

Re: Messages & Communications Doc. No. 38GL-26-2382 through 2393.

From: Guam Legislature Clerks <clerks@guamlegislature.gov>
 Date: Wed 5/27/2026 2:18 PM
 To: 38th Committee On Rules <committeonrules@guamlegislature.gov>

Håfa Adai,

Received, and thank you.



Kiana E. B. Wusstig
Clerks Office
I Mina'trentai Ocho na Liheslaturan Guåhan
 Guam Congress Building, 163 Chalan Santo Papa, Hagåtña, Guam 96910
 Voice: (671) 472-3465/3460 Fax: (671) 472-3524
guamlegislature.gov

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 Thank you

From: 38th Committee On Rules <committeonrules@guamlegislature.gov>
 Sent: Wednesday, May 27, 2026 11:16 AM
 To: Guam Legislature Clerks <clerks@guamlegislature.gov>
 Cc: Frank Blas Jr. <speakerblas@guamlegislature.gov>
 Subject: Messages & Communications Doc. No. 38GL-26-2382 through 2393.

Håfa Adai Clerks Office,

Please see attached, Messages & Communications Doc. No. 38GL-26-2382 through 2393 for processing:

✓	38GL-26-2382	Department of Public Health and Social Services	Acting Director Designation of PeterJohn D. Camacho, MPH, for the Department of Public Health and Social Services from May 27, 2026 to May 29, 2026, and June 1, 2026 to June 4, 2026*
✓	38GL-26-2383	Department of Education	Fiscal Year 2026 2nd Quarter Fiscal Execution Report*
✓	38GL-26-2384	Guam Memorial Hospital Authority	Notification of Temporary Assignment or Detail – Genese M. Morrison, Management Analyst II, 4/27/26; Marylyne R.P. Pecina, Management Analyst IV, 5/5/26; Nadine Tricia T. Calvo, Chief of Security, 5/11/26; Petrina Alexis P. Perez, Buyer II, 5/11/26; Anna Bianca M. De Castro, Buyer II, 5/11/26; Osie F. Cruz II, Buyer II, 5/11/26; Audrey Lynn G. Paulino, Hospital Materials Management Assistant Administrator, 5/11/26.
✓	38GL-26-2385	Department of Education	Guam Education Board Meeting Packet for May 19, 2026*
✓	38GL-26-2386	Bureau of Statistics and Plans	Port Authority of Guam (PAG) 2025 Master Plan.
✓	38GL-26-2387	Guam Housing Corporation	Acting President Designation of Angela M. Camacho, for Guam Housing Corporation from May 26, 2026 to May 29, 2026*
✓	38GL-26-2388	Guam Housing Corporation	Unaudited Statement of Revenue and Expenditure Report for April 2026*
✓	38GL-26-2389	Guam Community College	Unaudited Revenues and Expenditures Report and Staffing Pattern as of April 30, 2026*
✓	38GL-26-2390	Guam Community College	Board of Trustees Meeting Packet for May 11, 2026*
✓	38GL-26-2391	Guam Land Use Commission	GLUC Zone Change Approval for Application No. 2024-21 from "R1" to "C" Zone, Lot 2322-NEW-1-2-R2, in the Municipality of Mangilao*
✓	38GL-26-2392	Office of the Governor of Guam	Appointment and Supporting Documents for Joshua Santos Miller, Member, Guam Ethics Commission Board of Commissioners.
✓	38GL-26-2393	Department of Public Health and Social Services	Guam Board of Examiners for Optometry Board Meeting Packet for May 26, 2026*

Please retrieve Doc. No. 38GL-26-2386, 2390 through 2393 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
 38th Guam Legislature

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Messages and Communications 38GL-26-2391*

2 messages

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

Tue, May 26, 2026 at 4:31 PM

To: 38th Committee On Rules <committeeonrules@guamlegislature.gov>, Sabrina Salas Matanane <office.senatorbri@guamlegislature.gov>

Håfa Adai,

Please see attached M&C Doc, No, 38GL-26-2391

38GL-26-2391	Guam Land Use Commission	GLUC Zone Change Approval for Application No. 2024-21 from "R1" to "C" Zone, Lot 2322-NEW-1-2-R2, in the Municipality of Mangilao*
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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 38th Guam Legislature

Guam Congress Building, 163 Chalan Santo Papa, Hagatña

(671)969-6456

speakerblas@guamlegislature.gov

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----- Forwarded message -----

From: **Cristina Gutierrez** <cristina.gutierrez@land.guam.gov>

Date: Tue, May 26, 2026 at 3:36 PM

Subject: RE: Approved Zone Change Application

To: Honorable Speaker Frank F. Blas Jr. <speakerblas@guamlegislature.gov>

Hafa Adai,

Please find attached the approved Amendment Map and Notice of Action regarding the Zone Change for the application mentioned above.

Best regards,



M. Cristina Gutierrez

Planning Division

cristina.gutierrez@land.guam.gov

Tel.: (671) 649-5263 Ext. 375

2 attachments

F3-67S40 A-90 Lot 2322-NEW-1-2-R2 M07 Archway Inc..PDF
5139K

38GL-26-2391.pdf
1099K

38th Committee On Rules <committeeonrules@guamlegislature.gov>

Wed, May 27, 2026 at 10:24 AM

To: "Speaker Frank Blas Jr." <speakerblas@guamlegislature.gov>

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

38th Guam Legislature

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[Quoted text hidden]



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

RE: Approved Zone Change Application

2 messages

Cristina Gutierrez <cristina.gutierrez@land.guam.gov>
To: "Honorable Speaker Frank F. Blas Jr." <speakerblas@guamlegislature.gov>

Tue, May 26, 2026 at 3:36 PM

Hafa Adai,

Please find attached the approved Amendment Map and Notice of Action regarding the Zone Change for the application mentioned above.

