

I Mina'trentai Ocho Na Liheslaturan Guåhan
BILL STATUS

BILL NO.	SPONSOR	TITLE	DATE INTRODUCED	DATE REFERRED	CMTE REFERRED	FISCAL NOTES	PUBLIC HEARING DATE	DATE COMMITTEE REPORT FILED	NOTES
326-38 (LS)	Eulogio Shawn Gumataotao V. Anthony Ada Frank F. Blas, Jr. Vincent A.V. Borja Shelly V. Calvo Sabrina Salas Matanane	AN ACT TO <i>ADD</i> A NEW § 40146 TO ARTICLE 1 OF CHAPTER 40, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE OFFICE OF THE BARRIGADA MAYOR TO LEASE A PORTION OF LOT 5382N-36 IN THE MUNICIPALITY OF BARRIGADA TO THE GUAM FOOTBALL ASSOCIATION (GFA) FOR THE DEVELOPMENT OF COMMUNITY SPORTS AND RECREATIONAL FACILITIES.	5/21/26 1:49 p.m.	5/29/26	Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure.	Request: 5/29/26 6/5/26	6/9/26 2:00 p.m.	9/14/26 As Amended.	Exhibit A



OFFICE OF THE VICE SPEAKER V. Anthony Ada

I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure

September 9, 2026

Honorable Frank F. Blas, Jr

Speaker

Mina'trentai Ocho na Liheslaturan Guåhan

163 Chalan Santo Papa

Hagåtña, Guam 96910

VIA: Honorable V. Anthony Ada 
Chairperson, Committee on Rules

Re: Committee Report on Bill No. 326-38 (LS)

Håfa adai Speaker Blas:

Transmitted herewith is the Committee Report on the **Bill No. 326-38 (LS)** - Eulogio Shawn Gumataotao V. Anthony Ada, Frank F. Blas, Jr., Vincent A.V. Borja, Shelly V. Calvo, Sabrina Salas Matanane - AN ACT TO ADD A NEW § 40146 TO ARTICLE 1 OF CHAPTER 40, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE OFFICE OF THE BARRIGADA MAYOR TO LEASE A PORTION OF LOT 5382N-36 IN THE MUNICIPALITY OF BARRIGADA TO THE GUAM FOOTBALL ASSOCIATION (GFA) FOR THE DEVELOPMENT OF COMMUNITY SPORTS AND RECREATIONAL FACILITIES, **as Amended by the Committee.**

Committee votes are as follows:

- 6 TO DO PASS
- 0 TO NOT PASS
- 1 TO REPORT OUT ONLY
- 0 TO ABSTAIN
- 0 TO PLACE IN INACTIVE FILE



COMMITTEE ON RULES

RECEIVED:

September 9, 2026 1:41 p.m.

Marie Crisostomo

Revisions Received:

September 10, 2026 3:33 p.m.

Si Yu'os ma'åse',



V. Anthony Ada

Guam Congress Building • 163 Chalan Santo Papa, Hagåtña, Guam 96910

Tel: (671) 989-0855 • Email: vicespeakertonyada@guamlegislature.gov



OFFICE OF THE VICE SPEAKER V. Anthony Ada

I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure

COMMITTEE REPORT

Bill No. 326-38 (LS)

Introduced by Eulogio Shawn Gumataotao, V. Anthony Ada,
Frank F. Blas, Jr., Vincent A.V. Borja, Shelly V. Calvo, Sabrina
Salas Matanane

AN ACT TO ADD A NEW § 40146 TO ARTICLE 1 OF CHAPTER 40,
TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO
AUTHORIZING THE OFFICE OF THE BARRIGADA MAYOR TO
LEASE A PORTION OF LOT 5382N-36 IN THE MUNICIPALITY OF
BARRIGADA TO THE GUAM FOOTBALL ASSOCIATION (GFA)
FOR THE DEVELOPMENT OF COMMUNITY SPORTS AND
RECREATIONAL FACILITIES.

**As Amended by the Committee on Land, Environment, Housing,
Agriculture, Parks and Infrastructure**



OFFICE OF THE VICE SPEAKER V. Anthony Ada

I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure

September 3, 2026

MEMORANDUM

To: All Members
Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure

From: Vice Speaker V. Anthony Ada 
Committee Chairperson

Subject: Committee Report on Bill No. 326-38 (LS)

Transmitted herewith for your consideration is the Committee Report on the **Bill No. 326-38 (LS)** - Eulogio Shawn Gunataotao V. Anthony Ada, Frank F. Blas, Jr., Vincent A.V. Borja, Shelly V. Calvo, Sabrina Salas Matanane - AN ACT TO ADD A NEW § 40146 TO ARTICLE 1 OF CHAPTER 40, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE OFFICE OF THE BARRIGADA MAYOR TO LEASE A PORTION OF LOT 5382N-36 IN THE MUNICIPALITY OF BARRIGADA TO THE GUAM FOOTBALL ASSOCIATION (GFA) FOR THE DEVELOPMENT OF COMMUNITY SPORTS AND RECREATIONAL FACILITIES, **as Amended by the Committee.**

This report includes the following:

- Copy of COR Referral of Bill No. 326-38 (LS)
- Notices of Public Hearing & Other Correspondence
- Copy of the Public Hearing Agenda
- Public Hearing Sign-in Sheet
- Copies of Submitted Testimonies & Supporting Documents
- Committee Vote Sheet
- Committee Report Digest
- Copy of Bill No. 326-38 (LS)
- Copy of Bill No. 326-38 (LS) as amended by the Committee
- Amended Mark-Up Version
- Copy of Fiscal Note from Bureau of Budget and Management Research

Please take the appropriate action on the attached vote sheet. Your attention to this matter is greatly appreciated. Should you have any questions or concerns, please do not hesitate to contact me.

Si Yu'os ma'åse'



COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson
I Mina'trentai Ocho Na Liheslaturan Guåhan
38th Guam Legislature

May 29, 2026

To: **Rennae V. C. Meno**
Clerk of the Legislature

Attorney Darleen E.H. Phillips
Legislative Legal Counsel

From: **Vice Speaker V. Anthony Ada** 
Chairperson, Committee on Rules

Subject: **Referral of Bill No. 326-38 (LS)**

Håfa Adai,

As per my authority as Chairperson of the Committee on Rules and subject to §6.01(d)(1), Rule VI of our Standing Rules, I am forwarding the referral of **Bill No. 326-38 (LS)** - Eulogio Shawn Gumataotao, V. Anthony Ada, Frank F. Blas, Jr., Vincent A.V. Borja, Shelly V. Calvo, Sabrina Salas Matanane. – “AN ACT TO *ADD* A NEW § 40146 TO ARTICLE 1 OF CHAPTER 40, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE OFFICE OF THE BARRIGADA MAYOR TO LEASE A PORTION OF LOT 5382N-R40 IN BARRIGADA HEIGHTS TO THE GUAM FOOTBALL ASSOCIATION FOR THE DEVELOPMENT OF COMMUNITY SPORTS AND RECREATIONAL FACILITIES.”

Please ensure that the subject bill is referred to the Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure chaired by Vice Speaker V. Anthony Ada. I also request that the same be copied to the Prime Sponsor of the subject bill and to Management Information Services (MIS) for posting on our website.

A copy of the bill is available on our legislative website.

Should you have any questions or concerns, please feel free to contact Kamarin Nelson, Committee on Rules Director at 671-472-2461.



GUAM CONGRESS BUILDING • 163 CHALAN SANTO PAPA • HAGATÑA, GUAM 96910

FIRST NOTICE of Public Hearing: June 9, 2026

Vice Speaker V. Anthony Ada <vicespeakertonyada@guamlegislature.gov>

Tue, Jun 2, 2026 at 2:45 PM

Bcc: phnotice@guamlegislature.gov, [REDACTED] Geralynn Tennesen
<geralynn.tennesen@clb.guam.gov>, "John P. Aguon" <john.aguon@clb.guam.gov>, jessie.bautista@mcog.guam.gov,
june.blas@mcog.guam.gov, "Joseph M. Borja" <joseph.borja@land.guam.gov>, "Rossana SM. Tiston"
<Rossana.SM.Tiston@land.guam.gov>, vance.manibusan@theguamfa.com, Joseph Cepeda
<joe.cepada@theguamfa.com>, Cheri Stewart <cheri.stewart@theguamfa.com>, Ross Awa
<ross.awa@theguamfa.com>, "ssnduenas1@gdoe.net" <ssnduenas1@gdoe.net>, "nadelacruz@gdoe.net"
<nadelacruz@gdoe.net>, "lscooper-nurse@gdoe.net" <lscooper-nurse@gdoe.net>, "bnperez@gdoe.net"
<bnperez@gdoe.net>, "msingh@guahanacademy.org" <msingh@guahanacademy.org>

FOR IMMEDIATE RELEASE

June 2, 2025

MEMORANDUM**To: All Senators, Stakeholders, Media****From: Vice Speaker V. Anthony Ada****Re: FIRST NOTICE of Public Hearing: June 9, 2026**

The Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure will conduct a public hearing on **Tuesday, June 9, 2026, at 2:00 pm** in the Public Hearing Room in the Guam Congress Building. The agenda is as follows:

- Appointment of **Peter B. Frias** as a **Member** of the **Guam Contractors License Board**.
- **Bill No. 326-38 (LS)** - Eulogio Shawn Gumataotao V. Anthony Ada, Frank F. Blas, Jr., Vincent A.V. Borja, Shelly V. Calvo, Sabrina Salas Matanane - AN ACT TO ADD A NEW § 40146 TO ARTICLE 1 OF CHAPTER 40, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE OFFICE OF THE BARRIGADA MAYOR TO LEASE A PORTION OF LOT 5382N-R40 IN BARRIGADA HEIGHTS TO THE GUAM FOOTBALL ASSOCIATION FOR THE DEVELOPMENT OF COMMUNITY SPORTS AND RECREATIONAL FACILITIES.

Those interested in participating in the Public Hearing to provide testimony may contact the Office of Vice Speaker V. Anthony Ada at (671) 989-0855 or via electronic mail at vicespeakertonyada@guamlegislature.gov for further guidance.

Submission of Presentation Media: Digital material and presentations must be emailed to vicespeakertonyada@guamlegislature.gov no later than three (3) days before the public hearing to allow timely submission to the Guam Legislature's MIS Division.

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The Public Hearing will broadcast LIVE on local television (GTA Channel 21, Docomo Channel 117) and stream online via i Liheslaturan Guåhan's live feed. Written testimonies may be sent via email at vicespeakertonyada@guamlegislature.gov.

All government activities, programs, and services are accessible for people with disabilities in compliance with Title II of the Americans with Disabilities Act (ADA). Should you or interested parties require assistance or special accommodations to fully participate in this public hearing, please contact the Office of Vice Speaker V. Anthony Ada at (671) 989-0855 or via email at vicespeakertonyada@guamlegislature.gov.

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Office of Vice Speaker V. Anthony Ada
38th Guam Legislature
I Mina'trentai Ocho Na Liheslaturan Guåhan
Guam Congress Building, 2nd Floor
163 Chalan Santo Papa
Hagåtña, Guam 96910
Phone: (671) 989-0855
Email: vicespeakertonyada@guamlegislature.gov

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2 attachments

 **2026-06-02 FIRST NOTICE of Public Hearing.pdf**
838K

 **Bill No. 326-38 (LS).pdf**
1384K



OFFICE OF THE VICE SPEAKER V. Anthony Ada

I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure

FOR IMMEDIATE RELEASE

June 2, 2025

MEMORANDUM

To: All Senators, Stakeholders, Media

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FIRST NOTICE of Public Hearing: June 9, 2026

FIRST NOTICE of Public Hearing: June 9, 2026

PUBLIC HEARING

 **Posted on:** 06/02/2026 03:13 PM

 **Posted by:** Erin Grajek

 **Public Hearing Date:** 06/09/2026 02:00 PM

 **Department(s):** GUAM LEGISLATURE (/notices?department_id=92)

 **Division(s):** OFFICE OF VICE SPEAKER V. ANTHONY ADA (/notices?division_id=261)

 **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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FOR IMMEDIATE RELEASE

June 2, 2025

MEMORANDUM

To: All Senators, Stakeholders, Media

From: Vice Speaker V. Anthony Ada

Re: FIRST NOTICE of Public Hearing: June 9, 2026

The Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure will conduct a public hearing on **Tuesday, June 9, 2026, at 2:00 pm** in the Public Hearing Room in the Guam Congress Building. The agenda is as follows:

- Appointment of **Peter B. Frias** as a **Member** of the **Guam Contractors License Board**.

- **Bill No. 326-38 (LS)**

([https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%20326-38%20\(LS\).pdf](https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%20326-38%20(LS).pdf)) - Eulogio Shawn Gumataotao V. Anthony Ada, Frank F. Blas, Jr., Vincent A.V. Borja, Shelly V. Calvo, Sabrina Salas Matanane - AN ACT TO ADD A NEW § 40146 TO ARTICLE 1 OF CHAPTER 40, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE OFFICE OF THE BARRIGADA MAYOR TO LEASE A PORTION OF LOT 5382N-R40 IN BARRIGADA HEIGHTS TO THE GUAM FOOTBALL ASSOCIATION FOR THE DEVELOPMENT OF COMMUNITY SPORTS AND RECREATIONAL FACILITIES.

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GUAM LEGISLATURE
AUDIO VISUAL DEPARTMENT
PUBLIC ANNOUNCEMENT REQUEST FORM

Office Submitting Request: Office of Vice Speaker V. Anthony Ada

Date of Request: 06/01/2026

POINT OF CONTACT

Name: Erin M. Grajek

Contact #: 989-0855

Email: erin.grajek@guamlegislature.gov

PUBLIC HEARING DETAILS

Notice Type: ☒ Public Hearing ☐ Informational Briefing ☐ Roundtable Discussion

☐ Oversight Hearing ☐ Committee Meeting ☐ Other: _____

Notice Title / Bill(s) / Resolution(s) / Appointment:
PETER D. FRIAS (GCLB) - BILL NO. 326-38 (LS)

Date of Event: 06/09/2026

Start Time: 2:00 PM

End Time: 5:00 PM OR UNTIL ADJOURNED

Location: Public Hearing Room, Guam Congress Building

MEDIA HANDLING

Recording Format: ☒ MP4 ☐ MP3 ☐ Other: _____

Delivery Method: ☒ Email ☐ USB Drive ☐ Cloud Link ☐ Other: _____

CERTIFIED BY AV:

Name: Zachary Quinata Signature: [Signature]

Posted on/Air Date: JUNE 2, 2026 AND UNTIL JUNE 7, 2026

VICE SPEAKER V. ANTHONY ADA

COMMITTEE ON LAND, ENVIRONMENT, HOUSING, AGRICULTURE, PARKS, AND INFRASTRUCTURE



Notice of Public Hearing

Tuesday, June 9, 2026 at 2:00 pm

The Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure will conduct a public hearing on **Tuesday, June 9, 2026 at 2:00 pm** in the Public Hearing Room in the Guam Congress Building. The agenda is as follows:



Appointment of **Peter B. Frias** as a **Member** of the **Guam Contractors License Board**.

Bill No. 326-38 (LS) - Eulogio Shawn Gumataotao V. Anthony Ada, Frank F. Blas, Jr., Vincent A.V. Borja, Shelly V. Calvo, Sabrina Salas Matanane - AN ACT TO ADD A NEW § 40146 TO ARTICLE 1 OF CHAPTER 40, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE OFFICE OF THE BARRIGADA MAYOR TO LEASE A PORTION OF LOT 5382N-R40 IN BARRIGADA HEIGHTS TO THE GUAM FOOTBALL ASSOCIATION FOR THE DEVELOPMENT OF COMMUNITY SPORTS AND RECREATIONAL FACILITIES.

VICE SPEAKER V. ANTHONY ADA

COMMITTEE ON LAND, ENVIRONMENT, HOUSING, AGRICULTURE, PARKS, AND INFRASTRUCTURE



If you are interested in participating in the Public Hearing to provide testimony, please contact the Office of Vice Speaker V. Anthony Ada at (671) 989-0855 or via electronic mail at vicespeakertonyada@guamlegislature.gov for further guidance.

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SECOND NOTICE of Public Hearing: June 9, 2026

Vice Speaker V. Anthony Ada <vicespeakertonyada@guamlegislature.gov> Sun, Jun 7, 2026 at 12:00 PM
Bcc: phnotice@guamlegislature.gov, [REDACTED], GERALYNN TENNESSEN
<geralynn.tennessen@clb.guam.gov>, "John P. Aguon" <john.aguon@clb.guam.gov>, jessie.bautista@mcog.guam.gov,
june.blas@mcog.guam.gov, "Joseph M. Borja" <joseph.borja@land.guam.gov>, "Rossana SM. Tiston"
<Rossana.SM.Tiston@land.guam.gov>, vance.manibusan@theguamfa.com, Joseph Cepeda
<joe.cepada@theguamfa.com>, Cheri Stewart <cheri.stewart@theguamfa.com>, Ross Awa
<ross.awa@theguamfa.com>, "ssnduenas1@gdoe.net" <ssnduenas1@gdoe.net>, "nadelacruz@gdoe.net"
<nadelacruz@gdoe.net>, "lscooper-nurse@gdoe.net" <lscooper-nurse@gdoe.net>, "bnperez@gdoe.net"
<bnperez@gdoe.net>, "msingh@guahanacademy.org" <msingh@guahanacademy.org>

FOR IMMEDIATE RELEASE

June 7, 2025

MEMORANDUM

To: All Senators, Stakeholders, Media
From: Vice Speaker V. Anthony Ada
Re: SECOND NOTICE of Public Hearing: June 9, 2026

The Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure will conduct a public hearing on **Tuesday, June 9, 2026, at 2:00 pm** in the Public Hearing Room in the Guam Congress Building. The agenda is as follows:

- Appointment of **Peter B. Frias** as a **Member** of the **Guam Contractors License Board**.
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Office of Vice Speaker V. Anthony Ada

38th Guam Legislature

I Mina'trentai Ocho Na Liheslaturan Guåhan

Guam Congress Building, 2nd Floor

163 Chalan Santo Papa

Hagåtña, Guam 96910

Phone: (671) 989-0855

Email: vicespeakertonyada@guamlegislature.gov

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2026-06-07 SECOND NOTICE of Public Hearing.pdf

838K



OFFICE OF THE VICE SPEAKER V. Anthony Ada

I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure

FOR IMMEDIATE RELEASE

June 7, 2025

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SECOND NOTICE of Public Hearing: June 9, 2026

SECOND NOTICE of Public Hearing: June 9, 2026

PUBLIC HEARING

📅 Posted on: 06/07/2026 12:00 PM

📧 Posted by: Erin Grajek

📅 Public Hearing Date: 06/09/2026 02:00 PM

🏛️ Department(s): GUAM LEGISLATURE (/notices?department_id=92)

🏛️ Division(s): GUAM LEGISLATURE (/notices?division_id=256),
OFFICE OF VICE SPEAKER V. ANTHONY ADA (/notices?division_id=261)

🗣️ 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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- Appointment of **Peter B. Frias** as a **Member** of the **Guam Contractors License Board**.
- **Bill No. 326-38 (LS)**

([https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%20326-38%20\(LS\).pdf](https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%20326-38%20(LS).pdf)) - Eulogio Shawn Gumataotao V. Anthony Ada, Frank F. Blas, Jr., Vincent A.V. Borja, Shelly V. Calvo, Sabrina Salas Matanane - AN ACT TO ADD A NEW § 40146 TO ARTICLE 1 OF CHAPTER 40, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE OFFICE OF THE BARRIGADA MAYOR TO LEASE A PORTION OF LOT 5382N-R40 IN BARRIGADA HEIGHTS TO THE GUAM FOOTBALL ASSOCIATION FOR THE DEVELOPMENT OF COMMUNITY SPORTS AND RECREATIONAL FACILITIES.

Those interested in participating in the Public Hearing to provide testimony may contact the Office of Vice Speaker V. Anthony Ada at (671) 989-0855 or via electronic mail at vicespeakertonyada@guamlegislature.gov (<mailto:vicespeakertonyada@guamlegislature.gov>) for further guidance.

Submission of Presentation Media: Digital material and presentations must be emailed to vicespeakertonyada@guamlegislature.gov no later than three (3) days before the public hearing to allow timely submission to the Guam Legislature's MIS Division.

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The Public Hearing will broadcast LIVE on local television (GTA Channel 21, Docomo Channel 117) and stream online via i Liheslaturan Guåhan's live feed. Written testimonies may be sent via email at vicespeakertonyada@guamlegislature.gov.

All government activities, programs, and services are accessible for people with disabilities in compliance with Title II of the Americans with Disabilities Act (ADA). Should you or interested parties require assistance or special accommodations to fully participate in this public hearing, please contact the Office of Vice Speaker V. Anthony Ada at (671) 989-0855 or via email at vicespeakertonyada@guamlegislature.gov.





OFFICE OF THE VICE SPEAKER V. Anthony Ada

I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure

Public Hearing

Public Hearing Room · Guam Congress Building

Tuesday · June 9, 2026 · 2:00 pm

Agenda

- Appointment of **Peter B. Frias** as a **Member** of the **Guam Contractors License Board**.
- **Bill No. 326-38 (LS)** - Eulogio Shawn Gumataotao V. Anthony Ada, Frank F. Blas, Jr., Vincent A.V. Borja, Shelly V. Calvo, Sabrina Salas Matanane - AN ACT TO ADD A NEW § 40146 TO ARTICLE 1 OF CHAPTER 40, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE OFFICE OF THE BARRIGADA MAYOR TO LEASE A PORTION OF LOT 5382N-R40 IN BARRIGADA HEIGHTS TO THE GUAM FOOTBALL ASSOCIATION FOR THE DEVELOPMENT OF COMMUNITY SPORTS AND RECREATIONAL FACILITIES.

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OFFICE OF THE VICE SPEAKER V. Anthony Ada

I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature

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PUBLIC HEARING SIGN-IN SHEET

Tuesday, June 9, 2026 · 2:00 pm · Public Hearing Room, Guam Congress Building

Bill No. 326-38 (LS)

AN ACT TO ADD A NEW § 40146 TO ARTICLE I OF CHAPTER 40, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE OFFICE OF THE BARRIGADA MAYOR TO LEASE A PORTION OF LOT 5382N-R40 IN BARRIGADA HEIGHTS TO THE GUAM FOOTBALL ASSOCIATION FOR THE DEVELOPMENT OF COMMUNITY SPORTS AND RECREATIONAL FACILITIES.

Eulogio Shawn Gumataotao V. Anthony Ada, Frank F. Blas, Jr., Vincent A.V. Borja, Shelly V. Calvo, Sabrina Salas Matanane

NAME	AGENCY/ORGANIZATION	POSITION	TESTIMONY	CONTACT INFO
1. Joseph Cepeda	Guam Football	SUPPORT ☒ OPPOSE ☐	WRITTEN ☐ ORAL ☒	
2. Tine Estang	GFA	SUPPORT ☒ OPPOSE ☐	WRITTEN ☒ ORAL ☒	
3. GRAPH SKRON	GFA	SUPPORT ☒ OPPOSE ☐	WRITTEN ☐ ORAL ☐	
4. Jodee Rose Halili	GFA	SUPPORT ☒ OPPOSE ☐	WRITTEN ☒ ORAL ☐	
5. Ashley Margues	GFA	SUPPORT ☒ OPPOSE ☐	WRITTEN ☐ ORAL ☐	
6. Vane U. Blas	Barrigada Mayor's Ofc	SUPPORT ☒ OPPOSE ☐	WRITTEN ☒ ORAL ☒	
7. Jessie P. Reedista	Barrigada Mayor's Ofc	SUPPORT ☒ OPPOSE ☐	WRITTEN ☐ ORAL ☐	



OFFICE OF THE VICE SPEAKER

V. Anthony Ada

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NAME	AGENCY/ ORGANIZATION	POSITION	TESTIMONY	CONTACT INFO
1. Joseph M. Borja	DCM	SUPPORT ☐ OPPOSE ☐	WRITTEN ☐ ORAL ☐	—
2. Angel R. Sablan		SUPPORT ☒ OPPOSE ☐	WRITTEN ☐ ORAL ☐	
3.		SUPPORT ☐ OPPOSE ☐	WRITTEN ☐ ORAL ☐	
4.		SUPPORT ☐ OPPOSE ☐	WRITTEN ☐ ORAL ☐	
5.		SUPPORT ☐ OPPOSE ☐	WRITTEN ☐ ORAL ☐	
6.		SUPPORT ☐ OPPOSE ☐	WRITTEN ☐ ORAL ☐	
7.		SUPPORT ☐ OPPOSE ☐	WRITTEN ☐ ORAL ☐	



June 9, 2026

**TESTIMONY OF THE GUAM FOOTBALL ASSOCIATION
ON BILL NO. 326-38 (LS)**

AN ACT TO ADD A NEW § 40146 TO ARTICLE I OF CHAPTER 40, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE OFFICE OF THE BARRIGADA MAYOR TO LEASE A PORTION OF LOT 5382R-R40 IN BARRIGADA HEIGHTS TO THE GUAM FOOTBALL ASSOCIATION FOR THE DEVELOPMENT OF COMMUNITY SPORTS AND RECREATIONAL FACILITIES

Honorable Senator Shawn Gumataotao,
Members of the 38th Guam Legislature,

Håfa Adai and thank you for the opportunity to provide testimony in support of Bill No. 326-38 (LS).

The Guam Football Association (GFA) strongly supports this legislation authorizing the Office of the Mayor of Barrigada to lease a portion of Lot 5382R-R40 in Barrigada Heights to GFA for the development of community sports and recreational facilities.

For over fifty years, GFA has served the people of Guam by developing football at all levels, from grassroots participation to national team representation. Today, more than ever, there is a growing demand for safe, accessible, and quality recreational spaces for our youth, families, and communities. This proposed partnership represents an important opportunity to expand those opportunities beyond our current facilities and bring additional sports and recreational programming directly into the heart of Barrigada.

The proposed development aligns with GFA's mission of using football as a tool for education, health, community engagement, and social development. Our programs currently serve thousands of participants annually, including youth leagues, school competitions, recreational programs, women's football initiatives, coach education courses, referee development, and community outreach activities.

Through this lease agreement, GFA envisions creating a community-centered facility that will:

- Provide additional playing and recreational spaces for youth and families.
- Increase access to organized sports and healthy lifestyle activities.
- Support after-school and weekend programming for children and teenagers.
- Create opportunities for community events, educational activities, and social responsibility initiatives.
- Strengthen partnerships between schools, sports clubs, and community organizations.
- Enhance the quality of life for residents of Barrigada Heights and surrounding villages.

The Guam Football Association has a proven track record of developing and maintaining sports facilities for the benefit of the community. The Guam Football Association National Training Center in Harmon has become one of Guam's premier sports venues, welcoming over 85,000 visitors



P.O. Box 20008 Barrigada,
Guam 96921



+1 (671) 637 4321



www.guamfa.com
info@theguamfa.com



annually and hosting local, regional, and international events. We are committed to bringing the same level of stewardship, professionalism, and community service to this proposed project.

