

Messages & Communications Doc. No. 38GL-26-1985 through 1994.

From 38th Committee On Rules <committeeonrules@guamlegislature.gov>  
 Date Fri 2/27/2026 9:44 AM  
 To Guam Legislature Clerks <clerks@guamlegislature.gov>  
 Cc Frank Blas Jr. <speakerblas@guamlegislature.gov>

5 attachments (9 MB)

22726COMM Doc. No. 38GL-26-1985.pdf; 22726COMM Doc. No. 38GL-26-1991.pdf; 22726COMM Doc. No. 38GL-26-1992.pdf; 22726COMM Doc. No. 38GL-26-1993.pdf; 22726COMM Doc. No. 38GL-26-1994.pdf;

Håfa Adai Clerks Office,

Please see attached, Messages & Communications Doc. No. 38GL-26-1985 through 1994 for processing:

✓	38GL-26-1985	Guam Memorial Hospital Authority	Notification of Temporary Assignment or Detail – Luis Q. Micalat Jr., Management Analyst IV, 02/02/26.
✓	38GL-26-1986	Guam Environmental Protection Agency	Board Meeting Packet for February 19, 2026.
✓	38GL-26-1987	Guam Land Use Commission	Board Meeting Packet for February 27, 2025, March 13, 2025 and April 10, 2025*
✓	38GL-26-1988	Guam Land Use Commission	Board Meeting Packet for June 12, 2025, July 10, 2025, July 24, 2025 and August 14, 2025*
✓	38GL-26-1989	Guam Land Use Commission	Board Meeting Packet for September 11, 2025*
✓	38GL-26-1990	Guam Land Use Commission	Board Meeting Packet for October 9, 2025 and October 23, 2025*
✓	38GL-26-1991	Guam Land Use Commission	Board Meeting Packet for January 8, 2026*
✓	38GL-26-1992	Guam Preservation Trust	Financial Statement for January 31, 2026*
✓	38GL-26-1993	Guam Solid Waste Authority	Unaudited Revenues and Expenditures Report for the month of January 2026*
✓	38GL-26-1994	Office of Public Accountability - Guam	Acting Administrator Designation of Vincent Duenas, for the Office of Public Accountability from February 26, 2026 to March 6, 2026*

Please retrieve Doc. No. 38GL-26-1986 through 1990 from link below:

[Messages & Communications Physical Scanned Copy - Google Drive](#)

Kindly reply to this email



*Si Yu'os ma'åse',*

Marie Crisostomo

Committee on Rules Assistant

**COMMITTEE ON RULES**

Vice Speaker V. Anthony Ada, Chairperson

*I Mina'trentai Ocho Na Liheslaturan Guåhan*

*38<sup>th</sup> Guam Legislature*

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**Messages and Communications 38GL-26-1991\***

2 messages

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

Thu, Feb 26, 2026 at 1:02 PM

To: 38th Committee On Rules &lt;committeeonrules@guamlegislature.gov&gt;, Sabrina Salas Matanane &lt;office.senatorbri@guamlegislature.gov&gt;

*Håfa Adai,*

Please see attached M&amp;C Doc. No. 38GL-26-1991

38GL-26-1991	Guam Land Use Commission	Board Meeting Packet for January 8, 2026*
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*Si Yu'os Ma'åse'**Bernice Rivera*

Administrative Assistant

**Office of Speaker Frank F. Blas, Jr.**I Mina'trentai Ocho na Liheslaturan Guåhan 38<sup>th</sup> Guam Legislature

Guam Congress Building, 163 Chalan Santo Papa, Hagatña

(671)969-6456

[speakerblas@guamlegislature.gov](mailto:speakerblas@guamlegislature.gov)

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From: **WeTransfer** <noreply@wetransfer.com>

Date: Wed, Feb 25, 2026 at 1:34 PM

Subject: M. Cristina sent you GHLUC JAN082026 Minutes via WeTransfer

To: &lt;speakerblas@guamlegislature.gov&gt;



[cristina.gutierrez@land.guam.gov](mailto:cristina.gutierrez@land.guam.gov)  
sent you GHLUC JAN082026 Minutes

1 item, 967 KB in total · Expires on 28 February, 2026

**GHLUC JAN082026 Minutes**

Hafa Adai,

Transmitted herewith are the GHLUC Minutes of January 8,  
2026

Best regards,

Cristina Gutierrez

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538K

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967K

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**38th Committee On Rules** <[committeeonrules@guamlegislature.gov](mailto:committeeonrules@guamlegislature.gov)>  
To: "Speaker Frank Blas Jr." <[speakerblas@guamlegislature.gov](mailto:speakerblas@guamlegislature.gov)>

Thu, Feb 26, 2026 at 2:20 PM

*Håfa Adai,*

Received, and thank you.



*Si Yu'os ma'åse',*

Marie Crisostomo

Committee on Rules Assistant

**COMMITTEE ON RULES**

Vice Speaker V. Anthony Ada, Chairperson

*I Mina'trentai Ocho Na Liheslaturan Guåhan*

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[Quoted text hidden]



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

**M. Cristina sent you GHLUC JAN082026 Minutes via WeTransfer**

1 message

**WeTransfer** <noreply@wetransfer.com>  
Reply-To: cristina.gutierrez@land.guam.gov  
To: speakerblas@guamlegislature.gov

Wed, Feb 25, 2026 at 1:34 PM

Doc Type: 38GL-26-1991  
OFFICE OF THE SPEAKER  
FRANK F. BLAS, JR.  
February 25, 2026  
Time: 1:34 PM  
Received: *FB*



[cristina.gutierrez@land.guam.gov](mailto:cristina.gutierrez@land.guam.gov)  
sent you GHLUC JAN082026 Minutes

1 item, 967 KB in total · Expires on 28 February, 2026

**GHLUC JAN082026 Minutes**

Hafa Adai,

Transmitted herewith are the GHLUC Minutes of January 8,  
2026

Best regards,

Cristina Gutierrez

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## Download link

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## 1 item

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Office of the Recorder

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Deputy Recorder:   
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**GUAM-HYBRID LAND USE COMMISSION REGULAR MEETING MINUTES**



Department of Land Management



Thursday, January 8, 2026  
1:38 p.m. to 1:49 p.m.



