910

RE: Freedom of Information Act Regarding Return of Eagles Field

Hafa Adai Speaker Terlaje:

This letter is in response to your Freedom of Information Act (FOIA) request, dated and received by the Office of the Governor of Guam on June 2, 2022, for the following:

- "Any correspondence between the Office of the Governor, Office of the Lt. Governor; Department of Land Management; Community Defense Liaison Office (CDLO); any other agency or representative of the Governor; and the Department of Defense regarding any change in the status of the 102.2 acres of Lot A/a & b, Anderson Annex which was placed on a list of properties eligible for return by the Secretary of the Navy. In addition, please provide any documentation that discusses the terms of the lease being negotiated, the return of land, after a potential 99-year lease for the 102.2 acres of Lot A7a & b, Anderson Annex.

Pursuant to the Sunshine Reform Act of 1999 (the Act), 5 GCA §§ 10101 – 10315, please find the attached documents as requested subject to the limitations on disclosure under 5 GCA §10108.

Senseramente,

Jean S. Taitano, Special Assistant  
Executive Management Office

c: Vera A. Topasna, Community Defense Liaison Office Director
December 28, 2021

HONORABLE Leevin Taitano Camacho
Attorney General of Guam
OFFICE OF THE ATTORNEY GENERAL OF GUAM
590 S. Marine Corps Drive, Suite 901
Tamuning, Guam 96913

Re: Eagles Field Negotiating Team

Dear Attorney General Camacho,

As you know, I have requested that the property known as Eagle’s Field be made available to the government of Guam by the federal government for our use as a medical complex that will enable our residents to seek essential medical, behavioral, and public health care in a centralized location. We have received word from Joint Region Marianas (“JRM”) that the federal government is willing to lease the land to the government of Guam for this particular purpose.

I have assembled a team of negotiators who will begin engaging in discussions with JRM at an initial planning meeting on January 11, 2022. I would like to ask you, or your designee, to be a member of the team for the government of Guam. The point of contact for this matter is Vera Topasna, who serves as the Executive Director of my Community Defense Liaison Office. She can be reached at 671-475-4735 or vera.topasna@guam.gov.

Senseremente,

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

cc via email: Honorable Joshua F. Tenorio, Sigundo Maga’låhen Guåhan
Ms. Vera Topasna, Executive Director, Community Defense Liaison Office
October 5, 2020

The Honorable Kenneth Braithwaite
Secretary of the Navy
1000 Navy Pentagon
Room 4D652
Washington, D.C. 20350-1200

RE: Potential Land Return for New Hospital

Håfa Adai Secretary Braithwaite:

Thank you for your letter dated July 2, 2020, regarding my request that additional properties be added to the net negative list released by the Navy to Congress. I would also like to thank you for Joint Region Marianas’ (JRM) assistance in identifying three (3) parcels as potential sites for the new Guam Medical Complex. It is my understanding that these parcels are under review. In planning for the construction of a new hospital, I have established the Guam Medical Complex Facility Taskforce, which will focus on my preferred site for the hospital as well as planning for its development and construction. The taskforce will collaborate with JRM to ensure that the process for identifying potential impacts or encroachment issues are resolved expediently. This collaboration will ensure there are no unnecessary delays in the transfer of the property.

I would like to extend my thanks to Rear Admiral John Menoni and JRM for their partnership in ensuring that the people of Guam and Department of Defense will mutually benefit from this medical complex. Furthermore, while addressing Guam’s public health critical needs is my immediate priority, we must continue to collaborate and forge ahead with the return of excess federal lands in accordance with the National Defense Authorization Act for Fiscal Year 2019, Title XXVIII-Military Construction General Provisions, SubTitle C-Land Conveyances, Sec. 2847, Public Inventory of Guam Land Parcels for transfer to the Government of Guam.

I look forward to continuing our partnership in this effort and other Defense Community initiatives for the benefit of “One Guam.”

Senseramente,

[Signature]

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

cc: Guam Buildup Office

Ricardo J. Bordallo Governor’s Complex
513 W. Marine Corps Drive Hagåtña, Guam 96910
governor.guam.gov | (671) 472-8931
October 5, 2020

The Honorable Kenneth Braithwaite
Secretary of the Navy
1000 Navy Pentagon
Room 4D652
Washington, D.C. 20350-1200

RE: Potential Land Return for New Hospital

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Sens scarce ment,

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

cc: Guam Buildup Office
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
<table>
<thead>
<tr>
<th>Parcel Name</th>
<th>Acres</th>
<th>Parcel Number (GEDA Report of June 2019)</th>
<th>Include on the Net Negative Inventory</th>
<th>Disposal conditions</th>
<th>Transferred - Transfer in Progress or - Potential Transfer</th>
<th>Anticipated Transfer Date</th>
<th>Transfer Authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>West of Route 3</td>
<td>4.59</td>
<td>6</td>
<td>Yes</td>
<td>- - -</td>
<td>Potential Transfer</td>
<td>2022-2026</td>
<td>U.S. Public Law 106-504</td>
</tr>
<tr>
<td>Parcel C Marbo Cave</td>
<td>5.00</td>
<td>9</td>
<td>Yes</td>
<td>- - -</td>
<td>Transfer In Progress</td>
<td>2022-2026</td>
<td>U.S. Public Law 106-504</td>
</tr>
<tr>
<td>Tanguisson Beach Park</td>
<td>13.30</td>
<td>10</td>
<td>Yes</td>
<td>- - -</td>
<td>Transfer In Progress</td>
<td>2022-2026</td>
<td>U.S. Public Law 103-339</td>
</tr>
<tr>
<td>Tanguisson Power Plant</td>
<td>5.00</td>
<td>11</td>
<td>Yes</td>
<td>- - -</td>
<td>Transfer In Progress</td>
<td>2022-2026</td>
<td>U.S. Public Law 100-202</td>
</tr>
<tr>
<td>Turnon Tank Farm</td>
<td>23.77</td>
<td>13</td>
<td>Yes</td>
<td>Retain easement</td>
<td>Potential Transfer</td>
<td>2022-2026</td>
<td>U.S. Public Law 106-504</td>
</tr>
<tr>
<td>Portion of Lot A7 a&amp;b Andersen Barrigada Annex</td>
<td>102.20</td>
<td>16</td>
<td>Yes, approximately 102 of 310 acres</td>
<td>Retain easement and building height limitations</td>
<td>Potential Transfer</td>
<td>2022-2026</td>
<td>U.S. Public Law 106-504</td>
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<tr>
<td>ACEORP Maui tunnel</td>
<td>3.70</td>
<td>17</td>
<td>Yes</td>
<td>Retain easement</td>
<td>Transfer In Progress</td>
<td>2022-2026</td>
<td>U.S. Public Law 103-339</td>
</tr>
<tr>
<td>Nimitz Hill Annex C-2</td>
<td>2.00</td>
<td>18</td>
<td>Yes, approximately 2 of 5 acres</td>
<td>Retain reservoir and easement</td>
<td>Potential Transfer</td>
<td>2022-2026</td>
<td>U.S. Public Law 106-504</td>
</tr>
<tr>
<td>USO Beach Park</td>
<td>5.50</td>
<td>20</td>
<td>Yes</td>
<td>- - -</td>
<td>Transfer In Progress</td>
<td>2022-2026</td>
<td>U.S. Public Law 106-504</td>
</tr>
<tr>
<td>Piti Powerplant &amp; Substation</td>
<td>15.50</td>
<td>21</td>
<td>Yes</td>
<td>Retain easement</td>
<td>Transfer In Progress</td>
<td>2022-2026</td>
<td>U.S. Public Law 100-202</td>
</tr>
<tr>
<td>Apra Heights Quonset Site</td>
<td>3.00</td>
<td>26</td>
<td>Yes</td>
<td>Retain easement</td>
<td>Potential Transfer</td>
<td>2022-2026</td>
<td>U.S. Public Law 106-504</td>
</tr>
<tr>
<td>Parcel 7 Camp Covington</td>
<td>60.80</td>
<td>27</td>
<td>Yes</td>
<td>- - -</td>
<td>Transfer In Progress</td>
<td>2022-2026</td>
<td>U.S. Public Law 103-339</td>
</tr>
<tr>
<td>Agana Diesel Power Plant</td>
<td>5.90</td>
<td>30</td>
<td>Yes</td>
<td>Retain easement</td>
<td>Transfer In Progress</td>
<td>2022-2026</td>
<td>U.S. Public Law 100-202</td>
</tr>
<tr>
<td>Lot 603-1 Apra Heights</td>
<td>0.50</td>
<td>31</td>
<td>Yes</td>
<td>Retain easement</td>
<td>Transfer In Progress</td>
<td>2022-2026</td>
<td>U.S. Public Law 100-202</td>
</tr>
</tbody>
</table>

