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United States General Accounting Office
Washington, DC 20548

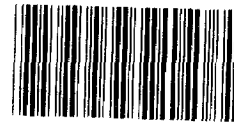
Logistics and
Communications
Division

14066

B-198779

JUNE 18, 1980

The Honorable Antonio B. Won Pat
House of Representatives



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Dear Mr. Won Pat:

Subject: [Status of the Navy's and Air Force's
Implementation of the Guam Land Use Plan]
(LCD-80-73)

In response to your October 5, 1979, request, we reviewed the Navy's and Air Force's efforts to release the land identified in the Navy's Guam Land Use Plan as releasable to the Government of Guam or to private parties. We also reviewed the current military landholdings on Guam to see if additional land could be released.

The results of our review are discussed in detail in the enclosures. In summary, we found that:

- The Navy has released only 100 of the 2,517 acres of Navy-occupied land identified in the Plan as releasable. (See p. 3.)
- The Navy has deferred releasing 1,228 acres identified in the Plan so that the requirement for this land can be reassessed. (See p. 5.)
- The Air Force has released 2,127 of the 2,663 releasable acres of Air Force-occupied land for internal Department of Defense (DOD) screening, and it is processing an additional 369 acres for internal screening. (See p. 9.)

In addition, our comparison of DOD landholdings on Guam with DOD requirements for such land indicates that over 1,000 additional acres may be releasable for civilian use. (See pp. 11 to 14.)

The Navy estimates that the releasable land identified in the Plan, except for the 1,228 acres being deferred as indicated above, will be turned over to the General Services



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Administration for disposal by April 1981. After the land is released, the services will still control over 42,000 acres of land on Guam.

As you requested, we did not obtain written comments from DOD on the matters discussed in this report. However, the contents of the report were discussed with Navy and Air Force officials and their comments were included where appropriate in the report.

As arranged with your office, unless you publicly announce its contents earlier, we plan no further distribution of this report until 30 days from the date of the report. At that time, we will send copies to interested parties and make copies available to others upon request.

Sincerely yours,


for R. W. Gutmann
Director

Enclosures - 2

NAVY AND AIR FORCE EFFORTS TO RELEASE EXCESSLAND ON GUAM

The Guam Land Use Plan was prepared in response to a December 1974 Assistant Secretary of Defense request that the Navy and Air Force jointly study the Department of Defense's (DOD's) landholdings on Guam. The objectives of the study, which began in April 1975, were to

- determine landholdings required to support the mid-range (8 years) DOD presence on Guam,
- examine joint use of land and facility consolidations to promote effective and efficient use of real property resources and to eliminate the patchwork pattern of military landownership on Guam, and
- determine which landholdings could be released by DOD within the guidance of Executive Order 11954 (this order establishes the policy of executive agencies reviewing their real property holdings to assure maximum use) and which landholdings could also be used to meet the development needs of the Government of Guam.

The Plan, issued in February 1978, represented the desired mid-range land use goals of DOD and was viewed as a general guideline for all DOD components in future facility planning on Guam. The plan included recommendations on facility consolidations, acquisition of land, and the release of land not required by DOD agencies.

Specifically, the Plan included a recommendation that 5,180 acres of land on Guam be released--2,517 acres of Navy land and 2,663 acres of Air Force land. Land areas identified for release in the Plan were to be exchanged for land needed for facilities to be moved as a result of land released, unless the land was releasable under other existing legislation for purposes such as airports, highways, schools, etc. After the land exchanges had been made, the Navy and the Air Force were to release and to dispose of the remaining land through General Services Administration (GSA) procedures.

The idea of land exchange was subsequently dropped from consideration because it was impractical and too costly. The

Navy and Air Force were given the responsibility for carrying out the actions necessary to implement the recommendations in the Plan which pertained to their landholdings. The following sections discuss the Navy's and Air Force's efforts to implement the recommendations.

NAVY'S EFFORTS TO RELEASE EXCESS LANDS

The Navy's efforts to release land began in April 1979 when the Chief of Naval Operations (CNO) requested that an implementation plan be prepared. The Navy told us that between the Plan's release in February 1978 and the Navy's initiation of actions in April 1979, efforts to dispose of land progressed slowly. Navy officials said the land was not released promptly because (1) the Plan included recommendations but did not direct that the land be released and (2) time was lost due to internal misunderstandings within the Navy.