**38GL-26-1991**  
Messages and Communications

**RECEIVED**  
COMMITTEE ON RULES  
February 26, 2026

1:02 p.m.  
*Marie Crisostomo*

**GUAM-HYBRID LAND USE COMMISSION SPECIAL MEETING**  
**Thursday, January 8, 2026 • 1:38 p.m. to 1:49 p.m.**  
**Department of Land Management Conference Room**  
**3<sup>rd</sup> Floor, ITC Building, Tamuning, Guam**

GLUC MEMBERS PRESENT:

Dr. Anita B. Enriquez, Chairperson  
Mr. Ronald C. Pangilinan, Vice Chairman  
Ms. Leilani R. Flores, Commissioner  
Honorable June Blas, Mayor of Barrigada  
Honorable Allan Ungacta, Mayor of Mangilao  
Honorable Peter Benavente, Mayor of Dededo

[Excused: Commissioner Gerald Yingling and Commissioner Joseph Rios]

STAFF PRESENT:

Mr. Joseph M. Borja, Executive Secretary  
Attorney N. Lee Miller, Jr., Legal Counsel  
Ms. Celine Cruz, Chief Planner  
Mr. Penmer Gulac, Planner IV  
Ms. Sonny Gogue, Planner III  
Ms. Theresa Guevara, Planner II  
Mr. Kyle Meno, Teleprocessing Network Coordinator

**GUAM LAND USE COMMISSION  
GUAM HYBRID LAND USE COMMISSION  
Attendance Sheet**

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

Date of Meeting: Thursday, January 8, 2026

Time of Meeting: GLUC: 1:53pm GHLUC: 1:24pm

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

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


**COMMISSION MEMBERS**

**SIGNATURE**


Chairwoman Anita B. Enriquez



Vice Chairman Ronald C. Pangilinan



Commissioner Leilani R. Flores




Commissioner Gerald P. Yingling

Excused

Commissioner Joseph A. Rios

Excused

Mayor June Blas, Barrigada



Mayor Peter Benavente, Dededo



Mayor Wayne Santos, Chalan Pago-Ordot



Mayor Allan Ungacta, Mangilao



**STAFF**

Joseph M. Borja, Executive Secretary




Rossana D.S.M. Tiston, Deputy Director



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



Celine L. Cruz, Chief Planner



Frank Taitano, Planner IV



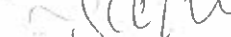
Penmer Gulac, Planner IV



M. Grace Vergara, Planner IV



Sonny Gogue, Planner III



Theresa Guevara, Planner II



Kyle Meno, TN Coordinator



M. Cristina Gutierrez, Recording Secretary



ADJOURNMENT

GLUC: 3:25pm GHLUC: 1:49pm







# GUAM HYBRID LAND USE COMMISSION

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

Commissioner Gerald P. Yingling  
Commissioner Joseph A. Rios

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

---

## **AGENDA**

**Thursday, January 8, 2026 @ 1:30 p.m.**  
**Department of Land Management Conference Room**  
**3<sup>rd</sup> Floor, ITC Building, Tamuning, Guam 96913**  
*[As advertised in the Guam Daily Post on December 30, 2025 & January 6, 2026]*  
*Livestreamed on YouTube at the Guam Department of Land Management Channel*

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

II. **Approval of Minutes**

- GHLUC Regular Minutes [None]

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

IV. **New Business**

Tentative Subdivision

- A. Application No. H2024-26, the Applicants, Terry Hyunggon Kim and Veronica Kyongwon Lee, represented by FC Benavente, Planners, are requesting approval of a Tentative Subdivision for the proposed development of the Majestic Estates Subdivision consisting of twelve single-family house lots, one lot for a ponding basin, and one lot for right-of-way, on Lots 9NEW-3-1, 9NEW-3-2, 9NEW-3-3, 9NEW-3-4, & Lot 9NEW-3-R4, Block D, Tract 9, in the Municipality of Barrigada, in an "R1" (One Family Dwelling) zone.  
Case Planner: Grace Vergara

V. **Administrative & Miscellaneous Matters**

**Adjournment**

**GUAM HYBRID LAND USE COMMISSION REGULAR MEETING MINUTES**

**Thursday, January 8, 2026 • 1:38 p.m. to 1:49 p.m.**

**Department of Land Management Conference Room**

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

*[As advertised in the Guam Daily Post on December 30, 2025, and January 6, 2026]*

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

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

**Chairperson Enriquez** called to order the regular meeting of the Guam Hybrid Land Use Commission for Thursday, January 8, 2026 at 1:34 p.m.

Present were: Chairperson Anita Enriquez, Vice Chairman Ron Pangilinan, Commissioner Leilani Flores, Mayor June Blas, Mayor Peter Benavente, Mayor Allan Ungacta, Executive Secretary Joseph Borja, Legal Counsel Lee Miller, Chief Planner Celine Cruz, Planning Staff Penmer Gulac, Sonny Gogue, Theresa Guevara, and Kyle Meno.

[Excused: Commissioner Gerald Yingling and Commissioner Joseph Rios]

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

**II. Approval of Minutes**

**Chairperson Enriquez** announced that there are no Minutes for approval.

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

**IV. New Business**

Tentative Subdivision

- A. Application No. H2024-26, the Applicants, Terry Hyunggon Kim and Veronica Kyongwon Lee, represented by FC Benavente, Planners, are requesting approval of a Tentative Subdivision for the proposed development of the Majestic Estates Subdivision, consisting of twelve single family house lots, one lot for ponding basin, and one lot for Right-of-Way, on Lots 9NEW-3-1, 9NEW-3-2, 9NEW-3-3, 9NEW-3-4 and Lot 9NEW-3-R4, Block D, Tract 9, in the Municipality of Barrigada, in an "R1" (One Family Dwelling) zone.  
Case Planner: Grace Vergara

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

**Felix Benavente** is representing the applicants who are requesting approval of a tentative subdivision for the proposed Majestic Estates Subdivision.

Mr. Benavente had the following presentation for the Commission.

Slide 1 – the project intends to create twelve house lots, one lot for a ponding basin and one lot for the right-of-way.

Slide 2 – vicinity map for the proposed site. Further down to the right is GMH's acute hospital facility, and St. Dominic's below.

Slide 3 – Photograph of the current condition of the subject lot. The lot is vacant.

Slide 4 – image of the proposed 12-lot subdivision, Majestic Estate.