Importantly, this initiative is not solely about football. It is about creating a community asset that promotes health, wellness, youth development, and positive social engagement. The facility will be designed to serve residents of all ages and backgrounds and will contribute to the long-term recreational needs of Barrigada and the island as a whole.

We commend Senator Shawn Gumataotao, the Office of the Mayor of Barrigada, and all stakeholders involved in advancing this proposal. Their vision demonstrates a commitment to investing in Guam's youth, families, and future generations.

On behalf of the Guam Football Association, we respectfully request the favorable consideration and passage of Bill No. 326-38 (LS).

Si Yu'os Ma'åse' for the opportunity to testify and for your continued support of sports and community development on Guam.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Valentino San Gil".

Valentino "Tino" San Gil
President
Guam Football Association
National Training Center
Harmon, Guam 96913



P.O. Box 20008 Barrigada,
Guam 96921



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June 9, 2026

Honorable Senator Shawn Gumataotao,
Members of the 38th Guam Legislature,

Håfa Adai and thank you for the opportunity to testify in support of **Bill No. 326-38 (LS), relative to authorizing the Office of the Mayor of Barrigada to lease a portion of Lot 5382R-R40 in Barrigada Heights to the Guam Football Association for the development of community sports and recreational facilities.**

My name is **Joseph "Joe" Cepeda**, and I serve as the General Secretary of the Guam Football Association (GFA). Before presenting the written testimony of our President, Valentino "Tino" San Gil, I would like to share a few statistics that demonstrate the impact of GFA's programs and the growing need for additional sports and recreational facilities for our community.

GFA BY THE NUMBERS

- **85,000+** guests attend GFA leagues and events annually
- **42,000+** followers across all social media platforms
- **8,395** total participants annually
- **4,000+** football players across all leagues
- **1,990+** matches officiated each year
- **927** Middle School Participants
- **900** Football 4 Schools elementary participants
- **700** High School players
- **320** Futsal Participants
- **313** Men's G-League players
- **300** Moms participants
- **200** Women's G-League
- **176** Masters (Seniors)
- **150** Female Recreational Players
- **50** years of serving the Guam community
- **15** National Teams travelling for competitions every years
- **13** football member clubs
- **9** football pitches
- **9** national teams representing Guam internationally
- **7** the number of days the Facility is utilized
- **3** international tournaments hosted annually
- **1** community with a goal

These numbers reflect the tremendous growth of football and community recreation on Guam. They also demonstrate the increasing demand for quality sports and recreational facilities that can serve our youth, families, schools, clubs, and residents.

The proposed lease authorized under Bill No. 326-38 (LS) presents an opportunity to expand access to sports and recreation in Barrigada and create a lasting community asset that will benefit generations of Guam residents.

Regards,

Joseph Cepeda
General Secretary
Guam Football Association



P.O. Box 20008 Barrigada,
Guam 96921



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www.guamfa.com
info@theguamfa.com



JUNE U. BLAS
MAYOR



OFFICE OF THE MAYOR & VICE MAYOR
124 LUAYAO LANE, BARRIGADA, GUAM 96913



JESSIE P. BAUTISTA
VICE MAYOR

June 9, 2026

Good afternoon Honorable Senators,

Honorable Eulogio Shawn Gumataotao, author of the bill
and co-sponsored by Honorable Vice Speaker, V. Anthony Ada
Honorable Speaker Frank Blas Jr.
Honorable Vincent A. V. Borja
Honorable Shelly V. Calvo
Honorable Sabrina Salas Matanane

Buenas Yan Hafa Adai!

For the record, my name is June U. Blas, Mayor of the Beautiful village of Barrigada, and with me is Vice Mayor Jessie P. Bautista. We are here today to support Bill 326-38(LS).

Back in November 17, 2016 the CHamoru Land Trust Commissioners unanimously supported the transfer of Lot 5382N-R40 in Barrigada Heights, Resolution No. 2017-06. The property is approximately 32,139 square meters, about 7 acres. This lot is on top of the northern aquifer.

Currently there are three (3) water wells adjacent to this said property. This lot is solely to create and construct recreation park, and fields for the community of Barrigada and CLTC lessees.

On April 13, 2017, a Resolution and the Right of Entry Agreement, was documented and recorded on April 14, 2017.

Since then, we had approached private businesses to assist and facilitate the development of these recreation fields. However, after their assessment, it was going to require much needed heavy equipment to level the property. It was going to take thousands and thousands of dollars to create a field.

Back in 2023 Mr. Tino San Gil, the president of the Guam Football Association, met with us, having the desire to develop a soccer field in the community of Barrigada, since it's the most central, it would be a perfect location. The discussion and plan were on hold, due to Typhoon Mawar that devastated our island.

Just this past month, the Vice Mayor and I met with Mr. San Gil again, and he would like to continue our conversation in partnering with our community, to develop a much-needed soccer field not only for our youths in Barrigada but for the entire island.

Honorable Senators, it is imperative that we continue to develop sports fields so our kids can be physically active and live a healthy lifestyle. The Vice Mayor and I feel that having more kids on the field, and less on the streets, would help deter our youth from drugs and alcohol.

We will be meeting with our Barrigada Municipal Planning Council members, tomorrow June 10th, 6pm at the Barrigada Mayor's Office Conference room, to discuss Bill 326-38 (LS) and get their consensus, and a resolution regarding Bill 326-38 (LS).

We sincerely thank you for giving us the opportunity to testify today. Saina Ma'ase.



JUNE U. BLAS
Mayor



JESSIE P. BAUTISTA
Vice Mayor

Attachment



**CHAMORRO LAND TRUST COMMISSION
RESOLUTION NO. 2017-06**

***Declaration of Support for a Land Transfer
to the Mayor of the Municipality of Barrigada***

WHEREAS, the Chamorro Land Trust Commission (*hereafter CLTC*), in accordance with Title 21, Section 75105, declares its support to transfer properties to the Mayor of the Municipality of Barrigada (*hereafter Barrigada Mayor*);

WHEREAS, the CLTC board of commissioners recognize the Barrigada Mayor's need for public land to create sport and recreation fields for its residents in an area of municipality completely without any public use parks;

WHEREAS, the Barrigada Mayor desires land to be under the control of the Mayor of the Municipality of Barrigada to create and construct recreation park and fields and has diligently sought private partners to assist and facilitate the creation and equipping these recreation fields;

WHEREAS, the Barrigada Mayor may also directly seek community-related funding to create recreation park and field facilities on the designated property and more appropriately manage the recreation park and field area for village residents and surrounding residents which also consists of CLTC lessees;

WHEREAS, in accordance with Title 21, Section 75107, the lot listed below was designated to be administratively transferred to the Mayor of the Municipality of Barrigada to allow for improvements for public purposes:

Lot 5382N-36, Municipality of Barrigada, consisting of ±32,139 square meters, as shown on Department of Land Management Scheme No. M04-008, approved on March 15, 2017, currently Agricultural Zone (A), shown in Exhibit "A";

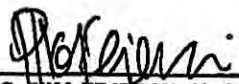
WHEREAS, the Barrigada Mayor desires access to the land to assess land condition and topography; and

WHEREAS, on November 17, 2016, the CLTC board of commissioners at their regularly scheduled meeting, Tamuning, Guam, reviewed and approved by a motion to support legislation to administratively transfer the identified property to the Barrigada Mayor and that the legislation contain a reversionary clause requiring the Barrigada Mayor to begin, within ten years, activity on the land to convert it to a functioning recreation park and field area.

NOW THEREFORE BE IT RESOLVED,

1. The Chamorro Land Trust Commission Board of Commissioners approves the listed land for administrative transfer to the Barrigada Mayor;
2. The Chamorro Land Trust Commission requests a reversionary clause be included in legislation requiring the property being transferred to the Barrigada Mayor commence conversion of property to a functioning recreation and park area within ten years or it reverts back to the CLTC land inventory;
3. The Chamorro Land Trust Commission grants the Barrigada Mayor a Right of Entry to assess the land conditions and determine boundaries; and
4. The Chamorro Land Trust Commission Board of Commissioners transmits this Resolution to *I Liheslaturan Guahan*.

DULY AND REGULARLY ADOPTED BY THE CHAMORRO LAND TRUST COMMISSION THIS 17TH DAY OF NOVEMBER 2016.



G. PIKA REJERAN, Chairwoman
Chamorro Land Trust Commission

Date: 4/13/17



MICHAEL J.B. BORJA, Administrative Director
Chamorro Land Trust Commission

Date: 4/13/17

RIGHT OF ENTRY AGREEMENT

THIS AGREEMENT made and entered into on the 13th day of April 2017, by and between **CHAMORRO LAND TRUST COMMISSION**, P.O. Box 2950, Hagatna, Guam 96932, hereinafter called the "OWNER" and the **MAYOR OF THE MUNICIPALITY OF BARRIGADA**, 215A Chalan Santo Papa, Ste 111F, Hagatna, Guam 96910, hereinafter called the "BARRIGADA MAYOR".

WITNESSTH

WHEREAS, the BARRIGADA MAYOR needs to enter the OWNER'S property in order to conduct an assessment of land conditions and determine boundaries on land proposed for administrative transfer to the BARRIGADA MAYOR on the following described premises:

Lot 5382N-36, Municipality of Barrigada, consisting of ±32,139 square meters, as shown on Department of Land Management Scheme No. M04-008, approved on March 15, 2017, currently Agricultural Zone (A), shown in Exhibit "A".

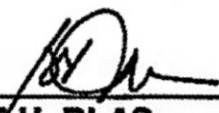
NOW THEREFORE, in consideration of the above stated premises, the OWNER and the BARRIGADA MAYOR hereby agree that the BARRIGADA MAYOR and/or its duly authorized representative to the following:

1. BARRIGADA MAYOR Shall have the right to enter upon the OWNER'S land for assessment;
2. All necessary permits shall be obtained by the BARRIGADA MAYOR for any clearing of the land;
3. It is further understood that the BARRIGADA MAYOR and/or its duly authorized representative will restore the land to a safe and sanitary condition after the assessment work has been completed; and
4. This RIGHT OF ENTRY shall expire one year from execution date or upon enactment of a public law to transfer administrative jurisdiction of the identified property to the BARRIGADA MAYOR, whichever is first.

OWNER:
CHAMORRO LAND TRUST COMMISSION

By: 
G. PIKA FEJERAN
Chairwoman

BARRIGADA MAYOR:

By: 
JUNE U. BLAS
Mayor, Municipality of Barrigada

ACKNOWLEDGEMENT

In and for Guam)
City of Tamuning) ss

On this 13th day of April, 2017, before me, a Notary Public in and for Guam, personally appeared G. Pika Fejeran, known to me to be the person whose name are subscribed to the foregoing Right of Entry Agreement and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day, month and year first above written.



Teresita A.C. Toves
Notary Public
TERESITA A.C. TOVES
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: JULY 13, 2019
P.O. Box 2950 Hagatna, Guam 96932

ACKNOWLEDGEMENT

In and for Guam)
City of Tamuning) ss

On this 14th day of April, 2017, before me, a Notary Public in and for Guam, personally appeared June U. Blas, known to me to be the person whose name are subscribed to the foregoing Right of Entry Agreement and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day, month and year first above written.



Teresita A.C. Toves
Notary Public
TERESITA A.C. TOVES
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: JULY 13, 2019
P.O. Box 2950 Hagatna, Guam 96932

EXHIBIT A

SPECIAL NOTES:

THESE LOT NUMBERS ARE FOR INFORMATIONAL PURPOSES ONLY.
UPON SURVEY AND MAPS OF THESE LOTS NEW LOT NUMBERS WILL BE ASSIGNED AS THE
MAP PROCEEDS THROUGH THE APPROVAL AND RECORDING PROCESS IN G.L.M.



BARRIGADA HEIGHTS

SCHEME NO. M05-005

I CERTIFY THAT THE LOTS SHOWN ON THIS PLAN
HAVE BEEN REVIEWED AND ARE AVAILABLE FOR TRANSFER

LAND AGENT, G.L.M.

DATE

SATISFACTORY TO AND APPROVED BY:

[Signature] 10/31/16
DATE

CHIEF, LAND MANAGEMENT
DEPARTMENT OF LAND MANAGEMENT

APPROVED BY:
[Signature]
LAND MANAGEMENT ADMINISTRATION

10/28/16
DATE

PAUL L. BARTHOLOMEW, P.L.S., G.L.M.
CHIEF SURVEYOR / CHIEF OF CADASTRE, G.L.M.

PREPARED BY: MELVIN D. JAMES, SURVEY DIVISION, G.L.M.

PROPOSED LOT SCHEME
OF
LOT 5382N
MUNICIPALITY OF BARRIGADA

LAND SCHEME NO. 16 SECTION 16
GOVERNMENT OF GUAM
DEPARTMENT OF LAND MANAGEMENT
DEPARTMENT OF LAND MANAGEMENT
LAND SURVEY DIVISION
BARRIGADA HEIGHTS

STUDY ON 10/28/16
BY MELVIN D. JAMES

CHAMORRO LAND TRUST COMMISSION
Board of Commissioners Meeting
Staff Report

JUAN GUERRERO BENAVENTE (Dec.)

A. FACTS

1. Location: Lot 5382 Barrigada
2. Lot Size / Lease Type: No more than 4 acres, Agricultural
3. Lease Instrument No and Signing Date: Unrecorded, Signed August 21, 2002
4. Complaint/Issue: Beneficiary of Applicant wants to be placed in the area issued to the Barrigada Mayor's Office. (CLTC Resolution 2017-06)

B. CHRONOLOGICAL FACTS

1. Original Applicant: Juan Guerrero Benavente
 - a. Application Date and Time: March 7, 2001, 2:50PM
 - b. Application Number: 05497
 - c. Beneficiary Designation: Daughter, Frances Benavente
2. July 17, 2015 Agricultural Subdivision Masterplan 2015-M04-3 was approved And recorded Document Number 880749 with Lot 5382-16 designated for Lessee.
3. November 17, 2016 The regularly schedule CLTC Commission meeting, the board approved by motion to support by legislation to admiratively transfer Lot 5382N-35 to the Barrigada Mayor for recreation park and field.
4. April 13, 2017 CLTC Resolution No. 2017-06 is signed by the Administrative Director, and CLTC Chairwoman.
4. July 20, 2017 Site inspection was conducted on Lot 5382N-35, inspection report indicates no activity on property.
5. October 25, 2017 Frances Benavente submitted Juan G. Benavente's Death Certificate.

C. STAFF ANALYSIS

Applicant beneficiary claims to have been occupying Lot 5382N-35, although during CLTC assessment prior to the creation of the masterplan Lot 5382N-35 was vacant and unoccupied. Guam Water Works Authority also has active water wells on Lot 5382N-35. According to 22GAR - GEPA 1000 ft. radius

from these active wells are within the Ground Water Protection Zone, therefore the entire Lot 5382N-35 is within the Ground Water Protection Zone. This limits the use of Lot 5382N-35.

Lessee has been issued a lease subject to survey in 2002 to date a survey has not been done. CLTC Masterplan Map placed Lessee on Lot 5382-16. Due to Lot 5382N-35 being undeveloped and unoccupied CLTC is not displacing any lessee.

D. RECOMMENDATIONS:

Recommend a motion to have lessee remain on Lot 5382-16, or seek an alternative location.

Attachments:

CLTC Resolution 2017-06
Aerial Vicinity Map
GAR 22 – GEPA
CLTC Master Plan Map 2015-M04-3
CLTC Scheme of Lot 5382N



**CHAMORRO LAND TRUST COMMISSION
RESOLUTION NO. 2017-06**

***Declaration of Support for a Land Transfer
to the Mayor of the Municipality of Barrigada***

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WHEREAS, the CLTC board of commissioners recognizes the Barrigada Mayor's need for public land to create sport and recreation fields for its residents in an area of municipality completely without any public use parks;

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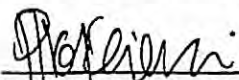
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DULY AND REGULARLY ADOPTED BY THE CHAMORRO LAND TRUST COMMISSION THIS 17TH DAY OF NOVEMBER 2016.



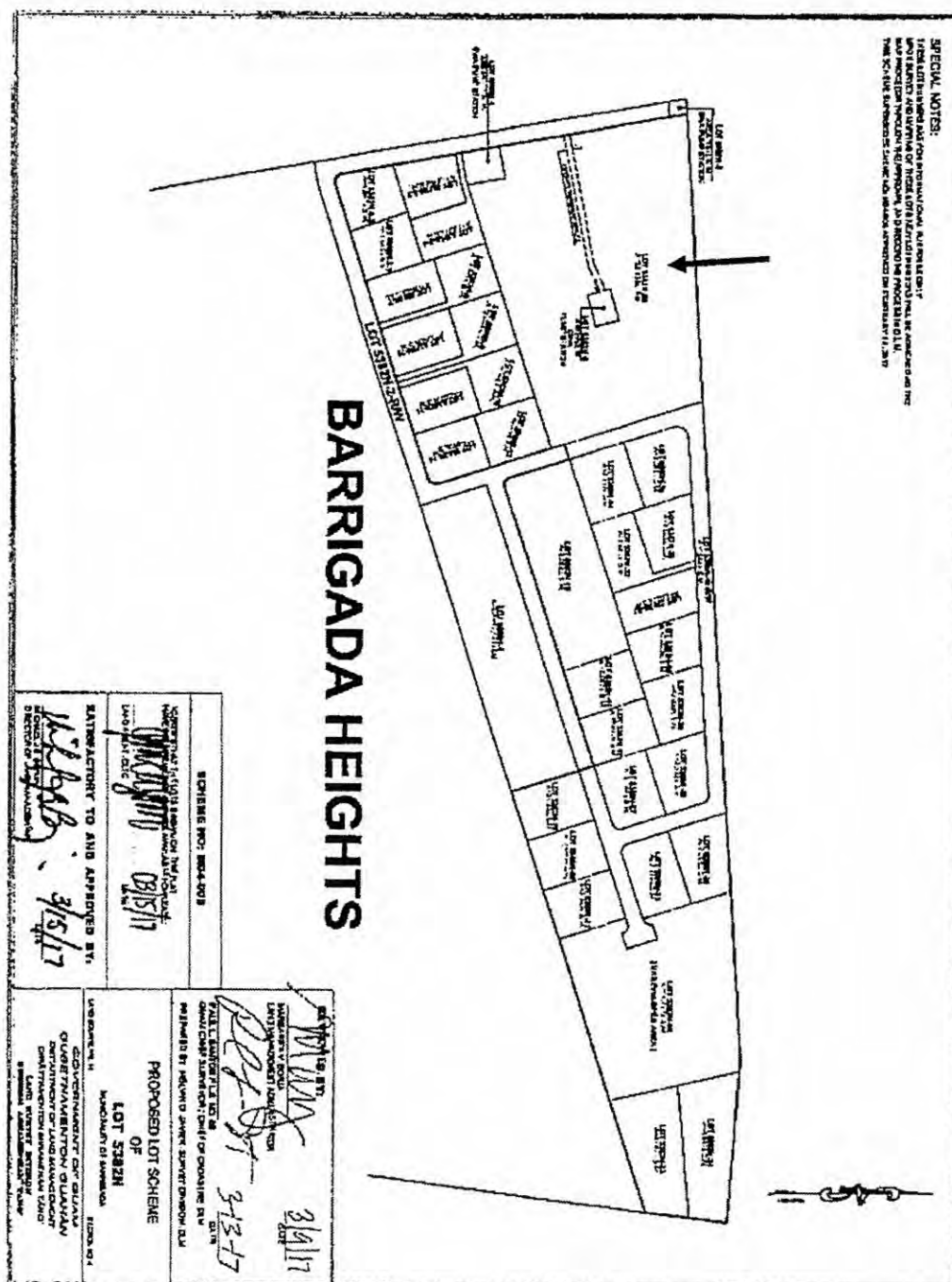
G. PIKA FEJERAN, Chairwoman
Chamorro Land Trust Commission



MICHAEL J.B. BORJA, Administrative Director
Chamorro Land Trust Commission

Date: 4/13/17

Date: 4/13/17





Island of Guam, Government of Guam
Department of Land Management Office of the Recorder

File for Record is Instrument No. 905774

On this Year 17 Month 4 Day 14 Time 11:07

Recording Fee DE OFFICIO

Receipt No.

Deputy Recorder

JOSE D. ANTONIO CRUZ

(Space above this line for Recorder's use only.)

RIGHT OF ENTRY AGREEMENT

THIS AGREEMENT made and entered into on the 13th day of April 2017, by and between **CHAMORRO LAND TRUST COMMISSION**, P.O. Box 2950, Hagatna, Guam 96932, hereinafter called the "OWNER" and the **MAYOR OF THE MUNICIPALITY OF BARRIGADA**, 215A Chalan Santo Papa, Ste 111F, Hagatna, Guam 96910, hereinafter called the "BARRIGADA MAYOR".

WITNESSTH

WHEREAS, the BARRIGADA MAYOR needs to enter the OWNER'S property in order to conduct an assessment of land conditions and determine boundaries on land proposed for administrative transfer to the BARRIGADA MAYOR on the following described premises:

Lot 5382N-36, Municipality of Barrigada, consisting of ±32,139 square meters, as shown on Department of Land Management Scheme No. M04-008, approved on March 15, 2017, currently Agricultural Zone (A), shown in Exhibit "A".

NOW THEREFORE, in consideration of the above stated premises, the OWNER and the BARRIGADA MAYOR hereby agree that the BARRIGADA MAYOR and/or its duly authorized representative to the following:

1. BARRIGADA MAYOR Shall have the right to enter upon the OWNER'S land for assessment;
2. All necessary permits shall be obtained by the BARRIGADA MAYOR for any clearing of the land;
3. It is further understood that the BARRIGADA MAYOR and/or its duly authorized representative will restore the land to a safe and sanitary condition after the assessment work has been completed; and
4. This RIGHT OF ENTRY shall expire one year from execution date or upon enactment of a public law to transfer administrative jurisdiction of the identified property to the BARRIGADA MAYOR, whichever is first.

OWNER:
CHAMORRO LAND TRUST COMMISSION

BARRIGADA MAYOR:

By: 
G. PIKA FEJERAN
Chairwoman

By: 
JUNE U. BLAS
Mayor, Municipality of Barrigada

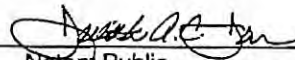
ACKNOWLEDGEMENT

In and for Guam)
) ss
City of Tamuning)

On this 13th day of April, 2017, before me, a Notary Public in and for Guam, personally appeared **G. Pika Fejeran**, known to me to be the person whose name are subscribed to the foregoing **Right of Entry Agreement** and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day, month and year first above written.




Notary Public
TERESITA A.C. TOVES
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: **JULY 13, 2019**
P.O. Box 2950 Hagatna, Guam 96932

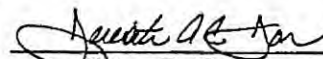
ACKNOWLEDGEMENT

In and for Guam)
) ss
City of Tamuning)

On this 14th day of April, 2017, before me, a Notary Public in and for Guam, personally appeared **June U. Blas**, known to me to be the person whose name are subscribed to the foregoing **Right of Entry Agreement** and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day, month and year first above written.




Notary Public
TERESITA A.C. TOVES
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: **JULY 13, 2019**
P.O. Box 2950 Hagatna, Guam 96932



GUAM WATERWORKS AUTHORITY

Gloria B. Nelson Public Service Building
688 Route 15, Mangilao, Guam 96913
(671)300-6846

MEMORANDUM

Date: October 1, 2018

TO: Michael Borja, Director, Chamorro Land Trust Commission

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

SUBJECT: Guam Drinking Water Source Assessment and Protection Program and the Wellhead Protection Program



Electronic copies of the Drinking Water Source Assessment and Protection Program (DWSAPP) and Wellhead Protection Program (WHPP) are being provided to the Chamorro Land Trust Commission in an effort to partner in land use planning for drinking water source protection.

The DWSAPP provides a procedure to identify activities that are potential sources of biological or chemical contamination to drinking water sources. The DWSAPP encourages a proactive approach to protecting drinking water sources through public education, public involvement, and community planning.

The WHPP is based on the DWSAPP and includes maps of potential contamination sources within protection zones 300 feet and 1,000 feet from all production wells. The 300-foot primary protection zone is based on Guam Code Annotated Title 10, Chapter 48: Toilet Facilities and Sewage Disposal. The 1,000-foot wellhead protection radius is based on Guam Administrative Rules and Regulations Title 22, Chapter 7, Section 7130. While both regulations fall under Guam Environmental Protection Agency's jurisdiction, GWA is taking a proactive approach to source water protection and is available for discussion and planning of proposed activities near wells, vulnerability assessments, and recommended management practices.

Attachments (in electronic format):

DWSAPP and WHPP

GCA Title 10, Chapter 48

GARR Title 22, Chapter 7

WELL DESCRIPTION AND ASSESSMENT
WATER SUPPLY WELL M-20A



GUAM WATERWORKS AUTHORITY

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

June 2015

WELL M-20A SUMMARY PAGE

Well Location and Description:

Well M-20A is one of the “M” series of water wells that are part of the Northern Public Water System, extending from the Naval Communications Station in Barrigada to Dededo-Yigo. The well is located approximately 1,000 feet north of N. Sabana Barrigada Drive and feeds into a transmission line which supplies water for the village of Barrigada.

The geology in Northern Guam is characterized by uplifted and fractured limestone (karst) that has been substantially altered as a result of dissolution. The limestone is undergoing recrystallization, and its porosity is high, averaging approximately 10 percent. The porosity is characterized by both primary voids and secondary karst voids. The porosity in primary voids can be as high as 30 percent.

The well is located in the Barrigada limestone. The Barrigada limestone is characterized by well-lithified to friable, medium to coarse-grained, white foraminiferal limestone. Maximum thickness of the limestone is over 540 feet.

The soils in proximity to the well are very shallow to rock and are well-drained.

Groundwater Flow Direction:

Groundwater flows from areas of high water level to areas of low water level, which in general, is from the interior of the island to the coast. Based on data sourced from the Water and Environmental Research Institute of the Western Pacific (WERI) at the University of Guam, the general groundwater flow direction in proximity to water supply well M-20A is to the west. The general groundwater flow direction in proximity to Well M-20A is shown on Figure M-20A.

Recharge Area:

Recharge areas for each drinking water source well can be identified based on topography, hydrogeology, and other available information. The limestone in northern Guam offers little resistance to groundwater flow, so the recharge area can be highly variable. Although the recharge area for a given groundwater well in the Northern Guam Lens Aquifer (NGLA) might extend a considerable distance from the well, establishing protection zones immediately surrounding the well provides a reliable starting point for conducting Potential Contaminating Activity (PCA) inventories and other protection efforts.

Wellhead Protection Area:

The Arbitrary Fixed Radius method was used to delineate the wellhead protection radius for Well M-20A. In accordance with Title 22, Chapter 7, Section 7130 of the Guam Administrative Rules (GAR), the source area and wellhead protection radius for the water supply well was designated as 1,000 feet. The source area includes the recharge area and the protection zones for

the well. The wellhead protection area is shown in Figure M-20A and is comprised of a primary and secondary groundwater protection zone of 300 feet radius and 1,000 feet radius respectively.

