

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

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Yvonne D. Mendiola

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GUAM LAND USE COMMISSION MEETING MINUTES



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



Thursday, November 13, 2025
1:30 p.m. to 2:04 p.m.

GUAM LAND USE COMMISSION MEETING
Department of Land Management, 3rd Floor ITC Building, Tamuning
DLM Conference Room
Thursday, November 13, 2025 • 1:30 p.m. to 2:04 p.m.

MEMBERS PRESENT:

Dr. Anita B. Enriquez, Chairperson

Mr. Ronald C. Pangilinan, Vice Chairman

Ms. Leilani R. Flores, Commissioner

Mr. Joseph A. Rios, Commissioner

Mr. Gerald P. Yingling Commissioner

PLANNING STAFF PRESENT:

Mr. Joseph M. Borja, Executive Secretary

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

Ms. Celine L. Cruz, Chief Planner

Mr. Penmer Gulac, Planner IV

Ms. Grace Vergara, Planner IV

Ms. Sonny Gogue, Planner III

Ms. Theresa Guevara, Planner II

Mr. Kyle Meno, T. Network Coordinator

**GUAM LAND USE COMMISSION
GUAM SEASHORE PROTECTION COMMISSION
Attendance Sheet**

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

Date of Meeting: Thursday, November 13, 2025

Time of Meeting: GLUC: 1:30pm GSPC:

<input checked="" type="checkbox"/>	GLUC	<input type="checkbox"/>	GSPC
<input checked="" type="checkbox"/>	Regular	<input type="checkbox"/>	Regular
<input type="checkbox"/>	Special	<input type="checkbox"/>	Special
<input checked="" type="checkbox"/>	Quorum	<input type="checkbox"/>	Quorum
<input type="checkbox"/>	No-Quorum	<input type="checkbox"/>	No-Quorum

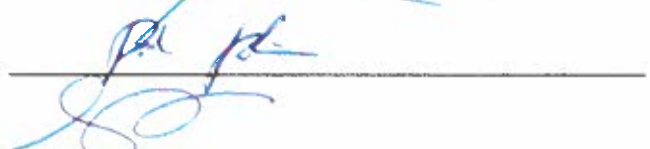
COMMISSION MEMBERS

SIGNATURE

Chairwoman Anita B. Enriquez



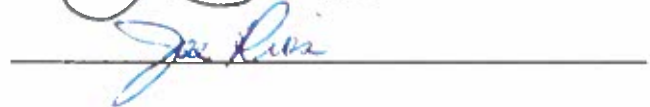
Vice Chairman Ronald C. Pangilinan



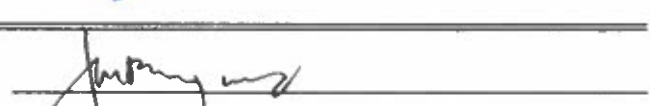
Commissioner Leilani R. Flores



Commissioner Gerald P. Yingling



Commissioner Joseph A. Rios



STAFF

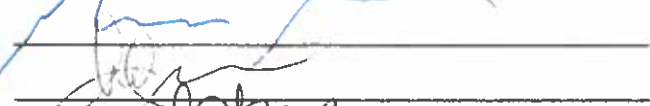
Joseph M. Borja, Executive Secretary




Rossana San Miguel Tiston, Deputy Director



Lee Miller, Assistant Attorney General

 PRESENT

Celine L. Cruz, Chief Planner



Frank Taitano, Planner IV



Penmer Gulac, Planner IV



M. Grace Vergara, Planner IV



Sonny Gogue, Planner III



Theresa Guevara, Planner II

Edward Sanchez, Planner I

Kyle P.D. Meno, T. Network Coordinator

M. Cristina Gutierrez, Recording Secretary

ADJOURNMENT

GLUC: 2:04pm GSPC:



GUAM LAND USE COMMISSION

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

Commissioner Gerald P. Yingling
Commissioner Joseph A. Rios

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

AGENDA

Thursday, November 13, 2025, at 1:30 p.m.
Department of Land Management Conference Room
3rd Floor ITC Bldg., Tamuning, GU 96913

[As advertised in the Guam Daily Post – November 6th, 2025 & November 10th, 2025]
Livestreamed on YouTube at the Guam Department of Land Management Channel

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

II. **Approval of Minutes**

- GLUC Regular Minutes, Thursday, October 9, 2025
- GLUC Regular Minutes, Thursday, October 23, 2025

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

IV. **New Business**

Tentative Subdivision

- A. Application No. 2025-55, the Applicant, Summer Towers, LLC, represented by W.B. Flores & Associates, requests approval of a Tentative Subdivision to create eight (8) lots for single-family dwellings, on Lot 5172-3-1NEW-3, Tract 108, Increment 4, in the Municipality of Tamuning, in an "R2" (Multiple Dwelling) zone.
Case Planner: Grace Vergara

V. **Administrative & Miscellaneous Matters**

VI. **Adjournment**

GUAM LAND USE COMMISSION REGULAR MEETING MINUTES
Thursday, November 13, 2025 • 1:30 p.m. to 2:04 p.m.
Department of Land Management Conference Room
3rd Floor ITC Bldg., Tamuning, Guam 96913
[As advertised in the Guam Daily Post on November 6th, 2025 & November 10th, 2025]
Livestreamed on YouTube/Guam Department of Land Management Channel

I. Attendance/Roll Call

Chairperson Enriquez called to order the regular meeting of the Guam Land Use Commission for Thursday, November 13, 2025, at 1:30 p.m.

Present were: Chairperson Anita Enriquez, Vice Chairman Ronald Pangilinan, Commissioner Leilani Flores, Commissioner Gerald Yingling, Commissioner Joseph Rios, Executive Secretary Joseph Borja, Legal Counsel Lee Miller, Chief Planner Celine Cruz, Planning Staff Penmer Gulac, Grace Vergara, Sonny Gogue, Theresa Guevara, and Kyle Meno.

Chairperson Enriquez confirmed a quorum and announced that today's meeting is being livestreamed on YouTube/Guam Department of Land Management channel.

II. Approval of Minutes

Chairperson Enriquez before the members are approval of the Minutes from Thursday, October 9, 2025, and Thursday, October 23, 2025, and stated that she will entertain two separate motions for the Minutes.

Commissioner Flores made a motion to approve the Minutes of October 9, 2025.

Commissioner Yingling seconds the motion.

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

Madam Chair asked for a motion for the Minutes of Thursday, October 23, 2025.

Commissioner Flores made a motion to approve the Minutes of October 23, 2025.