1/22/2021
### Department of Navy Retention Justifications

**Response to Governor of Guam Letter of August 8, 2019 Request**

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
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<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Area Between Cliffline and Route 3A</td>
<td>69.19</td>
<td>1</td>
<td>No</td>
<td>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.</td>
<td>Enduring</td>
</tr>
<tr>
<td>Route 3A &amp; 9 Intersection</td>
<td>5.00</td>
<td>2</td>
<td>No</td>
<td>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.</td>
<td>Enduring</td>
</tr>
<tr>
<td>Former FAA Facility</td>
<td>30.00</td>
<td>3</td>
<td>No</td>
<td>Retention of this parcel is necessary to meet Department of the Defense habitat conservation and recovery requirements.</td>
<td>Enduring</td>
</tr>
<tr>
<td>Route 3A &amp; 9 Intersection (near Starts Golf Course)</td>
<td>19.35</td>
<td>4</td>
<td>No</td>
<td>Retention of this parcel is necessary to meet Department of the Defense habitat conservation and recovery requirements and Camp Blaz operations.</td>
<td>Enduring</td>
</tr>
<tr>
<td>South of Route 9</td>
<td>45.94</td>
<td>5</td>
<td>No</td>
<td>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.</td>
<td>Enduring</td>
</tr>
<tr>
<td>Lot 6A near War Dog Cemetery</td>
<td>27.00</td>
<td>7</td>
<td>No</td>
<td>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.</td>
<td>Enduring</td>
</tr>
<tr>
<td>Yigo Fire Station</td>
<td>1.00</td>
<td>8</td>
<td>No</td>
<td>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</td>
<td>Enduring</td>
</tr>
<tr>
<td>Marbo Powerplant &amp; Substation</td>
<td>3.12</td>
<td>36</td>
<td>No</td>
<td>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.</td>
<td>Enduring</td>
</tr>
<tr>
<td>Parcel Name</td>
<td>Acres</td>
<td>Parcel Number (GEDA Report of June 2019)</td>
<td>Include on the Net Negative Inventory</td>
<td>Retention Justification</td>
<td>Cancellation Date</td>
</tr>
<tr>
<td>---------------------------------</td>
<td>-------</td>
<td>-----------------------------------------</td>
<td>--------------------------------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>-------------------</td>
</tr>
<tr>
<td>Harmon Substation Annex</td>
<td>9.90</td>
<td>36</td>
<td>No</td>
<td>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.</td>
<td>Enduring</td>
</tr>
<tr>
<td>Australian Cable Housing</td>
<td>4.00</td>
<td>14</td>
<td>No</td>
<td>This parcel is necessary to retain to support Department of Defense operations in the region and Western Pacific.</td>
<td>Enduring</td>
</tr>
<tr>
<td>NCTAMS Barrigada</td>
<td>1,366.00</td>
<td>15</td>
<td>No</td>
<td>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.</td>
<td>Enduring</td>
</tr>
<tr>
<td>Navy PWC Utilities Department</td>
<td>7.00</td>
<td>22</td>
<td>No</td>
<td>This parcel provides the Department of Defense with necessary support for infrastructure requirements.</td>
<td>Enduring</td>
</tr>
<tr>
<td>Parcels 1, 2, 3 and submerged land</td>
<td>60.00</td>
<td>23</td>
<td>No</td>
<td>This parcel is necessary to support amphibious training and berthing requirements.</td>
<td>Enduring</td>
</tr>
<tr>
<td>Portion Apra Harbor Res F-R13</td>
<td>58.00</td>
<td>24</td>
<td>No</td>
<td>This parcel is necessary to retain for base security operations, and it serves to protect saltwater marsh wetlands.</td>
<td>Enduring</td>
</tr>
<tr>
<td>Shipyard Repair Facility</td>
<td>100.00</td>
<td>25</td>
<td>No</td>
<td>This parcel is necessary to support U.S. Pacific Fleet surface and subsurface operations and maintenance on a daily basis.</td>
<td>Enduring</td>
</tr>
<tr>
<td>NBG Water Treatment Plant</td>
<td>8.79</td>
<td>28</td>
<td>No</td>
<td>This parcel is necessary to retain because it houses Department of Defense water treatment facilities that support Naval Base Guam and Polaris Point.</td>
<td>Enduring</td>
</tr>
<tr>
<td>Dan Dan Property</td>
<td>58.82</td>
<td>29</td>
<td>No</td>
<td>This parcel is necessary to retain as it provides helicopter training areas to U.S. Pacific Fleet units.</td>
<td>Enduring</td>
</tr>
<tr>
<td>Marbo School Site</td>
<td>80.00</td>
<td>34</td>
<td>No</td>
<td>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.</td>
<td>Enduring</td>
</tr>
<tr>
<td>Harmon Annex Photovoltaic</td>
<td>- -</td>
<td>36</td>
<td>No</td>
<td>This is the same property listed above as Harmon Substation Annex.</td>
<td>Enduring</td>
</tr>
<tr>
<td>--------------------------------------</td>
<td>-----------------</td>
<td>------------------------------------------</td>
<td>----------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Air Force Pipeline</td>
<td>fee</td>
<td>12</td>
<td>Not Department of Defense property</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nimitz Hill Annex C-3</td>
<td>fee</td>
<td>19</td>
<td>Not Department of Defense property</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot 439-R1</td>
<td>fee</td>
<td>32</td>
<td>Not Department of Defense property</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot 259</td>
<td>fee</td>
<td>33</td>
<td>Not Department of Defense property</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Andersen Substation</td>
<td>Easement</td>
<td>36</td>
<td>Department of the Navy is open to providing an easement for this parcel to the Government of Guam</td>
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<td></td>
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<tr>
<td>Waterline, Tank, POL Tanguisson</td>
<td>Easement</td>
<td>36</td>
<td>Department of the Navy is open to providing an easement for this parcel to the Government of Guam</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Barrigada Substation</td>
<td>Easement</td>
<td>36</td>
<td>Department of the Navy is open to providing an easement for this parcel to the Government of Guam</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cold Storage Substation</td>
<td>Easement</td>
<td>36</td>
<td>Department of the Navy is open to providing an easement for this parcel to the Government of Guam</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Orote Substation</td>
<td>Easement</td>
<td>36</td>
<td>Department of the Navy is open to providing an easement for this parcel to the Government of Guam</td>
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<td></td>
</tr>
<tr>
<td>SRF Substation</td>
<td>Easement</td>
<td>36</td>
<td>Department of the Navy is open to providing an easement for this parcel to the Government of Guam</td>
<td></td>
<td></td>
</tr>
<tr>
<td>POL Easement Sasa to Tanguisson Easement</td>
<td>Easement</td>
<td>36</td>
<td>Department of the Navy is open to providing an easement for this parcel to the Government of Guam</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transmission Line - NBG to Piti Easement</td>
<td>Easement</td>
<td>36</td>
<td>Department of the Navy is open to providing an easement for this parcel to the Government of Guam</td>
<td></td>
<td></td>
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<tr>
<td>Transmission Line - Piti to Agana Easement</td>
<td>Easement</td>
<td>36</td>
<td>Department of the Navy is open to providing an easement for this parcel to the Government of Guam</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transmission Line - 115KV Line Only Easement</td>
<td>Easement</td>
<td>36</td>
<td>Department of the Navy is open to providing an easement for this parcel to the Government of Guam</td>
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<tr>
<td>Transmission Line Agana to AAFB Easement</td>
<td>Easement</td>
<td>36</td>
<td>Department of the Navy is open to providing an easement for this parcel to the Government of Guam</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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: veras.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  
randelsablan@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 commitment 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)
The Honorable Lourdes A. Leon Guerrero  
Governor of Guam  
Ricardo J. Bordallo Governor's Complex  
P.O. Box 2950  
Hagatna, GU 96932  

