

PUBLIC NOTIFICATION

On

“Net Negative” Inventory of Land Parcels on Guam

April 2023

**Prepared by:
Joint Region Marianas**

This notification is being provided in response to the HOUSE OF REPRESENTATIVES REPORT 5515-642, 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 GOVERNMENT OF GUAM

The purpose of this report is to provide the public the status of the Department of the Navy's (Navy) implementation of the "Net Negative" policy as required by Sec. 2847 of the John S. McCain National Defense Authorization Act for Fiscal Year 2019. The "Net Negative" policy as expressed in the statement released by Under Secretary of the Navy on January 20, 2011 and the follow-on letter to the Governor of Guam dated February 7, 2011 provides:

"...we will pursue a "Net Negative" strategy for DoD-owned land on Guam. The Department is committed to having a smaller DoD footprint on Guam after the military build-up than we currently hold. We will better utilize lands we currently have and return underutilized land to the Government of Guam."

Summary Lists provided on following pages.

Executive Summary:

Background:

The US Navy committed in its Net Negative policy of February 7, 2011 to having a smaller Department of Defense (DoD) footprint on Guam after the military build-up than it held at the time. The Department of the Navy (DoN) continues to meet that commitment.

The Fiscal Year 2017 National Defense Authorization Act (FY17 NDAA) recognizes “Net Negative” as a Navy policy, and states: “The ‘Net Negative’ policy described in this section is the policy of the Secretary of the Navy, as expressed in the statement released by Under Secretary of the Navy on January 20, 2011, that the relocation of Marines to Guam occurring during 2011 will not cause the total number of acres of real property controlled by the Navy on Guam upon the completion of such relocation to exceed the total number of acres of real property controlled by the Navy on Guam prior to such relocation.”

The FY19 NDAA requires the Secretary of the Navy to maintain, update regularly, and publish publically an inventory of all land parcels on Guam that meet each of the following conditions: owned by the US Government, under the jurisdiction of the DoN, determined (or expect to determine) as excess to the needs of the DoN, and eligible to be transferred to the territorial government of Guam.

Publication of this report meets the FY19 NDAA requirement. All public reports are available on the Joint Region Marianas webpage.

Status of Net Negative:

The DoN remains committed to completing transfers already in progress for ten parcels of land shown in Table 1, comprising: 115.1 acres of terrestrial DoD land and 6,225 acres of submerged DoD land.

