

PRELIMINARY FOR REVIEW ONLY

**LOCAL USE
OF
FEDERAL LANDS**

**BUREAU OF PLANNING
AUGUST 1980**

NOTES TO THE READER

This Plan is presented for your review and comments. This is a preliminary plan and your input is actively solicited. As more information becomes available from the U.S. Navy and Air Force regarding additional lands that will be released, these lands will be incorporated into the plan. Moreover, since this plan is designed to address the developmental needs of the people of Guam, changes to the plan will be made and presented for review as these needs themselves change.

Please note that Appendix 4, which presents the Application Forms, is not included in the draft plan but will be included in the final plan.

Again, I urge your participation in the review of this plan.

BETTY S. GUERRERO
Director
Bureau of Planning

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INTRODUCTION

The federal government controls approximately 44,500 acres of land on Guam or one-third of the Territory's 212 square miles. Approximately ninety-six per cent of the total federal land is under the jurisdiction of the Department of Defense. The Air Force and Navy each control approximately one-half of this land, with a very small portion managed by the Department of the Interior.

The Department of Defense is required by Executive Order 11954 to periodically review Federal landholdings to ensure optimum use. As a result of this Executive Order, the Guam Land Use Plan (GLUP) was prepared by the Department of the Navy in cooperation with the Department of the Air Force. The purposes of the study were:

- (1) To determine land holdings required to support the mid-range (8 years) Department of Defense (DOD) presence on Guam.
- (2) To 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 land ownership on Guam.
- (3) To determine which landholdings could be released by the DOD in consonance with Executive Order 11954 and meet the development needs of GovGuam.

The Guam Land Use Plan indicated that the Department of Defense is willing to release 5,180 acres of its landholdings. Of this total, 2,625 acres are available for outright release and exchange purposes, while availability of the remaining 2,555 acres is contingent upon construction of replacement facilities.

The GLUP also cited the need to acquire a total of 2,185 acres, 900 acres in fee and 1,285 acres in restrictive easements through exchange of releasable lands. This approach however, has been discarded because existing land use controls such as zoning can be exercised to manage development.

Of the approximately 44,500 acres, approximately 39,400 acres have not been identified as releasable. Approximately 26,900 acres of this total are currently being utilized by the federal government while the remaining 12,500 acres are not being utilized and can be developed by GovGuam provided that certain DOD criteria (See Appendix 1) are followed.

Most military land was acquired through eminent domain during the 1950's. Although this plan recognizes the likelihood that most previous landowners desire that military lands are returned to them, various reasons prevent this from occurring:

1. Surplus lands are disposed of under the authority of the Federal Property and Administrative Services Act of 1949 which stipulates that private individuals or organizations can only acquire surplus property through competitive bidding.
2. The Omnibus Territories Act (P.L. 96-205) provides an opportunity for previous owners to obtain fair compensation for their land.
3. As GovGuam has priority over the competitive bidding process, GovGuam should ensure that these lands are utilized in the public interest and for public benefit.

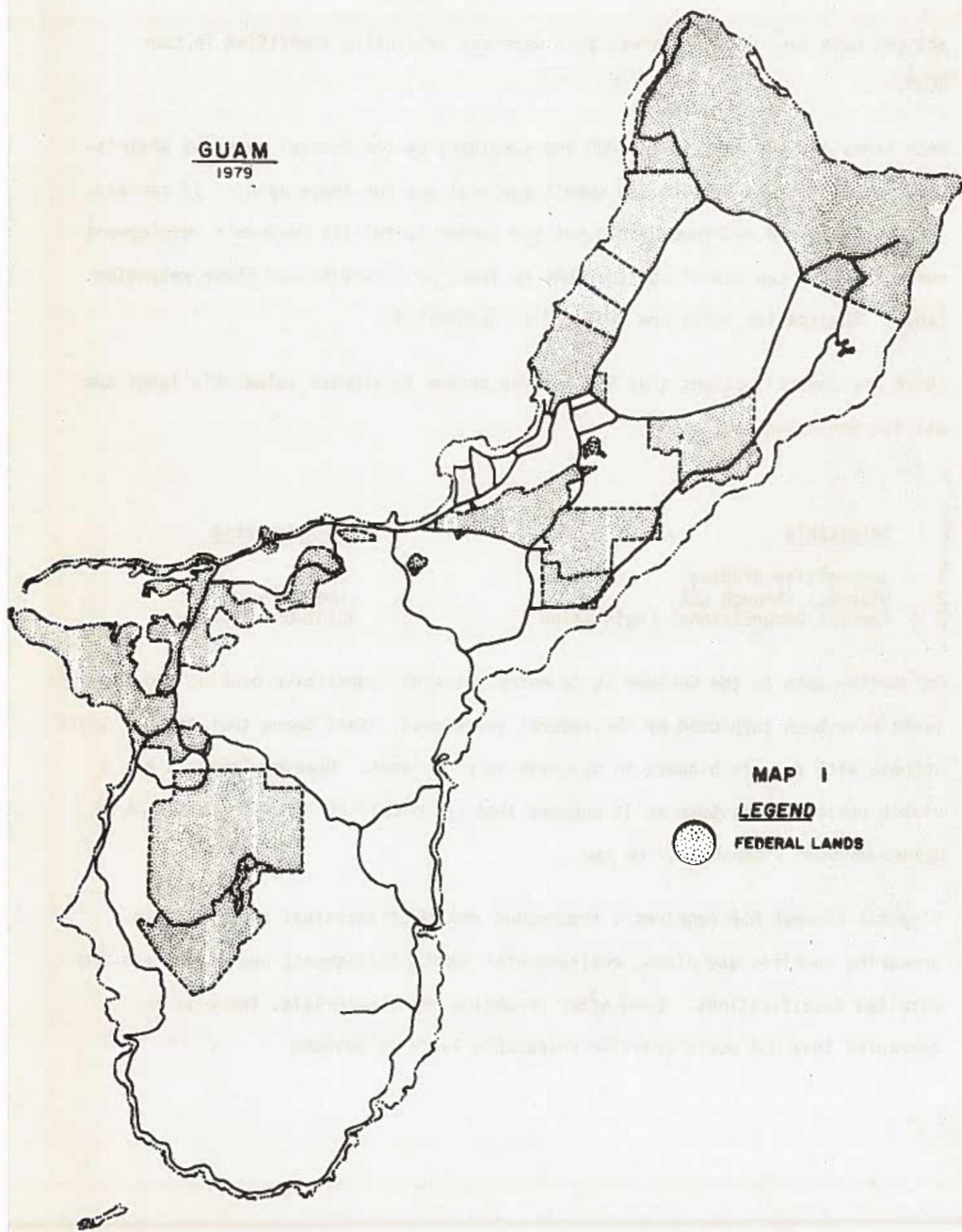
PURPOSE

The main purpose of this plan is to ensure that federal lands are released to or used by the GovGuam by identifying public uses for releasable and non-releasable federal lands.

It should be noted that this plan will serve as a guideline from which future actions to obtain federal lands can be pursued. The releasable and non-releasable federal lands which are included in this plan (see map 1) were derived from unofficial DOD plans. Consequently, the actual federal lands and acreage that will be released are subject to revision.

In fact, subsequent to the printing of the GLUP, numerous actions have been initiated by the Navy and Air Force to release certain parcels of federal land. These

GUAM
1979



MAP 1
LEGEND
FEDERAL LANDS

actions have even included areas that were not originally identified in the GLUP.

Once lands are excessed by the DOD and surplused by the General Services Administration (GSA), then GovGuam can submit applications for these lands. If certain federal lands are retained by DOD but are needed to fulfill GovGuam's development needs, GovGuam can submit applications to lease or otherwise use these retention lands. Application forms are included in Appendix 4.

There are several options that GovGuam can pursue to acquire releasable lands and utilize non-releasable lands.

OPTIONS

Releasable

1. Competitive bidding
2. Disposal through GSA
3. Special Congressional Legislation

Non-Releasable

1. Lease
2. License/Permit
3. Joint-Use Agreement

One option open to the GovGuam is to enter into the competitive bidding process once lands have been surplused by the federal government. This means that GovGuam would compete with private bidders to purchase surplus lands. However, this is not a viable option for GovGuam as it appears that estimated fair market values are beyond GovGuam's capability to pay.

Disposal through GSA requires a tremendous amount of technical work, such as preparing specific use plans, environmental impact assessments and statements and detailed justifications. Even after preparing these materials, there is no guarantee that GSA would transfer releasable lands to GovGuam.

Also, land can only be transferred to GovGuam at nominal or no cost for the following uses since they are covered under existing federal laws: parks, recreation, conservation and wildlife preservation; housing and related commercial and industrial development; health and education; transportation; and airports. Other uses that are not covered under federal law can only be disposed of by GSA through the competitive bidding process. Finally, if releasable lands are transferred to GovGuam for the above uses, restrictions such as "to be used as proposed for 30 years" or "must begin construction within 3 years" are placed on the use of the property.

On the other hand, disposal through special Congressional Legislation may be the most viable approach for GovGuam provided that use restrictions, such as those mentioned above, are not imposed. This would lend the flexibility needed for GovGuam to respond to changing development needs.

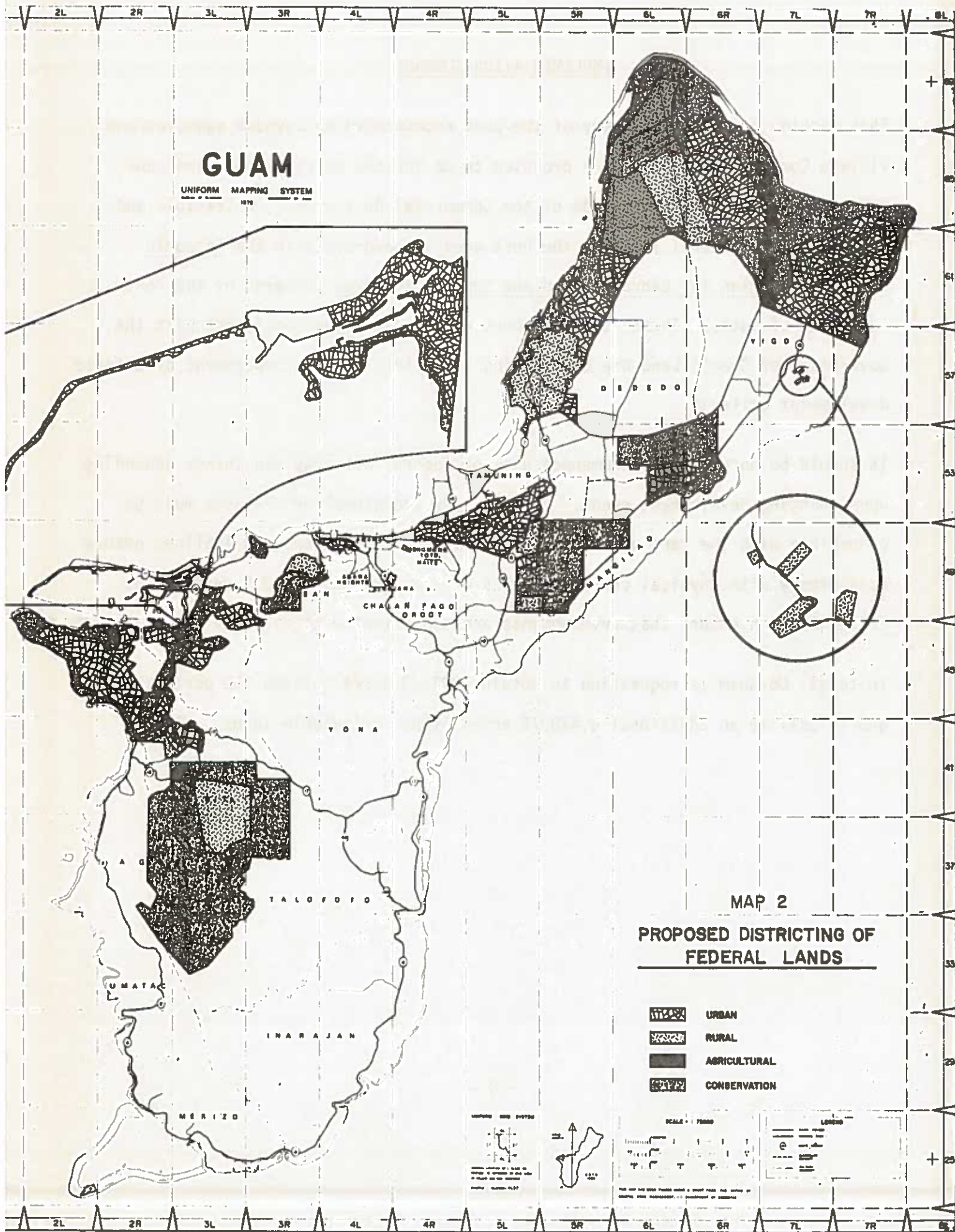
The pursuit of options under non-releasable lands depends upon the nature and duration of the proposed use. Temporary uses for less than five years can normally be approved by local military commands. Use for a period of more than 5 years requires DOD approval.

LIMITATIONS

The major limitation of this report is the lack of baseline studies regarding the best uses of federal property. In the past, local land use planning efforts have neglected analysis of federal lands under the rationale that Government of Guam could not control their development. No matter how valid this rationale was, with the publication of the Guam Land Use Plan and the passage of federal laws such as the Coastal Zone Management Act of 1972 which requires federal consistency with the Guam Coastal Management Program, we now find that the absence of analysis of federal lands has partially affected our ability to plan for the most effective and efficient use of our limited land resources. As more detailed information is obtained, a more definitive pattern of uses can be derived.

APPROACH

Without these detailed studies, the approach in preparing this plan was to designate federal properties for urban, rural, agricultural or conservation use (see map 2) based upon the local government's Land Use Districting Guidelines (Executive Order 78-23), the physical characteristics of the property in question (e.g., slopes, soils, historic sites, etc.) and DOD development criteria. Specific land uses recommended by 36 government agencies and 19 Commissioners were then evaluated for their compatibility or incompatibility with the districts, physical characteristics, development criteria and with each other.



IMPLEMENTATION SUMMARY

This section presents a summary of the uses recommended by GovGuam agencies and village Commissioners which are proposed to be located on releasable and non-releasable federal lands outside of the Commercial Port area. (Releasable and non-releasable federal lands in the Port area are addressed in the Economic and Land Use Plan for Cabras Island and Surrounding Area prepared by the Port Authority of Guam). These uses have been determined to be consistent with the Government of Guam's Land Use Districting Guidelines and the Department of Defense development criteria.

It should be noted that recommended uses of federal property can change depending upon changing development needs. However, any additional or new uses must be compatible with the land use districting guidelines since these guidelines ensure consistency with physical characteristics of the land and the DOD development criteria which ensure that developments are consistent with military activities.

In total, GovGuam is requesting to obtain 4,941.3 acres outside the port area and to utilize an additional 6,478.75 acres of non-releasable lands.

APRA HARBOR COMPLEX

This area includes Inner and Outer Apra Harbor, bordered on the north by the Glass Breakwater and on the south by Orote Peninsula. It also encompasses areas in the municipalities of Agat, Santa Rita and Piti. It should be noted that the lands within this area that are proposed for the expansion of the Commercial Port are excluded from this plan.

The following uses are proposed for releasable and non-releasable lands which lie outside the Commercial Port area.

<u>RELEASABLE LANDS</u>	<u>ACREAGE</u>
Agat/Santa Rita High School	30
Beach Park (USO)	4
Recreation	5
Rizal (Aflleje) Beach	23
Residential Development	83
Park and Freshwater Fishing Area	28
Community Center	6
Agricultural Development	40
TOTAL	219

<u>NON-RELEASABLE LANDS</u>	<u>ACREAGE</u>
Agricultural Development	175
Southern Satellite Station	20
Highway Reconstruction	8
Office and Storage Facility	10
Gymnasium (Masdelco)	15
Pumping Station	1
Industrial Park	34
Conservation Preserve	48
TOTAL	311

COCOS ISLAND

Cocos Island is located off the coast of Merizo. The Navy's land holdings on the island consist of part of the island which was at one time used as a Loran Station and for recreation purposes.

The following use is proposed for the Navy owned portion of the island.

<u>RELEASABLE LAND</u>	<u>ACREAGE</u>
Cocos Island Park	22

NAVAL MAGAZINE

Naval Magazine consists of a small support area, extensive magazine areas and the Fena Watershed. It is located below the Apra Harbor Complex bordering the villages of Agat and Santa Rita.

The following uses are proposed for the releasable and non-releasable properties in the area.

<u>RELEASABLE LANDS</u>	<u>ACREAGE</u>
Warning Siren	.25
Conservation Management	180
Residential/Agricultural Development	<u>137.75</u>
TOTAL	320

<u>NON-RELEASABLE LANDS</u>	<u>ACREAGE</u>
Agricultural Development	82
Conservation Management	<u>1,712</u>
TOTAL	1,794

NAVAL REGIONAL MEDICAL CENTER

The Naval Regional Medical Center is situated on top of the hill overlooking Agana Bay and adjacent to the village of Agana Heights. It contains the hospital and all personnel support facilities. The only vacant area on this site is an unusable steep slope between the highway and the developed part of the hospital. The releasable area is located across from the Medical Center along Route 7 and is known as the incinerator site.

The following use is proposed for the property available for release.

<u>RELEASABLE LAND</u>	<u>ACREAGE</u>
Active Recreation	1.3

AGANA POWER PLANT

The Agana Power Plant is an electrical generating facility along Mongmong Road that was used as a peak load unit. Below is the proposed use of the area.

<u>RELEASABLE LAND</u>	<u>ACREAGE</u>
Power Substation	6

AGANA SPRINGS

Agana Springs is a former water supply facility that is currently used by the GovGuam school system for the study of freshwater biology. The area contains a total of 25 acres. Below is the proposed use of the area.

<u>RELEASABLE LAND</u>	<u>ACREAGE</u>
Conservation Management	25

ASAN ANNEX

Asan Annex is the former Hospital Annex along Marine Drive. Of the releasable lands in the area, 19 acres are available for GovGuam use, while, of the remaining 43 acres, 30 acres have been transferred and 13 acres will be transferred to the Department of the Interior to be developed into the War in the Pacific National Historical Park. The following GovGuam use is proposed for the area.

<u>RELEASABLE LAND</u>	<u>ACREAGE</u>
Asan Elementary School	19

NIMITZ HILL

Nimitz Hill is a Navy family housing, personnel support and administrative area. It is bordered by the village of Asan-Maina. Approximately 50 percent of the area is undeveloped. The following uses are proposed for releasable and non-releasable lands in the area.

<u>RELEASABLE LAND</u>	<u>ACREAGE</u>
Conservation Management	370

<u>NON-RELEASABLE LAND</u>	<u>ACREAGE</u>
Water Reservoir	2

NAS AGANA

NAS Agana is an active DOD airfield that also accommodates the Guam International Airport Terminal. It is bordered by the municipalities of Tamuning and Barrigada. The following uses are proposed for the releasable and non-releasable lands in the area.

<u>RELEASABLE LAND</u>	<u>ACREAGE</u>
Airport Expansion	70
<u>NON-RELEASABLE LANDS</u>	<u>ACREAGE</u>
Recreational Facilities	12
Recreational Facilities	20
Scenic Park	4
Water Reservoir	1
Jalaquac Connector Road	5
TOTAL	42

ACEORP MAUI TUNNEL

The ACEORP Maui Tunnel is an unused water tunnel that fronts Marine Drive in the commercial district of Tamuning. The area contains a total of 6 acres. The following use is proposed for the area.

<u>RELEASABLE LAND</u>	<u>ACREAGE</u>
Industrial Park	6

NAVCAMS WESTPAC AT BARRIGADA

This area is the primary Navy Radio Transmitter Facility on Guam. The property is located in the village of Barrigada bordered by Routes 15 and 16. The following uses are proposed for the area.

<u>RELEASABLE LANDS</u>	<u>ACREAGE</u>
Guam Community College	239
Conservation Management	141
Baseball Field	5
TOTAL	385
<u>NON-RELEASABLE LANDS</u>	<u>ACREAGE</u>
Agricultural Development	600
Ponding Basin	50
Warning Siren	.25
Reconstruction of Route 15	1.5
TOTAL	651.75

ANDERSEN BARRIGADA ANNEX

Andersen Barrigada Annex is an Air Force radio transmitter facility that is located along Route 15. The following uses are proposed for releasable and non-releasable lands in the area.

<u>RELEASABLE LANDS</u>	<u>ACREAGE</u>
Active Recreation	10
Fire Station and Training Facility	4
Residential Development	205
Highway Reconstruction	2
Conservation Management	521
TOTAL	742
<u>NON-RELEASABLE LANDS</u>	<u>ACREAGE</u>
Agricultural Development	5
Rehabilitation Center	15
TOTAL	20

ANDERSEN SOUTH

Andersen South is an Air Force personnel support and water resource area that is located between Marine Drive and East of Route 15.

The following uses are proposed for releasable and non-releasable lands in the area.

<u>RELEASABLE LANDS</u>	<u>ACREAGE</u>
Conservation Management	393
Power Substation	<u>2</u>
TOTAL	395
<u>NON-RELEASABLE LANDS</u>	<u>ACREAGE</u>
Fire Station	1
Marbo Elementary School	20
Marbo Connector Road	19
Conservation Management	<u>756</u>
TOTAL	796

HARMON QUARRY

The Harmon Quarry is a former Air Force limestone quarry that is located along Route 16 at the base of Mt. Barrigada. The area contains a total of 25 acres and is presently unused. The following use is proposed for the area.

<u>RELEASABLE LAND</u>	<u>ACREAGE</u>
Quarry	25

HARMON POL ANNEX

The Harmon POL Annex is a former petroleum, oil, and lubricant storage area that is contiguous to the Harmon Quarry off Route 16. The area contains a total of 14 acres and is presently unused. Below is the proposed use for the area.

<u>RELEASABLE LAND</u>	<u>ACREAGE</u>
Quarry Support Facilities	14

NAVCAMS BEACH/TANGUISSON POWER PLANT

NAVCAMS Beach is located on the narrow coastal plain west of Harmon Annex. The area includes the Tanguisson electrical power plant and Navy recreational beach facilities. The following uses are proposed for both areas.

<u>RELEASABLE LANDS</u>	<u>ACREAGE</u>
Beach Park	20
Power Plant	8
TOTAL	28

ANDERSEN HARMON ANNEX

The Harmon Annex includes Harmon Cliffline Housing, VOR Annex, Wettengel Annex and Tumon POL Annex. It is bordered by Marine Drive, South Finegayan and Route 3. Most of the area is available for release. The following uses are proposed for the releasable and non-releasable properties in the area.

<u>RELEASABLE LANDS</u>	<u>ACREAGE</u>
Industrial Park	56
GPA Administration and Operations Headquarters	20
Northern District Sewer Treatment Plant	13
Recreational Facilities	25
Puntan Dos Amantes Park Addition	209
Road Reconstruction and Ponding Basin	7
Fire Station	2
Residential Development	685
High School	50
Elementary School	25
Public Market	8
Conservation Management	390
Hilaan Beach Park	63
TOTAL	1,553

<u>NON-RELEASABLE LAND</u>	<u>ACREAGE</u>
Existing Transformer Facility	4

CAMP EDUSA

Camp Edusa is a former Air Force housing area located at the junction of Route 1 and Route 3. Below is the proposed use for the available acreage in the area.

<u>RELEASABLE LAND</u>	<u>ACREAGE</u>
Northern Satellite Station	126

SOUTH FINEGAYAN

South Finegayan is an existing Navy family housing area that is located north of Andersen Harmon Annex and adjacent to Route 3. The following use is proposed for the releasable properties in the area.

<u>RELEASABLE LAND</u>	<u>ACREAGE</u>
Conservation Management	462

NAVCAMS WESTPAC FINEGAYAN

NAVCAMS WESTPAC at Finegayan is the primary Navy receiver facility located on the Northern portion of the island along Route 3. The following uses are proposed for releasable and non-releasable properties in the area.