Best regards,

Doc Type: 38GL-26-2391
OFFICE OF THE SPEAKER
FRANK F. BLAS, JR.
May 26, 2026
Time: 3:36 PM
Received:



M. Cristina Gutierrez
Planning Division
cristina.gutierrez@land.guam.gov
Tel.: (671) 649-5263 Ext. 375

F3-67S40 A-90 Lot 2322-NEW-1-2-R2 M07 Archway Inc..PDF
5139K

Speaker Frank Blas Jr. <speakerblas@guamlegislature.gov>
To: Cristina Gutierrez <cristina.gutierrez@land.guam.gov>

Tue, May 26, 2026 at 3:44 PM

Hafa Adai,

Confirming receipt of your email.

Si Yu'os Ma'ase'

Bernice Rivera

Administrative Assistant



Office of Speaker Frank F. Blas, Jr.

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

Guam Congress Building, 163 Chalan Santo Papa, Hagatña

(671)969-6456
speakerblas@guamlegislature.gov

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**GUAM LAND USE COMMISSION
ZONE CHANGE
APPLICATION NO.: 2024-21
LOT 2322-NEW-1-2-R2
MUNICIPALITY OF MANGILAO**

COPY



ATTACHMENT 1

Space for Recordation

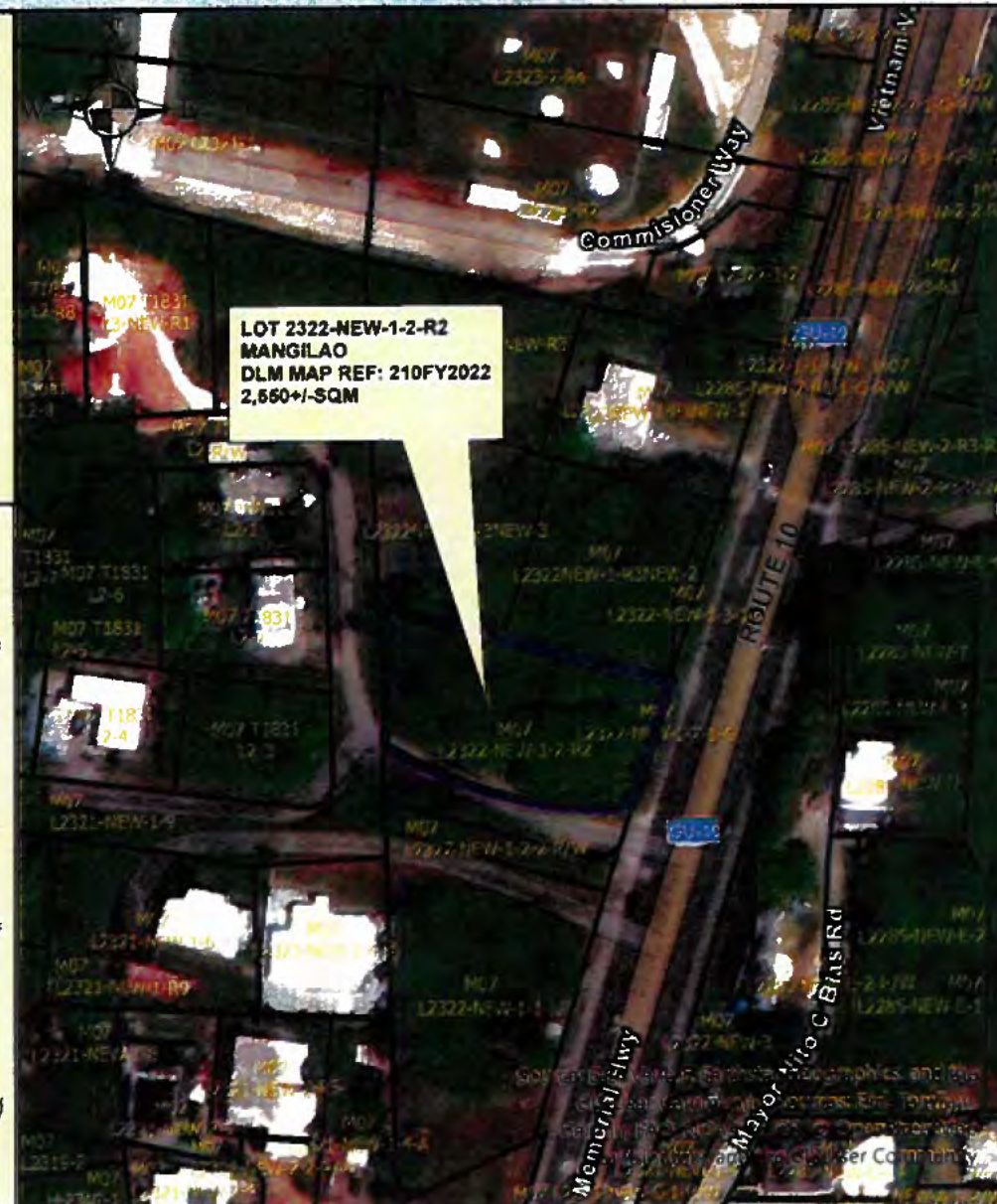
GOVERNMENT OF GUAM - Department of Land Management
Office of the Recorder **1019297**

File for Record is Instrument Number _____

On the Year 20 26 Month 05 Day 22 Time 9:20am

Recording Fee DE-OFFICIO Receipt No. DE-OFFICIO

Deputy Recorder Stephanie Ochoa



GLUC ZONE CHANGE
APPLICATION NO.: 2024-21
APPLICANT: ARCHWAY, INC.
PREPARED ON MARCH 18, 2026
FROM: "R1" (ONE-FAMILY DWELLING)
TO: "C" (COMMERCIAL)
LOT NO.: 2322-NEW-1-2-R2
BLOCK: N/A
TRACT: N/A
MUNICIPALITY: MANGILAO
SCALE: N/A
AMENDMENT NO.: A-90
ZONING MAP NO.: F3-67S40