Slide 5 – image of the Site Plan. Mr. Benavente explained that the plan shows the twelve lots, the bottom right corner shaped like a panhandle is the location of the ponding basin and the lift station. The additional lot that is not a residential lot is the Right-of-Way lot that ends at the cul-de-sac.

Slide 6 – image of the profile of the road.

**Felix Benavente** concluded his presentation. He explained that it is a simple twelve-lot subdivision in the Barrigada Heights area. The property is serviced by a paved road, and full infrastructure is available. Additionally, Mr. Benavente reported that there were no objections from the ARC agencies as noted in their position statements.

**Chairperson Enriquez** thanked Mr. Benavente for this presentation and turned the floor over to the Commission for questions. There were no questions noted from the Commission members. Madam Chair turned the floor over to the Chief Planner for the staff report.

**Celine Cruz, Chief Planner** read a summarized staff report dated December 23, 2025, for Application No. H2024-26. Chief Planner Cruz's summarization of the report included the purpose, application summary, location, lot area, present zoning, field description, Masterplan, community design plan, application chronological facts, and staff analysis. [For full content/context, see attached.]

#### **[Attachment A – Staff Report dated December 23, 2025]**

Planning Staff recommends approval subject to conditions.

**Chairperson Enriquez** turned the floor over to the Commissioners for questions. There were no questions noted from the Commissioners. Madam Chair opened the floor for public comment.

#### **Public Comment** [None]

Madam Chair Enriquez noted there was no public comment and closed the public comment period.

**Chairperson Enriquez** there was no further discussion for the application, and asked for a motion for action.

**Mayor June Blas** made a motion to approve Application H2024-26, a Tentative Subdivision request, subject to the conditions outlined in the staff report, and to include a recommendation that a Homeowners Association be established before the Final Subdivision.

**Mayor Allan Ungacta** seconds the motion

**Chairperson Enriquez** accepted the motion made by Mayor Blas and seconded by Mayor Ungacta. Madam Chair asked if there was any discussion on the motion.

**Mayor Blas** remarked that the application that is before the Commission today, that request is consistent with the Barrigada MPC Resolution No. 2025-02, which requests a zone change from an "A" to "R1" and includes a recommendation for a Homeowners Association for this development.

**Chairperson Enriquez** there was no further discussion on the motion. Madam Chair put the motion to a vote, with all members in favor of approval. **[Motion carried; 6 ayes and 0 nays.]**

V. **Administrative and Miscellaneous Matters [None]**

**Chairperson Enriquez** there were no administrative or miscellaneous matters. Madam Chair asked for a motion to adjourn.

VI. **Adjournment**

**Mayor Peter Benavente** made a motion to adjourn today's meeting.

**Mayor June Blas** seconds the motion.

**Chairperson Enriquez** accepted the motion made by Mayor Benavente and seconded by Mayor Blas. There was no discussion on the motion. Madam Chair put the motion to a vote, with all members in favor of adjournment.

The regular meeting of the Guam Hybrid Land Use Commission for Thursday, January 8, 2026 was adjourned at 1:49 p.m.

Approved by:

Date approved:



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



Transcribed by:



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

*\*\*Note: I, M. Cristina Gutierrez, was absent from this meeting. The Minutes were transcribed to the best of my ability with the materials provided.\*\**

ATTACHMENT A



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



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

LOURDES A. LEON GUERRERO  
MAGĀ'HAGA • GOVERNOR

JOSEPH M. BORJA  
DIRECTOR

JOSHUA F. TENORIO  
SIGUNDO MAGĀ'LAHI • TRITTESANT GOVERNOR

ROSSANA SAN MIGUEL TISTON  
DEPUTY DIRECTOR

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

December 23, 2025

MEMORANDUM

TO: Chairperson, Guam Hybrid Land Use Commission  
FROM: Guam Chief Planner  
SUBJECT: Staff Report - Application No. H2024-26 Tentative Subdivision Application

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

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

Telephone:  
671-649-LAND (5263)

Facsimile:  
671-649-5383

1. **PURPOSE:**

- A. **Application Summary:** The applicants, Terry H. Kim and Veronica K. Lee, represented by FC Benavente, Planners, are requesting approval of a Tentative Subdivision for the proposed development of the Majestics Estates Subdivision, consisting of twelve (12) single-family house lots, one (1) lot for a ponding basin, and one (1) lot for a right-of-way, on Lots 9NEW-3-1, 9NEW-3-2, 9NEW-3-3, 9NEW-3-4, and 9NEW-3-R4, Block D, Tract 9, in the Municipality of Barrigada, in an "R1" (One-Family Dwelling) zone.
- B. **Legal Authority:** Title 21, GCA, Chapter 62, Article 2, Section 62201 thru 62204; Article 4, Section 62401; Article 5, Section 62501 thru 62504, Subdivision Law.

2. **FACTS:**

- A. **Location:** The subject lot is located along North Sabana Barrigada Drive in Barrigada Heights and is approximately 1,000 feet East from the St. Dominic's Senior Care Home.
- B. **Lot Area:** 9,850 Square Meters or 106,024 Square Feet or 2.43 Acres.
- C. **Present Zoning:** "R1" (One-Family Dwelling) Zone.
- D. **Field Description:** The property is presently undeveloped and overgrown with vegetation and the topography is generally flat.
- E. **Masterplan:** Residential (2009 North and Central Guam Land Use Plan)

- F. **Community Design Plan:** Conservation-Open Space
- G. **Previous Commission Action:** None

3. **APPLICATION CHRONOLOGICAL FACTS:**

- A. **Date Application Accepted:** September 22, 2025
- B. **Date Heard By ARC:** October 16, 2025
- C. **Public Hearing Results:** Not Required

4. **STAFF ANALYSIS:**

The applicants propose the development of a fully improved residential subdivision designed to foster a cohesive community environment through the integration of essential amenities and sustainable infrastructure. While the property could accommodate up to twenty-one (21) lots based on a minimum lot size of 5,000 square feet, the proposed plan includes twelve (12) single-family residential lots, one (1) lot designated for a ponding basin to manage stormwater and house a sewer pump station, and one (1) lot reserved for right-of-way.

As part of its development concept, the applicant proposes the construction of single-family residential structures on each of the twelve (12) residential lots. The subdivision will include a 40-foot-wide public access and utility easement connecting to North Sabana Barrigada Drive. On-site improvements will feature paved roads, sidewalks, curbs, gutters, streetlights, fire hydrants, a ponding basin, a sewer pump station, and underground utilities, including power, water, telephone, and cable TV services.

