

GOVERNMENT OF GUAM – Department of Land Management  
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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, February 26, 2026  
1:49 p.m. to 2:37 p.m.

**GUAM LAND USE COMMISSION MEETING**

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

Thursday, February 26, 2026 • 1:49 p.m. to 2:37 p.m.

**MEMBERS PRESENT:**

Dr. Anita B. Enriquez, Chairperson

Mr. Ronald C. Pangilinan, Vice Chairman

Ms. Leilani Flores, Commissioner

Mr. Gerald Yingling, Commissioner

Mr. Joseph Rios, Commissioner

**PLANNING STAFF PRESENT:**

Ms. Rosanna D. S.M. Tiston, Deputy Director

Atty. N. Lee Miller, Legal Counsel

Ms. Celine L. Cruz, Chief Planner

Ms. Grace Vergara, Planner IV

Ms. Theresa Guevara, Planner II

Mr. Kyle Meno, T. Network Coordinator

Ms. Lorna Macaranas, Administrative Assistant

[Excused: Executive Secretary Joseph Borja]



# GUAM LAND USE COMMISSION

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

Commissioner Gerald P. Yingling  
Commissioner Joseph A. Rios

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

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## **AGENDA - Revised**

Thursday, February 26, 2026, 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 – February 19, 2026 & February 24, 2026]*

*Livestreamed on YouTube at the Guam Department of Land Management Channel*

I. Notation of Attendance/Roll Call                     Quorum                     No Quorum

II. Approval of Minutes

- GLUC Regular Minutes, Thursday, January 22, 2026
- GLUC Regular Minutes, Thursday, February 12, 2026

III. Old or Unfinished Business [None]

IV. New Business

Zone Change

- A. Application No. 2024-21, the Applicant, Archway, Inc., represented by FC Benavente, Planners, is requesting a Zone Change from "R1" (One Family Dwelling) zone to "C" (Commercial) zone for a proposed two-story coffee and tea restaurant, and a duplex on the second floor, on Lot 2322-NEW-1-2-R2, in the Municipality of Mangilao.  
Case Planner: Grace Vergara
- B. Application No. 2025-26, the Applicants, Carlito B. Pamintuan and Violeta T. Pamintuan, represented by FC Benavente, Planners, are requesting a Zone Change from "A" (Agricultural/Rural) Zone to "M1" (Light Industrial) Zone, for the proposed construction of two, two-story, five-unit apartment buildings for a total of ten-units, on Lot 5224-1-16, Tract 308, in the Municipality of Barrigada.  
Case Planner: Celine Cruz
- C. Application No. 2025-71, the Applicant, Guam Evergreen, Corp., represented by FC Benavente, Planners, is requesting a Zone Change from "A" (Agricultural/Rural) zone to "M1" (Light Industrial) zone, for a proposed warehouse structure, on Lot 6-R1, Block 1, Tract 221, in the Municipality of Barrigada.  
Case Planner: Theresa Guevara

Zone Variance

- D. Application No. 2025-72, the Applicant, Guam Evergreen, Corp. represented by FC Benavente, Planners, is requesting a Zone Variance for Use, to allow for the location, operation and to maintain a space rocket tracking station in an "A" (Agricultural/Rural) zone, on Lot 6-R1, Block 1, Tract 221, in the Municipality of Barrigada.

**V. Administrative & Miscellaneous Matters**

**VI. Adjournment**

**GUAM LAND USE COMMISSION REGULAR MEETING MINUTES**  
**Thursday, February 26, 2026 • 1:49 p.m. to 2:37 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 February 19, 2026 and February 24, 2026]*  
*Livestreamed on YouTube at the Guam Department of Land Management Channel*

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

Chairperson Enriquez called to order the regular meeting of the Guam Land Use Commission for Thursday, February 26, 2026 at 1:49 p.m.

Present were: Chairperson Anita Enriquez, Vice 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 Staff Grace Vergara, Theresa Guevara, Kyle Meno, and Lorna Macaranas.

[Excused: Executive Secretary Joseph Borja]

Chairperson Enriquez confirmed a quorum and announced that today's meeting was being live-streamed on YouTube at the Guam Department of Land Management channel.

**II. Approval of Minutes**

Chairperson Enriquez for approval today, are the GLUC Minutes from Thursday, January 22, 2026 and February 12, 2026. Members have been provided with drafts of the Minutes in advance, and they have been reviewed. Madam Chair asked for a motion to approve both Minutes.

Commissioner Flores made a motion to approve the Minutes of January 22, 2026 and February 12, 2026.

Commissioner Yingling seconds the motion.

Chairperson Enriquez accepted the motion made by Commissioner Flores and seconded by Commissioner Yingling. There were no discussions, errors, edits, or omissions noted. Madam Chair put the motion to a vote, with all members in favor. **[Motion carried with a vote of 5 ayes and 0 nays]**

**III. Old or Unfinished Business announced that there was no old or unfinished business.**

Chairperson Enriquez turned the floor over to Chief Planner Cruz.

Celine Cruz, Chief Planner stated that the members were provided before the meeting with a Commission Brief along with correspondence signed by the Barrigada Mayor and Vice Mayor explaining that items C and D did not receive a Resolution, and therefore, that is the reason that Planning Staff could not complete the staff report for the Commission to take action today. Chief Planner Cruz asked that these two items be tabled until the next available GLUC meeting.

**[Exhibit A – Commission Brief]**

**Chairperson Enriquez** it was confirmed by Madam Chair that there were originally four items on today's agenda. As a matter of order for the applications to be heard before the Commission, they must be in compliance. Since the Commission did not receive a Resolution from the Municipal Planning Council of Barrigada for the respective applications, the Commission will await the necessary Resolution before proceeding. Madam Chair asked for a motion.

**Commissioner Rios** made a motion to table Application Nos. 2025-71 and 2025-72, in accordance with the Chief Planner's report, that the applications were not in compliance for consideration by the Commission.

**Commissioner Flores** seconds the motion.

**Chairperson Enriquez** accepted the motion made by Commissioner Rios and seconded by Commissioner Flores. There was no discussion. Madam Chair put the motion to a vote, with all members in favor of approval. **[Motion carried; 5 ayes and 0 nays]**

#### IV. **New Business**

##### **Zone Change**

- A. **Application No. 2024-21**, the Applicant, Archway, Inc., represented by FC Benavente, Planners, is requesting a Zone Change from "R1" (One Family Dwelling) zone to "C" (Commercial) zone for a proposed two-story coffee and tea restaurant, and a duplex on the second floor, on Lot 2322-NEW-1-2-R2, in the Municipality of Mangilao.  
Case Planner: Grace Vergara

**Chairperson Enriquez** turned the floor over to the applicant's representative, asked them to state their name for the record, and to proceed with their presentation.

**Felix Benavente** presented to the Commission that Archway Inc. is the parent company of Infusion Coffee and Tea restaurant. Mr. Benavente provided the following presentation:

**Slide 1 and Slide 2** are images of the location map with lot lines and the shape of the subject parcel. The property is located in Mangilao off of Route 10, which is identified by the shaded area. **Slide 3** – image of the surrounding land uses. There are vacant lots to the north and south, and to the east is Route 10, and to the west is a vacant lot with several residential structures.

**Slide 4** – photograph of the subject lot, which is currently vacant.

**Slide 5** – image of the approved property map. Tomas Pangilinan Street encroaches on the subject lot as shown in the property map. The paved road is not within the right-of-way.

**Slide 6** – image of site plan. Archway has designed its development to keep the paved road that is being used by the neighborhood and to keep the development away from the paved road, and they are willing to parcel this portion out and turn it over to the government.

**Slide 7 and Slide 8** – are images of the proposed building front and back elevations. It is a two-story building with the restaurant on the first floor and a duplex on the second floor.

**Slide 9 and Slide 10** are images of the proposed first and second floor plans.

**Slide 11** – the site is served by paved street, water, power, public sewer, fire hydrants, and streetlights. Stormwater will be managed on-site via infiltration chambers and a ponding basin, a

generator for backup power, and a dumpster with trash pickup by a private contractor. There will be thirty-six parking spaces, including two for ADA, with space for six bicycles and two motorcycles. There will be two residential apartment units on the second floor, and will be fully fenced with perimeter landscaping throughout as appropriate.

Mr. Benavente stated that the applicant will only develop the area shown in the site plan, and leave untouched the existing and encroaching paved street sited on the south boundary of the property. Additionally, the Barrigada MPC requested that a back door be included in the final design of the structure.

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

**Chairperson Enriquez** turned the floor over to the Commissioners for questions. There were no questions noted from the Commissioners. Madam Chair turned the floor over to the staff for their report.

**Celine Cruz, Chief Planner** provided a summarized staff report dated February 17, 2026 for Application No. 2024-21.

The applicant, Archway Inc., is requesting approval of a zone change from "R1" to "C" for the proposed construction of a two-story, coffee and tea restaurant and a duplex on Lot 2322-NEW-1-2-R2 in Mangilao.

Chief Planner Cruz reported that the subject parcel is located at the corner of Route 10 and Tun Tomas Pangelinan Street, the master plan has this area designated as a village center, and the community design plan's designation is commercial. Ms. Cruz continued with the application's chronological facts, discussion, and staff analysis to address the public necessity, public convenience, and general welfare.

To conclude, the Chief Planner stated that Planning recommends approval with conditions. [For full content/context, please see attached]

**[Attachment A – Staff Report dated February 17, 2026]**

**Chairperson Enriquez** questions for the staff. There were no comments or questions noted from the Commission. Madam Chair opened the floor for public comment.

**Public Comment** [There was no public comment. Madam Chair closed the public comment period.

Madam Chair noted that there was no further discussion from the Commissioners for this application and asked for a motion for action.

**Vice Chairman Pangilinan** made a motion to approve Application No. 2024-21, subject to the applicant adhering to the conditions and recommendations as noted in the staff report dated February 17, 2026.

**Commissioner Flores** seconds the motion.

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

Next item on the agenda –

- B. Application No. 2025-26, the Applicants, Carlito B. Pamintuan and Violeta T. Pamintuan, represented by FC Benavente, Planners, are requesting a Zone Change from “A” (Agricultural/Rural) zone to “M1” (Light Industrial) zone, for the proposed construction of two, two-story, five-unit apartment buildings for a total of ten units, on Lot 5224-1-16, Tract 308, in the Municipality of Barrigada. Case Planner: Celine Cruz

**Chairperson Enriquez** welcomed the applicants’ representative to the meeting, asked them to state their name for the record, and to proceed with their presentation.

**Felix Benavente** is representing the applicants for the application that is before the Commission. Mr. Benavente provided a brief PowerPoint presentation that included the following:

Slide 1 – image of the vicinity map pointing out the location of the subject parcel. The subject property is shaded in orange, and the main road is known as Bello Road (Benavente Street). Mr. Benavente pointed out the location of Mid Pac Warehouse, and to the left of the parcel is the Orion M1-zoned workforce facility, and to the lower left is zoned M1 owned by Kian Construction. To the south is the Legacy Company warehouse complex, which is also zoned M1. The subject property is bordered by three light industrial zones.

Slide 2 – image of the zoning map that calls out the property in relation to the zoning map.

Slide 3 – image of the property map. The parcel was originally a family subdivision that contained more than 18 lots.

Slide 4 – image of the land use map.

Slide 5 – sketch of the computed 25-foot wide public access and utility easement.

Slide 6 – image of the site plan for the proposed development on the property. The Pamintuans propose to build two five-unit structures that will meet the parking requirements, with a ponding basin, landscaping, and recreation area. Mr. Benavente mentioned that this is one of those lots where a portion of the lot is a right-of-way. The applicants own a portion of this right-of-way, but it can only be utilized for access to utilities.

Slide 7 – floor plan drawings; there is a garage on the first floor with two units on the second floor.

Slide 8 – image of the overall front elevation, with an enclosed one-car garage on the first floor.

Slide 9 – image of Notice to Rezone billboard situated on the subject lot.

Slide 10 – in summary, the proposed use includes paved street, water, power, public sewer, fire hydrants, and streetlights. Stormwater will be managed on-site via infiltration chambers and a ponding basin. A dumpster will be provided on site with trash pickup by a private contractor and a backup generator. The first-floor units will have living and dining rooms, a kitchen, a restroom, and a one-car garage. The second floor will have two bedrooms, two restrooms, and a laundry area. Twenty parking spaces will be provided, including ADA, bicycle, and motorcycle parking, with landscaping throughout, and a fully fenced perimeter. A recreation area will include a gazebo and a playground.

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

Chairperson Enriquez turned the floor over to the Commissioners for questions.

Commissioner Yingling commented that he had difficulty understanding why the zone change request was for an M1 rather than an R2 zone. He further stated that his only objection to an M1 zone is that it becomes a "hodge-podge" with a residential building in one place and commercial buildings here and there. He understands the area and the desire to zone change to M1, but does not see a strong argument for the zone change to M1 rather than to an R2.

Felix Benavente responded that there are four, possibly more, workforce housing facilities in the area. These facilities have supervisors, managers, foremen, etc., and the applicants would like to provide space for employees who are not necessarily H2 workers, and this is their concept.

Commissioner Yingling stated that he is not objecting; he emphasized that he did not understand the reasoning.