Vice Chairman Pangilinan seconds the motion.

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

III. Old or Unfinished Business [None]

IV. New Business

Tentative Subdivision

- A. Application No. 2025-55, the Applicant, Summer Towers, LLC, represented by W.B. Flores & Associates, requests approval of a Tentative Subdivision to create eight (8) lots for single-family dwellings on Lot 5172-3-1NEW-3, Tract 108, Increment 4, in the Municipality of Tamuning, in an "R2" (Multiple Dwelling) zone. Case Planner: Grace Vergara

Chairperson Enriquez welcomed the applicant's representative to the meeting, asked them to state their names for the record, and to proceed with their presentation.

Willie Flores with Mr. Flores today is Lina Rojas, Project Manager, and Ms. Conchita Bathan, Vice President of Core Tech International. Before his presentation, Mr. Flores commended the staff for their assistance with the processing of this application.

Mr. Flores stated that the project currently before the Commission, the Summer Towers, commonly referred to as the four towers located next to the hospital, or Emerald Oceanview, was originally approved for the four towers in addition to the proposed villas. The Emerald Oceanview project went through several revisions and was ultimately taken over by Core Tech International, who completed the project. They are now seeking approval from the Commission to proceed with the villa project and the community center.

The project has gone through several design reiterations, and all these designs have been brought to the Commission, including the realignment of the positioning of the villas, *[as shown on the monitor]*, and approved by the Commission in 2007. Since then, Core Tech has modified its business plan, and its intention is to make the villa layout more appropriate for the site, which was designed by Mike Makio, and WB Flores & Associates remains the consultant for planning purposes.

The resubmittal of the project (as seen on the screen) was approved by the Commission; however, when the project was being laid out, it was discovered that if they had used the lot lines as shown on the layout (copies were passed out to the members), the project would have encroached on the basement and the private access right-of-way.

Mr. Flores explained that the area highlighted in orange was the original subdivision survey map, and the second map, which is highlighted in blue, was with the corrections. The lot lines were moved back so that it does not encroach on the travel way.

He further explained that the project manager was unaware that the project's actual work had not yet started and that a renewal was necessary to continue. After contacting the Department of Land Management, it was discovered that the Notice of Action had expired. They appealed the

decision, and they were told that the project could not continue with the expired Notice of Action and a new application would need to be submitted.

What is being resubmitted today is what was originally approved by the Commission. They are asking the Commission to consider approving the application so that the project can move forward. A building permit has been obtained for a portion of the project, but the lot lines need to be corrected officially for the record.

Mr. Flores thanked the Commission for allowing them to present the application, and was prepared to answer questions from the Board.

Chairperson Enriquez thanked Mr. Flores for his presentation and turned the floor over to the Commissioners for questions.

Commissioner Yingling commented that he would like to speak on behalf of the residents of Jonestown. Several people from Jonestown have told him that homeowners had to give up a portion of their property when the hospital was being constructed to expand the road and for sidewalks, and they were promised that traffic would not be a nuisance. After driving in the area after having received another complaint, Commissioner Yingling said that there were 22 cement barriers in that area, and unfortunately, most of them are there to protect the Core Tech property from illegal parking. Commissioner Yingling further commented that it would be great if Core Tech were a good neighbor and did something about this situation. When the 5 cement barriers were originally placed, it was a condition for GMH hospital to alleviate parking. He further added that Core Tech had nothing to do with this other than taking care of its own. People are upset that Core Tech can protect the entire street, and the people on the other side of Western Avenue get the brunt of the illegally parked cars blocking driveways. He believes that there is an opportunity for Core Tech to be a good neighbor by protecting the other areas so that homeowners can enjoy their homes as well.

Willie Flores responded that Commissioner Yingling made a good point; however, Mr. Flores pointed out that the barriers are not on Core Tech's property and will reach out to the Department of Public Works. Mr. Flores added for the benefit of the Commissioners who may not be aware, that when the project was first initiated, the developer was required to upgrade the water and sewer lines, as well as upgrade the roads.

[Discussion ensues]

Chairperson Enriquez there were no further comments or questions from the Commissioners. Madam Chair turned the floor over to the staff for their report.

Sonny Gogue, Planning summarized the staff report dated November 4, 2025 on behalf of Case Planner Grace Vergara.

Ms. Gogue presented to the Commission that the legal authority is under Title 21 GCA, Chapter 62. The subject lot is located along the cliffside section of Western Boulevard in Jonestown and is directly southwest of the Guam Memorial Hospital. The proposed site is presently vacant and has been cleared of all above-ground structures and vegetation. The remainder of the property is predominantly developed, with an access road, four condominiums, a community center, and recreational facilities. Ms. Gogue's summarization included the master plan and community design plan, previous Commission action, the application's chronological facts, staff analysis, recommendation, and conditions. [For full content/context, please see attached report]

[Attachment A – Staff Report dated November 4, 2025]

Chairperson Enriquez turned the floor over to the Commissioners for questions for staff. Madam Chair noted no questions or comments and opened the floor for public comment.

Public Comment [Madam Chair noted no public comments and closed the public comment period.]

Chairperson Enriquez there were no further comments for discussion. Madam Chair asked for a motion for action.

Commissioner Rios made a motion to approve Application No. 2025-55 in accordance with the staff's recommendation and conditions as stated in the report dated November 4, 2025.

Commissioner Yingling seconds the motion.

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

Madam Chair wished the applicant all the best with their project.

V. Administrative and Miscellaneous Matters

Chairperson Enriquez turned the floor over to the Executive Secretary for additional business for the Commission.

Joseph Borja, Executive Secretary reported to the Commission that there was a round-table discussion relative to a proposed legislation bill under Bill 135-78. The proposed bill is an act to amend certain sections relative to making practical improvements to Guam's sign laws.

Mr. Borja added that several months prior, the department received guidance from the Attorney General's office on a pending application for a sign that Planning had received, which has since been submitted.

The round-table discussion included details of signs, but the underlying factor was the Commission's authority to grant zone variances for signs. The meeting was held by the Chairperson on Land, Vice Speaker Ada, and included Senator Chris Duenas, Senator Vince Borja, and Senators Taitague and Terlaje, Mr. Borja, Chief Planner Celine Cruz, Director Vince Arriola (DPW), and various business owners.

Mr. Borja advised that he attended the meeting as a representative of Land Management and not for the Commission. He added that he advised the Committee that the Commission did not have any opinions or comments on the bill because it was not discussed at a duly noticed meeting.