PBE Assessment:

A Physical Barrier Effectiveness (PBE) assessment for Well M-20A was conducted consistent with guidelines established in the California Drinking Water Source Assessment and Protection (DWSAP) Program. The attached Well Data Sheet for water supply well M-20A and aquifer characteristics in proximity to the well were used to complete the PBE Worksheet. The completed PBE Worksheet is included. The assessment utilizes a combination of well specific and aquifer wide data to calculate a value for the PBE. Completion of the Worksheet results in the assignment of a low, medium or high PBE for the assessed well.

High PBE ratings are only possible in confined aquifers, and unconfined aquifers that have a clay layer with no abandoned or improperly destroyed wells in the protection zones. Although groundwater sources in northern Guam benefit from greater depths to groundwater, these sources are all located in a karstic limestone with high groundwater transport velocities. The karstic limestone with high groundwater flow velocities results in a low PBE for most of the drinking water source wells on Guam. None of the water supply wells on Guam have a high PBE.

Based on completion of the PBE Worksheet, water supply well M-20A has low physical barrier effectiveness.

PCA Inventory:

The location of PCAs identified within 300 and 1,000 feet of water supply well M-20A are shown in Figure M-20A. The PCAs and their distances from the well are also listed in Table M-20A.

Vulnerability Assessment:

A vulnerability assessment of individual PCAs identified within the wellhead protection area of water supply well M-20A was conducted in accordance with the California DWSAP guidance document. The assessment involved determining the PCA's distance from the well, its risk ranking and the well's PBE. These three characteristics were converted to numerical values, which were then used to calculate an overall vulnerability ranking for each PCA identified within the wellhead protection area. A water supply source is considered vulnerable to all PCAs with vulnerability scores of greater than eight. The individual vulnerability scores calculated for each PCA identified within the wellhead protection area of water supply well M-20A, are listed in Table M-20A.

PCA Assessment:

A total of 15 PCAs were identified within the 1,000-foot wellhead protection zone of water supply well M-20A. One PCA is located within the 300-foot radius: water supply well M-20A (with associated diesel fuel above ground storage tank [AST]). The remaining 14 PCAs are located within the 1,000-foot radius and are listed in Table M-20A. The associated vulnerability rankings of these PCAs are also listed in Table M-20A.

PCAs can be prioritized by their vulnerability ranking; the higher the ranking, the greater the potential impact. A water supply well is considered vulnerable to PCAs possessing vulnerability scores ≥ 8 . Within the wellhead protection zone of water supply well M-20A, all identified PCAs possess vulnerability rankings ≥ 8 . According to the vulnerability ranking assessment, water supply well M-20A appears to be most vulnerable to the home/auto repair site and the diesel fuel AST associated with the well itself. The AST associated with the well has a spill containment structure, however, which reduces the potential for contamination of the well if a leak in the tank were to occur.

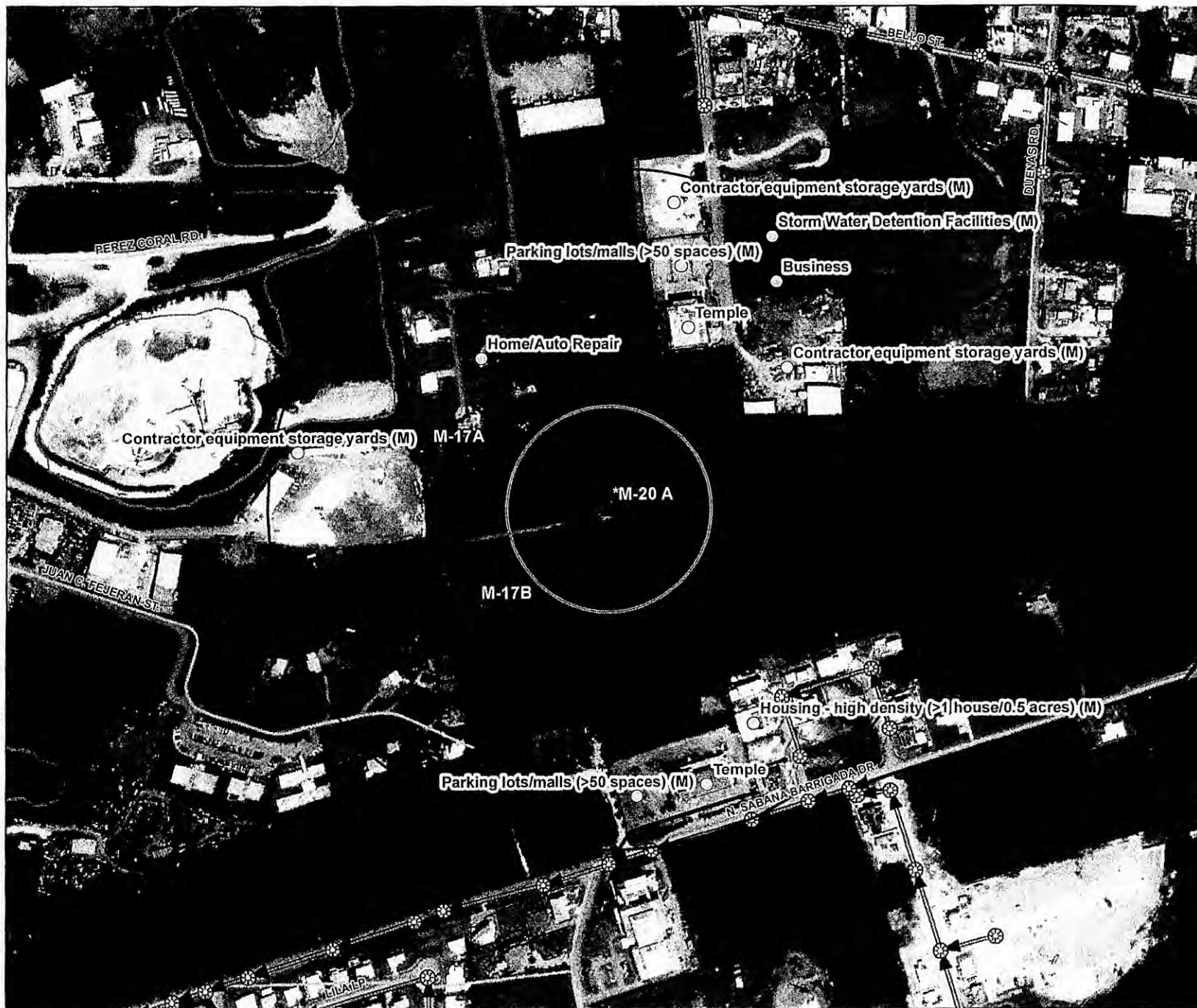
Based on the vulnerability and PCA assessment, water supply well M-20A is considered to have high vulnerability for potential contamination.

Recommended Management Practices:

Recommended management practices/strategies for water supply well M-20A include:

- Education of facility owners/operators where high ranked PCAs occur of their potential to contaminate the water supply well and management practices they can implement to reduce the potential for contamination.
- Education of all owners/operators within the Wellhead Protection Area of their proximity to the water supply well, characteristics of the recharge area, and practices that they can implement to reduce potential for contamination of the well. This could be done by distributing flyers to owner/operators within the Wellhead Protection Area.
- Restriction of new development within the Wellhead Protection Area; especially development of activities that would have high PCA values.
- Implementation of Water Resources Protection Codes and Regulations to ensure all new and existing developments are consistent with requirements established in existing regulations.
- Signage at stormwater basin to educate the public on the importance of not introducing potential contaminants into the stormwater basin.
- Regular maintenance and cleaning out of septic tanks where applicable. Ensure existing on-site sewage disposal system is working properly. Educate homeowners on responsible disposal into drains, especially with respect to household hazardous materials and chemicals that could contaminate groundwater.

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- Legend**
- ▲ GWA Production Well
 - Potential Contaminating Activity (with ranking) [Low (L), Moderate (M), High (H), Very High (VH)]
 - ☆ Ponding Basins
 - Underground Storage Tank (UST) Facilities
 - Sinkhole
 - Well Protection Area - 300 ft
 - Well Protection Area - 1000 ft
 - Streets
- Manhole, Status**
- ⊗ Manhole, Active
- Sewer Main, Status**
- Force, Active
 - Gravity, Active
 - Outfall, Active
 - Siphon, Active
 - Treatment, Active
 - Approximate Direction of Groundwater Flow



COORDINATE/REFERENCE: WGS_1984_UTM_Zone_55N: IMAGERY 2010



Guam Waterworks Authority
Prism Project No. 142080 (SF-02)

Date: 10/14/14

Wellhead Protection Zones with
Potential Contaminating Activities

EA Project No. 1495306

Water Supply Well
M-20 A

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WELL DATA SHEET (Sheet 1 of 3)

* Indicates items required for Source Water Assessment

** Indicates additional items required for Ground Water Rule

DATA SHEET GENERAL INFORMATION		
System Name	Northern	
System Number	GU00000006	
Source of Information (See Note 1)	GWA, WERI	
Personnel Collecting Information	N/A	
Date	February 16, 2004	
WELL IDENTIFICATION		
Well Number or Name*	M-20A	
DHS Source Identification Number (FRDS ID No.)*	N/A	
DWR Well Log on File? (yes or no)	N/A	
State Well Number (from DWR)	N/A	
Well Status (Active, Standby, Inactive)	Active	
Date of Inactive Status (if applicable)	Not applicable	
		Actual or Estimated?
WELL LOCATION		
Latitude	13.4932888503	Actual
Longitude	144.827789374	Actual
Elevation (feet)	486.6	Actual
Street Address	N/A	-
Neighborhood/Surrounding Area (see Note 2)*	RU/RE	Actual
Site plan on file? (yes or no)	N/A	-
Ground Water Basin	Northern Guam Lens Aquifer	Actual
Ground Water Sub-basin	N/A	-
SANITARY CONDITIONS		
Distance to: Sewer Line, Sewage Disposal, or Septic tank**	N/A	-
Distance to: Other sanitary concerns	N/A	-
Distance to: Other Wells (Active)	552 feet (M-17A) and 482 feet (M-17B)	-
Distance to: Other Wells (Abandoned)	N/A	-
Size of controlled area around well (square feet) **	N/A	-
Type of access control to well site (See Note 3)*	Fencing	Actual
Surface Seal? (Concrete slab) (yes or no)*	N/A	-
Dimensions of concrete surface slab (feet)*	N/A	-
Within 100 year flood plain? (yes or no)*	No	Actual
Drainage away from well? (yes or no)*	N/A	-
ENCLOSURE/HOUSING		
Type	N/A	-
Condition	N/A	-
Pit depth (if applicable)	N/A	-
Pit Drained? (if applicable)	N/A	-
Floor (material)	N/A	-

WELL DATA SHEET (Sheet 2 of 3)

		Actual or Estimated?
WELL CONSTRUCTION		
Date drilled	8/7/1995-8/23/1995	Actual
Drilling Method	Air rotary w/foam	Actual
Depth of Bore Hole (feet below ground surface)	528	Actual
Casing Depth (feet below ground surface)	500-525	Estimated
Casing Diameter (inches)	18	Actual
Casing Material	Steel pipe	Actual
Additional casing depth (if applicable)	N/A	-
Additional casing diameter (if applicable)	N/A	-
Additional casing material (if applicable)	N/A	-
Conductor casing used? (yes or no) <i>(See Note 4)</i>	N/A	-
Conductor casing removed? (yes or no)	N/A	-
Depth to highest perforations/screens(feet below surface)*	N/A	-
Depth(s) and Length(s) of screened interval(s) (feet)	495-520	Actual
Total length of screened interval (feet)*	25	Actual
Annular Seal? (yes, no, or not sure) <i>(See Note 5) *</i>	Yes	Actual
Depth of Annular Seal (feet)*	485	Actual
Material of Annular Seal (cement grout, bentonite, etc.)	Cement grout	Actual
Gravel pack, Depth to top (feet below ground surface)	N/A	-
Total length of gravel pack (feet)	N/A	-
AQUIFER		
Aquifer Materials <i>(See Note 6)*</i>	Karst limestone	Actual
Confining layer (impervious strata) above aquifer? (yes, no or not sure)*	N/A	-
Thickness of confining layer, if known (feet)	N/A	-
Depth to confining layer, if known (feet below ground)	N/A	-
Sanitary Seal terminates in impervious strata? (yes or no)	N/A	-
Static water level (feet below ground surface)*	484.34	Actual
Pumping water level (feet below ground surface)	495.30	Actual
Date water level measured	N/A	-
WELL PRODUCTION		
Well Yield (gallons per minute)	313	Estimated
Well Yield Based On (i.e., pump test, etc.)	Meter reading	Actual
Date measured	May 2014	Actual
Production (gallons per year)	164512800	Estimated
Frequency of Use (hours per year)	8760	Estimated
Typical pumping duration (hours per day)	24	Estimated
PUMP		
Make	N/A	-
Type	Multi-stage submersible	Actual
Size (horsepower)	N/A	-
Capacity (gallons per minutes)*	203	Actual
Depth to suction intake (feet below ground surface)	N/A	-

WELL DATA SHEET (Sheet 3 of 3)

		Actual or Estimated?
Lubrication Type	N/A	-
Type of Power: (i.e., electric, diesel, etc.)	Diesel	Actual
Auxiliary power available? (yes or no)	Yes	Actual
Operation controlled by: <i>(See Note 7)</i>	N/A	-
Pump to Waste capability? (yes or no)	N/A	-
Discharges to: (i.e., distribution system, storage, etc.)	N/A	-
(Use or note these items as appropriate)	N/A	-
Raw Water Quality concerns? (coliform, chemicals, other)	N/A	-
Continuous Chlorination provided?	Yes	Actual
Pitless Adapter? Make and Model	N/A	-
Height of pump base (inches)	N/A	-
Casing Vent? (yes or no)	N/A	-
Air/Vacuum Release? (yes or no)	Yes	Actual
Sampling Taps? (yes or no)	N/A	-
Location of sampling taps	N/A	-
Wellhead Riser? (yes or no) height above well	N/A	-

ABBREVIATIONS

N/A: Data not available

NOTES

1. Sources of information: well log, GWA and GEPA files, system files, personnel, etc.
2. Neighborhood/Surrounding Area (list all that apply):
A= Agricultural, Ru = Rural, Re = Residential,
Co = Commercial, I = Industrial, Mu = Municipal,
P = Pristine, O = Other
3. Access Control: fencing, building, etc.
4. Annular Seal - Seal of grout in the space between the well casing and the wall of the drilled hole. Sometimes called "sanitary seal".
5. Conductor Casing - Oversized casing used to stabilize bore hole during well construction. Usually removed during installation of annular seal.
6. Aquifer materials (list all that apply): sands, silts, clays, gravel, rocks, karst limestone
7. Operation controlled by: level in tank, system demand, pressure, etc.

Physical Barrier Effectiveness (PBE) – Ground Water, page 1 of 2

Source Name: _____ Source No.: M-20A

PARAMETER	POINTS			
	Unconfined		Confined	
A. TYPE OF AQUIFER				
Confinement (<i>up to 50 points maximum</i>) choose one				
a. Unconfined, Semi-confined, Karst Limestone	0	✓		
b. Confined			50	
B. AQUIFER MATERIAL (Unconfined Aquifer)				
Type of materials within the aquifer (<i>up to 20 points maximum</i>) choose one				
1. Porous Media (Interbedded sands, silts, clays, gravels) with continuous clay layer minimum 25' thick above water table within Zone A	20			
2. Porous Media (Interbedded sands, silts, clays, and gravels)	10			
3. Karst Limestone	0	✓		
C. PATHWAYS OF CONTAMINATION (All Aquifers)				
Presence of Abandoned or Improperly Destroyed Wells (<i>up to 10 points maximum</i>)				
1. Are they present within Zone A (300 foot radius)?				
a. Yes or unknown	0		0	
b. No	5	✓	5	
2. Are they present within Zone B (1000 foot radius)?				
a. Yes or unknown	0	✓	0	
b. No	3		3	
D. STATIC WATER CONDITIONS (Unconfined Aquifer)				
Depth to Static Water (DTW) = 484.34 feet (<i>up to 10 points maximum</i>) choose one				
1. 0 to 20 feet	0			
2. 20 to 50 feet	2			
3. 50 to 100 feet	6			
4. > 100 feet	10	✓		
E. WELL OPERATION (Unconfined Aquifer)				
Depth to Uppermost Perforations (DUP) DUP = 495 feet Maximum Pumping Rate of Well (Q) Q = 210 gallons/minute Length of screened interval (H) H = 25 feet				
$[(DUP - DTW) / (Q/H)] =$ (<i>up to 10 points maximum</i>) choose one				
1. < 5	0	✓		
2. 5 to 10	5			
3. > 10	10			

*Production Well construction information incomplete, this category was not added into total.

Table M-20A

POTENTIAL CONTAMINATING ACTIVITY (PCA)	DISTANCE FROM WELL / ZONE ¹	LOCATION RELATIVE TO WELL	PCA RISK RANKING ²	VULNERABILITY RANKING ³
Parking lots/malls (>50 spaces)	741 feet / B	North	3	11
	846 feet / B	South	3	11
Business	821 feet / B	Northeast	1	9
Housing - high density (>1 house/0.5 acres)	754 feet / B	Southeast	3	11
Home/Auto Repair	577 feet / B	Northwest	5	13
Temple	579 feet / B	Northeast	1	9
	855 feet / B	Southeast	1	9
Septic systems - low density (<1/acre) (H in Zone A, otherwise L) (no apparent sewer system)	575 feet / B	Northwest	1	9
Water supply well – M-17A with associated diesel fuel AST	552 feet / B	Northwest	3	11
Water supply well – M-17B with associated diesel fuel AST	482 feet / B	Southwest	3	11
Water supply well – M-20A with associated diesel fuel AST	0 feet / A	-	3	13
Contractor equipment storage yards	661 feet / B	Northeast	3	11
	915 feet / B	West	3	11
	925 feet / B	North	3	11
Storm Water Detention Facilities	926 feet / B	Northeast	3	11

¹PCA is located in Zone A if within a 300-foot radius from the well, and in Zone B if within a 1,000-foot radius. Zone points are assigned as 5 for Zone A, and 3 for Zone B.

²Risk Ranking points are assigned as 7 for Very High (VH), 5 for High (H), 3 for Moderate (M), and 1 for Low (L).

³Calculated by summing the Zone points, Risk Ranking points, and Physical Barrier Effectiveness (PBE) points. PBE points for each well are assigned as 5 for Low, 3 for Moderate, 1 for High. Well M-20A has 5 PBE points.

WELL DESCRIPTION AND ASSESSMENT
WATER SUPPLY WELL M-17A



GUAM WATERWORKS AUTHORITY

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

June 2015

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WELL M-17A SUMMARY PAGE

Well Location and Description:

Well M-17A is one of the "M" series of water wells that are part of the Northern Public Water System, extending from the Naval Communications Station in Barrigada to Dededo-Yigo. The well is located approximately 1,300 feet north of N. Sabana Barrigada Drive and feeds into a transmission line which supplies water for the village of Barrigada. During the field investigation for potential contaminating activities, water supply well M-17A was found to be inactive.

The geology in Northern Guam is characterized by uplifted and fractured limestone (karst) that has been substantially altered as a result of dissolution. The limestone is undergoing recrystallization, and its porosity is high, averaging approximately 10 percent. The porosity is characterized by both primary voids and secondary karst voids. The porosity in primary voids can be as high as 30 percent.

The well is located in the Barrigada limestone. The Barrigada limestone is characterized by well-lithified to friable, medium to coarse-grained, white foraminiferal limestone. Maximum thickness of the limestone is over 540 feet.

The soils in proximity to the well are very shallow to rock and are well-drained.

Groundwater Flow Direction:

Groundwater flows from areas of high water level to areas of low water level, which in general, is from the interior of the island to the coast. Based on data sourced from the Water and Environmental Research Institute of the Western Pacific (WERI) at the University of Guam, the general groundwater flow direction in proximity to water supply well M-17A is to the west. The general groundwater flow direction in proximity to Well M-17A is shown on Figure M-17A.

Recharge Area:

Recharge areas for each groundwater source well can be identified based on topography, hydrogeology, and other available information. The limestone in northern Guam offers little resistance to groundwater flow, so the recharge area can be highly variable. Although the recharge area for a given groundwater well in the Northern Guam Lens Aquifer (NGLA) might extend a considerable distance from the well, establishing protection zones immediately surrounding the well provides a reliable starting point for conducting Potential Contaminating Activity (PCA) inventories and other protection efforts.

Wellhead Protection Area:

The Arbitrary Fixed Radius method was used to delineate the wellhead protection radius for Well M-17A. In accordance with Title 22, Chapter 7, Section 7130 of the Guam Administrative

Rules (GAR), the source area and wellhead protection radius for the water supply well was designated as 1,000 feet. The source area includes the recharge area and the protection zones for the well. The wellhead protection area is shown in Figure M-17A and is comprised of a primary and secondary groundwater protection zone of 300 feet radius and 1,000 feet radius respectively.

PBE Assessment:

A Physical Barrier Effectiveness (PBE) assessment for Well M-17A was conducted consistent with guidelines established in the California Drinking Water Source Assessment and Protection (DWSAP) Program. The attached Well Data Sheet for water supply well M-17A and aquifer characteristics in proximity to the well were used to complete the PBE Worksheet. The completed PBE Worksheet is included. The assessment utilizes a combination of well specific and aquifer wide data to calculate a value for the PBE. Completion of the Worksheet results in the assignment of a low, medium or high PBE for the assessed well.

High PBE ratings are only possible in confined aquifers, and unconfined aquifers that have a clay layer with no abandoned or improperly destroyed wells in the protection zones. Although groundwater sources in northern Guam benefit from greater depths to groundwater, these sources are all located in a karstic limestone with high groundwater transport velocities. The karstic limestone with high groundwater flow velocities results in a low PBE for most of the drinking water source wells on Guam. None of the water supply wells on Guam have a high PBE.

Based on completion of the PBE Worksheet, water supply well M-17A has low physical barrier effectiveness.

PCA Inventory:

The location of potential contamination sources identified within 300 and 1,000 feet of water supply well M-17A are shown in Figure M-17A. The potential contamination sources and their distances from the well are also listed in Table M-17A.

Vulnerability Assessment:

A vulnerability assessment of individual PCAs identified within the wellhead protection area of water supply well M-17A was conducted in accordance with the California DWSAP guidance document. The assessment involved determining the PCA's distance from the well, its risk ranking and the well's PBE. These three characteristics were converted to numerical values, which were then used to calculate an overall vulnerability ranking for each PCA identified within the wellhead protection area. A water supply source is considered vulnerable to all PCAs with vulnerability scores of greater than eight. The individual vulnerability scores calculated for each PCA identified within the wellhead protection area of water supply well M-17A, are listed in Table M-17A.

PCA Assessment:

A total of 15 PCAs were identified within the 1,000-foot wellhead protection zone of water supply well M-17A. Two PCAs are located within the 300-foot radius: water supply well M-17A (with associated diesel fuel above ground storage tank [AST]) and septic systems associated with low density housing. The remaining 13 PCAs are located within the 1,000-foot radius and are listed in Table M-17A. The associated vulnerability rankings of these PCAs are also listed in Table M-17A.

PCAs can be prioritized by their vulnerability ranking; the higher the ranking, the greater the potential impact. A water supply well is considered vulnerable to PCAs possessing vulnerability scores ≥ 8 . Within the wellhead protection zone of water supply well M-17A, all the identified PCAs possess vulnerability rankings ≥ 8 . According to the vulnerability ranking assessment, water supply well M-17A appears to be most vulnerable to the active mining operations.

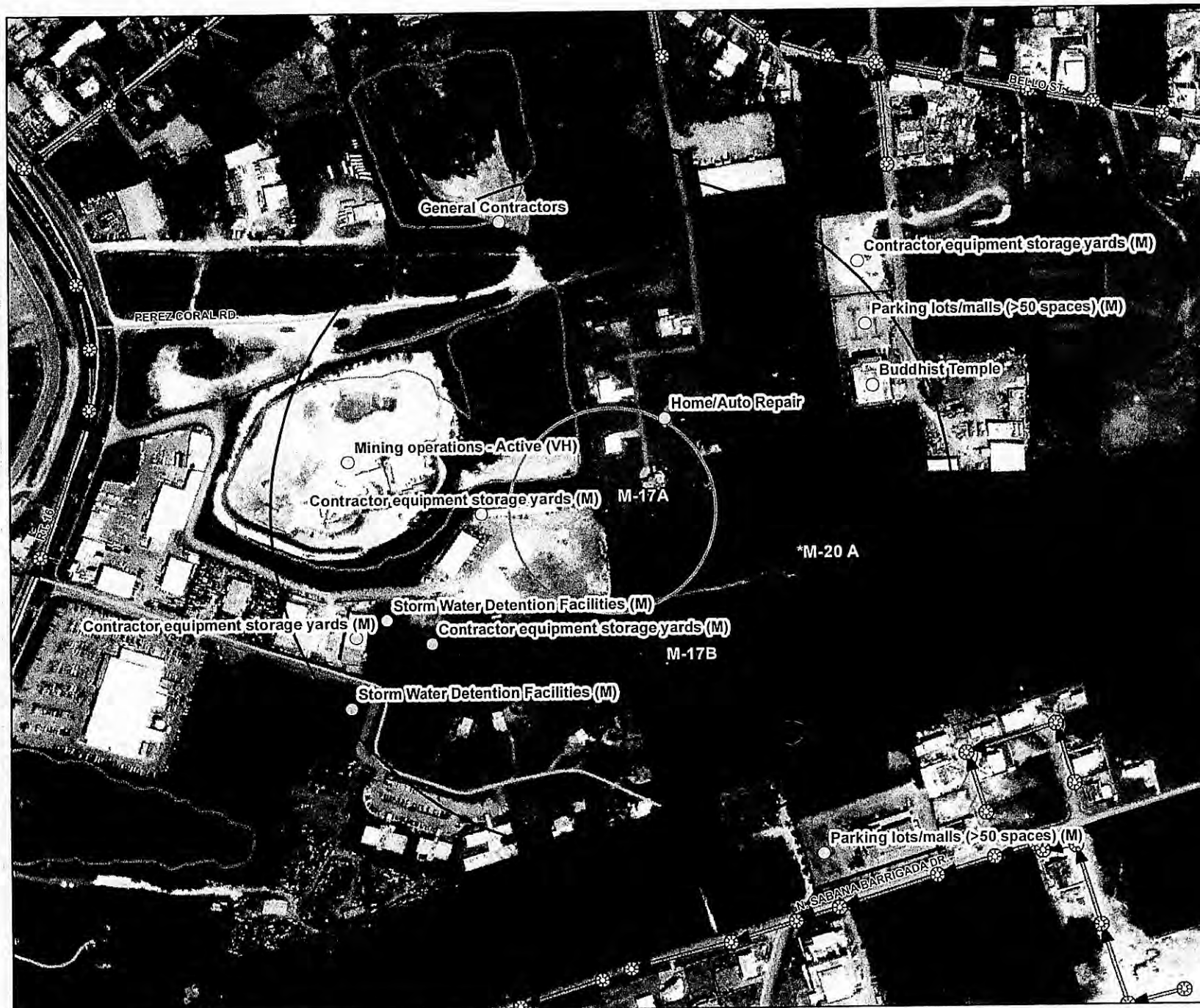
Based on the vulnerability and PCA assessment, water supply well M-17A is considered to have high vulnerability for potential contamination.