Chairperson Enriquez remarked that Commissioner Rios brought up the same point, which was also brought up by Vice Mayor Bautista (Barrigada), why not zone the parcel to R2. Madam Chair understands that perhaps it may be complementary with regard to why these ten units are being proposed, because it was tied to the business of temporary workforce housing. She further added that with regard to the type of structure that is being proposed, it is residential and not necessarily M1 related. Madam Chair asked Mr. Benavente whether there was further discussion on why not address it as a residential project as opposed to an M1.

Felix Benavente replied that the big factor was that the surrounding uses were already zoned M1, and a permitted use in an M1 allows for multi-family dwellings.

Commissioner Yingling clarified what he was stating; he understands the desire to move to M1 and the potential for workforce housing; however, it is a weak argument when an R2 zone would be easy. He reiterated that he is not objecting to the request, but it is a weak argument.

Vice Chairman Pangilinan asked for clarification on whether the proposed project would be used for workforce housing.

**Felix Benavente** stated that an M1 zone is a better fit. Mr. Benavente stated that if you look at this part of Barrigada, it is predominantly light industrial activities. It is complementary to what is presently in the area.

**Chairperson Enriquez** stated that it was her understanding that when the Commission began entertaining workforce housing locations, which are M1 classifications, it was because ultimately the facilities can be converted to warehouses or other activities that are aligned with M1 activities. For this particular project, the units are designed as condominiums, or homes for rental, etc., and the Commission does not see in terms of the design something that can be converted into warehouses.

**Felix Benavente** noted the fact that there is also a housing shortage, and this project will complement the intention when referring to housing shortages, and can contribute to helping alleviate this.

**Chairperson Enriquez** stated that the Commission is not arguing that, it is just the type of structure and the zoning designation request.

**Commissioner Yingling** commented that there is a single unit on one parcel, one vacant parcel, and the remainder are industrial lots, and asked how many of those lots are vacant or are occupied. He further added that his reason for inquiring was that when he is looking at the Harmon Industrial Park, which is an absolute mess, and "*almost a sin*" (sic), it is a haphazard development. He behooves the Commission to avoid more of this type of situation. He reiterated that he is not arguing this particular project. He asked how many parcels are vacant in the surrounding area.

**Felix Benavente** explained that if you are facing the subject parcel, to the right is Orion Construction with workforce housing and offices. Behind Orion Construction is the yard and operation office for Kian Construction, and behind this lot is the Legacy warehouse complex. The subject parcel is surrounded by three M1 lots; to its left, right, and rear are M1 lots.

**Commissioner Yingling** active lots.

**Felix Benavente**, yes.

[Discussion ensues]

**Chairperson Enriquez** there were no additional comments from the Commission. Madam Chair turned the floor over to Chief Planner Cruz for the staff report.

**Celine Cruz, Chief Planner** read the summarized staff report dated February 19, 2026 for Application No. 2025-26.

Chief Planner Cruz reported the applicants are requesting a zone change from "A" to "M1" to construct two, two-story, five-unit apartments for a total of ten units. Ms. Cruz's report to the

Commission included the legal authority, lot area, field description, master land has this area designed industrial, and the community design plan is conservation-open space, the application's chronology history, public hearing results, discussion, and staff analysis to address public necessity, public convenience, and general welfare.

To conclude, Chief Planner Cruz stated that based on the findings and analysis of Land Management's Planning staff, recommends a favorable action by the Guam Land Use Commission and approves the proposed zone change with conditions. [For full content/context, see attached]

**[Attachment B – Staff Report dated February 19, 2026]**

**Chairperson Enriquez** questions for staff. There were no questions noted from the Commissioners.

Madam Chair questioned that with the twenty parking stalls limitation for the ten units, and what parking would look like outside of the gate, in terms of parking availability.

**Celine Cruz, Chief Planner** replied that the site plan shows one parking space provided within each of the units and will leave a lot of space outside of the buildings for a parking plan. There is also ample space to provide a park and construct a gazebo, and based on the plan provided, they have areas for parking that can be accommodated on site.

**Chairperson Enriquez** there were no further questions. Madam Chair opened the floor for public comment.

**Public Comment** there was no public comment noted by Chairperson Enriquez, and the public comment period was closed.

**Chairperson Enriquez** there was no further discussion from the Commissioners. Madam Chair was ready to entertain a motion for action for Application No. 2025-26.

**Vice Chairman Pangilinan** made a motion to approve Application No. 2025-26, provided that the applicant adheres to the recommendations and conditions on the staff report dated February 19, 2026.

**Commissioner Yingling** seconds the motion.

**Chairperson Enriquez** there was no discussion on the motion. Madam Chair put the motion to a vote, with all Commissioners in favor of approval. **[Motion carried unanimously; 5 ayes and 0 nays. The application is approved.]**

**V. Administrative and Miscellaneous Matters**

Chairperson Enriquez turned the floor over to Deputy Director Tiston for announcements or additional business for the Commission.

Rossana Tiston, Deputy Director reported that DLM does not have any administrative or miscellaneous matters for the Commission.

Chairperson Enriquez asked Chief Planner Cruz for the next GLUC meeting.

Celine Cruz, Chief Planner replied that the next meeting is scheduled for March 12, 2026, with one to three applications for review by the Commission. If an MPC resolution is received for the two applications that were tabled today, those applications will be placed on the agenda.

Chairperson Enriquez asked if a quorum had been confirmed for March 12.

It was noted that Chairperson Enriquez, Vice Chairman Pangilinan, and Commissioner Rios will be off-island. There will be no quorum for March 12<sup>th</sup>.

Chairperson Enriquez there was no further business for the Commission. Madam Chair asked for a motion to adjourn today's meeting.

## VI. Adjournment

Vice Chairman Pangilinan made a motion to adjourn today's meeting, and the motion was seconded by Commissioner Flores.

Chairperson Enriquez adjourned today's meeting at 2:37 p.m.

The regular meeting of the Guam Land Use Commission for Thursday, February 26, 2026 was adjourned at 2:37 p.m.

Approved by:

Date approved:



\_\_\_\_\_  
Anita B. Enriquez, Chairperson  
Guam Land Use Commission



Transcribed by:



\_\_\_\_\_  
M. Cristina Gutierrez, Recording Secretary  
Planning Division, DLM

ATTACHMENT A

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



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

LOURDES A. LEON GUERRERO  
MAGA'ATHAGA • GOVERNOR

JOSEPH M. BORJA  
DIRECTOR

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

JOSHUA F. TENORIO  
SEGUNDO MAGA'ATHA • LIEUTENANT GOVERNOR

ROSSANA SAN MIGUEL TISTON  
DEPUTY DIRECTOR

February 17, 2026

MEMORANDUM

TO: Chairperson, Guam Land Use Commission

FROM: Guam Chief Planner

SUBJECT: Staff Report - Application No. 2024-21, Zone Change from "R1" (One-Family Dwelling) to "C" (Commercial) Zone, on Lot 2322-NEW-1-2-R2, in the Municipality of Mangilao.

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

1. **PURPOSE:**

- A. **Application Summary:** The applicant, Archway, Inc., represented by FC Benavente, Planners, is requesting approval of a Zone Change from "R1" (One-Family Dwelling) to "C" (Commercial) Zone for the proposed 2-story coffee and tea restaurant and a duplex on Lot 2322-NEW-1-2-R2, in the Municipality of Mangilao.
- B. **Legal Authority:** Sections 61630 to 61638 of Chapter 61 (Zoning Law), Title 21, GCA (Real Property).

2. **FACTS:**

- A. **Location:** The site is situated at the corner of Route 10 (Vietnam Veterans Memorial Highway) and Tun Tomas Pangelinan Street.
- B. **Lot Area:** 2,561± sq.m. or 27,566± sq.ft. or 0.63± acres
- C. **Present Zoning:** "R1" (One-Family Dwelling) Zone.
- D. **Field Description:** The site is presently undeveloped with overgrown vegetation.
- E. **Masterplan:** Village Center (2009 North & Guam Land Use Plan)
- F. **Community Design Plan:** Commercial
- G. **Previous Commission Action:** None

3. **APPLICATION CHRONOLOGICAL FACTS:**

- A. **Date Application Accepted:** May 21, 2024
- B. **Date Heard By ARC:** June 6, 2024
- C. **Public Hearing Results:** November 19, 2024

The required public hearing was held at the Mangilao Community Center on November 19, 2024, at 6:05 p.m. In attendance were the planning staff; Mr. Felix Benavente (Applicants' representative); Richard Chan and Mika Caldwell (owners of Archway, Inc.); Mangilao Mayor Allan Ungacta; several members of the Mangilao Municipal Planning Council; and seven (7) affected property owners.

There were no major concerns or objections on the application. The hearing was adjourned at 6:23 P.M.

(Note: Minutes of the hearing are provided as an Attachment)

4. **DISCUSSION and STAFF ANALYSIS:**

A Zone Change must address **Public Necessity**, **Public Convenience** and **General Welfare** criteria. Our analysis is as follows:

**Public Necessity:** The proposed development fulfills a demonstrated public necessity by addressing the increasing demand for properly zoned "C" (Commercial) properties in central Guam, particularly within the Mangilao area. It is designed to serve residents, students, employees, and commuters traveling along Route 10.

Mangilao is home to major educational institutions, including the University of Guam and Guam Community College, generating consistent demand for convenient dining options and nearby housing. By introducing a coffee and tea restaurant and residential units near these institutions and major workforce destinations, the proposed project will create accessible living and dining opportunities that support the growing demand in the area.

**Public Convenience:** Public convenience will be enhanced by introducing neighborhood-serving commercial and residential uses within an already established and accessible area in Mangilao. The property is fully supported by existing paved roadways, water, and power infrastructure, allowing the project to operate efficiently without requiring significant public infrastructure improvements or expansions.

The placement of a coffee and tea restaurant and duplex residences near workplaces, schools, and primary commuter routes reduces the need for residents and students to travel long distances for similar services. This proximity promotes shorter trips, conserves energy, reduces fuel consumption, and alleviates traffic

pressures in other commercial areas. Its location along Route 10 provides convenient and direct access for surrounding neighborhoods as well as daily

commuters, thereby enhancing overall accessibility, efficiency, and quality of life for the community.

**General Welfare:** General Welfare is enhanced by introducing a locally oriented business that strengthens Guam's economic base. The Infusion Coffee and Tea establishment will provide a clean, safe, and well-maintained environment that enhances the character of the surrounding area in Mangilao.

The development will create jobs during construction and ongoing operations, support local suppliers and service providers, generate tax revenue, and stimulate economic activity in central Guam. The inclusion of duplex residential units further supports housing opportunities near employment and educational centers.

**Land Use Compatibility**

In terms of zoning and land use compatibility, the property is designated as Village Center under the 2009 North and Central Guam Land Use Plan, which allows a flexible mix of residential, commercial, public facility, medical, and other service uses. The proposed uses (coffee and tea restaurant, and duplex) are consistent with the "C" (Commercial) zoning designation and provide an appropriate transition of land uses along Route 10 in Mangilao. This mixed-use development is compatible with surrounding commercial, residential, and institutional properties, will not overburden public infrastructure, and will not negatively impact adjacent sites. It promotes orderly growth, strengthens the commercial corridor, and integrates seamlessly with nearby land uses.

Based on our review and analysis of the form and context of this application in reference to the Zoning Law and the response of the ARC members who have responded with "no objections with conditions" or "recommend approval with conditions" for the zone change, we find the criteria for the grant of zone change is justified and that it be considered favorably by the Guam Land Use Commission.

5. **RECOMMENDATION:** Based on the above, we recommend **APPROVAL** with the following conditions:

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



Celine L. Cruz  
Guam Chief Planner

Case Planner: Grace Vergara  
Attachments: Application Package  
Municipal Planning Council Resolution  
Municipal Public Hearing Minutes  
ARC Memo to GLUC Member



# Office of the Mayor Municipality of Mangilao



P.O. Box 786 Hagatna, Guam 96910 Phone (671) 731-2163 5731 Fax (671) 731-4130 Email mangilao96913@gmail.com

*Allan RG Ungacta, Mayor*

*Edward JD Tosco, Vice Mayor*

## RESOLUTION NUMBER 2026-01

### INTRODUCED BY:

Allan R.G. Ungacta, Mayor/Chairman  
Dominic G. Muna, Vice Chairman  
Rosita D. Tosco, Secretary  
Juan A. Aguon, Treasurer  
Elizabeth S. Acfalle, Member  
Raymond A. Blas, Member

Ben C. Carbullido, Member  
Sinforoso C. Galindez, Member  
Arthur R. Q. Mariano, Member  
Eric M. Palacios, Member  
Darlene N. Taitano, Member

RELATIVE TO supporting Application No. 2024-21 received from Archway, Inc. for zone change from "R-1" to "C" for a proposed two-story coffee and tea restaurant and duplex on Lot No. 2322 NEW 1-2-R2 Municipality of Mangilao; and

BE IT RESOLVED BY THE MANGILAO MUNICIPAL PLANNING COUNCIL:

WHEREAS, the Mangilao Municipal Planning Council plays a vital role in the developments of the community and serves as the governing authority within the respective district that might otherwise be affected by such developments; and

WHEREAS, the formal meeting was called for all Mangilao Municipal Planning Council members, on January 28, 2026; where members reviewed and discussed the request for a coffee and tea restaurant and duplex on Route 10 and Tun Tomas Pangelinan Street, Mangilao; and

WHEREAS, the Mangilao Municipal Planning Council noted the following concerns; triple frontage lot; obstruction or hampering of any kind that may block the roadway; entrance and exit traffic congestion on Route 10; installation of an additional exit for emergency purposes and deliveries; inclusion of a recorded agreement/ document with the Department of Land Management stating the encroachment portion of said property onto Tun Tomas Pangelinan Street will not in the future, in any form or manner, affect said existing street; and

RESOLVED, that the Mayor and Members of the Mangilao Municipal Planning Council certify and the Secretary of the Council attest to, the adoption hereof, and that copies of the same be thereafter transmitted to Mr. Feliz Benavente, FC Planners, mover of the request; Department of Land Management; and the Honorable Allan R.G Ungacta, Mayor of Mangilao.