THE GUAM LAND USE COMMISSION, AT ITS HEARING ON FEBRUARY 26, 2026 APPROVED IN WHOLE THE ZONE CHANGE FROM "R1" TO "C" ON LOT 2322-NEW-1-2-R2 MUNICIPALITY OF MANGILAO

- APPROVED IN WHOLE
- APPROVED IN PART
- DISAPPROVED

Anita B. Enriquez 3/19/26
DATE
ANITA B. ENRIQUEZ
CHAIRPERSON
GUAM LAND USE COMMISSION

- APPROVED IN WHOLE
- APPROVED IN PART
- DISAPPROVED

Lourdes A. Leon Guerrero 5/13/26
DATE
LOURDES A. LEON GUERRERO
GOVERNOR OF GUAM



LOURDES A. LEON GUERRERO
GOVERNOR

JOSHUA F. TENORIO
LI, GOVERNOR

UFISINAN I MAGA'HĀGAN GUĀHAN
OFFICE OF THE GOVERNOR OF GUAM

MAY 22 2026

Honorable Frank F. Blas, Jr.

Speaker

I Mina'trentai Ocho na Liheslaturan Guåhan

163 Chalan Santo Papa

Hagåtña, Guam 96932

Re: GLUC Zone Change approval for Application No. 2024-21 from "R1" to "C" zone, Lot 2322-NEW-1-2-R2, in the Municipality of Mangilao.

Dear Mr. Speaker:

Please find attached the above-referenced zoning documents for the Legislature's consideration, which is submitted pursuant to 21 G.C.A., Chapter 61, §61647.

I have **APPROVED** Archway Inc.'s request for a Zone Change from "R1" zone to "C" zone, on Lot 2322-NEW-1-2-R2, in the Municipality of Mangilao.

This approval is in conformance with 21 G.C.A. §61630 and justified to satisfy public necessity, convenience, and general welfare.

Sensereamente,

LOURDES A. LEON GUERRERO
Maga'håga Guåhan
Governor of Guam



38GL-26-2391
Messages and Communications

RECEIVED
COMMITTEE ON RULES
May 26, 2026

4:31 p.m.
Marie Crisostomo

**ZONE CHANGE FROM
“R-1” TO “C”**

ARCHWAY, INC.

**LOT 2322 NEW-1-2-R2
MUNICIPALITY OF MANGILAO**

**SUBMITTED BY:
FC BENAVENTE, PLANNERS
MAY 2024**

Applicant: Archway, Inc.

Zone Change
For
Lot 2322-1-2-R2
From
"R-1" Zone To "C" Zone

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FC BENAVENTE, PLANNERS

Planning, Zoning, Land Development Consulting, Permitting

127 Bejong Street, Barrigada, GU 96913
Tel: 671.988.7911 Email: felouben@gmail.com

March 7, 2024

Mr. Joseph M. Borja, Executive Secretary
Guam Land Use Commission
Department of Land Management
P.O. Box 2950
Hagatna, Guam 96932

Subject: Zone Change Application from "R-1" to "C" zone on Lot 2322
NEW-1-2-R2, located in Mangilao, Guam
Hafa Adai Mr. Borja,

On behalf of Archway, Inc., owner of the above-referenced property, I am pleased to submit 32 sets of this Zone Change Application for review and approval by the Guam Land Use Commission (GLUC). The property is presently zoned "R-1" (Single Family Dwelling). This application seeks GLUC approval to rezone the property to "C" (Commercial) for an Infusion Coffee and Tea Restaurant, including two 1-unit residential apartment units, and a storage and staff lounge on the second floor. See Concept Site Plan (Exhibit D).

Project Description.

- There will be a two-story (2-story) commercial building.
- The first floor will be used as space for an Infusion Coffee and Tea Restaurant with a drive-thru, in-house seating area, and patio seating area.
- The second floor will have two (2) one-unit residential apartments. Each unit will have one bedroom, kitchen/dining room, living room, and bathroom. A third unit is for use as a separate storage and staff lounge room.
- The restaurant and apartment units have 36 (including 2 for ADA) total vehicle parking spaces, with additional space for six bicycles and two motorcycles.
- Space for a trash dumpster and generator shed is provided.
- Landscaping will be provided throughout the property.
- Stormwater will be managed via infiltration chambers and a ponding basin.

The project site has a total land area of 0.63 acres (27,566 SF). The project site is presently vacant and undeveloped and is located in the Municipality of Mangilao. The project site is a triple frontage lot with a major east portion frontage on Route 10 (Vietnam Veterans Highway). The south and southwest portion frontage is along Tun Tomas Pangelinan Street. Tun Tomas Pangelinan Street intersects with Route 10 at its east terminus. The property adjacent to the north is vacant (See Figure 1).

The area in the vicinity of the proposed facility is served by paved roads, which are in good condition. The proposed restaurant and apartment building will be connected to the existing and adequate public water and power systems already in place within the existing 100' public access and utility easement i.e. Route 10. The property will include landscaping along the perimeter, as well as comply with requirements for stormwater containment and management. With GWA approval and prior collaboration, the applicant proposes to provide a connection to the existing public sewer located on Route 10. A private contractor will provide trash collection services.



Figure 1. Aerial photo showing location of subject triple frontage property inside yellow border outline.

We request your attention to the enclosures and look forward to presenting this application before the Guam Land Use Commission. We appreciate your time and effort in considering this application. Please contact me should you have any concerns or questions.

Esta, yan Si Yar'os Ma'Ase

Felix C. Benavente, Principal
A Duly Authorized Representative

Exhibit A.