Chairperson Enriquez asked if the application that Mr. Borja had mentioned would come before the Commission for consideration.

Joseph Borja, Executive Secretary responded yes, and that the application is currently being processed.

Commissioner Yingling asked if the approval of signs was taken away from the GLUC.

Joseph Borja Mr. Borja referred Commissioner Yingling's inquiry to the Chief Planner.

Celine Cruz, Chief Planner replied that the department had entertained applications up until 2017, and then received guidance from then Attorney General Elizabeth Barrett-Anderson that indicated that it was not within the Commission's authority to approve sign applications, and it was outside of their authority.

Commissioner Yingling asked who decides on the locations of signs.

Joseph Borja replied that applications were not being accepted after the guidance from the AG's Office; however, after receiving guidance from Legal Counsel, the department is now accepting applications.

Chairperson Enriquez asked if there were statutory requirements, procedures, or things that are already explicit in the law with regard to distance, allowable locations, and sizes. Madam Chair finds that for this to come before the Commission seems relatively immaterial.

Attorney Lee Miller, Legal Counsel offered a couple of comments on this topic. The Commission should keep in mind that there are two different kinds of signs: signs that exist to identify tenants/occupants at a property, and, in most jurisdictions, if the purpose of the signs is to accomplish a goal, that is one set of rules. Then there are signs governing what are commonly known as billboards. There is no connection to the businesses that are associated with the real estate and exist to advertise everything else. There are two sets of rules for signs that will be placed in front of an owner's building, and there is a different set of rules for billboards.

The other thing that Madam Chair should keep in mind about the point she made, is that it is extremely rare that a case gets to a Commission with a staff recommendation of disapproval, and it is almost always certain that the Commission will be inclined to follow the staff's recommendation. The advice from the AG's Office that was provided to the Department was that applications should be accepted, but the Commission should make its own independent evaluation.

[Lengthy discussion ensues]

Chairperson Enriquez there was nothing further for the Commission. Madam Chair asked for a motion to adjourn.

VI. **Adjournment**

Vice Chairman Pangilinan made a motion to adjourn today's meeting.

Commissioner Flores seconds the motion.

Chairperson Enriquez accepted the motion made by Vice Chair Pangilinan, and seconded by Commissioner Flores. The motion was to put a vote by Madam Chair, with all members in favor of adjournment. **[Motion carried with a vote of 5 ayes and 0 nays]**

Madam Chair extended her appreciation to Mr. Borja, Attorney Miller, Chief Planner Cruz, Planning Staff, and the Commissioners for their time and effort in preparing for the meetings.

The regular meeting of the Guam Land Use Commission for Thursday, November 13, 2025 was adjourned at 2.04 p.m.

Approved by:


Date approved:



Anita B. Enriquez, Chairperson
Guam Land Use Commission



Transcribed by:



M. Cristina Gutierrez, Recording Secretary
Planning Division, DLM

****Note:** I, M. Cristina Gutierrez, was not present for the meeting. The minutes were transcribed to the best of my ability with the recording that was provided to me. **

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

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

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

E-mail Address:
dlmdir@land.guam.gov

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383

LOURDES A. LEON GUERRERO
MAGA HAGA • GOVERNOR

JOSHUA F. TENORIO
SIGUNDO MAGA HAGA • DEPUTY GOVERNOR

JOSEPH M. BORJA
DIRECTOR

ROSSANA SAN MIGUEL TISTON
DEPUTY DIRECTOR

November 4, 2025

MEMORANDUM

TO: Chairperson, Guam Land Use Commission

FROM: Guam Chief Planner

SUBJECT: Staff Report - Application No. 2025-55, Tentative Subdivision Application

1. **PURPOSE:**

- A. **Application Summary:** The applicant, Summer Towers, LLC, represented by W.B. Flores & Associates, is requesting approval for a Tentative Subdivision to create eight (8) lots for single-family dwellings, on Lot 5172-3-1NEW-3, Tract 108, Increment 4, in the Municipality of Tamuning, in an "R2" (Multiple Dwelling) zone.
- B. **Legal Authority:** Title 21, GCA, Chapter 62, Article 2, Section 62201 thru 62204; Article 4, Section 62401; Article 5, Section 62501 thru 62504, Subdivision Law.

2. **FACTS:**

- A. **Location:** The subject lot is located along the cliff side section of Western Boulevard in Jonestown and is directly southwest from Guam Memorial Hospital.
- A. **Lot Area:** 42,016 Square Meters or 452,255 Square Feet or 10.38 Acres.
- C. **Present Zoning:** "R-2" (Multiple Dwelling) Zone.
- D. **Field Description:** The proposed site for the eight (8) single-family dwellings is presently vacant and has been cleared of all above-ground structures and vegetation. The remainder of the property is predominantly developed, with an access road, four (4) condominiums, community center, and recreational facilities including basketball and tennis courts.
- E. **Masterplan:** Mixed Use and Tourist Resort (2009 North and Central Guam Land Use Plan)

F. **Community Design Plan:** Resort and Urban Residential – Low Density

G. **Previous Commission Action:**

May 10, 1990 – Territorial Land Use Commission approved a Zone Change from “R-1” (One-Family Dwelling) to “R-2” (Multiple Dwelling), in order to construct 322 proposed condominium units in two structures, and 8 fourplex villas.

September 28, 2006 – Guam Land Use Commission approved a Zone Variance for height in order to construct a five (5) story, 46-unit condominium structure, 65 feet high, for a variance of 35 feet above the permitted height of 30 feet.

November 29, 2007 – Guam Land Use Commission approved a Zone Variance for height of 157 feet and 187 feet from the permitted height of 30 feet to accommodate two 15-story and two 18-story apartment towers.

August 28, 2008 – Guam Land Use Commission approved the issuance of the Preliminary Public Report on Two 15-story and Two 18-story buildings for a total of 260 apartment units; and Three 2-story villas for a total of 20-villa units; 571 parking stalls, other amenities and common elements.

November 6, 2008 – Guam Land Use Commission approved to amend the floor configuration of the Two 2-story residential units with mezzanine floors designed side by side to reconfigured to Two single-story floors, one on top of the other (Top and Bottom) on the Two 15th and Two 18th story towers.

October 26, 2023 – Guam Land Use Commission approved a Tentative Subdivision to create eight (8) lots for single-family dwellings.

