

GOVERNMENT OF GUAM – Department of Land Management  
Office of the Recorder

**1014158**

File for Record is Instrument Number \_\_\_\_\_

on the Year 20 25 Month 11 Day 21 Time 11:03AM

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Deputy Recorder: E. De Vera  
Eugene M. De Vera

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### GUAM LAND USE COMMISSION MEETING MINUTES



Department of Land Management  
ITC Building, Tamuning, Guam  
DLM Conference Room, 3<sup>rd</sup> Floor ITC Bldg.  
Tamuning, Guam 96913



Thursday, October 23, 2025  
2:32 p.m. to 3:00 p.m.

**GUAM LAND USE COMMISSION MEETING**  
Department of Land Management, 3<sup>rd</sup> Floor ITC Building, Tamuning  
DLM Conference Room  
Thursday, October 23, 2025 • 2:32 p.m. to 3:00 p.m.

**MEMBERS PRESENT:**

Mr. Ronald C. Pangilinan, Acting Chairman

Ms. Leilani R. Flores, Commissioner

Mr. Joseph A. Rios, Commissioner

Mr. Gerald P. Yingling Commissioner

[Excused: Chairperson Anita B. Enriquez]

**PLANNING STAFF PRESENT:**

Ms. Rosanna Tiston, Deputy Director

Mr. N. Lee Miller, Jr., Legal Counsel

Ms. Celine L. Cruz, Chief Planner

Mr. Frank Taitano, Planner IV

Ms. Sonny Gogue, Planner III

Ms. Theresa Guevara, Planner II

Mr. Kyle Meno, T. Network Coordinator

Ms. M. Cristina Gutierrez, Recording Secretary

[Excused: Mr. Joseph Borja, Executive Secretary]

GUAM LAND USE COMMISSION  
GUAM HYBRID LAND USE COMMISSION  
Attendance Sheet

Department of Land Management Conference Room  
590 S. Marine Corps Drive, Third Floor, ITC Building, Tamuning

Date of Meeting:

Thursday, October 23, 2025

Time of Meeting:

GLUC: 2:30 pm GHLUC: 1:30 pm

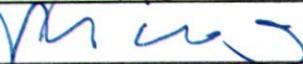
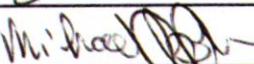
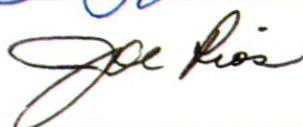
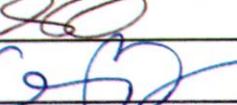
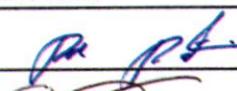
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<input checked="" type="checkbox"/>	Quorum	<input checked="" type="checkbox"/>	Quorum
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COMMISSION MEMBERS

Chairwoman Anita B. Enriquez

SIGNATURE

Excused



Vice Chairman Ronald C. Pangilinan

Commissioner Leilani R. Flores

Commissioner Gerald P. Yingling

Commissioner Joseph A. Rios

Mayor Louise Rivera, Tamuning

Mayor Michael Gumataotao, Hagatna

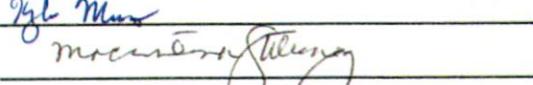
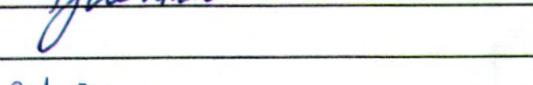
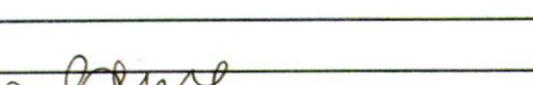
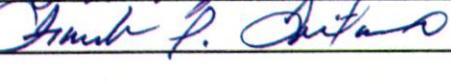
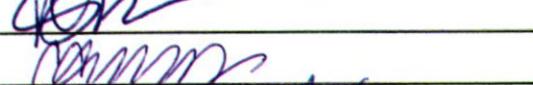
Mayor June Blas, Barrigada

Mayor Richard Arroyo, Agana Heights

STAFF

Joseph M. Borja, Executive Secretary

Excused



Rossana D.S.M. Tiston, Deputy Director

N. Lee Miller, Jr., Legal Counsel (OAG)

Celine L. Cruz, Chief Planner

Frank Taitano, Planner IV

Penmer Gulac, Planner IV

M. Grace Vergara, Planner IV

Sonny Gogue, Planner III

Theresa Guevara, Planner II

Edward Sanchez, Planner I

Kyle Meno, TN Coordinator

M. Cristina Gutierrez, Recording Secretary

ADJOURNMENT

GLUC: 3:00 pm GHLUC: 2:30 pm

**GUAM LAND USE COMMISSION  
GUAM-HYBRID LAND USE COMMISSION  
GUAM SEASHORE PROTECTION COMMISSION**  
Speaker's Sign-In Record

**Location: Department of Land Management Conference Room  
590 S. Marine Corps Drive, Third Floor, ITC Building, Tamuning**

GLUC	<input checked="" type="checkbox"/>	Regular	Date:	Thursday, October 23, 2025
GHLUC	<input checked="" type="checkbox"/>	Special	Time:	2:32 pm / 1:35 pm
Quorum	<input checked="" type="checkbox"/>	No Quorum	Adjournment:	3:10 pm / 2:21 pm

(THIS RECORD WILL BE USED IN THE TRANSCRIPTION OF THE GLUC/GSPC MINUTES. PLEASE PROVIDE YOUR FULL NAME AND WHO YOU REPRESENT, I.E., ITEM ON AGENDA.)

PLEASE PRINT NAME CLEARLY	APPLICATION NAME AND/OR NUMBER	Telephone No.
DAN SWAVELY	2925-02, -37, -38, 39	688-8729
KYLE BORKA	" "	188-5652

**GUAM LAND USE COMMISSION  
GUAM-HYBRID LAND USE COMMISSION  
GUAM SEASHORE PROTECTION COMMISSION**

## Public Attendance Record

Location: Department of Land Management Conference Room  
590 S. Marine Corps Drive, Third Floor, ITC Building, Tamuning

<input checked="" type="checkbox"/>	GLUC	<input checked="" type="checkbox"/>	Regular	Date:	Thursday, October 23, 2025
<input checked="" type="checkbox"/>	GHLUC	<input type="checkbox"/>	Special	Time:	2:32pm/1:35pm
<input type="checkbox"/>	Quorum	<input type="checkbox"/>	No Quorum	Adjournment:	3:00pm/2:21pm



# GUAM LAND USE COMMISSION

Chairperson Anita B. Enriquez  
Vice Chairman Ronald C. Pangilinan  
Commissioner Leilani R. Flores

Commissioner Gerald P. Yingling  
Commissioner Joseph A. Rios

Joseph M. Borja, Executive Secretary  
N. Lee Miller, Jr., Legal Counsel (OAG)

## **AGENDA**

**Thursday, October 23, 2025, at 1:30 p.m.**

**Department of Land Management Conference Room**

**3<sup>rd</sup> Floor ITC Bldg., Tamuning, GU 96913**

*[As advertised in the Guam Daily Post – October 16<sup>th</sup>, 2025 & October 21<sup>st</sup>, 2025]  
Livestreamed on YouTube at the Guam Department of Land Management Channel*

**I. Notation of Attendance/Roll Call**       Quorum       No Quorum

**II. Approval of Minutes [None]**

**III. Old or Unfinished Business [None]**

**IV. New Business**

A. Application No. 2025-18, the Applicant, Sky Guam Distributors, Inc., represented by Kyle M. Borja, is requesting a Zone Change from "C" (Commercial) Zone to "M1" (Light Industrial) Zone for warehousing, cold storage capabilities, and a wholesale distribution center on Lot 5310-7, in the Municipality of Dededo.

Case Planner: Theresa Guevara

**V. Administrative & Miscellaneous Matters**

Conditional Use – Renewal

B. Application No. 2020-45D, IAN Corporation, represented by Kyle M. Borja, submits its third annual renewal request for a previously approved Conditional Use Permit for its Temporary Workforce Housing Facility, to house up to 135 workers, on Lot 5224-3-3 and Lot 5224-3-1-R1, in the Municipality of Barrigada, an "M1" (Light Industrial) zone.

Case Planner: Frank Taitano

**VI. Adjournment**

**GUAM LAND USE COMMISSION REGULAR MEETING MINUTES**

**Thursday, October 23, 2025 • 2:32 p.m. to 3:00 p.m.**

**Department of Land Management Conference Room**

**3<sup>rd</sup> Floor, ITC Bldg., Tamuning, Guam 96913**

**[As advertised in the Guam Daily Post on October 16<sup>th</sup>, 2025 & October 21<sup>st</sup>, 2025]**

**Livestreamed on YouTube/Guam Department of Land Management Channel**

**I. Notation of Attendance/Roll Call**

Acting Chairman Pangilinan called to order the regular meeting of the Guam Land Use Commission for Thursday, October 23, 2025, at 2:32 p.m.

Present were: Acting Chairman Ronald Pangilinan, Commissioner Leilani Flores, Commissioner Gerald Yingling, Commissioner Joseph Rios, Deputy Director Rosanna Tiston, Legal Counsel Lee Miller, Chief Planner Celine Cruz, Planning Division Frank Taitano, Sonny Gogue, Theresa Guervara, Kyle Meno, and Recording Secretary Cristina Gutierrez.

[Excused: Chairperson Anita Enriquez and Executive Secretary Joseph Borja]

Acting Chairman Pangilinan confirmed a quorum and announced that the meeting was being livestreamed on the YouTube/Guam Department of Land Management channel.

**II. Approval of Minutes**

**Acting Chairman Pangilinan** announced that the approval of the GLUC Minutes of Thursday, October 9, 2025, will be placed on the next available GLUC meeting.

**III. Old or Unfinished Business [None]**

**IV. New Business**

Zone Change

A. Application No. 2025-18, the Applicant, Sky Guam Distributors, Inc., represented by Kyle M. Borja, is requesting a Zone Change from "C" (Commercial) zone to "M1" (Light Industrial) zone, for warehousing, cold storage capabilities, and a wholesale distribution center, on Lot 5310-7, in the Municipality of Dededo. Case Planner: Theresa Guevara

Kyle Borja representing the applicant Sky Guam Distributors, Inc. and he is joined by Jay Aggabao, from the Aggabao family, owners of Sky Guam Distributors. For the record, Mr. Borja disclosed that his father, Joseph Borja, is the current Director of the Department of Land Management.

Mr. Borja provided a short background on Sky Guam Distributors and their proposed project. The applicant was established in 2015 and currently operates from the Marianas Steamship's building near the overpass intersection in Barrigada.