Recommended Management Practices:

Recommended management practices/strategies for water supply well M-17A include:

- Education of facility owners/operators where high ranked PCAs occur of their potential to contaminate the water supply well and management practices they can implement to reduce the potential for contamination.
- Education of all owners/operators within the Wellhead Protection Area of their proximity to the water supply well, characteristics of the recharge area, and practices that they can implement to reduce potential for contamination of the well. This could be done by distributing flyers to owner/operators within the Wellhead Protection Area.
- Restriction of new development within the Wellhead Protection Area; especially development of activities that would have high PCA values.
- Implementation of Water Resources Protection Codes and Regulations to ensure all new and existing developments are consistent with requirements established in existing regulations.
- Regular maintenance and cleaning out of septic tanks where applicable. Ensure existing on-site sewage disposal system is working properly. Educate homeowners on responsible disposal into drains, especially with respect to household hazardous materials and chemicals that could contaminate groundwater.
- Signage at stormwater basin to educate the public on the importance of not introducing potential contaminants into the stormwater basin.

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Legend

- ▲ GWA Production Well
- Potential Contaminating Activity (with ranking) [Low (L), Moderate (M), High (H), Very High (VH)]
- ☆ Ponding Basins
- Underground Storage Tank (UST) Facilities
- Sinkhole
- Well Protection Area - 300 ft
- Well Protection Area - 1000 ft
- Streets
- Manhole, Status**
 - ⊗ Manhole, Active
- Sewer Main, Status**
 - Force, Active
 - Gravidy, Active
 - Outfall, Active
 - Siphon, Active
 - Treatment, Active
 - Approximate Direction of Groundwater Flow

COORDINATE/REFERENCE: WGS_1984_UTM_Zone_55N: IMAGERY 2010

400 200 0 400 800
Feet



Guam Waterworks Authority
Prism Project No.142080 (SF-02)

Wellhead Protection Zones with
Potential Contaminating Activities

Date: 10/14/14

EA Project No. 1495306

**Water Supply Well
M-17A**

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WELL DATA SHEET (Sheet 1 of 3)

* Indicates items required for Source Water Assessment

** Indicates additional items required for Ground Water Rule

DATA SHEET GENERAL INFORMATION		
System Name	Northern	
System Number	GU00000006	
Source of Information <i>(See Note 1)</i>	GWA, WERI	
Personnel Collecting Information	N/A	
Date	N/A	
WELL IDENTIFICATION		
Well Number or Name*	M-17A	
DHS Source Identification Number (FRDS ID No.)*	N/A	
DWR Well Log on File? (yes or no)	N/A	
State Well Number (from DWR)	N/A	
Well Status (Active, Standby, Inactive)	Inactive	
Date of Inactive Status (if applicable)	As of 5/31/14	
		Actual or Estimated?
WELL LOCATION		
Latitude	13.4937419314	Actual
Longitude	144.826292442	Actual
Elevation (feet)	430.51	Actual
Street Address	N/A	-
Neighborhood/Surrounding Area <i>(see Note 2)*</i>	RE/RU	Actual
Site plan on file? (yes or no)	N/A	-
Ground Water Basin	Northern Guam Lens Aquifer	Actual
Ground Water Sub-basin	N/A	-
SANITARY CONDITIONS		
Distance to: Sewer Line, Sewage Disposal, or Septic tank**	N/A	-
Distance to: Other sanitary concerns	N/A	-
Distance to: Other Wells (Active)	479 feet (M-12B) and 552 (M-20A)	-
Distance to: Other Wells (Abandoned)	N/A	-
Size of controlled area around well (square feet) **	N/A	-
Type of access control to well site <i>(See Note 3)*</i>	Fencing	Actual
Surface Seal? (Concrete slab) (yes or no)*	N/A	-
Dimensions of concrete surface slab (feet)*	N/A	-
Within 100 year flood plain? (yes or no)*	No	Actual
Drainage away from well? (yes or no)*	N/A	-
ENCLOSURE/HOUSING		
Type	N/A	-
Condition	N/A	-
Pit depth (if applicable)	N/A	-
Pit Drained? (if applicable)	N/A	-
Floor (material)	N/A	-

WELL DATA SHEET (Sheet 2 of 3)

		Actual or Estimated?
WELL CONSTRUCTION		
Date drilled	N/A	-
Drilling Method	Rotary	Actual
Depth of Bore Hole (feet below ground surface)	485	Actual
Casing Depth (feet below ground surface)	N/A	-
Casing Diameter (inches)	N/A	-
Casing Material	Steel	Actual
Additional casing depth (if applicable)	N/A	-
Additional casing diameter (if applicable)	N/A	-
Additional casing material (if applicable)	N/A	-
Conductor casing used? (yes or no) <i>(See Note 4)</i>	N/A	-
Conductor casing removed? (yes or no)	N/A	-
Depth to highest perforations/screens(feet below surface)*	N/A	-
Depth(s) and Length(s) of screened interval(s)	N/A	-
Total length of screened interval (feet)*	N/A	-
Annular Seal? (yes, no, or not sure) <i>(See Note 5)*</i>	Yes	Actual
Depth of Annular Seal (feet)*	N/A	-
Material of Annular Seal (cement grout, bentonite, etc.)	Cement grout	Actual
Gravel pack, Depth to top (feet below ground surface)	N/A	-
Total length of gravel pack (feet)	N/A	-
AQUIFER		
Aquifer Materials <i>(See Note 6)*</i>	Karst limestone	Actual
Confining layer (impervious strata) above aquifer? (yes, no or not sure)*	N/A	-
Thickness of confining layer, if known (feet)	N/A	-
Depth to confining layer, if known (feet below ground)	N/A	-
Sanitary Seal terminates in impervious strata? (yes or no)	N/A	-
Static water level (feet below ground surface)*	427.12	Estimated
Pumping water level (feet below ground surface)	430.17	Estimated
Date water level measured	N/A	-
WELL PRODUCTION		
Well Yield (gallons per minute)	0	Actual
Well Yield Based On (i.e., pump test, etc.)	Meter reading	Actual
Date measured	May 2014	Actual
Production (gallons per year)	0	Estimated
Frequency of Use (hours per year)	0	Estimated
Typical pumping duration (hours per day)	0	Estimated
PUMP		
Make	N/A	-
Type	Multi-stage submersible	Actual
Size (horsepower)	N/A	-
Capacity (gallons per minutes)*	415	Actual
Depth to suction intake (feet below ground surface)	N/A	-

WELL DATA SHEET (Sheet 3 of 3)

		Actual or Estimated?
Lubrication Type	N/A	-
Type of Power: (i.e., electric, diesel, etc.)	Diesel	Actual
Auxiliary power available? (yes or no)	Yes	Actual
Operation controlled by: <i>(See Note 7)</i>	N/A	-
Pump to Waste capability? (yes or no)	N/A	-
Discharges to: (i.e., distribution system, storage, etc.)	N/A	-
(Use or note these items as appropriate)	N/A	-
Raw Water Quality concerns? (coliform, chemicals, other)	N/A	-
Continuous Chlorination provided?	No	Actual
Pitless Adapter? Make and Model	N/A	-
Height of pump base (inches)	N/A	-
Casing Vent? (yes or no)	N/A	-
Air/Vacuum Release? (yes or no)	Yes	Actual
Sampling Taps? (yes or no)	N/A	-
Location of sampling taps	N/A	-
Wellhead Riser? (yes or no) height above well	N/A	-

ABBREVIATIONS

N/A: Data not available

NOTES

- Sources of information: well log, GWA and GEPA files, system files, personnel, etc.
- Neighborhood/Surrounding Area (list all that apply):
A= Agricultural, Ru = Rural, Re = Residential,
Co = Commercial, I = Industrial, Mu = Municipal,
P = Pristine, O = Other
- Access Control: fencing, building, etc.
- Annular Seal - Seal of grout in the space between the well casing and the wall of the drilled hole. Sometimes called "sanitary seal".
- Conductor Casing - Oversized casing used to stabilize bore hole during well construction. Usually removed during installation of annular seal.
- Aquifer materials (list all that apply): sands, silts, clays, gravel, rocks, karst limestone
- Operation controlled by: level in tank, system demand, pressure, etc.

PARAMETER	POINTS			
	Unconfined		Confined	
A. TYPE OF AQUIFER				
Confinement (up to 50 points maximum) choose one				
a. Unconfined, Semi-confined, Karst Limestone	0	✓		
b. Confined			50	
B. AQUIFER MATERIAL (Unconfined Aquifer)				
Type of materials within the aquifer (up to 20 points maximum) choose one				
1. Porous Media (Interbedded sands, silts, clays, gravels) with continuous clay layer minimum 25' thick above water table within Zone A	20			
2. Porous Media (Interbedded sands, silts, clays, and gravels)	10			
3. Karst Limestone	0	✓		
C. PATHWAYS OF CONTAMINATION (All Aquifers)				
Presence of Abandoned or Improperly Destroyed Wells (up to 10 points maximum)				
1. Are they present within Zone A (300 foot radius)?				
a. Yes or unknown	0	✓	0	
b. No	5		5	
2. Are they present within Zone B (1000 foot radius)?				
a. Yes or unknown	0		0	
b. No	3	✓	3	
D. STATIC WATER CONDITIONS (Unconfined Aquifer)				
Depth to Static Water (DTW) = _____ feet (up to 10 points maximum) choose one				
1. 0 to 20 feet	0	*		
2. 20 to 50 feet	2	*		
3. 50 to 100 feet	6	*		
4. > 100 feet	10	*		
E. WELL OPERATION (Unconfined Aquifer)				
Depth to Uppermost Perforations (DUP) DUP = _____ feet				
Maximum Pumping Rate of Well (Q) Q = 210 gallons/minute				
Length of screened interval (H) H = _____ feet				
$[(DUP - DTW) / (Q/H)] =$ (up to 10 points maximum) choose one				
1. < 5	0	*		
2. 5 to 10	5	*		
3. > 10	10	*		

*Production Well construction information incomplete, this category was not added into total.

Source Name: _____ Source No.: M-17A _____

PARAMETER	POINTS			
	Unconfined		Confined	
F. HYDRAULIC HEAD (Confined Aquifer) What is the relationship in hydraulic head between the confined aquifer and the overlying unconfined aquifer? (i.e., does the well flow under artesian conditions?) (up to 20 points maximum) choose one				
1. head in confined aquifer is higher than head in unconfined aquifer <u>under all conditions</u>			20	
2. head in confined aquifer is higher than head in unconfined aquifer <u>under static conditions</u>			10	
3. head in confined aquifer is lower than or same as head in unconfined aquifer			0	
4. unknown			0	
G. WELL CONSTRUCTION (All Aquifers)				
1. Sanitary Seal (Annular Seal) Depth = <u>unknown</u> feet (up to 10 points maximum) choose one				
a. None or less than 20 feet deep	0	*	0	
b. 20 to 50 feet deep	6	*	10	
c. 50 feet or greater	10	*	10	
2. Surface seal (concrete cap) (up to 4 points maximum) choose one				
a. Not present or improperly constructed	0		0	
b. Watertight, slopes away from well, at least 2' laterally in all directions	4	✓	4	
3. Flooding potential at well site (up to 1 point maximum) choose one				
a. Subject to localized flooding (i.e. in low area or unsealed pit or vault) or Within 100 year flood plain	0		0	
b. Not subject to flooding	1	✓	1	
4. Security at well site (up to 5 points maximum) choose one				
a. Not secure	0	✓	0	
b. Secure (i.e. housing, fencing, etc.)	5		5	
POINT TOTAL FOR THIS SOURCE	8			
PHYSICAL BARRIER EFFECTIVENESS INTERPRETATION				
<u>Point Total</u>		<u>Effectiveness</u>		
0 to 35 =		Low		
36 to 69 =		Moderate		
70 to 100 =		High		
			Low	

*Production Well construction information incomplete, this category was not added into total.

Table M-17A

POTENTIAL CONTAMINATING ACTIVITY (PCA)	DISTANCE FROM WELL / ZONE ¹	LOCATION RELATIVE TO WELL	PCA RISK RANKING ²	VULNERABILITY RANKING ³
Parking lots/malls (>50 spaces)	915 feet / B	Northeast	3	11
General Contractors	909 feet / B	Northwest	3	11
Home/Auto Repair	308 feet / B	Northeast	5	13
Buddhist Temple	840 feet / B	Northeast	1	9
Septic systems - low density (<1/acre) (no apparent sewer system)	150 feet / A	Northeast	5	13
Mining operations - Active	794 feet / B	West	7	15
Water supply well – M-17A with associated diesel fuel AST	0 feet / A	-	3	13
Water supply well – M-17B with associated diesel fuel AST	479 feet / B	Southeast	3	11
Water supply well – M-20A with associated diesel fuel AST	552 feet / B	Southeast	3	11
Contractor equipment storage yards	844 feet / B	Southwest	3	11
	385 feet / B	West	3	11
	660 feet / B	Southwest	3	11
	900 feet / B	Northeast	3	11
Storm Water	966 feet / B	Southwest	3	11
Detention Facilities	741 feet / B	Southwest	3	11

¹PCA is located in Zone A if within a 300-foot radius from the well, and in Zone B if within a 1,000-foot radius. Zone points are assigned as 5 for Zone A, and 3 for Zone B.

²Risk Ranking points are assigned as 7 for Very High (VH), 5 for High (H), 3 for Moderate (M), and 1 for Low (L).

³Calculated by summing the Zone points, Risk Ranking points, and Physical Barrier Effectiveness (PBE) points. PBE points for each well are assigned as 5 for Low, 3 for Moderate, 1 for High. Well M-17A has 5 PBE points.

WELL DESCRIPTION AND ASSESSMENT
WATER SUPPLY WELL M-17B



GUAM WATERWORKS AUTHORITY

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

June 2015

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WELL M-17B SUMMARY PAGE

Well Location and Description:

Well M-17B is one of the “M” series of water wells that are part of the Northern Public Water System, extending from the Naval Communications Station in Barrigada to Dededo-Yigo. The well is located approximately 800 feet north of N. Sabana Barrigada Drive and feeds into a transmission line which supplies water for the village of Barrigada.

The geology in Northern Guam is characterized by uplifted and fractured limestone (karst) that has been substantially altered as a result of dissolution. The limestone is undergoing recrystallization, and its porosity is high, averaging approximately 10 percent. The porosity is characterized by both primary voids and secondary karst voids. The porosity in primary voids can be as high as 30 percent.

The well is located in the Barrigada limestone. The Barrigada limestone is characterized by well-lithified to friable, medium to coarse-grained, white foraminiferal limestone. Maximum thickness of the limestone is over 540 feet.

The soils in proximity to the well are very shallow to rock and are well-drained.

Groundwater Flow Direction:

Groundwater flows from areas of high water level to areas of low water level, which in general, is from the interior of the island to the coast. Based on data sourced from the Water and Environmental Research Institute of the Western Pacific (WERI) at the University of Guam, the general groundwater flow direction in proximity to water supply well M-17B is to the west. The general groundwater flow direction in proximity to Well M-17B is shown on Figure M-17B.

Recharge Area:

Recharge areas for each groundwater source well can be identified based on topography, hydrogeology, and other available information. The limestone in northern Guam offers little resistance to groundwater flow, so the recharge area can be highly variable. Although the recharge area for a given groundwater well in the Northern Guam Lens Aquifer (NGLA) might extend a considerable distance from the well, establishing protection zones immediately surrounding the well provides a reliable starting point for conducting Potential Contaminating Activity (PCA) inventories and other protection efforts.

Wellhead Protection Area:

The Arbitrary Fixed Radius method was used to delineate the wellhead protection radius for Well M-17B. In accordance with Title 22, Chapter 7, Section 7130 of the Guam Administrative Rules (GAR), the source area and wellhead protection radius for the water supply well was designated as 1,000 feet. The source area includes the recharge area and the protection zones for

the well. The wellhead protection area is shown in Figure M-17B and is comprised of a primary and secondary groundwater protection zone of 300 feet radius and 1,000 feet radius respectively.

PBE Assessment:

A Physical Barrier Effectiveness (PBE) assessment for Well M-17B was conducted consistent with guidelines established in the California Drinking Water Source Assessment and Protection (DWSAP) Program. The attached Well Data Sheet for water supply well M-17B and aquifer characteristics in proximity to the well were used to complete the PBE Worksheet. The completed PBE Worksheet is included. The assessment utilizes a combination of well specific and aquifer wide data to calculate a value for the PBE. Completion of the Worksheet results in the assignment of a low, medium or high PBE for the assessed well.

High PBE ratings are only possible in confined aquifers, and unconfined aquifers that have a clay layer with no abandoned or improperly destroyed wells in the protection zones. Although groundwater sources in northern Guam benefit from greater depths to groundwater, these sources are all located in a karstic limestone with high groundwater transport velocities. The karstic limestone with high groundwater flow velocities results in a low PBE for most of the drinking water source wells on Guam. None of the water supply wells on Guam have a high PBE.

Based on completion of the PBE Worksheet, water supply well M-17B has low physical barrier effectiveness.

PCA Inventory:

The location of PCAs identified within 300 and 1,000 feet of water supply well M-17B are shown in Figure M-17B. The PCAs and their distances from the well are also listed in Table M-17B.

Vulnerability Assessment:

A vulnerability assessment of individual PCAs identified within the wellhead protection area of water supply well M-17B was conducted in accordance with the California DWSAP guidance document. The assessment involved determining the PCA's distance from the well, its risk ranking and the well's PBE. These three characteristics were converted to numerical values, which were then used to calculate an overall vulnerability ranking for each PCA identified within the wellhead protection area. A water supply source is considered vulnerable to all PCAs with vulnerability scores of greater than eight. The individual vulnerability scores calculated for each PCA identified within the wellhead protection area of water supply well M-17B, are listed in Table M-17B.

PCA Assessment:

A total of 18 PCAs were identified within the 1,000-foot wellhead protection zone of water supply well M-17B. One PCA is located within the 300-foot radius: water supply well M-17B (with associated diesel fuel above ground storage tank [AST]). The remaining 17 PCAs are located within the 1,000-foot radius and are listed in Table M-17B. The associated vulnerability rankings of these PCAs are also listed in Table M-17B.

PCAs can be prioritized by their vulnerability ranking; the higher the ranking, the greater the potential impact. A water supply well is considered vulnerable to PCAs possessing vulnerability scores ≥ 8 . Within the wellhead protection zone of water supply well M-17B, all the identified PCAs possess vulnerability rankings ≥ 8 . According to the vulnerability ranking assessment, water supply well M-17B appears to be most vulnerable to the active mining operations.

Based on the vulnerability and PCA assessment, water supply well M-17B is considered to have high vulnerability for potential contamination.

Recommended Management Practices:

Recommended management practices/strategies for water supply well M-17B include:

- Education of facility owners/operators where high ranked PCAs occur of their potential to contaminate the water supply well and management practices they can implement to reduce the potential for contamination.
- Education of all owners/operators within the Wellhead Protection Area of their proximity to the water supply well, characteristics of the recharge area, and practices that they can implement to reduce potential for contamination of the well. This could be done by distributing flyers to owner/operators within the Wellhead Protection Area.
- Restriction of new development within the Wellhead Protection Area; especially development of activities that would have high PCA values.
- Implementation of Water Resources Protection Codes and Regulations to ensure all new and existing developments are consistent with requirements established in existing regulations.
- Regular maintenance and cleaning out of septic tanks where applicable. Ensure existing on-site sewage disposal system is working properly. Educate homeowners on responsible disposal into drains, especially with respect to household hazardous materials and chemicals that could contaminate groundwater.
- Signage at stormwater basin to educate the public on the importance of not introducing potential contaminants into the stormwater basin.

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COORDINATE/REFERENCE: WGS_1984_UTM_Zone_55N: IMAGERY 2010

400 200 0 400 800
Feet



Guam Waterworks Authority
Prism Project No. 142080 (SF-02)

Date: 10/14/14

Wellhead Protection Zones with
Potential Contaminating Activities

EA Project No. 1495306

Water Supply Well
M-17B

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WELL DATA SHEET (Sheet 1 of 3)

* Indicates items required for Source Water Assessment

** Indicates additional items required for Ground Water Rule

DATA SHEET GENERAL INFORMATION

System Name	Northern
System Number	GU000000006
Source of Information (See Note 1)	GWA, WERI
Personnel Collecting Information	N/A
Date	N/A

WELL IDENTIFICATION

Well Number or Name*	M-17B
DHS Source Identification Number (FRDS ID No.)*	N/A
DWR Well Log on File? (yes or no)	N/A
State Well Number (from DWR)	N/A
Well Status (Active, Standby, Inactive)	Active
Date of Inactive Status (if applicable)	Not applicable

Actual or Estimated?

WELL LOCATION

Latitude	13.4924706545	Actual
Longitude	144.826702776	Actual
Elevation (feet)	478.72	Actual
Street Address	N/A	-
Neighborhood/Surrounding Area (see Note 2)*	RE/RU	Actual
Site plan on file? (yes or no)	N/A	-
Ground Water Basin	Northern Guam Lens Aquifer	Actual
Ground Water Sub-basin	N/A	-

SANITARY CONDITIONS

Distance to: Sewer Line, Sewage Disposal, or Septic tank**	N/A	-
Distance to: Other sanitary concerns	N/A	-
Distance to: Other Wells (Active)	479 feet (M17A) and 482 feet (M20A)	-
Distance to: Other Wells (Abandoned)	N/A	-
Size of controlled area around well (square feet) **	N/A	-
Type of access control to well site (See Note 3)*	Fencing	Actual
Surface Seal? (Concrete slab) (yes or no)*	N/A	-
Dimensions of concrete surface slab (feet)*	N/A	-
Within 100 year flood plain? (yes or no)*	No	Actual
Drainage away from well? (yes or no)*	N/A	-

ENCLOSURE/HOUSING

Type	N/A	-
Condition	N/A	-
Pit depth (if applicable)	N/A	-
Pit Drained? (if applicable)	N/A	-
Floor (material)	N/A	-

WELL DATA SHEET (Sheet 3 of 3)

		Actual or Estimated?
Lubrication Type	N/A	-
Type of Power: (i.e., electric, diesel, etc.)	Diesel	Actual
Auxiliary power available? (yes or no)	Yes	Actual
Operation controlled by: <i>(See Note 7)</i>	N/A	-
Pump to Waste capability? (yes or no)	N/A	-
Discharges to: (i.e., distribution system, storage, etc.)	N/A	-
(Use or note these items as appropriate)	N/A	-
Raw Water Quality concerns? (coliform, chemicals, other)	N/A	-
Continuous Chlorination provided?	Yes	Actual
Pitless Adapter? Make and Model	N/A	-
Height of pump base (inches)	N/A	-
Casing Vent? (yes or no)	N/A	-
Air/Vacuum Release? (yes or no)	Yes	Actual
Sampling Taps? (yes or no)	N/A	-
Location of sampling taps	N/A	-
Wellhead Riser? (yes or no) height above well	N/A	-

ABBREVIATIONS

N/A: Data not available

NOTES

1. Sources of information: well log, GWA and GEPA files, system files, personnel, etc.
2. Neighborhood/Surrounding Area (list all that apply):
A= Agricultural, Ru = Rural, Re = Residential,
Co = Commercial, I = Industrial, Mu = Municipal,
P = Pristine, O = Other
3. Access Control: fencing, building, etc.
4. Annular Seal - Seal of grout in the space between the well casing and the wall of the drilled hole. Sometimes called "sanitary seal".
5. Conductor Casing - Oversized casing used to stabilize bore hole during well construction. Usually removed during installation of annular seal.
6. Aquifer materials (list all that apply): sands, silts, clays, gravel, rocks, karst limestone
7. Operation controlled by: level in tank, system demand, pressure, etc.

Physical Barrier Effectiveness (PBE) – Ground Water, page 1 of 2

Source Name: _____ Source No.: M-17B

PARAMETER	POINTS			
	Unconfined		Confined	
A. TYPE OF AQUIFER				
Confinement (up to 50 points maximum) choose one				
a. Unconfined, Semi-confined, Karst Limestone	0	✓		
b. Confined			50	
B. AQUIFER MATERIAL (Unconfined Aquifer)				
Type of materials within the aquifer (up to 20 points maximum) choose one				
1. Porous Media (Interbedded sands, silts, clays, gravels) with continuous clay layer minimum 25' thick above water table within Zone A	20			
2. Porous Media (Interbedded sands, silts, clays, and gravels)	10			
3. Karst Limestone	0	✓		
C. PATHWAYS OF CONTAMINATION (All Aquifers)				
Presence of Abandoned or Improperly Destroyed Wells (up to 10 points maximum)				
1. Are they present within Zone A (300 foot radius)?				
a. Yes or unknown	0		0	
b. No	5	✓	5	
2. Are they present within Zone B (1000 foot radius)?				
a. Yes or unknown	0	✓	0	
b. No	3		3	
D. STATIC WATER CONDITIONS (Unconfined Aquifer)				
Depth to Static Water (DTW) = <u>Unknown</u> feet (up to 10 points maximum) choose one				
1. 0 to 20 feet	0	*		
2. 20 to 50 feet	2	*		
3. 50 to 100 feet	6	*		
4. > 100 feet	10	*		
E. WELL OPERATION (Unconfined Aquifer)				
Depth to Uppermost Perforations (DUP) DUP = _____ feet				
Maximum Pumping Rate of Well (Q) Q = 250 gallons/minute				
Length of screened interval (H) H = _____ feet				
$[(DUP - DTW) / (Q/H)] =$ (up to 10 points maximum) choose one				
1. < 5	0	*		
2. 5 to 10	5	*		
3. > 10	10	*		

*Production Well construction information incomplete, this category was not added into total.

Physical Barrier Effectiveness (PBE) – Ground Water, page 2 of 2

Source Name: _____ Source No.: M-17B _____

PARAMETER	POINTS			
	Unconfined		Confined	
F. HYDRAULIC HEAD (Confined Aquifer) What is the relationship in hydraulic head between the confined aquifer and the overlying unconfined aquifer? (i.e., does the well flow under artesian conditions?) (up to 20 points maximum) choose one				
1. head in confined aquifer is higher than head in unconfined aquifer <u>under all conditions</u>			20	
2. head in confined aquifer is higher than head in unconfined aquifer <u>under static conditions</u>			10	
3. head in confined aquifer is lower than or same as head in unconfined aquifer			0	
4. unknown			0	
G. WELL CONSTRUCTION (All Aquifers)				
1. Sanitary Seal (Annular Seal) Depth = <u>Unknown</u> feet (up to 10 points maximum) choose one				
a. None or less than 20 feet deep	0	*	0	
b. 20 to 50 feet deep	6	*	10	
c. 50 feet or greater	10	*	10	
2. Surface seal (concrete cap) (up to 4 points maximum) choose one				
a. Not present or improperly constructed	0		0	
b. Watertight, slopes away from well, at least 2' laterally in all directions	4	✓	4	
3. Flooding potential at well site (up to 1 point maximum) choose one				
a. Subject to localized flooding (i.e. in low area or unsealed pit or vault) or Within 100 year flood plain	0		0	
b. Not subject to flooding	1	✓	1	
4. Security at well site (up to 5 points maximum) choose one				
a. Not secure	0		0	
b. Secure (i.e. housing, fencing, etc.)	5	✓	5	
POINT TOTAL FOR THIS SOURCE	15			
PHYSICAL BARRIER EFFECTIVENESS INTERPRETATION				
<u>Point Total</u>		<u>Effectiveness</u>		
0 to 35 =		Low	Low	
36 to 69 =		Moderate		
70 to 100 =		High		

*Production Well construction information incomplete, this category was not added into total.