3. **APPLICATION CHRONOLOGICAL FACTS:**

A. **Date Application Accepted:** August 6, 2025

B. **Date Heard By ARC:** August 21, 2025

C. **Public Hearing Results:** Not Required

4. **STAFF ANALYSIS:**

As requested by the applicant, the intent is to create eight (8) lots for single-family dwellings and to delineate the proposed villa lots previously approved by the Commission. The total area of the lots being created is approximately 10,496 square meters, with a maximum allowable density of twenty-three (23) single-family dwellings. However, the proposed development consists of only eight (8) single-family dwellings, representing a 65% reduction from the allowable density. Consequently, it is anticipated that the proposed development will have a reduced impact on the surrounding communities and existing infrastructure systems.

The applicant proposes to implement the development in three (3) phases. Access to the subdivision will be provided through the existing private road, which will be upgraded and converted into a controlled-access easement. The proposed development is envisioned as a gated residential community, providing secure and limited access for residents and guests.

Green (open) spaces will be retained throughout the site, with the majority situated between the proposed dwellings and the cliff edge to the northwest. To address health, safety, and general welfare considerations for both the development and the public, the applicant has been coordinating with various government agencies to ensure compliance with applicable standards.

In our analysis of this proposed subdivision, we find that based on the submitted application and supporting information, the applicants' commitment to work with the various government agencies and the positive response from members of the ARC, this request for a Tentative Subdivision approval is in good form and context to be enacted favorably by the Commission.

5. **RECOMMENDATION:** Based on the above, we recommend **APPROVAL** with the following conditions:
- A. All existing structures and the proposed single-family dwellings should meet the required setbacks pursuant to Title 21, GCA, Chapter 61, Section 61501 (b); and
 - B. That the applicant, adhere to the ARC conditions and requirements as stipulated on their official Position Statement; and
 - C. All infrastructure improvement requirements must be installed throughout the proposed development site within the prescribed one-year time frame pursuant to Title 21 GCA, Chapter 62, Section 62504(a). The applicants may further elect to secure a bond pursuant to Title 21 GCA, Chapter 62, Section 62504 (b).



Celine L. Cruz
Guam Chief Planner

Case Planner: Grace Vergara
Attachments: Application Package
ARC Memo to GLUC Member



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



Street Address:
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LOURDES A. LEONGUERRERO
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JOSEPH M. BORJA
 DIRECTOR

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 Hagatña, GU 96932

JOSHUA F. TENORIO
 SIGUNDO MAGA'LAHI • LIEUTENANT GOVERNOR

ROSSANA SAN MIGUEL TISTON
 DEPUTY DIRECTOR

November 4, 2025

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. 2025-55 (Tentative Subdivision)

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

DEPARTMENT OF LAND MANAGEMENT (DLM):

DLM recommends approval with conditions as follows:

- A.** All existing structures and the proposed single-family dwellings should meet the required setbacks pursuant to Title 21, GCA, Chapter 61, Section 61501 (b); and
- B.** That the applicant, adhere to the ARC conditions and requirements as stipulated on their official Position Statement; and,
- C.** All infrastructure improvement requirements must be installed throughout the proposed development site within the prescribed one-year time frame pursuant to Title 21 GCA, Chapter 62, Section 62504(a). The applicant may further elect to secure a bond pursuant to Title 21 GCA, Chapter 62, Section 62504 (b).

BUREAU OF STATISTICS AND PLANS (BSP):

BSP recommends approval of the Tentative Subdivision application based on the aforementioned conditions on their position statement.

GUAM WATERWORKS AUTHORITY (GWA):

GWA is in favor of the approval of the application, subject to the conditions on their position statement.

E-mail Address:
dldir@land.guam.gov

Telephone:
 671-649-LAND (5263)

Facsimile:
 671-649-5383



Memo to GLUC Members
Ref: ARC Position Statements - Application No. 2025-55
November 4, 2025
Page 2 of 2

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's approval of the application is subject to the conditions stated on their position statement.

DEPARTMENT OF PUBLIC WORKS (DPW):

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

DEPARTMENT OF PARKS AND RECREATION (DPR):

DPR will have no objection to the approval of the Tentative Subdivision application.

DEPARTMENT OF AGRICULTURE (DoAg):

No Position Statement has been received as of the date of this Memorandum.

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

GOVERNMENT OF GUAM



GOVERNMENT OF GUAM

GOVERNMENT OF GUAM

September 22, 2025

Memorandum

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

From: Director, Bureau of Statistics and Plans

Subject: Application No. 2025-55 Tentative Subdivision
Lot Number: Lot 5172-3-1NEW-3 Tract 108
Municipality: Tamuning
Applicant: Summer Towers, LLC
Proposed Use: Subdivision for 8 Single-Family Dwellings



Buenas yan Håfa Adai! I am pleased to inform you that the Bureau of Statistics and Plans (Bureau) has completed its review of the above-mentioned application pursuant to its authorities under 5GCA Ch.1 Article 2 Comprehensive Planning¹ and the Guam Coastal Zone Management Program (GCMP) Enforceable Policies² 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

Summer Towers, LLC is seeking approval for a Tentative Subdivision of Lot 5172-3-1NEW-3, Tract 108, in Tamuning. An earlier Tentative Subdivision Application (No. 2023-34) was submitted in July 2023 and approved by the Guam Land Use Commission, with a Notice of Action (NOA) issued in November 2023. However, as the permit was not completed before the NOA deadline, the approval expired. The applicant is now resubmitting the application with no changes to the project design. The subdivision realigns previously approved lots to accommodate site access of eight (8) single-family villas to be constructed in three phases (3 + 3 + 2 units). The villas will be integrated into the existing Summer Towers development, which already includes condominium towers, a community center, recreation facilities, parking, and stormwater management infrastructure. The subject lot contains a total of 42,016 square meters or

¹ 5 GCA, CH I 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).

² 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 Hagatña, Guam 96932 Tel: (671) 472-4201/3 Fax: (671) 477-1812 Web:

www.BSP.Guam.Gov

RECEIVED
By Cristina at 10:57 am, Sep 22, 2025

To: [Handwritten signature]
9/22/25

OK

approximately 10.38 acres. Power, water, and sewer is available to the project area and will be connected.

Planning Considerations and Constraints

A. Surrounding Zone and Land Use Characterization

Lot 5172-3-INEW-3 Tract 108 directly borders Guam Memorial Hospital along its east boundary and the Jonestown neighborhood with single and multi-family dwellings on the south; and a limestone cliffline along the northwest portion of the property. The subject lot can be accessed on Western Boulevard just off of Governor Carlos G. Camacho Road in Tamuning. Surrounding uses are hotels, condominiums, medical clinics, schools, retail markets, shopping outlets, restaurants, and other commercial and service establishments.