DULY AND REGULARLY ADOPTED BY THE MANGILAO MUNICIPAL PLANNING COUNCIL ON THE 3<sup>rd</sup> DAY OF FEBRUARY 2026.

Allan R.G. Ungacta, Mayor/Chairman

Rosita D. Tosco, Secretary

**PUBLIC HEARING MINUTES**  
November 19, 2024 (Tuesday), 6:00 P.M.  
Mangilao Community Center

**APPLICATION NO.** 2024-21

**APPLICATION TYPE:** Zone Change from "R1" (One-Family Dwelling) to "C" (Commercial)

**APPLICANTS:** Archway, Inc.

**APPLICANTS' REPRESENTATIVE:** FC Benavente, Planners

**LOT NO.:** Lot 2322-NEW-1-2-R2

**CALLED TO ORDER:** 6:05 P.M.

There were 17 attendees including planning staff, Richard Chan & Mika Caldwell (owners of Archway), applicants' representative (Felix Benavente), Mangilao Mayor Allan Ungacta, some members of the Mangilao Municipal Planning Council, and 7 affected property owners. Mr. Benavente provided a detailed description of the proposed development and below were the questions raised during the public hearing.

**Q.** How many residential units will be built on the second floor?

**A.** It is a Duplex, so it's basically 2 units only.

**Q.** Is there a plan to convert the Duplex into an office?

**A.** No, there is currently no plan to do so. The residential units are intended for the employees who grow with the company and then later advance to managerial or higher-level positions.

**Q.** How big is the property? Is there enough parking?

**A.** 2,561 square meters. Yes, there's enough parking.

**Q.** Do you provide scholarship to your employees?

**A.** Right now, we're not providing scholarship. We used to do it in the past and we would like to do it again in the future.

**Q.** Since there are residential dwellings along Tun Tomas Pangelinan Road, where will be the main access going to the building?

**A.** It will be along Route 10 (Vietnam Veterans Memorial Highway)

**Meeting Adjourned:** 6:23 P.M.



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



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

LOURDES A. LEON GUERRERO  
MAGA'TAGA • GOVERNOR

JOSEPH M. BORJA  
DIRECTOR

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

JOSHUA F. TENORIO  
SIGUNDO MAGA'LÁHI • LIEUTENANT GOVERNOR

ROSSANA SAN MIGUEL TISTON  
DEPUTY DIRECTOR

**February 17, 2026**

**Memorandum**

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

**To:** Guam Land Use Commission (GLUC) Members  
**From:** Chairperson, Application Review Committee (ARC)  
**Subject:** Summary of Positions Submitted by ARC  
**Re:** Application No. 2024-21 (Zone Change)

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

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.

Telephone:  
671-649-LAND (5263)

**DEPARTMENT OF LAND MANAGEMENT (DLM):**  
DLM recommends approval with conditions as follows:

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

Facsimile:  
671-649-5383

**BUREAU OF STATISTICS AND PLANS (BSP):**  
BSP recommends approval of the zone change application, based on the aforementioned conditions on their position statement.

**GUAM WATERWORKS AUTHORITY (GWA):**  
GWA's in favor of the approval of the application, subject to the conditions on their position statement.

**GUAM POWER AUTHORITY (GPA):**  
GPA has no objection to the request, subject to the conditions on their position statement.

**GUAM ENVIRONMENTAL PROTECTION AGENCY (GEPA):**  
GEPA approves the proposed zone change, subject to the conditions stated on their position statement.



Memo to GLUC Members  
Ref: ARC Position Statements - Application No. 2024-21  
February 17, 2026  
Page 2 of 2

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

DPW recommends approval of the zone change, subject to the conditions on their position Statement.

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

DPR has no objection to the approval of the zone change application, subject to the condition on their position statement.

**DEPARTMENT OF AGRICULTURE (DoAg):**

DoAg does not oppose to the request, subject to the 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



# BUREAU OF STATISTICS AND PLANS

*Sagan, Planu, Siha Yan Enfatmision*



July 05, 2024

Memorandum

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

From: Director, Bureau of Statistics and Plans

Subject: Application No. 2024-21 Zone Change  
Location: Lot 2322 NEW-1-2-R2  
Municipality: Mangilao  
Applicant: Archway, Inc.  
Proposed Use: Coffee and tea restaurant with 2 residential apartments on the 2<sup>nd</sup> floor



***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 Centralized Planning and the Guam Coastal Zone Management Program (GCMP) Enforceable Policies 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 Lot 2322 NEW-1-2-R2 from "R1" (Single-Family Dwelling) zone to "C" (Commercial) zone in order to construct an Infusion Coffee and Tea Restaurant, including two 1-unit residential apartment units, and a storage and staff lounge on the second floor. The subject lot is located in the municipality of Mangilao and is currently vacant and undeveloped encompassing a total of 2561 square meters or 0.63 acres. As mentioned by the applicant's authorized representative, Felix C. Benevente, via official correspondence to the Guam Department of Land Management Executive Secretary, the proposed restaurant and apartment building will be connected to the public water and power systems in place within the existing 100 feet public access and utility easement in Route 10. The applicant proposes to provide a connection to the existing public sewer, which is additionally located on Route 10.

### Planning Considerations and Constraints

A. Surrounding Zone and Land Use Characterization

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

*P. Grace*  
*MM*  
*7/7/24*

**RECEIVED**  
By Cristina at 3:26 pm Jul 05 2024

The subject lot for the aforementioned proposed project is a triple frontage lot with a major east portion frontage on Route 10. The south and south-west portion frontage are along Tun Tomas Pangelinan Street. Adjacent and to the north of the subject lot is also a vacant lot.

The subject lot is located in an area designated as a Village Center under the Future Land Use Map in the North and Central Guam Land Use Plan. The Village Center category is intended to provide flexibility for a compatible mix of residential, commercial, public facility, medical and other service uses, and open space uses at a scale and pattern that is consistent with traditional Chamorro villages and neighborhoods (similar to the urban neighborhoods proposed by the Hagatna Redevelopment Masterplan). Uses may be mixed vertically, such as retail street level, with residential above, or horizontally, with a mix of uses next to each other in separate buildings. This designation applies to the existing Dededo and Yigo villages, on a smaller scale to Mangilao and Barrigada, along with two new areas in the northern part of the Island. Flexibility is encouraged in this category, recognizing that the exact mix and configuration of uses must be responsive to community needs and history. Future implementation may include development standards to ensure preservation of existing historic structures. Development should occur in a manner that creates a central focal point which emphasizes the surrounding traditional neighborhood designs as well as surrounding historical structures. In addition, development should support bicycle and pedestrian linkages to the surrounding area. Although the areas designated as Village Centers may be quite large, they should be developed as a series of individual neighborhoods (0.25-mile radius). Therefore, the land uses permitted in the requested summary zone change is consistent with the North and Central Guam Land Use Plan.

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

The subject lot is located in the Mangilao Watershed. The subject lot is located in the Mangilao Watershed and sited 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 16.64% from 2005 to 2015.

In terms of development impacts, as of 2015 land cover data, 23.7% of the watershed was developed and 10.58% comprised of impervious surfaces. An area is at greater risk of flooding the more an area is developed and levels of impervious surfaces are high. Areas with impervious surface rates will likely experience negative impacts to 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 greatly reducing the stream flow and increasing the stream temperature. They carry huge pollutant loads downstream, causing due harm to aquatic life. Severe degradation can be expected when rates reach 25%. Effects of runoff consist of channeling and loss of beach profile along untreated storm drain outfalls, sediment plumes and algae blooms, noxious odors as result in poor water quality, and coral mortality. This project will contribute to stormwater challenges in this 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:

**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.

*Determination of Effects: Yes*

Site preparation and construction activities generate air pollutant emissions from ground-disturbing activity, and the operation of work vehicles and construction equipment. Construction sites can cause indoor pollution due to the close proximity to residences and materials used.

**Condition:** The applicant must incorporate Best Management Practices (BMPs) during all times of 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, in accordance with the Clean Air Act and the Guam Air Pollution Control Standards and Regulations.

**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.

*Determination of Effects: Yes*

As stated earlier, increased impervious surface and decreased vegetative cover resulting from the proposed development will contribute to the cumulative negative impact to the water quality within the Mangilao Watershed.

**Condition:** The applicant shall ensure the proposed development is connected to public sewer. The applicant must comply with CNMI and Guam Stormwater Management Manual Standards and implement Island Best Management Practices specifications. Concepts, design and performance standards can be found in the GCMP publications 1) Island Stormwater Practice Design Specifications Manual and 2) Stormwater Management in Pacific and Caribbean Islands: A Practitioner's Guide to Implementing LID.

**Condition:** The applicant should consider installing green infrastructure features within the proposed project site plan. An example of which would be incorporating bioretention designs within the site development plans. Bioretention design features and blueprints for consideration in commercial sites on Guam are found in the CNMI and Guam Stormwater Management Manual, specifically under Chapter 4 "Design Examples".

### **Determination**

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. James

4 | Application No. 2024-21 Zone Change Archway, Inc.

Pangelinan, Planner, at [james.e.pangelinan@bsp.guam.gov](mailto:james.e.pangelinan@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'ase'.



LOLA E. LEON GUERRERO  
Director



**GUAM WATERWORKS AUTHORITY**

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

*John*

MEMORANDUM

June 11, 2024

TO: Joseph Borja, Director, Department of Land Management

*MB  
JB*

CC: Mayor Allan R.G. Ungacta, Municipality of Mangilao  
(mayorallan.ungacta@yahoo.com)

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

*Miguel C. Bordallo*

SUBJECT: Position Statement on Zone Change Application 2024-21 for Lot 2322  
New-1-2-R2 in the Municipality of Mangilao

APPLICANT: Archway, Inc.

The Guam Waterworks Authority (GWA) has reviewed the applicant's request for a zone change from "R1" (Single-Family) to "C" (Commercial) zone for the proposed development of a Coffee & Tea Restaurant with 2 residential apartments on the 2nd floor.

This memorandum shall serve as GWA's position statement for the subject application related to the availability of water and sewer infrastructure to serve the subject 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.

*Trace  
6/28/24*

**RECEIVED**  
By Cristina at 10:35 am, Jun 21, 2024

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. 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. Unless GWA specifies otherwise, each commercial unit and single-family dwelling shall have a separate water meter.
6. The applicant's request for a zone change from "R1" (Single-Family) to "C" (Commercial) for the proposed development of a Coffee & Tea Restaurant with two residential apartments on the second floor will require a Commercial II water meter classification for the Coffee & Tea Restaurant and a Residential water meter classification for the residential apartments.
7. 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.
8. New development is subject to water and/or sewer system development charges.
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.

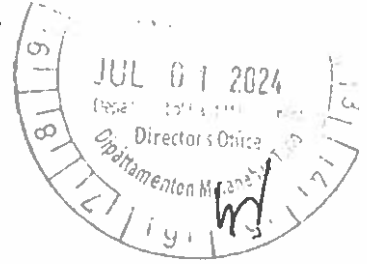
11. After a GWA utility service account is opened, the account holder is responsible for informing GWA of onsite activity changes that may affect the account's classification and utility service requirements. Activity changes include, but are not limited to, laundry, food service, and vehicle maintenance activities.

This memorandum shall remain valid for 365 calendar days from the date of this response. Please contact Brian Hess, P.E., GWA Permits and New Area Development Supervisor (#671-300-6041 or [bhess@guamwaterworks.org](mailto:bhess@guamwaterworks.org)) for water and sewer system standards or additional information.



# GUAM POWER AUTHORITY

ATURIDÁT ILEKTRESEDÁT GUAHAN  
P.O.BOX 2977 • AGANA, GUAM U.S.A. 96932-2977



June 24, 2024

## MEMORANDUM

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

**From:** General Manager

**Subject:** Lot 2322NEW-1-2-R2, Municipality of Mangilao, (Archway, Inc.); Zone Change Application from "R-1" (Single-Family Dwelling) to "C" (Commercial) for an Infusion Coffee and Tea Restaurant, including two 1-unit residential apartment units, and a storage and staff lounge on the second floor. **Application No. 2024-21**

Guam Power Authority has reviewed the application described above and submits the following position statement:

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

1. Customer 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 scheduling and magnitude of project power demand requirements for new loads.
  - All relocation costs for GPA's facilities, if necessary, is 100% chargeable to the applicant including but not limited to labor and materials.
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. A system impact assessment may be required to determine the effect of this development on GPA's existing power facilities.
4. All costs associated with the modification of GPA facilities shall be chargeable to the customer. This includes relocation costs, new installation costs and any required system upgrades.

### B. General Comments

GPA has no objection to the request subject to the conditions cited above.

  
JOHN M. BENAVENTE, P.E.