In its efforts to address health, safety, and general welfare concerns for the proposed development and the public at large, the applicants have been coordinating with various government agencies to ensure compliance with all applicable requirements. These efforts include providing adequate connections to the public sewer and water systems, installing the required number of fire hydrants, and ensuring sufficient street right-of-way to accommodate regular and emergency vehicle travel lanes, sidewalks, underground utilities, and streetlights. Additionally, the plan includes an approved entrance and exit for the subdivision and an adequate stormwater management system featuring a ponding basin.

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

5. **RECOMMENDATION:** Based on the above, we recommend **APPROVAL** with the following conditions:
- A. That the applicant, adhere to such ARC conditions and requirements as may be required by law and stipulated and set forth in their official Position Statement; and
  - B. All infrastructure improvement requirements must be installed throughout the proposed development site within the prescribed one-year time frame pursuant to Title 21 GCA, Chapter 62, Section 62504(a). The applicant may further elect to secure a bond pursuant to Title 21 GCA, Chapter 62, Section 62504 (b).



Celine L. Cruz  
Guam Chief Planner

Case Planner: Grace Vergara

Attachments: Application Package  
ARC Memo to GHLUC Member



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



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

LOURDES A. LEON GUERRERO  
 MAGA'LAGA • GOVERNOR

JOSEPH M. BORJA  
 DIRECTOR

JOSHUA F. TENORIO  
 SIGUNDO MAGA'LAHI • LIEUTENANT GOVERNOR

ROSSANA SAN MIGUEL TISTON  
 DEPUTY DIRECTOR

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

**December 23, 2025**

**Memorandum**

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

**To:** Guam Hybrid Land Use Commission (GHLUC) Members  
**From:** Chairperson, Application Review Committee (ARC)  
**Subject:** Summary of Positions Submitted by ARC  
**Re:** Application No. H2024-26 (Tentative Subdivision)

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

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

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

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

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

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



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

Telephone:  
 671-649-LAND (5263)

Facsimile:  
 671-649-5383

**Memo to GHLUC Members**

**Ref: ARC Position Statements - Application No. H2024-26**

**December 23, 2025**

**Page 2 of 2**

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

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

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

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

**DEPARTMENT OF AGRICULTURE (DoAg):**

DoAg does not oppose to the proposed tentative subdivision, subject to the conditions on their position statement.

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

DPW's recommendation is subject to the conditions on their position statement.

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

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

**GUAM FIRE DEPARTMENT (GFD):**

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

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

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

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

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

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

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



Celine L. Cruz  
Guam Chief Planner

Attachments: ARC Position statements

CC: Executive Secretary, GHLUC



# BUREAU OF STATISTICS AND PLANS

Ngagån Aññañ, Saññ, Yaññ Amotññngññ



November 14, 2025

Memorandum

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

From: Director, Bureau of Statistics and Plans

Subject: Application No. H2024-26 Tentative Subdivision  
Lot Number: Lots 9NEW-3-1, 2, 3, 4, & R4, Block D, Tract 9  
Municipality: Barrigada  
Applicant: Terry H. Kim & Veronica K. Lee  
Proposed Use: Tentative Subdivision

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

## Application Overview

The applicants, Terry H. Kim and Veronica K. Lee, are requesting approval for a Tentative Subdivision located in Barrigada. The proposal involves consolidating five existing lots into a single tract, which will then be subdivided into fourteen (14) lots — consisting of twelve (12) residential lots for single-family homes, one (1) lot designated for a ponding basin, and one (1) right-of-way lot for internal roadway access. The project encompasses a total area of 9,850 square meters (approximately 2.43 acres) and proposes the development of a fully serviced residential subdivision. Planned infrastructure improvements include paved streets, curbs, gutters, sidewalks, street lighting, fire hydrants, a ponding basin, and a sewer pump station to support the subdivision's utility needs. Power, water, and sewer connections are available within the project area and will be extended to serve the new lots as part of the subdivision development.

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

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

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

**RECEIVED**  
By Cristina at 10:38 am, Nov 14, 2025

## Planning Considerations and Constraints

### A. Surrounding Zone and Land Use Characterization

The subject property is located northeast of Barrigada Heights along North Sabana Drive. The immediate surrounding area includes single family residences, a church, senior care home, skilled nursing unit and vacant undeveloped land.

The subject lot is located in a “General Residential”<sup>3</sup> designated land-use area under the North and Central Guam Land Use Plan (NCGLUP). The NCGLUP (PL 30-244).<sup>4</sup> was adopted as an element of the Guam Comprehensive Development Plan. “The Residential category provides for a range of residential densities, ranging from low density single family residences to multiple family structures. Nonresidential uses are generally discouraged except for public facilities, schools, and institutions, provided their nature and location are not detrimental to the residential environment. Where neighborhood-scaled commercial and retail is desired in a residential zone, a special design review process should be established to ensure compatibility with surrounding residential neighborhoods.”<sup>5</sup>

Based on the NCGLUP designation and the surrounding land use context, the proposed tentative subdivision is compatible with the “General Residential” land use designation. The project’s intent to develop twelve (12) single-family residential lots aligns with the NCGLUP’s purpose of supporting low- to medium-density residential development within designated residential areas. The surrounding neighborhood, consisting primarily of single-family homes, institutional uses such as a church and senior care facilities, reflects a residential character consistent with the proposed subdivision. The inclusion of necessary infrastructure improvements such as paved roads, curbs, sidewalks, street lighting, and drainage facilities further supports an orderly and efficient pattern of residential growth envisioned for the area.

### B. Geographical Landscape Assessment Based on Watershed

The subject property is situated above the Northern Guam Lens Aquifer, with its northwestern portion located within the Northern Watershed and the remaining area falling under the Mangilao Watershed. Based on the National Oceanic and Atmospheric Administration’s Coastal Change Analysis Program (CCAP) land cover data, the Northern Watershed experienced a 12.11% change in surface area between 2005 and 2015, while the Mangilao Watershed underwent a 16.63% change during the same period.<sup>6</sup>

In terms of development impacts, CCAP 2015 land cover data indicate that approximately 30.6% of the Northern Watershed had been developed, with 15.78% of its area consisting of impervious surfaces. In comparison, the Mangilao Watershed had 23.7% of its area developed, of which 9.22%

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

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

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

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

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

The existing land cover within the subject lot is characterized as shrub and scrub forest. The proposed subdivision will result in the conversion of vegetated land to impervious surfaces, thereby increasing stormwater runoff and contributing to the cumulative impacts on the surrounding watersheds.