The objectives of the Navy's implementation plan were to reevaluate which of the previously identified 2,517 acres of Navy land were still excess and could be released and to provide guidance on the documentation required for disposal action. The Navy's implementation plan for the Plan was prepared by the Pacific Division, Naval Facilities Engineering Command, and was reviewed and approved by all affected major claimants before it was submitted to CNO. The plan was approved by CNO on March 11, 1980.

The implementation plan also set forth the following schedule for implementing the excessing process:

- By June 1, 1980, reports of excess will be prepared by installations and forwarded to the Pacific Division, Naval Facilities Engineering Command.
- By November 1, 1980, approval will be obtained from the Department of the Navy, Office of the Secretary of Defense, and the Committees on Armed Services for disposal or transfer of excess land valued at over \$50,000.
- By April 1, 1981, all releasable land will be reported to GSA for disposal or will be transferred to another DOD component, Federal agency, or the Government of Guam.

The Navy believes the April 1981 date for turning over all releasable land to GSA will be met if funds are available to perform necessary land surveys and if no other complications arise. The Navy currently estimates \$192,000 will be required to survey the Navy and Air Force land which is to be excessed (\$161,250 for the Navy land and \$30,750 for the Air Force land). As of March 31, 1980, neither the Air Force nor the Navy had made the required funds available. However, Navy officials said that they did not foresee a problem in funding the surveys.

The Plan identified 2,517 acres of Navy land that could be released. As a result of revised acreage estimates based on more accurate and updated maps, the Navy adjusted this amount to 2,624 acres in its implementation plan. However, the exact number of acres in each parcel of land to be released will not be known until the land is surveyed.

Since the issuance of the Plan, the Navy has released only 100 acres of Guam land. Of the 100 acres, the Navy has transferred 70 acres to the Government of Guam for airport expansion and has transferred 30 acres to the Department of Interior for national park use.

Navy officials on Guam told us that their efforts to release Guam land began about mid-1979. The officials said their approach was to reevaluate systematically the releasable land beginning with the Cabras Island/Apra Harbor land. During this review process, they assessed the land in northern Guam and moved south ending with the Naval Station land in southern Guam. Based on this reevaluation, officials identified the harbor area land that should be transferred, other land which should be released immediately, and land which should be deferred because of the current world situation.

The status of the releasable Navy land as of March 31, 1980, was:

381 acres--The Navy is seeking congressional authority to transfer the land to the Government of Guam free of charge.

1,228 acres--The Navy is deferring the excess process until requirements are reassessed.

866 acres--Acreage is to be excessed.

100 acres--Disposal process completed (land was transferred to the Department of Interior and to the Government of Guam).

49 acres--Acreage was deleted from releasable status (land contains power plants, transmission lines, and public works facilities).

Each of these categories is discussed below. Schedule 1 provides the status of each individual parcel of land.

Congressional authority to transfer land directly to the Government of Guam

The Navy supports a proposal which seeks congressional authority to transfer 381 acres of land or a total of 927 acres, including submerged land directly to the Government of Guam to expand its commercial port and to develop its port related industries. According to Navy officials on Guam, they have directed most of their initial efforts to transferring the harbor land to the Government of Guam because this land is important to Guam's economic development and the improved port facilities will benefit the Federal Government.

After reviewing the releasable land in the Cabras Island/Apra Harbor, area and identifying additional land in the area which could be released, the Navy supported the introduction of an amendment to the fiscal year 1981 military construction bill. This amendment will allow the Secretary of the Navy to transfer fee title to the Cabras Island/Apra Harbor land, which is delineated in the amendment, directly to the Government of Guam free of charge under terms and schedules that are satisfactory to the Secretary of the Navy. According to Navy and Government of Guam officials, these lands, which will be developed for commercial port and port related industries, will assist Guam in its economic development. To prevent port development that will not be in the best interest of national defense, the conveyance document will limit the land's uses to commercial port and port related industries. This amendment is currently being considered by the House Committee on Appropriations.

Guam Government officials told us that a direct conveyance of the harbor land is the only way the Government

of Guam can acquire the land, because it does not have the money to purchase the land at fair market value if the normal land disposal process is followed.

Navy officials informed us that if the special authority to convey the land is not passed by the Congress, they will dispose of the land under normal excessing/disposal procedures.