ASG/rtts

**INFRASTRUCTURE CERTIFICATION FORM**

Agency Certifying: **Guam Power Authority**

Applicant: **Archway, Inc.**

Location: **Lot 2322NEW-1-2-R2, Mangilao**

Type of Application: **Zone Change**

GLUC/GSPC Application No. **2024-21**

Brief Project Description:

**"R-1" to "C" for an Infusion Coffee and Tea Restaurant, including two 1-unit residential apartment units, and a storage and staff lounge on the second floor.**

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.

*JMB*  
  
\_\_\_\_\_  
**JOHN M. BENAVENTE, P.E.**  
General Manager

6/28/2024  
Date

**Comments:**

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



GUAM ENVIRONMENTAL PROTECTION AGENCY - AGENSIAN PROTEKSION TINAYA GUAMIAN  
BO'EDEN A' TIEN GO' FERED - GO' TIEN SO' OF GUAM - BUNHE' A' TIEN GO' FERED TIEN ANE' GO' FERED OF GUAM  
MAGITEL C. P. LASTIMOSA - ADMINISTRADOR

AUG 19 2024



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. 2024-21, the Applicant, Archway, Inc represented by FC Benavente, Planners; requests a Zone Change from "R-1" (Single Family Dwelling) to "C" (Commercial) zone, for a proposed two-storey structure, for Infusion Coffee and Tea Restaurant on the first floor, two (2) one (1) bedroom residential units, and one (1) employee lounge/storage unit on the second floor, on Lot 2322 NEW-1-2-R2, in the Municipality of Mangilao.**

*Hafa adai* Dr. Enriquez.

*Buenas yan Saluda.* The staff of this Agency has reviewed the application for **proposed zone change** and approves with the following conditions:

**A. Stormwater and Erosion Control**

1. The developer/contactor must strictly adhere to all the requirements, including all necessary permits, of the Guam Soil Erosion and Sediment Control Regulations (22 GAR Chapter 10), and must provide both 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. The proposed use of underground infiltrator chambers as a means of disposing stormwater is considered an Underground Injection Control (UIC) facility. Prior to the application of an Occupancy Permit, Owner must comply with all permit requirement and must obtain a UIC Permit from Guam EPA pursuant to the provisions of 22GAR, Chapter 9, Underground Injection Control Regulations.

**B. Water & Wastewater**

1. The proposed development is located within the designated Groundwater Protection Zone (GPZ) of Northern Guam and must be connected to adequate public sewer. Pursuant to

GUAM EPA



Handwritten mark or signature.

22GAR §5101 (c) (1) (A) (B), industrial development should not occur within GPZ without adequate public sewer infrastructures, and neither should high density residential development, at more than one dwelling per one half (1/2) acre. The applicant is responsible to consult with Guam Waterworks Authority to determine the adequacy of public sewer and water service available in the area.

C. Air Pollution

1. The development is intending to use back-up power generator in the facility. This back-up generator must strictly adhere to the preservation of the quality of air in the surroundings areas pursuant to 22GAR, Division 1, Chapter 1, of the Guam Air Pollution Control Standards and Regulations. The developer/contractor shall contact Guam EPA's Air Pollution Control Program for any permit requirements.

In addition to the above concerns, the applicant is reminded that any development proposed for the subject location must comply with all other, relevant environmental laws and regulations administered by the Guam Environmental Protection Agency.

Should you have any question or need additional information, please do not hesitate to contact my staff at Water Resources Management Program or Water Division Acting Chief Engineer Mr. Johnny Abedania Tel No. (671) 300-4796 or (671) 300-4786, respectively.

*Dangkolu na si Yu'us ma'åse'.*

*Senseramente,*

  
MICHELLE C.R. LASTIMOZA  
Administrator

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





*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*

2024

**MEMORANDUM**

**TO:** Anita B. Enriquez, PhD  
 Chairman, Guam Land Use Commission

**FROM:** Director

**APPLICANT:** Archway Inc.

**SUBJECT:** **Application No. 2024-21**  
 Zone Change from ("R-1" to "C")  
 Lot No.: 2322 NEW-1-2-R2, Mangilao

The applicant is requesting the existing property zoned ("R-1") Single- Family Dwelling to rezone to ("C") Commercial Zone and allow to build a 2-Storey Structure. The 2-Storey structure will be an Infusion Coffee Shop, Tea Restaurant and at the 2<sup>nd</sup> Floor will be a Duplex Type Units. The total lot area is approximately 0.63 acres or 27,566 square feet located in the Municipality of Mangilao, Guam.

Based on our review and site inspection the Department of Public Works recommends approval for this zone change request subject to the following conditions:

- a) Ingress/ egress must be wide enough for public access
- b) Parking lay-out, must be in detail to include parking stalls. compact, standard and ADA requirements.
- c) Provide a design for a storm drainage disposal system to be supported with calculations.
- d) Provide solid waste (private/public) services.
- e) Must comply with all the applicable rules, regulations and building code requirements.

Should you have any questions, please contact the Division of Capital Improvement Projects (CIP) at (671) 646-3224 or (671) 646-3131.

VINCENT P. ARRIOLA

*P. Grace*  
*6/25/24*

*Planning 6-20-24*

*19*





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

**Department of Parks and Recreation**  
*Dipattamenton Plaset yan Dibuetision*  
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 Agaña Heights, Guam 96910  
(671) 475-6294 6355 Facsimile (671) 477-2822



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

June 3, 2024

In reply refer to:  
RC 2024-0314

**Memorandum**

**To:** Director, Department of Land Management

**From:** Acting Director, Department of Parks and Recreation

**Subject:** The applicant, Archway, Inc. Represented by FC Beneventte, Planners is requesting for a Zone Change from "R-1" to "C" on Lot 2322 NEW-1-2-R2 in the Municipality of Mangilao. DLM Application No. 2024-21

We reviewed the subject request by Archway, Inc. represented by FC Beneventte, Planners is requesting for a Zone Change from "R-1" to "C" on Lot 2322 NEW-1-2-R2 in the Municipality of Mangilao (DLM Application No. 2024-21). The subject Lot has an overall size of 0.63 acre.

Our office has concluded our review and will have No Objection to the Approval of the Zone Change Application. However, during permitting process, we will be conducting a site inspection on the property prior to clearing and grading of the lot.

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  
Acting

  
Patrick O. Lujan  
State Historic Preservation Officer

**RECEIVED**  
By Cristina at 1:40 pm, Jun 07, 2024



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

**Department of Agriculture**  
**Dipattamenton Agrikottura**  
 163 Dairy Road, Mangilao, Guam 96913



Chelsa Muna  
 Director  
 Roy Gamboa  
 Deputy Director

To: Joseph Borja, Director  
 Department of Land Management

Attn: Executive Secretary  
 Guam Land Use Commission

From: Chelsa Muña, Director Chelsa D. Muna  
Digitally signed by Chelsa D. Muna  
 Date: 2024.09.18  
 14:07:57 +10:00

Date: September 18, 2024

Subject: Position Statement for Application 2024-21 to rezone from R-1 (Single-Family Dwelling) to C (Commercial) to construct a two-story commercial building on Lot 2322NEW-1-2-R2, along Route 10 and Tun Tomas Pangelinan Road, Mangilao (ARCHWAY, INC)



The Department of Agriculture (DOAG) has reviewed Application 2024-21 to rezone Lot 2322NEW-1-2-R2, along Route 10 and Tun Tomas Pangelinan Road, Mangilao from Single-Family Dwelling zone (R1) to a Commercial (C) for the purpose of constructing a two-story building consisting of a coffee shop with a drive-thru, in-house, and patio seating area on the first floor, and two one-unit apartment units, storage, and staff lounge on the second floor. Lot 2322NEW-1-2-R2 has a total land area of 27,566 square feet with vegetation.

The following is the Position Statement provided by DOAG, under the agency's authorities:

1. DOAG's Division of Aquatic and Wildlife Resources (DAWR) is aware of and monitors Endangered Species that occurs in the subject area. Landowner must consult with DOAG DAWR's Technical Guidance Section at [permits@doag.guam.gov](mailto:permits@doag.guam.gov) on future development plans to discuss potential impacts on protected species and resolving issues that may occur to avoid or minimize impacts to these species. Species observed in the area includes: the Yellow Bittern, Micronesian Starling, Mariana Fruit Bat, Common Moorhen, and Native Flora species of conservation need.
2. A biosecurity plan must be developed and approved by DOAG prior to any work commencing. Once approved, the biosecurity plan must be employed during development phase to ensure that avoidance measures are in place to prevent the spread and introduction of Little Fire Ants (LFA) and other noxious species that may impact residents, economy, and ecology of the project area. Developer and Contractor must consult with DOAG's Biosecurity Division, may be reached at [biosecurity@doag.guam.gov](mailto:biosecurity@doag.guam.gov).
3. Approximately 6 to 8 inches of the topsoil within the boundaries of the project area must be set aside for agricultural purposes. Agricultural purposes may include, but not limited to, providing subsistence farmers ("backyard farmers") the resources that may be impacted as result of the development. The landowner's must consult with DOAG's Agriculture Development Service at [agriculture@doag.guam.gov](mailto:agriculture@doag.guam.gov) to discuss this opportunity to assist subsistence farmers in need of soil resources for agricultural purpose. All vegetation material to be cleared on the project area must be processed on-site as much to be used for landscaping and excess be provided to subsistence farmers for the purpose of agricultural use.
4. The landowner's must consult with DOAG's Forestry Division at [forestry@doag.guam.gov](mailto:forestry@doag.guam.gov) to discuss all native plants identified within the project area. Access to collect native plant seeds, and/or other plant parts to be included in Forestry's nursery inventory of plants to be replanted within the Forestry System shall be considered to mitigate development impacts to habitat.

*Handwritten signature: P. Grace*

**RECEIVED**  
 By Cristina at 10:24 am, Sep 19, 2024

5. Eco-friendly development must be incorporated in the plans to minimize impacts to the environment and natural resources. Examples of eco-friendly development include, but are not limited to: native plants for landscaping, shielded lighting, permeable pavers for parking, screened stormwater drains, rain gardens, water catchments, ponding basin, and green roof concept.

The Department does not oppose the request for a zone change, from R1 to C, however, the Owner is required to address the conditions to the approval, as stated above, and looks forward to discussing in more detail the proposed development in Mangilao. If you have any questions or concerns, please contact Mr. Jeffrey Quitugua at [Jeffrey.Quitugua@doag.guam.gov](mailto:Jeffrey.Quitugua@doag.guam.gov) or [permits@doag.guam.gov](mailto:permits@doag.guam.gov).



ATTACHMENT B  
**DIPATTAMENTON MINANEHAN TANO'**  
*(Department of Land Management)*  
**GUBETNAMENTON GUAHAN**  
*(Government of Guam)*



**LOURDES A. LEON GUERRERO**  
 MAGA HAGA • GOVERNOR

**JOSEPH M. BORJA**  
 Director

**JOSHUA F. TENORIO**  
 SIGUNDO MAGA LAHI • LIEUTENANT GOVERNOR

**ROSSANA SAN MIGUEL TISTON**  
 Deputy Director

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

February 19, 2026

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

**Memorandum**

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

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

**From:** Guam Chief Planner

**SUBJECT:** **Application No. 2025-26, Zone Change Lot 5224-1-16, Tract 308, Municipality of Barrigada**

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

**1. PURPOSE**

- A. Application Summary:** The applicants, Carlito B. Pamintuan and Violeta T. Pamintuan, represented by FC Benavente, Planners, request a zone change from "A" (Agricultural/Rural) to "M1" (Light Industrial) zone in order to construct two, two-story, five unit apartments for a total of ten units on Lot 5224-1-16, Tract 308, in the Municipality of Barrigada.
- B. Legal Authority:** Title 21, GCA (Real Property), Chapter 61 (Zoning Law), Sections 61630–61637 (Changes of Zones), and applicable subsections.

Telephone:  
 671-649-LAND (5263)

**2. FACTS**

- A. Location:** The property is a corner lot with its northern lot line fronting F Benavente Street and its eastern frontage on an unnamed road.
- B. Lot Area:** 4,047 square meters, or 43,567 square feet, or approximately 1 acre
- C. Present Zoning:** "A" (Agricultural/Rural) Zone.
- D. Field Description:** The subject lot is vacant undeveloped.
- E. Master Plan:** Land Use Category- Industrial (North and Central Guam Land Use Plan)
- F. Community Design Plan:** Conservation – Open Space
- G. Previous Commission Action:** None.

Facsimile:  
 671-649-5383



### 3. APPLICATION CHRONOLOGY

- A. **Date Application Accepted:** March 14, 2025
- B. **Date of ARC Review:** April 3, 2025
- C. **Date of Public Hearing:** September 17, 2025

A public hearing was conducted on September 17, 2025 at the Barrigada Mayor's Office. Present at the meeting were Planning Division staff, the Vice Mayor of Barrigada and two concerned citizens. Concerns were raised about potential parking overflow onto the government easement, referencing issues with other properties. There also was discussion on the impact of concurrent property boundary changes and how they relate to the rezoning request. Clarification was provided that only the applicant's portion would be rezoned, and changes to boundaries or agreements with neighbors must be reflected in the application. (Full Public Hearing results are provided as attachment.)