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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,  

[Signature]  

Kenneth J. Braithwaite  

Enclosures:  
As stated
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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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@and.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
Eagle Field Pre-Survey Site Visit

Vera A. Topasna <vera.topasna@guam.gov>  
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

Tue, Apr 13, 2021 at 6:35 AM

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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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 JRMM <Hans.Sholley@fe.navy.mil>
Cc: Carlotta A. Leon-Guerrero <carlotta.leonguerrero@guam.gov>; Sablan, Randel
L CIV USN JRMM <Randel.Sablan@fe.navy.mil>; Perry, Joshua M CDR USN JRMM <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 E I & 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
Email (SIPR): Hans.sholley@fe.navy.smil.mil

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

--

Sincerely,

Vera Topatna
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=dcwml MondorP9RZ2Jlrvz6TPmCyxVX_hdj&revoid=0B-2x4WQX7_0pWUtZVpvZzBCSFp6cmY1OFJqS2pIZHFbINvPQ
https://ih3.googleusercontent.com/b08dpDBIF59rWt-
0fo3aw7NmYgpaSrDi8w8pAmyz8kJcVcQ1bz0ZZY7bJLcaLEZXRQAJm6ZgtSVDAM74_tDWAysoCGcnvMHc
<table>
<thead>
<tr>
<th>Parcel Name (GEDA Report of June 2019)</th>
<th>Acres</th>
<th>Parcel Number (GEDA Report of June 2019)</th>
<th>Include on the Net Negative Inventory</th>
<th>Disposal conditions</th>
<th>- Transferred - Transfer in Progress or Potential Transfer</th>
<th>Anticipated Transfer Date</th>
<th>Transfer Authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>West of Route 3</td>
<td>4.59</td>
<td>6</td>
<td>Yes</td>
<td>- - -</td>
<td>Potential Transfer</td>
<td>2022-2026</td>
<td>U.S. Public Law 106-504</td>
</tr>
<tr>
<td>Parcel C Marbo Cave</td>
<td>5.00</td>
<td>9</td>
<td>Yes</td>
<td>- - -</td>
<td>Transfer In Progress</td>
<td>2022-2026</td>
<td>U.S. Public Law 106-504</td>
</tr>
<tr>
<td>Tanguisson Beach Park</td>
<td>13.30</td>
<td>10</td>
<td>Yes</td>
<td>- - -</td>
<td>Transfer In Progress</td>
<td>2022-2026</td>
<td>U.S. Public Law 103-339</td>
</tr>
<tr>
<td>Tanguisson Power Plant</td>
<td>5.00</td>
<td>11</td>
<td>Yes</td>
<td>- - -</td>
<td>Transfer In Progress</td>
<td>2022-2026</td>
<td>U.S. Public Law 100-202</td>
</tr>
<tr>
<td>Tumon Tank Farm</td>
<td>23.77</td>
<td>13</td>
<td>Yes</td>
<td>Retain easement</td>
<td>Potential Transfer</td>
<td>2022-2026</td>
<td>U.S. Public Law 106-504</td>
</tr>
<tr>
<td>Portion of Lot A7 a&amp;b Andersen Barrigada Annex</td>
<td>102.20</td>
<td>16</td>
<td>Yes, approximately 102 of 310 acres</td>
<td>Retain easement and building height limitations</td>
<td>Potential Transfer</td>
<td>2022-2026</td>
<td>U.S. Public Law 106-504</td>
</tr>
<tr>
<td>ACEORP Maui tunnel</td>
<td>3.70</td>
<td>17</td>
<td>Yes</td>
<td>Retain easement</td>
<td>Transfer In Progress</td>
<td>2022-2026</td>
<td>U.S. Public Law 103-339</td>
</tr>
<tr>
<td>Nimitz Hill Annex C-2</td>
<td>2.00</td>
<td>18</td>
<td>Yes, approximately 2 of 6 acres</td>
<td>Retain reservoir and easement</td>
<td>Potential Transfer</td>
<td>2022-2026</td>
<td>U.S. Public Law 106-504</td>
</tr>
<tr>
<td>USO Beach Park</td>
<td>5.50</td>
<td>20</td>
<td>Yes</td>
<td>- - -</td>
<td>Transfer In Progress</td>
<td>2022-2026</td>
<td>U.S. Public Law 106-504</td>
</tr>
<tr>
<td>Piti Powerplant &amp; Substation</td>
<td>15.50</td>
<td>21</td>
<td>Yes</td>
<td>Retain easement</td>
<td>Transfer In Progress</td>
<td>2022-2026</td>
<td>U.S. Public Law 100-202</td>
</tr>
<tr>
<td>Apra Heights Guanisset Site</td>
<td>9.00</td>
<td>26</td>
<td>Yes</td>
<td>Retain easement</td>
<td>Potential Transfer</td>
<td>2022-2026</td>
<td>U.S. Public Law 106-504</td>
</tr>
<tr>
<td>Parcel 7 Camp Covington</td>
<td>60.80</td>
<td>27</td>
<td>Yes</td>
<td>- - -</td>
<td>Transfer In Progress</td>
<td>2022-2026</td>
<td>U.S. Public Law 103-339</td>
</tr>
<tr>
<td>Agana Diesel Power Plant</td>
<td>5.90</td>
<td>30</td>
<td>Yes</td>
<td>Retain easement</td>
<td>Transfer In Progress</td>
<td>2022-2026</td>
<td>U.S. Public Law 100-202</td>
</tr>
<tr>
<td>Lot 603-1 Apra Heights</td>
<td>0.50</td>
<td>31</td>
<td>Yes</td>
<td>Retain easement</td>
<td>Transfer In Progress</td>
<td>2022-2026</td>
<td>U.S. Public Law 100-202</td>
</tr>
</tbody>
</table>
### Parcels Added to Department of Navy Net Negative Inventory