Land which may not be released

All of the Navy land identified in the Plan may not be released because the Navy is reassessing its requirements for 1,228 of the 2,624 acres identified for release. However, the Navy must obtain CNO approval before any of this land can be withdrawn from releasable status. The Navy could not estimate when the reevaluation of this land would be completed and a decision would be made regarding its release.

The land being reevaluated and the reasons for requesting a reassessment follow.

- Nimitz Hill. The Commander, Naval Forces Marianas, has requested that the requirements for the land (285 acres) be reevaluated because of the current world situation. The Commander wants to insure that this land is not needed for future contingency requirements before it is excessed.
- South Finegayan. This 462-acre area is located behind existing DOD housing close to the Naval Communications Station. The Commander, Naval Forces Marianas, has requested that the requirements for this land be reevaluated for the same reason cited for the Nimitz Hill area.
- Naval Communications Station, Finegayan. Since the Plan was completed, additional recreation facilities have been constructed in this 186-acre area. Some facilities were in the area when the land was initially determined releasable. The recreation area takes up about 33 acres of this parcel. The commanding officer of the Naval Communications Station is requesting that the remaining 153 acres not be excessed because the parcel is a security buffer between the Federal Aviation Administration property and the Naval Communications Station area and is not fenced. If the land were released, some type of security measure must be taken because, at one point,

the property line of this parcel comes close to some highly classified communications activities. Fencing the area is possible. Navy officials stated the following additional factors to support not releasing this land.

1. Most of the land is dense limestone forest and may be undevelopable.
2. The land is within the 2-mile radio frequency interference free zone of the Naval Communications Station antenna, and certain restrictions would be placed on ultimate use of the land.
3. The area is a natural wildlife habitat containing endangered species.
4. A historical site is located on the land.

--Naval magazine. The commanding officer of the Naval magazine is requesting that this land (182 acres) be retained for safety and security reasons. The justification is that the area borders the northern edge of the explosive safety arcs of a new ammunition renovation facility and the mobile mine assembly group ordnance operation facilities. Development of land adjacent to the arcs is not recommended because the added safety factor the land provides would be eliminated. Development of the land will restrict the magazine's ability to expand, especially during contingency operations. Releasing this land will also make it easier for poachers and trespassers to obtain access to the magazine area. The commanding officer stated that although fencing the area is feasible, maintenance of the fence would be difficult due to the remoteness and rugged nature of the terrain. Further, because the land is rugged and mountainous it is of questionable value for residential, industrial, or agricultural use.

--Naval Communications transmitter site, Barrigada. This 70-acre parcel may not be excessed because it does not have a direct access route. Any access to it would be over military property. This land could be released if the Air Force releases a portion of its land at its Barrigada Communications annex which is adjacent to the area or if the Navy releases land contiguous to the area. This point is discussed further on pages 12 and 13.

--Naval Station. This 43-acre parcel is presently not being excessed because the Commander, Naval Forces Marianas, wants to retain this land as a buffer between future expansion of ship berthing facilities at Polaris Point and land which will be developed commercially along Marine Drive. However, the Navy presently has no definite plans to expand berthing facilities at the Naval Station. We were told that if a decision is made to make Guam a homeport for any large deep-draft ships, berthing facilities would have to be built. Polaris Point is a possible location for this expansion.

Land to be excessed

The Navy has prepared or is preparing reports of excess on 866 acres of land. Also, the Navy has sent reports of excess on approximately 392 acres to the Naval Facilities Engineering Command in Washington, D.C., to obtain the necessary high-level Navy, DOD, and congressional committee approvals. The Navy is preparing reports of excess on the remaining acres and will submit them for all the necessary approvals.

In addition to the 866 acres which are in the process of being released, Navy officials on Guam identified three additional parcels of land totaling about 25 acres for release. These parcels were not identified in the Plan as releasable. Two of the parcels may be conveyed to the Government of Guam for recreational use--5.5 acres for a public beach and 5.3 acres for a softball field. The other parcel, consisting of 14.3 acres, may be transferred to the Department of Interior for the War in the Pacific National Historical Park.

Navy officials on Guam said they expect to have all reports of excess on releasable land, except for those being reassessed or deferred to the Pacific Division, Naval Facilities Engineering Command, by June 1, 1980, as scheduled in the implementation plan.