### 4. DISCUSSION

A zone change must address Public Necessity, Public Convenience, and General Welfare criteria. Analysis is as follows:

#### **PUBLIC NECESSITY**

The applicant provides that public necessity is demonstrated in responding to the already predominant light industrial uses within this and nearby properties. Conversion by rezoning the existing "A" zone to "M1" zone reasonably provides conformity, balance, and a better "fit" to the neighborhood as a whole, where agricultural uses are rare and light industrial uses are more commonplace. These types of apartment residences can be used by nearby residents, consumers, workers, and all those affiliated with the nearby facilities, including temporary workforce housing facility management, and other employment places who desire and choose to live in this area of Barrigada.

#### **PUBLIC CONVENIENCE**

The applicant provides that public convenience is enhanced by locating these multi-family apartment residences closer to individual work and service areas. This location is already fully served by adequate public access with paved roads, water, and power. Unneeded travel far away because of a lack of this type of residence provider will be reduced if not eliminated significantly, thus saving on energy and fuel costs and minimizing Guam residents' inconvenience and stress.

#### **GENERAL WELFARE**

The applicant provides that the general welfare is elevated because there will be a new multi-family residence provider, a new business, and a community-responsive facility to provide much-needed service needs and support the island economy. Although not intended at present, the

potential exists for temporary workforce housing facilities and others under conditional uses upon review by the GLUC. Furthermore, there are increased employment opportunities before, during, and after construction, servicing opportunities during operations, and tax-generating revenue economic activities that contribute to the general welfare of the community.

### STAFF ANALYSIS

While the applicants' written justification does not fully address all elements of the Public Necessity, Public Convenience, and General Welfare criteria, it is clear that the request was made in good faith and with an understanding of the broader development pattern in the area. The applicant has identified several relevant points regarding surrounding uses, and these observations provide a helpful foundation for evaluating the zoning request.

From a planning perspective, an M1 (Light Industrial) designation would be consistent with the surrounding development pattern. Industrial zoning would not introduce new conflicts with neighboring properties, and the requested zoning aligns with the Master Plan's intended land-use direction. It is important to acknowledge that residential uses are permitted within the M1 zone, subject to applicable development standards. This means that the applicant's desire to construct multi-family residential units is not inherently incompatible with the zoning category they are requesting.

If the applicants were to pursue development consistent with the M1 zone—such as light industrial facilities, warehousing, or other permitted industrial uses—the project would be compatible with both the surrounding land uses and the long-range planning framework. The zone change would reinforce land-use cohesion. No adverse compatibility issues are anticipated. And finally, the development would support the area's planned industrial function.

The Application Review Committee has recommended approval of the zone change, subject to specified conditions. The Barrigada Municipal Planning Council has likewise expressed its support, as documented in Resolution No. 2025-04.

Based on the findings and analysis, the Department of Land Management Planning Staff recommends that the Guam Land Use Commission approve the proposed zone change.

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

The applicants shall adhere to all ARC recommendations, conditions, and requirements as noted in their Official Position Statements.

  
CELINE L. CRUZ  
Guam Chief Planner

ATTACHMENTS  
Case Planner: Celine L. Cruz

## ATTACHMENT – A

Application No. 2025-26

PUBLIC HEARING RESULTS OF September 17, 2025 Meeting

Location: Barrigada Community Center

Time: 6:02 PM

**Attendance:** 9 participants, including the Case Planner, Mr. Felix Benavente, the applicant's representative, Vice Mayor Peter Bautista, residents and lot owners, and DLM Planning staff.

The Case Planner opened the meeting, presented the proposed project, and introduced Mr. Felix Benavente, who outlined the application details, project intent, development timeline, and nearby activities.

**Vice Mayor Bautista:** Mr. Benevente, I do have one question only because what you're proposing to build on there is a multifamily dwelling and you can do that in an R2 zone. So why the M1 zoning designation, the light industrial zoning designation if you're intending to build residences on the property?

**Mr. Benavente:** I'm going to try to justify a little bit because this is the applicant's wish okay it just I think it just makes sense when they purchased the property everything around it is M1. We thought it would just make sense to have an M1 zone instead of leaving the lot in an agriculture zone. The property has water, power, sewer, paved road, and it just, you can probably do more, have more opportunities for other activities in an M1 zone as opposed to an A zone.

**Vice Mayor Bautista:** Would they be parking in the government easement in case of overflow? Because on the other side I'm getting a problem of them parking in the government easement so it makes it smaller, right? And see even their trash can too, like Ian's, is on the government easement. So I need to fix that problem because it don't make sense that just because it's out there, everybody needs to be an M1, everybody needs to follow the right way to proceed for their own benefit.

**Alice Wu/Jason Wu:** So we have an agreement with Mr. Pamintuan to acquire a portion of what would be his southern boundary. And this is due to an encroaching fence wall on his property. Now, given that his current property is zoned A, if we file the drawings which are already regularly filed with the Department of Land Management that would render our property a dual M1A zone property. Now of course the majority of it would be M1 with only maybe about 4 feet in a triangular slice. That would be A zone. So if this rezoning would be approved and both lots would be considered M1. We're wondering if the dual zoning issue still exists.

**Planning Staff:** It will. If you record a map today based on what you're describing, If approved, we're only going to be rezoning the Pamintuan's interest based on the new lot designation and we would make the notice of action reflect that so yeah you would be left with that strip of the A Zone piece of property.

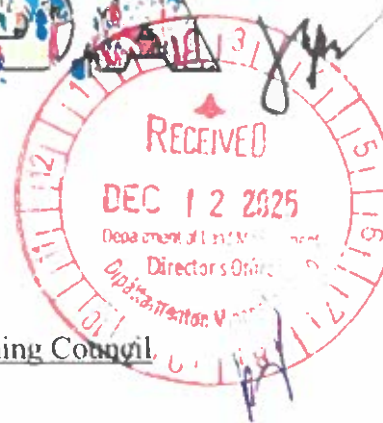
**Alice Wu/Jason Wu:** The other question we have is based on their site plan, is the boundary for that site plan the new boundary that basically we're acquiring from Mr. Pamintuan or is that based on the old boundary?

**Planning staff:** It depends on the existing map. It would be based on the site plan.

Additional discussion on the private agreement between the Pamintuan's and the Wu's took place, however, were not relevant to the zone change application. The meeting was adjourned at 6:27PM



**MUNICIPAL PLANNING COUNCIL**



**Resolution No. 2025- 004**

Introduced by:

Chairperson  
Vice Chairperson, and  
All Members Municipal Planning Council.

**Relative to expressing the support and endorsement of the Barrigada Municipal Planning Council on Application No. 2025-26, requesting for a zone change from “A” (Agriculture) to “M-1” (Light Industrial) Zone for the proposed construction of Two (2) Five (5) Units, two-story Apartment Buildings with a total of ten-units on Lot No. 5224-1-16, Tract 308 in the Municipality of Barrigada**

**BE IT RESOLVED BY THE MUNICIPAL PLANNING COUNCIL OF BARRIGADA:**

**WHEREAS**, on September 17, 2025, a DLM public hearing was held and two (2) BMPC Public Hearings were held respectively on November 20, 2025 at 5:00p.m. and 5:30p.m. at the Barrigada Mayor’s Office conference room to hear Application No. 2025-26, Lot No. 5224-1-16 Tract 308, Zone Change from “A” (Agriculture) to “M-1” (Light Industrial) zone request from Carlito B. and Violeta T. Pamintuan, represented by FC. Benavente.

**WHEREAS**, the proposed rezoning to convert from “A” (Agriculture) to “M-1” (Light Industrial) is in line with the North and Central Guam Land Use Plan; and

**WHEREAS**, public sewer is available close by the subject lot; and

**WHEREAS**, the MPC recommend the tenants to park within the property and not on the government easement, and recommend the installation of two (2) ADA parking slots; and

**WHEREAS**, the applicant shall identify and contain stormwater runoff to prevent flooding in the surrounding area; and

**WHEREAS**, the proposed rezone is compatible to other residential developments in and around the immediate area; and

**WHEREAS**, the applicant shall comply with the Guam Waterworks Authority and Guam Power Authority Service Rules and Regulations. The applicant shall maintain adequate clearances between any structures and utility easements in accordance with GWA and GPA requirements; and be it

*mm* 12-11-25

*mm*  
TJ/ed


5


**RESOLVED**, that the Barrigada Municipal Planning Council having reviewed the zone change request at its BMPC meeting on November 20, 2025, exercise its rights and privileges, does hereby express its support and endorsed the zone change request submitted by the applicants through their representative; and be it further

**RESOLVED**, that the Chairperson of the Council, certify to the Vice Mayor and the Secretary of the Council attest to the adoption hereof, and that copies of the same thereafter transmitted to the Executive Secretary of the Guam Land Use Commission; to the Honorable Lourdes A. Leon Guerrero, *I Maga'haga Guahm, Governor of Guam*, and to the Honorable Frank Blas Jr., Speaker 38<sup>th</sup> Guam Legislature.

**DULY AND REGUARLY ADOPTED ON THE 20<sup>th</sup> DAY OF NOVEMBER, 2025**

  
\_\_\_\_\_  
**JUNE U. BLAS**  
Mayor and Chairperson, MPC

  
\_\_\_\_\_  
**JESSIE P. BAUTISTA**  
Vice Mayor and Vice Chair, MPC

  
\_\_\_\_\_  
**RAY LEON GUERRERO**  
MPC Member and Council Secretary

## Second Notice - Barrigada Municipal Planning Council Meeting - 11/20/2025

### Second Notice - Barrigada Municipal Planning Council Meeting - 11/20/2025



#### MEETING

**Posted on:** 11/18/2025 08:18 AM

**Posted by:** Beatrice Cruz, Kayla Rose Gumabon - Municipal Clerk

**Meeting Date:** 11/20/2025 06:00 PM

**Department(s):**  
**MAYORS COUNCIL OF GUAM (/notices?department\_id=61)**

**Division(s):** BARRIGADA (/notices?division\_id=239)

**Notice Topic(s):** MEETING (/notices?topic\_id=65)

**Types of Notice:** MEETING (/notices?type\_id=5)

**For Audience(s):** PUBLIC (/notices?public=1)

[Share this notice](#)

**Barrigada Municipal Planning Council  
Municipality of Barrigada  
124 Luayao Lane, Barrigada, Guam 96913  
Tel: 671-734-3725/3737/3859 Fax: 671-734-1988**

#### AGENDA

A Regular Barrigada Municipal Planning Council Meeting will be held on Thursday,  
November 20, 2025 at 6:00 P.M., Barrigada Mayor's Office Conference Room,  
Livestreamed on the Barrigada Mpc Facebook Page.

- I. Call to Order
- II. Roll Call
- III. Meeting Notification
- IV. Approval of Minutes for August 28, 2025
- V. Approval of Financial Reports
- VI. Mayor's Reports
- VII. Old Business
- A. Barrigada Logo
- VIII. New Business
- A. Summary Zone Change
- IX. Announcements
- X. Adjournment

In compliance with the American with Disabilities Act, individuals requiring special accommodations may contact Mayor June Blas at 671-734-3737 or email:

[barrigadaoffice@gmail.com](mailto:barrigadaoffice@gmail.com)

Funding Source provided by: Carlito B. & Violeta T. Pamintuan

## Second Notice - Barrigada Municipal Planning Council Public Hearing - 11/20/2025

### Second Notice - Barrigada Municipal Planning Council Public Hearing - 11/20/2025



#### PUBLIC HEARING

**Posted on:** 11/18/2025 08:27 AM

**Posted by:** Beatrice Cruz, Kayla Rose Gumabon · Municipal Clerk

**Public Hearing Date:** 11/20/2025 05:00 PM

**Department(s):**  
**MAYORS COUNCIL OF GUAM (/notices?department\_id=61)**

**Division(s):** BARRIGADA (/notices?division\_id=239)

**Notice Topic(s):** PUBLIC HEARING (/notices?topic\_id=74)

**Types of Notice:** PUBLIC HEARING (/notices?type\_id=7)

**For Audience(s):** PUBLIC (/notices?public=1)

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**Barrigada Municipal Planning Council**  
**Municipality of Barrigada**  
124 Luayao Lane Barrigada, Guam 96913  
Tel: 671-734-3725/3737/3859 Fax: 671-734-1988

#### PUBLIC HEARING SECOND NOTICE

The Barrigada Municipal Planning Council will hold a Public Hearing on November 20, 2025. At the Barrigada Community Center.

5:00 PM. Application No. 2025-26 for a Zone Change on Lot 5224-1-16, Barrigada from "A" (Agriculture) to "M-1" (Light Industrial) Zone for the proposed construction of two (2) Five-unit, Two-story Apartment Buildings with a total of (10) Ten-units

Applicants: Carlito B and Violeta Pamintuan

Represented by: FC Benavente

In compliance with the American with Disabilities Act, Individuals requiring special accommodations may contact Mayor June Blas at 671-3737/3859 or email: [barrigadaoffice@gmail.com](mailto:barrigadaoffice@gmail.com)

**JUNE U. BLAS**  
**MAYOR**

## Second Notice - Barrigada Municipal Planning Council Public Hearing - 11/20/2025

### Second Notice - Barrigada Municipal Planning Council Public Hearing - 11/20/2025



#### PUBLIC HEARING

**Posted on:** 11/18/2025 08:32 AM

**Posted by:** Beatrice Cruz, Kayla Rose Gumabon - Municipal Clerk

**Public Hearing Date:** 11/20/2025 05:30 PM

**Department(s):**  
**MAYORS COUNCIL OF GUAM (/notices?department\_id=61)**

**Division(s):** BARRIGADA (/notices?division\_id=239)

**Notice Topic(s):** PUBLIC HEARING (/notices?topic\_id=74)

**Types of Notice:** PUBLIC HEARING (/notices?type\_id=7)

**For Audience(s):** PUBLIC (/notices?public=1)

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**Barrigada Municipal Planning Council**  
**Municipality of Barrigada**  
124 Luayao Lane Barrigada, Guam 96913  
Tel: 671-734-3725/3737/3859 Fax: 671-734-1988

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5:30 PM. Application No. 2025-26 for a Zone Change on Lot 5224-1-16, Barrigada from "A" (Agriculture) to "M-1" (Light Industrial) Zone for the proposed construction of two (2) Five-unit, Two-story Apartment Buildings with a total of (10) Ten-units.