**based on Governor of Guam Letter of August 8, 2019**

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

### Other Parcels Added to the Department of Navy Net Negative Inventory

<table>
<thead>
<tr>
<th>Parcel Name (GEDA Report of June 2019)</th>
<th>Acres</th>
<th>Parcel Number (GEDA Report of June 2019)</th>
<th>Include on the Net Negative Inventory</th>
<th>Disposal conditions</th>
<th>- Transferred - Transfer in Progress or - Potential Transfer</th>
<th>Anticipated Transfer Date</th>
<th>Transfer Authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mangilao Lots 2285-5 &amp; 2305-1</td>
<td>0.40</td>
<td>N/A</td>
<td>Yes</td>
<td>Easement will be provided to Guam Waterworks Authority prior to transfer</td>
<td>Potential Transfer</td>
<td>---</td>
<td>U.S. Public Law 106-504</td>
</tr>
<tr>
<td>Sasa Valley Annex</td>
<td>7.20</td>
<td>N/A</td>
<td>Yes</td>
<td>---</td>
<td>Potential Transfer</td>
<td>---</td>
<td>U.S. Public Law 106-504</td>
</tr>
<tr>
<td>Harmon Booster Station</td>
<td>4.30</td>
<td>N/A</td>
<td>Yes; approximately 2.7 acres</td>
<td>---</td>
<td>Potential Transfer</td>
<td>---</td>
<td>U.S. Public Law 106-504</td>
</tr>
<tr>
<td>--------------------------------------</td>
<td>-------</td>
<td>------------------------------------------</td>
<td>--------------------------------------</td>
<td>------------------------</td>
<td>---------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Area Between Cliffline and Route 3A</td>
<td>69.19</td>
<td>1</td>
<td>No</td>
<td>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 usage of this parcel makes it unsuitable for release as conservation land.</td>
<td>Enduring</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Route 3A &amp; 9 Intersection</td>
<td>5.00</td>
<td>2</td>
<td>No</td>
<td>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.</td>
<td>Enduring</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Former FAA Facility</td>
<td>30.00</td>
<td>3</td>
<td>No</td>
<td>Retention of this parcel is necessary to meet Department of the Defense habitat conservation and recovery requirements.</td>
<td>Enduring</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Route 3A &amp; 9 Intersection (near Starts Golf Course)</td>
<td>19.35</td>
<td>4</td>
<td>No</td>
<td>Retention of this parcel is necessary to meet Department of Defense habitat conservation and recovery requirements and Camp Blaz operations.</td>
<td>Enduring</td>
<td></td>
<td></td>
</tr>
<tr>
<td>South of Route 9</td>
<td>45.94</td>
<td>5</td>
<td>No</td>
<td>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.</td>
<td>Enduring</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot 6A near War Dog Cemetery</td>
<td>27.00</td>
<td>7</td>
<td>No</td>
<td>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.</td>
<td>Enduring</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yigo Fire Station</td>
<td>1.00</td>
<td>8</td>
<td>No</td>
<td>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</td>
<td>Enduring</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Marbo Powerplant &amp; Substation</td>
<td>3.12</td>
<td>36</td>
<td>No</td>
<td>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.</td>
<td>Enduring</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parcel Name</td>
<td>Acres</td>
<td>Parcel Number (GEDA Report of June 2019)</td>
<td>Include on the Net Negative Inventory</td>
<td>Retention Justification</td>
<td>Cessation Date</td>
<td></td>
<td></td>
</tr>
<tr>
<td>-----------------------------------</td>
<td>-------</td>
<td>------------------------------------------</td>
<td>---------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>----------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Harmon Substation Annex</td>
<td>9.90</td>
<td>36</td>
<td>No</td>
<td>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.</td>
<td>Enduring</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Australian Cable Housing</td>
<td>4.00</td>
<td>14</td>
<td>No</td>
<td>This parcel is necessary to retain to support Department of Defense operations in the region and Western Pacific.</td>
<td>Enduring</td>
<td></td>
<td></td>
</tr>
<tr>
<td>NCTAMS Barrigada</td>
<td>1,366.00</td>
<td>15</td>
<td>No</td>
<td>This parcel is necessary to retain to support Department of Defense operations across the region and Western Pacific. It is also used for U.S. Marine Corps aviation training.</td>
<td>Enduring</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Navy PWC Utilities Department</td>
<td>7.00</td>
<td>22</td>
<td>No</td>
<td>This parcel provides the Department of Defense with necessary support for infrastructure requirements.</td>
<td>Enduring</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parcels 1, 2, 3 and submerged land</td>
<td>60.00</td>
<td>23</td>
<td>No</td>
<td>This parcel is necessary to support amphibious training and berthing requirements.</td>
<td>Enduring</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Portion Apra Harbor Res F-R13</td>
<td>58.00</td>
<td>24</td>
<td>No</td>
<td>This parcel is necessary to retain for base security operations, and it serves to protect saltwater marsh wetlands.</td>
<td>Enduring</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(portion of Camp Covington)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shipyard Repair Facility</td>
<td>100.00</td>
<td>25</td>
<td>No</td>
<td>This parcel is necessary to support U.S. Pacific Fleet surface and subsurface operations and maintenance on a daily basis.</td>
<td>Enduring</td>
<td></td>
<td></td>
</tr>
<tr>
<td>NBG Water Treatment Plant</td>
<td>8.79</td>
<td>28</td>
<td>No</td>
<td>This parcel is necessary to retain because it houses Department of Defense water treatment facilities that support Naval Base Guam and Polaris Point.</td>
<td>Enduring</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dan Dan Property</td>
<td>58.82</td>
<td>29</td>
<td>No</td>
<td>This parcel is necessary to retain as it provides helicopter training areas to U.S. Pacific Fleet units.</td>
<td>Enduring</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Marbo School Site</td>
<td>80.00</td>
<td>34</td>
<td>No</td>
<td>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.</td>
<td>Enduring</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Harmon Annex Photovoltaic</td>
<td>--</td>
<td>36</td>
<td>No</td>
<td>This is the same property listed above as Harmon Substation Annex.</td>
<td>Enduring</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1/22/2021
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Air Force Pipeline</td>
<td>fee</td>
<td>12</td>
<td>Not Department of Defense property</td>
</tr>
<tr>
<td>Nimitz Hill Annex C-3</td>
<td>fee</td>
<td>19</td>
<td>Not Department of Defense property</td>
</tr>
<tr>
<td>Lot 439-R1</td>
<td>fee</td>
<td>32</td>
<td>Not Department of Defense property</td>
</tr>
<tr>
<td>Lot 259</td>
<td>fee</td>
<td>33</td>
<td>Not Department of Defense property</td>
</tr>
<tr>
<td>Andersen Substation</td>
<td>Easement</td>
<td>36</td>
<td>Department of the Navy is open to providing an easement for this parcel to the Government of Guam</td>
</tr>
<tr>
<td>Waterline, Tank, POL Tanguisson</td>
<td>Easement</td>
<td>36</td>
<td>Department of the Navy is open to providing an easement for this parcel to the Government of Guam</td>
</tr>
<tr>
<td>Barrigada Substation</td>
<td>Easement</td>
<td>36</td>
<td>Department of the Navy is open to providing an easement for this parcel to the Government of Guam</td>
</tr>
<tr>
<td>Cold Storage Substation</td>
<td>Easement</td>
<td>36</td>
<td>Department of the Navy is open to providing an easement for this parcel to the Government of Guam</td>
</tr>
<tr>
<td>Orote Substation</td>
<td>Easement</td>
<td>36</td>
<td>Department of the Navy is open to providing an easement for this parcel to the Government of Guam</td>
</tr>
<tr>
<td>SRF Substation</td>
<td>Easement</td>
<td>36</td>
<td>Department of the Navy is open to providing an easement for this parcel to the Government of Guam</td>
</tr>
<tr>
<td>POL Easement Sasa to Tanguisson Easement</td>
<td>Easement</td>
<td>36</td>
<td>Department of the Navy is open to providing an easement for this parcel to the Government of Guam</td>
</tr>
<tr>
<td>Transmission Line - NBG to Piti Easement</td>
<td>Easement</td>
<td>36</td>
<td>Department of the Navy is open to providing an easement for this parcel to the Government of Guam</td>
</tr>
<tr>
<td>Transmission Line - Piti to Agana Easement</td>
<td>Easement</td>
<td>36</td>
<td>Department of the Navy is open to providing an easement for this parcel to the Government of Guam</td>
</tr>
<tr>
<td>Transmission Line - 115KV Line Only Easement</td>
<td>Easement</td>
<td>36</td>
<td>Department of the Navy is open to providing an easement for this parcel to the Government of Guam</td>
</tr>
<tr>
<td>Transmission Line Agana to AAFB Easement</td>
<td>Easement</td>
<td>36</td>
<td>Department of the Navy is open to providing an easement for this parcel to the Government of Guam</td>
</tr>
</tbody>
</table>
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
<table>
<thead>
<tr>
<th>Parcel Name (GEDA Report of June 2019)</th>
<th>Acres</th>
<th>Parcel Number (GEDA Report of June 2019)</th>
<th>Include on the Net Negative Inventory</th>
<th>Disposal conditions</th>
<th>- Transferred - Transfer in Progress or - Potential Transfer</th>
<th>Anticipated Transfer Date</th>
<th>Transfer Authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>West of Route 3</td>
<td>4.59</td>
<td>6</td>
<td>Yes</td>
<td>- - -</td>
<td>Potential Transfer</td>
<td>2022-2026</td>
<td>U.S. Public Law 106-504</td>
</tr>
<tr>
<td>Parcel C Marbo Cave</td>
<td>5.00</td>
<td>9</td>
<td>Yes</td>
<td>- - -</td>
<td>Transfer In Progress</td>
<td>2022-2026</td>
<td>U.S. Public Law 106-504</td>
</tr>
<tr>
<td>Tanguisson Beach Park</td>
<td>13.30</td>
<td>10</td>
<td>Yes</td>
<td>- - -</td>
<td>Transfer In Progress</td>
<td>2022-2026</td>
<td>U.S. Public Law 103-339</td>
</tr>
<tr>
<td>Tanguisson Power Plant</td>
<td>5.00</td>
<td>11</td>
<td>Yes</td>
<td>- - -</td>
<td>Transfer In Progress</td>
<td>2022-2026</td>
<td>U.S. Public Law 100-202</td>
</tr>
<tr>
<td>Tumon Tank Farm</td>
<td>23.77</td>
<td>13</td>
<td>Yes</td>
<td>Retain easement</td>
<td>Potential Transfer</td>
<td>2022-2026</td>
<td>U.S. Public Law 106-504</td>
</tr>
<tr>
<td>Lot A7a &amp; b Andersen Barrigada Annex</td>
<td>50.00</td>
<td>16</td>
<td>Yes, approximately 50 of 310 acres</td>
<td>Retain easement and building height limitations</td>
<td>Potential Transfer</td>
<td>2022-2026</td>
<td>U.S. Public Law 106-504</td>
</tr>
<tr>
<td>ACEORP Maui tunnel</td>
<td>3.70</td>
<td>17</td>
<td>Yes</td>
<td>Retain easement</td>
<td>Transfer In Progress</td>
<td>2022-2026</td>
<td>U.S. Public Law 103-339</td>
</tr>
<tr>
<td>Nimitz Hill Annex C-2</td>
<td>2.00</td>
<td>18</td>
<td>Yes, approximately 2 of 6 acres</td>
<td>Retain reservoir and easement</td>
<td>Potential Transfer</td>
<td>2022-2026</td>
<td>U.S. Public Law 106-504</td>
</tr>
<tr>
<td>USO Beach Park</td>
<td>5.50</td>
<td>20</td>
<td>Yes</td>
<td>- - -</td>
<td>Transfer In Progress</td>
<td>2022-2026</td>
<td>U.S. Public Law 106-504</td>
</tr>
<tr>
<td>Piti Powerplant &amp; Substation</td>
<td>15.50</td>
<td>21</td>
<td>Yes</td>
<td>Retain easement</td>
<td>Transfer In Progress</td>
<td>2022-2026</td>
<td>U.S. Public Law 100-202</td>
</tr>
<tr>
<td>Apra Heights Quonset Site</td>
<td>3.00</td>
<td>26</td>
<td>Yes</td>
<td>Retain easement</td>
<td>Potential Transfer</td>
<td>2022-2026</td>
<td>U.S. Public Law 106-504</td>
</tr>
<tr>
<td>Parcel 7 Camp Covington</td>
<td>60.80</td>
<td>27</td>
<td>Yes</td>
<td>- - -</td>
<td>Transfer In Progress</td>
<td>2022-2026</td>
<td>U.S. Public Law 103-339</td>
</tr>
<tr>
<td>Agana Diesel Power Plant</td>
<td>5.90</td>
<td>30</td>
<td>Yes</td>
<td>Retain easement</td>
<td>Transfer In Progress</td>
<td>2022-2026</td>
<td>U.S. Public Law 100-202</td>
</tr>
<tr>
<td>Lot 603-1 Apra Heights</td>
<td>0.50</td>
<td>31</td>
<td>Yes</td>
<td>Retain easement</td>
<td>Transfer In Progress</td>
<td>2022-2026</td>
<td>U.S. Public Law 100-202</td>
</tr>
</tbody>
</table>
# Parcels Added to Department of Navy Net Negative Inventory