The company focuses on the distribution of U.S., Philippines, Indonesia, and Taiwan products. Their product lines include food and non-food items such as various snacks and food ingredient products. Their customers include small mom-and-pop stores, large grocery chains, restaurants, hotels, construction companies, and corporate offices.

Sky Guam is now ready to invest in its facility and property. In 2019, they purchased Lot 5310-7, a commercially zoned property in the Ukudu area of Dededo with the intent to construct a wholesale business building. But due to the changes in the market as a result of the Covid pandemic, and planned expansion of product and service lines, Sky Guam Distributors finds that a commercial activity borderline with warehousing and cold storage plans is necessary for their business, thus the reason for this zone change from commercial to industrial zone.

Through this zone change, the applicant aims to enhance public necessity by strengthening its distribution business operations, ensuring reliable delivery of products and services to consumers in Guam. Additionally, expanding the range of product and service offerings will provide consumers in Guam with a broader selection, ultimately improving public welfare and enhancing quality of life through increased reliability and variety.

Mr. Borja's presentation included information about the project site, which is located behind the dialysis clinic on Route 3, with one lot separating the two. The property has been cleared under permit G2100024, and the next few slides displayed photos of the subject parcel.

The applicant plans to construct two structures on the lot in two separate phases. They have engaged EMSCO Engineering Consultants for the development. Phase I involves constructing an approximately 11,000 square foot building on the right side of the site plan, while Phase II will involve the construction of a building ranging from 3,000 to 5,000 square feet on the left side of the site plan. An application for a building permit for Phase I has been submitted, but has not yet been approved. Phase II is considered a potential future development, contingent upon business demand for expansion.

Utilities to include power, water, sewer, and communication services will be connected from Route 3. The estimated water and sewer demand is 1,200 gallons per day. The power demand for Phase I, Building 1, is 54,096 kilowatt-hours, while the power demand for Phase II, Building 2, is 10,460 kilowatt-hours. Additionally, Mr. Borja provided a traffic generation report.

This concluded Mr. Borja's presentation.

**Acting Chairman Pangilinan** turned the floor over to the Commissioners for questions (**none noted**). Acting Chairman asked for clarification on the rezone from commercial to industrial, and asked if the reason was due to the operations that will be conducted.

**Kyle Borja** responded yes. They are wholesalers, and they bring in a lot of products for distribution, and they are not a retail operation. The issue is that it is commercial zoned, and the use is warehousing and cold storage, and part of this stems from the COVID-19 pandemic they experienced, needing more capacity, which is for the warehousing aspect, and also needed cold

storage to hold goods for a longer period of time. As wholesalers, they also would like to expand into fresh produce and that type of perishable goods, and this is the necessity for the zone change to M-1.

**Commissioner Yingling** inquired about the size of the cold storage area and what type of chiller will be used.

**Kyle Borja** replied that they are working out the details at this time.

**Jay Aggabao** added that they are looking at roughly 3,000 square feet for their cold storage.

**Commissioner Yingling** remarked that chillers used ammonia in previous years, and because of the proximity to Ukudu High School may be a concern.

**Jay Aggabao** replied that they have not made a decision on the type of chiller that will be used, but they will take into consideration all safety measures for all involved.

**Kyle Borja** added that he processes building permits as well. Depending on the volume of the substance, they will be required to obtain a GFD hazardous materials clearance. There are safety measures that are in place during the permitting process.

**Acting Chairman Pangilinan** asked if the cold storage facility would be exclusively for Sky Guam or if there were any plans to lease out the cold storage.

**Jay Aggabao** replied that as of right now, the cold storage will be used by their company.

**Kyle Borja** added that once they reach the building permit phase, that is when plans will be finalized.

**Acting Chairman Pangilinan** there were no additional questions. Acting Chair turned the floor over to Chief Planner Cruz for their report.

**Celine Cruz, Chief Planner** read a summarized staff report dated October 17, 2025. Chief Planner Cruz reported that the applicant Sky Guam Distributors, Inc. is requesting a zone change from commercial to light industrial zone to allow for the expansion of its product lines and services. Chief Planner Cruz's report included the location of the subject lot, lot area, and field description. The master plan has this area designated as commercial under the North and Central Guam Land Use Plan; the community design plan has not been designated since it is former federal property.

Chief Planner Cruz continued with the application's chronological facts, discussion, and staff analysis to justify public necessity, public convenience, and general welfare for their request for a zone change.

In closing, Ms. Cruz reported that Planning staff recommends approval, subject to the applicant adhering to the permitting ARC members' conditions and requirements during the permitting process. [For full content/context, see attached report]

**[Attachment A – Staff Report dated October 17, 2025]**

**Acting Chairman Pangilinan** turned the floor over to the Commissioners for questions for the Chief Planner. Noting no comments from Commissioner Flores, Commissioner Yingling, and Commissioner Rios, Acting Chair Pangilinan opened the floor for public comment.

**Public Comment [None noted]**

**Acting Chairman Pangilinan** there was no public comment for the application that was before the Commission, and no additional discussion. Acting Chair was ready to entertain a motion for action for Application No. 2025-18 for Sky Guam Distributors, Inc.

**Commissioner Flores** made a motion to approve Application No. 2025-18 based on the recommendation as stated in the October 17, 2025 staff report.

**Commissioner Rios** seconds the motion.

**Acting Chairman Pangilinan** accepted the motion made by Commissioner Flores, and seconded by Commissioner Rios. There was no discussion on the motion. Acting Chair Pangilinan put the motion to a vote, with all members in favor of approval. **Motion carried with a vote of 5 ayes and 0 nays.**

## **V. Administrative & Miscellaneous Matters**

Conditional Use Renewal

- B. Application No. 2020-45D, the Applicant, IAN Corporation, represented by Kyle M. Borja, submits its third annual renewal request for a previously approved Conditional Use Permit for its Temporary Workforce Housing Facility, to house up to 135 workers, on Lot 5224-3-3 and Lot 5224-3-1-R1, in the Municipality of Barrigada, in an "M1" (Light Industrial) zone. Case Planner: Frank Taitano

**Acting Chairman Pangilinan** turned the floor over to the applicant's representative for a presentation and to state their name for the record.

**Kyle Borja** represents the applicant IAN Corporation for their third annual renewal of their temporary workforce housing facility located in Barrigada.

Mr. Borja reported that since their last year's renewal, Ian has completed construction and received their occupancy permit on September 12, 2025, for the TWHF.

Since this time, Ian has maintained their required DPHSS dormitory and sanitary permits to operate the facility. Currently, the facility houses forty-two workers and all TWHF elements for sleeping, food preparation, personal hygiene, laundry, fire, medical, security, security fence, landscaping, recreational, religious activities, transportation, and in-house rules and regulations are in place and in operation.

This concluded Mr. Borja's presentation, and he was prepared to answer questions from the Commission.

**Acting Chairman Pangilinan** turned the floor over to the Commissioners. There were no questions from the members.

**Kyle Borja** noted that this was a five-year undertaking that Ian Corporation went through. Mr. Borja explained that originally, in 2020, Ian was informed that they would need a Conditional Use permit to operate the facility. It was because of a law that was passed in 2020 that allowed them to proceed with their building permit process and not have to go through the GLUC.

**Acting Chairman Pangilinan** asked if the photos in the presentation were current.

**Kyle Borja** replied that they were.

**Acting Chairperson Pangilinan** turned the floor over to the Chief Planner for the Commission Brief.

**Celine Cruz, Chief Planner** read a summarized staff report dated October 7, 2025. Chief Planner Cruz reported that the applicant Ian Corporation is requesting its third renewal of a previously approved Conditional Use permit to allow for the continued operation of its Temporary Workforce Housing Facility (TWHF), and continued with the discussion and summary of the application.

To conclude, it is the Planning Division's position that the applicant continues to coordinate with the appropriate government entities in adhering to requirements and ensuring that best management practices are in place; and therefore, recommends approval subject to the applicant with conditions. [For full content/context, see attached report]

**[Attachment B – Commission Brief dated October 7, 2025]**

**Acting Chairman Pangilinan** questions for staff. None noted from the members, Acting Chair opened the floor for public comment.

**Public Comment [None noted]** Seeing none, Acting Chair Pangilinan closed the public comment period.

**Acting Chairman Pangilinan** there is no further discussion. Acting Chair asked for a motion for action.

**Commissioner Rios** made a motion to approve Application 2020-45D for the applicant, Ian Corporation, subject to the staff's recommendation outlined in the staff report.

**Commissioner Flores** seconds the motion.

**Acting Chairman Pangilinan** accepted the motion made by Commissioner Rios and seconded by Commissioner Flores. There was no discussion on the motion, Acting Chair Pangilinan put the motion to a vote, with all members in favor of approval. **[Motion passed with a vote of 4 ayes and 0 nays.]**

Acting Chairman Pangilinan turned the floor over to Deputy Director Tiston for announcements or additional business for the Commission.

**Rossana Tiston, Deputy Director** commented that Executive Secretary Borja has a report for the Commission and stated that Chief Planner Cruz will provide that report to the Commission.

**Celine Cruz, Chief Planner** reported that at the last GLUC meeting, Executive Secretary Borja wanted to present to the Commission for their information the various public laws related to land that have been passed by the Legislature. Chief Planner Cruz read the public law numbers to the Commission **[Please see attached for the listing of the laws read by the Chief Planner.]**

Ms. Cruz added that should the Commissioners be interested in any of the specific public laws or all of them, to advise staff, and copies will be transmitted. Further, she noted that research was conducted on the Legislature's website and the Compliers of Law website, as of October 24, 2025.

#### **[Attachment C – Listing of Public Laws Relating to Land]**

**Acting Chairman Pangilinan** asked Chief Planner Cruz for the next GLUC meeting date.

**Celine Cruz, Chief Planner** reported that the next tentative meeting will be on Thursday, November 13, 2025, and advised that there is one application for the agenda; and asked the members to advise their availability to determine quorum.

**Acting Chairman Pangilinan** there was no further business for the Commission, Acting Chair asked for a motion to adjourn.

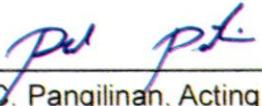
#### **VI. Adjournment**

Commissioner Flores made a motion to adjourn today's meeting. The motion was seconded by Commissioner Rios.

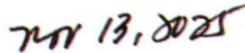
Acting Chairman Pangilinan accepted the motion made by Commissioner Flores and seconded by Commissioner Rios; and put the motion to a vote, with all members in favor of adjournment.

The regular meeting of the Guam Land Use Commission for Thursday, October 23, 2025 adjourned at 3:00 p.m.