Applicants: Carlito B and Violeta Pamintuan  
Represented by: FC Benavente

In compliance with the American with Disabilities Act, Individuals requiring special accommodations may contact Mayor June Blas at 671-3737/3859 or email: [barrigadaoffice@gmail.com](mailto:barrigadaoffice@gmail.com)

**JUNE U. BLAS**  
**MAYOR**

**Barrigada Municipal Planning Council**  
 Municipality of Barrigada  
 124 Luayao Lane, Barrigada, Guam 96913  
 Tel: 671 734 3725-3737-3859 Fax: 671 734 1988

**PUBLIC HEARING  
FIRST NOTICE**

**JUNE U. BLAS**  
 MAYOR

**Barrigada Municipal Planning Council**  
 Municipality of Barrigada  
 124 Luayao Lane, Barrigada, Guam 96913  
 Tel: 671 734 3725-3737-3859 Fax: 671 734 1988

**PUBLIC HEARING  
FIRST NOTICE**

**JUNE U. BLAS**  
 MAYOR

**Barrigada Municipal Planning Council**  
 Municipality of Barrigada  
 124 Luayao Lane, Barrigada, Guam 96913  
 Tel: 671 734 3725-3737-3859 Fax: 671 734 1988

**AGENDA**

A Regular Barrigada Municipal Planning Council Meeting will be held on Thursday November 20, 2025 at 5:00 P.M. Barrigada Mayor's Office Conference Room. Live-streamed on the Barrigada MPC Facebook Page.

- I Call to Order
- II Roll Call
- III Meeting Notification
- IV Approval of Minutes for August 28, 2025
- V Approval of Financial Reports
- VI Mayor's Reports
- VII Old Business:
  - A. Barrigada Logo
- VIII New Business:
  - A. Summary Zone Change  
Application No. 2025-26. The Applicants: Carlito B. and Violeta F. Pamintuan, represented by FC Benavente Planners, are requesting a Zone Change from "A" (Agricultural) Zone to "M1" (Light Industrial) Zone for the proposed construction of two (2) five-unit, two-story apartment buildings with a total of ten units on Lot 5224 1/16, Tract 30B, in the Municipality of Barrigada.
- IX Announcements
- X Adjournment

In compliance with the American with Disabilities Act, individuals requiring special accommodations may contact Mayor June Blas at 671-734-3737 or email: barrigadaoffice@gmail.com  
Funding Source provided by: Carlito B. & Violeta F. Pamintuan

**BROOKS CONCEPCION LAW, P.C.**

201 Marine Drive, Suite 201  
 Hagåtña, Guam 96910  
 Tel: 671-544-4444 • Fax: 671-544-4444  
 www.brooksconcepcion.com

**IN THE SUPERIOR COURT OF GUAM  
IN THE MATTER OF THE ESTATE OF  
ROSITA CRUZ LAGUANA AND GREGORIO  
CRUZ LAGUANA,  
Deceased.**

**PROBATE CASE NO. PRO062-24**

**NOTICE OF HEARING ON RETURN OF SALE OF  
REAL PROPERTY AND PETITION FOR ORDER  
CONFIRMING SALE**

**THIS NOTICE IS REQUIRED BY LAW. YOU ARE NOT  
REQUIRED TO APPEAR IN COURT UNLESS YOU DESIRE.**

Notice is hereby given that the Petitioner, Brooks Concepcion Law, P.C., is seeking the Return of Sale of Real Property and Petition for Order Confirming Sale of Estate Properties, that on NOV 26 2025 at 11:40 a.m. in the Superior Court of Guam, 120 West O'Brien Drive, Hagåtña, Guam, for the purpose of said hearing and that all persons interested are hereby notified to appear at the time and place set for said hearing and to show cause if any they have why the Petition should not be granted.

Reference is hereby made to said Petition for further particulars.

Dated this 17th day of October, 2025.

**BROOKS CONCEPCION LAW, P.C.**

By: **Georgeette B. Concepcion, Esq.**

**BROOKS CONCEPCION LAW, P.C.**

201 Marine Drive, Suite 201  
 Hagåtña, Guam 96910  
 Tel: 671-544-4444 • Fax: 671-544-4444  
 www.brooksconcepcion.com

**IN THE SUPERIOR COURT OF GUAM  
IN THE MATTER OF THE ESTATE OF  
JUAN CEPEDA BLAS,  
Deceased.**

**PROBATE CASE NO. PRO215-23**

**NOTICE OF HEARING ON RETURN OF  
SALE OF REAL PROPERTIES AND PETITION  
FOR ORDER CONFIRMING SALE**

**THIS NOTICE IS REQUIRED BY LAW. YOU ARE NOT  
REQUIRED TO APPEAR IN COURT UNLESS YOU DESIRE.**

Notice is hereby given that the Petitioner, Brooks Concepcion Law, P.C., is seeking the Return of Sale of Real Properties and Petition for Order Confirming Sale of Estate Properties, that on NOV 25 2025 at 11:00 a.m. in the Courtroom of the Honorable Arthur R. Barraco, Honorable Judge, Superior Court of Guam, 120 West O'Brien Drive, Hagåtña, Guam, has been set for a hearing of said Petition, and that all persons interested are hereby notified to appear at the time and place set for said hearing and to show cause if any they have why the Petition should not be granted.

Reference is hereby made to said Petition for further particulars.

Dated this 17th day of October, 2025.

**BROOKS CONCEPCION LAW, P.C.**

By: **Terrence M. Brooks, Esq.**

**THRIVE WITH US...**

Coast360 Federal Credit Union employees represent a talented and diverse workforce all sharing a common goal: to meet and manage members' needs and to provide them with the resources for financial health now and always. We are committed to working together, respecting each other and every member we serve.

**We seek interested candidates to apply for the latest opportunity to be part of our team**

**Loan Servicing Manager**

Under the guidance of the Chief Lending Officer, this individual will help drive operational excellence and improve processes while fostering a culture of high quality member service.

Coast360 is seeking a dedicated and detail-oriented professional to lead and evolve our loan servicing operations. This individual will play a key role in managing a diverse portfolio of consumer and business loans, including auto personal mortgage, credit card, and SBA/USDA programs. In addition, overseeing a skilled team, ensure regulatory compliance, streamline workflows and drive automation efforts that improve efficiency and member service.

A successful candidate must be a team player with strong leadership and organizational skills and demonstrate professionalism in all member and team interactions. This individual must be able to uphold and promote Coast360's service excellence standards while ensuring compliance with internal policies and applicable regulatory requirements. A high school or general equivalency (GED) is required, along with a minimum of five (5) years in loan servicing or related experience in a large full service financial institution, or any equivalent combination of formal training and/or experience that provides the necessary knowledge, skills, and abilities thereof.

**We offer great benefits:**

- Paid time off (Annual Vacation, Sick, Holiday)
- Medical, dental, vision and life insurance
- 401(k) Retirement Plan (with employer contributions)
- Professional Development and more!

(We're still interested!) Candidates to complete an application online by September 27, 2025 through our job portal which can be accessed through our website.

**For other opportunities to join our Coast360 team, visit  
coast360.com/joinourteam**

**Douglas B. Moylan**  
Attorney General of Guam  
Office of the Attorney General  
120 West O'Brien Drive, Hagåtña, Guam 96910  
Tel: 671-544-4444 • Fax: 671-544-4444  
www.douglasbmoylean.com

**IN THE SUPERIOR COURT OF GUAM**

In the Interest of  
**M.J.C. (DOB: 08/04/2023),  
Minor**

**Juvenile Case No. JP0114-24**

**Summons**

To: **VALENE JOY CASTRO CRUZ,** Minor

You are hereby summoned to appear in court before the **HONORABLE LINDA L. INGLES**, of the Judiciary of Guam, Superior Court of Guam, 120 West O'Brien Drive, Hagåtña, Guam, for a court hearing on:

**TUESDAY, DECEMBER 9, 2025 AT 3:30 P.M.**  
Court Meeting 67163119213 • Trial Court 76504

IF YOU FAIL TO APPEAR ON THE DATE SET FORTH IN THIS SUMMONS, YOU MAY BE HELD IN CONTEMPT IF YOU FAIL TO APPEAR ON THE DATE SET FORTH IN THIS SUMMONS.

Dated: OCT 27 2025.

CLERK, SUPERIOR COURT OF GUAM  
By: **Sheila K. Castro**  
Deputy Clerk

**Douglas B. Moylan**  
Attorney General of Guam  
Office of the Attorney General  
120 West O'Brien Drive, Hagåtña, Guam 96910  
Tel: 671-544-4444 • Fax: 671-544-4444  
www.douglasbmoylean.com

**IN THE SUPERIOR COURT OF GUAM**

In the Interest of  
**J.D.C. (DOB: 07/25/2024),  
Minor**

**Juvenile Case No. JP0202-24**

**Summons**

To: **VALENE JOY CASTRO CRUZ,** Minor

You are hereby summoned to appear in court before the **HONORABLE LINDA L. INGLES**, of the Judiciary of Guam, Superior Court of Guam, 120 West O'Brien Drive, Hagåtña, Guam, for a court hearing on:

**TUESDAY, DECEMBER 9, 2025 AT 3:30 P.M.**  
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Dated: OCT 27 2025.

CLERK, SUPERIOR COURT OF GUAM  
By: **Sheila K. Castro**  
Deputy Clerk





**DIPATTAMENTON MINANEHAN TANO'**  
*(Department of Land Management)*  
**GUBETNAMENTON GUAHAN**  
*(Government of Guam)*



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

**LOURDES A. LEON GUERRERO**  
 MAGA HAGA • GOVERNOR

**JOSEPH M. BORJA**  
 DIRECTOR

**JOSHUA F. TENORIO**  
 SIGUNDO MAGA LAHI • LIEUTENANT GOVERNOR

**ROSSANA SAN MIGUEL TISTON**  
 DEPUTY DIRECTOR

Mailing Address  
 P O Box 2950  
 Hagatña, GU 96932

**February 16, 2026**

**MEMORANDUM**

**TO:** Guam Land Use Commission (GLUC) Members  
**FROM:** Chairperson, Application Review Committee (ARC)  
**SUBJECT:** Summary of Position Statements by ARC Members  
 Zone Change, Application No. 2025-26

Listed below is the compilation of Positions taken by the various ARC member agencies as submitted to the Planning Division, Department of Land Management.

**DEPARTMENT OF LAND MANAGEMENT (DLM):** Planning staff recommends approval of the Zone Change with the following conditions:

The applicants shall adhere to all ARC recommendations, conditions, and requirements as noted in their Official Position Statements.

**DEPARTMENT OF PUBLIC WORKS (DPW):**  
 DPW recommends approval of the request, subject to conditions cited that the applicant must comply with.

**GUAM WATERWORKS AUTHORITY (GWA):**  
 GWA is in favor of the zone change with conditions for compliance with GWA's requirements.

**GUAM POWER AUTHORITY (GPA):**  
 GPA has no objection to the request, subject to the conditions cited in the position statement.

**GUAM ENVIRONMENTAL PROTECTION AGENCY (GEPA):**  
 The agency cited their recommendation for the approval of the zone change request subject to conditions cited in the position statement.

**DEPARTMENT OF PARKS AND RECREATION (DPR):**  
 The agency has no objections to the zone change; however, it is noted that a site inspection of the property will need to occur prior to clearing and/or grading to ensure no historic properties are affected.

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

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

Telephone  
 671-649-LAND (5263)

Facsimile  
 671-649-5383



SUBJECT: Summary of Position Statements by ARC Members  
RE: Zone Change, Application No. 2025-26  
Page 2 of 2

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

The Bureau recommends approval based on noted conditions in the staff report. If conditions are not met by the applicant nor included in the GLUC's Notice of Action, this position statement is to be interpreted as a recommendation for disapproval.

**DEPARTMENT OF AGRICULTURE (DOAG)**

The Department provided its Agricultural Impact Statement as well as its position statement for the application. The department does not oppose the zone change from A to M1, however, the landowner must address the conditions outlined in the position statement.

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

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

**GUAM FIRE DEPARTMENT (GFD):**

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

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

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

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

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

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

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



**Celine L. Cruz**

Attachments: ARC Position statements  
Cc: Executive Secretary, GLUC



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

MEMORANDUM

TO: Anita B. Enriquez, PhD  
 Chairman, Guam Land Use Commission

FROM: Director

APPLICANT: Carlito B. and Violeta T. Pamintuan

SUBJECT: **Application No. 2025-26**  
**Zone Change "R-1" to "M-1", Lot No. 5224-1-16, Tract 308**



Applicant is requesting a zone change from Single Family Dwelling to Light Industrial on Lot 5224 -1-16, Tract 308. The owner's intent is to construct a two -story, five units multi-family apartment building. The property is located along Bello Road and East Lower Road in the Village of Barrigada. The lot area is approximately 4,047 square meters or 43,567 square feet.