Based on Governor of Guam Letter of August 8, 2019 (continued)

<table>
<thead>
<tr>
<th>Parcel Name (GEDA Report of June 2019)</th>
<th>Acres</th>
<th>Parcel Number (GEDA Report of June 2019)</th>
<th>Include on the Net Negative Inventory</th>
<th>Disposal conditions</th>
<th>- Transferred - Transfer in Progress or - Potential Transfer</th>
<th>Anticipated Transfer Date</th>
<th>Transfer Authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Submerged Lands</td>
<td>6,225.00</td>
<td>35</td>
<td>Yes, approximately 6,225 of 17,051 acres (Hilaan, Asan and Tanguisson)</td>
<td>- - -</td>
<td>Potential Transfer</td>
<td>2022-2026</td>
<td>U.S. Public Law 106-504</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other Parcels Added to the Department of Navy Net Negative Inventory</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mangilao Lots 2285-5 &amp;2306-1</td>
</tr>
<tr>
<td>0.40</td>
</tr>
<tr>
<td>Sasa Valley Annex</td>
</tr>
<tr>
<td>7.20</td>
</tr>
<tr>
<td>Harmon Booster Station</td>
</tr>
<tr>
<td>4.30</td>
</tr>
<tr>
<td>--------------------------------------------------------</td>
</tr>
<tr>
<td>Area Between Cliffline and Route 3A</td>
</tr>
<tr>
<td>Route 3A &amp; 9 Intersection</td>
</tr>
<tr>
<td>Former FAA Facility</td>
</tr>
<tr>
<td>Route 3A &amp; 9 Intersection (near Starts Golf Course)</td>
</tr>
<tr>
<td>South of Route 9</td>
</tr>
<tr>
<td>Lot 6A near War Dog Cemetery</td>
</tr>
<tr>
<td>Yigo Fire Station</td>
</tr>
<tr>
<td>Marbo Powerplant &amp; Substation</td>
</tr>
<tr>
<td>---------------------------------------</td>
</tr>
<tr>
<td>Harmon Substation Annex</td>
</tr>
<tr>
<td>Australian Cable Housing</td>
</tr>
<tr>
<td>NCTAMS Barrigada</td>
</tr>
<tr>
<td>Navy PWC Utilities Department</td>
</tr>
<tr>
<td>Parcels 1, 2, 3 and submerged land</td>
</tr>
<tr>
<td>Portion Apra Harbor Res F-R13</td>
</tr>
<tr>
<td>(portion of Camp Covington)</td>
</tr>
<tr>
<td>Shipyard Repair Facility</td>
</tr>
<tr>
<td>NBG Water Treatment Plant</td>
</tr>
<tr>
<td>Dan Dan Property</td>
</tr>
<tr>
<td>Marbo School Site</td>
</tr>
<tr>
<td>Harmon Annex Photovoltaic</td>
</tr>
<tr>
<td>--------------------------------------</td>
</tr>
<tr>
<td>Air Force Pipeline</td>
</tr>
<tr>
<td>Nimitz Hill Annex C-3</td>
</tr>
<tr>
<td>Lot 439-R1</td>
</tr>
<tr>
<td>Lot 259</td>
</tr>
<tr>
<td>Andersen Substation</td>
</tr>
<tr>
<td>Waterline, Tank, POL Tanguisson</td>
</tr>
<tr>
<td>Barrigada Substation</td>
</tr>
<tr>
<td>Cold Storage Substation</td>
</tr>
<tr>
<td>Orote Substation</td>
</tr>
<tr>
<td>SRF Substation</td>
</tr>
<tr>
<td>POL Easement Sasa to Tanguisson Easement</td>
</tr>
<tr>
<td>Transmission Line - NBG to Piti Easement</td>
</tr>
<tr>
<td>Transmission Line - Piti to Agana Easement</td>
</tr>
<tr>
<td>Transmission Line - 115KV Line Only Easement</td>
</tr>
<tr>
<td>Transmission Line Agana to AAFB Easement</td>
</tr>
</tbody>
</table>
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:
(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.