Table M-17B

POTENTIAL CONTAMINATING ACTIVITY (PCA)	DISTANCE FROM WELL / ZONE ¹	LOCATION RELATIVE TO WELL	PCA RISK RANKING ²	VULNERABILITY RANKING ³
Parking lots/malls (>50 spaces)	727 feet / B	Southeast	3	11
Housing - high density (>1 house/0.5 acres)	875 feet / B	Southeast	3	11
Home/Auto Repair	727 feet / B	North	5	13
Nursing Home	860 feet / B	Southwest	1	9
	967 feet / B	Southwest	1	9
	715 feet / B	Southwest	1	9
	946 feet / B	Southeast	1	9
Church	849 feet / B	Southeast	1	9
Septic systems - low density (<1/acre) (H in Zone A, otherwise L) (no apparent sewer system)	700 feet / B	North	1	9
Mining operations - Active	900 feet / B	Northwest	7	15
Water supply well - M-17A with associated diesel fuel AST	479 feet / B	North	3	11
Water supply well - M-17B with associated diesel fuel AST	0 feet / A	-	3	13
Water supply well - M-20A with associated diesel fuel AST	482 feet / B	Northeast	3	11
Contractor equipment storage yards	903 feet / B	West	3	11
	691 feet / B	Northwest	3	11
	677 feet / B	West	3	11
Storm Water	921 feet / B	West	3	11
Detention Facilities	821 feet / B	West	3	11

¹PCA is located in Zone A if within a 300-foot radius from the well, and in Zone B if within a 1,000-foot radius. Zone points are assigned as 5 for Zone A, and 3 for Zone B.

²Risk Ranking points are assigned as 7 for Very High (VH), 5 for High (H), 3 for Moderate (M), and 1 for Low (L).

³Calculated by summing the Zone points, Risk Ranking points, and Physical Barrier Effectiveness (PBE) points. PBE points for each well are assigned as 5 for Low, 3 for Moderate, 1 for High. Well M-17B has 5 PBE points.



OFFICE OF THE VICE SPEAKER

V. Anthony Ada

I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure

COMMITTEE VOTE SHEET

Bill No. 326-38 (LS) As amended - Eulogio Shawn Gumataotao, V. Anthony Ada, Frank F. Blas, Jr., Vincent A.V. Borja, Shelly V. Calvo, Sabrina Salas Matanane - AN ACT TO ADD A NEW § 40146 TO ARTICLE 1 OF CHAPTER 40, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE OFFICE OF THE BARRIGADA MAYOR TO LEASE A PORTION OF LOT 5382N-36 IN THE MUNICIPALITY OF BARRIGADA TO THE GUAM FOOTBALL ASSOCIATION (GFA) FOR THE DEVELOPMENT OF COMMUNITY SPORTS AND RECREATIONAL FACILITIES.

	SIGNATURE/ DATE OF SIGNATURE	TO DO PASS	TO NOT PASS	TO REPORT OUT ONLY	TO ABSTAIN	TO PLACE IN INACTIVE FILE
Vice Speaker V. Anthony Ada Chairperson	 09/03/26	✓				
Senator Christopher M. Dueñas Vice Chairperson	evote 09/03/26	✓				
Speaker Frank F. Blas, Jr. Member	evote 09/03/26	✓				
Senator Sabrina Salas Matanane Member	evote 09/03/26	✓				
Senator Shelly V. Calvo Member	evote 09/03/26	✓				
Senator Vincent A.V. Borja Member	evote 09/03/26	✓				
Senator Sabina F. Perez Member						
Senator Chris Barnett Member						
Senator Tina Muña Barnes Member						
Senator Joe S. San Agustin Member	evote 09/03/26			✓		

URGENT REQUEST for Evote: Bill No. 326-38 (LS)

Senator Chris Duenas <senator.duenas@guamlegislature.gov>

Thu, Sep 3, 2026 at 4:56 PM

To: Senator Vince Borja <vince.borja@guamlegislature.gov>Cc: vicespeakertonyada@guamlegislature.gov, speakerblas@guamlegislature.gov,
office.senatorbri@guamlegislature.gov, officeofsenatorshellycalvo@guamlegislature.gov,
office.senatorperez@guamlegislature.gov, senator.munabarnes@guamlegislature.gov,
malafunkshun@guamlegislature.gov, senatorjoessanagustin@gmail.com

To Do Pass

**Office of Senator Christopher M. Dueñas***Chairman, Committee on Finance and Government Operations***259 Martyr St., Hagatna, Guam 96910**senator.duenas@guamlegislature.gov**(671) 989-9554**

[Quoted text hidden]



Vice Speaker V. Anthony Ada <vicespeakertonyada@guamlegislature.gov>

URGENT REQUEST for Evote: Bill No. 326-38 (LS)

Speaker Frank Blas Jr. <speakerblas@guamlegislature.gov>

Thu, Sep 3, 2026 at 3:11 PM

To: Office of Legislative Secretary Senator Sabrina Salas Matanane <office.senatorbri@guamlegislature.gov>

Cc: "Vice Speaker V. Anthony Ada" <vicespeakertonyada@guamlegislature.gov>, Chris Duenas

<senator.duenas@guamlegislature.gov>, Office of Senator Shelly Calvo

<officeofsenatorshellycalvo@guamlegislature.gov>, Senator Vince Borja <vince.borja@guamlegislature.gov>, Office

Senator Perez <office.senatorperez@guamlegislature.gov>, Senator Tina Muna Barnes

<senator.munabarnes@guamlegislature.gov>, Senator Darrel Christopher Barnett

<malafunkshun@guamlegislature.gov>, "Senator Joe S. San Agustin" <senatorjoessanagustin@gmail.com>

Håfa Adai,

To Do Pass on Bill No. 326-38 (LS).



Speaker, Frank F. Blas, Jr.

I Mina'trentai Ocho na Liheslaturan Guåhan 38th Guam Legislature

Guam Congress Building, 163 Chalan Santo Papa, Hagatña

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URGENT REQUEST for Evote: Bill No. 326-38 (LS)

Joe S. San Agustin <senatorjoessanagustin@gmail.com>

Thu, Sep 3, 2026 at 3:14 PM

To: "Vice Speaker V. Anthony Ada" <vicespeakertonyada@guamlegislature.gov>

Cc: Chris Duenas <senator.duenas@guamlegislature.gov>, "Speaker Frank F. Blas Jr."

<speakerblas@guamlegislature.gov>, Office Senator Bri <office.senatorbri@guamlegislature.gov>, Office of Senator

Shelly Calvo <officeofsenatorshellycalvo@guamlegislature.gov>, Senator Vince Borja

<vince.borja@guamlegislature.gov>, Office Senator Perez <office.senatorperez@guamlegislature.gov>, Senator Tina

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To Report Out Only

The Office of Senator Joe S. San Agustin

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38th Guam Legislature

Guam Congress Building, 163 Chalan Santo Papa, Hagåtña, Guam 96910

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Vice Speaker V. Anthony Ada <vicespeakertonyada@guamlegislature.gov>

URGENT REQUEST for Evote: Bill No. 326-38 (LS)

Office of Legislative Secretary Senator Sabrina Salas Matanane

Thu, Sep 3, 2026 at 3:01

<office.senatorbri@guamlegislature.gov>

PM

To: "Vice Speaker V. Anthony Ada" <vicespeakertonyada@guamlegislature.gov>

Cc: Chris Duenas <senator.duenas@guamlegislature.gov>, "Speaker Frank F. Blas Jr."

<speakerblas@guamlegislature.gov>, Office of Senator Shelly Calvo <officeofsenatorshellycalvo@guamlegislature.gov>,

Senator Vince Borja <vince.borja@guamlegislature.gov>, Office Senator Perez

<office.senatorperez@guamlegislature.gov>, Senator Tina Muna Barnes <senator.munabarnes@guamlegislature.gov>,

Senator Darrel Christopher Barnett <malafunkshun@guamlegislature.gov>, "Senator Joe S. San Agustin"

<senatorjoessanagustin@gmail.com>

To Do Pass.

[Quoted text hidden]

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Office of Legislative Secretary

SENATOR SABRINA SALAS MATANANE

I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature

Chairperson, Committee on Health and Veterans Affairs

163 W. Chalan Santo Papa, Hagåtña, Guam 96910

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URGENT REQUEST for Evote: Bill No. 326-38 (LS)

Office of Senator Shelly Calvo <officeofsenatorshellycalvo@guamlegislature.gov>

Thu, Sep 3, 2026 at 3:52 PM

To: "Vice Speaker V. Anthony Ada" <vicespeakertonyada@guamlegislature.gov>Cc: Chris Duenas <senator.duenas@guamlegislature.gov>, "Speaker Frank F. Blas Jr."<speakerblas@guamlegislature.gov>, Office Senator Bri <office.senatorbri@guamlegislature.gov>, Senator Vince Borja<vince.borja@guamlegislature.gov>, Office Senator Perez <office.senatorperez@guamlegislature.gov>, Senator TinaMuna Barnes <senator.munabarnes@guamlegislature.gov>, Senator Darrel Christopher Barnett<malafunkshun@guamlegislature.gov>, "Senator Joe S. San Agustin" <senatorjoessanagustin@gmail.com>

Hafa adai,

To do pass. Thank you

Respectfully,

Jacqueline Munoz

**Office of the People | Senator Shelly V. Calvo****Majority Whip & Chairwoman***Committee on Child Welfare, Youth Affairs, Senior Citizens, Women's Affairs, Disability Services, the Arts, Culture, Historic Preservation & Hagåtña Restoration***38th Guam Legislature**

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Vice Speaker V. Anthony Ada <vicespeakertonyada@guamlegislature.gov>

URGENT REQUEST for Evote: Bill No. 326-38 (LS)

Senator Vince Borja <vince.borja@guamlegislature.gov>

Thu, Sep 3, 2026 at 4:49 PM

Reply-To: Senator Vince Borja <vince.borja@guamlegislature.gov>

To: vicespeakertonyada@guamlegislature.gov

Cc: senator.duenas@guamlegislature.gov, speakerblas@guamlegislature.gov, office.senatorbri@guamlegislature.gov, officeofsenatorshellycalvo@guamlegislature.gov, office.senatorperez@guamlegislature.gov, senator.munabarnes@guamlegislature.gov, malafunkshun@guamlegislature.gov, senatorjoessanagustin@gmail.com, vicespeakertonyada@guamlegislature.gov

Hafa Adai,

To Do Pass.

Respectfully,



Office of Senator Vincent A.V. Borja

Committee on Education, Libraries, & Public
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38th Guam Legislature

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OFFICE OF THE VICE SPEAKER

V. Anthony Ada

I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure

COMMITTEE REPORT DIGEST

I. OVERVIEW

Bill No. 326-38 (LS) was introduced on **May 21, 2026**, by **Eulogio Shawn Gumataotao** and was subsequently referred by the Committee on Rules to the Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure on **May 29, 2026**.

The Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure convened a public hearing on **June 9, 2026**, at the Public Hearing Room of the Guam Congress Building.

Public Notice Requirements

Public Hearing notices were disseminated via **e-mail** to all senators and all main media broadcasting outlets on **June 2, 2026** (5-Day Notice), and again on **June 7, 2026** (48-Hour Notice).

Senators Present

V. Anthony Ada, Chairperson – Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure

Eulogio Shawn Gumataotao, Primary Author

Therese M. Terlaje

Telo T. Taitague

Attendees

June Blas, Mayor – Municipality of Barrigada

Jessie Bautista, Vice Mayor – Municipality of Barrigada

Joseph Cepeda, General Secretary – Guam Football Association

Tina Estevez, Vice President – Guam Football Association

Angel Sablan

Joseph Borja, Director – Department of Land Management

Written Testimony Provided by

Valentino San Gil, President – Guam Football Association

Joseph Cepeda, General Secretary – Guam Football Association

June Blas, Mayor – Municipality of Barrigada

II. SUMMARY OF TESTIMONY & DISCUSSION

The **public hearing** was Called-to-Order at **2:00 pm**

Vice Speaker V. Anthony Ada, Chairman – Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure: Håfa adai and good afternoon. The public hearing conducted by the committee on land, environment, housing, agriculture, parks, and infrastructure is

called to order and the time is 2:00 p.m. Today's date is Tuesday, June 9, 2026. Notice of this hearing was disseminated to all local media outlets on June 2nd, 2026, with a second notice provided on June 7th, 2026. Notice of the hearing was also made known on the Guam legislatures website and the government of Guam public notices portal this afternoon. The committee will hold a public hearing on the following. The appointment of Peter B. Frias as a member of the Guam contractor's licensing board and bill number 326-38 LS introduced by Shawn Gumataotao, Tony Ada, Frank F. Blas Jr., Vincent A.V. Borja, Shelley V. Calvo, with Sabrina Salas Matanane, An act to add a new section 40146 to article 1 chapter 40 title 5 Guam code annotated relative to authorizing the office of the Barrigada may merit to lease a portion of lot number 5382N-R40 in Barrigada Heights to the Guam football association for the development of community sports and recreational facilities. I'd like to welcome my colleagues for joining me here this afternoon. To my right is Senator Shawn Gumataotao and to my left Senator Therese Terlaje. Thank you, colleagues, for being here this afternoon. Before we begin, I would like to go over the general rules of conduct. Individuals testify and shall state their name for recordkeeping purposes. Discussions will be confined to the substance or nature of the agenda. Personal interference as to the character or motive of any senator or any individual testifying is not permitted. The chairperson of the committee may order the removal of from the hearing of any member of Turang Guhan who fails to observe proper decorum pursuant to the 38 Guam legislature standing rules.

[See testimony proceedings on the Confirmation of Mr. Peter Frias to the Guam Contractors License Board]

If there are no further questions or comments, we'll proceed now with discussions on Bill No. 326-38 LS sponsored by Senator Sean Gumatala and co-sponsored by me as well as Speaker Frank Blas and Senators Vince Borja, Shelly Calvo, and Sabrina Salas Matanane. An act to add a new section 40146 to article 1, chapter 40, title 5, Guam code annotated relative to authorizing the office of the Barrigada Mayor to lease a portion of lot 5382N-R40 in Barrigada Heights to the Guam Football Association for the development of the community sports and recreational facilities. Uh for those who will be uh testifying, please go ahead and come forward to the table and then I will go ahead and have Senator Gumataotao um give his opening statements. Anyone else uh testify? Mr. Joe, you can come up too. Don't be shy. Thank you everyone. Senator Gumataotao, you're recognized.

Senator Eulogio Shawn Gumataotao: Yeah. Thank you so much, Mr. chair for scheduling uh today's public hearing and for this opportunity to offer brief opening remarks on bill 326. I introduced bill 326 following discussions I engaged in these past couple of months with Barrigada Mayor Jun Balos, Vice Mayor Jesse Bautista, former Senator Willie Flores and Guam Football Association President Tino Sangill. Mr. Chair, this effort builds on the work that this 38th Guam legislature put forward last year and into the first few months of 2026, which led to the prioritization of unused public land here in our capital city of Hagåtña for a new football pitch and shared space for much needed sports activities. Bill 326 is our latest effort to prioritize public land for public use. If approved, bill 326 authorizes the Barrigada Mayor's Office to lease a portion of lot 5382N-R40 in Barrigada Heights to the Guam Football Association for the Development of Community Sports and Recreational Facilities for the benefit of those that are following today's public hearing. The property is located in the area near the temporary department of uh revenue and taxation building Conwood Products and Foremost Guam in Barrigada Heights. The property slopes from the road heading towards the skilled nursing facility to the area closest to an old limestone excavation site. I want to thank Mayor Blas, Vice Mayor Batista, and GFA President San Gil for meeting with me during a visit to the Barrigada property on May 18th, 2026. Currently, the land is covered with dense vegetation. Access from Route 16 is unpaved, and this policy could do much to help against illegal dumping happening in that general area. If approved, this commonsense policy converts unused, unmaintained, and nearly 30,000 square meters of public land into a safe and conducive space for families from Barrigada, our central villages, and other communities to engage in fun and healthy

activities through sport. I am open to a reasonable cap on the lease area, and I hope that that can be explored further here today. The measure would bring together a strong and important public private partnership between the Barrigada Mayor's office and the Guam Football Association. Our experience with a different policy that I touched on earlier in my comments recognizes the successful partnership which was established many years ago between the government of Guam and GFA for the development and management of GFA facilities in Dededo. An estimated 3,500 youth and 1,500 adult members from across our 19 villages are engaged in GFA programs, me included. Mr. Chair, as drafted, Bill 326 recognizes that unused public land can and should be used for activities that benefit young people and their families. The football pitch and complimentary recreational facilities that would be built on the Barrigada Heights property quite frankly are needed. They will be built and managed using GFA resources supported heavily by the Asian Football Confederation and the International Sports Governing Body FIFA. Mr. chair. They will be available to or to our area public and private school students and the general public to include Teden High School, business and technology and Guan Academy charter schools, Until Middle School, and the Crusaders and Strikers football clubs. The proposed Barrigada Heights facility will serve as a safe and much needed space for students at a time when DPR, that is the Department of Parks and Recreation, and other government-run facilities are either no longer in existence or are deteriorating faster than this government can in fact fix them. And these facilities might be the very place where Guam's children launch professional sports careers. Perhaps we will watch them on the world stage in events like the FIFA World Cup, which is about to get underway in the US mainland, Canada, and Mexico. With that, Mr. Chair, I look forward to the presentations this afternoon, including amendments that may be needed to strengthen Bill 326. moving forward. So, Suzi, Mr. Chair, for the time I thank you all for being with us this afternoon.

Chairman Ada: Thank you, Senator Gumataotao. I'll go ahead and start off with uh Madame Mayor, your recognized man.

Mayor June Blas – Municipality of Barrigada: [Written testimony presented orally.]

Chairman Ada: Thank you, Madame Mayor, for your testimony. Vice, will you also be providing testimony?

Vice Mayor Jessie Bautista – Municipality of Barrigada: We're together. Me and mayor,

Chairman Ada: ma'am, you can go ahead and provide your testimony.

Vice Mayor Bautista: Okay.

Chairman Ada: Oh, yes. So, you do together. Okay.

Joseph Cepeda, General Secretary – Guam Football Association: Good afternoon, senators.

Chairman Ada: Yeah. Just state your name for the record, sir.

Mr. Cepeda: [Written testimony presented orally.]

Chairman Ada: Thank you, sir, for your testimony. Uh you'll be for providing testimony on behalf of Tino.

Tina Esteves, Vice President – Guam Football Association: Yes.

Chairman Ada: Okay. Go ahead, ma'am.

Ms. Esteves: [Written testimony by Valentino San Gil presented orally]

Chairman Ada: Thank you, ma'am, for the testimony from Mr. Sanga. I'll go ahead and uh recognize Mr. Sablan. Did you want to provide testimony today.

Angel Sablan: I'm Angel Sablan, former executive director of the mayor's council of Guan and most recently the former director of the department of parks and recreation. I come before you today, Vice Speaker Ada and Senator Shang Matato and Senator Talai and Senator Teddy to tell you that uh I support this bill as I have supported the bill that transferred land in Hagåtña. I will support the transfer of land uh across Ligon Elementary. I will trans I will support the transfer property in a mayor's villages that are underutilized or unused that can become centers for our children our youth our manamko to come together go together and have recreation uh this public private partnership is the only way to go as you've seen just this morning from the uh budget hearing from the Department of Parks and Recreation. Their wish list is long, plenty that they want to do, but just getting money just from the government is very, very difficult. I sat and spoke with President Sil uh over a month ago before I retired and we spoke about how FIFA and his organization are more than willing to invest in Guam, invest in recreational facilities to improve what we can offer on our island so that we can become an international no stage for athletes to come here and compete and perform. This public private partnership is a way for us to be able to give Baraga, to give Haga, to give Dero, to give every village on the island an opportunity to provide for their young people a place to go. While we have some places to go now, it is certainly not enough and, in some places, not even close to being meeting standards of what we need forum recreational facilities. The facility in Herman Guam Sports Complex, that's a very uh beautiful setting [snorts] that you can see as to what can happen when an organization like GFA and the government work together to provide facilities. There are still many pieces of property in that area. In fact, right behind GFA and right behind the Guam Sports Complex can still be expanded to include other sports. Um, in 1985, I worked with Commissioner David Bloss and Yigo to start the Yigo Island White Softball League, a league that up to this day has not been matched as far as number of athletes or number of teams. Imagine back then we grew it to 99 softball teams playing. If only we and that was only in the small Yigo field that we had back, then. Imagine if we had fields today that can utilize putting four games at a time for 99 teams. Perhaps we'll have 300 teams that can play uh in a league. So, I look I look forward to that. I commend GFA. I commend Senator Gumatau. And uh these are the kind of things that we really need. Tomorrowland trust has a lot of property, and we all know many of them are just sitting idle. What better way than to give someone that wants to make something out of it and at no cost to the government of Guam to produce for our people. I also want to say that even as we look at PO and the Guerrero field, we saw what happened in just this past typhoon. I talked to Tino and maybe it's time again that we look for another area where we can really put up a state-of-the-art stadium uh for baseball and for softball. Because if all we're going to do is renovate PO and Guerrero, the next typhoon is just going to come and wash up again against those boulders and rip wraps and flood the area. And there goes our field. It would be better if we turn that whole entire area into a really nice walking park or facility where kids and parents and grandparents can walk, sit on benches and watch the starlight or even the sunset. Uh instead of having what it looks now today with sand all over the place, rubble and we can't use it. So, I support this intent and like I said, I applaud Senator Gumataotao for coming up with these initiatives and the more the marrier and um the more money that GFA can invest in Guam. I'm sure that other companies, other organizations would do likewise. We've got the Pickle Ball Association, we've got the tennis federation, we've got the swimming federation. Everybody now wants to pitch in to do something to improve recreation on the island and that's only a good thing for our islander people instead of property just sitting there being unused. So, congratulations Baraga. I know that you'll get this field and thank you.

Chairman Ada: Thank you, Mr. Sablan. Director Borja, would you like to provide any testimony

or you just here to answer questions?

Joseph Borja, Director – Department of Land Management: Am I am I the last on the uh list?

Chairman Ada: Absolutely sir.

Mr. Borja: Only because in the bill uh land management is the last. [laughter] Okay. Thank you uh Mr. Chair. Uh my name is Joseph Borja. I'm the director of the department of land management and also as a disclosure, I'm a former member of the Barrigada Municipal Planning Council. Uh I a former member I come from the hamlet of Kañada. We have a small settlement in there. We don't have a church. We used to have a chapel, but uh we don't know. Uh I do though however uh not only being a resident and not only being a former member of the Barrigada MPC and a resident of a Barrigada as well as director of land management, but I also still work closely with the mayor and the vice mayor and the council on community issues such as uh potholes, feral pigs, flooding, easements and access uh zoning and uh planning GLU matters uh the Tiguac Memorial and of course recreational land and uh thank you very much for having this hearing on it. Um I'll just go through the bill uh in sequence and uh some comments on uh the bill and recommendation hopefully at the end here. Uh number one actually line four there it's usually not a good idea to codify uh lot numbers. Absolutely. uh especially here in the reference in the bill here um it references lot 5382N I assume north-R I assume remainder 40 in Barrigada Heights uh if you are going to codify it put it in the municipality it's a little bit misleading because uh when people think of Barrigada Heights we usually think of the housing subdivision on the top there and uh This lot is really not on the top part of Barrigada Heights on it. Uh when we were registering this property way back in, I believe the 50s, it actually was a big piece of property. Uh it was actually called Mount Barriada. Yeah. So, the reference resolution uh that uh is uh was referenced by the sponsor is uh resolution number 201-06 adopted November 17, 2016, signed April 13, 2017. And I refer to that resolution because in that resolution the lot number reference is lot number 5382 N-36 which kind of assumes maybe that is a different lot or a different lot identification number. So that has to be clarified and if you codify the R40 then it's R40 whereas the resolution says uh -36. So that's got to be reconciled, you know, and there are various schemes of that uh lot. Uh it's kind of hard to uh look at this scheme because of the size of the property and uh I mean of the size of the uh fonts and the size of the thing. But I do note that in that resolution that's attached as exhibit A that the signature of the land trust representative is not on there. If you look at the bottom left and it's it really kind of hard it's even hard to find out really where R40 is if you look at that map because it's so small but I do note that uh using uh not AI but using uh what do you call it uh the uh camera on the um cell phone there I do note that the signature for the land trust uh representative whatever is missing in this scheme I did however see a previous scheme where the land trust representative did sign the uh the scheme and it's important to understand that it's a scheme here. The bill uh requires land management shall survey the property. But what really you are doing in the scheme is you're really creating a subdivision. We just don't go in and uh measure the 32,000 square meters. You're really creating a subdivision when you survey this uh line five uh on the bill on the first page. Uh I'm sorry, line five on the second page. um Guam Football Association shall not have the authority to sublet transfer such lease to such parties without prior approval of the legislature. So now it would be the Guam Football Association asking the legislature permission to sublet transfer or assign sublease. I think it should be back to the commission to the Tomorrowland Commission. If you if you read it, uh, starting at line three, it says, "The Guam Football Association shall not have the authority to sublet, transfer, or assign subleases to other parties without prior approval of the Elis Lura. Well, the intent of the bill is to allow the mayor to uh to lease that, you know, initially. So, to lease it to the football association, then now if the football association is going to subleases it or sublet it, they have to go to the legislature. It's kind of like uh um dissolving the u you know authority of the landowner. And I do note that in the bill there is no mention of the landowner you to uh to do this uh things like this. But let me continue on it. So, line five on page two um you know it's up to public policy of the