<u>RELEASABLE LAND</u>	<u>ACREAGE</u>
Conservation Management	153
<u>NON-RELEASABLE LANDS</u>	<u>ACREAGE</u>
Agricultural Development	185
Recreational Facilities	33
TOTAL	218

ANDERSEN AIR FORCE BASE

Andersen Air Force Base is in the northern-most area of the island. Currently there are no releasable lands on Andersen Air Force Base. The following uses are proposed for non-releasable lands in the area.

<u>NON-RELEASABLE LANDS</u>	<u>ACREAGE</u>
Conservation Management and Beach Park	1,840
Agricultural Development	800
TOTAL	2,640

NORTHWEST FIELD

Northwest Field is located in the vicinity of Potts Junction. Although 50 acres were identified as releasable, these lands have been turned over to the U. S. Department of Commerce for the Guam Observatory, and the U. S. Air Force for their activities.

In order to obtain federal properties for local use, the Government of Guam must prepare applications for each use (see Appendix 4 for application forms) unless lands are obtained by special legislation or competitive bidding. Application forms and procedures vary for releasable lands and non-releasable lands.

RELEASABLE LANDS--GENERAL SERVICES ADMINISTRATION (GSA) PROCEDURES

1. The local Air Force and Navy Commands prepare excessing documents for approval by Department of Defense (DOD) and the Congressional Armed Services Committee.
2. Upon excessing by the above authorities, the GSA notifies all other federal agencies in what is known as "Federal Screening" to determine whether excessed properties are required by these agencies.
3. If federal agencies do not require excess land(s), the property is determined to be surplus to federal needs. GSA will then notify the local government.
4. Within 20 days of receipt of notice of surplus property from GSA, the Government of Guam must notify GSA of its intent to obtain these properties and identify the amount of time required to complete each application.
5. After receipt of applications, GSA and the federal agencies which have cognizance over the uses (e.g., health and education--Department of Health and Human Services and Department of Education; parks, recreation, and conservation uses--Department of Interior; highways--Department of Transportation; etc.) will evaluate the applications.

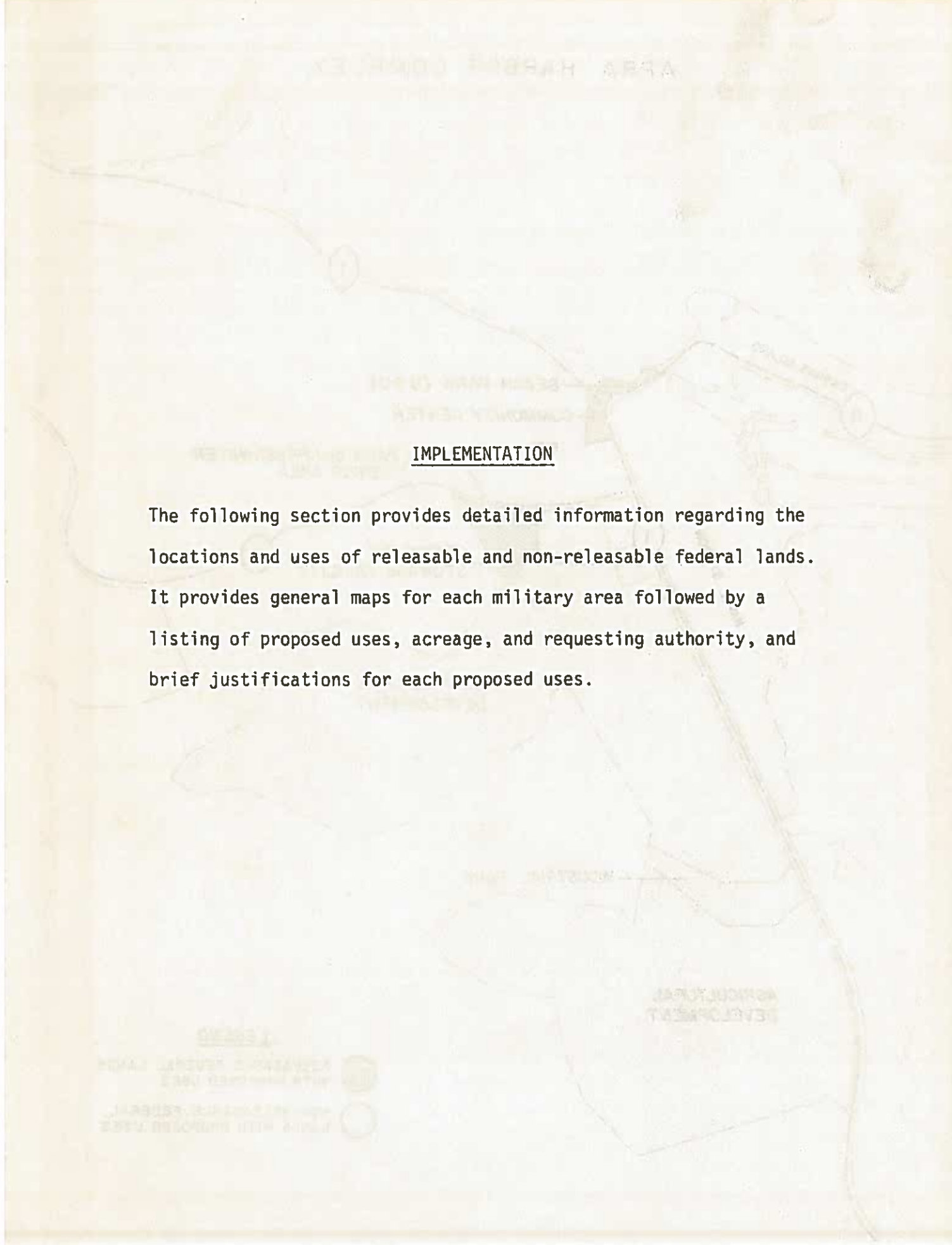
6. Upon approval of the application, the land is turned over to the federal agency by GSA for disposition to Government of Guam.

More detailed information on GSA procedures is included in the Federal Property and Administrative Services Act of 1949 and GSA's booklet "Disposal of Surplus Real Property," April 1978.

NON-RELEASABLE LANDS

1. Upon determining the area and the use, a notice of intent must be submitted to the Navy or Air Force under the signature of the Governor of Guam, to include a justification for the project, maps, an environmental impact assessment, and other relevant information.
2. For uses of less than five years, local Navy or Air Force approval can be obtained. For uses of more than five years, DOD approval must be obtained.
3. Upon approval, an agreement must be signed by the Governor and the Department of the Navy as the Navy is DOD's real estate agent on Guam.

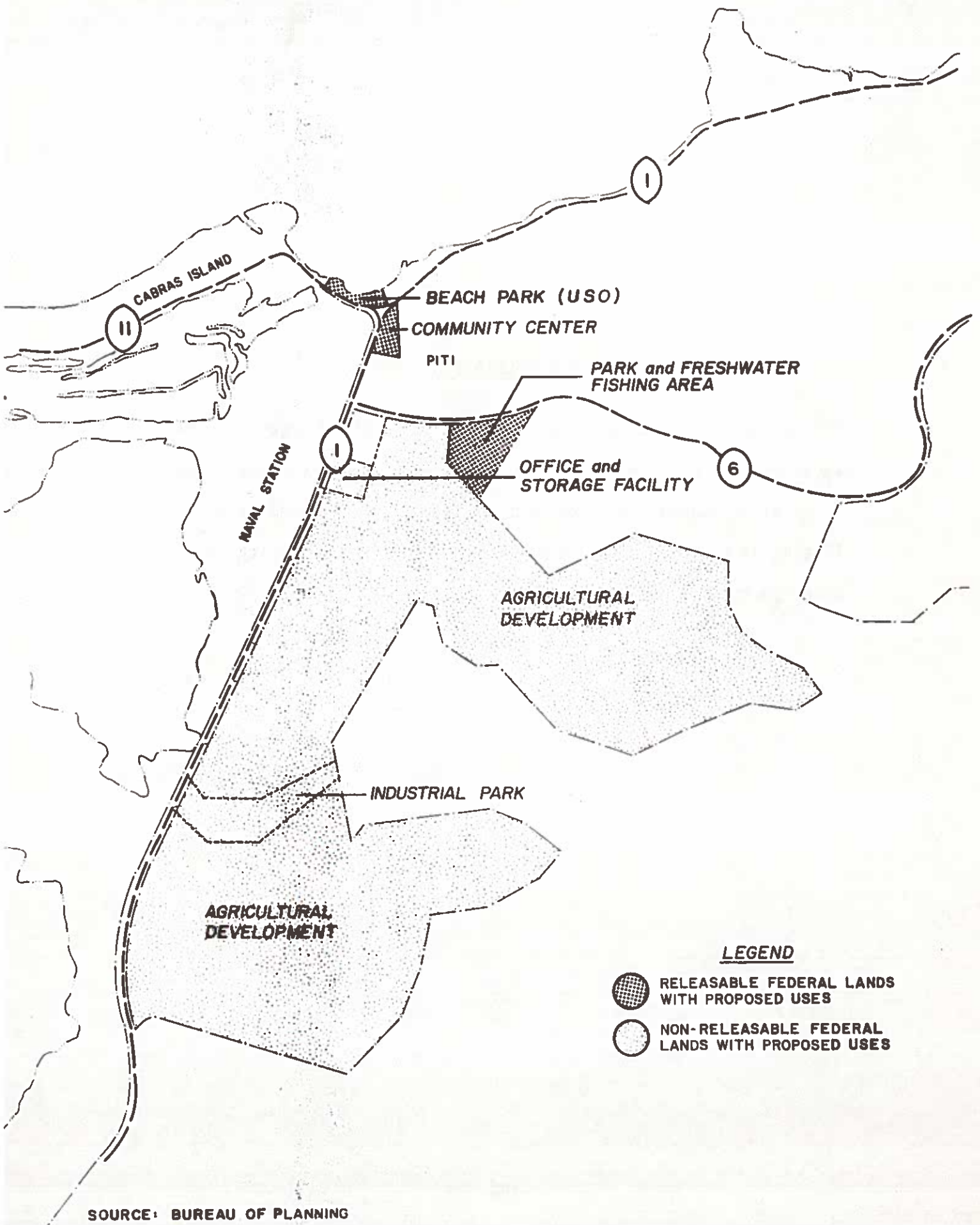
More detailed information is available from the local Navy and Air Force Commands.



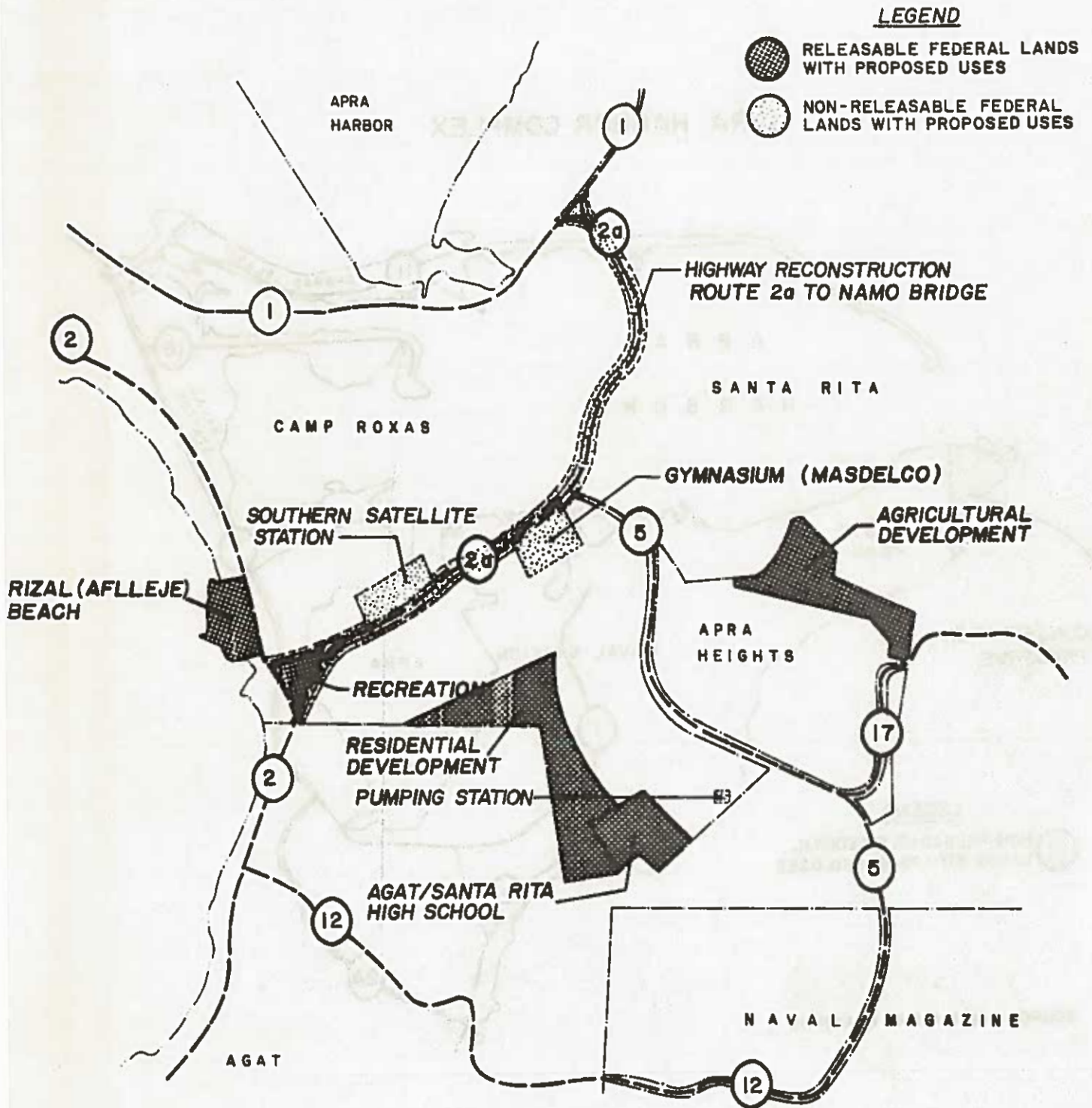
IMPLEMENTATION

The following section provides detailed information regarding the locations and uses of releasable and non-releasable federal lands. It provides general maps for each military area followed by a listing of proposed uses, acreage, and requesting authority, and brief justifications for each proposed uses.

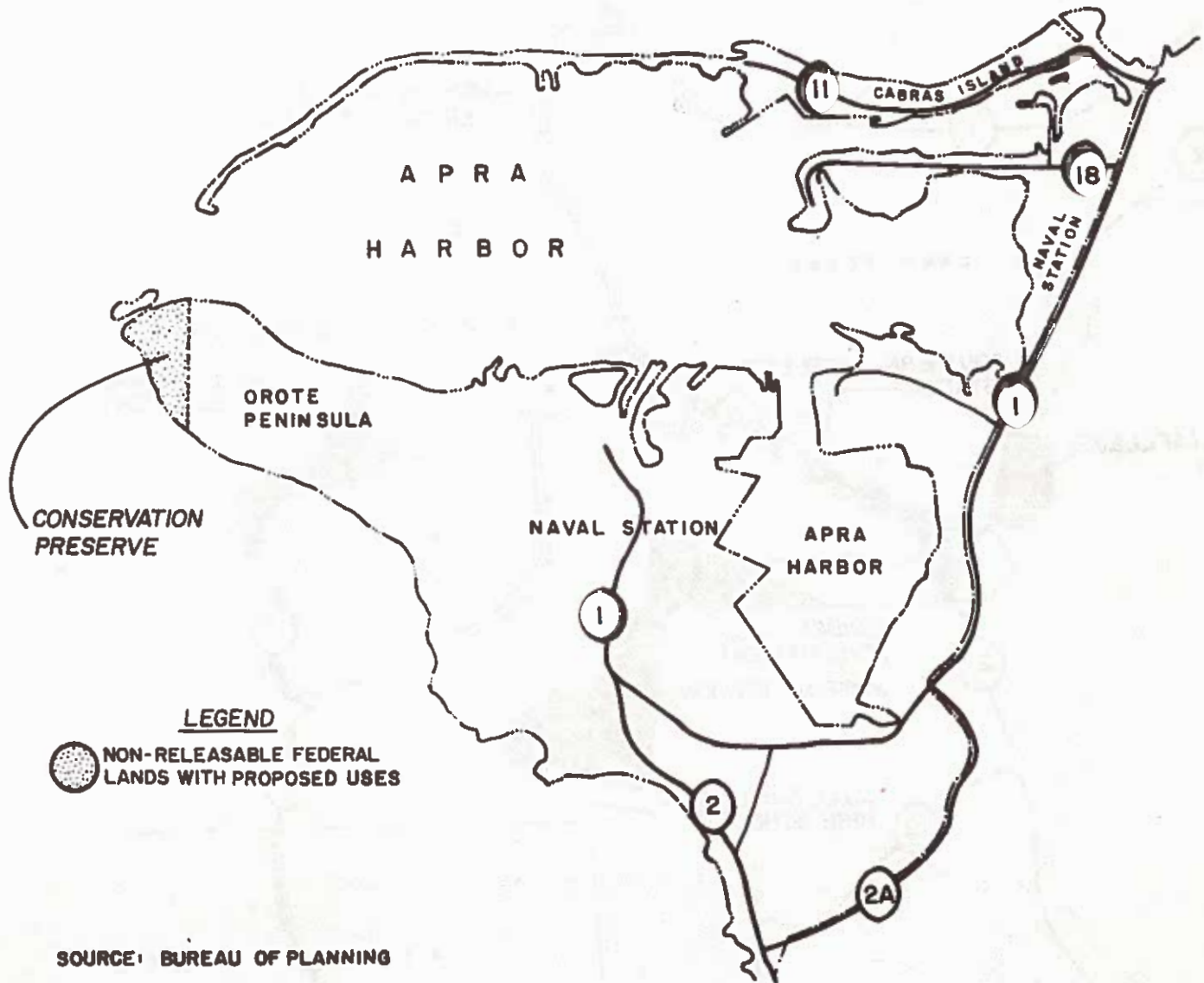
APRA HARBOR COMPLEX



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APRA HARBOR COMPLEX

Apra Harbor is the major Navy port facility on Guam. The area contains ship berthing and repair facilities, the primary Navy Supply and Public Works facilities on Guam, a major Seabee activity and major personnel support facilities. DOD landholdings at Apra Harbor total 6,376 acres. A significant portion of this entire area is impacted by Explosive Safety Quantity Distance (ESQD) Circles and ammunition haul routes.

The Guam Land-Use Plan (GLUP) identifies approximately 659 acres as releasable. However, 440 acres were addressed in a separate study for commercial port development entitled Economic and Land-Use Plan for Cabras Island and Surrounding Area and are excluded from this plan.

Most of the properties that are currently vacant are affected by the ordinance haul route from Cabras Island to NAVMAG Guam. The Department of Defense recommends low density development along such routes.

The following are proposals by GovGuam agencies and Commissioners to utilize the releasable and non-releasable properties in the area. Brief justifications for the proposed uses follow.

RELEASABLE - 219 Acres

<u>Agencies/Commissioners</u>	<u>Proposed Uses</u>	<u>Acreage</u>
Dept. of Education	High School	30
Dept. of Parks and Recreation	Beach Park (USO)	4
Agat/Santa Rita Commissioners	Recreation	5
Dept. of Parks and Recreation	Rizal (Afileje) Beach	23
Santa Rita Commissioner	Residential Development	83
Dept. of Parks and Recreation	Park and freshwater fishing area	28
Piti Commissioner	Community Center	6
Santa Rita Commissioner	Agricultural Development	40

NON-RELEASABLE - 311 Acres

Talofofo Commissioner	Agricultural Development	175
Dept. of Public Works	Southern Satellite Station	20
Dept. of Public Works	Highway reconstruction Route 2a to Namo Bridge	8
Dept. of Administration	Office and Storage Facility	10

NON-RELEASABLE (Cont'd)

<u>Agencies/Commissioners</u>	<u>Proposed Uses</u>	<u>Acreage</u>
Agat Commissioner	Gymnasium (Masdelco)	15
Public Utility Agency of Guam	Pumping Station	1
Guam Economic Development Authority	Industrial Park	34
Dept. of Parks and Recreation	Conservation Preserve	48

AGAT-SANTA RITA HIGH SCHOOL

The Department of Education has requested the release of 30 acres within the southern portion of Apra Harbor Complex for a secondary school. The proposed facility would contain grades 7 through 12 and would accommodate a student enrollment of 1,200. The school is critically needed to alleviate overcrowded conditions in both junior and senior high schools.

In May 1976, Typhoon Pamela destroyed the Agat Junior High School complex. As a result of the school's destruction, students from the Umatac, Agat, Santa Rita and Asan areas have had to be bused to schools in neighboring attendance areas. This has resulted in a chain reaction of overcrowding in almost every junior high school within Guam's school system. Schools directly affected are Inarajan Junior High, that had an enrollment of 600 in spring of 1976 and in the fall of 1978, had an enrollment of 1,017 students; and Agueda Johnston Junior High, that had an enrollment of 1,100 students in the spring of 1976 and in the fall of 1978, enrollment of 1,500 students. The maximum pupil capacity of the schools are 750 and 1,300, respectively. Schools indirectly affected include Dededo and Simon Sanchez Junior High Schools.

To relieve, in part, the overcrowding, DOE plans to convert Adelup Elementary into a junior high. This will result in the busing of Asan elementary children to the Tamuning area. While there will be no immediate adverse impacts, there will be adverse impacts within the near future. The student capacity within the Tamuning elementary schools, with the Asan children, will be over 95% and thus, any increase in student enrollment from the Tamuning or Asan areas will create overcrowding within the Tamuning elementary schools.

The Agat-Santa Rita secondary school is also needed to alleviate overcrowding conditions within Guam's High Schools. The two high schools, originally designed for a maximum enrollment of 1,800 and 1,500 students are presently serving 2,400 and 2,100 pupils.

The overcrowded conditions within Guam's secondary schools have had adverse impacts on both the school facilities and students alike. Health and safety problems are increasing in direct relationship to the degree of overcrowding. The electrical systems are experiencing continual overload due to the increased demands placed on them. Also affected is the plumbing, which can pose serious health threats as toilets overflow, and sewage backs up into cafeterias. Mostly affected by the overcrowded conditions are the students themselves. Student behavior and learning problems have increased, often as a direct result of the conditions. Furthermore, student violence has also increased. Students from the Agat-Santa Rita area are in particular affected, as absenteeism is reaching an unprecedented ten percent. The problem is further compounded as students must be bused, in some cases, over three hours a day.

To alleviate in part the overcrowded conditions DOE has developed a redistricting plan and has converted, within all secondary schools, teacher lounges, storage rooms and workrooms into temporary, and in many cases, inadequate classrooms. These efforts will only provide a temporary solution to the problem.

It should also be noted that public pressure is being brought upon education officials and civic leaders to establish a secondary school in the Agat-Santa Rita area. In February 1979, the Department of Education held a series of meetings in the villages of Agat, Santa Rita, and Umatac to gain public input. The reaction to establish a secondary school was positive in all cases.

BEACH PARK (USO)

The Commissioner of Piti and the Department of Parks and Recreation have requested to obtain USO Beach for an additional beach park and other recreational activities. Currently, beaches in the area are either polluted or relatively inaccessible because of the lack of access through privately owned land. In addition, USO Beach is one of the few beaches on island that contains adequate swimming facilities and is readily accessible to the public because it is situated close to the major highway.

Moreover, USO Beach is adjacent to Santos Memorial Park and can be made part of the existing park which offers other active recreational facilities.

RIZAL (AFLLEJE) BEACH

For most residents in Agat and the surrounding areas, participation in beach-related activities is an important part of their lifestyle. Agat is a coastal village in which most beaches in the area are privately owned.