Department of Public Works recommends approval for this zone change request subject to the following conditions:

- a) The entrance/ exit must be wide enough for public access.
- b) Parking layout must provide compact, standard and (accessible stalls) that meets the American Disability ACT (ADA) requirements.
- c) Provide a total percentage of building footprint for the proposed development.
- d) Submittal for the design of the proposed storm drainage disposal must be supported with calculations.
- e) The traffic impact analysis report must be coordinated with DPW - Divisions of Highways (Traffic Control Management Section).
- f) Coordinate with Guam Solid Waste Authority for solid waste composition.

NOTE: Comply with all the applicable rules, regulations and building code requirements.

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

*Rec'd + Input of P. de la Cruz Tamuning*

*TD: Ed  
 5.12.25*

*CG*



**NORTH**  
Graphic Scale

**LAND USE MAP**

EXISTING LAND USE WITHIN  
750 FT RADIUS OF  
Lot 5224-1-16, Tract 308  
Municipality of Barrigada

**LAND USE LEGEND**

- V Vacant
  - S Single Family Dwelling Unit
  - M Multi Family Dwelling Unit
  - C Commercial Use
  - I Industrial Use
- Road Conditions:**
- 1. **Bello Street.** 50' wide public access and utility easement. 20' wide paved road in good condition. With water, power, sewer, telephone.
  - 2. **Un-Named Road.** 50' paved road in good condition. With water, power, telephone.

**FC Benavente, Planners**

- Planning
  - Zoning
  - Land Development Consulting
  - Permitting XP
- 127 Barrigada Street, Barrigada, Guam 96911  
Tel: (767) 496-7911 Email: [fcbenavente@gmail.com](mailto:fcbenavente@gmail.com)



Subject Lot:  
Lot 5224-1-16  
Tract 308



**GUAM WATERWORKS AUTHORITY**

Glenn B. Nelson Public Service Building | 698 Route 13, Mangilao, Guam 96913  
P.O. Box 3010, Hagatna, Guam 96932  
Tel. No. (671) 300-6946/47 Fax No. 671-648-3290



**MEMORANDUM**

April 21, 2025

**TO:** Joseph Borja, Director, Department of Land Management

**CC:** Mayor June U. Blas, Municipality of Barrigada  
(june.blas@mcog.guam.gov)

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

**SUBJECT:** Position Statement on Zone Change Application 2025-26 for Lot 5224-1-16, Tract 308 in the Municipality of Barrigada

**APPLICANT:** Carlito B. and Violeta T. Pamintuan

The Guam Waterworks Authority (GWA) has reviewed the applicant's request for a zone change from "A" (Agriculture) to "M-1" (Light Industrial) zone for the proposed development of ten 2-story residential apartments.

This memorandum shall serve as GWA's position statement for the Carlito B. and Violeta T. Pamintuan application related to the availability of water and sewer infrastructure to serve the Barrigada 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. A quality control document containing construction records and pictures shall be provided to GWA, to document construction practices and installed materials. GWA shall be provided with construction schedules, so that inspections may be adhering to GWA standards conducted during construction.
2. 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

*TD: Ed  
Cristina  
5-6-25*

**RECEIVED**  
By Cristina at 12:20 pm, Apr 29, 2025

*CC*

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. If a development will be served by a septic tank/leaching field system, then the system must be approved by the Guam Environmental Protection Agency. Note: the last statement can be removed when a sewer line is available for connection.

3. 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.
4. 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.

5. 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.
6. 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.
7. 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.
8. New development is subject to water and/or sewer system development charges.

9. Sewer load discharges to the public sewer system might be limited to certain times of day at certain rates to avoid adverse impacts to the receiving public sanitary sewer system. The applicant would be responsible for the design, permitting, construction, and maintenance of a sufficiently large lift station to meet this requirement.
10. 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.
12. Only wastewater shall be discharged to the sanitary sewer system.
13. 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 Jacob Miller, P.E., GWA Permits and New Area Development Supervisor (#671-300-6039 or [jpmiller@guamwaterworks.org](mailto:jpmiller@guamwaterworks.org)) for water and sewer system standards or additional information.



# GUAM POWER AUTHORITY

ATURIDÁT ILEKTRESEDÁT GUAHAN  
P.O.BOX 2977 • AGANA, GUAM U.S.A 96932 2977

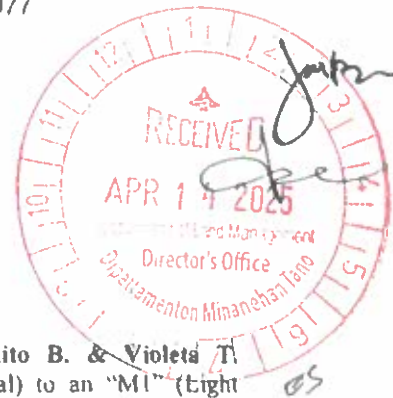
April 14, 2025

## MEMORANDUM

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

From: General Manager

Subject: **Tract 308 Lot 5224-I-16; Municipality of Barrigada, (Carlito B. & Violeta T. Pamintuan, c/o Owners) Zone Change from "A" (Agricultural) to an "MI" (Light Industrial). To construct a Ten-unit multi-family apartment complex comprised of two five-unit apartment buildings. Municipality Barrigada. Application No. 2025-26**



Guam Power Authority has reviewed the application described above and submits the following position statement:

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

1. Customer 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 scheduling and magnitude of project power demand requirements for new loads
  - All relocation costs for GPA's facilities, if necessary, is 100% chargeable to the applicant including but not limited to labor and materials.
  - **GPA reserves its rights to the following Utilities easement as shown on Instrument Nos. 75644, 90350, 93379, 108695, and 113944.**
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. A system impact assessment may be required to determine the effect of this development on GPA's existing power facilities.
4. All costs associated with the modification of GPA facilities shall be chargeable to the customer. This includes relocation costs, new installation costs and any required system upgrades.

### B. General Comments

GPA has no objection to the request subject to the conditions cited above.

*[Signature]*  
JOHN L. BENAVENTE, P.E.

ASG/app

70 Ed  
11/2/25

### INFRASTRUCTURE CERTIFICATION FORM

Agency Certifying: **Guam Power Authority**  
 Applicant: **Carlito B. & Violeta T. Pamintuan c/o Owners**  
 Location: **Tract 308 Lot 5224-1-16; Municipality of Barrigada.**  
 Type of Application: **Zone Change**  
 GLUC GSPC Application No: **2025-26**  
 Brief Project Description: **Zone Change from "A" (Agricultural) to "M-1" (Light-Industrial)**  
**To construct a Ten-unit multi-family apartment complex comprised of two five-unit apartment buildings.**

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

4/14/2025  
 Date

Comments:  
 No additional Load was submitted by the applicant. A system impact assessment may be required to determine the effect of this development on GPA's existing power distribution system. The applicant will be responsible for the cost of any required system upgrade



GUAM ENVIRONMENTAL PROTECTION AGENCY • AHIENSAN PRUTEKSION TINALAX' GUAHAN  
LOURDES A. LIOS GUERRERO • GOVERNOR OF GUAM | JOSHUA T. TENORIO • LIEUTENANT GOVERNOR OF GUAM  
MICHIELE C. R. LASTIMOZA • ADMINISTRATOR

MAY 13 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. 2025-26. The applicants, Carlito B. Pamintuan and Violeta T. Pamintuan, represented by FC Benavente, Planners, are requesting a zone change from "A" (Rural/Agriculture) to an M-1 (Light Industrial) zone for the proposed construction of two two-story multi-family apartments, each with five units, on Lot 5224-1-16, Tract 308, in the Municipality of Barrigada.**

*Hafa adai* Dr. Enriquez.

The Guam Environmental Protection Agency has reviewed the proposed zone change and approves the zone change from A to M-1 for the construction of multi-family apartments on Lot 5224-1-16, Tract 308, Barrigada, subject to the following conditions:

1. The developer/contractor must strictly adhere to all requirements, including necessary permits, of the Guam Soil Erosion and Sediment Control Regulations (22GAR Chapter 10), and ensure that pre- and post-construction stormwater controls comply with the 2006 CNMI and Guam Stormwater Management Manual, as implemented by Executive Order No. 2012-02.
2. Connect to the existing public water and sewer lines along Bello Street in front of the subject property. The project site is located within the Groundwater Protection Zone (GPZ), and pursuant to 22GAR §5101(c) (1) (B), high-density residential development should not occur without adequate public sewer infrastructure. The applicant is responsible for consulting with the Guam Waterworks Authority to evaluate the adequacy of the area's public sewer and water services.

In addition to the above concerns, the applicant is reminded that any proposed development for the subject location must comply with all applicable environmental laws and regulations enforced by the Guam Environmental Protection Agency.

*P: Ed  
5/13/25*



08

If you have any questions, please contact the Water Resources Management Program or the Acting Chief Engineer of the Water Division, Mr. Johnny Abedania, at Tel No. (671) 588-4796 or (671) 588-4786, respectively.

*Dangkolu na si Yu'us ma'ase'.*

*Senseramente,*



**MICHELLE C.R. LASTIMOZA**  
Administrator

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





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

**Department of Parks and Recreation**  
*Dipattamenton Plaset yan Dibuetasion*  
Government of Guam

Director's Office, Parks and Recreation Divisions  
#1 Paseo de Susana, Hagåtña, Guam 96910  
P.O. Box 3930, Hagåtña, Guam 96911  
(671) 475-6288, Facsimile (671) 475-0997  
Guam Historic Resources Division  
490 Chalan Palayo, Agaña Heights, Guam 96911  
(671) 475-6294/6333, Facsimile (671) 477-322



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

March 26, 2025

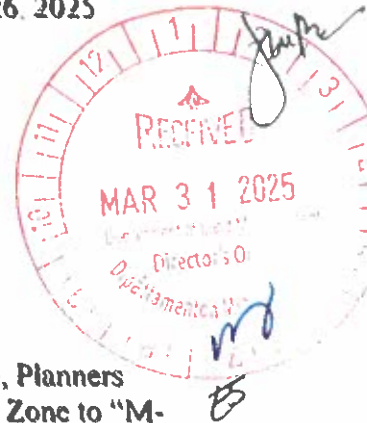
In reply refer to:  
RC 2025-0216

**Memorandum**

To: Director, Department of Land Management

From: Director, Department of Parks and Recreation

Subject: The applicant, Carlito B. & Violeta T. Pamintuan c/o FC Benevente, Planners propose to rezone Lot 5224-1-16, Tract 308 from "A" (Agriculture) Zone to "M-1" Zone in order to allow and use for residential apartments within the Municipality of Barrigada; Zone Change Application No. 2025-26



We reviewed the subject request by applicants Carlito B. & Violeta T. Pamintuan c/o FC Benevente Planners propose to Rezone Lot 5224-1-16, Tract 308 from "A" (Agriculture) Zone to "M-1" Zone in order to allow and use for residential apartments within the Municipality of Barrigada; Zone Change Application No. 2025-26. The subject Lots has an overall size of 1.0 acres.

Our office has concluded our review and will have **No Objection** with the Approval of this Zone Change application. However, we will need to conduct a site inspection of the subject lot prior to clearing and grading to ensure No Historic Properties are affected.

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 O. Lujan  
State Historic Preservation Officer

**RECEIVED**  
By Cristina at 11:52 am, Mar 31, 2025

08



# BUREAU OF STATISTICS AND PLANS

GOVERNMENT OF GUAM



OFFICE OF THE LEGISLATURE  
GOVERNMENT OF GUAM

May 8, 2025

## Memorandum

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

From: Director, Bureau of Statistics and Plans

Subject: Application No. 2025-26 Zone Change  
Lot Number: Lot 5224-1-16  
Municipality: Barrigada  
Applicant: Carlito B. & Violeta T. Pamintuan  
Proposed Use: M1



***Buenas yan Hafa 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 applicants, Carlito B. & Violeta T. Pamintuan, are submitting a zone change application to rezone the subject lot from "A" Agricultural zone to "M1" Light Industrial zone in order to allow for the construction of a ten-unit multi-family apartment complex with the opportunity to be used as a temporary workforce housing facility (TWHF) through a conditional use granting a TWHF. The subject lot is located in the municipality of Barrigada and contains a total of 4,047 square meters or approximately 1 acre. Power, water, and sewer is available to the subject property.

### Planning Considerations and Constraints

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

The subject lot is located along Bello Street. The immediate surrounding area consists of a mix of light industrial uses, single family dwellings, and vacant undeveloped land.

<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 10:42 am, May 08, 2025

Handwritten notes: W. Ed, C. M., 5-13-25

The subject lot is located in an “Industrial”<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. “Industrial lands are those lands designated for a variety of industrial uses and agricultural, commercial and non-residential uses compatible with industrial uses. Typical uses include manufacturing and processing, wholesaling, large storage and transportation facilities, light industrial and industrial- commercial uses. The Industrial area also includes the Guam International Airport, which serves as the international transportation hub for both passenger and freight service. A separate Airport Plan ensures compatibility with aviation facilities, for the protection of runway safety and clear zones, and the protection of public safety. Mineral extraction is also permitted in the industrial designation. Prior to development, mineral resource uses must demonstrate the quality, type, available quantity, development and environmental constraints, and other quantitative assessment considerations. Residential development is limited to uses such as caretaker facilities and accessory dwelling units.”<sup>5</sup>

The proposed rezoning to light industrial zone is compatible with the area’s designation under the future land use map.