Sensenamente,

[Signature]

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
Fwd: [Non-DoD Source] Timeline
1 message

Thu, Sep 9, 2021 at 8:55 PM

Vera A. Topasna <vera.topasna@guam.gov>

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 <riikki.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 6:47 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
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
Please see letter from Admiral Nicholson to Governor for background information on the Eagle Field parcel referencing regulatory requirements as we move forward.

--

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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Draft Map for Hospital Site

2 messages

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

Vera A. Topasna <vera.topasna@guam.gov> Thu, Feb 4, 2021 at 10:07 AM
To: Daniel.Guerrero@fe.navy.mil
Cc: "Carlotta A. Leon-Guerrero" <carlotta.leonguerrero@guam.gov>, paul.santos@dlm.guam.gov, "Joseph M. Borja" <Joseph.Borja@land.guam.gov>, Karianne.Camacho@fe.navy.mil, Mike Cruz <mcruz@investguam.com>, "Elliott, Harry W IV CIV USN COMJTREG MARIANAS GU (USA)" <Harry.Elliott@fe.navy.mil>, John.Aguon@fe.navy.mil, "<Joshua.M.Perry@fe.navy.mil>" <Joshua.M.Perry@fe.navy.mil>, ronald.darlington@navy.mil, Randel.Sablan@fe.navy.mil

Received. Thank you Dan.

[Quoted text hidden]

--
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
Eagle Field Real Estate License

Team:

I spoke with the JRM lead on this, who has confirmed that the Eagle Field Parcel currently has a Real Estate License for half of the property. This allows Parks & Rec to utilize for sports. We are allowed to take a tour on that part of the parcel.

Can I get specifics as to what we would like to do, i.e. surveys, environmental assessments. The DOD is required to perform these assessments/surveys prior to handing over the property but is willing to consider our ask if we can provide specific information for legal review. Let me know so I can forward our request accordingly to obtain the license for full access.

--
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
Clarifying:

The "Eagles Field" license is to DLM on behalf of the Mangilao Mayor's Office, not sure if DPR has any role in this.

This license set to expire March 2021, JRM has begun process with us for license renewal of the field but I have instructed DLM staff to hold until we get some timelines. I do not recommend we continue the "eagles field" license if the "medical complex" license is coming quickly.

The "eagles field" license is for approximately 9 acres.

And, of course, we would like for them to do the survey (map to be approved by DLM for recording) and the environmental assessment. DLM already has initial contact with Dan Guerrero on the survey as they would like some field assistance. But neither of these 2 issues should delay the transfer or license. As for archaeological issues, this is a heavily used area even once used as a watermelon farm and of course a football field.
Joseph M. Borja <Joseph.Borja@land.guam.gov>
To: "Vera A. Topasna" <vera.topasna@guam.gov>, Mike Cruz <mcruz@investguam.com>, Diego Mendiola <dmendiola@investguam.com>
Cc: "Carlotta A. Leon-Guerrero" <carlotta.leonguerrero@guam.gov>, COS <jon.calvo@guam.gov>, "Eliza G. Dames" <eliza.dames@guam.gov>

Mon, Feb 1, 2021 at 11:37 AM

Please see attached "eagles field" license.

Joseph M. Borja
Director
Department of Land Management
Government of Guam

From: Vera A. Topasna <vera.topasna@guam.gov>
Sent: Monday, February 1, 2021 11:20 AM
To: Mike Cruz; Diego Mendiola
Cc: Carlotta A. Leon-Guerrero; Joseph M. Borja; COS; Eliza G. Dames
Subject: Eagle Field Real Estate License

Joe:

Thanks for the clarification. JRM did say the license is to GovGuam and is used by Parks & Rec for sports at the field area. For clarification, the real estate license is only issued on a very temporary basis for GovGuam to utilize for different purposes. For the medical complex, it would be a lease or direct transfer. The license will allow the team to do site tours and assessments for now but will definitely need the clearance from JRM. The real estate license will cover the entire 102 acres covered. Let me know your preference.
Ok. Thanks for sharing. Let me know if the team would prefer a license for full access to 102 acres and any studies we may want to conduct.

[Quoted text hidden]

Hi Guys,

I think securing the license/lease for the whole 102 acres is essential so that our activities can begin ‘in parallel’ with an eventual transfer.

Thus, my thoughts are along the lines with License/Lease ‘with intent to transfer’.

My reasons are as follows:

- Lease/License
  - Gives GovGuam, at the very minimum, “administrative control” of the property the Gov intends to build on
    - This is needed for us to get a jumpstart on items that would need to be completed before any construction activity
      - Studies, surveys, A&E, etc.
    - Administrative Control of property is also important because most of any grant funding we might pursue will normally require some kind of control of property
- “with intent/commitment to transfer”
  - This, or verbiage similar in a lease/license, is just another thought to put Navy commitment to fully transfer property in black and white so that we can have yet another document that outright states the Navy’s commitment to follow through on the eventual transfer
- “for the purpose of the Governor to address the public health needs of the island community”
  - This or similar verbiage is so that the 102 acres being designated cannot be used for any other purpose than for what the Gov intends
And in addressing Joe’s below, it would help for the Navy to provide the survey so that we know exactly what 102 acres they are intending to give (because ‘Eagles Field’ alone is only a small piece of the 102 acres needed), as opposed to us assuming where the boundaries are, then having to address the mix-ups later.

It would also be helpful to have the enviro, archaeological, and even wildlife survey done as well but this would highly depend on what the Gov hopes to accomplish in the next 2 years or so because each of these items have different time table.

Again, as long as Gov gets ‘administrative control’ of the 102 acres, we can begin the next phases of planning and building.

Just my thoughts.

Diego Mendiola
Assistant Manager, Real Property Division

---

Thank you Diego, I fully support Diego's thoughts (hope to be actions) and also concerned about the different time tables for the different studies.

Calling for Zmeeting Tuesday Feb 08 1000; Vera, Diego, MikeC, Paul Santos (Chief Surveyor DLM), Cchief Planner Celine Cruz and myself if convenient, to discuss next step (and any other interested party from the Team). GEDA is in same bldg, would like to ask Diego to attend face-to-face in my office.
*Vera - can we meet in my office at 0900 same day before the 1000 mtg?