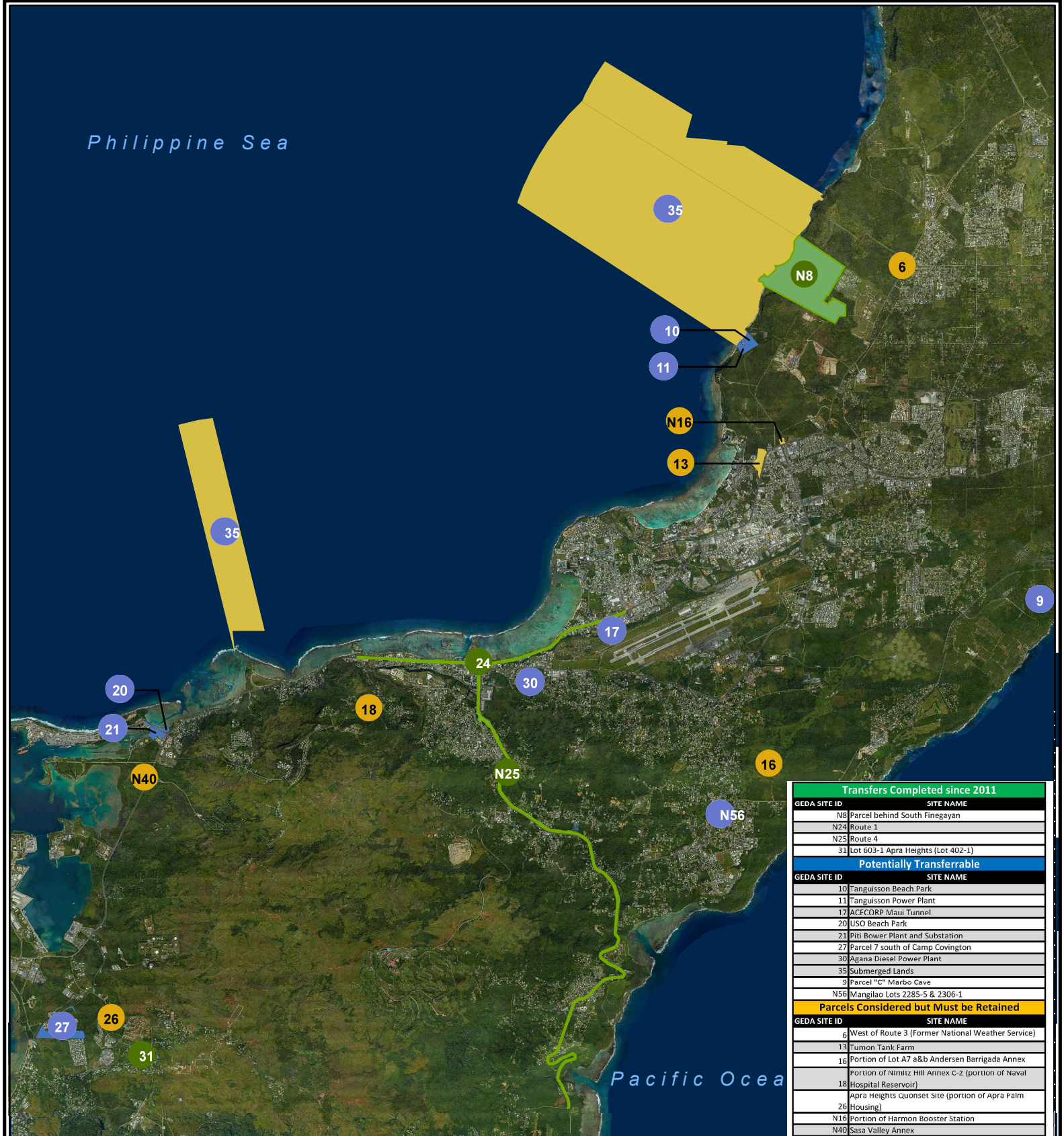
Seven parcels of land in Table 2 (totaling 147.06 acres) were previously considered on the net negative inventory for potential transfer. However, retention of those seven parcels is necessary to meet Guam defense mission requirements. Beyond the parcels in Table 1, there is currently no potentially excess DoD land identified in Guam.

The DoN continues to meet its ‘Net Negative’ commitment. In 2011, the DoD owned 36,231 acres of land on Guam. As of this report, the DoD’s current land inventory is 35,612 acres, indicating a reduction of 619 acres of land over 12 years, as shown in Table 3. Upon completion of construction associated with the Marine Corps relocation to Guam, DoN expects to have fully accomplished the ‘Net Negative’ commitment.

Table 1: Parcels Identified as Potentially Transferrable				
Parcel Name (GEDA Report of June 2019)	Acres	Parcel Number (GEDA Report of June 2019)	Disposal conditions	Status
Tanguisson Beach Park	13.30	10	---	Transfer Initiated (sent to GovGuam)
Tanguisson Power Plant	5.00	11	---	Transfer Being Processed (IWPS)
ACEORP Maui tunnel	3.70	17	Retain easement	Transfer Initiated (sent to GovGuam)
USO Beach Park	5.50	20	---	Transfer In Progress (Navy initiated)
Piti Powerplant & Substation	15.50	21	Retain easement	Transfer Being Processed (IWPS)
Parcel 7 Camp Covington	60.80	27	---	Transfer Initiated (sent to GovGuam)
Agana Diesel Power Plant	5.90	30	Retain easement	Transfer Initiated (sent to GovGuam)
Submerged Lands	6,225.00	35	Subject to existing agreements	Transfer In Progress (Navy initiated)
Parcel C Marbo Cave	5.00	9	---	Pending Approval
Mangilao Lots 2285-5 & 2306-1	0.40	N/A	Easement will be provided to Guam Waterworks Authority prior to transfer	Transfer In Progress (Navy initiated)