### **Effects Test and Conditions**

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

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

#### *Determination of Effects: Yes*

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

*Condition:* The Bureau recommends incorporating green building concepts and sustainable community designs in the design and construction phase of the project. Residential structures built in this subdivision shall comply with the applicable provisions of the Guam Tropical Energy Code. The use of alternative power sources, such as solar powered street lights, water heating, and air-conditioning, and other uses of renewable power sources are examples of recommended green building concepts and sustainable designs. Save as many high-value emerging tree species and or replicate the native forests through propagation and outplanting throughout open spaces of the property. It is recommended that the applicant coordinate with the Guam Department of Agriculture for the use of preferred native tree species.

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<sup>7</sup> Ibid.

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

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

*Determination of Effects: Yes*

Site preparation and construction activities generate air pollutant emissions from ground-disturbing activity and the operation of work vehicles and construction equipment, which have the potential to adversely impact air quality.

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

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

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

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

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

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

*Determination of Effects: Yes*

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

<sup>10</sup> Ibid.

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

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

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

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

Condition: There will be no contamination of the aquifer or nearshore waters. The applicant shall ensure that all proposed structures are connected to public sewer. The applicant shall comply with CNMI and Guam Stormwater Management Manual<sup>14</sup> Standards and implement Island Best Management Practices specifications in any future improvements to the property. Concepts, design and performance standards can be found in the GCMP publications 1) Island Stormwater Practice Design Specifications Manual<sup>15</sup> and 2) Stormwater Management in Pacific and Caribbean Islands: A Practitioner's Guide to Implementing LID<sup>16</sup>. Use alternative surface/paving designs to reduce thermal pollution, promote groundwater recharge, and preserve space for landscaping. Integrate landscaping and stormwater management by using vegetated stormwater best management practices throughout the site in areas that would typically be landscaping (e.g., grass strips between the sidewalk and road, and the vegetated areas near downspouts and patios). This helps to treat runoff for improved water quality, recharge, and evapotranspiration without sacrificing additional space or increasing maintenance effort beyond typical landscaping requirements. The applicant must employ best management practices to avoid erosion and retain sediment on-site during and after construction. There should be no new point or surface designed discharges as part of this development project.

### **Determination**

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

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



LOLA E. LEON GUERRERO  
Director

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

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

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



**GUAM WATERWORKS AUTHORITY**

Gloria B. Nelson Public Service Building | 688 Route 15, Mangilao, Guam 96913  
P.O. Box 3010, Hagatna, Guam 96932  
Tel No. (671) 300-6846/47 Fax No. (671) 648-3290

*June*  
  
*MT*

**MEMORANDUM**

October 20, 2025

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

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

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

**SUBJECT:** Position Statement on Tentative Subdivision Application 2024-26 for Lot 9NEW-3-4NEW-2,-3,-4,-5,-6,-7,-8,-9,-10,-11,-12,-13,-R13, and -1R/W in the Municipality of Barrigada

**APPLICANT:** Terry H. Kim and Veronica K. Lee

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The Guam Waterworks Authority (GWA) has reviewed the applicant's request for a Tentative Subdivision in an R1 Zone for the proposed development of 12 Single Family Detached Homes.

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

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

1. Easements for water must have a minimum width of 10 feet. Easements for both water and sewer must be a minimum width of 20 feet. Larger easement widths might be required, depending on site-specific conditions and proposed installation of other adjacent utilities.
2. The applicant must provide GWA with site development plans to construct the proposed development. The site development plans must illustrate the proposed point of connection for water and sewer and is subject to GWA inspection and approval. Submittals shall include water and sewer design calculations and

*To: Grace*  
*12.15.25*

**RECEIVED**  
By Cristina at 8:02 am, Nov 25, 2025

*FL*

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complete drawings and specifications signed and stamped by a Professional Engineer licensed in Guam. Design calculations shall include proposed water demand calculations including fire-flow and sewer production calculations adhering to GWA standards and requirements.

3. GWA requires the applicant to coordinate with the GWA Engineering Department at least six months prior to the building permit application submittal to discuss the proposed water demand and sewer production calculations in order to determine if existing GWA facilities can accommodate the proposed development and if any off-site infrastructure improvements may be necessary. Utility capacity analysis will consider service to existing customers, as well as approved projects in the building permit/construction phase which are unavailable for use by newly proposed developments. Water and Sewer design shall adhere to GWA standards and requirements.
4. If off-site water and sewer infrastructure improvements are installed by the developer, they will require prior approval from GWA and must meet GWA standards. The proposed off-site water and sewer infrastructure improvements shall be constructed in the public easement or right of way, and shall be subject to inspection by GWA at the sole expense of the applicant. GWA's approval of the occupancy permit application will be contingent upon the completion of off-site utility improvements.  
  
The developer shall register maps and documents for new public rights of way or utility easements with the Department of Land Management and provide copies to GWA.
5. Developers and subdivision owners who have installed water and/or wastewater pump stations whose sole purpose is to serve only the proposed development or subdivision, and consequently have no excess capacity to serve customers beyond the boundaries of said development or subdivision, shall be required to maintain their own pump station(s) and force main(s) in proper working condition to the satisfaction of GWA.
6. GWA does not guarantee that water service will meet Guam Fire Department's fire suppression requirements. The applicant is responsible for any on-site or off-site utility improvements needed to meet fire suppression requirements.
7. The applicant shall install GWA water meters and sewer cleanouts for government use in the public right of way or easement, in accordance with GWA standards.
8. New development is subject to water and/or sewer system development charges.

9. Only wastewater shall be discharged to the sanitary sewer system. Stormwater, pool water, and pool backwash water discharge to the sanitary sewer system is prohibited.
10. After a GWA utility service account is opened, the account holder is responsible for informing GWA of on-site activity changes that may affect the account's classification and utility service requirements. Activity changes include, but are not limited to, laundry, food service, and vehicle maintenance activities.