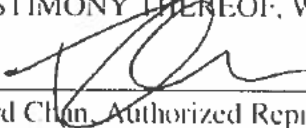
Affidavit of Authorization

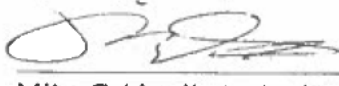
AFFIDAVIT OF AUTHORIZATION

We, Richard Chan and Mika Caldwell, of legal age, and as authorized Representatives of Archway, Inc., owner of Lot 2322 NEW-1-2-~~RP~~²²⁷⁴⁰ Municipality of Mangilao, Guam, through this instrument hereby depose and say the following:

- 1) That FC BENAVENTE, PLANNERS, (Consultant) is hereby authorized to request the Guam Land Use Commission to review and consider this request for approval of a Zone Change and Conditional Use Application on the aforementioned lot; and
- 2) That our authorized Consultant and his agents may conduct themselves accordingly to arbitrate, negotiate, commit, revoke, represent, mitigate, and abate the proposed project through all reviewing instrumentalities involved in the Zone Change and Conditional Use Application approval process.

In TESTIMONY THEREOF, We hereunto affix our signatures to our deposition.


 Richard Chan, Authorized Representative
 Archway, Inc.
 PO Box 25867
 Barrigada, Guam 96921


 Mika Caldwell, Authorized Representative
 Archway, Inc.
 PO Box 25867
 Barrigada, Guam 96921

ACKNOWLEDGEMENT


GUAM)

ISS.

City of Hagatna)

On this 9th day of MARCH, 2024, before me personally appeared Richard Chan, known to me as the person whose name is subscribed to this instrument and who acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I hereby lay my hand and affix my official seal on the day, month, and year aforementioned above.


 Notary Public

ACKNOWLEDGEMENT

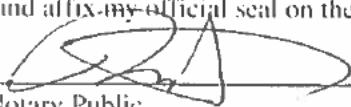
GUAM)

ISS.

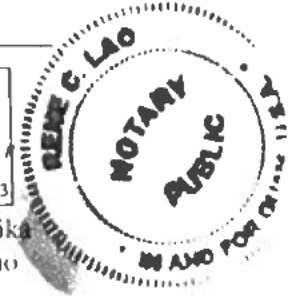
City of Hagatna)

On this 9th day of MARCH, 2024, before me personally appeared Mika Caldwell, known to me as the person whose name is subscribed to this instrument and who acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I hereby lay my hand and affix my official seal on the day, month, and year aforementioned above.


 Notary Public

RENE C. LAO
NOTARY PUBLIC
 In and for Guam, U.S.A.
 My Commission Expires: **APR. 01, 2025**
 543A North Marine Corps Drive, Tamuning, Guam 96913



RENE C. LAO
NOTARY PUBLIC
 In and for Guam, U.S.A.
 My Commission Expires: **APR. 01, 2025**
 543A North Marine Corps Drive, Tamuning, Guam 96913

Exhibit B.

Zone Change Application Form

ZONE CHANGE

TO: Executive Secretary, Guam Land Use Commission
c/o Land Planning Division, Department of Land Management
Government of Guam, P.O. Box 2950, Hagatna, Guam 96932

The Undersigned owner(s)/lessee(s) of the following described property hereby request consideration for a *Zone Change*.

1. Information on Applicant:

Name of Applicant: ARCHWAY, INC U.S. Citizen: Yes No

Mailing Address: PO Box 25867, Barrigada, GU 96921

Telephone No.: Business: (671) 647-5683 Home:

2. Location, Description and Ownership:

Subdivision Name: N/A

Lot(s): Lot 2322 NEW-1-2-R2 Block: N/A Tract: N/A

Lot Area: Acres: 0.63 Sq Meters: 2,561 Sq Feet: 27,566

Village: Mangilao Municipality: Mangilao

Registered Owner: Archway, Inc

Certificate of Title No.: Recorded Doc No.: Warranty Deed No. 976672

3. Current and Proposed Land Use:

Current Use: Vacant and Undeveloped Zoned: R1

Proposed Use: Coffee & Tea Restaurant with 2 Residential Apartments on the 2nd floor

Master Plan Designation: Village Center (2009 North & Guam Land Use Plan)

4. Attach a one page typed, brief and concise justification (letter format explaining the compatibility of the proposed project with adjacent and neighborhood developments as they exist; your intentions and purpose of the Zone Change request justifying public necessity, public convenience and general welfare in accordance with *Guam Code Annotated 21 GCA, Chapter 61, Section 61630*.

5. Support Information. The following supporting information shall be attached to this application

- a. 8 1/2" X 11" map, drawn to scale, showing existing zoning within 1000 feet radius from the subjectlot's boundaries.

ATTACHMENT: Section 61630 (Requirements for Changes) and Section 61638 (Review by Municipal Planning Council is attached for your information and guidance in preparation of your Zone Change Application. For additional requirements, visit the Zoning Section, Land Planning Division.

ZONE CHANGE

6. Supporting Information (Continuation):

- b. All parcels and their uses within 750 feet radius from the subject lot's boundaries. The map shall also contain:
 - (1) Lot number for every parcel(s),
 - (2) Identify by name and use all existing activities on all parcel(s) through a legend/code reference,
 - (3) All adjacent inclusive and exclusive easements and roads to the property, their widths, and condition of surfaces,
 - (4) The nearest location of all public utilities to the subject lot;
 - (5) All natural or topographic peculiarities.
- c. 8 1/2" X 11" map, drawn to scale, showing all parcels within 500 feet radius of the subject's property boundaries. Each parcel shall be identified with property a lot number.
- d. The most recent survey map, certified and recorded at the Department of Land Management, showing the subject property.
- e. A detailed As-Built Plan of the lot shall include the following:
 - (1) Total number and types of building;
 - (2) Parcel size in square meters/feet;
 - (3) Layouts of utilities and drainage;
 - (4) Proposed lot coverage of building(s) and accessories in square meters/feet;
 - (5) Approximate gross and net densities allowed on parcel;
 - (6) Feasibility study;
 - (7) Topography;
 - (8) Existing earth faults and sinkholes;
 - (9) Water courses and lens;
 - (10) Reservation, conservation and historic places;
 - (11) Total percentage of open spaces exclusive of parking stalls and other man-made features;
 - (12) Percentage of building footprint for proposed development only; and
 - (13) Compatibility to surrounding uses, Planned Development (PD) zone only
- f. If leased, lease agreement (the assignment of lease and the covenant).
- g. An initial comprehensive *Environmental Impact Assessment (EIA)* in accordance to Executive Order 90-10, or (*Findings of No Significant Impact*) if acceptable to GEPA in place of an EIA.
- h. Additional information as required by the Guam Chief Planner

Submit one set of the Application with all the supporting information listed above. Once the Application is reviewed and accepted, applicant must submit the required number of hard copies (32 sets) of the Application and nine (9) copies of the Application in electronic format (example: in CD format, flash drives or thumb drives etc.)