The subject lot is located in a “Mixed-Use”³ designated land-use area under the North and Central Guam Land Use Plan (NCGLUP). The NCGLUP (PL 30-244),⁴ was adopted as an element of the Guam Comprehensive Development Plan. “The Mixed-Use category primarily focuses on larger commercial centers and corridors, including commercial uses that require large sites and draw customers from throughout the Island. Examples of commercial uses appropriate to this category include but are not limited to department stores, malls, office buildings, medical and other service uses, hotels/motels and restaurants. Mixed-use developments incorporating a variety of types and densities of residential units are also appropriate in this designation. Mixed Use development along corridors should be developed in a manner that focuses density in specific areas or ‘transit targets’ to support high-quality transit service, and should be developed at a walkable neighborhood scale. Along undeveloped corridors, the mixed-use development should be interspersed with development that is lower density to maintain natural character and open space.”⁵

The Bureau finds that the proposed use for a tentative subdivision in an R2 zone for the construction of eight (8) single family dwellings is consistent with the future land use designation in the NCGLUP.

B. Geographical Landscape Assessment Based on Watershed

The subject lot is located in the Agana Watershed and above the Northern Guam Lens Aquifer. According to the National Oceanic and Atmospheric Administration’s Coastal Change Analysis Program (CCAP) land cover data, the surface area of this watershed has changed by 12.67% from 2005 to 2015.⁶

Regarding development impacts, as of 2015 land cover data, 51.78% of the watershed was developed, and 29.31% comprised impervious surfaces.⁷ An area is at greater risk of flooding the

³ 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

⁴ Public Law 30-224 §, Section 4 (2010) [https://guamlegislature.com/Public_Laws_30th/PL_%2030-224%20SB11%20No_%20462-30%20\(L.S\).pdf](https://guamlegislature.com/Public_Laws_30th/PL_%2030-224%20SB11%20No_%20462-30%20(L.S).pdf) Note: The plan was adopted due to inaction by the 90th day of the of the 31st Guam Legislature

⁵ ICF International North and Central Guam Land Use Plan (2009) 2-2 & 2-3

⁶ 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 September 2025 at <https://coast.noaa.gov/ccapatlas/>

⁷ Ibid.

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

As indicated by the application, the project site was previously cleared and graded. Land cover within the subject lot is impervious surface, developed open spaces, forest, and shrubs. The proposed development will increase the impervious surface of the area and contribute to the cumulative impact to the watershed.

Effects Test and Conditions

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

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

Determination of Effects: Yes

The application identifies four (4) condominium towers in place and occupied on the subject lot along with a community center, recreational courts, roads, sidewalks and parking lots. Moreover, eight (8) dwelling units will be constructed on the same lot located in a high-intensity development area that include high-density residential and commercial uses. Subsequently, the addition of these villas will expand impervious surfaces in urban areas. Green open spaces in urban settings are accessible areas with natural vegetation that integrate nature in urban settings, and protect valuable surface and groundwater resources.

Condition: The applicant should consider incorporating green building concepts and sustainable community designs in the design and construction phase of the project or any future renovation of the property. The applicant should consider incorporating rain gardens, rainwater catchment systems, or green roofs to absorb rooftop runoff where appropriate. The applicant should, to the maximum extent practicable, preserve existing native plant species on site and incorporate measures to replicate native forest communities through propagation and out-planting. These efforts should be prioritized within designated green spaces and along green corridors of the property to enhance ecological integrity, provide habitat connectivity, and promote long-term landscape resilience. The Bureau recommends that the applicant coordinate with the Guam Department of Agriculture for the use of preferred native tree species to be incorporated into the landscaping.

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

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.⁹

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, which have the potential to adversely impact air quality.

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

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

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

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

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

Policy LU-15 "Encourage organic production and chemicals best management practices over the Northern Aquifer."¹³

Determination of Effects: Yes

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

¹⁰ Ibid.

¹¹ ICF International, North and Central Guam Land Use Plan, 2009, 5-2

¹² Ibid., 5-5

¹³ Ibid., 2-6

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

Condition: There will be no contamination of the aquifer or nearshore waters. The applicant shall ensure that all proposed structures are connected to public sewer. The applicant shall comply with CNMI and Guam Stormwater Management Manual¹⁴ 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 Manual¹⁵ and 2) Stormwater Management in Pacific and Caribbean Islands: A Practitioner's Guide to Implementing LID¹⁶. Limit parking footprints and use alternative surface/paving designs to reduce thermal pollution, promote groundwater recharge, and preserve space for landscaping. Integrate landscaping and stormwater management by using vegetated stormwater best management practices throughout the site in areas that would typically be landscaping (e.g., parking lot islands, grass strips between the sidewalk and road, and the vegetated areas near downspouts and patios). This helps to treat runoff for improved water quality, recharge, and evapotranspiration without sacrificing additional space or increasing maintenance effort beyond typical landscaping requirements. Incorporate pervious materials and apply best management practices from existing stormwater management in new as well as major property renovations. The applicant must employ best management practices to avoid erosion and retain sediment on-site during and after construction. There should be no new point or surface designed discharges as part of this development project.

Determination

Pursuant to Executive Order 96-26, Appendix A § 700 (g), the Bureau hereby recommends approval of the Tentative Subdivision 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 or Mr. Edwin Reyes, Coastal Program Administrator, at edwin.reyes@bsp.guam.gov. Si Yu'os Ma'åse'.


LOLA E. LEON GUERRERO
Director

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

¹⁵ 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

¹⁶ 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/1906Feb2014_IslandBMPGuide_wAppendix.pdf



GUAM WATERWORKS AUTHORITY

Gloria B. Nelson Public Service Building | 698 Route 15, Mangilao, Guam 96913
P O Box 3010, Hagatna, Guam 96932
Tel No. (671) 300-6846/47 Fax No. (671) 649-3290



MEMORANDUM

August 25, 2025

TO: Joseph Borja, Director, Department of Land Management

CC: Mayor Louise C. Rivera, Municipality of Tamuning
(louise.rivera@mcog.guam.gov)

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

SUBJECT: Position Statement on Tentative Subdivision Application 2025-55 for Lot 5172-3-1NEW-3, Tract 108 in the Municipality of Tamuning

APPLICANT: Summer Towers, LLC

The Guam Waterworks Authority (GWA) has reviewed the applicant's request for a Tentative Subdivision in an "R2" (Multi-Family) for the proposed construction of 8 single family homes.