legislature. But uh I would assume that it would be better for the prior approval of the commission to sublease it rather than the legislature. You're already skipping the uh commission at that point. Uh number three line six it says the portion of the lot which technically really uh survey wise mapping wise it doesn't exist uh that portion authorized to be leased solely shall be used for that portion you know so that means that you have to sever that portion and then how big of the 32,000 square meters are you looking at to solely reserve for football uh issues. Um then we go finally to uh let's see let's see then finally on the last paragraph in line 21 finally there is a mention of land management and uh it's you know these guys do the work here and it says shall within 60 days cause I'm not sure what cause means in this sense uh I'm assuming it's to initiate or to complete you know let's be clear on that a survey of lot 5382N-R40 in Barrigada Heights. Um I would just reference uh the municipality of Baraga. You know we have initiated laws exactly on uh names of municipality changing them back to the uh indigenous names. Uh Barrigada Heights really is not u it's not an indigenous name. It's it's Barrigada Heights. It's a subdivision. It's a residential subdivision commercial. So, I would just put in the municipality of Barrigada da with the correct spelling. Uh and then uh item number five in my notes here. Uh nowhere in the bill does it mention the true owner of the property which is the uh tomorrow land trust commission. It does mention public works uh which previous experience with Barrigada Heights really uh created a problem up at Barrigada Heights by uh trying to implement a subdivision scheme erosion and the rains uh damaged some land there and then uh flooded down to private property. Then it created what became known eventually as the Barrigada Heights Chamorro Land Trust uh problems up there in that area. Um item six here that we have uh it's fine and dandy that we have uh space for football and then uh you know back in on uh I think page three here that is space permits you know let's put in a walking path a children's playground and a community pavilion and like that. So, when the community of Barrigada was presenting their request, I believe to the uh tomorrow land trust commission, I think they did have a plan on how to use the area. So, it's not like uh now all of a sudden let's come in and uh you know pay attention to the football association. There was a plan uh by the Barrigada municipality on what a recreational area is. I would kind of look back maybe and look at that, you know. Um number seven is really the one that I have a little bit of a heartache uh being from Barrigada here and some uh some land experience here. The reversionary clause there gives the property if it is an if it isn't implemented to the government of Guam. No, remember originally this property is Tomorrowland Trust property, but originally that subdivision up there when that property was registered back in the 50s, um the entire mountain actually was reserved to compensate and make whole Chamorros whose lands were taken for radio barriada. So that whole subdivision up there, even the existing Barrier Heights subdivision, which is a I would say a commercial subdivision, not a government subdivision, those lands were actually intended to compensate to make whole original landowners whose properties were taken for radio Barrigada. Now most of us here probably except us with gray hair will know what radio by Barrigada is you know if you don't know it then you know find out but radio by Barrigada is really a communications a station on there but so a huge tracks of land were taken because communications in those types were not the little satellites that we have here they were big, huge antennas 400 ft antennas and those have to have a safety radius in case they fall of 800 ft. So those were huge tracks of lands that were uh condemned uh from original landowners to create that uh radio Barrigada uh communications uh for the military and in return for that the government of the United States gave government of Guam land in Mount Barriada to make those peoples whose lands were taken for raid bar and give it back to them. It didn't turn out like that uh in the end obviously as you see here now. But what was left over from that program is this lot that we're looking at 5382 north the basic lot 5382 south which is on the other side of the hill over by Latte Heights and Barrigada of this project to return lands to uh original landowners. Maybe not the original dirt in radio bara but some other land that was uh given and the reversionary clause here what it does is it gives it back to government of Guam. We're working backwards. We're not getting land to the original landowners or people that were affected by the military back then. We're working backwards. We're giving it back to Governor Guam. So, at the very least, please make that reversionary clause back to the more land trust commission at the very

least, not to uh Governor Guam as uh some testimony here said. Uh number eight here is the uh next item which is the exemption of the uh appraisals. Normally when we do things like this and I say we the government, the legislature and land management, we really don't require an appraisal because uh the value of the land really is not in terms of dollars as you can tell by the testimony here. The value of the land is the uh availability of recreational sports and the benefits that it gives to the community. But in this case, I believe there is a Guam Waterworks uh well on the property and this property asset of Waterworks may have been used to uh get bond financing for their projects and uh what the value is of that uh bond financing on there. I don't know. uh GWA uh would be also uh um I'm not sure if uh GWA was invited or EPA was invited to the hearing for this particular one. I believe there is a whale head on there. Uh GWA may have uh included this area like I said in their bond inventory, and you have to find out what kind of well is it. Is it a monitoring well or a production well? Um, it may have to be severed as the scheme shows, it seems to be severed, but the shower requirement of severing the lot. I do not know this and uh and I believe one of those lots is probably to be severed for the water well, but there was previously also a request before the commission uh from one of the families or one of the uh I say one of the families, but one of the family members of a family that used to have property there and I believe that's Juan Guerrero Benavente on there. It's not exactly the same lot number on it, but if you look at the scheme, you see that the um it's really like I said, this sha requirement for land management to survey this lot for the uh Barrigada mayor and for the GFA really would require us surveying the entire subdivision of the property. And if you do notice on this scheme at least, the one that's unsigned, which is similar to the one that's signed, that the lots have varying sizes. What that tells me is that's varying use. One of the uses of the properties there and I don't know which one is supposedly for an agricultural lease. when this uh procedure was being followed or process was being followed uh I do note that uh unfortunately land trust I guess was not invited here but I do know that there may have been some records in land trust where uh EPA says heck no uh no agricultural thing within a th00and ft of the uh of the weather head or a wellhead rather and I don't know what you know the parameters are on this I do note there's a water well. I do note the uh lots are of different sizes indicating to be a various use uh on it. So, uh I don't see a uh GIS topographical preliminary study for the uh unfettered access. Uh this lot I believe is below the Korean church below the skilled nursing facility but up there in the hills sort behind um the revenue and taxation and the um Catholic social services facility in there. You know recommendations I would uh recommendation you uh senators have a language here of sending uh the bill back to committee. In this particular case, my recommendation is send it back to the commission. And this is the reason why uh for the re-review and disposition. The attach scheme exhibit A in the bill is not signed by the CLTC. Uh although I've seen another one that was signed. Uh I believe at the very least the committee should request all documents from CLTC especially communications with GWA who's willing to partner and also a copy of the resolution the 2016 resolution because I believe the resolution only authorizes a right of entry and support of the transfer. I don't think it absolutely transfers the property, but you're already jumping ahead of that transfer document and going to authorize the uh commission to uh or rather the mayor to uh lease the property. GPA must be consulted as uh there was a potential agricultural lease uh in that area again and um you know so is the commission still going to uh issue that commercial lease and I don't know if it did and like I said uh that property uh the uh sports field is going actually to be um sports field is a recreational area. It's next to a water well and it's surrounded by what seems to be a mix of different uses uh residential and agricultural lots. Otherwise, uh why would the lots be uh of different sizes? So, uh so I'm not sure that uh you know it's at the point here where the uh by regard mayor's office is to uh should be authorized to lease the property. And I say that with a heavy heart because I am a member of the uh village of Barrigada. And uh I have worked with uh um Tino Sanio and GFA on several uh issues that they have on properties that uh they have on it. Uh but you know the I don't believe number one that the actual administrative transfer document has taken place. So, we may be going and jumping ahead, and the resolution is 10 years old. Uh the resolution calls for a reversion back to the commission which is not what this bill does number one and uh the resolution also called for a 10-year period uh to enact some things and uh it's basically 10 years from now you

know but I'm definitely of course not against uh recreational facilities in my village of Barrigada Baraga is one of the richest villages in terms of uh land for recreational facilities. So, we're very proud of that. Thank you very much.

Chairman Ada: Thank you, uh, Director Borja. I'm going to go ahead and open up the panel to any questions or comments that my colleagues may have. I'll start off with the author of the legislation, Senator Gumataotao, you're recognized.

Senator Gumataotao: Yes. Thank you so much, Mr. Chair, and thank you everyone for being with us this afternoon. And I'm going to start with Joe because absolutely every time we talk and every time that we uh engage um I learn something new about not just uh [laughter] this community but also process and uh you're a wealth of knowledge and I do appreciate you very much for being uh here this afternoon. Let me um kind of touch on one of the issues that you brought up earlier. I don't think you can answer it but I'm hoping you can at least guide us. So, my office received information claiming that again, and I think you mentioned it, a portion of the subject property might be encroaching or is otherwise a part of an existing lease. Now, I sent an email back to the CLTC, their acting director, Angela Kamacho, back on May 28th, um, requesting confirmation, but I just haven't received a response as of yet. So, if you can help us understand, and I think you clarified it already, but is that portion or is any portion of lot 538-R40 in Barrigada Heights tied to an existing CLTC lease? And if the Department of Land Management concludes this might be the case, is the section that we're talking about in bill 326 requiring a survey map to be developed sufficient for DM to carve out any portion that might not be available for a lease agreement.

Mr. Borja: The document that I saw was about a potential lease. It was a letter from uh I believe at that time uh administrative director Jack Hattig and it was a letter to EPA getting feedback from EPA as to a claim and a uh potential lease of the property. So, no there is no potential there is no lease on the property. However, there was what we call a land use permit by the Benavente family I believe in that area. Yeah. So, there is no existing sign lease of any property in that area as far as I know. You'd have to get that from the commission. But I do know that there was a claim to utilize that same property by a uh family by a person that had a uh land use permit commonly known as surrender.

Senator Gumataotao: All right. Thanks, uh thanks Joe for that. Now, as drafted, the bill would authorize the mayor's office of Barrigada to lease a portion of the subject property for a football pitch and complimentary sports and recreational activities to serve not just Barrigada ta, but all of the people of Guam. For the benefit of my colleagues and those who are watching the public hearing, um this is probably more of a question for GFA. Um, and just from your uh football experience, how much space does the Barrigada mayor's office and maybe even GFA would you anticipate will be needed uh should the measure include a limited footprint? So, let's say the whole map as Joe had mentioned very um very uh concisely if there was a that space is there a footprint size that would be adequate enough to be able to serve uh as a uh a GFA pitch um for the people of Guam.

Mr. Cepeda: I think it will come down to what is the mayor uh willing to give because there we can put any footprint. It could be a small football size. It can go to a mini pitch, or it can come to a full pitch uh football field. So, uh again, it it's depends on what we sit down with the mayor and says this is the spa actual space that we can put. This is the blueprint that we want to put in there. Then we can go to work.

Senator Gumataotao: Mayor, what do you think? Well, first off, um we have to wait for our municipal planning council to make that decision and the size of the field that they were requesting. And the last conversation that I had uh with Mr. San Gil before he left off island was maybe an acre or two, but that's the size that we kind of that was our conversation.

Mayor Blas: So just one or two acres on a seven-acre property approximately.

Senator Gumataotao: Okay, thank you for that. Now, recognizing that the subject property does slope and that there are as Joe mentioned and you can see on the map that's part of the bill, there's uh GWA pump stations are located at the ends of the public easement. Is there a particular section of the land that the office of the mayor of Barrigada and GFA have determined may be more suitable for any proposed facilities up on that hillside

Mayor Blas: Okay. So, when uh we went out there, uh the property actually slopes. Now, the property that uh Mr. Sa Gil and I were talking about was the property to the right to right of the prop of when as you enter towards the water well. And I guess that would uh determine also because of the slope. I mean, it's kind of it's not really flat. So, there's going to lot take a lot of work on that. And I think he kind of mentioned that it was to the right side of this property right here as you go in. That's what he was identifying. This to the right.

Senator Gumataotao: All right. Thank you so much, uh, mayor. Uh, Mr. Chair, I have one more question. uh because the pitch and other facilities envisioned by this proposal would be available for uh public use. Uh what do we know at this point about the sports facility's needs of at least the surrounding public or non-public schools and how does the Barrigada Mayor's office and even GFA for that matter intend to accommodate some of these facility requirements with the help of bill 326?

Mayor Blas: Well, this will help you know for development of our youth programs and you know that there's a lot of kids out there that we have our sports group also it's our soccer group but having that property where they identify specifically for them it is very suitable and for our kids to utilize as well as other you know sports I mean we were just approached about a week ago about having a bring back the uh airsoft uh paintball and you know that was another discussion that we have to you know kind of you know our footprint where we can identify but this is very important for our children and our youth and like you said it's not only our youth but our doubts among them because we can do so many things with that property and it's better that we develop it for that purpose for physical fitness, healthy lifestyle, and we prefer that these kids will be on the field and not on the streets or down at Superior Court. We need them to be healthy. We have to stop the mentality of having a uh what is it? Their phones and we need to get them out there and we need to also uh mentor our kids, you know, get them out there and uh be physically fit as well as they can. Who knows? They're going to represent us when they go off island and bring back all the champions for Guam. So, we're all into sports. We really love to support our youths and any recreation, even walking, do a walk path, that's fine. While mom or the kids are playing, they could be under a tree and then talking stories. So, there's many ways that we can work on that land. It's just now the development and the cost right now is very pricey. It really is. And walking that street couple of weeks ago and you and I were there plus the vice mirror and you saw how potential that property is. So, um it's uh we are not able to build anything on that field because of the water the aquifer and while we were all talking about this, I have something here that maybe you can take a look at that that has about the water wells of the water supply of well M17A and everything entailed and maybe this is what you're looking for and I can go ahead and have you make copies.

Senator Gumataotao: Oh yes please and if we can we can share it with the committee for sure.

Mayor Blas: Yes, I wanted to share this because this is where the question is coming from, right, about the water wells and whatnot. And I know at that one point of time they said they cannot use it because it sits on a an on an aquifer where we cannot um have built or even put a sewer or even put a uh septic tank there. It's going to contaminate our water. We don't need that. Right? So, but putting a field much better it's a better use for all of us actually for our youth and everyone to enjoy.

So, I see that you know why not you know maybe we can just fix all the other issues that we have here and then we can always move on.

Senator Gumataotao: No, I thank you for that mayor and thank you for your input and thank you for the panel. Oh, go ahead Angel please.

Mr. Sablan: If I may add to that, Senator, you ask for the benefits. There's always a saying, if you build it, they will come. I can tell you that during my time at the Department of Park and Recreation, we couldn't provide all the teams that have been asking for facilities to practice for their teams. We even end up using Adelup front lawn for rugby and for flag football for practice for our kids because the school facilities the school students use it. Other facilities in the villages if you're from Barrigada is a Barrigada kids first. If you're coming from Talofofo, you're going to have to wait in line.

Mayor Blas: That's right. The kids the Packers football team have to utilize that because they have nowhere else to go. And so, when if we can get things like this built for our kids to use, the more the merrier. you know, instead of providing them something where the rocks and the pebbles are the ones growing instead of having a nice, manicured lawn for them to practice on. And like I said, it's about time we start considering these things.

Senator Gumataotao: All right. Thank you, Angel, for that. Well, thank you.

Mr. Cepeda: Can I can I add one more thing?

Senator Gumataotao: Yeah. Go ahead. Go ahead, please. Joe,

Mr. Cepeda: again, is there a need? You've seen my You've heard my numbers. You've seen the population inevitable by the sports complex widely used through the morning to the evening. Just a walking path alone is a success story, a safe environment for our families, right? And once you build that facility, it will develop and that's the key is to develop and hopefully uh it will grow. We are in the planning stage actually with the mayor on providing a small footsol court in the tent tennis court that is uh we just received word of our second property. So now they will ship the equipment so we can build those two facilities, and we are looking of course at one at uh AGOT a small facility and of and in Teden in Baraga. So, if you look at the school population has all the schools if you look there is no facility. If you go to the back and you see the facility, it's almost dangerous to even play there, right? Go look at the other elementary schools. No opportunities. As I mentioned, we are strong in the football for schools. We are growing it because there is a need. Is GFA involved in the football for schools? Yes. We only have 13 clubs. We only have 1,4500 members in our youth programs, but in the football for schools, we are growing. We're already reaching a thousand with only 24 schools. We are now at working with the mayors to have the schools use their facility. So again, is it good for the community? Yes. Wellness, right? We're going to we're fighting obesity. We're filing uh battling truancy sports wellness provides the opportunity for the community. So, I believe there is a need. You go look at all the public schools, there's only a few that have facilities that can be used. Hoping that other federations jump in the bandwagon and help develop is our desire. So yes, there is a big need for it.

Senator Gumataotao: All right. Thank you, Coach Joe. Thank you, Mr. Chair.

Chairman Ada: Thank you, Senator Gumataotao. Senator Terlaje, you're recognized, ma'am. You have any questions or comments?

Senator Therese M. Terlaje: Yes. Well, now I'm very good. Thank you all for being here and I appreciate this u this vision of yours, Mayor and Vice Mayor, and of course, GFA. And I have no

doubt that GFA uh has the ability to come through on whatever they agree to do here. Uh but I'm very grateful that Mr. Borja also was able to point out because it was very confusing to me too reading the bill. Uh the bill says GFA is going to lease his property out to I mean sorry the mayor is going to lease this property out to GFA but yeah so um Mr. Boris pointing out that the mayor doesn't yet own this property to have that ability to lease it out. So that all has to be clarified. I agree and I hope that the committee will uh send it back to Chamorro Land Trust and get their um review of this. We um again so and then there would have to be clarification I hope as to how much land we're actually going to put aside for GFA. How much land, you know, are we talking about here out of seven acres? It just seems a little excessive for even for GFA. I just want to ask you how big is the uh part of Harmon that GFA uses right now?

Mr. Cepeda: The park in GFA is about 19 acres.

Senator Terlaje: Okay. and then um we have also um just recently passed a bill to allow the AA to be used for footsol. Right. That's for a foot footsall size or mini pitch it says. And yeah, so I just wanted to clarify. So, you said it would be um whatever the mayor will give you, that's the size that you're going to put uh, but I know that when Tino Sangil was here, he was very clear the foot soul was ready to go. They were they want to put those in as soon as possible. But um so again, as to the intent, I have no objection at all, of course. But I am concerned that this is property that it uh I would like to know GWA and EPA's testimony as well if it's if it's usable for residential purposes, the Chamorro land trust original purpose because again we are in a housing crisis and they are supposed to be issuing leases and I want to urge them to get that to be their number one priority particularly um because you know we did back in 2018 18 pretty much give the entire teas recreational facilities to Barrigada. I don't know that that area, but I know that um you know, I've seen like a master plan that that includes a in addition to the uh football field that's already there, the softball fields that that there was room there for a soccer field, for um multi-purpose field, for football, beach volleyball, recreational area. Of course, it's a walking area. All of it. Yeah. Yeah. So, all of that is Yeah. Uh planned for that exist what Barrigada already owns and the recreational facilities or the land in in Teden and um yeah, so I am just concerned and we're talking about I'm If uh Mr. Mr. B, can you just be a little bit more uh you said this is um when you're going would you drive up the main road up towards um the skilled nursing unit? This is on there's a road to the left that you have to turn down or is it uh if you could explain. Yeah, vice mayor.

Mr. Borja: If you go up to North Sabana the main road right before St. North Sabana going up [clears throat] to North Sabana Bara Heights, the main road. Okay. So, right before you get to St. Dominic's, okay, there's a there's a gravel road on the left. So, that will be your entrance. So, you go down the entrance. So, that's the same easement. So, right where the first water pump uh water well is at. You see that open lot with a circle in the middle? That would be the seven acres. The whole lot. The whole lot.

Senator Terlaje: Yeah. And I also had heard about this uh the um land use permit and that they that person had uh in the past I think been approved to pass to the grandson or some heir and I want to know yeah what the status of that is. So, I'd like to ask, but um All right. But again, so I'm going to hope that this is going to get us some more information before it moves forward, but otherwise, yeah, Mayor, if you could just specify exactly what amount you want to lease to GFA in the meantime. Yeah, we get info from CLTC. And mayor, but you are planning to build a soccer field and a football field in the T10 facilities. All right. But you're saying you need another one up there as well. This is right above this is on top of the heel of the Harmon, right?

Mr. Borja: So, it's for us to actually where we're going to how to enter, just go behind Conwood. There's that little gravel road that goes back that will lead you to where the water stations or the water pumps there, the wells, and that's the property that was identified for the purpose of a sports

spill for Barrigada and uh it's really not usable for a home because one there's a lot of limestone. It's just all rocks and you know and um not only that you cannot contaminate our water wells. So that was another I just submitted, and they have copies to sub that will also assist you in terms of what the findings were with water uh all right M17 and M20 the water okay, but this is uh it's um right near Harmon right

Senator Terlaje: And then you do have the facilities available to you able to fit these a full sounds like a full soccer field and a and a football field as well. And uh if I could just ask um GFA, you know, we had also I know I had sponsored at least one of those and the one for Ordot.

Mr. Cepeda: So, we also gave for Ordot. Talofoto is currently building built.

Senator Terlaje: Just what is the status of the order? If you could remind me the ordered property is a property that was actually owned by GFA. As you know the military construction has skyrocketed the cost of building, right?

Mr. Cepeda: uh and uh we have not started the construction in Chalan Pago right um we've started Agat we are now going to start in Talofoto as we've cleared some funding from FIFA and then uh good news, we have the World Cup and our funding cycle ends this year we have another funding cycle that starts in 20 uh 27 next year and they're predicting at least a 25% uh increase in the funding. So, with that funding we hope to finish off uh Talofoto and uh eventually resolve what we're going to do in in Chalan Pago. Chal Pago is a property that GFA owns. Well, we had a bill too because there's a little section exchange property there. So yeah, with that said, it is a very good property because it's next to the school, but the cost to develop that property is astronomical as you mentioned earlier.

Senator Terlaje: So, have you done any studies on this property that we're talking about here?

Mr. Cepeda: Yes.

Senator Terlaje: And uh you're saying that's going to be less expensive even not the one here in um Barrigada Heights a lot more based on the property that we looked at bearing all the other additional uh concerns.

Mr. Cepeda: Yes, it's a lot more feasible because we just shave down flatten out right and the foundation's there.

Senator Terlaje: You're going to have to level it. It's a hill right now.

Mr. Cepeda: Yes. But he said there's she mentioned it earlier. A lot of gravel solid and that's the key.

Senator Terlaje: You're going to carve that.

Mr. Cepeda: Yeah. And of course, being resourceful. We look partnership with uh construction companies that want backfield, right? For the cost of cleaning, right? So that's a process that we have to go through.

Senator Terlaje: Yeah. Thank you. Okay. Thank you very much, Mr. Chair. I just hope that you are going to take the advice of the DM land management.

Chairman Ada: Thank you, Senator Terlaje. Senator Taitague, you're recognized, ma'am.

Senator Telo T. Taitague: Thank you, Mr. Chair, and Mr. Chair as well. Um, to hear from EPA, I think that we need to find out because it isn't during, you know, next to a water well. Um, quite a bit of information needed before we move forward on this. But there is no doubt in my mind, you know, we need more recreational facilities on this island. And I mean, everybody takes advantage of the one when they go to the States, the beautiful parks they have. And you know, I'm really surprised, Joey, that you're here because I thought you'd be advocating for tennis and not soccer. [laughter] We go back a long way, Joey and I. We used to play tennis together. I was part of the board in the tennis federation that got the property there. I actually testified on behalf of the tennis federation to get the Harmon property. But yeah, I'm for the numbers and there are a lot more kids that are playing football than there are playing tennis. But well, it's obvious there are more football field uh soccer fields on this island than there are tennis courts. So, [laughter] and there are beginning to be more soccer fields on this island than football fields or even basketball courts, you know, baseball fields. Um, but you know, the federation, soccer federation has this funding. I mean, the whole purpose is to saturate, you know, as much as you can. I mean, what I'm concerned about, too, is the um location. I mean, you have just down the street, you know, um, in Harmon, a huge soccer facility. Then you have Barrigada planning to build their soccer facility near there. You've got Chalan Pago, Hågat. Uh, and these have already been passed through legislation. Um, you have uh, well, I don't know if Talofoto has a soccer field, but I know that my children when they were in soccer, uh, they were playing there in in Talofoto area. So, it's um yeah, it is it's quite a bit you know, and Guam is very scarce with property as you know one of my colleagues mentioned about you know uh just finding afford affordable homes or the development of affordable homes for our families. So, they um you know have an opportunity to stay home instead of many of our people packing up and leaving the island because they can't find a place to live that's affordable for them. But you know the um you know I been an athlete all my life you know and um I understand the importance of it. There's no doubt about it. But we have to be reasonable you know as we move forward. Um this this whole legislation though I when I was looking at it said for the U Barrigada Mayor's office is authorized to lease portions. Has there been a money amount that's been discussed on how much you're going to lease this property to the um I guess you're leasing it to the GFA. Is there a money amount or is there an agreement?

Mayor Blas: And so, this this is why we're having a municipal planning council meeting tomorrow to further discuss this bill and then um also making some maybe amendment correction or what have you to and also you know talk about the size which the last conversation that I had with Mr. San Gil.

Senator Taitague: I see. Okay. Well good. So, you're still in the in that phase right now. So, um, that's something that, well, maybe the other side, the, uh, football association may not agree to and it's not needed, but I'm glad that you're do you're crossing your tees and dotting your eyes because it does say here to lease a portion. And then in a section here where it says on the second page um advertising signage and then you go to section C where it talks a portion of the lot in Berga Heights authorized to lease uh pursuant to this act shall be solely for the development of a football, soccer, pitch and community sports recreation. The office of the bear government shall ensure that the property remains accessible to the public and that no portion of the land is used for commercial purposes inconsistent with the community recreation use. So, a lot of times when uh like any association whether it be tennis or football or baseball a lot of times, they use the property for advertisement purposes and um that's how they make some of their money. You know, so that's something I think mayor if you can look into that, you know, I mean just clearly define this section on what is if they do use this for advertisement, is there a portion of that that goes to the municipal council or um you know just to define it clearly. If you're going to use this to raise money for yourself, how are you going to do that? That's number one. Number two, it talks here about pitch uh an act the same section in C when you talk about um for the development of a football soccer

pitch and community sports and recreational facilities. Now you're moving away from soccer. You're looking at you're broadening it your uh paths, you know, maybe baseball, maybe tennis, maybe basketball, all these other things that you can place into it. Um so there needs to maybe think about a percentage. How much of this property are you going to uh have this soccer field and how much property for the basketball or baseball or tennis or even a path you know uh one of the greatest things in in Dido that they have in Harmon a lot of people use come from all over the island is to use that walking path because it's very safe. It's a safe facility and that's one of the things that you know I think that we really need to look at when building anything is to provide that safety uh feeling that our people are not afraid to go out and get mugged or you know jumped or beat up you know it's we see it in the paper all the time you know so um maybe percentage on what part will be used for that and of course you know the ability in writing to allow um the mayor's office to have your league. I know that you're part of many leagues, the basketball league, the baseball leagues, you know, so that um that you have the ability to use that area, you know. So, next question I had since we're talking about two different areas in Barrigada, which do you think has a probability of standing up first? This particular property in Barrigada Heights or the one in Titan? So the one in um Tiyan we do have a plan already for that and then we have monies to from Puma to repair and so of course procurement is it still needs to go to department of administration that's another problem that we have right and we're facing so uh we have identified and we have already uh worked on trying to get our PR PRFs out now the when it's much easier for us to work with this property because it's already set and that we can move on because we do have a private partnership that we can maybe you say this property you mean the one in Barrigada Heights or the one in the one in Barrigada Heights we can move forward on this one. Okay. Because the other one right now we also need to make and ensure that all the clearances needs to be done and we need to um upgrade it of course and that uh there's a sinkhole. So, we're very careful that we there's a buffer and that everybody thinks that we can maximize.

Mr. Borja: No, you can't because there is a drain there's a sinkhole there that has been protected that we cannot touch a buffer zone within the 35 ft around the um in Tiyan or Barrigada. So that is why that uh we can't just utilize all the fields there. We have to make sure we protect it.