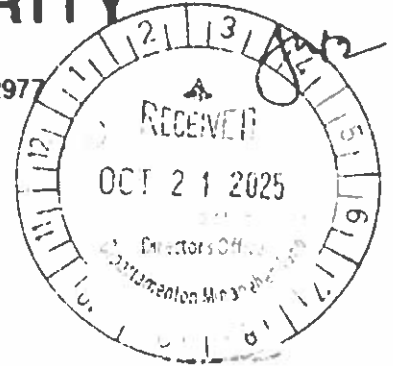
This memorandum shall remain valid for 365 calendar days from the date of this response. Please contact Jacob Miller, P.E., GWA Permits and New Area Development Supervisor (#671-300-6039 or [jpmiller@guamwaterworks.org](mailto:jpmiller@guamwaterworks.org)) for water and sewer system standards or additional information.



# GUAM POWER AUTHORITY

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

October 20, 2025



## MEMORANDUM

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

**From:** General Manager

**Subject:** Lots 9NEW-3-1, -2, -3, -4, -R4, Block D, Tract 9 Municipality of Barrigada.  
(Terry Hyunggon Kim & Veronica Kyongwon Lee) Tentative Subdivision for the  
Proposed use of "R1" Single-Family detached Homes. Residential (2009 North & Guam  
Land Use Plan). Application No. H2024-26

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

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

1. Customer is required to comply with the following pursuant to the National Electric Code, National Electric Safety Code and GPA's Service Rules and Regulations:
  - Coordinate overhead/underground power requirements with GPA Engineering for new structures.
  - Maintain minimum clearances as defined by the current edition of the National Electrical Safety Code and National Electrical Code.
  - Maintain adequate clearance between any structures and electric utility easements in accordance with NESC and GPA requirements.
  - Developer Owner shall provide necessary electric utility easements to GPA prior to final connection.
  - Provide scheduling and magnitude of project power demand requirements for new loads.
  - All relocation costs for GPA's facilities, if necessary, is 100% chargeable to the applicant including but not limited to labor and materials.
  - GPA reserves its easement rights established on Document Number 899014
2. Primary distribution overhead and underground line extensions and GPA service connections must adhere to the guidelines outlined in the current issue of GPA's Service Rules and Regulations.
3. A system impact assessment may be required to determine the effect of this development on GPA's existing power facilities.
4. All costs associated with the modification of GPA facilities shall be chargeable to the customer. This includes relocation costs, new installation costs and any required system upgrades.

### B. General Comments

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

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

### INFRASTRUCTURE CERTIFICATION FORM

Agency Certifying: **Guam Power Authority**  
 Applicant: **Terry Hyunggon Kim & Veronica Kyongwon Lee**  
 Location: **Lots 9NEW-3-1, -2, -3, -4, -R4, Block D, Tract Municipality of Barrigada**  
 Type of Application: **Tentative Subdivision**  
 GLUC GSPC Application No. **H2024-26**  
 Brief Project Description: **Tentative Subdivision for the Proposed use of "R1" Single-Family detached Homes Residential (2009 North & Guam Land Use Plan)**

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

1. I hereby certify that the required **GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE** are currently **AVAILABLE AND IN PLACE** to support this project:  
 Yes  No

2. If the answer to #1 above is YES, then:  
 I hereby certify that the required **GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE** are currently **ADEQUATE** to support this project:  
 Yes  No

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

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

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

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

10/21/2025

Date

**Comments:**

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



GUAM ENVIRONMENTAL PROTECTION AGENCY • AHENSIAN PRUTEKSION LINA LA' GUAHAN  
LOURDES A. LEON GUIRRIERO • GOVERNOR OF GUAM | JOSHUA F. TENORIO • LIEUTENANT GOVERNOR OF GUAM  
MICHELLE C. R. LASTIMOZA • ADMINISTRATOR

NOV 06 2025



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

**Application No. H2024-26, the Applicants, Terry Hyunggon and Veronica Kyongwon Lee, represented by F.C. Benavente Planners, are requesting approval of a Tentative Subdivision for the proposed creation of 12 residential lots, 1 lot for roadway and 1 lot for ponding basin on Lot 9New-3-R4New, Block D, Tract 9, in the Municipality of Barrigada in an "R-1" zone.**

*Hafa adai* Dr. Enriquez.

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

A. Stormwater and Erosion Control

The package submitted included in Exhibit D. "Subdivision Site Plan with Improvements". The Subdivision Site Plan includes project maps, Erosion Control Plans, Grading/Drainage Plan and Utility Plans, as well as, the proposed Roadway and layout of the subdivision residential parcels. The Subdivision Site and Improvement Plan provide a very comprehensive Set of plans for parcel layout, erosion control, roadway and utility installation.

1. The developer/contractor must design stormwater disposal system and provide both pre- and post-construction stormwater controls meeting the requirements of the 2006 CNMI and Guam Stormwater Management Manual, as implemented by Executive Order No. 2012-02. Additionally, developer/contractor must strictly adhere to all the requirements, including all necessary permits, of the Guam Soil Erosion and Sediment Control Regulations (22 GAR Chapter 10).
2. An Environmental Protection Plan (EPP) must be prepared and signed by a professional engineer pursuant to 22GAR §10104 (c) (5) (D) where the focal point and integral part of the EPP is the Erosion Control Plan (ECP). The EPP must include, among others,



vegetation, wildlife, fugitive dust control, solid and hazardous waste management and disposal procedures, work site maintenance and typhoon recovery plans.

3. Clearing and Grading Plans shall be prepared for the project identifying project limits: contour map of parcel and grading profile and sections views to minimize cut and fill volumes for proposed solar farm. In addition, ESC Plan for clearing/grading and construction of solar farm shall incorporate BMPs for minimal ground disturbance and soil erosion protection during construction. Stormwater Management Plan shall incorporate permanent drainage system to contain and manage runoff onsite and offsite, while meeting SWMM requirements.

**B. Environmental Impact Assessment:**

1. In Exhibit C. of the package submittal, a short form Environmental Impact assessment was prepared with an overall finding of no significant impacts will result from this tentative subdivision development. The following concerns from our review of this EIA are as follows:
2. The proposed subdivision development will be located on the Groundwater Protection Zone (GPZ), which requires stormwater recharge and measures installed against groundwater aquifer contamination. This may require a UIC operating permit from GEPA for infiltration/ponding basin.
3. Every effort should be taken to conserve/preserve critical habitat (floral and fauna) onsite, regardless of EIA short form finding of no significant impacts. Subdivision layout and installation should incorporate features for conserving critical native habitat and reduce impacts to neighboring parcels regarding access to water sources and impact to drainageways.