7. **Filing Fee: Fifty Dollars (\$50.00)** filing fee plus \$2.00 for the first five pages, and \$0.25 for any additional page, under Public Law 29-02, Chapter V, Part III (Fees and Charges Assessed by the Department of Land Management).

8. In an effort to provide a more effective means by which the municipality's concerns are heard and accommodated according to the laws and regulations of real property uses, this land use application must be assessed for the need to an empanelment of a Hybrid Commission pursuant to P.L. 33-219. A Hybrid Commission will be empaneled if this application represents a development cost of more than three million dollars (\$3,000,000.00), exclusive of the cost of the property as described in this application.

LESS THE VALUE OF THE PROPERTY, WILL THIS PROJECT COST MORE THAN \$3,000,000.00? Yes No

Please sign attesting to your answer: NOT APPLICABLE FOR ZONE CHANGE APPLICATION
 See attachment for more information on P.L. 33-219 and 33-209, as the affect the process of assessment of this application)




ZONE CHANGE

9. **Required Signatures:** All legal owners/lessees of designated parcel shall sign form with name(s) typed or handwritten, signed and dated:

"I hereby certify that all information contained in this application and its supplements are true and correct. I also understand that any misrepresentation in this application shall void the entire submission. Further, that thirty-two (32) sets of the above listed required information is provided."

Archway, Inc. (See Affidavit of Authorization)
(Owner(s) or Lessee(s) and Date)


FC Benavente, Planners (See Affidavit of Authorization) March 07, 2024
(Representative, if any, and Date)

THIS FORM SHALL NOT BE MAILED. APPLICANT OR REPRESENTATIVE SHALL SUBMIT IN PERSON, BY APPOINTMENT ONLY, TO THE LAND PLANNING DIVISION, DEPARTMENT OF LAND MANAGEMENT.

FOR OFFICIAL USE ONLY

Date Accepted: _____ Accepted By: _____

Date of Notice in Newspaper(s): _____ Date of Notice to
Adjacent Property Owners: _____

Date of Public Hearing: _____

Filing Fee(s) Paid (\$): Yes [] No [] Check [] Cash [] Other [] _____

Receipt No.: _____ Application Number: _____

Date of GLUC Action: _____ Conditions: Yes [] (See Below) No []

Conditions of Approval: _____

GLUC Resolution No.: _____ Date of Notice of Action: _____

Exhibit C. Compatibility and Zone Change Justification

Compatibility Statement.

The property, Lot 2322 NEW-1-2-R2, is proposed to provide restaurant and residential services for vicinity residents as well as general commuters along Route 10. The proposed Infusion Coffee and Tea restaurant and apartments in the "C" zone provide a seamless transition of uses in this neighborhood along Route 10. It proposes a clean look, safe, and secure design. It will not become a burden to the infrastructure and predominant look of the neighborhood and will not become a detriment to adjacent and neighborhood developments as they exist.

"... Intentions and purpose of the Zone Change request justifying public necessity, public convenience and general welfare."

Response:

The public necessity is demonstrated in responding to a latent demand for properly zoned "C" locations, which will allow specialty food and beverage services and apartment residences for individuals and families to live and work in this area of central Guam in Mangilao. This type of restaurant and apartment residences can be used by local residents, consumers, workers, and students affiliated with the educational facilities and other employment places who desire and choose to live in this area of Mangilao.

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

The general welfare is elevated because there will be a new food and beverage provider, a new business, and a community-responsive facility to provide much-needed service needs and support the island economy. Furthermore, there are increased employment opportunities before, during, and after construction, servicing opportunities during operations, and tax-generating revenue economic activities that contribute to the general welfare of the community.

We submit that this zone change request is a public necessity, is for public convenience, and provides for the general welfare of the people of Guam.

Exhibit D. Concept Site Plan with Elevations

DESCRIPTION	QTY	UNITS	SUBTOTAL
RENDER	1,164.0	SF	1,164.0
CONCRETE	12	12	
SETTING	1,396	SF	1,396
DRILL UNIT	2	EA	2
TOTAL STAIRS REQUIRED	2		2
TOTAL STAIRS PROVIDED	2		2

PLA PROJECT NO. WF-06
PRELIMINARY (NOT FOR CONSTRUCTION)

DESCRIPTION	QTY	UNITS	SUBTOTAL
RENDER	1,164.0	SF	1,164.0
CONCRETE	12	EA	12
SETTING	1,396	SF	1,396
DRILL UNIT	2	EA	2
TOTAL STAIRS REQUIRED	2		2
TOTAL STAIRS PROVIDED	2		2

PLA PROJECT NO. WF-06
PRELIMINARY (NOT FOR CONSTRUCTION)

DESCRIPTION	QTY	UNITS	SUBTOTAL
RENDER	1,164.0	SF	1,164.0
CONCRETE	12	EA	12
SETTING	1,396	SF	1,396
DRILL UNIT	2	EA	2
TOTAL STAIRS REQUIRED	2		2
TOTAL STAIRS PROVIDED	2		2

PLA PROJECT NO. WF-06
PRELIMINARY (NOT FOR CONSTRUCTION)