Senator Taitague: Very good. And that's why it's so important too, Mr. Chair on getting these uh reports not just by EPA and some of the other government agencies but weary um uh could be very helpful in providing um certain uh graphics in that area you know measurements. So okay um yeah, it's nice to know that you have opportunities definitely for Barrigada. Um the other question I had was for uh land management. You know in this section here in land management as I was looking through the um report provided by uh BBMR it mentions that to for department of land is authorized to undertake such actions as be necessary to complete the survey and to subdivide the property if needed. Who's going to cover this cost? This is to land management the legislature uh you know uh we kind of laugh at it but it's been in other words it hasn't been identified if it was passed it is a mandate to land management the world the word shall honor it so you know Joe so basically you need funding for this well, we have unfortunately it was not recognized in this legislation. So, I I'm probably one of the worst people who hate putting mandates without, you know, backing it up with some funding because then it just becomes an unfunded mandate and it never gets done. And the thing is we want this, you know, be able to this project to get through. So, you have no funding for this.

Mr. Borja: I appreciate that, Senator.

Senator Taitague: Okay. Well, um, also you mentioned something about, uh, this property going back to Chamorro Land Trust. Well, if the mayor's council of Barrigada has this property, why not just revert it back to the mayor's council instead of Chamorro Land Trust? So, it belongs to Chamorro Land Trust, but then it was given to uh, Barrigada to utilize for recreational facility.

Mr. Borja: It didn't go that far, Senator.

Senator Taitague: Oh okay. Okay.

Mr. Borja: There was a resolution supporting the land transfer.

Senator Taitague: I see. And in that resolution, it's saying it's requesting that if you do have a reversionary clause and you implement the reversionary clause that it goes back to the chorus, not to government of Gambia. And is that why you mentioned something about the signature not being there?

Mr. Borja: Uh no it's just that you know that's on the record now. uh you know and what it shows at least in that exhibit is that the Chamoru land trust uh hasn't agreed to that scheme you know it's kind of like a landowner you serve in my property but can you give me a little design first before you finalize the map so that's what that scheme is but the one and I' I mentioned in my testimony that [snorts] uh there is another scheme I don't know if it's exactly the same uh in terms of the lots and sizes and things like that. Uh but that one was signed by a uh land agent at the land trust, you know, really something like that should probably be signed by the uh chairperson that the commission approves of that subdivision, you know, rather than a land agent.

Senator Taitague: I see. Um Joe, I'm sorry. I should have asked you this question when I was asking about the, you know, the cost of the subdivision. It says also in this legislation to conduct a survey of the property within 60 days. Is that enough time?

Mr. Borja: Sure, we can finish a survey and map in 60 days.

Senator Taitague: 60 days. Okay.

Mr. Borja: Just kidding, Senator. I've never seen a survey or mapping done in 60 days.

Senator Taitague: Taking longer than 60 days.

Mr. Borja: I would, you know, you can't even get a uh rezone thing passed through 60 days.

Senator Taitague: Oh, you're being sarcastic. So, 60 days is too short.

Mr. Borja: 60 days is unreasonable

Senator Taitague: I think it's meant to I didn't catch your sarcasm there. Okay. So, you need longer than 60 days then is what you're saying.

Mr. Borja: I would put uh you know it and it's tough because we did research on this property before it came in and the land registration case, the land registration map that was attached to the records of land management does not show this actual uh lot in it. So, there's a little bit of a problem in there in the beginning. I'm sure we can find it. Uh because this property, like I said, the basic lot has been cut up into three major portions. So somewhere there's a map uh you know, for this.

Senator Taitague: So, Joe, what is reasonable then on a timeline?

Mr. Borja: I would never put a time frame on a survey, you know, uh you know, it's uh you don't know. You know, we've never seen this properly. You don't you don't even have a topo map assigned

to it. uh this scheme may come back differently. Uh the road uh I think it's uh the vice mayor called it North Sabana Road. The North Sabana Road I believe is uh maybe up to 10 ft higher than this lot. So, you cannot assume that uh your access to this subdivision is through North Sabana although it looks good on the map. What is it out there? My understanding is uh just from experience in that area is north Sabana is about 10 foot higher than this uh road. As a matter of fact, I believe the vice mayor said that the entrance to this subdivision is you know further up. I don't think uh North Sabana Road is actually to this you know and this is a scheme. It's hard to tell uh you know north side, south side, front side and backside without looking at the uh like that. So, where you have these roads or access roads in this scheme may not be u feasible when you get out into the field. You may be making a left turn into a 10-ft.

Senator Taitague: I I'm just curious if we do something like this. It's an agriculture. It's zoned agriculture right now. Um, if this were to happen and change, does it need to be changed to its different zone or it stays it could stay agriculture and do whatever you know?

Mr. Borja: Again, Senator, that's why I would suggest that it go back to the commission. What does the commission want? It's their land. But I do not looking at the scheme that there are different lot sizes. Is somebody going to have a big, nice yard or somebody going to have a yard or is somebody going to open up a pig farm there? U you know I don't know what the plan of the commission is. That's why I say go back to the commission is you commission members okay with this scheme before we invest some time and money in surveying the property and then it comes back that EPA says well you can't have a farm there you

Senator Taitague: Joe does my last question Mr. here. Um, when surveying the property, will there be an appraisal to the property before surveying it? You know, the reason why I ask for an appraisal because a lot of times when nonprofit organizations or even the municipal council uh want to look at, you know, getting grants, you know, this is measurable on what the contribution is on their end up in a money amount and um this would be very helpful. But um can this be of properties are not necessary for surveys you know appraisal for property. So, it's something different then right

Mr. Borja: yeah, totally different from a survey on

Senator Taitague: okay do you think a property I mean should be appraised

Mr. Borja: in this particular case if it is found out that GWA has a financial interest in it because of their asset their facility on it then definitely an appraisal should be done on it and then again how are you going to base your lease rates uh you know it's uh you must have an um parameter you just don't say well how much do you kind of lease it for, you know.

Senator Taitague: Okay. Well, thank you so much.

Mr. Borja: But for surveying, we don't really care about appraisal other than, you know, who's going to pay for the survey. Okay. Yeah. But appraisal is very good to have, you know, moving forward.

Senator Taitague: Yes. And you do agree with that, right, Joe?

Mr. Borja: Yes.

Senator Taitague: Okay. Thank you. Uh that being said, you know, um thank you so much for everyone for coming forward and yes, we do. We need to balance this, you know, out in our community and like you said, you know, get them off the streets, you know, and mayor, that's such

a great comment that you made earlier. You know, put them in areas that are safe and can exercise cuz do everybody sitting down in aircon going like this. You know, we need to put them out. Okay. Esta.

Chairman Ada: Thank you, Senator Taitague. We I'll go ahead and go back to the uh author for any closing remarks that you may have sir.

Senator Gumataotao: Yes. Thank you again uh Mr. Chair for holding this public hearing on bill 326-38. My challenge to our colleagues, Mr. Chair, that remain up here not in attendance or um since you know since this began and not a member of the committee on land. I urge my colleagues to provide your input in the coming days as outlined in our rules back to this committee. Send your email to vice speaker Tony Atta at Guam legislature. gov with your respective input and recommended changes to make bill 326-38 better. As many of our colleagues have made it a point to say on the floor in every session with other policies, we have addressed in this building since the start of the term of the 38th Guam legislature. I ask to please help make the bill better at this particular point in the process. and colleagues. While you may have a right to change this policy on the floor across the hall, I urge diligence today and respect always of our process that started here in this body in 1951. For the record, ideas to change any part of this particular bill works in our process here in the Guam legislature. And again, colleagues, your thoughts that you are even against this particular bill is important, too. Thank you in advance for the support of the market process of bill 326-38. Again, that is our mandate. It is what we are elected to do here in the Guam legislature. Mr. Chair, Bill 326, if approved, will turn a community driven idea into a substantive public policy. This measure recognizes that GFA has the resources to invest in much needed sports facilities across our island in support of all of Guam's families. And in the case of bill 326, the families of the municipality of the village of Barrigada, I believe that GFA has made it crystal clear during the public hearing on a similar proposal earlier this year that the governing body of World Football their ambitious goals include developing 1,000 FIFA arenas around the world. Outside of the GFA projects in Hågat and Talofofo, Guam was granted at least two projects, but GFA does not have the property for these initiatives. At least not yet. Bill 326 is necessary, and Mr. chair. It reminds us that developing facilities and programs to support our physical and mental health and wellness must be prioritized, especially at a time when chronic disease, physical inactivity, and additional fast-food restaurants and dialysis centers are becoming well too common across the landscape of Guam. For these reasons, I humbly request my colleagues to support this critical piece of legislation. And Mr. Chair, I do look forward to uh working with you and the committee on land uh during the markup process and the recommendations that were offered here the afternoon as we move bill 326 through the legislative process here in this branch. So, I thank you, Mr. Chair, colleagues. I thank you again all the stakeholders that are here with us, mayor, vice mayor, thank you again for all that you do for the people of Barrigada, and I thank you again uh for being here as part of this particular public hearing. Thank you again, Mr. Chair.

Chairman Ada: Thank you, Senator Gumataotao. If there be no further questions or comments, this concludes today's public hearing. The committee will continue to accept written statements on today's hearing within 7 days from today, which may be mailed to my office at the second floor of the Guam Congress building at 163 Chalan Santo Tomas. You may also send your statements to us at Vice Speaker Tony at Guam legislature.gov. Thank you for your participation today. This public hearing is adjourned and the time is now 4:03 p.m. Thank you.

The public hearing was adjourned at **4:03 pm.**

III. FINDINGS & RECOMMENDATIONS

- **Public Land Optimization:** Unused public property can be repurposed effectively for community enrichment rather than remaining dormant.
- **Youth Development & Health:** Constructing a football pitch and recreational spaces in Barrigada Heights promotes active, healthy lifestyles for local children and families.
- **Crime & Substance Deterrence:** Expanding accessible athletic programs helps keep youths engaged and off the streets, serving as a preventative measure against drugs and alcohol.
- **Community Support:** The initiative aligns with grassroots and municipal goals, as affirmed in local planning and public discussions by area leaders.

Recommendations:

- **Technical changes:** That the lot designation be corrected from Lot 5382N-R40 in Barrigada Heights to Lot 5382N-R36 in. That the parties, Office of the Barrigada Mayor and the Guam Football Association (GFA) be properly designated as lessor and lessee respectively throughout the bill.
- **Stipulate Lease Conditions:** Ensure that the final lease agreement contains a reversionary clause if certain conditions are not met.
- **Transfer to Barrigada Mayor's Office:** That a provision is added to transfer to subject lot from the CLTC to the Office of the Barrigada Mayor and that the property reverts to the CLTC upon certain conditions.

Based on testimony submitted by the Department of Land Management, the Committee updated the description of the subject property in Barrigada to reflect information contained in Chamorro Land Trust Commission (CLTC) Resolution 2017-06. Accordingly, the Committee replaced the original Exhibit A of the Bill with a new Exhibit A, which includes an updated map, a copy of CLTC Resolution No. 2017-06 and its attachments.

The Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure hereby reports out Bill No. 326-38 (LS) - Eulogio Shawn Gumataotao V. Anthony Ada, Frank F. Blas, Jr., Vincent A.V. Borja, Shelly V. Calvo, Sabrina Salas Matanane - AN ACT TO ADD A NEW § 40146 TO ARTICLE 1 OF CHAPTER 40, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE OFFICE OF THE BARRIGADA MAYOR TO LEASE A PORTION OF LOT 5382N-36 IN THE MUNICIPALITY OF BARRIGADA TO THE GUAM FOOTBALL ASSOCIATION (GFA) FOR THE DEVELOPMENT OF COMMUNITY SPORTS AND RECREATIONAL FACILITIES, as Amended by the Committee with the recommendation **TO REPORT OUT ONLY.**

I MINA'TRENTAI OCHO NA LIHESLATURAN GUÅHAN
2026 (SECOND) Regular Session

Bill No. 326-38 (LS)

Introduced by:

Eulogio Shawn Gumataotao
V. Anthony Ada
Frank F. Blas, Jr.
Vincent A.V. Borja
Shelly V. Calvo
Sabrina Salas Matanane

**AN ACT TO *ADD* A NEW § 40146 TO ARTICLE 1 OF
CHAPTER 40, TITLE 5, GUAM CODE ANNOTATED,
RELATIVE TO AUTHORIZING THE OFFICE OF THE
BARRIGADA MAYOR TO LEASE A PORTION OF LOT
5382N-R40 IN BARRIGADA HEIGHTS TO THE GUAM
FOOTBALL ASSOCIATION FOR THE DEVELOPMENT
OF COMMUNITY SPORTS AND RECREATIONAL
FACILITIES.**

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. A new § 40146 is *added* to Article 1 of Chapter 40, Title 5, Guam
Code Annotated, to read:

“§ 40146. Lot 5382N-R40 in Barrigada Heights.

**(a) Notwithstanding 5 GCA § 5127, but subject to 21 GCA § 60114(c), the
Office of the Barrigada Mayor is authorized to lease a portion of Lot 5382N-R40 in
Barrigada Heights as shown in the attached Exhibit “A” to the Guam Football
Association (GFA) for a period to be mutually agreed upon between the Office of
the Barrigada Mayor and GFA but not to exceed thirty (30) years.**

**(b) The lease agreement shall be limited to construction, management, and
maintenance requirements; the scheduling of games and events; the sale of**

1 advertising signage; and facility improvements, structures, lighting, and other
2 provisions mutually agreed upon between the Office of the Barrigada Mayor and the
3 Guam Football Association not inconsistent with existing laws. The Guam Football
4 Association shall not have the authority to sublet, transfer or assign such lease to
5 other parties without prior approval of I Liheslatura.

6 (c) The portion of Lot 5382N-R40 in Barrigada Heights authorized to be
7 leased pursuant to this Act shall be used solely for the development of a football
8 (soccer) pitch and community sports and recreational facilities. The Office of the
9 Barrigada Mayor shall ensure that the property remains accessible to the public and
10 that no portion of the land is used for commercial purposes inconsistent with
11 community recreation use.

12 (d) The Office of the Barrigada Mayor is authorized to seek funding from
13 public and private sources, including grants, appropriations, and donations, for the
14 purpose of developing, maintaining, and repairing community sports and
15 recreational facilities established on the property pursuant to this Act. The Office of
16 the Barrigada Mayor shall have full authority over the planning and public
17 procurement of construction, operation, repair, and maintenance of the facilities if
18 public or grant funds are to be utilized. All upkeep, improvements, and related work
19 shall further be carried out under the direction and supervision of the Office of the
20 Barrigada Mayor.

21 (e) The Department of Land Management shall within sixty (60) days
22 following enactment of this Act cause a survey of Lot 5382N-R40 in Barrigada
23 Heights to be conducted in order to establish and confirm the metes and bounds and
24 to prepare an official survey map of said property. The Director of Land
25 Management is hereby authorized to undertake such actions as may be necessary to
26 complete the survey, subdivide the property if necessary and to coordinate with the
27 Department of Public Works and other relevant agencies as needed.

1 (f) If space permits, the Office of the Barrigada Mayor may include additional
2 community amenities such as walking paths, a children's playground, and a
3 community pavilion or covered gathering area to enhance recreational opportunities
4 and encourage community engagement. All such improvements shall be designed
5 and constructed in harmony with the primary purpose of the property as a football
6 pitch and community sports and recreational area.

7 (g) Reversionary Clause. In the event the property identified in paragraph (a)
8 of this Section, supra, is not utilized for the purposes authorized by this Act within
9 ten (10) years of enactment, said lot shall revert to the Government of Guam."

10 **Section 2. Exemption.** § 2107 of Chapter 2, Title 2, Guam Code Annotated,
11 and the Standing Rules of *I Mina Trentai Ocho na Liheslaturan Guåhan* relative to
12 the appraisals of land, shall not apply to this Act.

13 **Section 3. Effective Date.** The provisions of this Act shall be effective upon
14 enactment.

EXHIBIT A

SPECIAL NOTES:

THESE LOT NUMBERS ARE FOR INFORMATIONAL PURPOSES ONLY.
UPON SURVEY AND SUPPLY OF THESE LOTS, THE LOT NUMBERS WILL BE ASSIGNED AS THE
MAP PROCEEDS THROUGH THE APPROVAL AND RECORDING PROCESS IN D.M.



BARRIGADA HEIGHTS

SCHEME NO. M05-005

I CERTIFY THAT THE LOTS SHOWN ON THIS PLAN
HAVE BEEN REVIEWED AND ARE AVAILABLE FOR LEASE

LAND AGENT, D.M.

DATE

SATISFACTORY TO AND APPROVED BY:

[Signature]
WILLIAM L. BARTOS, JR.
DIRECTOR OF LAND MANAGEMENT

10/31/16

REVIEWED BY:
SANDRA L. BROWN
LAND MANAGEMENT, CHIEF, D.M.

6/28/16
DATE

PREPARED BY: MELVIN D. JAVIER, SURVEY DIVISION, D.M.

PROPOSED LOT SCHEME
OF
LOT 3328N
MUNICIPALITY OF BARRIGADA

LAND SCHEME NO. 10 SECTION 4

GOVERNMENT OF GUAM
CLERK OF THE SUPREMACY OF GUAM
DEPARTMENT OF LAND MANAGEMENT
CHIEF, SURVEY DIVISION
LAND SURVEY DIVISION
SECTION 4, BARRIGADA HEIGHTS

I MINA'TRENTAI OCHO NA LIHESLATURAN GUÅHAN
2026 (SECOND) Regular Session

Bill No. 326-38 (LS)

As Amended by the Committee on Land,
Environment, Housing, Agriculture, Parks
and Infrastructure.

Introduced by:

Eulogio Shawn Gumataotao
V. Anthony Ada
Frank F. Blas, Jr.
Vincent A.V. Borja
Shelly V. Calvo
Sabrina Salas Matanane

**AN ACT TO *ADD* A NEW § 40146 TO ARTICLE 1 OF
CHAPTER 40, TITLE 5, GUAM CODE ANNOTATED,
RELATIVE TO AUTHORIZING THE OFFICE OF THE
BARRIGADA MAYOR TO LEASE A PORTION OF LOT
5382N-36 IN THE MUNICIPALITY OF BARRIGADA TO
THE GUAM FOOTBALL ASSOCIATION (GFA) FOR
THE DEVELOPMENT OF COMMUNITY SPORTS AND
RECREATIONAL FACILITIES.**

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. A new § 40146 is *added* to Article 1 of Chapter 40, Title 5, Guam
Code Annotated, to read:

“§ 40146. Lot 5382N-36 in Barrigada Heights.

**(a) Notwithstanding 5 GCA § 5127, but subject to 21 GCA § 60114(c), the
Office of the Barrigada Mayor (lessor) is authorized to lease a portion not to exceed
18,000 square meters of Lot 5382N-36 in the Municipality of Barrigada as shown in
the attached Exhibit “A” and transferred from the Chamorro Land Trust Commission
(CLTC) to the Office of the Barrigada Mayor pursuant to CLTC Resolution No.**

1 2017-06, to the Guam Football Association (GFA) (lessee) for a period to be
2 mutually agreed upon between the lessor and lessee but not to exceed thirty (30)
3 years.

4 (b) The lease agreement shall be limited to construction, management, and
5 maintenance requirements; the scheduling of games and events; the sale of
6 advertising signage; and facility improvements, structures, lighting, and other
7 provisions mutually agreed upon between the lessor and the lessee not inconsistent
8 with existing laws. The lessee shall not have the authority to sublet, transfer or assign
9 such lease to other parties without prior approval of *I Liheslatura*.

10 (c) The portion of Lot 5382N-36 in Barrigada authorized to be leased pursuant
11 to this Act shall be used solely for the development of a football (soccer) pitch and
12 community sports and recreational facilities. The lessor shall ensure that the property
13 remains accessible to the public and that no portion of the land is used for
14 commercial purposes inconsistent with community recreation use.

15 (d) The lessor is authorized to seek funding from public and private sources,
16 including grants, appropriations, and donations, for the purpose of developing,
17 maintaining, and repairing community sports and recreational facilities established
18 on the property pursuant to this Act. The lessor shall have full authority over the
19 planning and public procurement of construction, operation, repair, and maintenance
20 of the facilities if public or grant funds are to be utilized. All upkeep, improvements,
21 and related work shall further be carried out under the direction and supervision of
22 the Office of the Barrigada Mayor.

23 (e) The Department of Land Management shall within sixty (60) days
24 following enactment of this Act cause a survey of Lot 5382N-36 in Barrigada to be
25 conducted in order to establish and confirm the metes and bounds and to prepare an
26 official survey map of said property. The Director of Land Management is hereby
27 authorized to undertake such actions as may be necessary to complete the survey,

1 subdivide the property if necessary and to coordinate with the Department of Public
2 Works and other relevant agencies as needed.

3 (f) If space permits, the lessor may include additional community amenities
4 such as walking paths, a children's playground, and a community pavilion or
5 covered gathering area to enhance recreational opportunities and encourage
6 community engagement. All such improvements shall be designed and constructed
7 in harmony with the primary purpose of the property as a football pitch and
8 community sports and recreational area.

9 (g) Reversionary Clause. In the event the property identified in paragraph (a)
10 of this Section, supra, is not utilized for the purposes authorized by this Act within
11 ten (10) years of enactment, said lot shall revert to the Land Trust Commission and
12 any lease connected to the property shall be revoked."

13 **Section 2. Exemption.** § 2107 of Chapter 2, Title 2, Guam Code Annotated,
14 and the Standing Rules of *I Mina Trentai Ocho na Liheslaturan Guåhan* relative to
15 the appraisals of land, shall not apply to this Act.

16 **Section 3. Effective Date.** The provisions of this Act shall be effective upon
17 enactment.



Bill No. 326-38 (LS) Exhibit A



**CHAMORRO LAND TRUST COMMISSION
RESOLUTION NO. 2017-06**

***Declaration of Support for a Land Transfer
to the Mayor of the Municipality of Barrigada***

WHEREAS, the Chamorro Land Trust Commission (*hereafter CLTC*), in accordance with Title 21, Section 75105, declares it support to transfer properties to the Mayor of the Municipality of Barrigada (*hereafter Barrigada Mayor*);

WHEREAS, the CLTC board of commissioners recognize the Barrigada Mayor's need for public land to create sport and recreation fields for its residents in an area of municipality completely without any public use parks;

WHEREAS, the Barrigada Mayor desires land to be under the control of the Mayor of the Municipality of Barrigada to create and construct recreation park and fields and has diligently sought private partners to assist and facilitate the creation and equipping these recreation fields;

WHEREAS, the Barrigada Mayor may also directly seek community-related funding to create recreation park and field facilities on the designated property and more appropriately manage the recreation park and field area for village residents and surrounding residents which also consists of CLTC lessees;

WHEREAS, in accordance with Title 21, Section 75107, the lot listed below was designated to be administratively transferred to the Mayor of the Municipality of Barrigada to allow for improvements for public purposes:

Lot 5382N-36, Municipality of Barrigada, consisting of ±32,139 square meters, as shown on Department of Land Management Scheme No. M04-008, approved on March 15, 2017, currently Agricultural Zone (A), shown in Exhibit "A";

WHEREAS, the Barrigada Mayor desires access to the land to assess land condition and topography; and

WHEREAS, on November 17, 2016, the CLTC board of commissioners at their regularly scheduled meeting, Tamuning, Guam, reviewed and approved by a motion to support legislation to administratively transfer the identified property to the Barrigada Mayor and that the legislation contain a reversionary clause requiring the Barrigada Mayor to begin, within ten years, activity on the land to convert it to a functioning recreation park and field area.

NOW THEREFORE BE IT RESOLVED,

1. The Chamorro Land Trust Commission Board of Commissioners approves the listed land for administrative transfer to the Barrigada Mayor;
2. The Chamorro Land Trust Commission requests a reversionary clause be included in legislation requiring the property being transferred to the Barrigada Mayor commence conversion of property to a functioning recreation and park area within ten years or it reverts back to the CLTC land inventory;
3. The Chamorro Land Trust Commission grants the Barrigada Mayor a Right of Entry to assess the land conditions and determine boundaries; and
4. The Chamorro Land Trust Commission Board of Commissioners transmits this Resolution to *I Liheslaturan Guahan*.

DULY AND REGULARLY ADOPTED BY THE CHAMORRO LAND TRUST COMMISSION THIS 17TH DAY OF NOVEMBER 2016.

G. PIKA REJERAN, Chairwoman
Chamorro Land Trust Commission

Date:

4/13/17

MICHAEL J.B. BORJA, Administrative Director
Chamorro Land Trust Commission

Date:

4/13/17

EXHIBIT "A"

SPECIAL NOTES:
THESE LOTS BARRIGADA ARE FOR PRIVATE/LOCAL, AUTOMATED CITY
LAND SURVEY AND LAYING OF THESE LOTS BARRIGADA MUST BE APPROVED AND THE
LAND PROCEEDING THROUGH THE APPROVAL AND RECORDING PROCESS IN D.L.M.
THESE LOTS BARRIGADA SURVEY AND RECORDING APPROVED ON FEBRUARY 11, 2017



BARRIGADA HEIGHTS

SCHEME NO: 804-008	
IDENTIFY THAT THE LOTS BARRIGADA THE PLAN WAS PREPARED BY: <i>[Signature]</i> DATE: <i>03/15/17</i> LAND SURVEY DIVISION	
SATISFACTORY TO AND APPROVED BY: <i>[Signature]</i> DATE: <i>3/15/17</i> DIRECTOR OF LAND SURVEY DIVISION	
PROPOSED LOT SCHEME OF LOT 5382N MUNICIPALITY OF BARRIGADA	
APPROVED BY: <i>[Signature]</i> DATE: <i>3/14/17</i> MAYOR OF BARRIGADA LAND SURVEY DIVISION OFFICE OF THE MAYOR MUNICIPALITY OF BARRIGADA RECEIVED BY: <i>[Signature]</i> DATE: <i>3/13/17</i> MAYOR OF BARRIGADA LAND SURVEY DIVISION OFFICE OF THE MAYOR MUNICIPALITY OF BARRIGADA	

File for Record is Instrument No. 905774

On the Year 17 Month 4 Day 14 Time 11:07

Recording Fee DE OFFICIO Receipt No.

Deputy Recorder JOEL D. ANTONIO CRUZ
(Space above this line for Recorder's use only.)

RIGHT OF ENTRY AGREEMENT

THIS AGREEMENT made and entered into on the 13th day of April 2017, by and between **CHAMORRO LAND TRUST COMMISSION**, P.O. Box 2950, Hagatna, Guam 96932, hereinafter called the "**OWNER**" and the **MAYOR OF THE MUNICIPALITY OF BARRIGADA**, 215A Chalan Santo Papa, Ste 111F, Hagatna, Guam 96910, hereinafter called the "**BARRIGADA MAYOR**".

WITNESSTH

WHEREAS, the BARRIGADA MAYOR needs to enter the OWNER'S property in order to conduct an assessment of land conditions and determine boundaries on land proposed for administrative transfer to the BARRIGADA MAYOR on the following described premises:

Lot 5382N-36, Municipality of Barrigada, consisting of $\pm 32,139$ square meters, as shown on Department of Land Management Scheme No. M04-008, approved on March 15, 2017, currently Agricultural Zone (A), shown in Exhibit "A".