Land already released

The Navy has released only 100 acres of the land identified in the Plan. Of this acreage, the Guam Government received 70 acres of Naval Air Station land to expand its International Air Terminal. The Navy transferred this land free of charge under the provision of the Airport and Airway

Development Act of 1970, as amended. The Department of Interior received the remaining Naval Station land for the War in the Pacific National Historical Park.

Land to be deleted
from releasable status

Some of the land originally identified in the Plan will not be disposed of under the implementation plan schedule. About 40 acres have been deleted from immediate release but will eventually be conveyed under the terms of the Power Pool Agreement. This agreement, between the Navy and Guam Power Authority, states that the Navy's power generating facilities and power transmission lines right-of-way will be transferred to the Guam Power Authority when it demonstrates it can provide power islandwide. The Guam Power Authority's financial problems have affected its ability to demonstrate it can provide power islandwide; therefore, the facilities cannot be transferred now. There is no specific date for transferring the power generating assets. In addition, 9 acres will be retained because they are used extensively by the Navy Public Work Center and were inadvertently included in the Plan.

AIR FORCE EFFORTS TO
RELEASE EXCESS LAND

Since the Plan was issued in February 1978, the Air Force has completed its excessing process for the majority of its releasable land. While Air Force efforts have been more prompt than those made by the Navy, its progress has been slow. An Air Force official said land was not released promptly because the Plan included recommendations but did not direct that the land be released. Consequently, special emphasis was not placed on implementing the Plan and the excessing process was initiated by officials at Andersen Air Force Base as time permitted. Air Force officials believe the April 1, 1981, date for reporting all releasable Air Force land to GSA for final disposal will be met.

The Plan identified 2,663 acres of Air Force land that could be released. The Air Force has adjusted this acreage to 2,969 acres. This increase resulted from better estimates based on more accurate and updated maps of the releasable land, rather than identification of additional land which could be released.

In addition to the 2,124 acres of land which have been approved for release, Andersen Air Force Base officials are

preparing excess reports for 369 acres of land. The reports should be submitted to Headquarters, Strategic Air Command, for the required approvals by May 1980.

The status of the releasable Air Force land as of March 31, 1980, was:

2,124 acres--The Air Force has completed
excessing procedures for this land.

369 acres--The Air Force is in the process of
excessing this land.

476 acres--This parcel was deleted from releasable
status.

Each of these categories is discussed below. (See schedule 1 for the status of each parcel of land.)

Land on which Air Force
excessing process is complete

The Air Force has obtained all required approvals to release 2,124 acres of its Guam land. It has prepared and sent declarations of excess reports to the Navy for final processing. The Navy estimates final processing, which includes preparing excess reports, legal descriptions, and title reports, will take 4 months after survey funds are received from the Air Force. This land should be reported to GSA for disposal around August 1980 provided the survey funds are made available on a timely basis.

The Air Force will transfer some of the 2,124 acres to another service component and to a Federal agency. For example, the Air Force will transfer a 25-acre observatory site at Northwest Field to the Department of Interior. Also, the Air Force will transfer 41 acres to the Navy--5 acres for inclusion in a radio frequency interference free zone and 36 acres for a power generating facility and printing office.

Air Force land in the excessing process

The Air Force is preparing to excess three parcels of land totaling 369 acres of land. These are the last parcels the Air Force plans to release as part of the land identified in the Plan. Requests for approval to excess these parcels are expected to be submitted to headquarters officials by

May 1980. Approval and subsequent forwarding of requests to the Navy for final processing are expected by December 1980.

Land which will not be released

Air Force officials told us that 476 acres of releasable land identified in the Plan would not be excessed. They stated that a formal request to withdraw this land from releasable status was not necessary since the Plan only included recommendations and was not approved by the Secretary of Defense. The reasons for retaining this land follow:

- Northwest Field. This land (20 acres) was part of the 50-acre Potts Junction parcel identified as releasable in the Plan. The Air Force is retaining these 20 acres to avoid incompatible land development adjacent to a petroleum pipeline that bisects the property and to improve security for the adjacent ordnance storage areas at Northwest Field. The Air Force also believes this area should remain undeveloped because of nearby observatory operations.
- Harmon annex. The Air Force is retaining this land (28 acres) because it contains petroleum storage tanks which are required by Andersen Air Force Base. The Air Force still uses these tanks and it does not plan to relocate them. An official at Andersen told us it was an error that this land was listed as releasable in the Plan.
- Andersen Barrigada annex. The Air Force is retaining this land (428 acres) because its communications facilities will not be consolidated with the Navy facilities at Barrigada. The Plan included a recommendation that the Air Force consolidate its communications operations at Barrigada with the Navy. This recommendation was based on a 1971 study. Air Force officials told us they had canceled plans to consolidate the communications operations because consolidation was no longer technically feasible. If the consolidation had occurred, the Air Force could have released 742 acres of its land at Barrigada. The Air Force, will, however, release 314 acres of its land at Barrigada, and will retain the remaining 428 acres for its operations and any future expansion should it be required. (See enc. II for a further discussion of the Air Force requirements at Barrigada.)

ADDITIONAL LANDS THAT MAY BERELEASABLE

Through reviews of installation master plans and general development maps and discussions with cognizant Navy and Air Force officials, we identified over 1,000 acres of additional Navy and Air Force land on Guam that may be releasable for civilian uses. This acreage (see table B) is in addition to the amount identified in the Guam Land Use Plan.

The following sections discuss each parcel that may be releasable.

NAVY LANDNaval Station and Supply Depot

The Navy intends to construct petroleum storage tanks on a 295-acre tract of vacant land east of Marine Drive. These tanks, which will increase the storage capacity from 1 million to 10 million barrels, are needed to satisfy the requirements of the Defense Fuel Supply Center.

According to a Navy official, the Navy has not developed any definitive plans regarding the size and location of the additional storage tanks. Also, the Navy's current construction program does not include a project to increase petroleum storage on Guam. However, should the Navy construct the additional storage tanks, we believe that some of the 295 acres of vacant land will not be required. Since no definitive plans were available, we were unable to determine the specific amount of releasable land.

Naval Station

The Naval Station has 170 acres along its southern border as a safety buffer for the ammunition haul route from the proposed new ammunition wharf at Orote Point to the Naval magazine. No firm requirement appears to exist for maintaining this buffer zone because such a zone is not required by regulation or directive. The Pacific Division, Naval Facilities Engineering Command, stated that the 170 acres would be evaluated for release.

Naval Communications
Station, Barrigada

The Navy is retaining 120 acres on the western border of the Naval Communications Station at Barrigada as a site for future Naval Air Station housing and community support facilities replacement.

In July 1977 the Deputy Assistant Secretary of Defense, Installations and Housing, in commenting on the Plan, questioned the retention of this land. He said:

"This office cannot agree with the position that facilities should be replaced because they fall in old CNR (Composite Noise Zone) 3 noise zone. This was originally pointed out in our 1976 review. These facilities may be economical for another 50 years. Alternatives to relocation, such as noise installation, should be considered. It is not DOD policy to replace such housing."

This parcel is not the only site at Barrigada where housing could be located. The Navy's Master Plan, which is the official land use and facility planning document for the Naval Communications Station, indicates that there is an alternative site near the existing housing and support facilities at Barrigada. According to the Master Plan, this alternative site is the best site if location is the sole consideration. This parcel is located within the 1-mile electromagnetic radiation hazard zone around the Navy's transmitting antennas. However, existing Navy family housing, a power plant, and the Navy golf course are currently located within this 1-mile zone, and the Plan states that land which is affected by an electromagnetic radiation zone does not present any significant hazard to humans. Release of this parcel will also provide access to the 70-acre parcel at the Communications Station which is recommended for retention because no access is available. (See p. 6.)

Naval Communications Station, Barrigada

The Naval Communications Station, Barrigada, is also holding 247 acres of land solely because it is within the 1-mile electromagnetic radiation zone of the Navy's transmitting antennas. This 1-mile zone is not required by regulation or directive, but we were informed that it is Navy policy not to release land within this zone.

The Navy used a U.S. Army Strategic Communications Command document to support establishing the 1-mile zone. However, this document indicated a minimum distance of 1/2 mile would be sufficient. Further, as pointed out in the previous discussion on Navy housing, a power plant and the Navy golf course are located within the 1-mile zone.

AIR FORCE LAND

Andersen Administrative annex--Andersen South

The Air Force apparently maintains 360 acres of unused land on the western border of the 1,530-acre tract of land as a water protection zone. Air Force officials said the 360 acres were needed to insure that the two wells located on the land provided potable water and for possible Andersen Base expansion. Air Force officials, however, could not identify the amount of land required to protect the water or how much might be needed for future expansion.