The Commissioner of Agat and the Department of Parks and Recreation recognized the need for additional beach parks and has requested to acquire Rizal Beach to accommodate demands for beach park facilities.

The beach park would not only satisfy residents, but also benefit Guam's tourist industry.

Japanese tourists generally spend approximately 4 days on Guam with few return visits. Obtaining this beach park will assist in attracting more tourists, increasing tourist lengths of stay and generating more return visits, and thus would contribute to Guam's economic growth.

RESIDENTIAL DEVELOPMENT

The Commissioner of Santa Rita needs land to accommodate both residents and farmers in his community. The Commissioner has been submitting requests for land to both local and federal governments since January 1974, however, nothing has resulted from these requests.

The village of Santa Rita proper and its surrounding area is composed of hilly terrain. Such terrain limits the amount of developable land for residential use. The only developable public land within the Santa Rita Municipality is owned by the military.

The Commissioner would like to alleviate overcrowded conditions within his village where approximately 150 families are landless and are living with friends, relatives and parents.

PARK AND FRESHWATER FISHING AREA

Freshwater fishing, a means of sustenance for the local people before the introduction of a cash economy, and which subsequently became a favorite sport, is no longer enjoyed by the people as there are no public freshwater fishing ponds.

To alleviate this problem, the Department of Parks and Recreation, in cooperation with the Department of Agriculture, has begun developing the Masso Reservoir into a park and freshwater fishing area.

Further development, such as reforestation, trail development and picnic facilities, cannot be made as the site is presently leased by GovGuam from the Navy.

As with all other five-year leases between the Navy and GovGuam, the department is prevented from developing long-term plans for the site because of the limited and short-term nature of the lease. Funding for development of properties under lease from the military cannot be secured from the federal government as leased properties do not qualify for federal assistance. Moreover, because the property is presently leased to GovGuam, the Navy is not responsible for the leased site and, therefore does not provide money for repairs or maintenance.

COMMUNITY CENTER

The Commissioner of Piti is requesting land to develop a Community Center for the residents of Piti. Presently, there is no place where residents of Piti can congregate for public functions. Moreover, the Commissioner is particularly concerned about youths and senior citizens who have expressed the need for such a center so as to participate in activities of their enjoyment or towards their development both physically and mentally.

A Community Center is one of the major promoters of social growth and development in most communities. It is an area where youths, adults and the elderly can congregate and communicate to promote the total development of their community.

The Commissioner finds this 6 acre parcel as an ideal site to develop a community center within his village.

AGRICULTURAL DEVELOPMENT

The Commissioner of Santa Rita needs land to accommodate farmers in his community. The Commissioner has been submitting requests for land to both local and federal governments since January 1974, however, nothing has resulted from these requests.

The village of Santa Rita proper and its surrounding areas is composed of hilly terrain. Such terrain limits the amount of developable land for agricultural uses.

The Commissioner is interested in obtaining 40 acres of releasable lands at Apra Harbor Complex.

AGRICULTURAL DEVELOPMENT

The Territory of Guam suffers from a lack of suitable agricultural land. An area identified by the Talofofo and Piti Commissioners as prime agriculture land is in the Sasa Valley along Marine Drive in Piti. Historically, this area was utilized for agricultural purposes. The land is low-lying with slow drainage and a good layer of rich top soil. During the pre-war era and period of Japanese occupation, the land was utilized for rice cultivation. The existence of Marine Drive should naturally assist in the prevention of major potential adverse impacts on coastal water quality. The area designated to be leased by Commissioners is approximately 175 acres.

The Sasa Valley and Tenjo area are located in the Apra Harbor Complex. The entire area is located within the ESQD zone of inner Apra Harbor. Agricultural use, with no structural development, is compatible with ESQD criteria. However, since the proposed use is adjacent to a wetland, an EIA/EIS is required.

SOUTHERN SATELLITE STATION

The Department of Public Works (DPW) needs a southern satellite station to house school buses, personnel field offices and storage facilities for materials and equipment for building and highway maintenance activities.

With the satellite station, DPW could realize tremendous savings in fuel, reduce equipment vandalism and improve agency response to problem situations in southern areas.

Much of the GovGuam lands in the South are not feasible for such a complex because of their steep grades and the lack of needed infrastructure.

The proposed use is compatible with the existing use of the area and with uses in adjacent areas as recommended in the Bureau's Land-Use Plan. In addition, it appears compatible with the impact created by the ordinance haul route, since DOD only specifies that development along ordinance haul routes be of low density.

HIGHWAY RECONSTRUCTION, ROUTE 2A TO NAMO BRIDGE

The Department of Public Works has recognized a need for highway reconstruction projects as proposed in the 1975 Comprehensive Transportation Plan. Phase II (1980-1985) of the Plan involves the reconstruction of Route 2A. To pursue the reconstruction and widening of Route 2A, permission to utilize 8 acres of military land must first be obtained.

The land, located on the strip from Route 1 to Namo Bridge and contiguous to the former Camp Roxas, has not been designated as releasable in the Guam Land Use Plan.

Because the proposed highway reconstruction activity does not change the present use of the strip, the proposed use is compatible with the recommended uses of the land as identified in the Bureau's proposed Land Use Districting Plan.

OFFICE AND STORAGE FACILITY

The Department of Administration needs administrative, open and closed storage spaces for their Procurement and Supply Division, Records Management Office and Federal Surplus Property Office. Presently, these activities are situated in a 40,000 square foot warehouse in Piti. Only approximately 60% of this warehouse is being utilized since one end was destroyed by fire in April 1974.

DOA is proposing to lease 10 acres in Piti along the east side of Route 1 just south of the Navy Public Works Center. This site is in the vicinity of DOA's existing warehouse. With the lease of this property, DOA will construct administrative, open and closed storage spaces to meet their present and future needs.

This site is presently not being utilized by the Navy and is outside the existing or planned safety and impact zones.

This project is compatible with GovGuam's proposed use of the Commercial Port area.

GYMNASIUM (MASDELCO)

The lack of existing recreation facilities means that new facilities will have to be built, not only to serve population increases but to satisfy the needs of the existing population. Increases in education, income, and urbanization lead to increased mobility and a desire for greater variety of activities and richer use of leisure time.

The youthfulness of Guam's population implies vigorous, active participation in outdoor recreation. If an adequate opportunity for this type of activity does not exist, its absence may contribute to a variety of social problems.

The Commissioner of Agat is proposing to acquire a lease agreement to utilize the former Masdelco Gym and ballpark area for the residents of the Agat/Santa Rita area.

Although there are school facilities in these villages, they are frequently inaccessible during school hours as well as after school and weekends. With the acquisition of the Masdelco facilities, the recreational needs of residents in this area would be more adequately served. Use of this area as a recreational complex is compatible with the Community Design Plan for the general vicinity. Although the requested facilities are impacted by ESQD circles and Ordinance haul route, it is permissible since it is situated within the outer 40 percent of the circle and consistent with DOD recommendations for development along ordinance haul routes.

PUMPING STATION

The Public Utility Agency of Guam (PUAG) has been mandated by Public Law 14-92 to implement those recommendations in the territorial drinking water facilities plan for the upgrading and improvement of the Agat-Santa Rita water system. The law mandates that the implementation of the water system is to commence upon the completion of the plan's engineering report. The islandwide Water Facilities Master Plan was completed in May, 1979. One of the recommendations within the plan is to construct a water pumping station for the Agat-Santa Rita area in the vicinity of the Apra Heights Reservoir, Agat. This particular site was chosen based on its elevation and its proximity to existing accessory utilities. PUAG estimates that it will need 1 acre of land for the project.

The parcel of land requested by PUAG is located in the lower southern portion of that area identified by DOD's Guam Land Use Plan as Apra Harbor. This area is also identified by the plan as being impacted by ESQD Circles. The location of a pumping station in this area appears to be a compatible use since the Apra Heights water reservoir is also located here.

The proposed pumping station is compatible with the existing rural use of the area as well as the ESQD constraints.

INDUSTRIAL PARK

The Guam Economic Development Authority must continue to encourage and promote economic development activities including construction of additional industrial park facilities in order to realize Guam's goal of attaining balanced economic growth.

The development of an industrial park will include buildings and other industry related infrastructure for sub-lease purposes. GEDA has identified property for such activities located at Sasa Valley about 1500 meters south of the intersection of Routes 1 and 6. Although not identified for release, GEDA needs to lease 34 acres of this property for industrial park development purposes.

An Industrial Park in this area is situated outside the ESQD circle. However, since the property is adjacent to a wetland, an EIA/EIS is required.

CONSERVATION PRESERVE

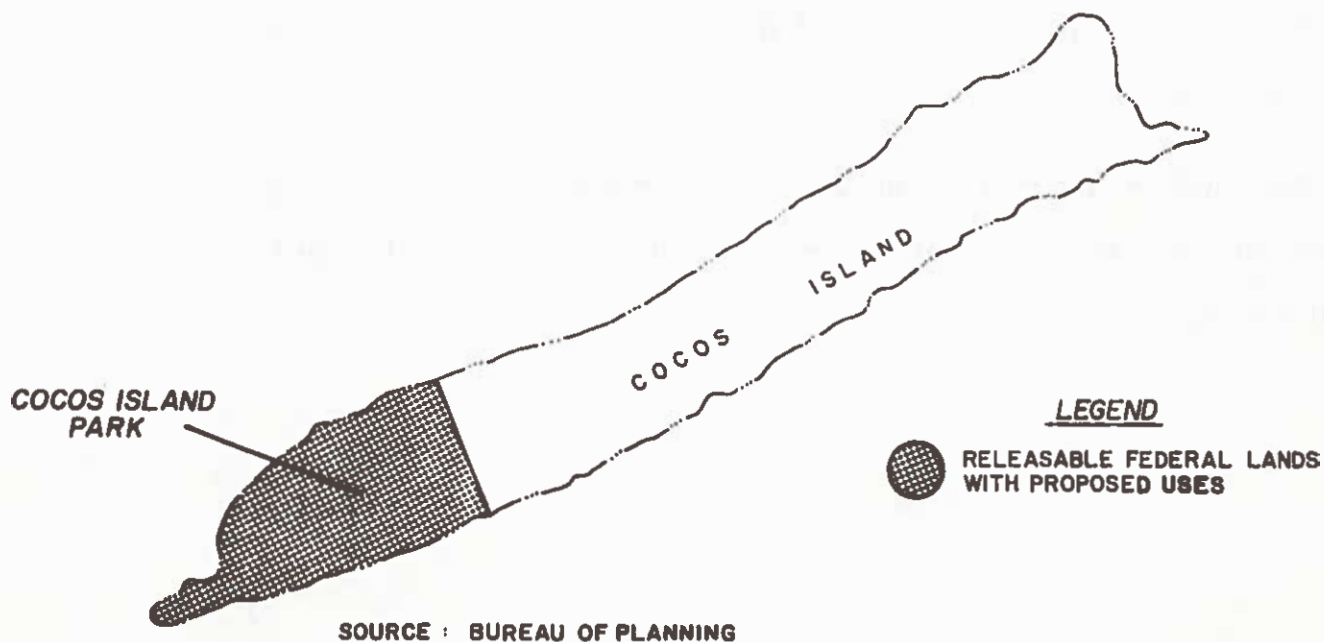
Orote Point has been identified as a prime wildlife, scenic, recreational and cultural area whose features need to be preserved within the context of regulated public use and periodic maintenance.

The need for preservation of 48 acres of land is further justified by the existence of three historic sites: Fort Santiago, the Spanish Steps and the Spanish Well. These sites have been included in the national Register of Historic Places since October 1979.

Although Orote has been identified by the Navy as the site of the proposed ammunition wharf in the Guam Land Use Plan, plans to utilize the area for that purpose have been deferred as stated in a letter dated May 22, 1979 by Captain William Chin.

The conservation use as proposed by the Department of Parks and Recreation is compatible with uses adjacent to the area and as recommended by the Bureau's Land Use Plan.

COCOS ISLAND



COCOS ISLAND

The Southern portion of Cocos Island is a former Loran Station and Navy recreation area. The site is currently licensed to Government of Guam for public recreation. The Navy-owned portion of Cocos Island available for release totals 22 acres. A brief justification for the proposed use follows.

RELEASABLE - 22 Acres

<u>Agency/Commissioner</u>	<u>Proposed Use</u>	<u>Acreage</u>
Dept. of Parks and Recreation	Cocos Island Park	22

COCOS ISLAND PARK

The protection of Cocos Island, its surrounding lagoon and areas located on the southwest portion of Guam has become of paramount importance and national significance. In 1977, this area, along with those proposed for the War in the Pacific National Historical Park, were jointly listed as second in priority nationwide for protection of their natural and historic features.

Furthermore, Executive Order 78-42 designated the southwest portion of Guam as the Guam Territorial Seashore Park.

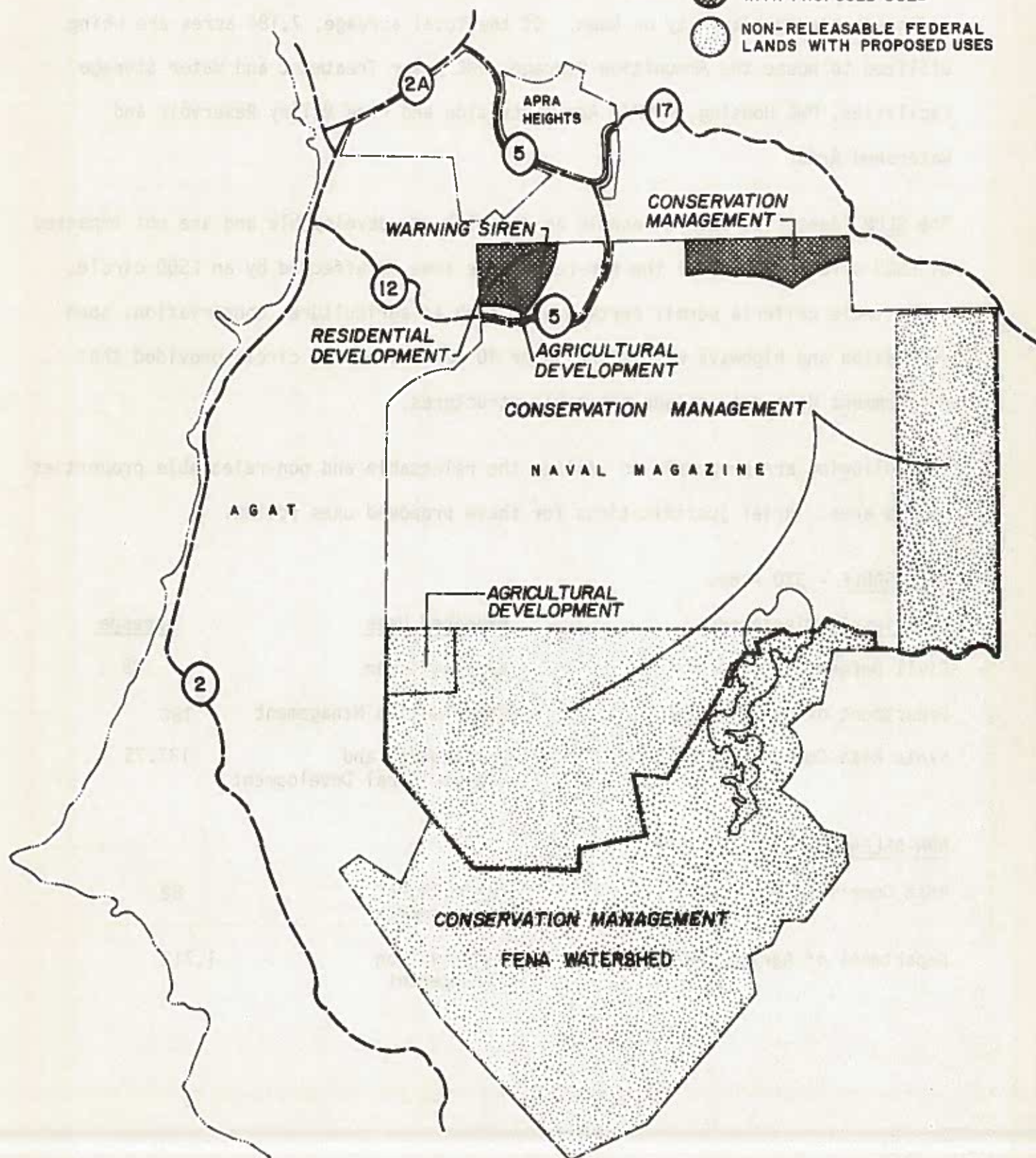
Upon implementation of the plan, required by the executive order, the seashore park would become an economic asset to the island and could be the most viable economic incentive for Southwest Guam.

Critical to the implementation phase is the acquisition of 22 acres of military land at Cocos Island by GovGuam as the local government would be responsible for the Guam Territorial Seashore Park.

NAVAL MAGAZINE

LEGEND

- RELEASABLE FEDERAL LANDS WITH PROPOSED USES
- NON-RELEASABLE FEDERAL LANDS WITH PROPOSED USES



NAVAL MAGAZINE

Naval Magazine (NAVMAG) which contains a total of 8,484 acres is the primary Navy ordinance storage facility on Guam. Of the total acreage, 7,184 acres are being utilized to house the Ammunition Storage, PWC Water Treatment and Water Storage Facilities, PWC Housing, NAVMAG Administration and Fena Valley Reservoir and Watershed Area.

The GLUP identifies 320 releasable acres which are developable and are not impacted by ESQD circles. Most of the non-releasable area is affected by an ESQD circle. ESQD circle criteria permit certain uses such as agriculture, conservation, open recreation and highways within the outer 40 percent of the circle provided that development does not include habitable structures.

The following are proposals to utilize the releasable and non-releasable properties of the area. Brief justifications for these proposed uses follow.

RELEASABLE - 320 Acres

<u>Agencies/Commissioners</u>	<u>Proposed Uses</u>	<u>Acreage</u>
Civil Defense	Warning Siren	.25
Department of Agriculture	Conservation Management	180
Santa Rita Commissioner	Residential and Agricultural Development	137.75

NON-RELEASABLE - 1,794 Acres

Agat Commissioner	Agricultural Development	82
Department of Agriculture	Conservation Management	1,712

WARNING SIREN

The Office of Civil Defense has requested the release of 10,000 square feet within the northwest corner of Naval Magazine for a warning siren.

To inform residents of impending disasters, Guam has 24 warning sirens which were strategically located so that most of the population was within hearing distance. However, due to the development of new housing subdivisions throughout the island, many residents are now beyond the hearing radius of the present warning system. The Agat-Santa Rita region is one of these areas which has experienced growth beyond the present hearing radius.

The proposed siren will have a hearing radius of 3 to 5 miles which will enable the siren to not only warn the civilian population within the area, but also the military population.

CONSERVATION MANAGEMENT

The releasable land at the Naval Magazine must be acquired so that GovGuam can ensure that the property is properly maintained, conservation measures effectively enforced, and public access guaranteed. This area comprises the head-waters of the Maemong River Watershed and needs to be managed for natural resource conservation. Recurring wildfires have damaged the area to the point that protective vegetative cover has little effect on erosion control. The 180 acres available for release should be planted with vegetation which will afford considerably more protection than at present.

RESIDENTIAL AND AGRICULTURAL DEVELOPMENT

The Commissioner of Santa Rita needs land to accommodate both residents and farmers in his community. The Commissioner has been submitting requests for land to both local and federal governments since January 1974, however, nothing has resulted from these requests.

The village of Santa Rita proper and its surrounding areas is composed of hilly terrain. Such terrain limits the amount of developable land for both residential and agricultural uses. The only developable public land within the Santa Rita Municipality is owned by the military.

The Commissioner would like to alleviate overcrowded conditions within his village where approximately 150 families are landless and are living with friends, relatives and parents. Additionally, the Commissioner requires land to accommodate resident farmers. Suitable farmland in this area is limited due to soil erosion and flooding problems.

AGRICULTURAL DEVELOPMENT

Much of Guam's land is unsuitable for farming. Land areas of relatively fertile topsoil and level terrain are mostly found in the southern interior. Additionally, farmers are generally restricted to small-scale farming because land ownership on Guam is characterized by small land holdings, generally less than five acres.

The Commissioner of Agat is proposing to lease approximately 82 acres in the western portion of Naval Magazine for farmers in his village. With a lease of this land, farmers in the area would be able to farm at a larger scale.

The GLUP does not identify this area as releasable. A significant portion of the area is impacted by the ESQD from Naval Magazine. The proposed use of the area is compatible with ESQD circle criteria which permits such use provided that habitable structures are not constructed. It is also compatible with the Community Design Plan for the general vicinity which includes parks, conservation and open-space.

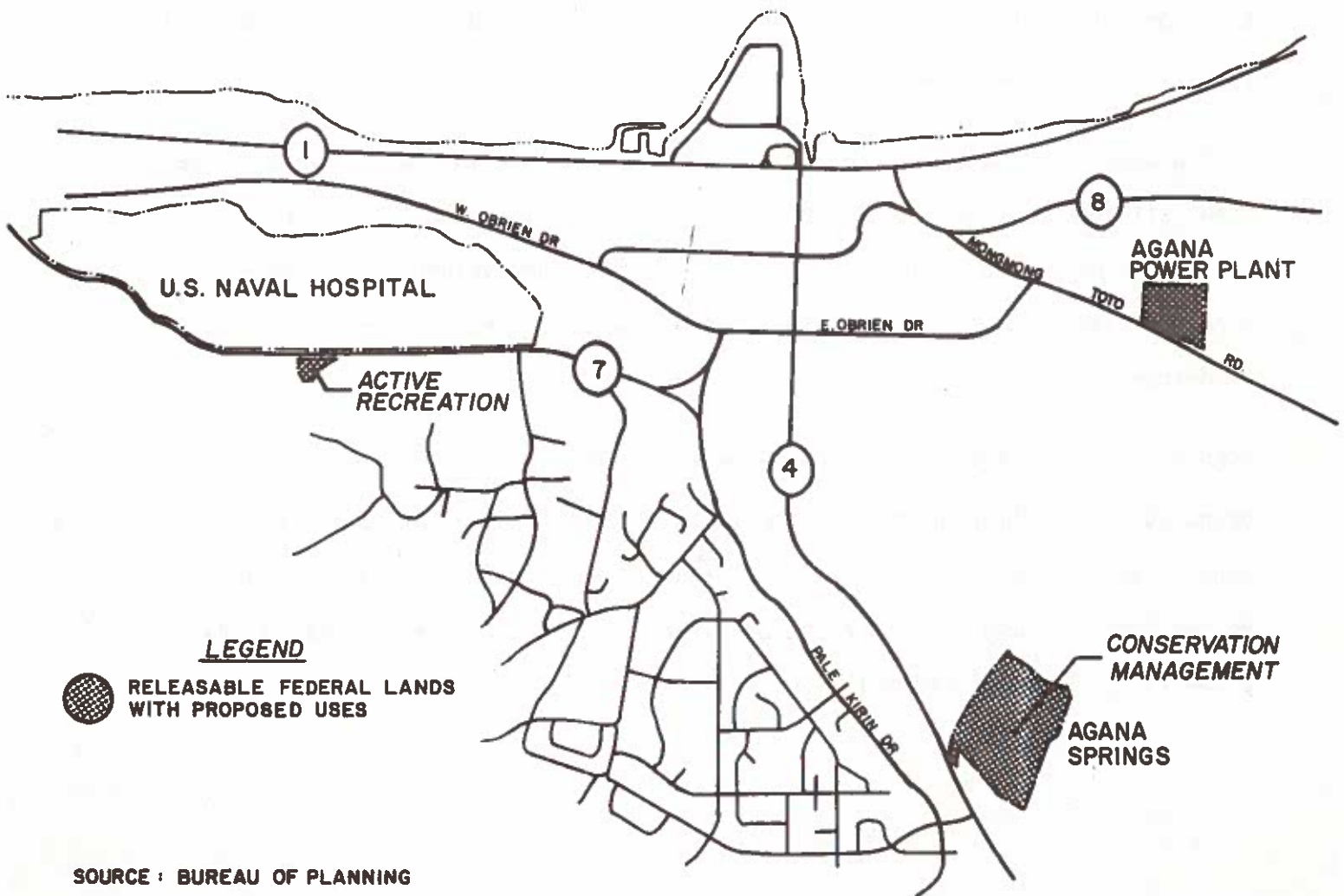
CONSERVATION MANAGEMENT

The Vanikoro Swiftlet (*Callocalia Vanikorensis*) was proposed by the Governor of Guam for inclusion on the U.S. List of Endangered Species. The habitat for this species must be preserved. The Department of Agriculture needs to obtain access into the 1,712 acres of NAVMAG Guam to ensure the protection of this habitat from future developments, alterations, or spraying of pesticides and herbicides. In addition, since the area is relatively undeveloped and possesses unique natural beauty, public access must also be assured.