DESCRIPTION	QTY	UNITS	SUBTOTAL
RENDER	1,164.0	SF	1,164.0
CONCRETE	12	EA	12
SETTING	1,396	SF	1,396
DRILL UNIT	2	EA	2
TOTAL STAIRS REQUIRED	2		2
TOTAL STAIRS PROVIDED	2		2

PLA PROJECT NO. WF-06
PRELIMINARY (NOT FOR CONSTRUCTION)

DESCRIPTION	QTY	UNITS	SUBTOTAL
RENDER	1,164.0	SF	1,164.0
CONCRETE	12	EA	12
SETTING	1,396	SF	1,396
DRILL UNIT	2	EA	2
TOTAL STAIRS REQUIRED	2		2
TOTAL STAIRS PROVIDED	2		2

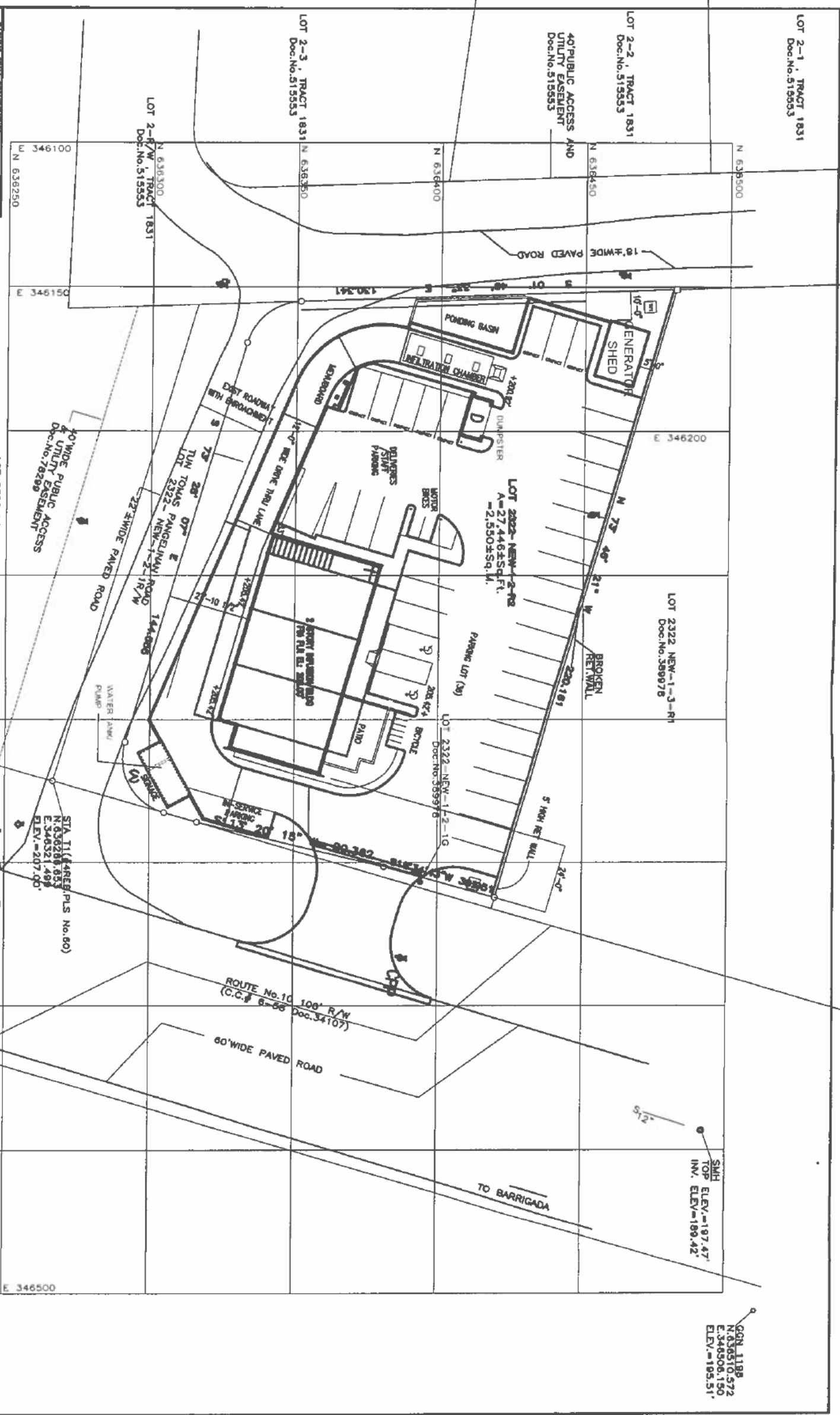
PLA PROJECT NO. WF-06
PRELIMINARY (NOT FOR CONSTRUCTION)

DESCRIPTION	QTY	UNITS	SUBTOTAL
RENDER	1,164.0	SF	1,164.0
CONCRETE	12	EA	12
SETTING	1,396	SF	1,396
DRILL UNIT	2	EA	2
TOTAL STAIRS REQUIRED	2		2
TOTAL STAIRS PROVIDED	2		2

PLA PROJECT NO. WF-06
PRELIMINARY (NOT FOR CONSTRUCTION)

DESCRIPTION	QTY	UNITS	SUBTOTAL
RENDER	1,164.0	SF	1,164.0
CONCRETE	12	EA	12
SETTING	1,396	SF	1,396
DRILL UNIT	2	EA	2
TOTAL STAIRS REQUIRED	2		2
TOTAL STAIRS PROVIDED	2		2

PLA PROJECT NO. WF-06
PRELIMINARY (NOT FOR CONSTRUCTION)



**PROPOSED
SITE PLAN SKETCH**

PROJECT TITLE:

INFUSION
COFFEE & TEA
COMMERCIAL BUILDING,
Route 10, Municipality of Mangilao, Guam.

Provido Tan Jones
architects inc.