Joseph M. Borja  
Director  
Department of Land Management  
Government of Guam

From: Diego Mendiola <dmendiola@investguam.com>  
Sent: Tuesday, February 2, 2021 10:01 AM  
To: 'Vera A. Topasna'  
Cc: Joseph M. Borja; 'Mike Cruz'; 'Carlotta A. Leon-Guerrero'; 'COS'; 'Eliza G. Dames'  
Subject: RE: Eagle Field Real Estate License

[Quoted text hidden]

Carlotta A. Leon-Guerrero <carlotta.leonguerrero@guam.gov>  
To: Diego Mendiola <dmendiola@investguam.com>  
Cc: COS <jon.calvo@guam.gov>, "Eliza G. Dames" <eliza.dames@guam.gov>, "Joseph M. Borja" <Joseph.Borja@land.guam.gov>, Mike Cruz <mcruz@investguam.com>, "Vera A. Topasna" <vera.topasna@guam.gov>

As soon as the admiral offered up that land as excess lands, I don't think he can back track on it, even if the Gov provides a different public use for the property based on what the assessments might show after a 2 year process..can we have language that says health complex or other public sector needs as determined by assessments...carlotta

[Quoted text hidden]

Carlotta Leon Guerrero  
Chief Advisor on Military & Regional Affairs  
Ufisinan I Maga'hågan Guahan  
Office of the Governor of Guam

Email: carlotta.leonguerrero@guam.gov

--
Joe, sure thing. I can come up upstairs to your office.
Car, of course

This is why I defer to you guys. I really feel like Diego “boy” when working with you guys and all your 1st hand experience in these matters.

One of my biggest fears is saying something dumb within this elite group.

I don’t respond as fast but it’s because I’m ‘really’ making sure to carefully consider my words before saying anything.
Mike has been a literal professor to me all these past 11 years, but I’ve also seen all of your names in so many documents I research and I recognize all the work all the individuals in this group has done for Guam.

Got much respect and a little intimidated by all the knowledge and brain power floating around, but damn proud I can be a part of the team 😊

Diego Mendiola

Assistant Manager, Real Property Division

From: Carlotta A. Leon-Guerrero [mailto:carlotta.leonguerrero@guam.gov]
Sent: Tuesday, February 02, 2021 11:04 AM
To: Diego Mendiola <dmendiola@investguam.com>

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Vera A. Topasna <vera.topasna@guam.gov>
To: Diego Mendiola <dmendiola@investguam.com>
Cc: "Carlotta A. Leon-Guerrero" <carlotta.leonguerrero@guam.gov>, COS <jon.calvo@guam.gov>, "Eliza G. Dames" <eliza.dames@guam.gov>, "Joseph M. Borja" <joseph.borja@land.guam.gov>, Mike Cruz <mcruz@investguam.com>

Diego Boy I’m with with you I feel like “a good girl” learning from the experienced land experts on this team and much respect for Joe Mike and Car to be able to defer to them when needed.

I would however take the recent SECNAV letter as the official notification to add to the list of potential land returns. Admiral Menoni was specific when he and his land team identified the parcel as a potential site with the caveat that it would need final approval from SECNAV. So with that letter we definitely have something in writing.

I agree with Car that we should look at options to ensure the commitment for other public sector use as determined by the assessments.

Vera Topasna
Executive Director
Community Defense Liaison Office
On Feb 2, 2021, at 11:19 AM, Diego Mendiola <dmendiola@investguam.com> wrote:

Car, of course

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Diego Mendiola

Assistant Manager, Real Property Division

<image001.jpg>

[Quoted text hidden]
I will schedule to be there at 900 am. I agree with one more zoom meeting with the team to ensure we are synchronized in our approach to the Navy on this.

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

On Feb 2, 2021, at 10:18 AM, Joseph M. Borja <joseph.borja@land.guam.gov> wrote:

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[Quoted text hidden]
[Quoted text hidden]

<image002.jpg>
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Carlotta A. Leon-Guerrero <carlotta.leonguerrero@guam.gov>  
Tue, Feb 2, 2021 at 2:39 PM  
To: "Vera A. Topasna" <vera.topasna@guam.gov>  
Cc: COS <jon.calvo@guam.gov>, Diego Mendiola <dmendiola@investguam.com>, "Eliza G. Dames" <eliza.dames@guam.gov>, "Joseph M. Borja" <joseph.borja@land.guam.gov>, Mike Cruz <mcruz@investguam.com>

Diego, you are so sweet to say such kind things..between all of us we are the A Team!

That's how Randy Sablan described us to the Admiral after he got got off the Aug zoom call with us.

[Quoted text hidden]

Carlotta Leon Guerrero  
Chief Advisor on Military & Regional Affairs  
Ufisihan I Maga’hågan Guahan  
Office of the Governor of Guam  
Email: carlotta.leonguerrero@guam.gov
Morning Vera

Met w Joe Borja and his team last week Friday.

He asked me to let you know that he has some updates re Eagles field and some others lots.

He’s also asking if you could set up another zoom mtg with our land group (Car, me, mike, you) so he can share.

Tues am or pm/Wed am is good for me.

Diego Mendiola
Assistant Manager, Real Property Division
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
Morning Vera

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He asked me to let you know that he has some updates re Eagles field and some others lots.

He’s also asking if you could set up another zoom mtg with our land group (Car, me, mike, you) so he can share.
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Diego Mendiola
Assistant Manager, Real Property Division

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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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Good Morning,

Following up on the status of our joint land survey partnership effort. Per our meeting last week, I recall your concurrence in getting the surveyors together. The following are preliminary items to jump start the process:

1. Navy surveyors will handle DoD land survey for the subject lot(s);
2. DLM surveyors will provide land surveying assistance for any work needed on non-DoD lands (including triangulation); and,
3. Survey map product will conform to DLM’s map template.
4. Survey map is needed for the initial phase of land transfer - real estate license.

These are just a few points we touched upon. More detailed and technical items of land surveying work are anticipated. We would be glad to set up a meeting with DLM and Navy land surveyors as early as next week. If there is anything else you need us to do, please don't hesitate to let us know.

Thank you.

r/DanG
Hafa Adai Sandy,

I understand you have been designated the OAG representative for the GovGuam negotiating team regarding the potential Eagles Field lease/license transaction. The initial meeting is scheduled for tomorrow at 1000 at JRM. They ask that all attendees complete the attached form.

See you tomorrow.

Senseremente,

Sophia Santos Diaz

Legal Counsel

Office of the Governor of Guam

Ricardo J. Bordallo Governor's Complex

Adelup, Guam

(671) 473-1118
1. Lease negotiations will be on pause till MDA engineers give more information for further action.
2. Will be meeting with team on island this afternoon and will have more info. If they say no need for Eagles Field then good. If info is still no decisions, Admiral will kick it up to get a timeframe for MDA decision.
3. Survey takes into consideration the residential proximity of Eagles field and may only be used for communicator station. If so then we can share the space. One of the more concern in assessing the location is how will the radar impact the AB Wonpat Airport.
4. If they do need the location, I asked the Admiral if we can look at other real estate they have. Open to that and will look at those land already designated by MDA as not usable for them.
5. Admiral is also urgent in MDA decisions as they have other property MDA is looking that the Navy has also designated for other use.
6. I expressed my disappointment of the events. I expressed the urgency of the location decision. I asked why the property was not taken off the list to be surveyed........no satisfactory answer other than MDA was aware and understood the need but if the location will provide the security of the island we will have to just try to balance that need with the Hospital importance.

Understood.

7. More info to follow as it materializes.
8. Admiral still supports the importance of the hospital

Note.... we are already looking at other locations as back up.

Governor
August 20, 2021

The Honorable Lourdes A. Leon Guerrero  
Maga’Håga – Governor of Guam  
Ricardo J. Bordallo Governor’s Complex  
Hagåtña, Guam 96910

Dear Madam Governor:

In reference to our discussion on August 16, 2021 regarding our mutual progress on reaching a land lease agreement for the proposed new site for a hospital on Guam, I offered to provide more information and clarity. I hope you find the following summary of the remaining steps and approximate timeline to be helpful:

Land Survey. This is a legally binding survey to be completed by Guam Department of Land Management (DLM) prior to the completion of any real estate action. The DLM has already worked with Seabees from 30th Naval Construction Regiment in performing field work. The licensed surveyors at DLM are completing the legal drawings which will bound the parcels in question. The drawings are currently in draft form and out for review by all stakeholders. This portion of the process is currently about three weeks ahead of its anticipated timeline.