NOW THEREFORE, in consideration of the above stated premises, the OWNER and the BARRIGADA MAYOR hereby agree that the BARRIGADA MAYOR and/or its duly authorized representative to the following:

1. BARRIGADA MAYOR Shall have the right to enter upon the OWNER'S land for assessment;
2. All necessary permits shall be obtained by the BARRIGADA MAYOR for any clearing of the land;
3. It is further understood that the BARRIGADA MAYOR and/or its duly authorized representative will restore the land to a safe and sanitary condition after the assessment work has been completed; and
4. This RIGHT OF ENTRY shall expire one year from execution date or upon enactment of a public law to transfer administrative jurisdiction of the identified property to the BARRIGADA MAYOR, whichever is first.

OWNER:
CHAMORRO LAND TRUST COMMISSION

By: G. Pika Fejeran
G. PIKA FEJERAN
Chairwoman

BARRIGADA MAYOR:

By: JUNE U. BLAS
JUNE U. BLAS
Mayor, Municipality of Barrigada

ACKNOWLEDGEMENT

In and for Guam)
City of Tamuning) ss

On this 13th day of April, 2017, before me, a Notary Public in and for Guam, personally appeared **G. Pika Fejeran**, known to me to be the person whose name are subscribed to the foregoing **Right of Entry Agreement** and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day, month and year first above written.


Notary Public
TERESITA A.C. TOVES
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: **JULY 13, 2019**
P.O. Box 2950 Hagatna, Guam 96932

ACKNOWLEDGEMENT

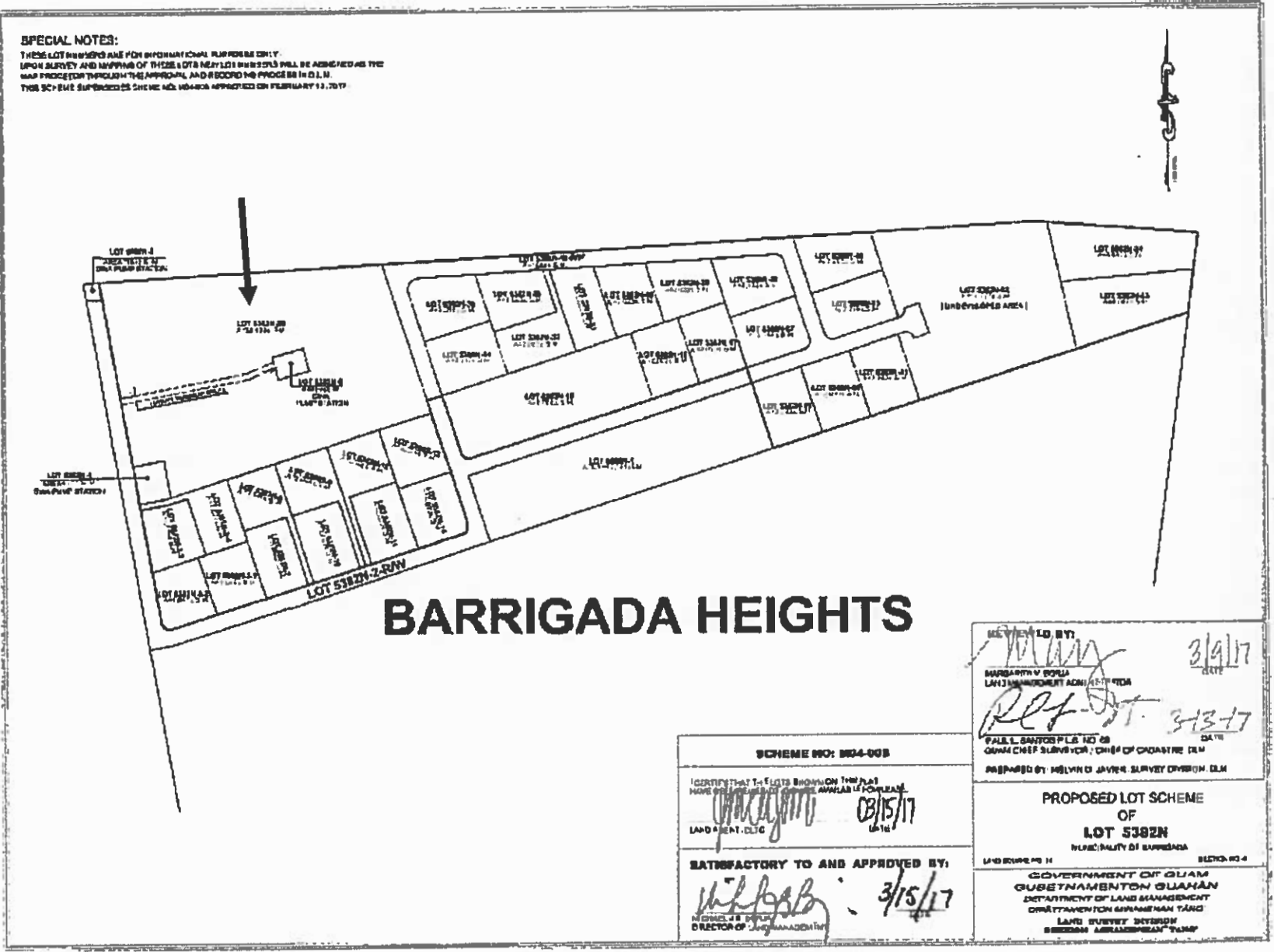
In and for Guam)
City of Tamuning) ss

On this 14th day of April, 2017, before me, a Notary Public in and for Guam, personally appeared **June U. Blas**, known to me to be the person whose name are subscribed to the foregoing **Right of Entry Agreement** and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day, month and year first above written.


Notary Public
TERESITA A.C. TOVES
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: **JULY 13, 2019**
P.O. Box 2950 Hagatna, Guam 96932

EXHIBIT "A"



COMMITTEE MARKUP

I MINA'TRENTAI OCHO NA LIHESLATURAN GUÅHAN
2026 (SECOND) Regular Session

Bill No. 326-38 (LS)

As Amended by the Committee on Land,
Environment, Housing, Agriculture, Parks
and Infrastructure.

Introduced by:

Eulogio Shawn Gumataotao
V. Anthony Ada
Frank F. Blas, Jr.
Vincent A.V. Borja
Shelly V. Calvo
Sabrina Salas Matanane

**AN ACT TO *ADD* A NEW § 40146 TO ARTICLE 1 OF
CHAPTER 40, TITLE 5, GUAM CODE ANNOTATED,
RELATIVE TO AUTHORIZING THE OFFICE OF THE
BARRIGADA MAYOR TO LEASE A PORTION OF LOT
5382N-~~R4036~~ IN THE MUNICIPALITY OF BARRIGADA
~~HEIGHTS~~ TO THE GUAM FOOTBALL ASSOCIATION
FOR THE DEVELOPMENT OF COMMUNITY SPORTS
AND RECREATIONAL FACILITIES.**

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. A new § 40146 is *added* to Article 1 of Chapter 40, Title 5, Guam
Code Annotated, to read:

“§ 40146. Lot 5382N-~~R4036~~ in Barrigada ~~Heights~~.

(a) Notwithstanding 5 GCA § 5127, but subject to 21 GCA § 60114(c), the
Office of the Barrigada Mayor is authorized to lease a portion not to exceed 18,000
square meters of Lot 5382N-~~R4036~~ in the Municipality of Barrigada ~~Heights~~ as
shown in the attached Exhibit “A” and transferred from the Chamorro Land Trust
Commission (CLTC) to the Office of the Barrigada Mayor pursuant to CLTC

COMMITTEE MARKUP

1 Resolution No. 2017-06, to the Guam Football Association (GFA) for a period to be
2 mutually agreed upon between the Office of the Barrigada Mayor and GFA but not
3 to exceed thirty (30) years.

4 (b) The lease agreement shall be limited to construction, management, and
5 maintenance requirements; the scheduling of games and events; the sale of
6 advertising signage; and facility improvements, structures, lighting, and other
7 provisions mutually agreed upon between the Office of the Barrigada Mayor and the
8 Guam Football Association not inconsistent with existing laws. The Guam Football
9 Association shall not have the authority to sublet, transfer or assign such lease to
10 other parties without prior approval of *I Liheslatura*.

11 (c) The portion of Lot 5382N-~~R4036~~ in Barrigada Heights authorized to be
12 leased pursuant to this Act shall be used solely for the development of a football
13 (soccer) pitch and community sports and recreational facilities. The Office of the
14 Barrigada Mayor shall ensure that the property remains accessible to the public and
15 that no portion of the land is used for commercial purposes inconsistent with
16 community recreation use.

17 (d) The Office of the Barrigada Mayor is authorized to seek funding from
18 public and private sources, including grants, appropriations, and donations, for the
19 purpose of developing, maintaining, and repairing community sports and
20 recreational facilities established on the property pursuant to this Act. The Office of
21 the Barrigada Mayor shall have full authority over the planning and public
22 procurement of construction, operation, repair, and maintenance of the facilities if
23 public or grant funds are to be utilized. All upkeep, improvements, and related work
24 shall further be carried out under the direction and supervision of the Office of the
25 Barrigada Mayor.

26 (e) The Department of Land Management shall within sixty (60) days
27 following enactment of this Act cause a survey of Lot 5382N-~~R4036~~ in Barrigada

COMMITTEE MARKUP

~~Heights~~ to be conducted in order to establish and confirm the metes and bounds and to prepare an official survey map of said property. The Director of Land Management is hereby authorized to undertake such actions as may be necessary to complete the survey, subdivide the property if necessary and to coordinate with the Department of Public Works and other relevant agencies as needed.

(f) If space permits, the Office of the Barrigada Mayor may include additional community amenities such as walking paths, a children's playground, and a community pavilion or covered gathering area to enhance recreational opportunities and encourage community engagement. All such improvements shall be designed and constructed in harmony with the primary purpose of the property as a football pitch and community sports and recreational area.

(g) Reversionary Clause. In the event the property identified in paragraph (a) of this Section, supra, is not utilized for the purposes authorized by this Act within ten (10) years of enactment, said lot shall revert to the ~~Government of~~ Guam Chamorro Land Trust Commission and any lease connected to the property shall be revoked.

Section 2. Exemption. § 2107 of Chapter 2, Title 2, Guam Code Annotated, and the Standing Rules of *I Mina Trentai Ocho na Liheslaturan Guåhan* relative to the appraisals of land, shall not apply to this Act.

Section 3. Effective Date. The provisions of this Act shall be effective upon enactment.



Bill No. 326-38 (LS) Exhibit A



**CHAMORRO LAND TRUST COMMISSION
RESOLUTION NO. 2017-06**

***Declaration of Support for a Land Transfer
to the Mayor of the Municipality of Barrigada***

WHEREAS, the Chamorro Land Trust Commission (*hereafter CLTC*), in accordance with Title 21, Section 75105, declares it support to transfer properties to the Mayor of the Municipality of Barrigada (*hereafter Barrigada Mayor*);

WHEREAS, the CLTC board of commissioners recognize the Barrigada Mayor's need for public land to create sport and recreation fields for its residents in an area of municipality completely without any public use parks;

WHEREAS, the Barrigada Mayor desires land to be under the control of the Mayor of the Municipality of Barrigada to create and construct recreation park and fields and has diligently sought private partners to assist and facilitate the creation and equipping these recreation fields;

WHEREAS, the Barrigada Mayor may also directly seek community-related funding to create recreation park and field facilities on the designated property and more appropriately manage the recreation park and field area for village residents and surrounding residents which also consists of CLTC lessees;

WHEREAS, in accordance with Title 21, Section 75107, the lot listed below was designated to be administratively transferred to the Mayor of the Municipality of Barrigada to allow for improvements for public purposes:

Lot 5382N-36, Municipality of Barrigada, consisting of ±32,139 square meters, as shown on Department of Land Management Scheme No. M04-008, approved on March 15, 2017, currently Agricultural Zone (A), shown in Exhibit "A";

WHEREAS, the Barrigada Mayor desires access to the land to assess land condition and topography; and

WHEREAS, on November 17, 2016, the CLTC board of commissioners at their regularly scheduled meeting, Tamuning, Guam, reviewed and approved by a motion to support legislation to administratively transfer the identified property to the Barrigada Mayor and that the legislation contain a reversionary clause requiring the Barrigada Mayor to begin, within ten years, activity on the land to convert it to a functioning recreation park and field area.

NOW THEREFORE BE IT RESOLVED,

1. The Chamorro Land Trust Commission Board of Commissioners approves the listed land for administrative transfer to the Barrigada Mayor;
2. The Chamorro Land Trust Commission requests a reversionary clause be included in legislation requiring the property being transferred to the Barrigada Mayor commence conversion of property to a functioning recreation and park area within ten years or it reverts back to the CLTC land inventory;
3. The Chamorro Land Trust Commission grants the Barrigada Mayor a Right of Entry to assess the land conditions and determine boundaries; and
4. The Chamorro Land Trust Commission Board of Commissioners transmits this Resolution to *I Liheslaturan Guahan*.

DULY AND REGULARLY ADOPTED BY THE CHAMORRO LAND TRUST COMMISSION THIS 17TH DAY OF NOVEMBER 2016.

G. PIKA REJERAN, Chairwoman
Chamorro Land Trust Commission

Date:

4/13/17

MICHAEL J.B. BORJA, Administrative Director
Chamorro Land Trust Commission

Date:

4/13/17

EXHIBIT "A"

File for Record is Instrument No. 905774

On the Year 17 Month 4 Day 14 Time 11:07

DE OFFICIO
Recording Fee Receipt No.

Deputy Recorder JOEL D. ANTONIO CRUZ
(Space above this line for Recorder's use only.)

RIGHT OF ENTRY AGREEMENT

THIS AGREEMENT made and entered into on the 13th day of April 2017, by and between **CHAMORRO LAND TRUST COMMISSION**, P.O. Box 2950, Hagatna, Guam 96932, hereinafter called the "**OWNER**" and the **MAYOR OF THE MUNICIPALITY OF BARRIGADA**, 215A Chalan Santo Papa, Ste 111F, Hagatna, Guam 96910, hereinafter called the "**BARRIGADA MAYOR**".

WITNESSTH

WHEREAS, the BARRIGADA MAYOR needs to enter the OWNER'S property in order to conduct an assessment of land conditions and determine boundaries on land proposed for administrative transfer to the BARRIGADA MAYOR on the following described premises:

Lot 5382N-36, Municipality of Barrigada, consisting of ±32,139 square meters, as shown on Department of Land Management Scheme No. M04-008, approved on March 15, 2017, currently Agricultural Zone (A), shown in Exhibit "A".

NOW THEREFORE, in consideration of the above stated premises, the OWNER and the BARRIGADA MAYOR hereby agree that the BARRIGADA MAYOR and/or its duly authorized representative to the following:

1. BARRIGADA MAYOR Shall have the right to enter upon the OWNER'S land for assessment;
2. All necessary permits shall be obtained by the BARRIGADA MAYOR for any clearing of the land;
3. It is further understood that the BARRIGADA MAYOR and/or its duly authorized representative will restore the land to a safe and sanitary condition after the assessment work has been completed; and
4. This RIGHT OF ENTRY shall expire one year from execution date or upon enactment of a public law to transfer administrative jurisdiction of the identified property to the BARRIGADA MAYOR, whichever is first.

OWNER:
CHAMORRO LAND TRUST COMMISSION

By: 
G. PIKA FEJERAN
Chairwoman

BARRIGADA MAYOR:

By: 
JUNE U. BLAS
Mayor, Municipality of Barrigada

ACKNOWLEDGEMENT

In and for Guam)
City of Tamuning) ss

On this 13th day of April, 2017, before me, a Notary Public in and for Guam, personally appeared **G. Pika Fejeran**, known to me to be the person whose name are subscribed to the foregoing **Right of Entry Agreement** and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day, month and year first above written.


Notary Public
TERESITA A.C. TOVES
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: **JULY 13, 2019**
P.O. Box 2950 Hagatna, Guam 96932

ACKNOWLEDGEMENT

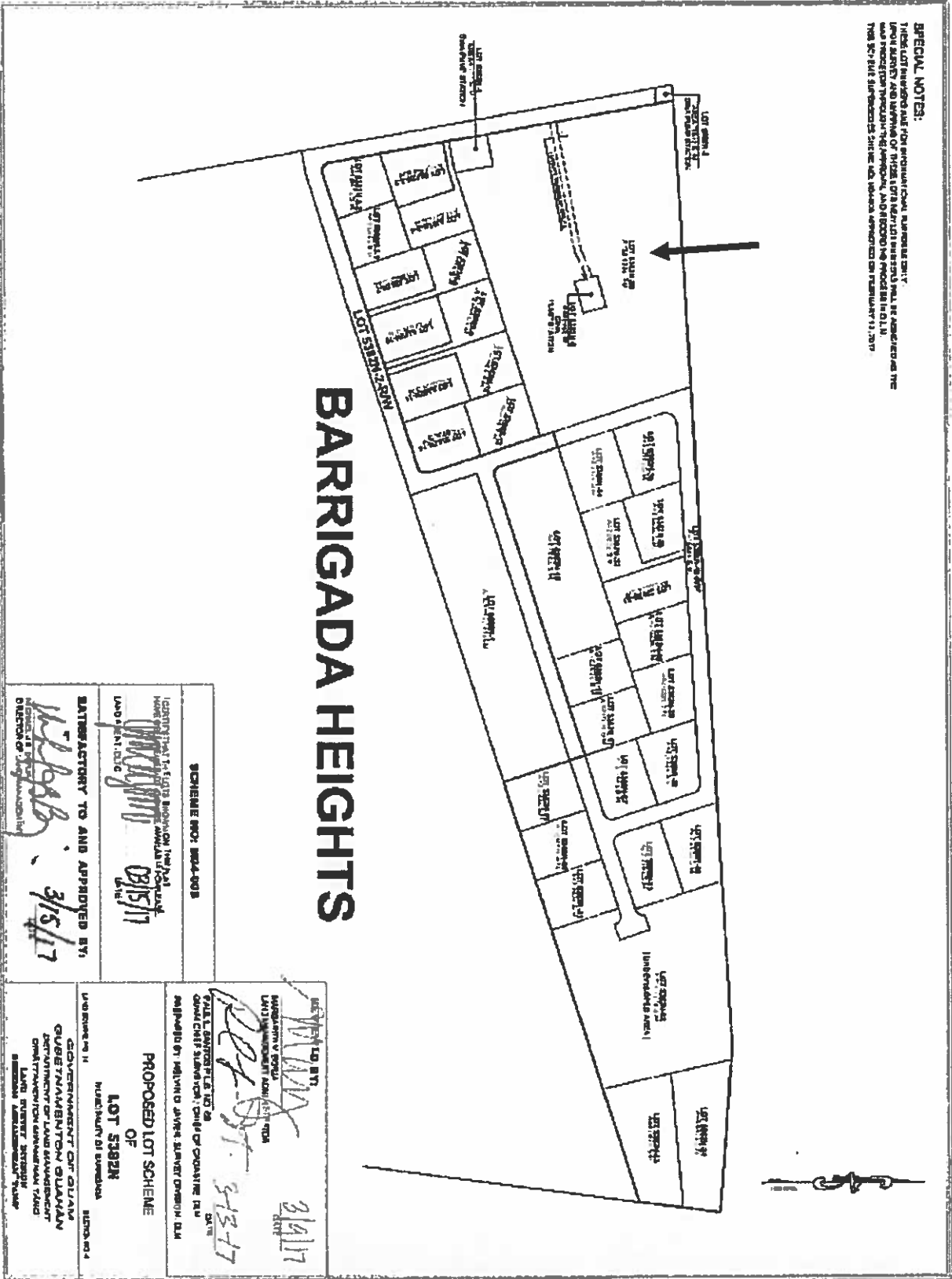
In and for Guam)
City of Tamuning) ss

On this 14th day of April, 2017, before me, a Notary Public in and for Guam, personally appeared **June U. Blas**, known to me to be the person whose name are subscribed to the foregoing **Right of Entry Agreement** and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day, month and year first above written.


Notary Public
TERESITA A.C. TOVES
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: **JULY 13, 2019**
P.O. Box 2950 Hagatna, Guam 96932

EXHIBIT "A"





COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson
I Mina'trentai Ocho Na Liheslaturan Guåhan
38th Guam Legislature

June 5, 2026

To: **Rennae V. C. Meno**
Clerk of the Legislature

From: **Vice Speaker V. Anthony Ada** 
Chairperson, Committee on Rules

Subject: **Fiscal Note for Bill No. 326-38 (LS)**

Håfa Adai!

Find the attached, Fiscal Note for the following bill:

Bill No. 326-38 (LS).

I also request that the same be sent to the respective Chairperson of the Standing Committee, to which this bill has been referred. Kindly copy the same to Management Information Services (MIS) for posting on our website.



GUAM CONGRESS BUILDING • 163 CHALAN SANTO PAPA • HAGATÑA, GUAM 96910

Bureau of Budget & Management Research
Fiscal Note of Bill No. 326-38 (LS)

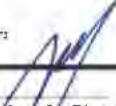
AN ACT TO ADD A NEW § 40146 TO ARTICLE 1 OF CHAPTER 40, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE OFFICE OF THE BARRIGADA MAYOR TO LEASE A PORTION OF LOT 5382N-R40 IN BARRIGADA HEIGHTS TO THE GUAM FOOTBALL ASSOCIATION FOR THE DEVELOPMENT OF COMMUNITY SPORTS AND RECREATIONAL FACILITIES.

Department/Agency Appropriation Information	
Dept./Agency Affected: Mayors' Council of Guam	Dept./Agency Head: JoyJean Arceo, Executive Director
Department's General Fund (GF) appropriation(s) to date: Operations (\$16,807,881), VOMBPS (\$422,126), Miscellaneous Appropriation to the MCOG from FY2025 Net Unobligated General Fund Revenues (Excess) (\$2,000,000)	\$19,230,007
Department's Other Fund (Specify) appropriation(s) to date: Limited Gaming Fund (\$343,564), Guam Educational Facilities Fund (\$307,375), Host Community Fund (\$300,000), Recycling Revolving Fund (DPW) (\$1,500,000)	\$2,450,939
Total Department/Agency Appropriation(s) to date:	\$21,680,946

Fund Source Information of Proposed Appropriation			
	General Fund:	(Specify Special Fund):	Total:
FY 2024 Unreserved Fund Balance		\$0	\$0
FY 2025 Adopted Revenues	\$0	\$0	\$0
FY 2025 Appro. (P.L. 37-125 thru)	\$0	\$0	\$0
Sub-total:	\$0	\$0	\$0
Less appropriation in Bill	\$0	\$0	\$0
Total:	\$0	\$0	\$0

Estimated Fiscal Impact of Bill						
	One Full Fiscal Year	For Remainder of FY 2026 (if applicable)	FY 2027	FY 2028	FY 2029	FY 2030
General Fund	1/	\$0	\$0	\$0	\$0	\$0
Special Fund	1/	\$0	\$0	\$0	\$0	\$0
Total	1/	\$0	\$0	\$0	\$0	\$0

- | | | | | |
|---|-------|--------|-------|-----|
| 1. Does the bill contain "revenue generating" provisions? | / X / | Yes | / / | No |
| If Yes, see attachment | | | | |
| 2. Is amount appropriated adequate to fund the intent of the appropriation? | / X / | N/A | / / | Yes |
| If no, what is the additional amount required? \$ | / X / | N/A | | |
| 3. Does the Bill establish a new program/agency? | / / | Yes | / X / | No |
| If yes, will the program duplicate existing programs/agencies? | / X / | N/A | / / | Yes |
| Is there a federal mandate to establish the program/agency? | / / | Yes | / X / | No |
| 4. Will the enactment of this Bill require new physical facilities? | / X / | Yes | / / | No |
| 5. Was Fiscal Note coordinated with the affected dept/agency? If no, indicate reason: | / / | Yes | / X / | No |
| / X / Requested agency comments not received by due date | / / | Other: | | |

Analyst: 	Date: 06/05/2024	Director: 	Date: JUN 14 2026
Tyler Bautista, BMA II		Lester L. Carlson, Jr., Director	

Notes:
 1/ See attached comments.

BUREAU OF BUDGET AND MANAGEMENT RESEARCH
COMMENTS ON BILL NO. 326-38 (LS)

The proposed legislation intends to add a new § 40146 to Article 1 of Chapter 40, Title 5, Guam Code Annotated, to authorize the Office of the Barrigada Mayor (BMO) to lease a portion of Lot 5382N-R40 to the Guam Football Association (GFA) for the development of community sports and recreational facilities as shown in the attached Exhibit "A" attached to the bill. The proposed legislation authorizes the BMO to enter into a lease agreement with GFA for a period mutually agreed upon between the BMO and GFA not to exceed thirty (30) years. The lease agreement shall be limited to construction, management, and maintenance requirements, scheduling of games and events, sale of advertisement signage, and facility improvements, structures mutually agreed upon between the BMO and GFA consistent with Guam law. Additionally, the GFA shall not have authority to sublet, transfer or assign such lease to other parties without legislative approval.

The proposed legislation mandates that the portion of the property to be leased is solely used for the development of a football (soccer) pitch and community sports and recreational facilities. The BMO shall ensure that the property remains accessible to the public and is not used for commercial purposes inconsistent with community recreation use. Further, the proposed legislation authorizes the BMO to seek funding from public and private sources and grants full authority to BMO over the planning and public procurement of construction, operation, repair, and maintenance of the facilities if public or grant funds are to be utilized. Additionally, all upkeep, improvements, and enforcement of maintenance of any lease shall be carried out under the direction and supervision of the BMO. The BMO may include additional community amenities such as walking paths, a children's playground, and a community pavilion or covered gathering area to enhance recreational opportunities and encourage community engagement, if space permits, to be designed and constructed in harmony with the primary purpose of the property as a football pitch and community sports and recreation area.

The proposed legislation also mandates that the Department of Land Management (DLM) to conduct a survey of the property within sixty (60) days following enactment, should the proposed legislation become law, in coordination with the Department of Public Works (DPW) and other relevant agencies as needed to establish and confirm the metes and bounds and to prepare an official survey map of the property. The DLM is authorized to undertake such actions as may be necessary to complete the survey and to subdivide the property if needed. Lastly, the proposed legislation has a reversionary clause that mandates the property shall revert back to the Government of Guam should the property identified is not utilized for the purposes authorized within ten (10) years of enactment.

Absent correspondence from the Mayors' Council of Guam pertinent to the anticipated revenue from lease agreements, the costs of maintenance and upkeep of the property and facilities, in addition to the construction/rehabilitation of the property in accordance with the proposed legislation, the Bureau is unable to determine the true fiscal impact to the Government of Guam. The Bureau notes that additional potential fiscal impact may result from the BMO seeking local appropriation for purposes authorized in the proposed legislation. Additional costs may also be incurred through the survey of the property in coordination between DLM and DPW. However, absent information from DLM and DPW, a specific fiscal impact relative to these costs cannot be ascertained at this time.