**C. Water & Wastewater**

1. The proposed subdivision will be tapping into existing municipal GWA water supply and sewer line located alongside North Sabana Drive.
2. It is proposed that a lift station will be installed for this development to be able to connect to terminal manhole and gravity sewer line close by. Planning calculations have been included in the submittal. Pumps and generators are considered for this lift station. These upgrades will ensure adequate conveyance and disposal waste water offsite and is supported by GEPA.

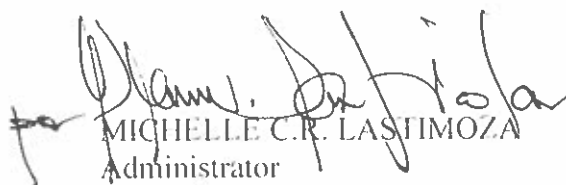
In addition to the above concerns, the applicant is reminded that any development proposed for the subject location must comply with all other, relevant environmental laws and regulations administered by the Guam Environmental Protection Agency.



Should you have any question or need additional information, please do not hesitate to contact my staff at Water Resources Management Program or Water Division Chief Engineer Mr. Peter Bautista, PE at Tel No. (671) 588-4796 or (671) 588-4702, respectively.

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

*Senseramente.*

  
MICHELLE C.R. LASTIMOZA  
Administrator

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





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

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

Director's Office Parks and Recreation Divisions  
#1 Paseo de Susana Hagaña Guam 96910  
P O Box 2950 Hagaña Guam 96932  
(671) 475-6288 Facsimile (671) 477-0997  
Guam Historic Resources Division  
490 Chalan Palasyo Agana Heights Guam 96910  
(671) 475-6294 6355 Facsimile (671) 477-2822



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

October 13, 2025

In reply refer to:  
RC 2026-0003

**Memorandum**

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

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

**Subject:** Tentative Subdivision Application No. H2024-26, Applicant Terry Hyunggon Kim and Veronica Kyongwon Lee, Lot 9NEW-3-1, -2, -3, -4, & -R4, Block D, Tract 9, within the Municipality of Barrigada, Guam

We reviewed the subject Tentative Subdivision Application, Applicant Terry Hyunggon Kim and Veronica Kyongwon Lee, Lot 9NEW-3-1, -2, -3, -4, & -R4, Block D, Tract 9, within the Municipality of Barrigada, Guam. This property has an overall size of 2.43 acres.

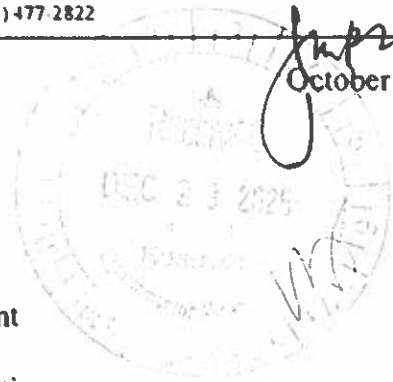
Our office has concluded our review and will have **No Objection** with the Approval of this Application. However, during construction, this project will be subject to inadvertent discoveries of historic properties. All activities must stop and contact our office as soon as possible.

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

Sincerely,

Angel R. Sablan  
Director

Patrick O. Lujan  
State Historic Preservation Officer



*To: Grace  
12-29-25*



# Department of Agriculture Dipattamenton Agrikottura

163 Dairy Road, Mangilao, Guam 96913



Chelsa Muña  
Director  
Roy Gamboa  
Deputy Director

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



To: Anita B. Enriquez, Chairwomen  
Guam Land Use Commission

Attn: Joseph M. Borja, Executive Secretary  
Guam Land Use Commission

From: Chelsa Muña, Director *Chelsa Muña*

Date: October 25, 2025

Subject: **Position Statement for Application H2024-26, for a Tentative Subdivision of Lot 9-NEW-3, Block D, Tract 9, into 5 lots, in a "R-1" Zone, along North Sabana Drive, Barrigada Heights.**

The Department of Agriculture (DOAG) provides the following position statement regarding Application H2024-26, submitted by Terry Hunggon Kim and Veronica Kyongwon Lee. The application proposes a tentative subdivision of Lot 9-NEW-3, Block D, Tract 9 into five lots (Lots 9-new-3-1, -2, -3, -4, & -R4, Block D, Tract 9) for the proposed Majestic Estates. The 2.43 acres property is located within a single-family dwelling (R-1) zone along North Sabana Drive in Barrigada Heights, Guam.

DOAG **does not oppose the proposed tentative subdivision**; however, additional documents, including a biological survey and a best management practices (BMP) plan, will be required prior to development. The department remains available to discuss the proposed development in greater detail and reserves the right to withdraw or revise its position should the landowner fail to fulfil any conditions prior to the Guam Land Use Commission's final decision.

For questions or concerns, please contact [permits@doag.guam.gov](mailto:permits@doag.guam.gov).

*P. Erace  
11/14/25  
@MM*

Director's Office 706-7905 | Agricultural Div. Services 706-7977 | Animal Health 706-7977  
 Aquatics/Wildlife Resources 706-7977 | Livestock & Soil Resour. 706-7977  
 Plant Health 706-7977 | Biosecurity Division 706-7977 | Pest Health 706-7977  
 Website: [doag.guam.gov](http://doag.guam.gov)

**RECEIVED**  
By Cristina at 11:38 am, Nov 05, 2025


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

*CF*



*The Honorable*  
**LOURDES A. LEON GUERRERO**  
*Maga' Hagu - Governor*

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

  
**public works**  
DIPARTAMENTON ERECHO PL PILEKO  
**VINCENT P. ARRIOLA**  
*Director*  
**LINDA J. IBANEZ**  
*Deputy Director*  
**ERNEST G. CANDOLETA, JR.**  
*Deputy Director*

**Memorandum**

To: Chairwoman, Guam Land Use Commission  
From: Director, Department of Public Works  
Subject: Tentative Subdivision Application  
Application No. 2024-26



Håfa Adai Madam Chairwoman and Guam Land Use Commission Members,

The Department of Public Works (DPW) has reviewed Application No. 2024-26 for the Tentative Subdivision Application for Majestic Estates Subdivision. This application was submitted by Mr. Terry Hyun & Veronica Kyongwon Lee, c/o Mr. Felix C. Benavente, Planners, and Consultant. The proposed subdivision in Barrigada aims to create fourteen (14) lots.