NAVMAG Guam consists of a relatively small support area and extensive magazine areas within ESQD circles. Approximately 3,840 acres of the total area fall within the watershed. The watershed is relatively undeveloped. The impacted zones overlap since portions of the NAVMAG Guam ESQD Circles cover part of the watershed.

ESQD circle and watershed criteria permit conservation uses in the area. The proposed use of the property is compatible with ESQD circle and Water Protection zone criteria. Moreover, since the area has been identified by the Community Design Plan as rural and conservation districts, the conservation use of the property is compatible with the districts.

NAVAL REGIONAL MEDICAL CENTER,
AGANA POWER PLANT, and AGANA SPRINGS



NAVAL REGIONAL MEDICAL CENTER

The Navy Regional Medical Center complex contains a total of 133 acres. This area not only contains hospital facilities but also all personnel support facilities for enlisted and officer personnel assigned to the hospital. The only vacant area on this site is an unusable steep slope between the highway and the developed part of the hospital.

Of the 133 acres upon which the Medical Center is located, the DOD plans to release only 1.3 acres. This parcel of land contains the hospital's incinerator and is located outside of the hospital complex's perimeter on the southern side of Route 7. A brief justification for this project follows.

RELEASABLE - 1.3 Acres

<u>Agency/Commissioner</u>	<u>Proposed Use</u>	<u>Acreage</u>
Agana Heights Commissioner and the Department of Parks and Recreation	Active Recreation	1.3

ACTIVE RECREATION

Guam faces an overall lack of developed recreational areas and facilities. Even with existing facilities, deteriorating from use and the natural elements, Guam must develop additional recreational facilities to accommodate the demands and needs of its increasing population.

The lack of government property, suitable for such facilities, has prevented the construction of additional recreational facilities.

A need to have additional recreational facilities in Agana Heights has been recognized by the Department of Parks and Recreation and the Agana Heights Commissioner. Both have submitted requests to acquire 1.3 acres of land situated in Agana Heights across from the Naval Regional Medical Center. The land, site of a former hospital incinerator, is the only developable public land left in Agana Heights.

The Department of Parks and Recreation and the Commissioner plan to utilize the land and the existing building for active recreational facilities.

AGANA POWER PLANT

The Agana Power Plant is an electrical generating facility on Mongmong Road that was used as a peak load unit. The total area of the power plant site is 6 acres, all of which are to be released. No justification for this project is included in this plan.

RE LEASABLE - 6 Acres

<u>Agency/Commissioner</u>	<u>Proposed Use</u>	<u>Acreage</u>
Guam Power Authority	Power Substation	6

AGANA SPRINGS

Agana Springs is a former water supply facility that is currently leased to the GovGuam school system for the study of freshwater biology.

The property contains a total of 25 acres and is releasable. A brief justification for this project follows.

RELEASABLE - 25 Acres

<u>Agency/Commissioner</u>	<u>Proposed Use</u>	<u>Acreage</u>
Department of Parks and Recreation	Conservation Management	25

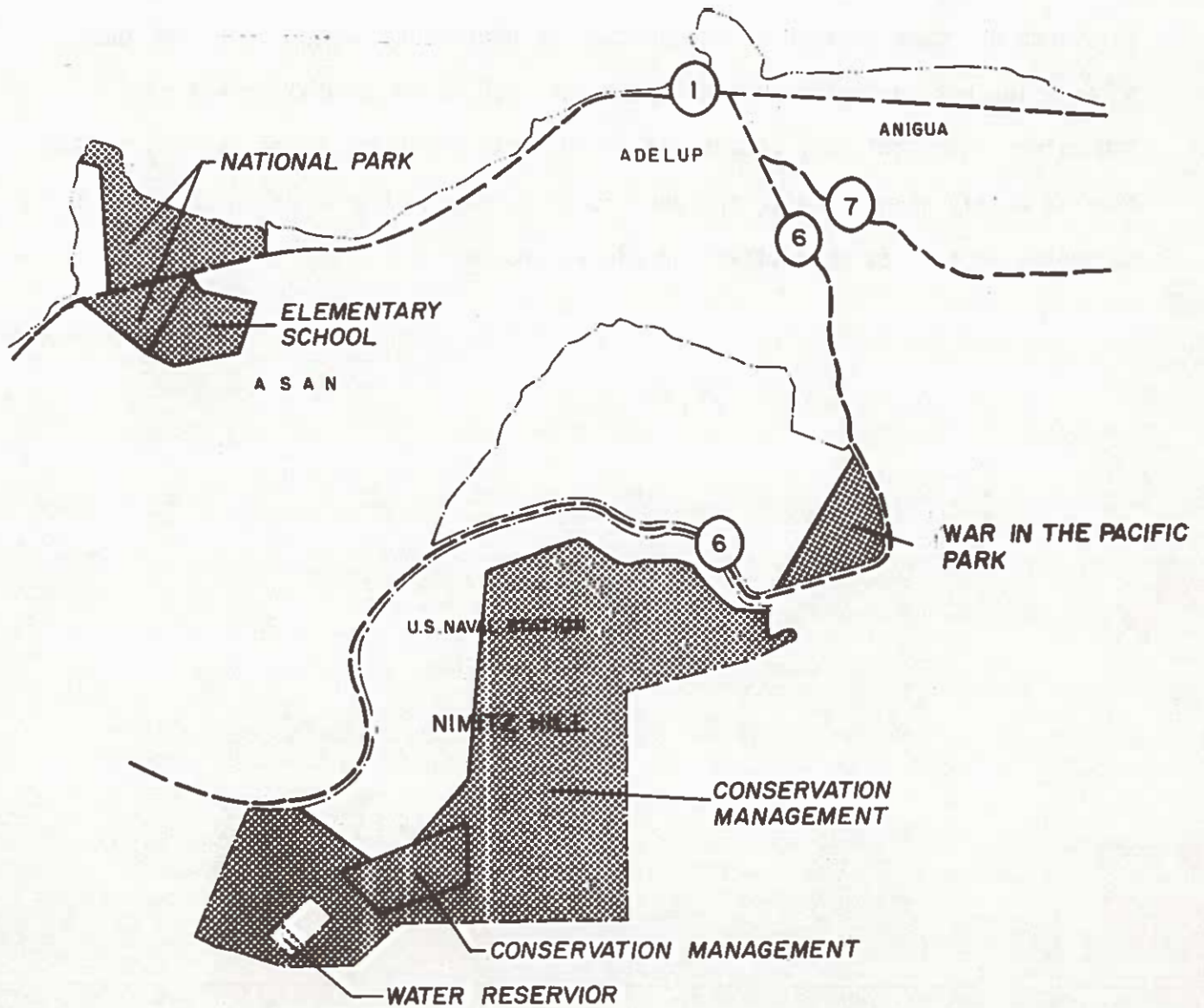
CONSERVATION MANAGEMENT

Guam possesses very limited natural freshwater springs. Agana Springs, which contains 25 acres, should be obtained and made part of the Territorial Park System and managed as a Natural Preserve or Conservation Reserve by the Department of Parks and Recreation.

This area has been managed in the past as an educational resource by the Guam Science Teachers Association and should continue to be used as an outdoor laboratory. In addition, because it is the only large freshwater spring on Guam that is easily accessible to the public, it is an invaluable resource that should be protected for its scientific and educational value.



ASAN ANNEX and NIMITZ HILL



LEGEND

-  **RELEASABLE FEDERAL LANDS WITH PROPOSED USES**
-  **NON-RELEASABLE FEDERAL LANDS WITH PROPOSED USES**

ASAN ANNEX

The Asan Annex is the former Hospital Annex along Marine Drive. GLUP cites the entire 62 acres for release. Thirty acres west of Marine Drive along the seashore and 13 acres east of Marine Drive are cited for release from the Department of Defense (DOD) to the Department of the Interior (DOI) for the War in the Pacific National Historical park. Nineteen acres east of Marine Drive are cited for release to GovGuam, upon approval by the Department of Education, for the Asan Elementary School.

The following is the proposed use for this area by agency and acreage. A brief justification for this use follows.

RELEASABLE - 19 Acres

<u>Agency/Commissioner</u>	<u>Proposed Use</u>	<u>Acreage</u>
Dept. of Education	Asan Elementary	19

ASAN ELEMENTARY SCHOOL

The Department of Education is requesting the release of 19 acres in Asan Annex for an elementary school. The need for the school is based on several factors. First, the Department plans to convert Adelup Elementary, which Asan children attend, into either a junior high school or a central office facility. The conversion of the grade school into a junior high is contingent upon the construction of the Agat-Santa Rita High School. If the secondary school is built, the Department then plans to convert the Adelup school into a central office facility. Presently, two commercial buildings, about a block apart, are being leased for office space. By converting Adelup Elementary, it will enable the Department to consolidate its offices and improve the efficiency of its operations. In addition, monies presently used to lease office space can be programmed into other areas, for example, improving curriculum or needed school repairs.

Secondly, the school is needed to prevent busing and overcrowding within other elementary schools. Unless an elementary school is built within the Asan Annex, the 484 children presently attending Adelup Elementary will be bused to Tamuning and L. B. Johnson elementary schools. While the busing of children to these schools will have no immediate adverse impacts, there will be adverse impacts within the near future. The student capacity of the Tamuning and L. B. Johnson elementary schools, with the Asan children, will be over 95% and thus, any increase in student enrollment within either the Tamuning or Asan areas will create overcrowded conditions within the schools. The Asan Community Redevelopment Project, which has commenced, will mean, when completed, an influx of elementary children into the Asan area. The influx of these children will create an immediate overcrowding of the Tamuning elementary schools.

It would be far more economical for the Department of Education to construct a new school facility in Asan rather than busing children to Tamuning and constructing additions to Tamuning schools to accommodate Asan students.

Lastly, there is a need for area residents to identify with a community school. Asan residents have long been requesting a community school - one with which they can identify and that symbolizes neighborhood cohesiveness and pride. This need will become more acute upon the completion of the Asan Community Redevelopment Project.

NIMITZ HILL

The Nimitz Hill area contains family housing, personnel support facilities and headquarters for COMNAVMARIANAS and Fleet Weather Central. Most of the area is presently undeveloped. The Nimitz Hill area occupies approximately 750 acres of land of which 405 acres are available for release. However, 35 acres of releasable land are slated for release to DOI for the War in the Pacific National Historical Park.

Aside from the 405 acres available for release, 119 acres are currently not being utilized by the military.

The following are proposals to utilize releasable and non-releasable federal properties. Brief justifications for these proposed uses follow.

RELEASABLE - 370 Acres

<u>Agencies/Commissioners</u>	<u>Proposed Uses</u>	<u>Acreage</u>
Dept. of Agriculture	Conservation Management	370

NON-RELEASABLE - 2 Acres

Public Utility Agency of Guam	Water Reservoir	2
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CONSERVATION MANAGEMENT

The releasable properties at Nimitz Hill excluding the acreage slated for the park total approximately 370 acres. Most of the area encompasses very steep terrain that is conducive to erosion. Because it is the upper Fonte River Watershed, localized flooding has occurred along the Fonte River in both Maina and Agana Heights. Concomitant with this flooding is siltation of the reef along Adelup Point.

To minimize the flooding and siltation as well as protect the soils of this area, GovGuam must acquire the land and implement a tree planting project and ensure that public access is guaranteed.

WATER RESERVOIR

The Government of Guam's water system has a present storage capacity of 14.3 gallons, impounded in ground reservoirs and elevated tanks. By the year 2000, it is projected that a storage capacity of 36.7 million gallons will be needed. Greater storage capacities are required to meet present and future domestic, fire flow and other community needs.

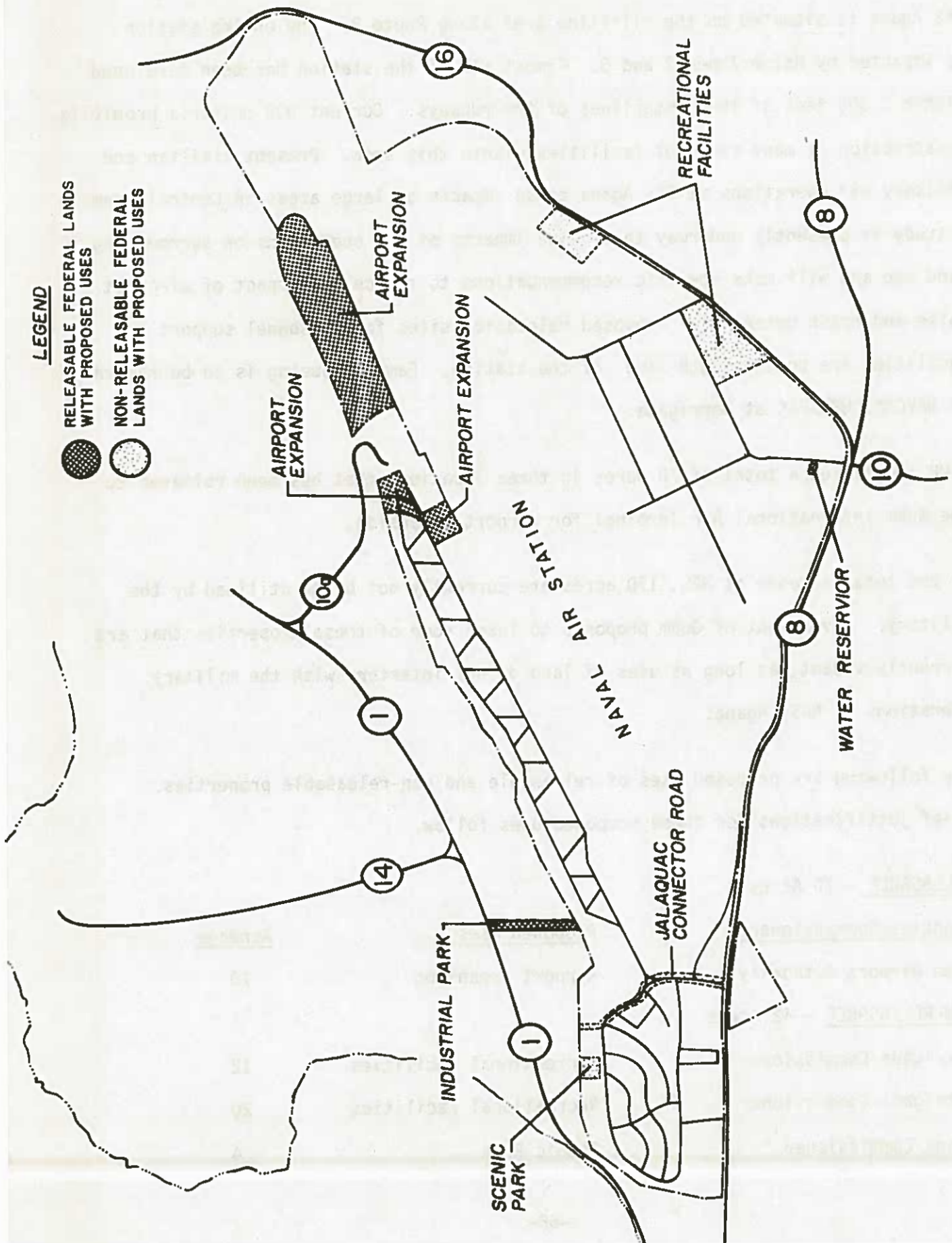
At present there is a need to increase water storage capacities in the northern and central districts to accommodate the residential and commercial growth that has occurred in the last few years. A request has been approved by the U. S. Congress to fund the construction of a 5.0 million gallon reservoir for FY 1980.

The islandwide Water Facilities Master Plan, which was recently completed for the Public Utility Agency of Guam (PUAG), has identified an immediate need to construct a .2 million gallon storage reservoir, booster pump station and water lines in the Nimitz Hill-Piti area. A water reservoir is needed to serve the growing needs of the western half of the central district. Furthermore, additional water storage is needed when PUAG begins to provide water to those areas currently served by the Navy.

The Water Facilities Master Plan identifies the Nimitz Hill area near the present Nimitz Hill Reservoir as the best location for the proposed project. This site was chosen due to suitable elevation and the existence of utilities in the area. It is estimated that the proposed project will require two (2) acres of land.

The Bureau's Guam Land Use Plan has designated those areas adjacent to the southern border of the Nimitz Hill area as "open space" and "rural residential". The construction of the proposed project is compatible with the Land Use Districting Guidelines and with DOD's existing land uses and Noise Zone requirements.

NAS AGANA and ACEORP MAUI TUNNEL



NAS AGANA

NAS Agana is situated on the cliffline area along Route 8. The entire station is impacted by Noise Zones 2 and 3. Almost all of the station has been developed within 3,000 feet of the centerlines of the runways. Current DOD criteria prohibits construction of many types of facilities within this area. Present civilian and military air operations at NAS Agana cause impacts on large areas in Central Guam. A study is presently underway to examine impacts of air operations on surrounding land use and will make specific recommendations to reduce the impact of aircraft noise and crash potential. Proposed relocation sites for personnel support facilities are on the south side of the station. Family housing is to be relocated to NAVCAMS WESTPAC at Barrigada.

GLUP identified a total of 70 acres in three locations that has been released to the Guam International Air Terminal for airport expansion.

Of the total acreage at NAS, 170 acres are currently not being utilized by the military. Government of Guam proposes to lease some of these properties that are currently vacant, as long as uses of land do not interfere with the military operations at NAS, Agana.

The following are proposed uses of releasable and non-releasable properties. Brief justifications for these proposed uses follow.

RELEASABLE - 70 Acres

<u>Agencies/Commissioners</u>	<u>Proposed Uses</u>	<u>Acreage</u>
Guam Airport Authority	Airport Expansion	70

NON-RELEASABLE - 42 Acres

Barrigada Commissioner	Recreational Facilities	12
Barrigada Commissioner	Recreational Facilities	20
Agana Commissioner	Scenic Park	4

NON-RELEASABLE (Cont'd)

Public Utility Agency
of Guam

Water Reservoir

1

Dept. of Public Works

Jalaquac Connector Road

5

AIRPORT EXPANSION

Guam has historically filled an important supporting role in Pacific commerce. Up to the present, Guam has served as the center of the vast, developing Pacific area and also a gateway to the Orient.

In the past, approximately 93 acres of NAS Agana have been acquired for GIAT expansion purposes. These lands, plus 116 acres of GovGuam land acquired in 1976 and 27 acres of private land acquired in 1978, provide sufficient land for expansion. However, given the anticipated increase in all air operation activities in next fifteen (15) years, GAA must continue to develop airport facilities to accommodate the expected increase. On April 11, 1978, the GAA acquired the 70 acres from the Navy.

Actual annual passenger volume has grown from a little over 100,000 in 1967 to 700,000 in 1976 and is projected to reach 1.6 million in 1995. In addition to anticipated increases in passenger volume, similar increases will occur in air cargo and air mail volumes. Total air cargo and mail volumes have increased from approximately 15,000,000 pounds in 1970 to approximately 33,000,000 pounds in 1977. These volumes are expected to increase to 45,000,000 pounds by 1995. A lesser, but also important segment of civil aviation that is also projected to increase over the next 20 years, is general aviation. Annual general aviation operations are expected to increase from the present level of over 50,000 per year to over 110,000 in 1995.

RECREATIONAL FACILITIES

The Barrigada Community has few recreational facilities and there is no GovGuam land suitable for this purpose. The Barrigada Commissioner has selected twelve (12) acres for this purpose on federal lands at Naval Air Station. The Commissioner proposes to develop multi-purpose courts and a recreational building on the site.

The site selected by the Commissioner for recreational use is located South of the Guam Main Post Office along Route 16. This area is not developed. There is a POL pipeline between the area and Route 16. The area is also in AICUZ Noise Zone 2. A waiver from the Secretary of Defense is required to develop a recreational building within this zone. In the meantime, however, since the multi-purpose courts are considered as "open uses" and compatible with the AICUZ Noise Zone criteria, the Commissioner is interested in obtaining a lease agreement which permits development of such facilities in the area. The proposed project is also compatible with urban uses of the area.

RECREATIONAL FACILITIES

The village of Barrigada sees a need to lease or acquire a joint-use agreement to utilize the outdoor recreation facilities located along Route 16 at NAS. These facilities have been developed by the Navy as personnel support facilities. The area consists of approximately twenty (20) acres.

The recreational facilities are located in AICUZ Zone 2 and is surrounded by built up areas, family housing and open space. Many of these uses are incompatible uses according to current DOD AICUZ Zone criteria. The uses that are incompatible are slated to be relocated. However, the outdoor recreation use is compatible with DOD safety and impacted areas criteria and the Land Use Districting Guidelines for the surrounding area.

SCENIC PARK

At present, the outdoor recreation potential of this beautiful tropical island is partly unexploited. The military services maintain developed facilities for their personnel, but these are not available to most island residents or to tourists. The limited facilities of the Government of Guam and private groups are primarily devoted to sports and games. The best beaches, the dramatic waterfalls and the most beautiful scenic areas are seen and used only by the most adventuresome. They are hard to find, difficult to reach and often in private or military ownership.

The Commissioner of Agaña is proposing to lease the cliffline area in lower NAS Agaña to develop a passive recreational park for the residents of Guam.

This type of development is compatible with the Community Design Plan for the general vicinity and the military criteria for the use of the property.

WATER RESERVOIR

The Government of Guam's water system has a present storage capacity of 14.3 million gallons, impounded in ground reservoirs and elevated tanks. By the year 2000, it is projected that a storage capacity of 36.7 million gallons will be needed. Greater storage capacities are required to meet present and future domestic, fire flow and other community needs.

At present, there is a need to increase water storage capacities in the northern and central districts to accommodate the residential and commercial growth that has occurred in the last few years. A request has been approved by the U. S. Congress to fund the construction of a 5 million gallon reservoir for FY 1980.

The islandwide Water Facilities Master Plan, which was recently completed for the Public Utility Agency of Guam (PUAG), has identified an immediate need to construct a 2.0 million gallon reservoir. The reservoir is needed to meet the growing needs of the population residing in the central district. In addition, the reservoir will also partially serve the needs of the southern district.

The Water Facilities Master Plan cites NAS Agana as the most suitable location to construct the reservoir. This site was chosen due to its elevation and its proximity to the intended service area. PUAG estimates that the project will require one (1) acre of land. The proposed use of the property is compatible with both the existing use of the property and the military safety and impacted areas criteria.

JALAUAC CONNECTOR ROAD

Traffic congestion along Marine Drive between the junctions of Airport Road and Route 4 has worsened. Alleviation from the traffic problems in this area has become a priority issue. Phase I of the 1975 New Highway Construction Program (1975-1980) had listed a connector road between Route 1 (Marine Drive) and Route 8 through Jalaquac Road and the southern area of Naval Air Station. To construct the road, funding sources require that the Government of Guam has to obtain a long term lease which allows construction of facilities on the land and to provide a joint use of the highway. The Department of Public Works has designated approximately five (5) acres of federal land on the southern portion of Naval Air Station for a two lane road, 60 feet wide. The connector road is compatible with all land use guidelines and the military safety and impacted zones criteria.