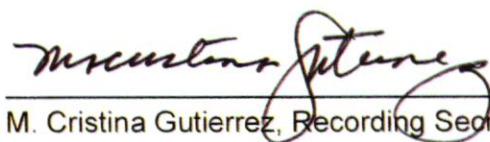
Approved by:

  
Ronald C. Pangilinan, Acting Chairman  
Guam Land Use Commission

Date Approved:

  
Oct 13, 2025

Transcribed by:

  
M. Cristina Gutierrez, Recording Secretary  
Planning Division, DLM



DIPÂTTAMENTON MINANEHAN TÂNO'  
*(Department of Land Management)*  
 GUBETNAMENTON GUÂHAN  
*(Government of Guam)*



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LOURDES A. LEON GUERRERO  
 MAGA HAGA • GOVERNOR

JOSHUA F. TENORIO  
 SIGUNDO MAGA LAHI • LIEUTENANT GOVERNOR

JOSEPH M. BORJA  
 DIRECTOR

ROSSANA SAN MIGUEL TISTON  
 DEPUTY DIRECTOR

October 17, 2025

MEMORANDUM

**To:** Chairperson, Guam Land Use Commission

**From:** Guam Chief Planner

**Subject:** Staff Report - Application No. 2025-18

**1. PURPOSE:**

- a. **Application Summary:** The applicant, Sky Guam Distributors, Inc., represented by Kyle M. Borja, requests a Zone Change from "C" (Commercial) zone to "M1" (Light Industrial) zone, to allow for the expansion of its product lines and services, to support and offer warehousing, cold storage capabilities, and wholesale distribution, on Lot 5310-7 (Ukkudo), in the Municipality of Dededo.
- b. **Legal Authority:** Sections 61630 to 61638 (Changes of Zones) of Chapter 61 (Zoning Law), Title 21 GCA (Real Property)

**2. FACTS:**

- a. **Location:** The subject lot is in Ukkudo, just south of the former Finegayan military housing and in close proximity to Route 3. The lot is surrounded by undeveloped commercially zoned lots. There are only 2 active commercial operations in the immediate vicinity- a dialysis clinic and a commercial building.
- b. **Total Lot Area:** 6,640 square meters or 71,472.37 square feet or 1.64 acres.
- c. **Present Zoning:** "C" (Commercial) Zone.
- d. **Field Description:** The site is vacant and undeveloped.
- e. **Masterplan:** "Commercial" designated land-use (North and Central Guam Land Use Plan).

Re Staff Report - Application 2025-18, Zone Change  
Lot 5310-7, Municipality of Dededo  
Date: October 17, 2025  
Page 3 of 3

f. **Community Design Plan:** Not designated – former federal property

g. **Previous Commission Action:** None

**3. APPLICATION CHRONOLOGICAL FACTS:**

a. **Date Application Accepted:** January 21, 2025

b. **Date Heard By ARC:** February 20, 2025

c. **Public Hearing Results:** August 26, 2025 (See attachment A)

**4. DISCUSSION and STAFF ANALYSIS:**

The applicant requests a Zone Change Approval pursuant to §61630 (Requirements for Changes), Chapter 61 (Zoning Law), Title 21, Guam Code Annotated (GCA), which authorizes the Commission, with the Governor's approval, to change zoning classifications when the public necessity, convenience, and general welfare justify such action.

To support the request, the applicant provides the following justifications:

**Public Necessity:**

The applicant seeks to strengthen and harden its wholesale distribution operations to ensure a stable and reliable supply of goods used daily by Guam consumers. Given Guam's reliance on imported products, the proposed facility would enhance supply chain resiliency and ensure continuity of essential goods and services.

**Public Convenience:**

The expansion of Sky Guam Distributors, Inc. (SGD)'s product and service lines will improve accessibility and convenience for local consumers by offering a wider range of products. Consolidating operations within a purpose-built facility will also improve logistical efficiency, benefiting merchants through more reliable delivery schedules and potential cost savings from economies of scale.

**General Welfare:**

The project promotes the general welfare by supporting economic growth, strengthening Guam's distribution infrastructure, and maintaining competitiveness among local wholesalers who operate warehouse facilities on island. A modern, hardened facility aligns with Guam's land use policies that encourage diversified commercial and light industrial activity, contributing to overall community and economic resilience.

Re: Staff Report - Application 2025-18, Zone Change  
Lot 5310-7, Municipality of Dededo  
Date: October 17, 2025  
Page 3 of 3

On April 16, 2025, the applicant submitted Supplement No. 1 to its application, providing project updates and reaffirming its commitment to the proposed expansion. SGD has begun processing a building permit to construct a new commercial facility. If the zone change is approved, the applicant intends to amend the permit to include activities allowed within the M-1 (Light Industrial) zone. If not approved, development will proceed consistent with the existing commercial zoning.

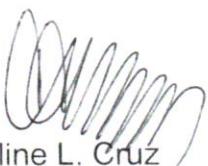
The Department of Public Works (DPW) Clearing and Grading Permit for Lot 5310-7 was initiated on April 15, 2021, and issued on February 13, 2024, nearly three years after submission. The subsequent building permit process is expected to take another one to two years, underscoring the challenges of development on Guam, where it can take up to five years to initiate construction. Despite these delays, SGD continues to move forward with project planning, demonstrating long-term commitment and investment in Guam's economic landscape.

Based on the applicant's justification and staff's review, the request satisfies the statutory findings of public necessity, convenience, and general welfare required under §61630. The Dededo Municipal Planning Council (MPC) Resolution No. 2025-03 further supports the proposed zone change. The project reflects sound land use planning principles by promoting appropriate commercial and light industrial development that strengthens Guam's economic and supply infrastructure.

Staff therefore finds that the applicant has provided sufficient justification to warrant favorable consideration by the Guam Land Use Commission.

**5. RECOMMENDATION:** The Planning staff recommends approval subject to the following condition:

The applicant must adhere to the permitting ARC members' conditions and requirements during the permitting process.



Celine L. Cruz  
Guam Chief Planner

Attachments: ARC Position Statement Summary  
Public Hearing Minutes – Attachment "A"  
Dededo MPC Resolution 2025-03  
Supplement #1  
Letter of No Objection from Wenkun Su

Case Planner: Theresa Guevara

Attachment "A"

PUBLIC HEARING MINUTES  
Tuesday, August 26, 2025 6:03 PM  
Dededo Senior Citizens Center

APPLICATION NO. 2025-18

APPLICATION TYPE: Zone Change from "C" (Commercial) zone to "M1" (Light Industrial) zone

APPLICANT/REPRESENTATIVES: Sky Guam Distributors, LLC ( Represented b: Kyle Borja)

Lot 5310-7, in the Municipality of Dededo

CALLED TO ORDER: 6:02 PM

The meeting was called to order by Planning Staff and after a brief introduction and explanation of the application, the floor was then turned over to the applicant's representative, Kyle Borja, for his presentation. After his presentation, the applicant's representative responded to the following public attendee's questions and concern.

Question: Asked if he easement road will be paved?

Answer: Kyle Borja: Easement is not paved currently. Because I know it's paved approximately up to the clinic and then anything after that would be. Yeah, it's not paved at all, I think. It's kind of rough if you have a lot of cars coming by. In the interest of protecting also our cargo, we understand that we will have to develop. We do intend to actually reach out to all our neighbors to see if they'd be interested in helping us develop that once. That way it will be much more cost effective for everyone.

Answer: Kyle Borja: of course, if all of our neighbors are willing to cooperate and we need to extend it further for everyone else, I think everybody will be well with that. In terms of infrastructure, they're likely only going to do up to where they need to.

Questions: What's that second building?

Answer: Kyle Borja: This is a future development. So, part of the request is for warehousing and cold storage. So, in the future, that may be a future cold storage warehouse combination. The main building will be the main structure to operate out of.

Question: So, it's just a warehouse?

Answer: Kyle Borja: In essence, where exactly things may be shift around, but the footprints are pretty for sure.

Question: Do you have an existing operation somewhere?

Answer: Kyle Borja: Yes, right now, we're currently renting from MSA. We are currently renting from them. I believe our total warehouse space was around 9,000 square feet. Over the years, it completely outgrown it. We're running out of space. We even got to the point where we would even store products just, you know, in every small premise we can. Even our office has pallets in there where we can't move around. So, that's kind of the reason why we wanted to really expand into this space. Our business has grown exponentially and we're really running out of space now. They've kind of learned too from COVID time that you have to have spare capacity. You always have to have just a little bit more than you think you need. So, that's partly what this is about. So, if we visit your current operation, we can imagine what it's going to be. It's going to be similar. Uses are very similar

operation I would think of is, do you know IDI International Distributors? They're in Barrigada Heights area. They do like food distributions. That's what I would say, would be the closely in terms of optics. Yeah, you know, where containers come in, they get off loaded, they leave and it's just a bunch of vans, really.

Answer: Kyle Borja: Our entire staff and our delivery capacity is fairly small still so we shouldn't have too much. Realistically, right now, I believe, I think there are 12 employees somewhere around that number.

Kyle Borja: Jay was even telling me (Kyle) the vans are like gone, so it's really at the beginning of the morning they leave, and then at the end of the day they return. And the Jay too, your hours of operation is pretty much just going to be 8:00 am to 5:00 pm.

Answer: Yes. So, in the evenings, they pretty much be closed and locked up. Oh yes, I would like to be closed.

Question: Vince: Okay, I'm curious. Can you show me the picture again of the building where the road is?

Answer: Kyle Borja: Sure, is it this one? Yeah, like, that's the road they're going to enter, right? Yes.

Question: That's leading towards the way inside is going to be the warehouse. Yes, and that's what he was taking about.

Answer: Kyle Borja: Future owners along that road will benefit if they join venture and make their own. In addition, you will be doing infrastructure anyway. So, whoever is in there already has the water and power if they want to build their house or something. That's a real big benefit to the property owners past them because they bring in the much closer. That building is our actually. We've already bought in power and water.

Question: But it's further in, so that the neighbors are going to benefit because they're our household. They're also those neighbors. Yes, and in fact you already put in like the fire hydrant, but obviously this is basically for your infrastructure.

Answer: Kyle Borja; But also, it will go through the permitting process. So, that's where they'll work out all the details and the clearances.

Question: Do you need to contact the military?

Answer: Celine Cruz/Chief Planner: During the application review, the Joint Region Marianas, they sit on it, but I don't know if we need to contact them. It is sort outside the fence, but I'm sure during this process. I mean, it falls in the 500 feet radius. That's a good question.

Question: Do we need to notify them?

Answer: Celine Cruz: We'll do the research. They're in the 500 feet radius. But how we send mail to them is prescribed by law. It says we don't come on the tax. But Government of Guam land doesn't pay taxes, so they're not on the tax listing. I'm sure they'll get notice through the Joint Region. Because you still include them. Joint Region had a person designated to attend our meetings, but he has retired and hasn't been replaced in a while. So, they can still get the applications, they're still in the emails, but we don't know who it's going to be. The only question I know they ask is if you put up like telecommunications.