This memorandum shall serve as GWA's position statement for the Summer Towers, LLC application related to the availability of water and sewer infrastructure to serve Tamuning 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 application has a gated entrance. GWA water meters must be installed in a public right of way or easement. If there is no public right of way or easement within the subdivision, then a master water meter shall be installed on the public right of way or easement near the entrance to the subdivision. All water and sewer utilities downstream of the master meter shall be the developer's responsibility to operate and maintain.

If there will be a public right of way or easement through the subdivision and the developer intends to request that GWA assume ownership of the subdivision's water and sewer utilities, then GWA must have 24-hour access to utility rights of

*To: Grace
9/23/25*

RECEIVED
By Cristina at 3:19 pm, Sep 03, 2025

way/easements. GWA must approve the access method to the subdivision, the developer shall register the appropriate documentation (such as a utility grant of right of way) with DLM. The application proposes to connect to the public sewer system along a private street. If that entrance will be fenced, then gates shall be provided where connections to offsite GWA utilities are located, in order to allow maintenance and repairs of utilities crossing the fence line without damaging the fence.

The application proposes to have an entrance arch with a high clearance. GWA's current operation and maintenance vehicles require higher vertical clearance. If the developer will request that GWA assume ownership of water and sewer utilities, then vertical clearance shall not be restricted throughout the development.

2. Easements for water must have a minimum width of 10 feet. Easements for both water and sewer must be a minimum width of 20 feet. Larger easement widths might be required, depending on site-specific conditions and proposed installation of other adjacent utilities
3. 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.
4. 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.
5. 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 expense of the applicant. GWA's approval of

the occupancy permit application will be contingent upon the completion of off-site 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.

6. GWA does not guarantee that water service will meet Guam Fire Department's fire suppression requirements. The applicant is responsible for any on-site or off-site utility improvements needed to meet fire suppression requirements.
7. The applicant shall install GWA water meters and sewer cleanouts for government use in the public right of way or easement, in accordance with GWA standards.
8. 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.
9. New development is subject to water and/or sewer system development charges.
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 on-site 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) 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

September 18, 2025

MEMORANDUM

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

From: General Manager

Subject: Lot 5172-3-1NF-W-3, Tract 108, Municipality of Tamuning, (Summer Towers, LLC) Tentative Subdivision for the proposed construction of a fully-improved subdivision consisting of Eight Villas (8), Proposed Single-Family Dwellings Mixed Use and Tourist Resort - 2009 North and Central Land Use Plan, Application No. 2025-55

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

A. Comments and Recommendations Concerning GPA requirements:

- 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 easement rights established under Document Number 891862.
- 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.
- A system impact assessment may be required to determine the effect of this development on GPA's existing power facilities.
- 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.

VFSR

TO: WALL
OWN
23/2

INFRASTRUCTURE CERTIFICATION FORM

Agency Certifying: Guam Power Authority

Applicant: Summer Towers, LLC

Location: Lot 5172-3-INE W-3, Tract 108, Tamuning

Type of Application: Tentative Subdivision

GLUC/GSPC Application No. 2025-55

Brief Project Description: Tentative Subdivision for the proposed construction of a fully-improved subdivision consisting of Eight Villas (8), Proposed Single-Family Dwellings Mixed Use and Tourist Resort - 2009 North and Central Land Use Plan

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. Thereby 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 comment below				

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

JOHN M. BENAVENTE, P.E.
 General Manager

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 LINA LA GUAHAN
 LOURDES A. LEON GUERRERO • GOVERNOR OF GUAM | JOSHUA E. TENORIO • LIEUTENANT GOVERNOR OF GUAM
 MICHELLE C. R. LANTHAOZA • ADMINISTRATOR

SEP 24 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. 2025-55, the Applicant, Summer Towers, LLC represented by W.B. Flores & Associates; requests approval of a Tentative Subdivision plan to create the subdivision of lots for the Summer Villas Subdivision, on Lot 5172-3-1NEW-3, Tract 108, Increment 4, in the Municipality of Tamuning, in an "R2" (Multiple Dwelling) zone.

Hafa adatai Dr. Enriquez,

Buenas yan Saluda. The staff of this Agency has reviewed the application for the **proposed tentative subdivision** and approval of this application is subject to until such time that the following conditions are met:

A. Stormwater and Erosion Control

1. The proposed development is located behind the existing four (4) condominium towers which are presently occupied. The location of eight (8) new single family villas is close to the cliff and reported to be within one hundred feet (100 ft) of marine waters. During excavation works it is anticipated that excavated materials such as rocks, pebbles, soils and other contaminated materials might fall on the cliff and eventually to the ocean. It is a must that the developer have to specify the BMPs (Best Management Practices) to prevent unwanted erosion that might contaminate Guam's marine waters. It appears that clearing and grubbing is minimal but it is recommended that the developer must acquire a Clearing, Grubbing, Grading and Stockpiling (CGGS) Permit from Guam EPA prior to the start of construction. It is also recommended that the developer must design stormwater disposal system and 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. Additionally, developer/contractor must strictly adhere to all the requirements, including all necessary permits, of the Guam Soil Erosion and Sediment Control Regulations (22 GAR Chapter 10).
2. The existing drainage structures built during the construction of the four (4) condominium towers years ago will most likely, be affected by the demolition works brought by excavation works for the foundations of the new villas. The developer must ensure that the



Wf

contractor does not disrupt the existing drainage pattern to allow run-off to drain to daylight that might cause flooding and erosion within the property. Prior to demolition works that will involve removal of catch basins and drainage pipes, the contractor must provide temporary sedimentation basin to re-route run-off and most importantly contained them while improvement to the existing drainage system is being constructed.

3. An Environmental Protection Plan (EPP) must be prepared and signed by a professional engineer pursuant to 22GAR §10104 (c) (5) (D) where the focal point and integral part of the EPP is the Erosion Control Plan (ECP). The EPP must include, among others, fugitive dust control, solid and hazardous waste management and disposal procedures, work site maintenance and typhoon recovery plans.

B. Water & Wastewater

1. The project site is currently served by public water and sewer where the new villas are planned to be connected to. Pursuant to 22GAR Chapter 5 §5101 (c) (1) (B), Water Quality Standards, high density residential, more than one (1) dwelling per one-half (1/2) acre should not occur without adequate public sewer service. It is the responsibility of the developer to consult with Guam Waterworks Authority that the existing water and sewer services in the area is adequate to handle the additional water demand and sewage flow from the proposed construction of eight (8) new single family villas.

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 Chief Engineer Mr. Peter Bautista, PE at Tel No. (671) 588-4796 or (671) 588-4702, respectively.