ACEORP MAUI TUNNEL

The ACEORP Maui Tunnel is an unused water tunnel that fronts Marine Drive in the commercial district of Tamuning. The area contains a total of 6 acres. Development in this area must adhere to Noise Zone 2 constraints.

The Department of Commerce has requested that all 6 acres be utilized for the relocation of Agana Shoreline Businesses. A brief justification for this project follows.

RELEASABLE - 6 Acres

<u>Agency/Commissioner</u>	<u>Proposed Use</u>	<u>Acreage</u>
Dept. of Commerce	Industrial Park	6

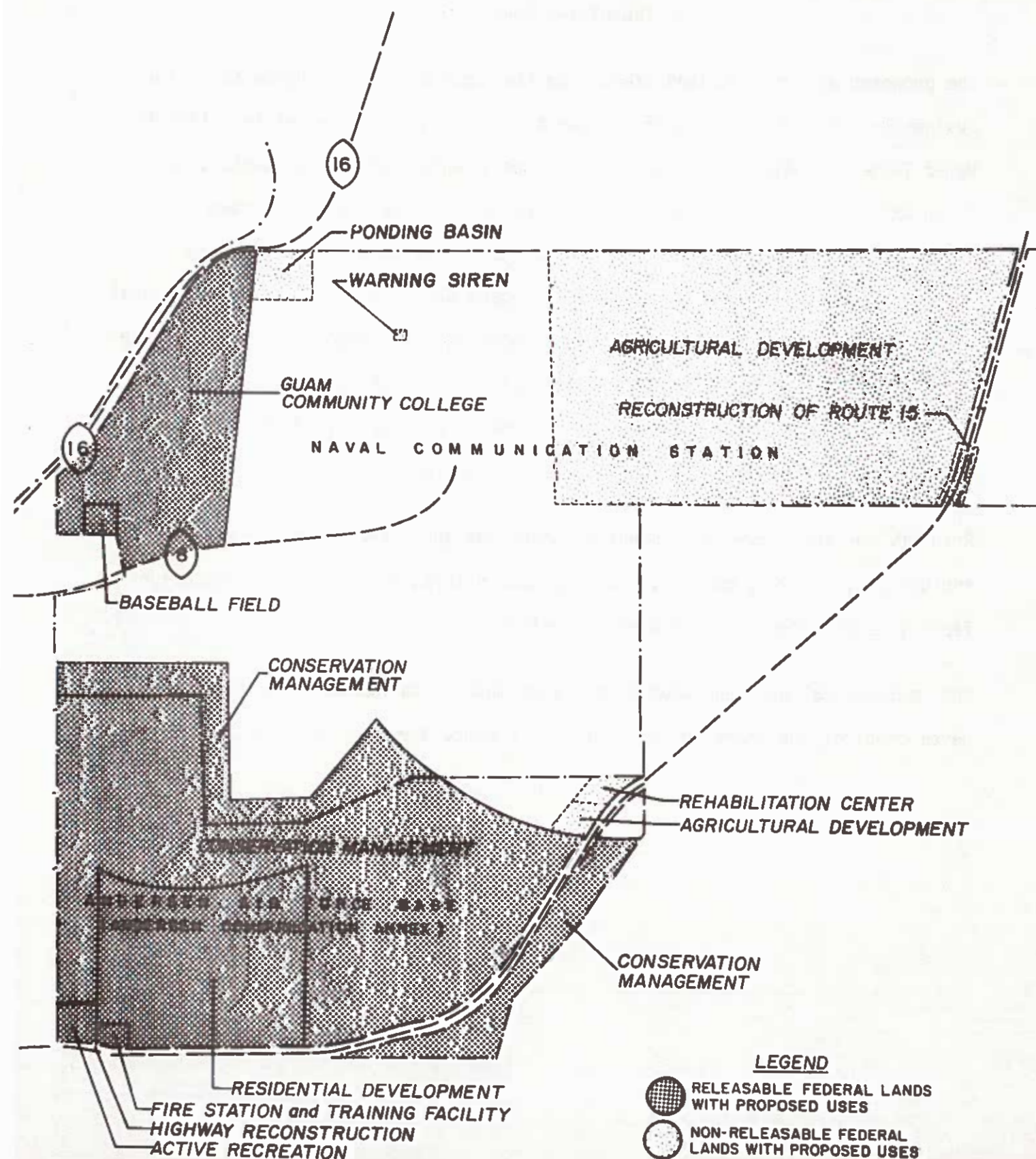
INDUSTRIAL PARK

The proposed use of this land stems from the need to relocate Agana shoreline businesses. The federal property requested is a 6 acre parcel of land (ACEORP Water Tunnel) located in the vicinity of the Tamuning commercial center, making it an attractive location for relocation purposes. The Agana Bay Urban Waterfront Redevelopment Plan determined that the relocation of some Agana shoreline businesses would enhance the potential of Agana Bay as a scenic and recreational area. This would greatly improve Guam's shoreline appearance, as many of these uses are not dependent upon a shoreline location. At the same time, certain types of business activities (e.g., auto repair, auto sales, adult entertainment) would be consolidated in more suitable and convenient locations.

Priority for the future development of Agana Bay and other shoreline areas must include public parks, boating, fishing, aquaculture, marine-related education facilities and other uses of a marine nature.

The recreational uses and shoreline vistas must be maintained. Moreover, development of the shoreline will greatly enhance the tourism industry.

NAVCAMS WESTPAC BARRIGADA and ANDERSEN BARRIGADA ANNEX



NAVCAMS WESTPAC BARRIGADA

NAVCAMS WESPAC at Barrigada is the primary Navy Radio Transmitter Facility on Guam. It contains a total of 2,125 acres, of which a total of 385 are releasable. The entire antenna is impacted by EMR Hazard Zones. Land uses within a one-mile radius of transmitter antennas need to be controlled to prevent EMR problems. Government of Guam proposals to utilize properties around the area must be supported by special EMR studies because the degree of hazard can vary with the type of antenna, radio frequencies transmitted, and amount of radio frequency energy radiated.

The following are proposals to utilize releasable and non-releasable properties in the area. Compatibility of those proposals located in non-releasable properties in with EMR criteria is still undetermined, because they must be evaluated on an individual basis and further supported by a specific EMR study. Brief justifications of the proposed uses follow.

RELEASABLE - 385 Acres

<u>Agencies/Commissioners</u>	<u>Proposed Uses</u>	<u>Acreage</u>
Guam Community College	Guam Community College	239
Department of Agriculture	Conservation Management	141
Department of Parks & Recreation	Baseball Field	5

NON-RELEASABLE - 651.75 Acres

Barrigada and Mangilao Commissioners	Agricultural Development	600
Department of Public Works	Ponding Basin	50
Office of Civil Defense	Warning Siren	.25
Department of Public Works	Reconstruction of Route 15	1.5

GUAM COMMUNITY COLLEGE (GCC)

The growth potential of the Guam Community College is dependent upon the acquisition of more property which is considered a high priority by the institution. Land acquisition is not only a need in terms of physically accommodating a centralized facility for program expansion and projected enrollment, but also to ensure compliance with future accreditation guidelines.

The Guam Community College requires land for occupational education purposes. Currently, the College occupies 24.75 acres of land in Mangilao and 15,000 square feet of leased office space in Agana. Neither site provides adequate space for anticipated program expansion.

Based on community college planning guidelines for instructional plant facilities (i.e., one acre of property per 100 students) and a projected enrollment of 6,000 students, the College anticipates a need for a 60 acre instructional complex. In addition, the College will require approximately 75 acres of open space for heavy equipment training and driver education; 64 acres to train students in all facets of agribusiness and natural resources; 10 acres to provide the Police and Fire Academy with a firing range, obstacle course and training tower; and 30 acres to provide for an athletic complex including a field house, football field, and track and tennis courts.

No Government of Guam property is available that meets the Guam Community College's geographic and quantity requirements. It should be noted that the Northern portion of this area contains a ponding basin which must be maintained by the Department of Public Works.

CONSERVATION MANAGEMENT

The Guam Rail (*Rallus Ouwstoni*) a bird endemic to the island has recently been identified as a threatened species. The species was once distributed island-wide but is now found only on the limestone plateau of Northern Guam. The number on these areas, however, is fast declining in recent years due to the combined effects of habitat loss and predation. The rail prefers the open mowed grass with brush and mixed woodlands that are found in the area of NAVCAMS WESTPAC at Barrigada. The habitat for this species must be preserved, however, only 141 acres are available for release in this area.

BASEBALL FIELD

Guam faces an overall lack of developed recreational areas and facilities while existing facilities are deteriorating from use and the natural elements. Additional recreational facilities must be developed to accommodate the demands and needs of its increasing population.

The lack of GovGuam property suitable for such facilities has prevented the construction of additional recreation facilities and has resulted in GovGuam entering into lease agreements with the Navy for use of various recreational sites.

One site is the 5 acres of land in the NAVCAMS WESTPAC Barrigada area, presently maintained by the Department of Parks and Recreation.

As with all other five-year leases between the Navy and GovGuam, the department is prevented from developing long-term plans for the site because of the limited and short-term nature of the lease. Funding for development of properties under lease from the military cannot be secured from the Federal Government as leased properties do not qualify for such federal assistance. Moreover, because the property is presently leased to GovGuam, the Navy is not responsible for the leased site and does not provide money for repairs or maintenance.

AGRICULTURAL DEVELOPMENT

The Territory of Guam suffers from a lack of suitable land for the development of an agriculture industry. Historically, the NAVCAMS WESTPAC Barrigada area was utilized as a farming area. Farming in this area was drastically curtailed when the Federal Government took over the land. The Mangilao and Barrigada Commissioners have identified 600 acres of land within NAVCAMS WESTPAC Barrigada for the development of an agriculture industry.

NAVCAMS WESTPAC Barrigada is the primary Navy Radio Transmitter Facility on Guam. The total acreage for this site is 2,125 acres.

The site selected by the Mangilao and Barrigada Commissioners is within the eastern section where GLUP proposes to have the communication facilities transferred. However, the land remains vacant and should be leased until such time that the military commences construction of such facilities.

The requested property, however, is within an EMR Hazard Zone. Land uses within a one-mile radius of these antennas need to be controlled to prevent EMR problems. The actual degree of hazard created by the proposed use of the area needs to be determined by a special study as hazards can vary with the type of antenna, radio frequencies transmitted, and amount of radio frequency energy radiated.

PONDING BASIN

One activity of the Highway Maintenance Program of the Department of Public Works is the maintenance of ponding basins which catch the sheet runoff from the roads in specific areas. Generally, ponding basins for highways or subdivisions are owned by the Government of Guam. However, in the case of Barrigada Heights Subdivision and its surrounding area, the basin serving this area is located on federal land.

Under an agreement with the military, GovGuam has access to maintain the ponding basin. However, to avoid any jurisdictional controversy in the future, especially during emergency maintenance operations, DPW needs to acquire or obtain a long-term lease which permits construction of facilities and guarantees access.

The requested land is approximately 50 acres located southwest of Barrigada Heights. The requested property is an addition to the existing leased ponding basin in the area. The entire area is impacted by an EMR Zone from transmitting antennas. The proposed uses of the property is compatible with the EMR Zone criteria and the rural districting of the area.

WARNING SIREN

To inform residents of impending disasters, Guam has 24 warning sirens which were strategically located so that most of the population was within hearing distance. However, due to the development of new housing subdivisions throughout the island, many residents are now beyond the hearing radius of the present warning system. One of these area is Barrigada Heights. The proposed siren will have a hearing radius of 3-5 miles and needs a high elevation. The Office of Civil Defense estimates it will need a parcel of land 100 feet by 100 feet (10,000 square feet) for the siren.

The area identified by the Office of Civil Defense is located in the north-central portion of NAVCAMS WESTPAC Barrigada. This area has been designated by the Department of Defense's Guam Land Use Plan as not available for release. The NAVCAMS WESTPAC Barrigada area contains transmitting antennas with only a relatively small area used for operational and personnel support facilities. The entire parcel is within an EMR Zone. The proposed site for the siren is also impacted by Noise Zone 2. The DOD plans to move its antenna field to the eastern portion of the parcel which will allow the release of some parcels of land within the area. One such area is slightly west of the proposed siren site. The proposed siren is compatible with the rural districting of the property. However, the compatibility with EMR Zone criteria is undetermined as uses within such zone must be evaluated on an individual basis and further supported by a specific EMR study of the area.

RECONSTRUCTION OF ROUTE 15

The need to reconstruct most of Guam's highways is obvious to motorists traveling on Guam's 255 miles of roadways. The frequent traffic congestions, the limited routes and the high accident rates are only some of the problems that motorists are all too familiar with. Guam's highways are inadequate and deteriorating rapidly.

Guam's limited and deteriorating road network supports more than 226 registered vehicles per mile of road. The vehicle miles of travel have increased from 3.46 hundred million vehicle miles in 1972 to 5.49 in 1977. This figure is likely to continue on an upward trend as more people and vehicles enter the traffic system.

One and one-half (1.5) acres of NAVCAMS WESTPAC Barrigada are needed for the purpose of realigning Route 15. This particular curve is very dangerous and has caused problems to motorists traveling along that route.

ANDERSEN BARRIGADA ANNEX

The Andersen Barrigada Annex is the transmitter site for Air Force Communications on Guam. The site consists almost entirely of transmitting antennas, and has no significant personnel support facilities. Portions of the Annex are impacted by a Radio Frequency Interference-Free (RFI-Free)/Electro-Magnetic Radiation (EMR) zone. The GLUP identifies 742 acres that are available for release.

The following is a list of proposed uses for releasable and non-releasable lands in this area by agency and acreage. Brief justifications follow.

RELEASABLE - 742 Acres

<u>Agencies/Commissioners</u>	<u>Proposed Uses</u>	<u>Acreage</u>
Mangilao Commissioner	Active Recreation	10
Department of Public Safety	Fire Station and Training Facility	4
Guam Housing and Urban Renewal Authority	Residential Development	205
Department of Public Works	Highway Reconstruction along Route 15	2
Department of Agriculture	Conservation Management	521

NON-RELEASABLE - 20 Acres

Department of Corrections	Agricultural Development	5
Mental Health and Substance Abuse Agency	Rehabilitation Center of the Pacific	15

ACTIVE RECREATION

The Commissioner of Mangilao recognizes that inactivity is a serious health hazard and has been the cause of children and young people engaging in vandalism and other delinquent acts.

A rapidly growing community at Pagat, on the outskirts of Mangilao, contains no recreational facilities for the 140 families living in the area. Currently, the only available public recreation facility for the Mangilao area is the basketball court and the baseball field adjacent to the Price Elementary School.

The Mangilao Commissioner is requesting to obtain ten acres of Andersen Barrigada Annex, for providing a playground with appropriate facilities to meet the needs of Mangilao and Pagat residents.

FIRE STATION AND TRAINING FACILITY

The Department of Public Safety is proposing to construct a fire station and training facility in the village of Mangilao. The Department is requesting for the release of approximately four acres of federal land located in the Mangilao area as Government of Guam land is either being utilized or is not near a thoroughfare. The Department plans to use one acre for the fire station and the remaining acreage for the fire training facility. The Department has identified federal land near Route 15 as the best location as it would permit the exit of fire equipment without becoming a traffic hazard.

The municipality of Mangilao is a rapidly expanding community. Although currently districted as rural, it is expected by the year 2000 to be one of Guam's major urban districts. At present, there is an estimated 6,175 residents residing in Mangilao and by the year 2000, the population is projected to be 19,482. The number of homes and apartment units scattered throughout the area is estimated at present to be 2,042.

In addition to being an expanding community, Mangilao also contains several major public institutions. These institutions include elementary and secondary schools, the University of Guam, the Guam Community College, the Department of Agriculture, the Department of Corrections, the Department of Youth Affairs and the Department of Public Health and Social Services.

At present the village of Mangilao is being served by several distant fire stations that are also serving expanding communities. The following is the response time for both normal and abnormal conditions of fire units from neighboring villages serving Mangilao, to the nearest Mangilao municipal boundary:

<u>VILLAGE</u>	<u>NORMAL CONDITIONS</u>	<u>ABNORMAL CONDITIONS</u>
Barrigada	6 minutes	10 minutes
Yona	8 minutes	12 minutes
Sinajana	10 minutes	14 minutes

An acceptable fire response time is considered to be five (5) minutes. An additional delay by any of the forementioned units could mean high property and life losses. It is not only imperative that federal land be acquired for a two-stall fire sub-station to protect the residents of Mangilao but also to provide fire protection to facilities worth millions of dollars invested by the Government of Guam.

In addition to needing a fire station, the Department of Public Safety's (DPS) Fire Division also needs a training facility. Presently, fire recruit and advance fire training activities are inadequate due to the lack of a training facility. The rapid residential and commercial growth that Guam has been experiencing makes it imperative that DPS expand and upgrade its fire fighting capabilities.

It should be noted that the area is impacted by a radio frequency interference free (RFI-free)/ electromagnetic radiation hazard (EMR) zone. The communication system utilized by DPS may not be compatible with the Air Force's antenna field. However, according to Guam Land Use Plan, the individualized studies need to be conducted before the impact of uses upon its communication system can be determined.

RESIDENTIAL DEVELOPMENT

Increasing population has been a major indicator of change on Guam. The island's population is now estimated to be in excess of 100,000 as compared to a 1950 count of 59,485. It is anticipated that by the year 2000, the local population would be in excess of 200,000.

Providing housing opportunities for the above population will be an ongoing concern of private development firms and the Government of Guam. The government has to deal with not only the replacement of almost 6,000 substandard structures throughout the island, but also in providing at least 2,000 additional new units by the year 2000.

According to the Bureau of Labor Statistics in 1978, the median income of Guam's households is approximately \$16,500. Households with an income below \$15,000 are in no position to purchase a home. It has been estimated that over 60% of future households will not be able to enter into the home purchasing market. Therefore, the local government must become involved in reducing the cost of housing and encouraging expansion of public housing programs for low and moderate income families.

The major concentration of the island's 23,272 housing units are located in the central and northern areas on Guam, while the Southern area accounts for only 6% of the existing housing stock. This unbalanced growth is due to the following factors:

1. Places of private and government employment are located primarily in the Central and Northern areas on Guam.

2. Private and government entities have concentrated their housing development in these areas due to the availability of infrastructure; thus reducing development costs.
3. Availability and proximity of shopping centers, schools, hospitals, and other major public facilities have encouraged population concentration.
4. Topographic features of the land are more suitable for housing development.

As the population grows, the demands for subdivision development will continue and the amount of Government of Guam land that is available will not meet housing requirements. The aftermaths of Typhoons Karen and Pamela have had tremendous impact upon the expansion of the island's housing stock and the utilization of Government of Guam land for residential development. For the most part, Government of Guam land that is available is inadequate for subdivision development. Major government properties are reserved for conservation because of topographic and historic features. They are inappropriate for residential development since development cost would be exorbitant. Consequently, the Government is hindered from expanding and developing additional housing units.

Guam Housing and Urban Renewal Authority (GHURA) has identified 205 acres within the Andersen Barrigada Annex, as a site suitable for residential development. In addition to the need for more homes at affordable prices, GHURA strongly recommends the release of the above military land for further residential development for the following reasons:

1. The site is not presently being utilized by the military and has sat idle for the past fifteen years. Local revenues through taxes could be generated by increasing residential development.

2. The site is compatible with surrounding land uses.
3. Infrastructure is available within close proximity.
4. The site is close to places of employment, schools and other major public facilities.

HIGHWAY RECONSTRUCTION

The need to reconstruct most of Guam's highways is obvious to motorists traveling on Guam's 255 miles of roadways. The frequent traffic congestion, the limited routes and the high accident rates are only some of the problems that motorists are all too familiar with. Guam's highways are inadequate and deteriorating rapidly.

Furthermore, the volume of traffic has significantly increased as the number of licensed drivers and registered vehicles has increased. The number of licensed drivers has increased from 42,132 in 1970 to an estimated 52,059 in 1977. In 1970, there were 31,471 registered vehicles while in 1977, 57,779 vehicles were recorded.

Guam's limited and deteriorating road network supports more than 226 registered vehicles per mile of road. The vehicle miles of travel has increased from 3.46 hundred million vehicle miles in 1972 to 5.49 in 1977. These figures are likely to continue on an upward trend as more people and vehicles enter the traffic system.

An extensive Road Reconstruction Program extending over a fifteen year period since 1975 has been proposed and adopted by the Department of Public Works. Included in this reconstruction program is Route 15, beginning at Route 10 and extending to the Wilson Homes area. Essential to this particular project is the acquisition of 2 acres contiguous to Andersen Barrigada Annex. The 2 acres will be used to realign a hazardous curve which has been the scene of many accidents and to widen Route 15.

CONSERVATION MANAGEMENT

The Guam Rail (*Rallus Owstoni*) has recently been identified as a threatened species. These birds are currently found only on the limestone plateau of Northern Guam. The number in these areas however, is fast declining in recent years probably due to the combined effects of habitat loss and predation. The rail prefers the open mowed grass with brush and mixed woodlands that are found in areas, such as Andersen Barrigada Annex. The Department of Agriculture has proposed to obtain 521 acres of releasable lands at Andersen Barrigada Annex to preserve the area and provide public access.

AGRICULTURAL DEVELOPMENT

Among the rehabilitation programs planned by the Department of Corrections (DOC) is the development of an agricultural farm. The project is to serve three purposes: 1) To provide inmates with an occupation while incarcerated, 2) To provide a food supplement for the prison, and 3) To provide the prisoners a means to demonstrate their abilities for success. The field is to be suitable for agriculture and accessible to the penitentiary without passing through urban centers. DOC estimates that five acres is sufficient for this project.

The proposed use is compatible with Land-Use Districting Guidelines. However, the area is impacted by an EMR Hazard Zone, which controls land uses within a one-mile radius of communication antennas. Compatibility of this project with the EMR Hazard Zone must be supported by an EMR study of this area.