There being no further questions or concerns and the case planner adjourned the meeting at 6:22 PM. Thank you for your time here tonight.

Theresa Guevara  
Case Planner

## MUNICIPALITY OF DEDEDO

PETER JOHN SALAS BENAVENTE  
MAYOR



ANN S. SAN AGUSTIN LEON GUERRERO  
VICE MAYOR

RESOLUTION NO. 2025-03

Introduced by:

Mayor Peter John S. Benavente, Chairperson  
Vice Mayor Ann S. A. Leon Guerrero, Co-Chairperson

## MEMBERS

MEMBERS  
Chan, Jose Arthur D. Jr. Cruz, Acie Jo Sablan  
Gaza, Edgar L. Paulino, Robert R.



Relative to the approval for GLUC Application No. ZC2025-18 by Sky Guam Distributors Inc. represented by Kyle M. Borja for a Zone Change from "C" Commercial to "M-1" Light Industrial on Lot 5310-7, Ukkudo, in the Municipality of Dededo ("the Application")

BE IT RESOLVED BY THE DEDEDO MUNICIPAL PLANNING COUNCIL:

WHEREAS, on January 2025 Sky Guam Distributors Inc. submitted GLUC Application No. ZC2025-18 for a Zone Change from "C" Commercial to "M-1" Light Industrial on Lot 5310-7, Ukkudo, in the Municipality of Dededo, and

WHEREAS, at a duly-noticed hearing on August 26, 2025 the Department of Land Management conducted a hearing and heard the project description and explanation about the Application as well as entertained questions/answers from the public; and

WHEREAS, at a duly-noticed and live-streamed hearing, Public Hearing 1, on September 08, 2025 the Dededo Municipal Planning Council ("Dededo MPC") conducted a hearing and heard the project description and explanation about the Applications as well as entertained questions/answers from the public; and

WHEREAS, at a duly-noticed and live-streamed hearing, Public Hearing 2, on September 09, 2025 the Dededo MPC conducted a hearing and heard the project description and explanation about the Application as well as entertained questions/answers from the public; and

WHEREAS, at a duly-noticed and live-streamed hearing, the Municipal Planning Council Regular Meeting, on September 10, 2025 the Dededo MPC conducted a Regular Meeting at which the Application was calendared for deliberation and a Resolution; and

WHEREAS, the Dededo MPC voted to approve this Resolution for the Guam Land Use Commission; and,

**BE IT RESOLVED** that the Dededo Municipal Planning Council hereby supports GLUC Application ZC2025-18 for a Zone Change from "C" Commercial to "M-1" Light Industrial on lot 5310-7, Ukkudo, in the Municipality of Dededo.

**FURTHER RESOLVED**, that the Chairperson of the Dededo Municipal Planning Council certify to and the secretary attest the adoption hereof and that copies of the same be therefore transmitted to the Department of Land Management, Sky Guam Distributors and Representative: Kyle M. Borja.

DULY RECORDED AND REGULARLY ADOPTED BY THE DEDEDO MUNICIPAL PLANNING COUNCIL  
ON THIS 11<sup>th</sup> DAY OF SEPTEMBER 2025

  
PETER JOHN S. BENAVENTE  
Mayor, Chairperson

  
AMBRIA MARIE SANTOS  
Secretary, DMPC

RECEIVED  
9-29-85 (Q)

Anita Borja Enriquez, Chairperson  
 Guam Land Use Commission  
 c/o Department of Land Management  
 P.O. Box 2950  
 Hagatna, Guam 96910

Subject: Sky Guam Distributors, Inc.  
 Zone Change Application No. 2025-18  
 from C to M-1  
 Lot 5310-7, Ukkudo, Dededo

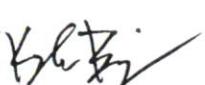
Re: Supplement #1  
 Letter regarding initiation of DPW Building Permit Application for  
 Office, Wholesale, and Retail Commercial Complex on Lot 5310-7

Hafa Adai Madam Chair and Commissioners,

Sky Guam Distributors Inc. (SGD) is eager to gain more traction with their proposed project. The processing of the DPW Clearing & Grading Permit for Lot 5310-7 (Exhibit 17) was started on April 15, 2021 and the Permit was issued on February 13, 2024, approximately 3 years for processing. This is a considerable amount of time that has affected the project trajectory and budget through material and contractor price changes. DPW Building Permit Application can potentially take another 1 to 2 years. This dilemma makes it difficult to do business on Guam when it may take close to 5 years to start a commercial construction project.

As all Guam based businesses must do, SGD must adjust to the current conditions and still keep the projects momentum going. Lot 5310-7 is currently zoned Commercial and Title 21 GCA, Chapter 61, Section 61307(a)(3) states that "wholesale and retail stores, shops and businesses" are a permitted use in a "C" zone, therefore SGD would like to initiate application for a DPW Building Permit for an Office, Wholesale, and Retail Commercial Complex on Lot 5310-7. These uses fall in line with uses that SGD is presently capable of performing. The general details and final land form are still consistent with SGD's previously submitted site plan (Exhibit 13), but this Building Permit will only cover the larger 11,000 square foot structure "Phase 1".

To reiterate from the application's justification letter (Exhibit 2), SGD is responding to changing market conditions and the expansion of their product lines and services demand a commercial activity that is more in line with "warehouses and cold storage plants," which is a permitted use in the "M-1" zone per Title 21 GCA, Chapter 61, Section 61309(a)(9). The primary objective still remains to rezone Lot 5310-7 to M-1. SGD acknowledges that should the zone change request be still in progress or disapproved, only the commercial uses would be permitted and licensed.

Thank you,  
  
 Kyle Borja, Representative  
 Sky Guam Distributors Inc.



P: Present  
 DLM 4/18/25  
 04/18/25  
 DLM Planning Division  
 SMNU Initials

*Planning*  
Written comments regarding Application No. 2025-18 zone change:



To Whom It May Concern,

Sorry, we are unable to attend the public hearing.

We have no objections to this zone change application as long as steps are taken to minimize traffic, noise, and other potential impacts on the surrounding neighborhood.

Best Regards,

*Su. wEN kUN*

Wenkun Su

Owner of property lot #5310-3 Dededo.

*OMM  
P. There  
9.5.25*

*C2*

# NOTICE TO REZONE

PUBLIC NOTICE  
AN APPLICATION HAS BEEN FILED WITH THE GUAM LAND USE COMMISSION (GLUC) FOR A  
ZONE CHANGE APPLICATION NO. 2025-18

APPLICATION DESCRIPTION:

OWNER:

DEVELOPER:

LOT, BLOCK, TRACT, PARCELITY:

PROPOSED USE:

FOR ZONE CHANGE FROM "C" TO "N-1"

SKY GUAM DISTRIBUTORS, INC. / POOL KYLE BORJA - 671-888-5552

SKY GUAM DISTRIBUTORS, INC.

LOT 5310-7, UKKOUD, ODEDO

WHOLESALE DISTRIBUTION CENTER

DATE:

TUESDAY AUGUST 28, 2025

TIME:

6:00 PM

PLACE:

ODEDO SENIOR CITIZENS CENTER

PUBLIC HEARING:  
GLUC MEETING  
THURSDAY OCTOBER 23, 2025 1:30 PM  
DL-M GLUC CONF Rm 3rd Flr  
ETC 8th Flr • TAMUNING



**DIPÂTTAMENTON MINANEHAN TÅNO'**  
(Department of Land Management)  
**GUBETNAMENTON GUÅHAN**  
(Government of Guam)



Street Address:  
30 S. Marine Corps Drive  
Suite 733 ITC Building  
Tamuning, GU 96913

Mailing Address:  
P.O. Box 2950  
Hagåtña, GU 96932

Website:  
<http://dlm.guam.gov>

E-mail Address:  
[dlmdir@land.guam.gov](mailto:dlmdir@land.guam.gov)

Telephone:  
671-649-LAND (5263)

Facsimile:  
671-649-5383

LOURDES A. LEON GUERRERO  
MAGA'HAGA • GOVERNOR

JOSHUA F. TENORIO  
SIGUNDO MAGA'LÄHI • LIEUTENANT GOVERNOR

JOSEPH M. BORJA  
DIRECTOR

ROSSANA SAN MIGUEL TISTON  
DEPUTY DIRECTOR

**October 17, 2025**

**Memorandum**

**To:** Guam Land Use Commission (GLUC) Members  
**From:** Chairperson, Application Review Committee (ARC)  
**Subject:** Summary of Positions Submitted by ARC  
**Re:** Sky Guam Distributors, Inc.  
Application No. 2025-18, Zone Change Application

Listed below is the compilation of Positions taken by the various ARC member agencies as submitted to Planning Division, Department of Land Management. Conditions as imposed by the ARC member agencies, if any, are listed on their attached position statement.

**DEPARTMENT OF LAND MANAGEMENT (DLM):**

DLM recommends approval with conditions:

- A. That the applicant, adhere to the ARC conditions and requirements as stipulated on their official Position Statement.

**DEPARTMENT OF PARKS AND RECREATION (DPR):**

DPR will have no objections to the approval of the zone change application.

**GUAM POWER AUTHORITY (GPA):**

GPA has no objection to the request, subject to conditions on their position statement.

**DEPARTMENT OF AGRICULTURE (DoAg):**

DoAg has no objection to the approval of this zone change application request with conditions.

**BUREAU OF STATISTICS AND PLANS (BSP):**

BSP has no objection to the request, subject to conditions on their position statement.

**Memo to GLUC Members**

Ref: ARC Position Statements - Application No. 2025-18, Zone Change Application  
October 17, 2025  
Page 2 of 2

**GUAM WATERWORKS AUTHORITY (GWA):**

GWA has no objection to the request, subject to conditions on their position statement.

**GUAM ENVIRONMENTAL PROTECTION AGENCY (GEPA):**

GEPA has no objection to the request, subject to conditions on their position statement.

**DEPARTMENT OF PUBLIC WORKS (DPW):**

DPW has no objection to the request, subject to conditions on their position statement.

**GUAM ECONOMIC DEVELOPMENT AUTHORITY (GEDA):**

Ex-Officio, non-voting member, not required to submit Position Statement.

**GUAM FIRE DEPARTMENT (GFD):**

Ex-Officio, non-voting member, not required to submit Position Statement.

**DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES (DPH&SS):**

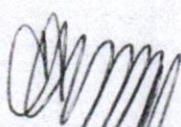
Ex-Officio, non-voting member, not required to submit Position Statement.

**GUAM PUBLIC SCHOOL SYSTEM (GPSS):**

Ex-Officio, non-voting member, not required to submit Position Statement.