Dangkolu na si Yu'us ma'ase'.

Senseramente.



MICHELLE C.R. LASTIMOZA
Administrator

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



The Honorable
LOURDES A. LEON GUERRERO
Maga' Huga - Governor

The Honorable
JOSHUA F. TENORIO
Sigundo Maga' Lahi - Lieutenant Governor

public works

DIPARTAMENTO DE OBRAS PÚBLICAS
VINCENT P. ARRIOLA

Director

LINDA J. IBANEZ

Deputy Director

ERNEST G. CANDOLETA, JR.

Deputy Director

To: Chairwoman, Guam Land Use Commission
From: Acting Director, Department of Public Works
Subject: Tentative Subdivision (Summer Towers, LLC)
Application No. 2025-55



Hafa Adai.

The Department of Public Works (DPW) is responding to the request from W.B. Flores and Associates, on behalf of Guam Summer Towers, LLC. They intend to reapply for a previously approved Guam Land Use Commission (GLUC) Tentative Subdivision that expired in July 2023.

On January 2, 2024, DPW submitted a position statement for Guam Summer Towers, LLC Application No. 2023-34 (R-2 Multi-Family Dwelling). This application was approved with conditions, including an amendment from the previous developer to realign the subdivision lot lines and adjust the size of each lot.


The original plan to construct sixteen single-family townhouse villas has been revised and reduced to eight single-family townhouse villas. DPW has no objection to the revision of the existing Tentative Subdivision, provided it meets the mandates of DPW Building Permit & Capital Improvement Project, and the other Application Review Committees for the current application going before the Guam Land Use Commission for review and decision.

Should you have any questions, please contact our office at (671) 646-3131 or DPW Chief Planner Rudy PL Cabana at (671) 646-3126.

Si Yu'os Ma'ase


Linda J. Ibanez
Acting Director & Guam Building Official

10-20-25


To: [unclear]
11/4/25



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

Department of Parks and Recreation
Dipattamenton Plaset yan Dibuetston
Government of Guam

Director's Office, Parks and Recreation Division
#1 Paseo de Susana, Hagåtña, Guam 96910
P.O. Box 2950, Hagåtña, Guam 96912
(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
Director
Warren Pelletier
Deputy Director

September 2, 2025

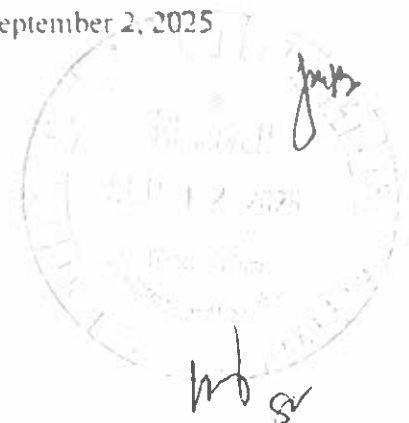
In reply refer to:
RC 2023-0812

Memorandum

To: Director, Department of Land Management

From: Director, Department of Parks and Recreation

Subject: Applicant, Summer Tower, LLC submits a Tentative Subdivision Application for Lot 5172-3-1NEW-3, Tract 108 Increment 4 within the Municipality of Tamuning, Guam. *2025-25*




We reviewed the subject request by applicant, Summer Tower, LLC submits a Tentative Subdivision Application for Lot 5172-3-1NEW-3, Tract 108 Increment 4 within the Municipality of Tamuning, Guam. The subject Lot has an overall size of 10.38 acres.

Our office has concluded our review and will have **No Objection** with the Approval of this Tentative Subdivision Application.

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

Sincerely,


Angel R. Sablan
Director


Patrick O. Iujan
State Historic Preservation Officer

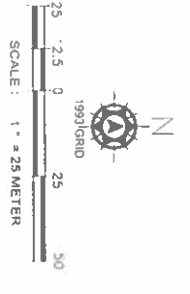
*To: Bruce
9.23.25*

RECEIVED
By Cristina at 10:44 am, Sep 10, 2025

ORIGINAL SUBDIVISION SURVEY MAP

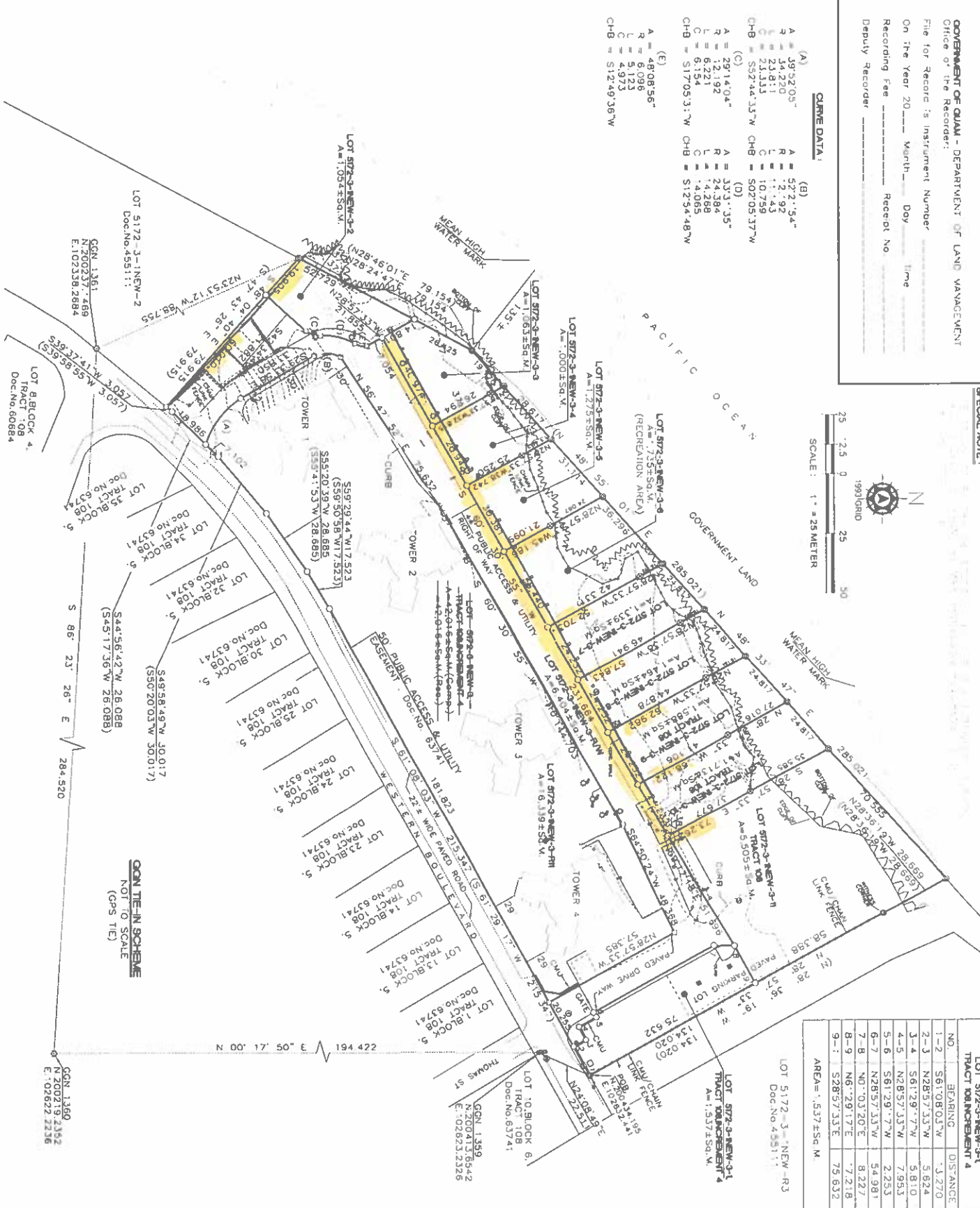
GOVERNMENT OF GUAM - DEPARTMENT OF LAND MANAGEMENT
 Office of the Recorder:
 File for Record: Instrument Number _____
 On the Year 20__ Month ____ Day ____ Time _____
 Recording Fee _____ Receipt No. _____
 Deputy Recorder _____