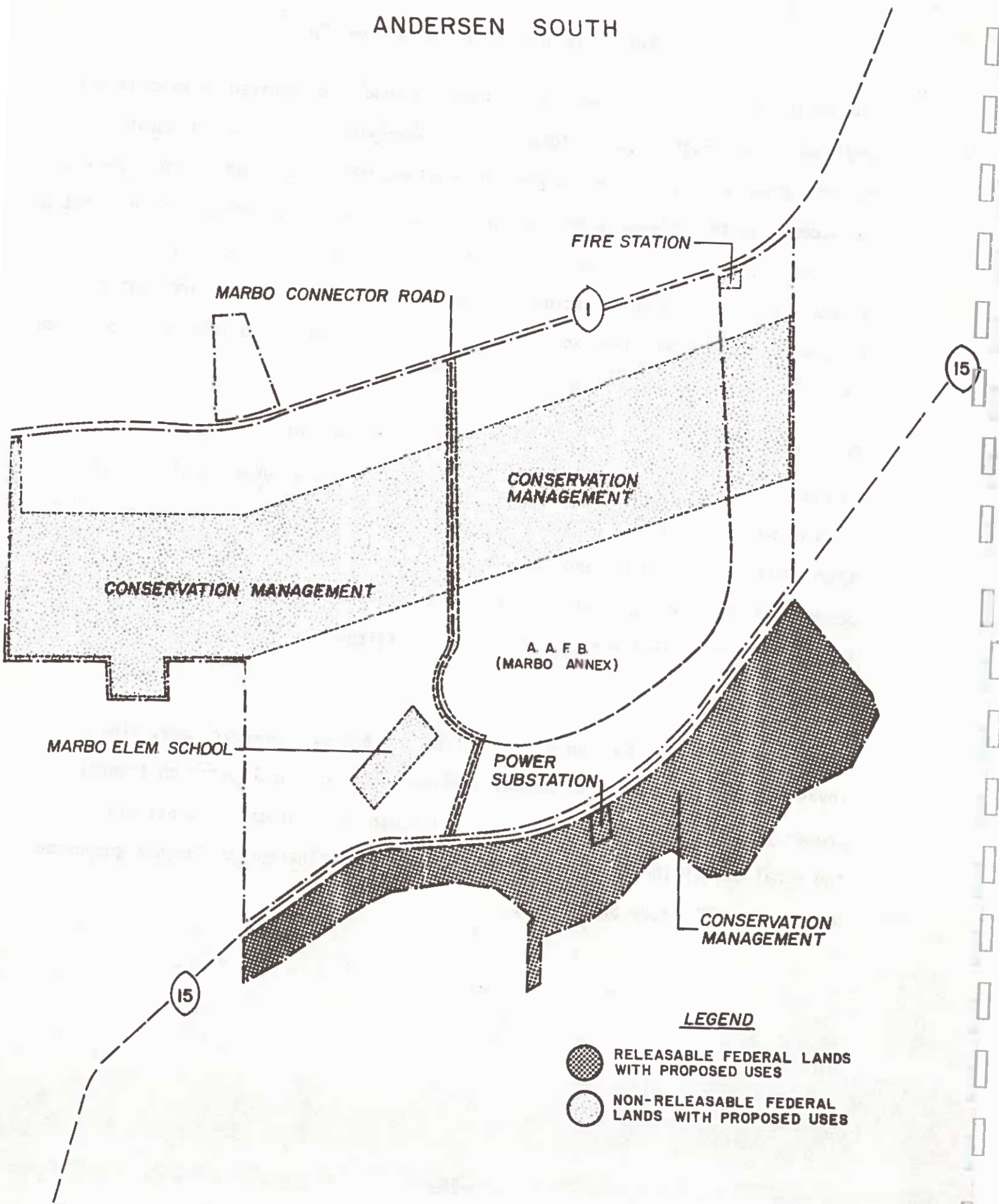
REHABILITATION CENTER OF THE PACIFIC

The Mental Health and Substance Abuse Agency (MHSAA) is required to promote the development of programs which focus on the underlying problems which substance abusers experience and which manifest themselves through drug and alcohol abuse. To accomplish this mission, the agency has implemented treatment and rehabilitation services. These services include outpatient treatment, in-house treatment, and in-house modulated rehabilitation treatment. Presently, services are contracted to Government of Guam agencies and private groups. There is a need to consolidate services in order to lower service cost.

The Rehabilitation Center is to be located in an area which is readily accessible to public facilities and utilities, yet remote from major urban centers. It is to have sufficient land for administrative and treatment facilities, housing for approximately 100 clients and staff, and areas for agricultural training. Based upon the Land-Use Districting Guidelines, the Center is best located in the Rural District. MHSAA estimates that ten to fifteen acres should suffice for the center.

A detailed study for the center has not been prepared. However, preliminary investigations show that the Rehabilitation Center can be located on federal property at Andersen-Barrigada Annex. Although the project is compatible with the rural use of the area, compatibility must be evaluated and further supported by specific EMR study of the area.

ANDERSEN SOUTH



ANDERSEN SOUTH

Andersen South contains 2,531 acres. Family housing and personnel support facilities utilize approximately 68 acres with another 487 acres reserved for future expansion. An additional 1,580 acres which are primarily located in northern half, are impacted by the water supply protection zone reserved for future expansion of the water system. Approximately 395 acres of Andersen South that lie east of Route 15 are available for release.

Uses requested by GovGuam within the non-releasable lands are impacted by the Water Protection Zone. An Environmental Impact Assessment is required to determine the effects these projects may have on the watershed area.

The following is a list of uses for releasable and non-releasable lands. Brief justifications follow.

RELEASABLE - 395 Acres

<u>Agencies/Commissioners</u>	<u>Proposed Uses</u>	<u>Acreage</u>
Department of Parks and Recreation and Department of Agriculture	Conservation Management	393
Guam Power Authority	GPA Substation	2

NON-RELEASABLE - 796 Acres

Yigo Commissioner	Fire Station	1
Department of Education (DOE)	Marbo Elementary School	20
Department of Public Works	Marbo Connector Road	19
Department of Agriculture	Conservation Management	756

CONSERVATION MANAGEMENT

The Guam Rail and a number of other native species of flora and fauna have been recommended for protection as threatened species. The rail was once distributed island-wide but is now found only on the limestone plateau of Northern Guam. Though the species is still widespread in these areas, its numbers have declined sharply in recent years. The rail prefers the open mowed grass with brush and mixed woodlands that are found in the area of Andersen South. The proposed critical habitat for this species of native wildlife must be preserved. In addition, the forested and wooded portions of these areas also protect valuable habitats for certain other native birds that are becoming rare on the island. Furthermore, since the requested property is adjacent to both the Pagat Historic site and Marbo Cave, a natural freshwater spring, access to these sites must also be provided through the property.

To provide maximum protection of this critical habitat and ensure public access to both the Pagat Historic Site and Marbo Cave, GovGuam must acquire the land and ensure public access.

GPA SUBSTATION

Guam Power Authority (GPA) needs 2 acres of Andersen Air Force Base-Marbo Annex property to construct an additional power substation in the northeastern portion of Guam.

An additional substation will up-grade Guam's power system. It will service the northeastern portion of Guam and ease the power demand on the substation in Barrigada. This substation will also ensure sufficient and dependable power supply to accommodate future development.

The site chosen for the substation is suitable because it is near a major highway and is relatively level. The proposed substation will not be detrimental to wildlife as the land is not a place of permanent refuge since constant distractions occur because of its proximity to Route #15.

FIRE STATION

The Village of Yigo has no fire station. The Yigo Commissioner has identified 1 acre in the northern boundary of Andersen South adjacent to Route 1 for the construction of a fire station.

Andersen South is a large site which contains only a small developed area. The developed area consists of family and bachelor housing and personnel support facilities. There are six wells in the northern part of the site which are an important part of the Andersen Water System. GLUP cites the entire northern portion of Andersen South, including the 1 acre designated by the Commissioner, as a water protection and water reservation area, which is not cited for release.

A fire station is compatible with the Land Use Districting Guidelines. However, an EIA/EIS must be conducted as the proposed project is within the Water Protection Zone.

MARBO ELEMENTARY SCHOOL

The Department of Education (DOE) has projected the need for another elementary school in the northern section of Guam and has identified the Marbo Annex Bachelor Quarters as the most suitable site. This area and existing improvements can easily be converted to an elementary school.

Marbo Annex Bachelor Quarters is located in the highly developed portions of Andersen South which is impacted by Noise Zone 2, outside the water protection and water reservation area. Noise Zone 2 requires a waiver from the Secretary of Defense to have medium or above density residences and institutions, such as an elementary school. To obtain the waiver adequate sound attenuation features must be incorporated into the design of buildings. It is assumed that the Bachelor Quarters has obtained the waiver. East of the Bachelor Quarters area is a highly developed area with military housing.

An elementary school at the Bachelor Quarters site is compatible with local Land Use Districting Guidelines.

MARBO CONNECTOR ROAD

Traffic congestion along Marine Drive has become a priority issue. Constructing on main thoroughfares which connect to Marine Drive from various sectors of the Territory is one way of relieving the congestion. The 1975 New Highway Construction Program slated the Marbo Connector Road as a Phase II project (1980-1985). Funding sources require GovGuam to own fee title in order for a road to be constructed. The Department of Public Works has designated the existing two lane road through Andersen South for a four (4) lane highway (100 ft. wide) for a distance of about 1.5 miles, or approximately nineteen (19) acres.

Andersen South is an Air Force personnel support and water resource area that is located between Marine Drive and Route 15. The road designated by the Department of Public Works connects both Marine Drive and Route 15 passing by the Air Force Barracks and Wilson Homes. The entire northern portion to the Wilson Homes Development is a Water Protection and Water Reservation Area. The area is also impacted by AICUZ Noise Zone 2. A highway is a compatible use with both zones except that, for the water reservation area, water quality guidelines must be followed.

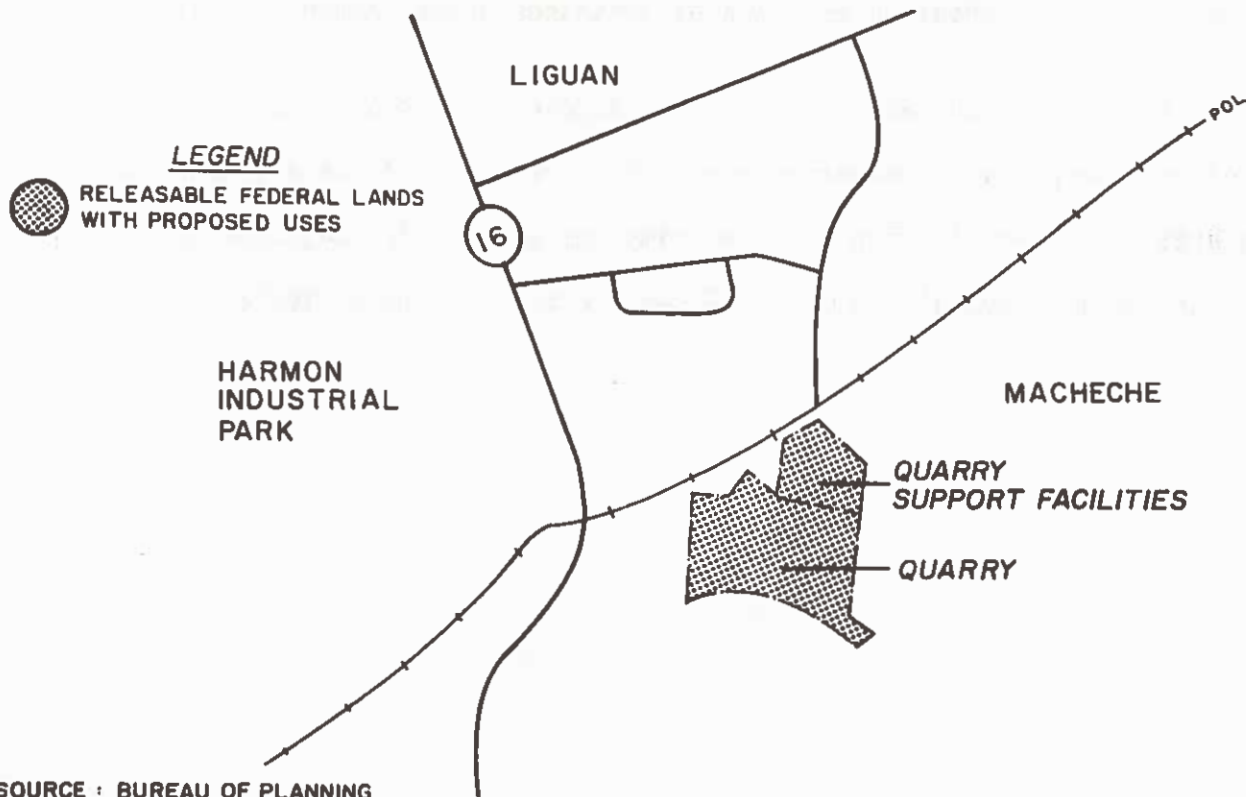
CONSERVATION MANAGEMENT

The Guam Rail and several other species of native wildlife are facing extinction. Some areas must be designated as conservation reserves to provide needed protection. However, without local ownership or legal access to these lands, GovGuam lacks the ability to enforce conservation measures in the area.

The Department of Agriculture needs to obtain access to 756 acres of land at Andersen South to protect the habitat of these species. In addition, public access must also be guaranteed as the area possesses unique natural beauty.

The Community Design Plan has identified the adjoining area as a historic preservation site and a conservation district. The proposed conservation use of this area is compatible with the Community Design Plan for adjacent areas. In addition, it is compatible with the Water Protection Zone Criteria.

HARMON QUARRY and POL ANNEX



HARMON QUARRY AND POL ANNEX

The Harmon Quarry and POL Annex, as described in the Guam Land Use Plan, is a former Air Force limestone quarry that is located along Route 16. The area contains a total of 39 acres and is presently unused.

Development of the Harmon Quarry and POL Annex must be compatible with Noise Zones 2 and 3. Release of this site is subject to a GovGuam drainage easement.

The Department of Public Works requests that all 39 acres be released for quarry activities. A brief justification for this project follows.

RELEASABLE - 39 Acres

<u>Agency/Commissioner</u>	<u>Proposed Use</u>	<u>Acreage</u>
Department of Public Works	Quarry and Quarry Support Facilities	39

HARMON QUARRY AND SUPPORT FACILITIES

As part of the Department of Public Works' highway maintenance program and other government construction projects, the Department operates quarries for coral aggregate. Public Works currently operates one quarry, situated along Route 28, Y-Sengsong Road. The Dededo Quarry provides coral aggregate for all government highway maintenance and construction projects.

With the anticipated reconstruction of approximately 100 miles of highways, collector roads and village streets in the central and southern areas of Guam in the next five years, not including the annual maintenance of the other roads and use of coral aggregate for other Government projects, another quarry is urgently needed.

There is no available GovGuam land having development potential or suitable as a quarry. A parcel, identified by Public Works as highly suitable for quarry activities, is the Harmon Quarry. The quality of coral aggregate in this area is superior to that of the Dededo Quarry.

Quarry support facilities such as the personnel field office, equipment storage area and employee parking will also be located within the area.

The Harmon Quarry and POL Annex by GovGuam will serve highway projects in the central and southeastern portions of the island. Use of this area would reduce fuel costs and shorten the hauls from the quarry to project sites in the central and southern areas.

TANGUISSON POWER PLANT, NAVCAM'S BEACH, ANDERSEN HARMON ANNEX and CAMP EDUSA

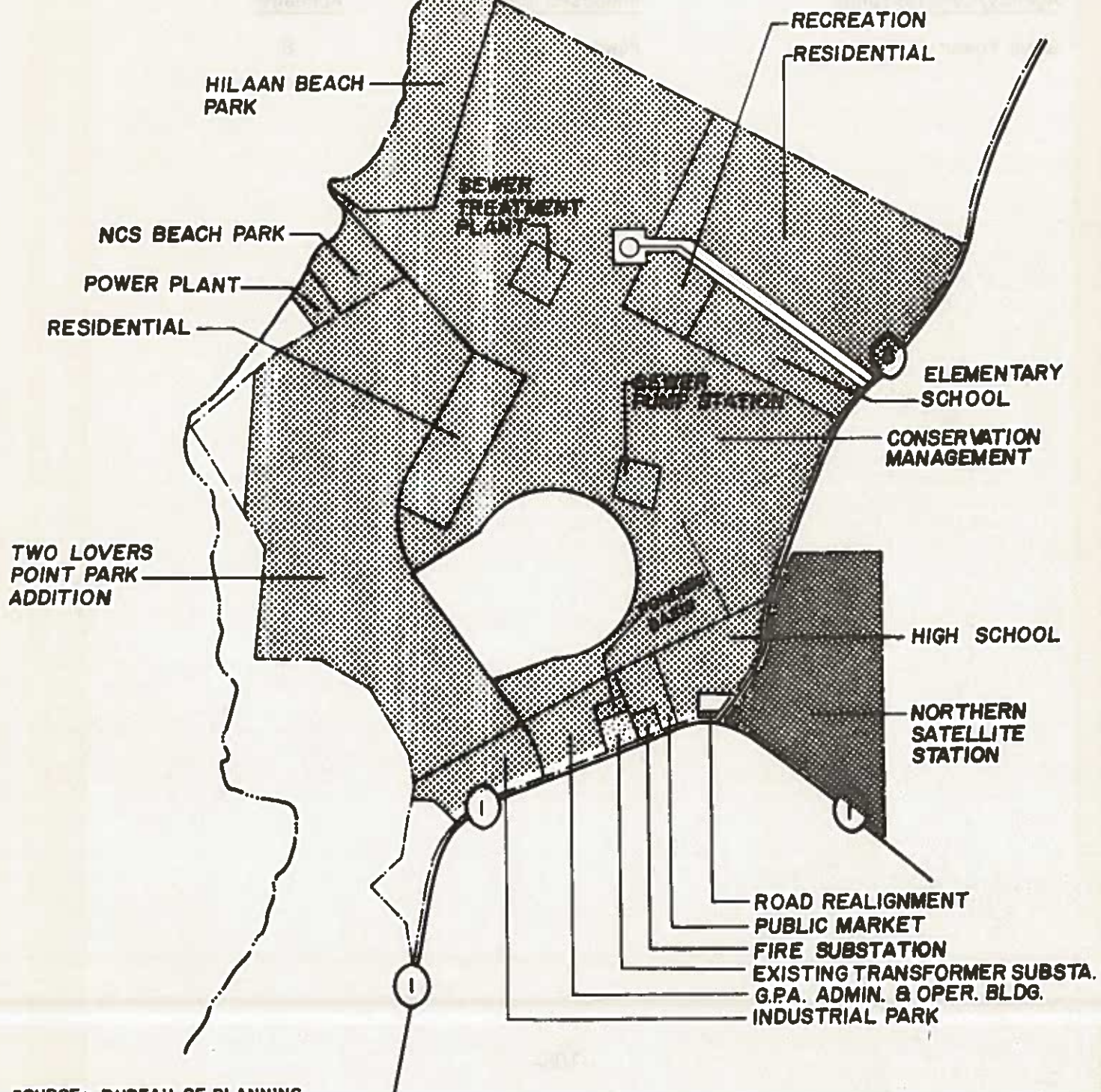
LEGEND



RELEASABLE FEDERAL LANDS
WITH PROPOSED USES



NON-RELEASABLE FEDERAL LANDS
WITH PROPOSED USES



TANGUISSON POWER PLANT

Tanguisson Power Plant, located along the northwestern boundary of Andersen Harmon Annex, contains 8 acres. This parcel is available for release only upon conditions mutually agreed to by the Navy and the Guam Power Authority. No justification for the release of this parcel has been provided.

RELEASABLE - 8 Acres

Agency/Commissioner

Proposed Use

Acreage

Guam Power Authority

Power Plant

8

NAVCAMS BEACH

NAVCAMS Beach is located on the narrow coastal plain, west of the Harmon Annex.

The area is currently used for Navy recreational beach facilities. It contains a total of 20 acres. Proposed use of the property is identical to the current use of the area. A brief justification follows.

RELEASABLE: - 20 Acres

<u>Agency/Commissioner</u>	<u>Proposed Use</u>	<u>Acreage</u>
Department of Parks and Recreation	Beach Park	20

BEACH PARK

The population growth in the north, generated by the increase in residential development, has accelerated demands for additional beach parks and other recreational facilities.

The Department of Parks and Recreation seeks to acquire 20 acres of beachland at NAVCAMS Beach for use by approximately 28,000 residents living in the northern area.

NAVCAMS Beach is presently being leased to GovGuam. As with all other five-year leases between the Navy and GovGuam, the department is prevented from developing long-term plans for the facility because of the limited and short-term nature of the lease. Funding for development of properties under lease from the military cannot be secured from the Federal Government as leased properties do not qualify for such federal assistance. Moreover, because the property is presently leased to GovGuam, the Navy is not responsible for the leased sites, and therefore does not provide money for repairs or maintenance.

ANDERSEN HARMON ANNEX

The Andersen Harmon Annex includes Harmon Cliffline Housing, VOR Annex, Wettengel Annex, and Tumon POL Annex. The area contains a total of 1,715 acres of which 1,553 acres have been identified as releasable. The area is almost entirely impacted by RFI-free zones from Air Force communication facilities at Harmon and Noise Zones from aircraft operations at AAFB.

The following are proposals to utilize releasable and non-releasable lands within Andersen Harmon Annex. Brief justifications for these projects follow.

RELEASABLE - 1,553 Acres

<u>Agencies/Commissioners</u>	<u>Proposed Uses</u>	<u>Acreage</u>
Department of Commerce	Industrial Park	56
Guam Power Authority	GPA Administration and Operations Headquarters	20
Public Utility Agency of Guam	Northern District Sewer Plant, Outfall and Pump Station	13
Dededo Commissioner	Recreational Facilities	25
Department of Parks and Recreation	Puntan Dos Amantes Park Addition	209
Department of Public Works	Road Reconstruction and Ponding Basin	7
Department of Public Safety	Fire Station	2
Guam Housing & Urban Renewal Authority	Residential Development	685
Department of Education	High School	50
Department of Education	Elementary School	25
Dededo Commissioner	Public Market	8
Department of Agriculture	Conservation Management	390
Department of Parks & Recreation	Hilaan Beach Park	63

NON-RELEASABLE - 4 Acres

Guam Power Authority	Existing Transformer Facility	4
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INDUSTRIAL PARK

There are several recent events which have increased the potential for industrial-commercial development on Guam.

The combination of a decline in the value of the dollar and the steady appreciation of the Japanese yen has had great influence on the tourist and commercial trade between Guam and Japan whereby the feasibility of locating Japanese businesses on the island is enhanced.

In the way of light industry development, Guam has been designated a beneficiary of the Generalized System of Preferences (GSP) of Australia, New Zealand, Japan, and the European Economic Community. Briefly, the GSP program is the policy established by developed nations which reduces restrictions on imports from lesser developed territories and countries. Moreover, as a result of Guam's access to the U.S. market under Headnote 3(a) of the United States Customs Code, further development in light industry and commercially related activity is expected.

The 1978 Overall Economic Development Plan (OEDP) for Guam recognized the need to promote light industry on Guam as a source of income and employment for the rapidly growing labor force. The OEDP also identified one of the constraints restricting light industry on Guam as being the lack of designated industrial park sites complete with access roads, water and sewer systems, communication systems, and power sources.

The Harmon Annex has been identified as a potential site for the construction of an industrial park. The requested area contains a total of 56 acres. Presently, existing parks such as the E.T. Calvo Industrial Park and the Harmon Industrial Park would be not able to accommodate anticipated relocation of businesses to Guam.

Several advantages for designating a portion of the Harmon Annex as an industrial park site are:

- Location is in vicinity of the new Guam International Air Terminal facility
- Location is accessible from a major highway
- Residential areas are fairly distant
- Minimal disruption of the environment
- Location on the northern plateau of Guam, a rapidly growing commercial and residential section of the island
- Support infrastructure can be easily installed at the proposed site

GPA ADMINISTRATION AND OPERATIONS HEADQUARTERS

Guam Power Authority needs 20 acres of federal land in the Andersen Harmon Annex area to consolidate all vital managerial and field support functions in one area.

Consolidation of all these functions will assure efficient operation and cost-saving benefits to GPA. Presently, GPA's various functions are dispersed, crowded, and over-taxed. These problems lead to poor communication and inefficient operations. It costs GPA \$14,200 per month for property which they have been leasing.

Consolidating all these functions in one area will not only assure efficient operation of GPA but it will also be beneficial to the public as the utility agencies, Department of Public Works, Public Utility Agency of Guam, and Guam Telephone Authority, are located in this area.

NORTHERN DISTRICT SEWER TREATMENT PLANT

A major portion of the Northern District Sewer System facilities is located upon approximately 13 acres of military land within the Andersen Harmon Annex. This portion of the sewer system includes the treatment plant, pumping station, outfall and sewer lines connecting the facilities. The Public Utility Agency of Guam (PUAG) presently has a lease and easement agreement with the Department of Defense for the property upon which the facilities are located. PUAG has requested that this parcel (13 acres) be released to the Government of Guam.

The fee involved in the lease and easement agreement is a nominal amount of \$1.00 per year. This, however, is not the reason PUAG wants the parcel released. PUAG wants title to the property due to the restrictive provisions contained within the agreement. The agreement will not allow PUAG to make any modification to the facilities without prior consent from the Department of Defense. In addition, acquisition would also provide PUAG the necessary freedom to utilize the site for other water and sewer related projects. For example, PUAG is contemplating construction to a small hydroelectric plant which could harness energy from the effluent discharge of the sewer outfall. The construction of the plant would assist in reducing PUAG's operating cost of those facilities located in Harmon Annex. However, without acquisition of the property PUAG is leasing, planning for the project cannot proceed.