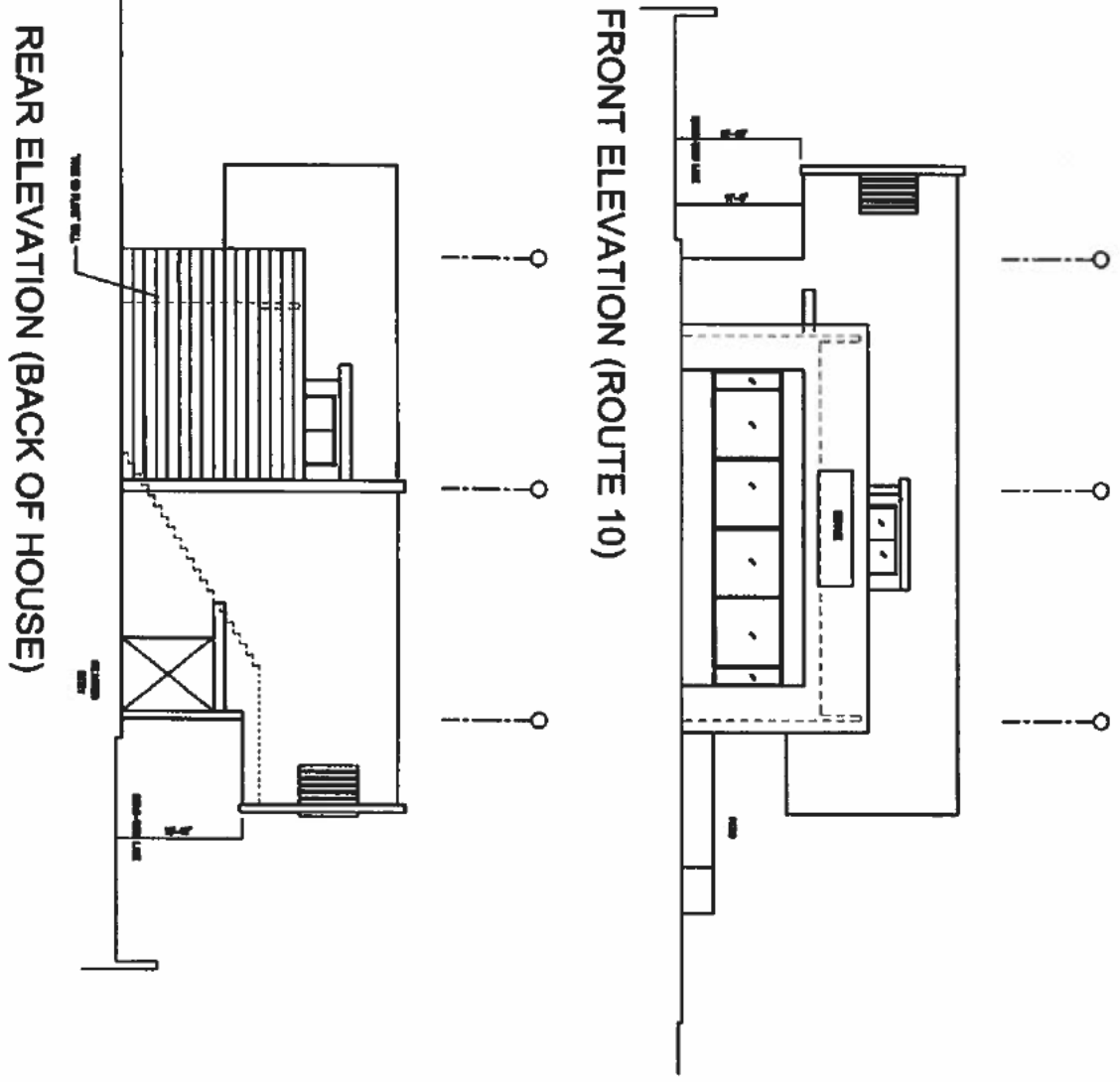
PROJ. NO. INFUSION.06
THIS WORK WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION
DATE: APRIL 2024