The proposal includes twelve (12) lots designated for Single-Family Dwelling Homes on an undeveloped site in Barrigada, as shown on Property Map Doc. No. 899014 (Exhibit E). Additionally, one (1) lot is dedicated for a proposed ponding basin for stormwater storage and safety percolation. The remaining portion of the second lot is designated for Rights of Way.

The proposed Majestic Estates Subdivision Masterplan, drawn by V.P. Olivares Survey (See Attachment: Exhibit D), illustrates the fourteen (14) proposed lots. The requested rezoning seeks to bring twelve (12) structures into compliance and permit the construction of additional family residential rental structures. The proposed lot area development aligns with existing uses in the immediate vicinity, including "R-1" Single Family Dwellings. Although the proposal features similar structures, commercial activities are not anticipated to impact the surrounding area.

RECEIVED  
11.31.25  
DLM / Planning Division

*Handwritten signature: Vincent P. Arriola*  
*Handwritten initials: T. Blaw, 11-7-25*

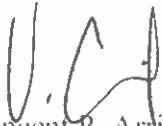
Therefore, DPW's recommendation is conditional upon all DPW mandates and permit requirements, specifically:

The two (2) remaining lots for the ponding basin, water, sewer infrastructures, and the Rights of Way (GEPA Ponding Basin, GWA Sewer Pump Station, DPW Rights of Way) must be dedicated to the Government of Guam. This dedication must be approved and signed off by the following Government of Guam Directors and/or Administrators:

1. Guam Environmental Protection Agency Administrator
2. Director of Public Works
3. General Manager, Guam Waterworks Authority
4. Department of Land Management and/or other
5. GovGuam Departments/Agencies

Additionally, any comments or concerns raised by the Government of Guam Application Review Committee (ARC) during the permitting process must be addressed, and the Final Occupancy Permit must be signed off by the DPW Chief Planner and the Director of the Department of Public Works.

Si Yu'os Ma'ase,



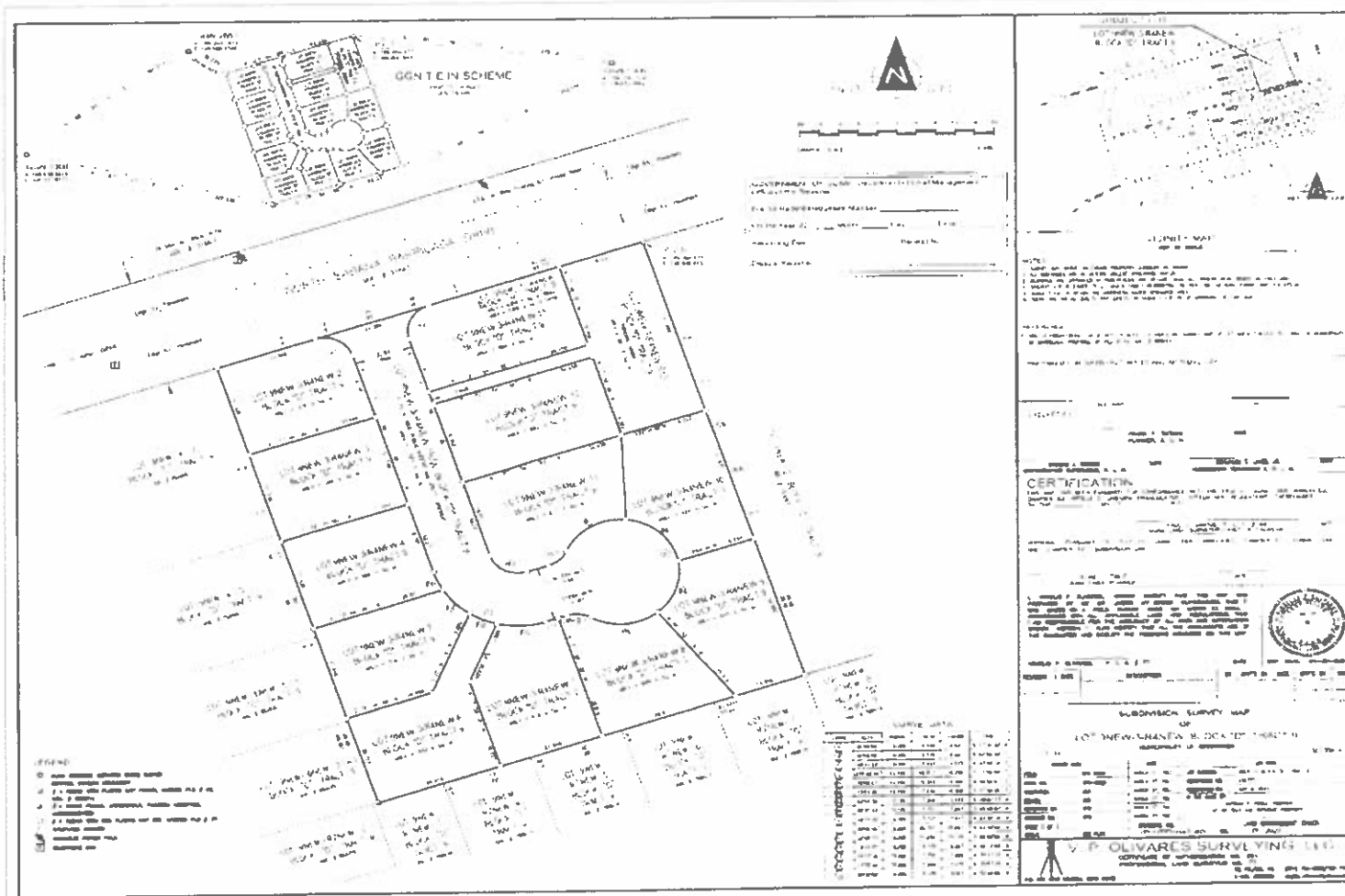
Vincent P. Arriola

*See Attachments:*

*Attachment D - Propose Property Map*

*Attachment C - Site Plan*

# Attachment D (PROPERTY MAP)



Attachment - C-1 (SITE PLAN)