**DEPARTMENT OF CHAMORRO AFFAIRS (DoCA):**

Ex-Officio, non-voting member, not required to submit Position Statement.



Celine L. Cruz  
Guam Chief Planner

Attachments: ARC Position statements

CC: Executive Secretary, GLUC



**Lourdes A. Leon Guerrero**  
*Governor*  
**Joshua F. Tenorio**  
*L. Governor*

**Department of Parks and Recreation**  
*Dipattamenton Plaset yan Dibuetsion*  
**Government of Guam**  
Director's Office Parks and Recreation Divisions  
#1 Paseo de Susana, Hagåtña, Guam 96910  
P O Box 2950 Hagåtña, Guam 96932  
(671) 475-6288. Facsimile (671) 477-0997  
Guam Historic Resources Division  
490 Chalan Palasyo, Agana Heights, Guam 96910  
(671) 475-6294 6355. Facsimile (671) 477-2822



**Angel R. Sablan**  
*Acting Director*  
**Warren Pelletier**  
*Deputy Director*

In reply refer to:  
RC 2021-1160

## Memorandum

To: Director, Department of Land Management  
From: Director, Department of Parks and Recreation  
Subject: Zone Change Application No. 2025-18, Applicant Sky Guam Distributors, Inc. proposed to rezone Lot 5310-7 from "C" Commercial Zone to "M-1" (Light Industrial Zone) in order to use as Wholesales and Distribution Center in the Municipality of Dededo.

We reviewed the subject Summary Zone Change Application No. 2025-18, Applicant Sky Guam Distributors, Inc. proposed to rezone Lot 5310-7 from "C" Commercial Zone to "M-1" (Light Industrial Zone) in order to use as Wholesales and Distribution Center in the Municipality of Dededo. This lot is in total size of 1.64 acres.

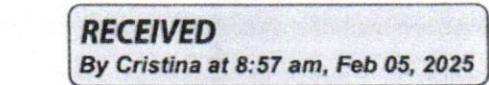
Our office has concluded our review and will have No Objection to the Approval of this Zone Change Application.

Should you have any questions, please contact Mr. Logan Myers, Archaeologist at (671) 475-6340 or by email: [logan.myers@dpr.guam.gov](mailto:logan.myers@dpr.guam.gov).

Sincerely,

Angel R. Sablan  
Director

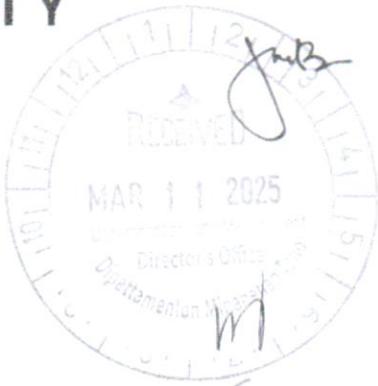
Patrick Q. Lujan  
State Historic Preservation Officer





# GUAM POWER AUTHORITY

ATURIDÅT ILEKTRESEDÅT GUAHAN  
P.O.BOX 2977 • AGANA, GUAM U.S.A. 96932-2977



March 07, 2025

## MEMORANDUM

To: Chairman, Guam Land Use Commission  
Executive Secretary, Guam Land Use Commission

From: General Manager

Subject: Lot 5310-7, Municipality of Dededo, (Sky Guam Distributors, Inc.); Zone Change from C (Commercial) to M-1 (Light Industrial) for proposed use as Sky Guam Distributors, Inc. Center of Operations **Application No. 2025-18**

Guam Power Authority has reviewed the application described above and submits the following position statement relative to Zone Change from C (Commercial) to M-1 (Light Industrial) for proposed use as Sky Guam Distributors, Inc. Center of Operations in an M-1 zone.

### A. Comments and Recommendations Concerning GPA requirements:

1. Applicant is required to comply with the following pursuant to the National Electric Code, National Electric Safety Code and GPA's Service Rules and Regulations:
  - Coordinate overhead/underground power requirements with GPA Engineering for new structures.
  - Maintain minimum clearances as defined by the current edition of the National Electrical Safety Code and National Electrical Code.
  - Maintain adequate clearance between any structures and electric utility easements in accordance with NESC and GPA requirements.
  - Developer/Owner shall provide necessary electric utility easements to GPA prior to final connection.
  - Provide any revisions to scheduling and magnitude of project power demand requirements for new loads.
  - All relocation costs for GPA's facilities, if necessary, are 100% chargeable to the applicant including but not limited to labor and materials.
  - Required system upgrades will be charged to the applicant. This includes relocation costs, new installation costs and all costs associated with modification of GPA facilities.
2. Primary distribution overhead and underground line extensions and GPA service connections must adhere to the guidelines outlined in the current issue of GPA's Service Rules and Regulations.
3. Further system impact assessment may be required to determine the effect of this facility on GPA's existing power facilities.

*John M. Benavente, P.E.*  
JOHN M. BENAVENTE, P.E.

*VS*

*P. M. B.  
JMM  
3/17/22*

*C8*

## INFRASTRUCTURE CERTIFICATION FORM

Agency Certifying: **Guam Power Authority**

Applicant: **Sky Guam Distributors, Inc.**

Location: 5310-7, Municipality of Dededo

Type of Application: Zone Change Application

GLUC/GSPC Application No. **2025-18**

Brief Project Description: Zone Change from C (Commercial) to M-1 (Light Industrial) for proposed use Sky Guam Distributors, Inc. Center of Operations in an M-1 zone.

For the purposes of this Certification, GOVERNMENT SERVICES, FACILITIES, and INFRASTRUCTURE include, but are not limited to: **power lines poles and facilities; water lines, pumps and facilities; sewer and liquid waste disposal; storm water disposal; solid waste disposal; telephone lines and facilities; schools; health facilities; police and fire fighting service and facilities; roads; traffic and street lights; parks and recreational activities.**

1. I hereby certify that the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE are currently **AVAILABLE AND IN PLACE** to support this project:

Yes  No

2. If the answer to #1 above is YES, then:

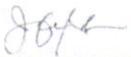
I hereby certify that the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE are currently **ADEQUATE** to support this project:

Yes  No

3. If the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE currently in place are **NOT AVAILABLE** or they are **AVAILABLE, BUT NOT ADEQUATE**, itemize the services, facilities and infrastructure that are needed, the estimated cost thereof and whether funds are currently available and identified to develop such services, facilities and infrastructure:

Services, Facilities and Infrastructure Needed	Cost of Upgrades	Funds Available	Date Available	Funds Identified
Please see comments below				

I hereby certify that the foregoing is true and correct to the best of my knowledge.

  
**JOHN M. BENAVENTE, P.E.**

General Manager



3/10/2025

Date

Comments:

Based on a preliminary inspection of the site, the electrical facilities will require upgrading to meet the demand of the proposed project. Further system impact assessment may be required to determine the effect of this facility on GPA's existing power distribution system. The applicant will be responsible for the cost of any required system upgrade.



Lourdes A. Leon Guerrero  
Governor  
Joshua F. Tenorio  
Lt. Governor

# Department of Agriculture

## Dipåttamenton Agrikottura

163 Dairy Road, Mangilao, Guam 96913



Chelsea Muña  
Director  
Roy Gamboa  
Deputy Director

To: Joseph Borja, Director  
Department of Land Management

Attn: Executive Secretary  
Guam Land Use Commission

From: Chelsea Muña, Director

Date: February 28, 2025

Subject: Position Statement for Application 2025-18. Sky Guam Distributors, Inc. for  
"Zone Change" from C to M-1 zone for Lot 5310-7, located in Ukudo, Dededo

Chelsea D. Muña  
Digitally signed  
by Chelsea D. Muña  
Date: 2025.02.28  
12:44:33 +10'00'



The Department of Agriculture (DOAG) has reviewed **Application 2025-18**, requesting for certification to **rezone Lot 5310-7 from Commercial (C) zone to Light Industrial (M-1) zone**, located along Finegayan Station, Guam. The purpose to rezone is to build a wholesale and distribution center.

Upon review, DOAG has no objections or concerns regarding the requested rezoning of Lot 5310-7. DOAG actively monitors Endangered Species present in the Tamuning area. Landowner must consult with DOAG regarding any future development plans (reconstruction, renovations, or expansions) via [permits@doag.guam.gov](mailto:permits@doag.guam.gov) to assess potential impacts on protected species and identify solutions to avoid or minimize impacts to these species. Species observed in the area includes:

Yellow Bittern  
Micronesian Starling  
Mariana Fruit Bat  
Common Moorhen  
Guam Tree Snail

Landowner must consult DOAG's Biosecurity Division at [biosecurity@doag.guam.gov](mailto:biosecurity@doag.guam.gov) to develop and implement a biosecurity plan for the subject lot to prevent the introduction or spread of Little Fire Ants and other invasive species.

DOAG concludes with the approval to certify the zone change for Lot 5310-7 from C zone to M-1 zone for the purpose stated in the application. Should you have any questions or concerns, please contact us at [permits@doag.guam.gov](mailto:permits@doag.guam.gov).

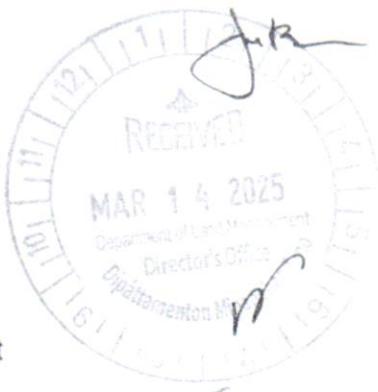
RECEIVED  
By Cristina at 8:26 am, Mar 04, 2025

P. Tenorio  
03/04/25



## GUAM WATERWORKS AUTHORITY

Gloria B. Nelson Public Service Building  
688 Route 15, Mangilao, Guam 96913



### MEMORANDUM

March 6, 2025

TO: Joseph Borja, Director, Department of Land Management

CC: Mayor Peter J. Benavente, Municipality of Dededo  
(peterjohn.benavente@mcog.guam.gov)

FROM: Miguel C. Bordallo, P.E., General Manager *unwofk*

SUBJECT: Position Statement on Zone Change Application 2025-18 for Lot 5310-7  
in the Municipality of Dededo

APPLICANT: Sky Guam Distributors, Inc.

The Guam Waterworks Authority (GWA) has reviewed the applicant's request for a zone change from "C" (Commercial) to "M1" (Light Industrial) zone for the proposed development of a wholesale and distribution center.

This memorandum shall serve as GWA's position statement for the Sky Guam Distributors, Inc. application related to the availability of water and sewer infrastructure to serve the Dededo lot. This position statement shall not be construed as notice that water and sewer systems have the capabilities to accommodate the proposed development, including fire flow, without on-site or off-site improvements. Any extension of the water and sewer systems and/or capacity upgrades required to serve the property shall be subject to GWA rules and regulations. Any required extension to the existing facilities to serve the subject properties shall be at the applicant's expense.