GENERAL NOTE:



CURVE DATA:

(A)	(B)	(C)	(D)	(E)
A = 39°52'05"	A = 52°2'34"	A = 29°14'04"	A = 33°1'35"	A = 48°08'56"
R = 34.220	R = 2.92	R = 12.192	R = 24.384	R = 6.096
C = 21.911	C = 10.758	C = 6.321	C = 4.268	C = 2.973
CH-B = S32°44'33"W	CH-B = S02°05'37"W	CH-B = S17°05'31"W	CH-B = S12°54'48"W	CH-B = S12°40'36"W



NO.	BEARING	DISTANCE
1-2	S61°08'03"W	3.270
2-3	N28°57'33"W	5.624
3-4	S61°29'77"W	5.810
4-5	N28°57'33"W	7.953
5-6	S61°29'77"W	2.253
6-7	N28°57'33"W	54.981
7-8	N0°03'20"E	8.227
8-9	N6°29'17"E	7.218
9-1	S28°57'33"E	75.632

AREA = 1,537±SQ. M.

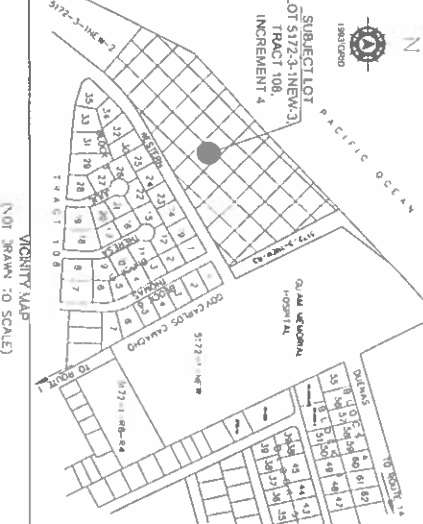
- LEGEND:**
- ⊙ GUN STATION.
 - 4X4 CONC. MON. SET W/PLASTIC CAP BY PLS. NO. 60.
 - ⊙ #4 REBAR FOUND WITH PLASTIC CAP MARKED PLS. NO. 65, DOC. NO. 455111.
 - ⊙ #4 REBAR SET WITH WITNESS CORNER W/PLASTIC CAP MARKED PLS. NO. 60.
 - ⊙ #4 REBAR SET WITH WITNESS CORNER W/PLASTIC CAP MARKED PLS. NO. 60.
 - ⊙ CORNERS NOT FOUND
 - ⊙ CONCRETE POWER POLE
 - ⊙ WATER VALVE
 - ⊙ SEWER MAN HOLE
 - ⊙ STORM DRAIN
 - ⊙ TELEPHONE PEDESTAL
 - ⊙ ELECTRICAL MAN HOLE
 - ⊙ FIRE HYDRANT

CHECKED BY:

NAME	DATE
FRANK P. TITANO	
PLANNING, D.L.M.	
WYNNE S. QUINATA	
ENGR. TECH. II, D.L.M.	
THOMAS J. TORRES	
CARTOGRAPHIC SURV., D.L.M.	

SATISFACTORY TO AND APPROVED BY:

NAME	DATE
HO SANG EUN	
ITS MANAGER	
SUMNER POWER LLC	
Doc. No. 509530	



NOTES:

- SURVEY WAS BASED ON FOUND CORNERS AS SHOWN.
- ALL DISTANCES ARE IN METERS UNLESS OTHERWISE NOTED.
- BEARINGS AND DISTANCES WITHIN PARENTS ARE RECORDED ALL OTHERS ARE 1993 GRID.
- SUBJECT LOT IS ZONE "R-2" (MULTIPLE DWELLING) AS PER OFFICIAL ZONING MAP.
- PROJECT ZONING WITHIN THE NORTH-EAST WATER RECHARGE AREA AS BUILT EXISTING ON SUBJECT LOTS AS OF APPROVAL OF THIS MAP.

REFERENCE:

1. TRACT 108 INCREMENT 4, N.W. #406788, PREPARED BY PLS. NO. 65, DOC. NO. 455111.

CERTIFICATIONS:

APPROVAL PURSUANT TO TITLE 21, GUAM CODE ANNOTATED CHAPTER 61, ZONING LAW AND CHAPTER 62, SUBDIVISION LAW.

CELINE CRUZ
 GUAM CHIEF PLANNER
 DATE _____

PAUL L. SANTOS, PLS. NO. 68
 GUAM CHIEF SURVEYOR/CHIEF OF CADASTRE

ETIENNE B. SANTOS, PLS. #60
 DATE APRIL 30, 2023
 EXPIRES: 30 APRIL 2023

REVISIONS:

NO.	DESCRIPTION	BY	APPROVED BY	DATE

LAND SQUARE NO. 13

SUBDIVISION SURVEY MAP

OF

LOT 5172-3-NEW-3-TRACT 108

INCREMENT 4

SECTION NO. 2

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