Thus, PUAG is requesting the release of the site so that the Government of Guam will be freed from the restrictive provisions of the lease and easement agreement and will enable the Government of Guam to best utilize the site to improve the sewer and water system.

RECREATIONAL FACILITIES

The Commissioner of Dededo requires land to develop active recreational facilities for residents of his village. For most residents, participation in active recreational activities is an extremely important part of their lifestyle. Dededo village, however, lacks adequate recreational facilities to accommodate recreational demands of residents in this village which is currently experiencing rapid urbanization.

Except for facilities within schools which are for the most part inaccessible, existing facilities were built prior to the growth of housing developments in the Dededo area. The Commissioner cites the need for baseball and softball fields, and basketball, volleyball, and tennis courts to be developed within his village.

With the acquisition of the 25 acres in Andersen Harmon Annex, the recreational demands of the residents in Dededo would be more adequately met.

PUNTAN DOS AMANTES PARK ADDITION

- The Department of Parks and Recreation presently administers a 27.76 acre park, Puntan Dos Amantes, in the Andersen Harmon Annex. This park is not located on federal land, but Government of Guam land. The Department has requested the release of 209 acres of federal land adjacent to the park so that the park may be expanded.

Puntan Dos Amantes is reknown for its natural beauty and its scenic overlook. Acquiring the adjacent federal land would not only enable the Department to expand the park but would also provide a buffer zone to protect its beauty from future urban expansion.

Japanese tourists generally spend approximately four days on Guam with few return visits. Puntan Dos Amantes is one of Guam's favorite tourist attractions due to its scenic beauty and proximity to the Tumon Bay resort area. By further expanding and developing the park, it will assist in attracting more tourists, increasing tourist lengths of stay and generating more return visits, and thus would contribute to Guam's overall economic growth.

The park addition would not only benefit Guam's tourist industry, but also Guam's residents. For most residents, participation in active recreational activities is an extremely important part of the island's lifestyle. The northern district, however, lacks adequate recreation facilities to accommodate resident recreational demands.

The need for increased recreational facilities will continue to be acute as the northern district continues to experience rapid urbanization.

ROAD RECONSTRUCTION AND PONDING BASIN

The need to reconstruct most of Guam's highways is obvious to motorists traveling on Guam's 255 miles of roadways. The frequent traffic congestions, the limited routes, and the high accident rates are only some of the problems that motorists are all too familiar with. Guam's highways are inadequate and deteriorating rapidly.

Furthermore, the volume of traffic has significantly increased as the number of licensed drivers and registered vehicles has increased. The number of licensed drivers has increased from 42,132 in 1970 to an estimated 52,059 in 1977. In 1970 there were 31,471 registered vehicles while in 1977, 47,779 vehicles were recorded.

Guam's limited and deteriorating road network supports more than 226 registered vehicles per mile of road. The vehicle miles of travel has increased from 3.46 hundred million vehicle miles in 1972 to 5.49 in 1977. This figure is likely to continue on an upward trend as more people and vehicles enter the traffic system.

In its 1975 Comprehensive Transportation Plan, the Department of Public Works proposed a 15-Year Road Reconstruction Program. Included in the first phase (1975-1980) is the reconstruction of Route 1 from Route 16 to Route 28 (Y-Sengsong Road). Reconstruction of this artery has been delayed because of funding deficiencies and has now been rescheduled for 1980 as funding has been secured.

Approximately 7 acres of the Andersen Harmon Annex are needed to widen the Route 1/Route 3 intersection and provide a drainage easement and a watershed area as part of the reconstruction project of Route 1 from Route 16 to Route 28 (Y-Sengsong Road).

Without the land for the drainage easement and watershed area, the existing drainage problems will continue to exist and worsen with the reconstruction of Route 1.

FIRE STATION

The Department of Public Safety (DPS) has requested for the release of approximately two acres of federal land, located in the Andersen Harmon Annex, for a fire station. The proposed fire station would primarily serve the Harmon Industrial Park, and would also provide fire protection to the Tumon Bay resort area. The two acres of land would afford DPS the necessary space for the fire station and any future additions while providing adequate parking for personnel and official cars.

The need to construct a fire station in the Harmon area is critical as this area has become one of Guam's major industrial parks. The park contains large industrial complexes, commercial warehouses, apartments, hotels, and government facilities. In addition, the nearby Tumon Bay resort area has also been experiencing rapid growth as it has become the major resort area on Guam, the site of an elderly home project and the proposed site of several major condominiums. Both areas, however, depend upon distant fire stations for protection. The location of these fire stations in relation to the Harmon Industrial Park, in particular, and the the Tumon Bay area causes considerable delays in response time and thereby increases the potential for life and property losses. The following is the response time for both normal (good weather, light traffic, etc.) and abnormal (bad weather, heavy traffic, etc.) conditions of those fire stations serving the Harmon Industrial Park, from the station to the heart of the park:

<u>Location of Station</u>	<u>Normal Conditions</u>	<u>Abnormal Conditions</u>
Tamuning	8 minutes	12 minutes
Dededo	6 minutes	10 minutes
Barrigada	8 minutes	12 minutes

The area identified by DPS as the most suitable site for a fire station was chosen due to its proximity to Routes 1 and 16, which would allow fire personnel from the

proposed fire station to respond to a call from any point within the industrial park in three minutes or less. In addition, the proposed site is close to collector roads which join Marine Drive to San Vitores Road and thus would allow DPS to quickly respond to fires in the Tumon Bay area.

RESIDENTIAL DEVELOPMENT

Increasing population has been a major indicator of change on Guam. The island's population is now estimated to be in excess of 100,000 as compared to a 1950 count of 59,485. It is anticipated that by the year 2000, the local population would be in excess of 200,000.

Providing housing opportunities for the above population will be an ongoing concern of private development firms and the Government of Guam. The government has to deal with not only the replacement of about 6,000 substandard structures throughout the island, but also in providing at least 2,000 additional new units by the year 2000.

According to the Bureau of Labor Statistics in 1978, the median income of Guam's households is approximately \$16,500. Households with an income below \$15,000 are in no position to purchase a home. It has been estimated that over 60% of future households will not be able to enter into the home purchasing market. Therefore, the local government must become involved in reducing the cost of housing and encouraging expansion of public housing programs for low and moderate income families.

The major concentration of the island's 23,272 housing units are located in the central and northern areas on Guam, while the Southern area accounts for only 6% of the existing housing stock. This unbalanced growth is due to the following factors:

1. Places of private and government employment are located primarily in the Central and Northern areas on Guam.
2. Private and government sectors have concentrated their housing development in these areas due to the availability of infrastructure; thus reducing development costs.
3. Availability and proximity of shopping centers, schools, hospitals, and other major public facilities have encouraged population concentration.
4. Topographic features of the land are more suitable for housing development.

As the population grows, the demands for subdivision development will continue and the amount of Government of Guam land that is available will not meet housing requirements. The aftermaths of Typhoons Karen and Pamela have had tremendous impact upon the expansion of the island's housing stock and the utilization of Government of Guam land for residential development. For the most part, Government of Guam land that is available is inadequate for subdivision development. Major government properties are reserved for conservation use because of topographic and historic features. They are inappropriate for residential development since development costs would be exorbitant. Consequently, the Government is hindered from expanding and developing additional housing units.

Guam Housing and Urban Renewal Authority (GHURA) has identified 685 acres in the Andersen Harmon Annex for the purpose of constructing additional low and moderate income housing units. GHURA strongly recommends the release of the above military land for further residential development for the following reasons:

1. The sites are not presently being utilized by the military and have sat idle for the past fifteen years. Local revenues through taxes could be generated by increasing residential development.
2. The sites are compatible with the surrounding land use.
3. Infrastructure is available within close proximity.
4. The sites are close to places of employment, shopping centers, and other major public facilities.

HIGH SCHOOL

The Department of Education (DOE) has requested the release of 50 acres within the Andersen Harmon Annex to the Government of Guam. The Department plans to reserve the site for a future senior high school (grades 10-12). DOE estimates that the senior high school will be needed within the next five years to accommodate increased student enrollment within the northern district.

DOE presently has two senior high schools, George Washington (GW) and J.F. Kennedy (JFK). Although built for a maximum student enrollment of 1,800 and 1,500, the schools are presently serving about 2,400 and 2,100 pupils, respectively. If the proposed Agat-Santa Rita secondary school (grades 7-12) is built, and the Inarajan Junior High School is converted into a secondary school, the proposed secondary schools will reduce GW and JFK's student enrollment to 1,785 and 1,531, respectively.

In summary:

<u>Senior High Schools</u>	<u>Maximum Enrollment Capacity</u>	<u>Current Enrollment (March 79)</u>	<u>Projected Enrollment with Proposed Secondary Schools</u>
George Washington	1,800	2,350	1,785
John F. Kennedy	<u>1,500</u>	<u>2,100</u>	<u>1,531</u>
TOTAL	3,300	4,450	3,316

The addition of the secondary school will only temporarily resolve the overcrowding problem within Guam's high schools as Guam's population is shifting to the northern district. Signs of the population shift can be readily seen as there are numerous housing projects which have commenced or are in the planning stages. Known housing development projects include: GHURA 506, 120 units recently completed; Astumbo Subdivision, 548 single and multi-residential units proposed; Ypapao Estates, 116 residential homes completed, 522 units proposed; and the Agricultural Subdivision across from Latte Heights, 89 half acre lots are presently available for sale.

These housing projects exclude those proposed by the military in Andersen South. Currently a 300 unit housing project has been completed and a 1,134 unit family housing project is proposed by the military in Andersen South.

The school will also be needed to accommodate families with school age children immigrating to Guam. There are numerous students from the Trust Territory, the Philippines, Korea and Taiwan enrolling in Guam's schools. There is also a high probability that a large number of Vietnamese will be relocated to Guam. This will further compound the problem of overcrowding and will further necessitate the construction of an additional senior high school.

The projected population increase in the northern district is not the only factor contributing to the projected need for a high school. Other factors, such as teacher/pupil ratios and additions to and expansion of existing curricula, also contribute.

ELEMENTARY SCHOOL

The Department of Education (DOE) has requested the release of 25 acres in the Andersen Harmon Annex for an elementary school. The need for the parcel is critical as it will replace the formerly proposed school site in the Astumbo area. The Astumbo site was re-evaluated and found inadequate due to its proximity to the Northern Water Lens protection area. The elementary school is needed to accommodate present and projected elementary enrollment within the northern district, to implement and expand educational programs, and to accommodate teacher/pupil classroom ratios as prescribed by the Board/Union contract of August 4, 1978.

The existing elementary schools within the northern district include: Andersen, Finegayan, F.B.Leon Guerrero, Ulloa, Wettengel and Yigo. The schools have a collective maximum pupil capacity of 5,870. During school year 1978-1979 the schools had a collective student enrollment of 5,300. Since some of the elementary schools are experiencing pupil enrollment above the maximum pupil capacity, DOE has developed a redistricting plan. With redistricting, the projected collective enrollment within the northern district for fall 1979 is 5,254, which leaves only 616 available pupil spaces. It should be noted, however, that the figure of 616 is based on pupil floor space and does not include those limitations placed on pupil capacity by the Board/Union contract, expansion and extension of educational programs requiring additional space allotments, specialized instructional facilities (special education rooms) and auxiliary areas. Taking these limitations into consideration, DOE feels that by mid-semester SY 1979-1980, all available pupil spaces will be filled.

While the Elementary Redistricting Plan will accommodate the pupil population in the northern district for SY 1979-1980, additional classrooms must be constructed. The northern district is fast becoming one of Guam's major population centers as several major housing projects have commenced and others are in the planning stages. These include:

1. GHURA 506 - 120 housing units are completed, of which most are four bedroom houses. DOE is presently projecting that 1.1 child per household will attend an elementary school within the northern district during SY 1979-1980. While the Department feels that this is a realistic figure for the SY 1979-1980, it feels that in ensuing years the number of children per household will be higher as it is unlikely that small families will occupy four bedroom homes.
2. Astumbo Subdivision - Established by P.L. 14-138, 440 single resident units and 108 multi-residential units are planned to be built. The Astumbo Development in itself warrants the construction of an elementary school.
3. Ypapao Estates - Of the 638 homes originally proposed to be built by a private developer, 116 residential units have been completed. The developers are contemplating the sale of individual land parcels to the public for private development. However, whether the area is developed by the developer or private individuals, 522 units may be built.

In addition, there are many students from the Trust Territory, the Philippines and Taiwan that will be enrolling in Guam schools. It also seems quite probable that a large number of Vietnamese will be relocated to Guam. This will further compound the overcrowding problem if they should relocate to the north, and further warrants the need to construct an elementary school.

PUBLIC MARKET

The Commissioner of Dededo is requesting land to develop a Public Market for residents of Northern Guam. Recently, legislation has been submitted in the 15th Legislature for the development of a Public Market in Dededo; however, its passage appears unlikely since there are competing demands for its proposed location.

Presently, small vegetable stands are scattered along Route 1 in Dededo. These stands create traffic hazards when they are operational and become eyesores along the highway when they are abandoned.

With the development of a public market, farmers or retailers would be able to sell their produce within one central area. Further construction of small stands would be denied, thereby alleviating congestion and eyesores along Route 1. Additionally, health and sanitation measures would be easier to regulate within a central area.

The need for such a market is further warranted by the continually increasing population of Northern Guam.

CONSERVATION MANAGEMENT

In order to ensure the protection of the natural features of certain federal lands for their value as wildlife habitats, it is proposed that the releasable properties be acquired by the GovGuam, and declared as Conservation Reserves or Natural Preserves under the Territorial Park System.

The 390 releasable acres at Andersen Harmon Annex are requested for conservation of the Guam Rail (*Rallus Owstoni*), a bird endemic to Guam that has recently been identified as a threatened species. This species was once distributed island-wide but is now found only on the limestone plateau of northern Guam. Though the species is still widespread in this area, its numbers have declined sharply in recent years, probably due to the combined effects of habitat loss, predation and pesticide usage. The Guam Rail prefers the open mowed grass with brush and mixed woodland with brush habitats that are found in the Andersen Harmon Annex area.

The releasable area contains some of the greatest concentrations of Guam rails left on the island and consequently should be protected. In addition, the forested and wooded portions of this area also provide valuable habitats for certain other native birds that are becoming quite rare on Guam.

HILAAAN BEACH

In order to accommodate the recreational needs of the present and anticipated population of Northern Guam, the Department of Parks and Recreation seeks to acquire 63 acres of beach and cliffline property adjacent to NCS beach for development as a low density public beach facility.

The acquisition of Hilaan Beach is important in that it will provide a public beach facility in the northern half of the island. At the present time, there are no public beach facilities in the northern portion of the island and existing public facilities, located in the central and southern portions of the island, are over-used and rapidly reaching the point where they will no longer be able to adequately accommodate the demands of Guam's growing population. Additionally, the Government of Guam does not own any northern beach front land suitable for the development of public beach park facilities.

EXISTING TRANSFORMER FACILITY

When the Guam Power Authority (GPA) became an autonomous government agency, it went forth to establish itself as a responsible agency. Guam was rapidly growing economically and as a result, the demand for power (energy) increased.

GPA entered into a Power Pool agreement with the Navy to satisfy power demand and for GPA to gradually assume full control over the islandwide power system. GPA continued to expand by erecting three generating units and extending its transmission system to growth centers around the island.

GPA needs the existing Power Substation in Andersen Harmon Annex to equitably distribute power supply on Guam and to hasten the full assumption of control and operation of the islandwide power system.

CAMP EDUSA

Camp Edusa contains an unused building located across Route 3 from the Harmon Annex. This area is mostly unused except for POL lines that cross the area. The entire 126 acres are available for release subject to an easement for POL lines. Almost the entire area is impacted by RFI-free zones from receivers (VORTAC) and much of the area is covered by Noise Zone 2 from AAFB.

The Department of Public Works requests that all 126 acres be used for a Northern Satellite Station and road reconstruction projects. A brief justification for this project follows.

RELEASABLE - 126 Acres

<u>Agency/Commissioner</u>	<u>Proposed Use</u>	<u>Acreage</u>
Department of Public Works	Northern Satellite Station	126

NORTHERN SATELLITE STATION

Statistics for 1978 indicated that forty-three percent (43%) of the total student population (26,087) in Guam's public schools are currently enrolled in schools located in the northern sector of the island.

Public and private residential subdivision concentrations in the north have resulted in the tremendous increase in not only student population but overall population.

To support student population requirements the Department of Public Works has had to expand its bus operations and related maintenance activities. Because of the number of buses (25) serving the northern area, it has been deemed necessary to establish a satellite station in the area. The travel time and distance from the DPW compound to other northern areas has resulted in buses parked at the drivers' homes or at the temporary satellite bus station adjacent to the Harmon Loop Elementary School. The station is temporary because this tract of land is reserved for the Northern Area Territorial Park.

In addition to bus operations, highway maintenance activities are frequently conducted in the north. When performing a job, DPW personnel have had to park graders, dump trucks, backhoes and other service vehicles at job sites because of the distance to the DPW compound.

DPW vehicles and equipment left at job sites and at residences have been vandalized. Therefore, in its efforts to become more cost-effective and efficient through fuel savings, reduce man-hours spent traveling to job sites, improve response time to problem areas and reduce vandalism of vehicles and equipment, the Department of Public Works is pursuing a regional approach to its operations.

The Department has proposed to establish a satellite station in the northern sector of the island. The station would be used to park school buses, store supplies and equipment for building and highway maintenance activities and provide field personnel offices.

An integral part of this project is the widening of the Route 1/Route 3 and Route 1/East Santa Monica Avenue intersections of which portions of Camp Edusa are needed for the proposed widening.

Approximately 1/2 acre of those areas of Camp Edusa adjacent to the two intersection is required. These areas have already been submitted to the Governor for request of their release from the military.

A portion of the right of way of East Santa Monica Avenue serving Camp Edusa was never transferred to the Government of Guam, which was contemplated when authorization of the construction of East Santa Monica Avenue was received

Santa Monica Avenue is a vital link in the Dededo village street lay-out and serves to connect Marine Drive with not only the Kaiser Dededo Community, but also three public schools in the immediate vicinity. It plays an important role in the development of the Dededo Community.

SOUTH FINEGAYAN

LEGEND



RELEASABLE FEDERAL LANDS
WITH PROPOSED USES

AGUE
POINT

F.A.A.

CONSERVATION
MANAGEMENT

NAVAL COMMUNICATION STATION
SOUTH FINEGAYAN

ANDERSEN
AIR FORCE BASE
(HARMON ANNEX)

3

3

SOUTH FINEGAYAN

South Finegayan is situated just north of Andersen Harmon Annex. Current facilities on the site are family housing units and support facilities. The area is affected by Noise Zone 2 from NAS Agana and Andersen AFB. It is also impacted by RFI-free zones from Air Force receivers to the south.

Existing family housing utilizes approximately 229 acres of the total 691 acres in this area. The northwest half of the area has been identified as releasable and it is partially impacted by the Harmon RFI-free zones and the NAS Agana Air Installation Compatible Use Zone (AICUZ). This area consists of approximately 462 acres.

The Department of Agriculture is requesting that all 462 acres be released for conservation management. A brief justification for this project follows.

RELEASABLE - 462 Acres

<u>Agency/Commissioner</u>	<u>Proposed Use</u>	<u>Acreage</u>
Department of Agriculture	Conservation Management	462

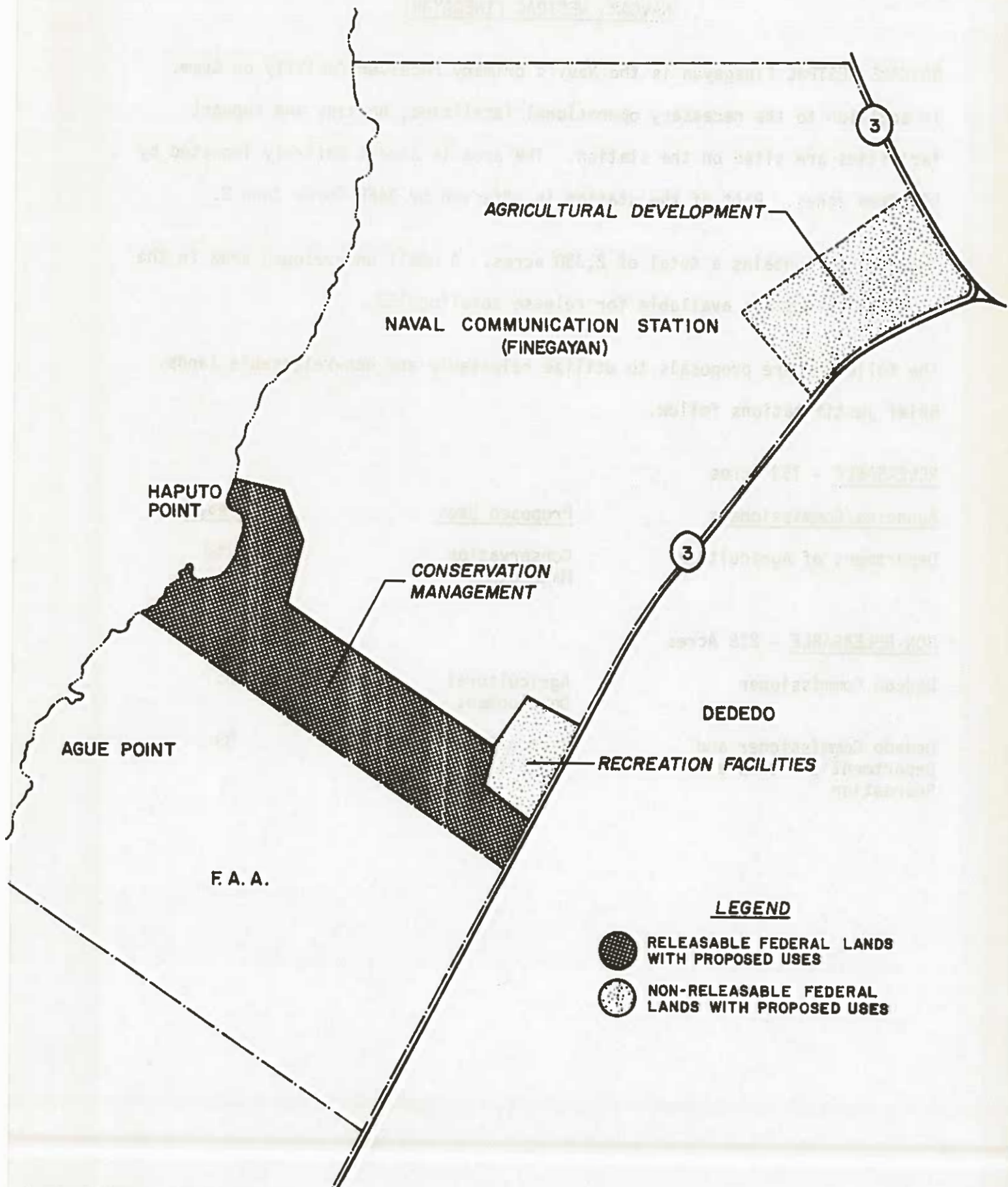
CONSERVATION MANAGEMENT

The Guam Rail (*Rallus Owstoni*), a bird endemic to the island, has recently been identified as a threatened species. This species was once distributed island-wide but is now found only on the limestone plateau of Northern Guam.

Though the species is still widespread in the area, its numbers have declined sharply in recent years due to combined effects of habitat loss and predation. The rail prefers the open mowed grass with brush habitats that are found in the area of South Finegayan. The area contains concentrations of the Guam rail and consequently should be protected. The forested and wooded portions of the area also provide valuable habitats for certain other native birds that are becoming rare on Guam.

The Department of Agriculture needs to acquire 462 acres of releasable land at South Finegayan to protect the habitat of these threatened species. Also the Hilaan Historic Site is located in this area and must be preserved while public access be guaranteed.