The following comments are conditions for GWA's position in favor of the approval of this application:

1. The applicant must provide GWA with site development plans to construct the proposed development. The site development plans must illustrate the proposed point of connection for water and sewer and is subject to GWA inspection and approval. Submittals shall include water and sewer design calculations and complete drawings and specifications signed and stamped by a Professional Engineer licensed in Guam. Design calculations shall include proposed water demand calculations including fire-flow and sewer production calculations adhering to GWA standards and requirements.

*J.R. Please  
3/14/25*

RECEIVED

By Cristina at 11:19 am, Mar 14, 2025

2. GWA requires the applicant to coordinate with the GWA Engineering Department at least six months prior to the building permit application submittal to discuss the proposed water demand and sewer production calculations in order to determine if existing GWA facilities can accommodate the proposed development and if any off-site infrastructure improvements may be necessary. Utility capacity analysis will consider service to existing customers, as well as approved projects in the building permit/construction phase which are unavailable for use by newly proposed developments. Water and Sewer design shall adhere to GWA standards and requirements.
3. If off-site water and sewer infrastructure improvements are installed by the developer, they will require prior approval from GWA and must meet GWA standards. The proposed off-site water and sewer infrastructure improvements shall be constructed in the public easement or right of way, and shall be subject to inspection by GWA at the sole at the expense of the applicant. GWA's approval of the occupancy permit application will be contingent upon the completion of offsite utility improvements.

The developer shall register maps and documents for new public rights of way or utility easements with the Department of Land Management and provide copies to GWA.

4. GWA does not guarantee that water service will meet Guam Fire Department's fire suppression requirements. The applicant is responsible for any onsite or offsite utility improvements needed to meet fire suppression requirements.
5. The applicant shall install GWA water meters and sewer cleanout for government use in the public right of way or easement, in accordance with GWA standards.
6. Backflow prevention devices are required for non-residential activities, swimming pools, or when a development will be served by a master meter in accordance with GWA standards.
7. New development is subject to water and/or sewer system development charges.
8. Privately-owned water tanks might be limited to a maximum fill rate to avoid adverse impacts to the public water system. Under Title 28 (Public Utilities Guam Administration Rules) a water pump shall not be permitted to be installed or operated on either side of the water meter without GWA's prior approval in writing. Under the 28 Gar Chapter 2, Public Utilities, subsection 2103, and 2113: The consumer shall install an air gap or other protective devices between the consumer's supply pipe and the service connection. Applicant shall submit plans for pump and tank to GWA Engineering for Approval.

9. Certain activities are subject to sewer pre-treatment requirements. Grease traps or interceptors are required for food service establishments. Oil-water separators are required for vehicle maintenance activities. See GWA for additional industrial wastewater pre-treatment requirements.
10. Only wastewater shall be discharged to the sanitary sewer system. Stormwater, pool water, and pool backwash water discharge to the sanitary sewer system is prohibited.
11. After a GWA utility service account is opened, the account holder is responsible for informing GWA of onsite activity changes that may affect the account's classification and utility service requirements. Activity changes include, but are not limited to, laundry, food service, and vehicle maintenance activities.

This memorandum shall remain valid for 365 calendar days from the date of this response. Please contact Prudencio Aguon, Acting GWA Permits and New Area Development Supervisor (#671-300-6065 or [prudencio@guamwaterworks.org](mailto:prudencio@guamwaterworks.org)) for water and sewer system standards or additional information.



*The Honorable*  
**LOURDES A. LEON GUERRERO**  
*Maga' Håga · Governor*

*The Honorable*  
**JOSHUA F. TENORIO**  
*Sigundo Maga' Låhi · Lieutenant Governor*



**VINCENT P. ARRIOLA**

*Director*

**LINDA J. IBANEZ**

*Deputy Director*

**ERNEST G. CANDELETA, JR.**

*Deputy Director*

03 APR 2025

MEMORANDUM

TO: Chairperson, Guam Land Use Commission  
Secretary, Department of Land Management

FROM: Director, Department of Public Works

APPLICANT: Sky Guam Distributors, Inc.

SUBJECT: **Zone Change from "C" to "M-1"**  
**Application No. 2025 - 18**  
**Lot No. 5310 -7, Dededo, Guam**



The applicant intends to construct a "center of operations" and allow for the expansion of its product lines and services, to support and offer warehousing, cold storage distribution and capabilities of wholesale distribution on the above subject lot. The property is approximately 6,640 square meters or 71,472.37 square feet located in the Municipality of Dededo.

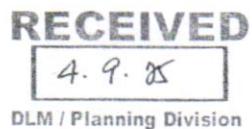
The Department of Public Works has completed its review of the subject application and has no objection to the request provided the following conditions are met:

- Egress/ Ingress must be wide enough for incoming and outgoing vehicles.
- Provide solid waste services (private or public).
- Must conform to Fire Code requirements.
- Installation of an automated camera for security purposes.
- Parking lay-out must be in detail for (compact, standard and ADA) requirements.
- The design of infiltration trench must provide hydrology survey, treatment volumes and site specific data.
- Provide generator for emergency power outage.
- The submittal for the design and installation of the retaining wall must be supported with calculations.

Should you have any questions, please contact the Division of Capital Improvement Projects (CIP) at (671) 646-3224 or (671) 646-3189.

*VINCENT P. ARRIOLA*

542 North Marine Corps Drive, Tamuning, Guam 96913 • (671) 646-3131 / 647-5055 • Fax (671) 649-6178



DLM / Planning Division

*John M. Perez  
T. Perez  
11.22*



LOLA E. LEON GUERRERO  
Director  
MATTHEW C. SANTOS  
Deputy Director

# BUREAU OF STATISTICS AND PLANS

Sagan Planu Siha Yan Emfotmasion



LOURDES A. LEON GUERRERO  
Governor of Guam  
JOSHUA F. TENORIO  
Lieutenant Governor

March 24, 2025

## Memorandum

To: Director, Department of Land Management  
Attn: Division of Planning

From: Director, Bureau of Statistics and Plans

Subject: Application No. 2025-18 Zone Change  
Lot Number: Lot 5310-7  
Municipality: Dededo  
Applicant: Sky Guam Distributors, Inc.  
Proposed Use: "M1" Light Industrial



***Buenas yan Håfa Adai!*** I am pleased to inform you that the Bureau of Statistics and Plans (Bureau) has completed its review of the above-mentioned application pursuant to its authorities under 5GCA Ch.1 Article 2 Comprehensive Planning<sup>1</sup> and the Guam Coastal Zone Management Program (GCMP) Enforceable Policies<sup>2</sup> pursuant to Executive Order 78-37. Moreover, in accordance with Executive Order 96-26, the Bureau hereby submits its position statement based on its professional and technical analysis of effects to statutory authorities under the Bureau's purview.

### Application Overview

The applicant is submitting a Zone Change application to rezone the subject lot from C "Commercial" zone to M1 "Light Industrial" in order to construct and operate a warehouse and distribution center. The subject lot is located in the municipality of Dededo and contains a total of 6,640 square meters or approximately 1.64 acres. Power, water, and sewer is available within 500 feet and will be connected.

### Planning Considerations and Constraints

#### A. Surrounding Zone and Land Use Characterization

<sup>1</sup> 5 GCA, CH 1 Article 2, § 1200 *et seq.* (1990). Note: In past publications, this article was entitled "Centralized Planning"; however, this manifest error has been corrected and the article reads "Comprehensive Planning" pursuant to P.L. 20-147 (Mar. 21, 1990).

<sup>2</sup> Guam Land-Use Policies, Executive Order 78-37 (1978). <https://bsp.guam.gov/wp-bsp-content/uploads/2017/01/E.O.-78-37-Guam-Land-Use-Policies.pdf>

**BUREAU OF STATISTICS & PLANS - GOVERNMENT OF GUAM**  
Mail: P.O. Box 2950 Hagåtña, Guam 96932 Tel: (671) 472-4201/3 Fax: (671) 477-1812 Web:  
[www.BSP.Guam.Gov](http://www.BSP.Guam.Gov)

**RECEIVED**  
By Cristina at 10:12 am, Mar 25, 2025

The subject lot is accessible through a currently unnamed road connected to Route 3 and adjacent to the intersection of Route 3 and Swamp Road. Within the immediate surrounding area is the former Royal Palms Navy housing, a dialysis clinic, a day care facility, a few single-family dwelling structures within agricultural zoned lots to the east, undeveloped commercial and light industrial zoned lots.

The subject lot is located in a “Commercial”<sup>3</sup> designated land-use area under the North and Central Guam Land Use Plan (NCGLUP). The NCGLUP (PL 30-244),<sup>4</sup> was adopted as an element of the Guam Comprehensive Development Plan. “Commercial lands are those designated primarily for retail businesses and services located near arterials or major transportation centers. Examples of such uses may include major retail uses, large office developments, medical and other service uses, and a mix of other commercial uses that serve the island. Non-commercial uses should be discouraged except for public facilities that are compatible with the surrounding area. Commercial areas may include mixed use development, including residential where appropriate.”<sup>5</sup>

The proposed warehouse and distribution center, while supporting commercial activity, requires the operational flexibility and infrastructure typically found in light industrial zones. The facility will directly serve the island’s commercial needs by providing essential logistical support and contributing to economic efficiency. Therefore, the zone change to M1 is justified and aligns with the intent of the land use designation to provide a mix of other commercial uses that serve the island.

#### B. Geographical Landscape Assessment Based on Watershed

The subject lot is in the Northern Watershed and above the Northern Guam Lens Aquifer. According to the National Oceanic and Atmospheric Administration’s Coastal Change Analysis Program (CCAP) land cover data, the surface area of this watershed has changed by 12.11% from 2005 to 2015.<sup>6</sup>

Regarding development impacts, as of 2015 land cover data, 30.6% of the watershed was developed, and 14.24% comprised impervious surfaces.<sup>7</sup> An area is at greater risk of flooding the more an area is developed and the higher the levels of impervious surfaces. Areas with impervious surface rates will likely experience negative impacts on water quality. Impervious surfaces significantly reduce the water quantity and quality in a watershed. It is reported that the impervious surface degrades the watershed quality by significantly reducing the stream flow and increasing the stream temperature. They carry substantial pollutant loads downstream, causing harm to aquatic life. Severe degradation can be expected when rates reach 25%. Runoff effects include channeling and losing beach profile along untreated storm drain outfalls, sediment plumes, algae blooms, noxious odors due to poor water quality, and coral mortality.

<sup>3</sup> ICF International. 2009. North and Central Guam Land Use Plan. September. (ICF International #00824.08.) Seattle, WA. Prepared for Bureau of Statistics and Plans—Government of Guam.