Currently, the Guam Environmental Protection Agency and the U.S. Geological Survey are conducting a study (known as the Northern Guam Lens study) of the mechanics and capacity of the northern Guam aquifer. This study is scheduled to be completed in December 1982, and it may provide the data the Air Force needs to compute the acreage necessary to protect the water supply. The study may show that all or none of the land needs to be retained. The Air Force is uncertain how much land it requires at Andersen South; some or all of the 360-acre parcel may be releasable. However, before any decision is made, the results of the Northern Guam Lens study should be known.

Andersen Barrigada annex

The Air Force can release a portion of the 428 acres being retained at Andersen Barrigada annex. The Plan included a recommendation that 742 acres of land be released at this location. This recommendation was based on a Navy study that examined and confirmed the feasibility of consolidating the Andersen Barrigada transmitting facility with the Navy facility at Barrigada. The Air Force has recently determined that such a consolidation is not technically feasible. However, it will release 314 acres and retain 428 acres.

Air Force transmitters, along with the electromagnetic radiation zones they radiate, occupy approximately 210 acres.

The remaining 218 acres are being retained for expansion. Air Force officials admitted that they did not know how much acreage should be retained, but stated that 102 acres in the northern corner of the 428-acre parcel could be released because this area would not be needed in the initial buildup for a contingency situation. However, they believed releasing the 102 acres would restrict their expansion capability and would provide access to the parcel of land at Naval Communications Station at Barrigada, which has been recommended for retention because no access is available. (See p. 6.)

STATUS OF LANDS IDENTIFIED FOR RELEASE IN THE GUAMLAND USE PLAN AS OF MARCH 31, 1980

<u>Parcel identification (note a)</u>	<u>Revised acreage (note b)</u>	<u>NAVY</u>	<u>Explanation</u>
Naval Communications Station at Finegayan - 2	186		The Navy deferred releasing 153 acres to reassess retention for security and environmental reasons. The Navy deleted 33 acres because area was used for recreation.
South Finegayan	462		The Navy deferred releasing 462 acres to reassess requirements in view of current world situation.
Naval Communications Station Beach	20		This land is in the process of being released.
Naval Air Station, Agana 1, 2, and 3	70		The Navy transferred 70 acres to the Guam Government for expansion of Guam International Air Terminal. Release action was completed.
Naval Communications Station at Barrigada - I	71		This parcel of land is in the process of being released.
2	70		The Navy deferred releasing 70 acres because there is no access to this land except across military property.
3	244		The Navy deferred releasing 232 acres until location of Navy transmitters is completed (11-30-80). Five acres are to be transferred to the Guam Government. Seven acres were deferred until ESQD was removed.

SCHEDULE 1

SCHEDULE 1

<u>NAVY</u>		<u>Revised acreage (note b)</u>	<u>Explanation</u>
<u>Parcel identification (note a)</u>			
Nimitz Hill - 1		17	The Navy deferred releasing 17 acres to reassess requirements in view of current world situation.
	2	353	The Navy deferred releasing 269 acres to reassess requirements in view of current world situation. Eighty five acres are in the process of being released.
	3	35	The Navy is transferring 35 acres to the Department of Interior for the War in the Pacific National Historic Park. The land is in the process of being released.
Naval Regional Medical center		1.3	This land is in the process of being released.
Asan annex - 1		30	The Navy transferred 30 acres to the Interior for the War in the Pacific National Historical Park. Release action was completed.
	2	19	This land is in the process of being released.
	3	13	The Navy is transferring 13 acres to the Interior for the War in the Pacific National Historical Park.
Naval magazine Guam - 1		138	This land is in the process of being released.
	2	182	The Navy deferred releasing 182 acres to reassess retention for security and safety reasons.
ACEORP Maui Tunnel		6	This land is in the process of being released.
Agana Springs		25	This land is in the process of being released.