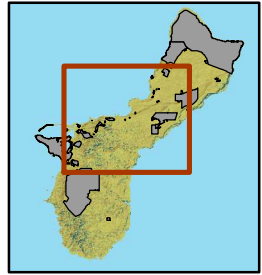
Table 2: Parcels Considered but must be Retained for Military Mission				
Parcel Name (GEDA Report of June 2019)	Acres	Parcel Number (GEDA Report of June 2019)	Justification for Retention	Cessation Date
West of Route 3	4.59	6	Retention necessary to meet Guam defense mission	Enduring
Tumon Tank Farm	23.77	13	Retention necessary to meet Guam defense mission	Enduring
Portion of Lot A7 a&b Andersen Barrigada Annex (portion of Barrigada Transmitter Site/NEXRAD)	102.20	16	Retention necessary to meet Guam defense mission	Enduring
Nimitz Hill Annex C-2	2.00	18	Retention necessary to meet Guam defense mission	Enduring
Apra Heights Quonset Site	3.00	26	Retention necessary to meet Guam defense mission	Enduring
Sasa Valley Annex	7.20	N/A	Retention necessary to meet Guam defense mission	Enduring
Harmon Booster Station	4.30	N/A	Retention necessary to meet Guam defense mission	Enduring

Table 3: Parcels Transferred since 2011			
Parcel Name (GEDA Report of June 2019)	Acres	Status	Transfer Authority
GLUP 77 - Hila'an (Parcel behind South Finegayan)	450.22	Transferred 28 February 2011	U.S. Public Law 103-339
Route 1	50.287	Transferred 3 January 2012	1959 Agreement to Transfer Road System
Route 4	117.459	Transferred 3 January 2012	1959 Agreement to Transfer Road System
Lot 603-1 Apra Heights Sub Station	0.586	Transferred 14 January 2021	U.S. Public Law 100-202



Transfers Completed since 2011	
GEDA SITE ID	SITE NAME
N8	Parcel behind South Finegayan
N24	Route 1
N25	Route 4
31	Lot 603-1 Apra Heights (Lot 402-1)
Potentially Transferrable	
GEDA SITE ID	SITE NAME
10	Tanguisson Beach Park
11	Tanguisson Power Plant
17	ACECORP Maui Tunnel
20	USO Beach Park
21	Piti Bower Plant and Substation
27	Parcel 7 south of Camp Covington
30	Agana Diesel Power Plant
35	Submerged Lands
9	Parcel "C" Marbo Cove
N56	Mangilao Lots 2285-5 & 2306-1
Parcels Considered but Must be Retained	
GEDA SITE ID	SITE NAME
6	West of Route 3 (Former National Weather Service)
13	Tumon Tank Farm
16	Portion of Lot A7 a&b Andersen Barrigada Annex
18	Portion of Nimitz Hill Annex C-2 (portion of Naval Hospital Reservoir)
26	Apra Heights Quonset Site (portion of Apra Palm Housing)
N16	Portion of Harmon Booster Station
N40	Sasa Valley Annex

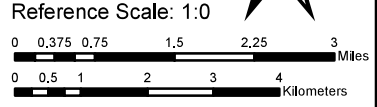
Map Location:



Map Print
Date: 6/1/2020

Map Title:
**Updated Land Inventory
 Parcels Transferred, Potentially
 Transferrable, and Considered**
 (see corresponding table for more information)

Map Source:
 NAVFAC
 2017 Imagery



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

Legend

- Transfers Completed
- Transfers In Progress
- Considered