<sup>4</sup> Public Law 30-224 §, Section 4 (2010).

<sup>5</sup> ICF International. North and Central Guam Land Use Plan. (2009). 2-2

<sup>6</sup> National Oceanic and Atmospheric Administration, Office for Coastal Management. “C-CAP Land Cover Atlas”. Coastal Change Analysis Program (C-CAP) High-Resolution Land Cover. Charleston, SC: NOAA Office for Coastal Management. Accessed March 2025 at <https://coast.noaa.gov/ccapatlas/>

<sup>7</sup> Ibid.

Land cover within the subject lot is bare land which was previously cleared of shrub. The proposed development will increase the impervious surface of the area and contribute to the cumulative impact to the watershed.

#### Effects Test and Conditions

Technical analysis of the proposed project was conducted to determine foreseeable effects and compatibility to standards within the following Guam Land-Use Policies:

**Policy LU-5:** Promote environmental sustainability through a variety of measures. Examples of possible measures include green building design, green spaces in urban areas, green infrastructure, greenway and conservation lands networks, transit-oriented and transit-ready development, improved networks for walking and wheeling, site design to promote renewable energy use, and other measures.<sup>8</sup>

##### *Determination of Effects: Yes*

The proposed development has the potential to advance policy LU-5.

**Condition:** The applicant must incorporate green building concepts and sustainable community designs in the design and construction phase of the project. Incorporate the use of alternative power sources, such as solar powered street lights, water heating, and air-conditioning, and other uses of renewable power sources. BSP recommends that the applicant coordinate with the Guam Department of Agriculture for the use of preferred native tree species to be incorporated into the landscaping.

**Air-quality Policy:** All activities and uses shall comply with all local air pollution regulations and all appropriate federal air quality standards in order to ensure the maintenance of Guam's relatively high air quality.<sup>9</sup>

##### *Determination of Effects: Yes*

The requested zone change would allow for construction activities which have the potential to adversely impact air quality.

**Condition:** Incorporate Best Management Practices (BMPs) during construction to minimize dust and air pollution such as fugitive particulate matter emissions from ground-disturbing activity and from the operation of vehicles and heavy equipment. Ensure that the surrounding neighborhood is not exposed to noxious odors.

**Water Quality Policy:** Safe drinking water shall be assured and aquatic recreation sites shall be protected through the regulation of uses and discharges that pose a pollution threat to Guam's waters, particularly in estuarine, reef and aquifer areas.<sup>10</sup>

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<sup>8</sup> ICF International. 2009. North and Central Guam Land Use Plan. September. (ICF International #00824.08.) Seattle, WA. Prepared for Bureau of Statistics and Plans—Government of Guam: 2-5

<sup>9</sup> Guam Land-Use Policies, Executive Order 78-37 (1978): 3.

<sup>10</sup> Ibid.

Policy NS-1 “Protect the Northern Aquifer and recharge areas through appropriate land use categories and development standards, including requirements for public sewer infrastructure for all residential subdivisions, low development density for unsewered areas, on-site stormwater disposal, and limiting heavy industrial activities.”<sup>11</sup>

Policy NS-17 “Protect groundwater recharge areas and stream conservation areas from urban and saltwater contamination using the following approaches:

- e. Use of green street design principles, which emphasize low maintenance, stormwater management, aquifer recharge, beautification, and neighborhood collaboration and pride;
- f. Limit building and parking footprints and use alternative surface/paving designs to reduce thermal pollution, promote groundwater recharge, and preserve space for landscaping;
- g. Use of percolation ponds and other low maintenance systems on large-scale development sites overlying recharge areas. Require that large scale and regional stormwater management plans and designs do not result in the transfer or movement of water from immediate area recharge to sub-basins. There should be no new nonpoint or point source pollution discharges as part of this redevelopment.”<sup>12</sup>

Policy LU-15 “Encourage organic production and chemicals best management practices over the Northern Aquifer.”<sup>13</sup>

#### *Determination of Effects: Yes*

The proposed development will contribute to the cumulative negative impact to the water quality within the Northern Watershed and the Northern Aquifer.

Condition: The applicant shall ensure that all proposed structures are connected to public sewer. The applicant shall comply with CNMI and Guam Stormwater Management Manual<sup>14</sup> Standards and implement Island Best Management Practices specifications in any future improvements to the property. Concepts, design and performance standards can be found in the GCMP publications 1) Island Stormwater Practice Design Specifications Manual<sup>15</sup> and 2) Stormwater Management in Pacific and Caribbean Islands: A Practitioner’s Guide to Implementing LID<sup>16</sup>.

#### **Determination**

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<sup>11</sup> ICF International. North and Central Guam Land Use Plan, 2009. 5-2

<sup>12</sup> Ibid., 5-5

<sup>13</sup> Ibid., 2-6

<sup>14</sup> Horsley Witten Group. CNMI and Guam Stormwater Management Manual. Prepared for Commonwealth of the Northern Mariana Islands and the Territory of Guam. (2006) Volume 1: <https://bsp.guam.gov/wp-bsp-content/uploads/2020/07/StormwaterManual-Volume1-Final.pdf> Volume 2: <https://bsp.guam.gov/wp-bsp-content/uploads/2020/07/StormwaterManual-Volume2-Final.pdf>

<sup>15</sup> Center for Watershed Protection & Horsley Witten Group, Inc.. Island Stormwater Practice Design Specifications. A Supplement to the 2006 CNMI & Guam Stormwater Design Manual. Prepared for NOAA Coral Reef Conservation Program, Guam Coastal Management Program, and Guam Environmental Protection Agency. (2010): [https://www.ncei.noaa.gov/data/oceans/coris/library/NOAA/CRCP/project/1906/island\\_swm\\_specs\\_supplement\\_cnmi\\_guam\\_design.pdf](https://www.ncei.noaa.gov/data/oceans/coris/library/NOAA/CRCP/project/1906/island_swm_specs_supplement_cnmi_guam_design.pdf)

<sup>16</sup> Center for Watershed Protection & Horsley Witten Group, Inc.. Stormwater Management in pacific and Caribbean Islands: A Practitioners Guide to Implementing LID. Prepared for NOAA Coral Reef Conservation Program. (2014): [https://www.ncei.noaa.gov/data/oceans/coris/library/NOAA/CRCP/project/1906/Feb2014\\_IslandBMPGuide\\_wAppendix.pdf](https://www.ncei.noaa.gov/data/oceans/coris/library/NOAA/CRCP/project/1906/Feb2014_IslandBMPGuide_wAppendix.pdf)

Pursuant to Executive Order 96-26, Appendix A § 700 (g), the Bureau hereby recommends approval of the zone change application based on the above-mentioned conditions. If these conditions are not met by the applicant or not included in the Guam Land Use Commission's Notice of Action, this position statement is to be interpreted as a recommendation for disapproval.

Should you have any questions regarding this matter, please do not hesitate to contact Mr. Christian Benitez, Planner, at [christianpaul.benitez@bsp.guam.gov](mailto:christianpaul.benitez@bsp.guam.gov) or Mr. Edwin Reyes, Coastal Program Administrator, at [edwin.reyes@bsp.guam.gov](mailto:edwin.reyes@bsp.guam.gov). Si Yu'os Ma'åse'.

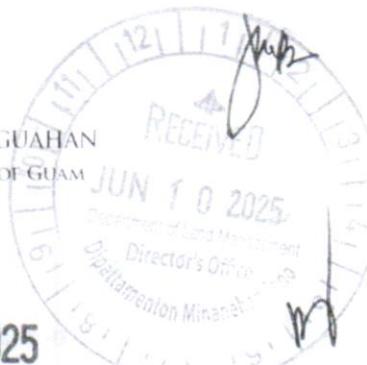


LOLA E. LEON GUERRERO  
Director



GUAM ENVIRONMENTAL PROTECTION AGENCY • AHENSIA PRUTEKSION LINA'LA GUAHAN

LOURDES A. LEON GUERRERO • GOVERNOR OF GUAM | JOSHUA F. TENORIO • LIEUTENANT GOVERNOR OF GUAM  
MICHELLE C. R. LASTIMOZA • ADMINISTRATOR



JUN 09 2025

Dr. Anita B. Enriquez  
Chairman, Guam Land Use Commission  
c/o Department of Land Management  
590 S. Marine Corps Drive  
ITC Bldg, Ste. 733  
Tamuning, Guam 96913

**Ref: Application No. 2025-18, the Applicant, Sky Distributors, Inc. represented by Kyle Borja; requests a Zone Change from "C" (Commercial) zone to "M-1" (Light Industrial) zone, to allow for the expansion of its product lines and services, to support and offer warehousing and cold storage capabilities and wholesale distribution, on Lot 5310-7, in the Municipality of Dededo.**

*Hafa adai* Dr. Enriquez,

*Buenas yan Saluda.* The Guam Environmental Protection Agency (Guam EPA) has completed its review of the zone change application for the subject property. Based on our assessment, approval of the proposed zone change is contingent upon the fulfillment of the following conditions:

**1. Erosion & Stormwater Management:**

- The property is currently vacant and undeveloped. The developer must comply with the Guam Soil Erosion and Sediment Control Regulations (22 GAR Chapter 10) and provide pre- and post-construction stormwater controls meeting the requirements of the 2006 CNMI and Guam Stormwater Management Manual, as implemented by Executive Order No. 2012-02.

**2. Environmental Protection Plan (EPP) Requirement:**

- Given the pre-development activities involving clearing and grubbing, the project—covering 1.64 acres—requires an Environmental Protection Plan (EPP).
- The EPP must be prepared and signed by a Professional Engineer, in accordance with 22 GAR §10104 (c) (5) (1) (D).
- The plan must include an Erosion Control Plan (ECP), covering: vegetation and wildlife protection, fugitive dust control, solid and hazardous waste management, work site maintenance, and typhoon recovery procedures.

**3. Water & Sewer Infrastructure:**

- Existing public water and sewer lines are located approximately 600 feet from the property, along Route 3.



GUAM EPA | 17-3304 Mariner Avenue Tiyan Barrigada, Guam 96913-1617 | Tel: (671) 588.4751 | Fax: (671) 588.4531 | [epa.guam.gov](http://epa.guam.gov)  
ALL LIVING THINGS OF THE EARTH ARE ONE • MANUNU TODU I MANLÁLA'LA'

- The developer plans to install new water and sewer pipes along the unnamed coral road fronting the property, extending towards Route 3, where main utility lines are located.
- Since the property falls within the Groundwater Protection Zone (GPZ), the development must comply with 22 GAR Chapter 5, §5101 (c) (1) of the Guam Water Quality Standards, which stipulates that: "*no industrial development should occur without adequate sewer infrastructure.*"

**4. Coordination with Guam Waterworks Authority (GWA):**

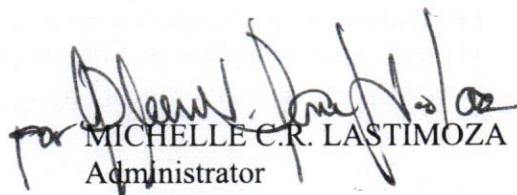
- The Owner must consult with Guam Waterworks Authority (GWA) to determine the adequacy of existing water service and public sewer capacity due to increased water demand and sewage flow.