Environmental Condition of Property (ECP) Study. This contracted study will characterize the environmental status of the parcels to include eligibility for Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, also known as Superfund) and Resource Conservation and Recovery Act, archeological status and any outstanding natural resource issues. This comprehensive study will be conducted by a Naval Facilities Engineering Systems Command (NAVFAC) Marianas contractor and should be complete by March 2022.

Archaeological Inventory Survey. If the ECP study finds significant evidence of cultural resources, an archaeological inventory study will be needed to assess the nature of any cultural resources or potential historic properties. Currently, nothing in Joint Region Marianas (JRM) or NAVFAC Marianas’ records indicate that there are significant cultural resources on this site. If there is no significant evidence, this study will not be necessary and may speed up the timeline.

Architectural Assessment. An architectural study is required if structures are found to be on the site. Currently, no known structures are on the site other than community built football/soccer field and accompanying small shelter. If a structure is found in the overgrown areas of the parcel, it will be evaluated accordingly to determine whether or not an architectural study has to be completed. If there are no structures, this assessment will not be necessary and may speed up the timeline.

National Historic Preservation Act (NHPA) 106 Consultation. Any lease action will require a Section 106 consultation between JRM and the State Historic Preservation Office (SHPO) in accordance with the NHPA. This will take place after the ECP report is complete. The consultation outcome and timeline is dependent on the SHPO.
Department of Defense Explosives Safety Board (DDESB) /Naval Ordnance Safety and Security Activity (NOSSA) Notifications. Following the Section 106 Consultation, DDESB/NOSSA will have to be advised by NAVFAC Real Estate Office of the real estate action from an explosive safety and unexploded ordnance standpoint. In 2017 NOSSA provided a Letter of Clarification stating that non-DoD activities executing work on a lease site outside active installation fence lines have a much reduced Munitions and Explosives of Concern requirement. DDESB/NOSSA will have 60 days to respond to the notification.

JRM assesses that the items noted above are likely to be completed no later than December 2022, and potentially sooner if certain actions are not required. The timeline will be largely determined by any complications to the events listed above, for example, if there are complexities revealed by the ECP or in the analysis of cultural resources. JRM is committed to working closely with the Government of Guam and the Governor’s office to facilitate this lease, providing a location for a much needed community hospital and public health complex.

I look forward to our continued partnership and collaboration for the health, safety, and resiliency of the entire community on Guam. Please do not hesitate to call me anytime at (671) 349-3200.

Sincerely,

[Signature]

Benjamin R. Nicholson
Rear Admiral, U.S. Navy
Commander, Joint Region Marianas
Update
Potentially Releasable Federal Lands

Guam Economic Development Authority
March 2021
Background

- On August 8, 2019, Governor Lou Leon Guerrero requested the return of 2,596.13 acres of terrestrial land and 17,031 acres of submerged land under the jurisdiction of the Department of the Navy in Guam.

- On July 2, 2020, the Secretary of the Navy agreed to add 210 acres of terrestrial land and 6,225 acres of submerged land to the Navy’s Net Negative Inventory.

- Although GovGuam has issues with the amount of property approved for return, the properties being retained and the timing of returns, the purpose of this presentation is to simply show the locations of the properties Navy agreed to add to the inventory.
<table>
<thead>
<tr>
<th>Requested by Gov for Return to GovGuam</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Acreage</strong></td>
</tr>
<tr>
<td>-----------------</td>
</tr>
<tr>
<td>69.19</td>
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<tr>
<td>80.00</td>
</tr>
<tr>
<td>2,596.13</td>
</tr>
<tr>
<td>17,031.00</td>
</tr>
</tbody>
</table>
Parcels Added to Navy Net Negative Inventory

Former National Weather Service
4.59 Acres

Marbo Cave
5 acres
Parcels Added to Navy Net Negative Inventory

Tanguisson Beach Park
13.3 Acres

Tumon Tank Farm
23.77 acres
Parcels Added to Navy Net Negative Inventory

Andersen Barrigada Annex
50 Acres

ACEORP Maui Tunnel
3.7 acres
Parcels Added to Navy Net Negative Inventory

Nimitz Hill Annex C-2
2 Acres

USO Beach
5.5 acres
Parcels Added to Navy Net Negative Inventory

Apra Heights Quonset Site
3 Acres

Parcel 7 Camp Covington
60.8 acres
Parcels Added to Navy Net Negative Inventory

Lot 402-1 (Lot 603-1) Apra Heights
0.6 Acres (Transferred to GPA in 2021)

Mangilao Lots 2285-5 & 2306-1
0.4 acres
Parcels Added to Navy Net Negative Inventory

Sasa Valley Annex
7.2 Acres

Harmon Booster Station
4.3 acres
Parcels Added to Navy Net Negative Inventory

Tanguisson Power Plant
5.0 Acres

Piti Power Plant
15.5 acres
Parcels Added to Navy Net Negative Inventory

Agana Diesel Power Plant
5.9 Acres

Submerged Lands
6,225 Acres
### Suggested Priority for Return

<table>
<thead>
<tr>
<th>Property</th>
<th>Acreage</th>
<th>Priority</th>
<th>Rationale</th>
</tr>
</thead>
<tbody>
<tr>
<td>Andersen Barr. Annex</td>
<td>102.00</td>
<td>High</td>
<td>New Medical Campus</td>
</tr>
<tr>
<td>Tanguisson Beach Park</td>
<td>13.30</td>
<td>High</td>
<td>Releasable since 1977</td>
</tr>
<tr>
<td>ACEORP Tunnel</td>
<td>3.70</td>
<td>High</td>
<td>Releasable since 1977</td>
</tr>
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<td>Parcel 7 Camp Covington</td>
<td>60.80</td>
<td>High</td>
<td>Releasable since 1977 but wetlands</td>
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<tr>
<td>Submerged Lands</td>
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<td>Ocean Access</td>
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<td>Parcel C Marbo Cave</td>
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<tr>
<td>Nimitz Hill C-2</td>
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<td>Low</td>
<td>Rural area</td>
</tr>
<tr>
<td>Apra Heights Quonset</td>
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<td>Rural area</td>
</tr>
<tr>
<td>Mangilao lots</td>
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<td>Wetlands</td>
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<td>Tanguisson Power Plant</td>
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<td>Need to check with GPA</td>
</tr>
<tr>
<td>Piti Power Plant</td>
<td>15.50</td>
<td>Low</td>
<td>Need to check with GPA</td>
</tr>
<tr>
<td>Agana Diesel Power Plant</td>
<td>5.90</td>
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<td>Need to check with GPA</td>
</tr>
<tr>
<td>West of Rte 3 (NWS)</td>
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<td>Medium</td>
<td>Highly developable location</td>
</tr>
<tr>
<td>Tumon Tank Farm</td>
<td>23.77</td>
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<td>Highly developable location</td>
</tr>
<tr>
<td>USO Beach</td>
<td>5.50</td>
<td>Medium</td>
<td>Highly developable location</td>
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<tr>
<td>Harmon Booster</td>
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<tr>
<td>Lot 402-1 (Lot 603-1)</td>
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<td>Transferred</td>
<td>Already Transferred to GPA</td>
</tr>
</tbody>
</table>
Additional Properties

• The Governor also identified 274 acres of federal lands under the jurisdiction of the Department of the Interior that were deemed to be outside the Congressionally approved boundaries of the War in the Pacific National Historical Park and will soon request DOI for an accounting of the properties in the Park with the intent of returning those outside Park boundaries.

• All 102 acres for the medical complex were included in the Governor’s Aug. 8, 2019 request. 50 acres were approved in the Navy’s July 2, 2020 response and 52 acres were added by Navy letter dated Jan. 15, 2021.

• As part of the Governor’s continuing efforts to have properties returned, an additional 481 acres will soon be requested including approximately 10 acres for expansion of the Veterans Cemetery.