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

The subject lot is located on the Northern Watershed. This project will contribute to the overall development rate of the Northern Watershed. According to the National Oceanic and Atmospheric Administration’s (NOAA) Coastal Change Analysis Program (CCAP) land cover data from 2005 to 2015, the surface area of this watershed has changed by 12.11%.<sup>6</sup>

Regarding development impacts, as of 2015 land cover data, 30.6% of the Northern Watershed was developed, and 14.24% comprises impervious surfaces.<sup>7</sup> An area is at greater risk of flooding the more an area is developed and levels of impervious surfaces are high. 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. Impervious surface degrades the watershed quality by greatly reducing the stream flow and increasing the stream temperature. They carry huge pollutant loads downstream, causing due harm to aquatic life. Severe degradation can be expected when rates reach 25%. Runoff effects include channeling and loss of beach profile along untreated storm drain outfalls, sediment plumes, algae blooms, noxious odors due to poor water quality, and coral mortality.

Land cover within the subject lot comprises overgrown scrub and grassland. The requested zone change will allow for construction that is expected to result in conversion of existing vegetated land cover into impervious surface from the building footprint and use of concrete pavement.

#### **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:

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<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 May 2025 at <https://coast.noaa.gov/ccapatlas/>

<sup>7</sup> Ibid.

**Agricultural Lands Policy:** Critical agricultural lands shall be preserved and maintained for agricultural use.<sup>8</sup>

*Determination of Effects: No*

An assessment on the soil composition within the subject lot was conducted and determined that the area is not considered critical agricultural land.

**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.

*Determination of Effects: Yes*

The requested zone change would allow for the proposed development, resulting in less permeable surface, water filtration, and groundwater recharge. Additionally, removal of existing vegetation can lead to a loss of biodiversity, decrease in biological carbon sequestration, increased air temperature, increased runoff, potential erosion, and negative impacts to water quantity and quality.

*Condition:* To the maximum extent practicable, the applicant shall 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, and save as many high-value emerging tree species and or replicate the native forests through propagation and outplanting throughout open spaces of the property. Coordination with the Guam Department of Agriculture for the use of preferred native tree species is recommended.

**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 proposed zone change will allow for construction on the subject lot, which has the potential to adversely impact air quality.

*Condition:* Incorporate Best Management Practices (BMPs) 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> 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>

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

<sup>10</sup> Ibid.

*Determination of Effects: Yes*

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

Condition: The applicant shall comply with CNMI and Guam Stormwater Management Manual<sup>11</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>12</sup> and 2) Stormwater Management in Pacific and Caribbean Islands: A Practitioner's Guide to Implementing LID<sup>13</sup>.

**Determination**

Pursuant to Executive Order 96-26, Appendix A § 700 (g), the Bureau hereby recommends approval of the ~~summary~~ 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

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<sup>11</sup> Horsely 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>12</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>13</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)



# Department of Agriculture

## Dipattamenton Agrikottura

163 Dairy Road, Mangilao, Guam 96913



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

Chelsa Muña  
Director  
Roy Gamboa  
Deputy Director



To: Joseph Borja, Director  
Department of Land Management

Attn: Executive Secretary  
Guam Land Use Commission

From: Chelsa Muña, Director Chelsa D. Muna  
Digitally signed by Chelsa D. Muna  
Date: 2025.05.14.09:11:04:00

Date: May 13, 2025

Subject: **Agricultural Impact Statement for Application 2025-26, Carlito B. and Violeta T. Pamintuan represented by FC Benavente, Planners, for "Zone Change" from "A" to "M-1" zone for Lot 5224-1-16, Tract 308, in the Municipality of Barrigada.**

The Department of Agriculture (DoAg) has reviewed **Application 2025-26**, requesting for certification, to rezone **Lot 5224-1-16, Tract 308 from Rural-Agriculture (A) to Light Industrial (M-1) zone**, located along Bello Street, Barrigada, Guam. The purpose to rezone is for the development of a residential apartment.

The following is the position statement provided by DoAg, under the agency's authorities:

**1. Division of Aquatic and Wildlife Resources:**

- a. A biological survey for Lot 5224-1-16, Tract 308 must be provided to DoAg along with the Clearing and Grading and/or Building Permit Application. DoAg will review the survey and provide recommendation to avoid or minimize impacts biological resources that occur, or may occur, in the project area.
- b. Conservation measures must be developed addressing protected species such as Mariana Fruitbat, Yellow Bittern, Micronesian Starling, Guam Tree Snail, federally listed native orchids and other species of concern fauna and flora that may occur. Conservation measures must address avoidance and/or minimal impacts to these species of concern and be included in the biological survey report.
- c. Eco-friendly development must be incorporated in the plans to minimize impacts to the environment and natural resources. Examples of eco-friendly development include but are not limited to: planting native plants for landscaping, shielding light posts, permeable pavers for parking, screened stormwater drains, rain gardens, water catchments, anti-bird strike windows, and green roofs.
- d. Landowner and the contractor conducting the Biological Survey Report must consult with DAWR to discuss the methodology and findings of the survey and determine conservation measures that best address impacts to the natural resources.

**2. Biosecurity Division:**

- a. A biosecurity plan must be developed and approval by DoAg prior to any work commencing. Once approved, the biosecurity plan must be implemented during the development phase to ensure that avoidance measures are in place to prevent the spread and introduction of Little Fire Ants (LFA) and other noxious species that may impact residents in the area.
- b. Landowner and the contractor must consult with the Biosecurity Division.

**3. Forestry and Soil Resource Division:**

Director's Office 300 7965 | Agricultural Dev. Services 300-7973 | Animal Health 300-7964/6  
Aquatic & Wildlife Resources (DAWR) 735 0294 | Forestry & Soil Resources 300 7975/7  
Plant Nursery 300 7974 | Biosecurity Division 475-1427 | Pest Hotline 475 7378  
Website: doag.guam.gov

**REPORT THREATS TO GUAM'S NATURAL RESOURCES 864-TOKA (8652)**



TO: Ed  
7-3-25

191

DoAg Memo: Zone Change, Application 2025-26 for  
Lot 5224-E-16, Bello Street, Barrigada.

- a. A stormwater plan must be submitted for review to assess mitigation measures for runoff, flooding, and erosion. The percolation rates at stormwater collection and drainage areas must be sufficient to prevent migratory bird species, including moorhens, from inhabiting the pond during the wet season. However, if the landowner intends to create a habitat for these species, consultation with DoAg must occur.
- b. The Biological Survey Report will identify vegetation present on the project lot. Upon reviewing the findings, FSRD will notify the landowner of culturally valued, protected, and rare plant species that may require seed collection for nursery inventory, to be used in conservation areas and reforestation projects on the island.

#### 4. Agricultural Development Services:

- a. To address food security on the island, six to eight inches of topsoil must be reserved and designated for agricultural farming activities. This layer of soil contains valuable nutrients essential for native plant seedlings, seasonal crops, and fruit trees. Reserving the topsoil for this purpose will benefit the community. The landowner may choose to donate it to organizations such as senior citizen centers on Guam, non-profit organization, the UOG Trigon Farm, or community gardens.
- b. Vegetation clearing will take place in the project area. To prevent the loss of agricultural resources, the landowner and contractor should consider mulching the cleared vegetation in place and providing it to the community, non-profit organizations, and those involved in native plant landscaping. Mulch helps protect soil from erosion, conserve water, extend water availability, suppress weeds, and serve as a barrier in landscaped gardens.

The Department of Agriculture **does not oppose the request for a zone change from A to M-1**; however, the landowner must address the conditions outlined above. The department is available to discuss the proposed development in more detail. DoAg reserves the right to reconsider its decision on the application if the landowner fails to meet these conditions before the Guam Land Use Commission meeting for approval. For any questions or concerns, please send inquiries to [permits@doag.guam.gov](mailto:permits@doag.guam.gov).

ATTACHMENT C

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



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

LOURDES A. LEON GUERRERO  
MAGA HAGA - GOVERNOR

JOSEPH M. BORJA  
DIRECTOR

JOSHUA F. TENORIO  
SIGUNDO MAGA LAHI - LIEUTENANT GOVERNOR

ROSSANA SAN MIGUEL TISTON  
DEPUTY DIRECTOR

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

February 26, 2026

**MEMORANDUM**

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

**FROM:** Celine Cruz, Chief Planner

**SUBJECT:** Commission Brief: Status Update – GLUC Applications 2025-71 (Zone Change) and 2025-72 (Zone Variance) Lot 6-R1, Block 1, Tract 221, Barrigada

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

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

**1. Purpose**

This memorandum provides the Guam Land Use Commission with an update on the status of Applications **2025-71 (Zone Change)** and **2025-72 (Zone Variance)** for **Lot 6-R1, Block 1, Tract 221, Barrigada**, including recent developments arising from the Barrigada Municipal Planning Council (MPC).

Telephone:  
671-649-LAND (5263)

**2. Summary of Correspondence from the Barrigada Mayor and Vice Mayor**

The Department received a formal letter from the **Barrigada Mayor and Vice Mayor** reporting on the MPC's recent meeting regarding the above-referenced applications. The letter states the following:

- The MPC meeting drew a **large turnout of community members and adjacent residents**.
- A significant number of attendees expressed **opposition** to the proposed zone change and variance.
- Due to the volume and substance of concerns raised, the **MPC voted to table action** on both applications.
- The MPC determined that tabling was necessary to ensure that **all concerns received during the meeting are given full and appropriate consideration**.

The Mayor and Vice Mayor further advised that the **MPC will coordinate an additional public meeting** to allow the applicant and the applicant's representative to present further information to the residents and the Council before any vote is taken.

**3. Statutory Requirements and Implications**

Pursuant to **21 GCA Chapter 61**, the following provisions apply:



- **§61638** – Municipal Planning Council review and recommendation is required for zone change applications
- **§61623** – MPC action is required for variances within municipal boundaries

Under these statutes, an **MPC resolution** is required before the GLUC may hear, deliberate on, or take action regarding the applications.

At this time:

- The Barrigada MPC has **not issued a resolution** for either application
- The MPC has ~~formally tabled action~~ pending further public review and discussion
- Therefore, the applications **cannot be entertained by the GLUC** until the required MPC resolution is submitted

#### 4. Placement on the GLUC Agenda

At the request of the applicant's representative, DLM Planning Staff has placed this item on the GLUC agenda **for informational purposes only**, with the clear understanding that

- The GLUC **cannot proceed** with hearing or action on Applications 2025-71 or 2025-72.
- The applications remain **incomplete for scheduling** until the MPC completes its review and issues the required resolution.

This memorandum is submitted to ensure the Commission is fully apprised of the current status and the procedural requirements governing these applications.

Sincerely,



Ceñe L. Cruz  
Chief Planner

Case Planner: Theresa Guevara



# MUNICIPALITY OF



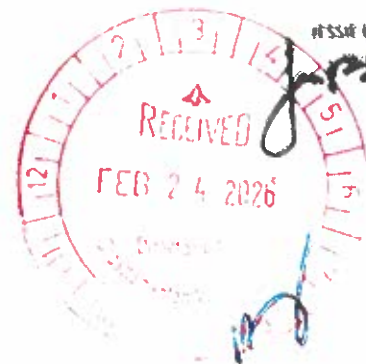
JUNE U. BLAS  
MAYOR

OFFICE OF THE MAYOR & VICE MAYOR  
121 TRAYAG LANE, BARRIGADA, GUAM 96913

JESSIE P. BAUTISTA

February 23, 2026

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



Haha, Iha Dr. Enriquez,

*Buenas tardes!* This letter is to provide an update on the current status of **Application No. 2025-71**, for a **Zone Change** from "A" (Agriculture Rural) to M-1 (Light Industrial) and **Application No. 2025-72**, for a **Zone Variance** for a Space Rocket Tracking Station submitted by Guam Evergreen Corp.

On Wednesday, February 11, 2026, the Department of Land Management conducted a public hearing on behalf of the Guam Land Use Commission. Both the Vice Mayor and I were in attendance and listened closely to the concerns and objections raised by the residents who were present that evening. There were so many unanswered questions.

The following day, February 12, 2026, the Barrigada Municipal Planning Council held its two (2) respective public hearing one at 5:00p.m. and another at 5:30p.m., with the intention of covering the Barrigada Municipal Planning Council meeting immediately afterward at 6:00p.m.

However, due to the overwhelming community members and neighbors, expressing their opposition to the proposed projects, the Municipal Planning Council voted to table the discussion on both applications and voting, to ensure that all concerns received during the hearings are given full appropriate consideration.

On Friday, February 13, 2026, A letter was hand delivered and emailed from the representative of Guam Evergreen Corp, to the mayor's office. The letter would have been supportive for the residents and the MPC during the meetings.

Therefore, we will be coordinating another public meeting for the applicant and the representative to present the information to the residents and the Barrigada MPC.

Respectfully,

JUNE U. BLAS  
Mayor

JESSIE P. BAUTISTA  
Vice Mayor

CC: Joseph M. Borja, Executive Secretary, DLM  
Guam Land Use Commission Board Members

RECEIVED  
2-24-26  
DLM/Planning Division