Additionally, the applicant is reminded that all proposed development at the subject location must comply with all relevant environmental laws and regulations administered by the Guam Environmental Protection Agency.

Should you require further clarification regarding these conditions, please contact our office at Water Resources Management Program or Water Division Acting Chief Engineer Mr. Johnny Abedania at Tel # (671) 588-4796 and (671) 588-4786, respectively.

*Dångkolu na si Yu'us ma'åse'.*

*Senseramente,*

  
for MICHELLE C.R. LASTIMOZA  
Administrator

cc: Mr. Joseph M. Borja  
Director  
Department of Land Management



ATTACHMENT B



DIPĀTTAMENTON MINANEHAN TĀNO'  
(Department of Land Management)  
GUBETNAMENTON GUĀHAN  
(Government of Guam)



Street Address  
590 S. Marine Corps Drive  
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Mailing Address:  
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LOURDES A. LEON GUERRERO  
MAGA HAGA • GOVERNOR

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SIGUNDO MAGA LĀHI • LIEUTENANT GOVERNOR

JOSEPH M. BORJA  
DIRECTOR

ROSSANA SAN MIGUEL TISTON  
DEPUTY DIRECTOR

October 7, 2025

**Memorandum**

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E-mail Address:  
[dlmdir@land.guam.gov](mailto:dlmdir@land.guam.gov)

Telephone:  
671-649-LAND (5263)

Facsimile:  
671-649-5383

**To:** Chairperson, Guam Land Use Commission  
**From:** Guam Chief Planner  
**Subject:** Commission Brief – Request for Renewal - Application No. 2020-45D

1. **PURPOSE:** The Applicant, IAN Corporation represented by Kyle M. Borja is requesting for its' third renewal of a previously approved Conditional Use permit to allow the continued operation of a Temporary Workforce Housing Facility (TWHF) to house up to a maximum of 135 temporary workers, on Lot 5224-3-3 & 5224-3-1-R1, in the Municipality of Barrigada, in an "M-1" (Light Industrial) zone.

2. **LEGAL AUTHORITY:** Title 21, GCA (Real Property), Chapter 61 (Zoning Law) and Section 61303 (Conditional Use), Section 61309 (c) (Policy for Workforce Housing Facilities for Temporary Workers) and Public Law 36-2.

3. **DISCUSSION and APPLICATION SUMMARY:**

As approved by the Commission on October 24, 2024, and as shown on the approved Site Plan, the TWHF facility includes two buildings (one with 2 stories and another with 1 story), an on-site stormwater retention system, an employee parking area, and a six-foot high perimeter fence. The TWHF is designed to accommodate sleeping quarters, kitchen, dining, restroom and shower facilities, laundry services, and security measures, including fire and medical emergency response capabilities. It will also support on-site and off-site recreational and religious activities, transportation services, and an internal set of Rules and Regulations governing security, safety practices, personnel access and exit procedures, and personal and social conduct.

Pursuant to Section 61309 (c)(4)(B)(i), which states, "Unless specifically limited, approvals shall be for an initial term of twenty-four (24) months and thereafter shall be renewed annually..." the applicant hereby submits its third annual renewal request. The applicant confirms that they have received the DPW Occupancy Permit and that, all elements of the approved TWHF are existing and in place. Additionally, clearance for the appropriate Department of Public Health & Social Services, Workers Dormitory, and Sanitary Permits are current, and are currently undergoing administrative processing. The renewal request package includes a copy of the approved site plan, Occupancy, Dormitory and Sanitary permits, building floor plans, and photographs of the complex.

On October 3, 2025, case planner conducted a site visit of the approved TWHF, and an external inspection indicated that the site is clean and well-maintained.

In conclusion, we find that the renewal request package is complete and properly formatted, and we submit it to the Commission for their consideration and action.

**4. RECOMMENDATION:**

It is our position that the applicant's continuing coordination with the appropriate government entities in adhering to said entities requirements and ensuring that best management practices are in place, that, the applicant is complying to the conditions imposed. In line with the above, we recommend approval of the request for renewal of the TWHF approval with the following conditions.

1. That, The Applicant continues compliance to Section 2 of Public Law 36-2 as specified on the Department of Land Management's approval letter, dated April 16, 2021.
2. That, pursuant to the approved TWHF site plan and Section 61303, Subsection(b) of Chapter 61, Title 21 GCA. Any change on the site plan or increase of workers on the TWHF beyond the approved 135 workers shall be subject to the approval of the Commission in accordance with the criteria set forth in subsections (a) and (c) of Section 61303, Chapter 61, GCA.



Celine L. Cruz

Attachment: Request Package  
Case Planner: Frank Taitano



**DIPÂTTAMENTON MINANEHAN TÅÑO'**  
*(Department of Land Management)*  
**GUBETNAMENTON GUÅHAN**  
*(Government of Guam)*



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JOSHUA F. TENORIO  
 SIGUNDO MAGA'LÄHI · LIEUTENANT GOVERNOR

JOSEPH M. BORJA  
 DIRECTOR

ROSSANA SAN MIGUEL TISTON  
 DEPUTY DIRECTOR

OCTOBER 24, 2025

TO: GLUC COMMISSIONERS AND LEGAL COUNSEL  
 FR: GLUC EXECUTIVE SECRETARY JOSEPH M. BORJA

RECENT PUBLIC LAWS RELATING TO LAND:

PL 38-1

AN ACT TO AMEND § 5127(a) AND REPEAL § 5127(d) OF SUBARTICLE C, ARTICLE 2, CHAPTER 5, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO THE EXTENSION OF GOVERNMENT OF GUAM LEASES FROM FIVE (5) TO FIFTEEN (15) YEARS.

PL 38-3

AN ACT TO AMEND § 8104 OF CHAPTER 8, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO MODERNIZING PUBLIC AGENCY NOTICE REQUIREMENTS BY AUTHORIZING THE POSTING OF PUBLIC NOTICES IN LOCALLY LICENSED ELECTRONIC NEWSPAPERS AND WEBSITES.

PL 38-7

AN ACT TO ADD A NEW SUBARTICLE 3 AND A NEW § 61103(mm) OF ARTICLE 1; AND AMEND §§ 61304(a)(4), 61305(a)(4), AND 61306(a) OF ARTICLE 3, ALL OF CHAPTER 61, TITLE 21, GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE CONSTRUCTION OF ACCESSORY DWELLING UNITS (ADUs) IN RESIDENTIAL ZONES TO STRENGTHEN HOUSING OPTIONS ON GUAM.

PL 38-10

AN ACT TO TRANSFER LOT NO. 10063-REM-PTN-1, MUNICIPALITY OF DEDEDO, TO SPECIAL OLYMPICS GUAM FOR THE ESTABLISHMENT OF THEIR ADMINISTRATIVE OFFICE AND TRAINING FACILITY IN SUPPORT OF GUAM'S SPECIAL OLYMPICS ATHLETES AND PROGRAM.

PL 38-13

AN ACT TO ADD A NEW ARTICLE 4 TO CHAPTER 33, TITLE 15, GUAM CODE ANNOTATED, RELATIVE TO ESTABLISHING THE UNIFORM REAL PROPERTY TRANSFER ON DEATH ACT, AND TO ADOPT A STANDARDIZED FORM FOR THE TRANSFER ON DEATH DEED.

PL 38-25

AN ACT TO AMEND § 25101(a) OF CHAPTER 25, TITLE 10, GUAM CODE ANNOTATED, AND § 2402(c) OF CHAPTER 2, TITLE 10, GUAM CODE ANNOTATED; AND TO ADD A NEW § 2402.1 TO CHAPTER 2, TITLE 10, GUAM CODE ANNOTATED, RELATIVE TO ALLOWING CHILDCARE FACILITIES TO OPERATE AS INTERGENERATIONAL DAYCARE CENTERS.

PL 38-44

AN ACT TO ADD § 12107(y) OF CHAPTER 12, TITLE 17, GUAM CODE ANNOTATED, RELATIVE TO THE RESPONSIBILITY OF LIABILITIES OF AN ACADEMY CHARTER SCHOOL.

PL 38-54

AN ACT TO AMEND § 403(n) OF CHAPTER 4, TITLE 1, GUAM CODE ANNOTATED, RELATIVE TO CHANGING THE OFFICIAL NAME OF THE MUNICIPALITY OF “ASAN” TO ITS NAME IN THE CHAMORU LANGUAGE, NAMELY “ASSAN-MA’INA.”

PL 38-55

AN ACT TO ADD A NEW § 70133 AND RENUMBER THE EXISTING § 70133 TO § 70134, ALL OF CHAPTER 70, TITLE 11, GUAM CODE ANNOTATED, RELATIVE TO EXPANDING HOUSING AVAILABILITY BY AUTHORIZING THE DEPARTMENT OF REVENUE AND TAXATION TO ISSUE TEMPORARY BUSINESS LICENSES FOR DWELLING UNITS THAT MEET INSPECTION REQUIREMENTS ESTABLISHED BY A CERTIFIED HOME INSPECTOR LICENSED BY THE GOVERNMENT OF GUAM, OR AN INSPECTOR CERTIFIED BY THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY

PL38-60

AN ACT MAKING APPROPRIATIONS FOR THE OPERATIONS OF THE EXECUTIVE, LEGISLATIVE, AND JUDICIAL BRANCHES OF THE GOVERNMENT OF GUAM FOR FISCAL YEAR ENDING SEPTEMBER 30, 2026, MAKING OTHER APPROPRIATIONS, AND ESTABLISHING MISCELLANEOUS AND ADMINISTRATIVE PROVISIONS.

PL 38-61

AN ACT TO AMEND THE CHAMORRO LAND TRUST LEASE AGREEMENT WITH THE GUAM INTERNATIONAL COUNTRY CLUB, INCORPORATED.

SUBMITTED FOR YOUR REFERENCE. SHOULD YOU BE INTERESTED IN ANY SPECIFIC PUBLIC LAW OR ALL OF THEM PLEASE INDICATE ON THIS SHEET AND WE WILL TRANSMIT COPIES TO YOU IN YOUR PREFERENCE, HARDCOPY OR DIGITAL COPY.

SOURCE OF THIS RESEARCH IS THE LEGISLATURE WEBSITE AND THE COMPILER OF LAWS WEBSITE AS OF OCTOBER 24, 2025

END, OCTOBER 24, 2025.