SCHEDULE 1

SCHEDULE 1

<u>Parcel identification (note a)</u>	<u>Revised acreage (note b)</u>	<u>Explanation</u>
Cocos Island	22	This land is in the process of being released.
Apra Harbor - 1	6	This land is in the process of being released.
2	28	This land is in the process of being released.
7	83	This land is in the process of being released.
8	30	This land is in the process of being released.
9	40	This land is in the process of being released.
Cabras Island - 1	105	The Navy will transfer 5 acres (power transmission line right-of-way) to the Guam Power Authority pursuant to the Power Pool Agreement. One hundred acres will be conveyed to the Guam Government for port development under terms of special congressional authority.
2	71	The Navy will transfer 71 acres to the Guam Government for port development under terms of special congressional authority.
Apra Harbor - 3	38	The Navy will transfer 1 acre (power transmission line right-of-way) to the Guam Power Authority pursuant to the Power Pool agreement. Thirty seven acres will be conveyed to the Guam Government for port development under terms of special congressional authority.

SCHEDULE 1

SCHEDULE 1

<u>Parcel identification (note a)</u>	<u>Revised acreage (note b)</u>	<u>Explanation</u>
4	81	The Navy will transfer 81 acres to the Guam Government for port development (including cause-way) under terms of special congressional authority.
Apra Harbor - 5	94	The Navy will transfer 2 acres (power transmission line right-of-way) to the Guam Power Authority pursuant to the Power Pool Agreement. The Navy will transfer 92 acres to the Guam Government for port development under terms of special congressional authority.
6	47	The Navy deferred releasing 43 acres to reassess requirements in view of current world situation. The Navy will transfer 4 acres (power transmission line right-of-way) to the Guam Power Authority pursuant to the Power Pool Agreement.
Tanguisson Power Plant	8	The Navy will transfer 8 acres to the Guam Power Authority pursuant to the Power Pool Agreement.
Agana Power Plant	6	The Navy will transfer 6 acres to the Guam Power Authority pursuant to the Power Pool Agreement.
PITI Power Plant	23	The Navy will transfer 14 acres to the Guam Power Authority pursuant to the Power Pool Agreement. The Navy is retaining 9 acres because the land is used extensively by the Navy Public Works and was inadvertently included in the Plan.
Navy total	<u>2,624</u>	

<u>Parcel identification (note a)</u>	<u>AIR FORCE</u> Revised acreage (note b)	<u>Explanation</u>
Northwest Field - 1	50	The Air Force will transfer 25 acres to the Department of Interior for an observatory. Five acres will be transferred to the Navy for radio frequency interference free zone. The Air Force will retain 20 acres for security reasons.
Camp EDUSA	126	The Air Force has obtained required approvals; in final processing by Navy.
Harmon annex - 1-4	1,617	The Air Force will transfer 36 acres to the Navy for a utility and printing facility. The Air Force is retaining 28 acres because of petroleum tanks and existing lease. It is processing 41 acres for release. The Air Force has obtained required approvals for 1,512 acres; in final processing by Navy.
Harmon Quarry	25	The Air Force has obtained required approvals; in final processing by Navy.
Harmon Petroleum annex	14	The Air Force is processing this parcel for release.
Andersen South	395	The Air Force has obtained required approvals; in final processing by Navy.
Andersen Barrigada Annex - 1	532	The Air Force is retaining 218 acres because consolidation with Navy transmitting facilities is not feasible. The Air Force is processing 314 acres for release.

<u>Parcel identification (note a)</u>	<u>Revised acreage (note b)</u>	<u>Explanation</u>
2	210	The Air Force is retaining 210 acres because consolidation with Navy transmitting facilities is not feasible.
Air Force total	<u>2,969</u>	

a/Parcels are keyed to the identification used in the Plan.

b/Revised acreage: Acreage has changed from the Plan. New acreage is based on most accurate maps available as shown in the implementation plan for the Guam Land Use Plan.

ADDITIONAL NAVY AND AIR FORCE

LAND THAT MAY BE RELEASABLE

<u>Description</u>	<u>Acres</u>	<u>Total acres</u>
<u>NAVY</u>		
Naval Station and Supply Depot	<u>a/295</u>	
Naval Station	170	
Naval Communications Station, Barrigata	<u>b/120</u>	
Naval Communications Station, Barrigata	<u>247</u>	<u>a/832</u>
<u>AIR FORCE</u>		
Andersen Administrative annex- Andersen South	360	
Andersen Barrigada annex	<u>b/102</u>	<u>462</u>
Total		<u>a/1,294</u>

a/Not all of this land will be released if the Navy constructs needed additional petroleum storage tanks.

b/If this land is released, it will provide access to 70 acres being retained by the Navy because the only access is over military held land.