NAVCAMS WESTPAC AT FINEGAYAN



NAVCAMS WESTPAC FINEGAYAN

NAVCAMS WESTPAC Finegayan is the Navy's primary receiver facility on Guam. In addition to the necessary operational facilities, housing and support facilities are sited on the station. The area is almost entirely impacted by RFI-free zones. Part of the station is affected by AAFB Noise Zone 2.

The station contains a total of 2,330 acres. A small undeveloped area in the southeast corner is available for release totaling 153.

The following are proposals to utilize releasable and non-releasable lands. Brief justifications follow.

RELEASABLE - 153 Acres

<u>Agencies/Commissioners</u>	<u>Proposed Uses</u>	<u>Acreage</u>
Department of Agriculture	Conservation Management	153

NON-RELEASABLE - 218 Acres

Dededo Commissioner	Agricultural Development	185
Dededo Commissioner and Department of Parks and Recreation	Recreational Facilities	33

CONSERVATION MANAGEMENT

The Guam Rail (*Rallus Ouwstoni*), a bird endemic to the island, has recently been identified as a threatened species. This species was once distributed island-wide but is now found only on the limestone plateau of Northern Guam. Though the species is still widespread in the area, its numbers have declined sharply in recent years, probably due to the combined effects of habitat loss, predation and pesticide usage. The rail prefers the open mowed grass with brush and mixed woodlands that are found in the area of NAVCAMS WESTPAC Finegayan. The area contains some of the greatest concentrations of the Guam Rail left on Guam and consequently should be protected. The forested and wooded portion of these areas also provide valuable habitats for certain other native birds that are becoming quite rare on Guam. In addition, the Haputo Historic Site is located within this area.

AGRICULTURAL DEVELOPMENT

Much of Guam's land area is unsuitable for extensive agricultural development. Over the northern limestone plateau, the thin layer of soil retains moisture poorly and dries quickly. Because of the underground aquifer in this area, the use of fertilizers and pesticides must be closely monitored.

Production of fruits and vegetables in greater quantities can be accomplished through expanded acreage. By acquiring more farm land, farmers in the northern area would be able to intensify use of land presently under cultivation to allow for crop rotation and strip farming.

The Commissioner of Dededo is proposing to utilize the unused northern portion of NAVCAMS WESTPAC Finegayan for farmers in his municipality.

Although there are GovGuam lands in the Dededo area, they are unsuitable due to their proximity to the northern water lens. Intensive farming requires the use to fertilizers and pesticides which could contaminate the water lens.

NAVCAMS WESTPAC at Finegayan is the Navy's primary receiver facility on Guam. In addition to the necessary operational facilities, housing and support facilities are sited on the station. The area is almost entirely impacted by RFI-free zones. Part of the station is affected by AAFB Noise Zone 2.

RECREATIONAL FACILITIES

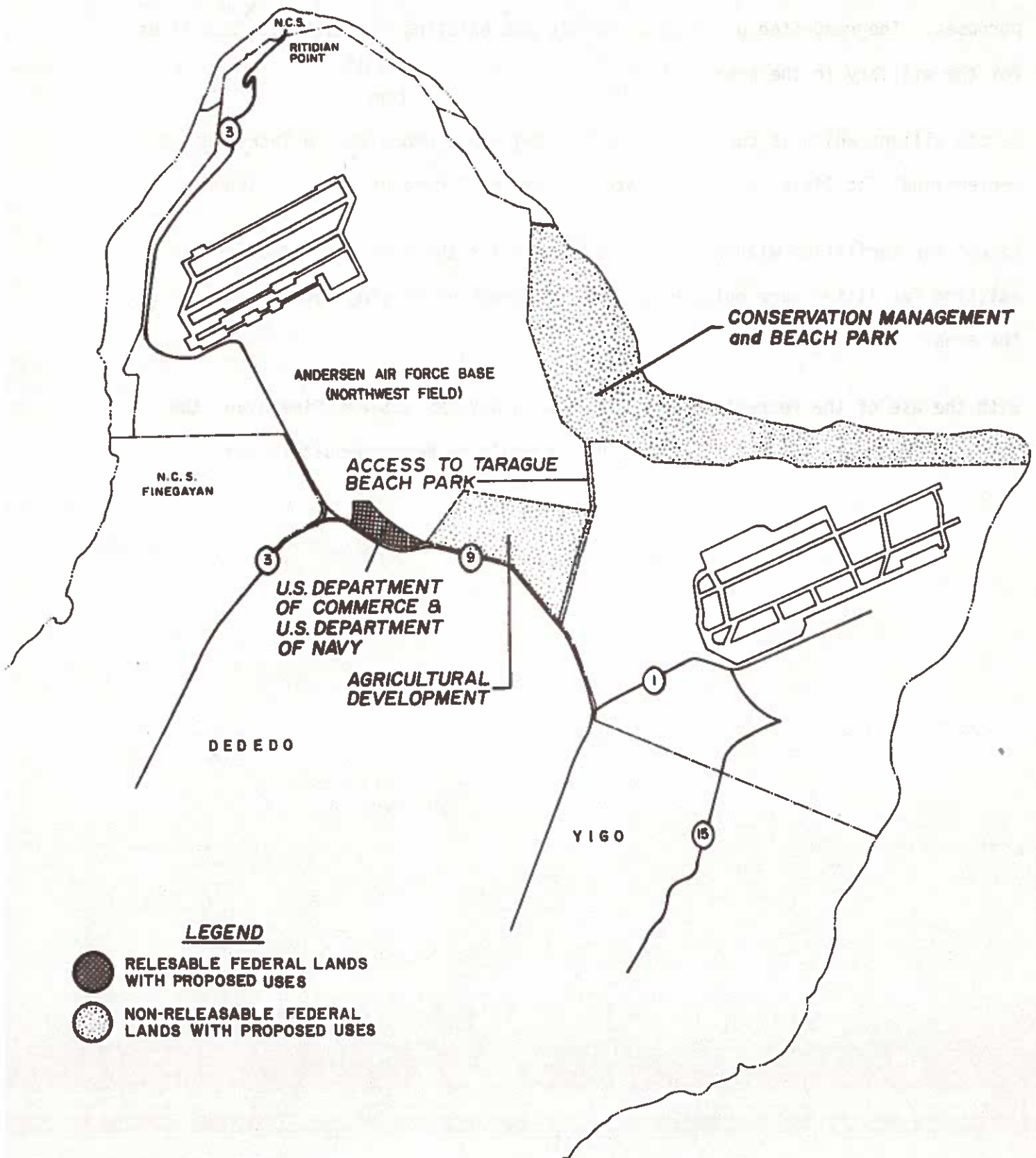
The Commissioner of Dededo and the Department of Parks and Recreation are requesting to utilize 33 acres of NAVCAMS WESTPAC Finegayan for recreational purposes. The requested property currently has existing recreational facilities for the military in the area.

Dededo village which is currently experiencing rapid urbanization lacks adequate recreational facilities to accommodate recreational demands of its residents.

Except for facilities within schools which are for the most part inaccessible, existing facilities were built prior to the growth of housing developments in the area.

With the use of the recreational facilities in NAVCAMS WESTPAC Finegayan, the recreational demands for resident in Dededo would be more adequately met.

ANDERSEN AIR FORCE BASE and NORTHWEST FIELD



ANDERSEN AIR FORCE BASE

Andersen Air Force Base (AAFB) includes personnel support, aircraft and base operational facilities sited on the south of the runway. A considerable portion of this area is impacted by Noise Zones 2 and 3. The northern side of the base contains ammunition storage facilities and some unused areas. Much of the unused area is impacted by ESQD circles and ammunition haul routes in addition to being impacted by Noise Zones 2 and 3.

The following is a list of proposed uses for this area by agency and acreage. Brief justifications follow.

NON-RELEASABLE - 2,640 Acres

<u>Agencies/Commissioners</u>	<u>Proposed Uses</u>	<u>Acreage</u>
Department of Parks and Recreation and Yigo Commissioner	Conservation Management and Beach Park	1,840
Department of Agriculture	Agricultural Development	800

CONSERVATION MANAGEMENT AND BEACH PARK

At present, the outdoor recreation potential of this beautiful tropical land is partly unexploited. The military services maintain developed facilities for their personnel, but these are not available to most island residents or to tourists. The limited facilities of the Government of Guam and private groups are primarily devoted to sports and games. The best beaches, the dramatic waterfalls and the most beautiful scenic areas are seen and used only by the most adventuresome. They are hard to find, difficult to reach and often in private or military ownership.

Tarague Beach and its surrounding area is one of the most beautiful natural sights on the island. Very few of the residents have seen this area because it is presently located within Andersen Air Force Base.

The Department of Parks and Recreation and the Yigo Commissioner has requested to jointly utilize Tarague Beach with the military. The area requested is approximately 1,840 acres.

Tarague Beach has been identified by the Department of Parks and Recreation as an excellent tourist destination area. Also, the remote characteristics of the area makes it ideal for camping.

A portion of the Tarague Beach facilities will be impacted by a 5,345 foot radius Explosives Safety Quantity Distance (ESQD) circle from the proposed ammunition barge facility at the beach. The Guam Land Use Plan proposes that recreation uses be retained with the provision that use be restricted during ordinance handling operations at Tarague Beach. The beach is presently impacted by Noise Zone 2 which allows outdoor recreation use.

The outdoor recreation activity at Tarague is compatible with the recommended uses of areas adjacent to the beach as identified in the Bureau of Planning's Land Use Plan.

AGRICULTURAL DEVELOPMENT

The Department of Agriculture and the Commissioner of Yigo are interested in utilizing 800 acres at Andersen Air Force Base for agricultural use. The properties are identified in the Guam Land Use Plan (GLUP) as lands that may be leased for agricultural purposes provided that such uses are compatible with AICUZ and APZ constraints in these areas.

The Department of Agriculture plans to lease a portion of these properties for use as an experimental farm as well as a conservation preserve for some of Guam's threatened species.

Also with the demands for more agricultural lands from the residents of Yigo, the Commissioner is interested in leasing the remaining lands that are available to be sub-leased to resident farmers.

NORTHWEST FIELD

Northwest Field is located in the vicinity of Potts Junction. Although 50 acres were originally identified as releasable, these lands either have been turned over to the U.S. Department of Commerce for the Guam Observatory; or the U.S. Navy and Air Force for their activities. Consequently, these lands are not available for use by GovGuam.

Appendix 1: DEPARTMENT OF DEFENSE CRITERIA FOR DEVELOPMENT WITHIN SAFETY AREAS AND IMPACTED ZONES

The following list of safety area and impacted zone guidelines were utilized in determining the compatibility of the proposals submitted by GovGuam agencies and village Commissioners with that of military land-use criteria.

I. Explosives Safety Quantity Distance (ESQD) Circle

- A. Definition - According to DOD Standard 5154.4S ESQD hazard zone circles are the distances proportional to the quantity of ammunition in each pile. These zones increase as the quantity of explosives increases.
- B. Application - For storage of explosives on land, the maximum weight of the actual explosives is limited to 500,000 pounds of TNT equivalent in one magazine. This requires a separation distance of 3,970 feet from habitable structures.

Because maximizing the load in each magazine minimizes the number of magazines required, the exclusive use of 500,000 pounds in one magazine provides a storage area with maximum operational flexibility.

For loading or off-loading ammunition from a ship, the entire shipload is counted as a single explosives package. Efficient shipping requires loads up to 9 million pounds of TNT equivalent, which requires a separation distance of 10,400 feet from habitable buildings. Certain uses such as agriculture, conservation, open recreation, and highways are permitted within the outer 40 percent of the ESQD circle provided that habitable structures are not constructed.

II. Air Installation Compatible Use Zone (AICUZ)

- A. Definition - The AICUZ concept established by DOD directive 4165.67 attempts to influence land uses in the vicinity of air installations in order to protect the safety, health, and welfare of the public from noise exposure and aircraft accidents as well as to ensure full operational capability of the installation through compatible land use.

AICUZ criteria for the island were determined by (1) a noise survey utilizing the Day-Night Noise Equivalent Level; (2) an analysis of local aircraft accident history along with DOD-wide accident criteria to delineate Accident Potential Zones (APZ); and (3) a compilation of local population trends, existing zoning, and projected land uses.

- B. Application - Compatible land uses developed in the AICUZ study, while only qualifying as guidelines for off-base land development, are DOD enforced criteria for on-base development.

Siting of bachelor and family housing, temporary lodgings, recreation, welfare, and religious facilities designated for the assembly of groups of people, and medical facilities in Noise Zone 3 are prohibited. These same facilities may be sited in Noise Zone 2 upon receipt of a waiver from the Office of the Secretary of Defense provided that adequate sound attenuation features are incorporated into the facility's design.

Bachelor and family housing, temporary lodgings, recreation, welfare and religious facilities designed for the assembly of groups of people and medical facilities normally shall not be sited within 4,500 feet of the centerline of active runways or of the approach zones thereof and under no conditions within 3,000 feet of the centerline.

There are runway clearance criteria which impact upon land in the approach/departure end of the runway and lateral clearances which impact land off the sides of a runway. The approach/departure criteria has the ratio of 50:1 ascending/descending approach slope through which no structure should penetrate.

Additional criteria is found in the DOD Construction Criteria Manual (DOD 4270.1-M dated 1 October 1972) which establishes clearance restrictions from runways and run-up areas applicable to certain classes of facilities for both safety and noise attenuation purposes.

III. Radio Frequency Interference (RFI) Free Zones

- A. Definition - RFI-Free Zones are areas around receiving antennas where it is desirable to control land use to prevent interference with the receiving capabilities of the antennas.

Particularly sensitive receiving antennas such as circular disposed antenna arrays require strict control over interference sources. Studies have validated a requirement for military ownership of land within a one-mile radius of this type of antenna and for the acquisition of restrictive easements controlling the use of land lying between one and two miles of the antenna.

- B. Application - One-mile radius RFI-free zones around receiving antennas are normally desirable; however, the impact on receiving capability of encroachment into the desired RFI-free zones must be determined by individual studies. Radio frequency noise generated by these encroachments can also be compensated for by adjusting receiving equipment, and therefore retention of lands around general purpose receiver antennas is not recommended.

IV. Electromagnetic Radiation (EMR) Hazard Zones

- A. Definition - EMR Hazard Zones are areas around transmitting antennas where high density electromagnetic power densities may constitute a hazard to personnel, explosives or fuels, or may interfere with non-military electronic equipment.

- B. Application - General guidelines have been developed which recommend that land uses within a one-mile radius of transmitting antennas be controlled to preclude EMR problems. The actual degree of hazard at a specific location, however, must be determined by special studies because the degree of hazard can vary with the type of antenna, radio frequencies transmitted, and amount of radio frequency energy radiated. It is, therefore, recommended that existing military lands within the one-mile EMR zone be retained to preclude incompatible development. It is also recommended that land uses in civilian areas lying within the one-mile EMR zone be monitored and any potential EMR problems that arise be handled on an individual case-by-case basis.

In addition to EMR zones required for high-powered transmitting antennas previously discussed, specialized transmitting facilities such as air navigational aids require isolation in order to operate correctly. The VORTAC is one of these facilities. It requires a 1,000-foot protection area around the facility.

V. Water Supply Protection Areas

- A. Definition - Water supply protection areas are primary potable water resource areas that must be protected from development or other encroachment to ensure that future DOD/civilian water needs can be met. These areas include surface watershed areas and high potential subsurface aquifer areas. Surface watershed areas are particularly sensitive to encroachment.
- B. Application - Use of the watershed for any purpose other than water catchment must be prohibited. Construction within the watershed, agricultural use, grazing, recreation or similar uses may lead to destruction of existing vegetation, increased siltation, and contamination of surface water.

High potential subsurface aquifer areas must be protected against incompatible development such as unsewered residential and commercial developments. The aquifer must also be protected against over-development which will result in saltwater intrusion and a decrease in water quality.

The National Environmental Policy Act of 1970 (NEPA) established broad goals and provides means to carry out the policy. Regulations issued by the Council on Environmental Quality (CEQ) implement under Section 102 of the Act. These environmental considerations should be taken into account by agencies in the early stages of a decision making process to insure that planning and actions reflect environmental values, avoid delays, and improve project results.

The Clean Air Act of 1970, as amended, also requires that planning conducted on proposed activities which directly affect the quality of the environment, to the maximum extent practicable, with an appropriate level of detail.

APPENDIX 2: ENVIRONMENTAL IMPACT ASSESSMENT/STATEMENT

If subject of the proposed project requires the use of land, water, or other natural resources, an Environmental Impact Statement (EIS) is required. However, because they are located on federal property, an assessment (EIS) is required. The extent of analysis on EIS would depend on the scope of each project. Contents of an EIS on the following:

1. Project Description - Name of the project and its location, a description of activities and environmental conditions prior to proposed action.
2. Land Use Relationship - Description of the proposed action, its land use class, location and context for the affected area.
3. Possible Impact on the Environment - Comparison of proposed action including both direct and secondary impacts to the environment, direct or indirect.
4. Alternatives to Proposed Action - Description of a proposed action that might achieve environmental quality or avoid some or all the adverse effects of the proposed action.
5. Possible Adverse Effects - That cannot be avoided - That adverse effects which cannot be avoided if the proposed action is implemented such as disruption of wildlife habitat, increase in sedimentation, etc.

ENVIRONMENTAL IMPACT ASSESSMENT/STATEMENT

The National Environmental Policy Act of 1970 (NEPA) establishes policy, sets goals and provides means to carry out the policy. Regulations developed by the Council of Environmental Quality (CEQ) emphasized under Section 102(2) of the law that environmental considerations should be taken into account by agencies in the early stage of a decision making process to insure that planning and decisions reflect environmental values, avoid delays, and resolve potential conflicts.

The Coastal Zone Management Act of 1972, as amended, also requires that federally conducted or supported activities which directly affect the coastal zone be consistent, to the maximum extent practicable, with an approved state management program.

By nature of the various project proposals not all of them would require an Environmental Impact Statement (EIS). However, because they are located on federal property, an assessment (EIA) is required. The extent of an EIA or EIS would depend on the scope of each project. Contents of an EIA or EIS include:

1. Project Description - Name of the project and its location, summary of activities and environmental condition prior to proposed action.
2. Land-Use Relationship - Description of the proposed action to land-use plan, policies and controls for the affected area.
3. Probable Impact on the Environment - Consequences of proposed action including both beneficial and detrimental aspects of the environmental changes, direct or indirect.
4. Alternative(s) to Proposed Action - Description of action(s) that might enhance environmental quality or avoid some or all the adverse effects of the proposed action.
5. Probable Adverse Effect that Cannot be Avoided - Those probable adverse effects which cannot be avoided if the proposed action is implemented such as disruption of wildlife habitat, increase urban congestion, etc.

6. Relationship Between Short Term Use and Long Term Productivity - What is to be expected of the short term use verses Long term productivity of the area.
7. Irretrievable and Irreversible Commitment of Resources Identify irrevocable effects on resources that would be involved if the proposed action is implemented such as labor requirements, material expended, alteration of the ecosystem and disturbance of historical sites or similar cultural interests.
8. Other Interests and Considerations of Federal Policy that Offset the Adverse Environmental Effect of the Proposed Action - Those positive aspects of the proposed action that might offset negative effects.

The Bureau of Planning has initiated in-house reviews of the proposed use of federal land to ensure that they are compatible with the DOD's Guam Land Use Plan. In addition, the probable adverse impacts of these activities on their respective sites as well as on the surrounding areas to ensure consistency with Government of Guam land-use districting guidelines were considered in the planning process. A land-use district is defined by its potentials, existing characteristics, and environmental or ecological complexity as being suitable for one of the four general types of use - urban, rural, agricultural, and conservation.

If an environmental impact assessment (EIA) review determines that an EIS is not necessary, two options may be taken: (1) the assessment document could be retained in the agency file, and made available for public review, or (2) a negative declaration statement may be prepared briefly describing the decision and the reason for a negative declaration. However, if it is determined that an environmental impact statement (EIS) is required, the agency should prepare a draft statement to be distributed to other agencies and interested individuals for review. Comments received should be addressed in the final document before the project could commence.

Appendix 3: POTENTIAL FUNDING SOURCES

The following discussion identifies potential sources of federal funds which could be utilized to develop or construct facilities on lands by category of use.

Health and Safety:

Although there are no federal funding sources that are exclusively for the construction of fire stations there are several federal grants available under which funding for a fire station is an eligible activity. The following are potential sources of funding:

- The Economic Development Administration (EDA) provides grants and loans for those activities which create jobs and generate income, or would have a significant impact upon the development of activities which meet the aforementioned criteria. There is no ceiling on the availability of federal funds to Guam through EDA.
- Another source of federal funding is Community Development Block Grants through the Department of Housing and Urban Development (HUD). Guam receives approximately 2.5 million dollars annually through block grants. In addition to funding community development and housing projects, the grant can be utilized to construct neighborhood facilities, community recreation facilities and playgrounds.
- Funds may be available through the U.S. Department of Agriculture, Forest Services. Guam presently receives approximately \$94,000 annually; however, assistance can be increased if requested.

To construct warning sirens, federal funds are available through the Defense Civil Preparedness Agency. Funds from this agency are available to Guam on a fifty-fifty matching basis.

For sewer and wastewater projects, federal funds are available through the Environmental Protection Agency under the Innovative Construction category. There is approximately 4 million dollars available to Guam for FY 1980 and an additional 2 million dollars available annually for the next several years.

For road construction projects, which include road realignment, easement and drainage projects, approximately 2.6 million dollars are available annually to Guam through the Federal Highway Administration. In addition, funds are also available locally through the Territorial Highway Fund, which is derived from car license fees and fuel taxes.

Congressional legislation is currently pending which will identify federal funds for health facilities for FY 1980. However, Guam has approximately 2.2 million dollars in unexpended federal funds available to construct health facilities. The funds were made available to Guam under the Medical Facilities Construction category, through the Health Resources Administration, Department of Health, Education and Welfare.

Other potential funding sources for this category of projects and include the U.S. Department of the Interior and direct U.S. Congressional appropriations. Local funds from the Government of Guam's General Fund are partially available to supplement federal funds.

Stimulating Economic Growth and Development

For almost all of the projects under this category the primary source of potential federal funding is the Economic Development Administration.

In addition to EDA funds, federal funds for park development are also available through the National Park Service, U.S. Department of the Interior (DOI). Under the National Park Service's Heritage Conservation and Recreation Service, Guam is eligible to receive \$4,000-\$100,000 annually for outdoor recreation and \$11,000-\$268,000 for historic preservation.

Another potential funding source is the Guam Economic Development Loan Fund (GEDLF) which is administered by the Guam Economic Development Authority. Monies for the GEDLF are obtained from direct Congressional appropriations through the U.S. Department of the Interior and from the interest received from loans to private enterprenuers.

Other potential sources of funding for projects under this category include the U.S. Department of Interior and direct U.S. Congressional appropriations.

Education

There are generally no specific federal funding sources available in this category. There is a possibility that funds from the Law Enforcement Assistance Administration may be available to the community college and that the community college may be eligible to receive a loan through the Farmer's Home Administration. The funding of projects under this category will most likely be through the Department of Interior and direct U.S. Congressional appropriations.

Community Development

There are several federal funding sources available for residential development. The primary source is Community Development Block Grants through the Department of Housing and Urban Development (HUD). Other funding sources include Low Income Public Housing (HUD), which is not a continuous source since Congress must first make a determination based on national needs. Farmers Home Administration, Department of Agriculture, is another potential source.

Potential funding sources for community recreation include the National Park Service and HUD's Community Development Block Grants.

Other potential sources of funding under this category include the U.S. Department of the Interior and direct U.S. Congressional appropriations.

Protection of Threatened Species and Habitats:

Currently, federal funds for conservation purposes are available through Forest Services, U.S. Department of Agriculture. Another source of federal funds is the Fish and Wildlife Service, U.S. Department of the Interior. During FY 1979, Guam received approximately \$261,000, however, the amount to be allocated to Guam for FY 1980 is not available at this time.