DRAWN BY DATE: MAR 2024
CHECKED BY SCALE: AS SHOWN

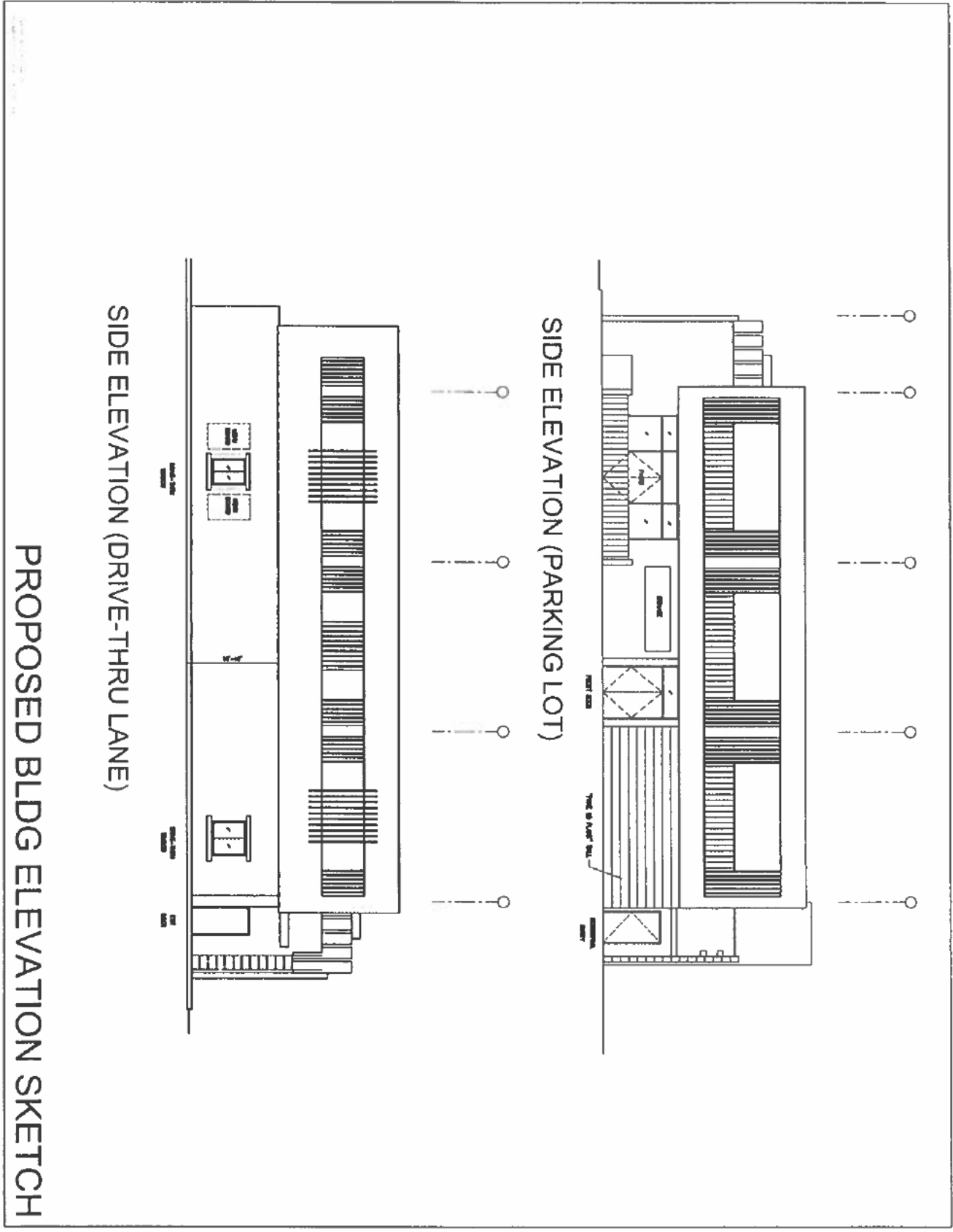
REVISIONS	DATE

DRAWING SHEET NO. _____
SHEET _____ OF _____

ALL RIGHTS RESERVED
RENDERING FROM THE CONSTRUCTION

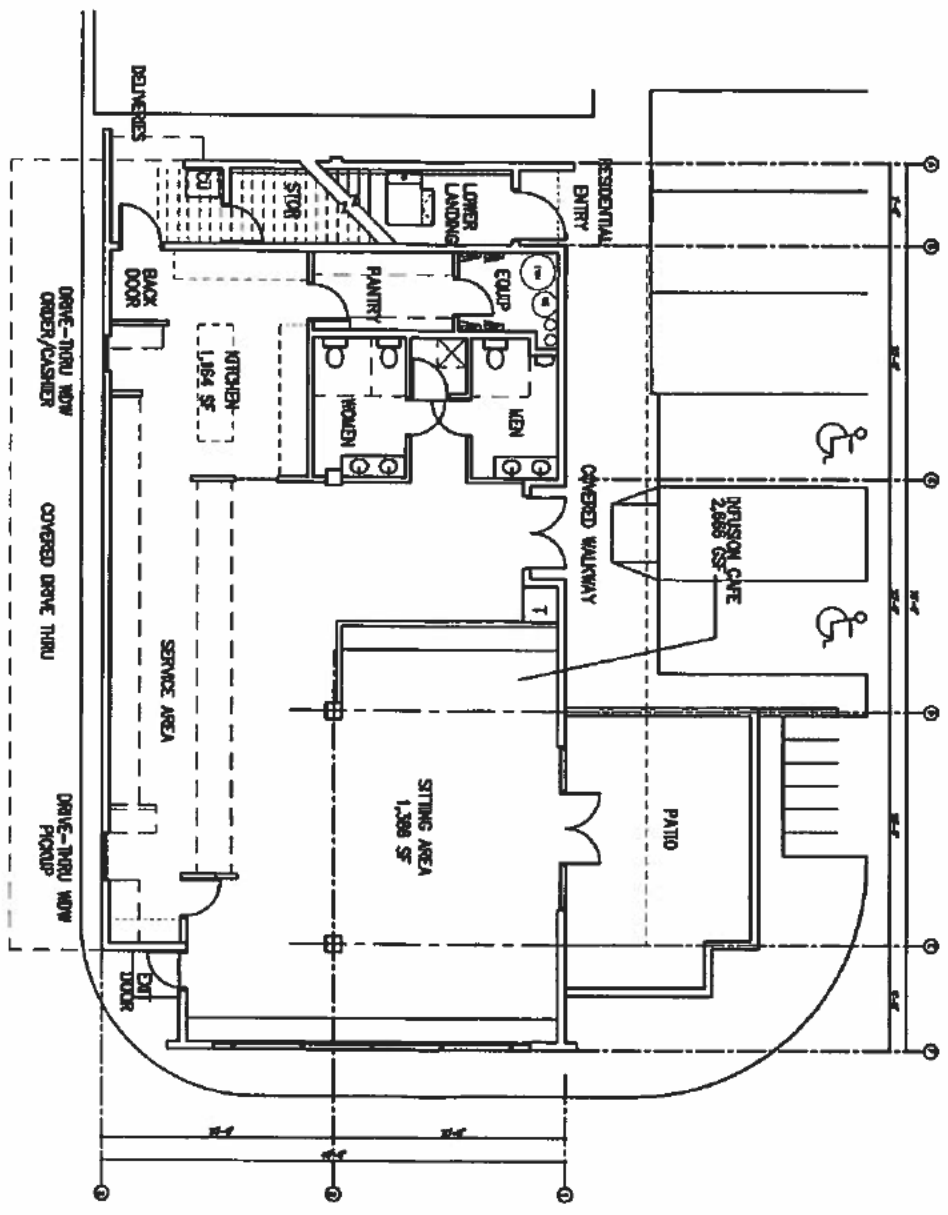


PROPOSED BLDG ELEVATION SKETCH

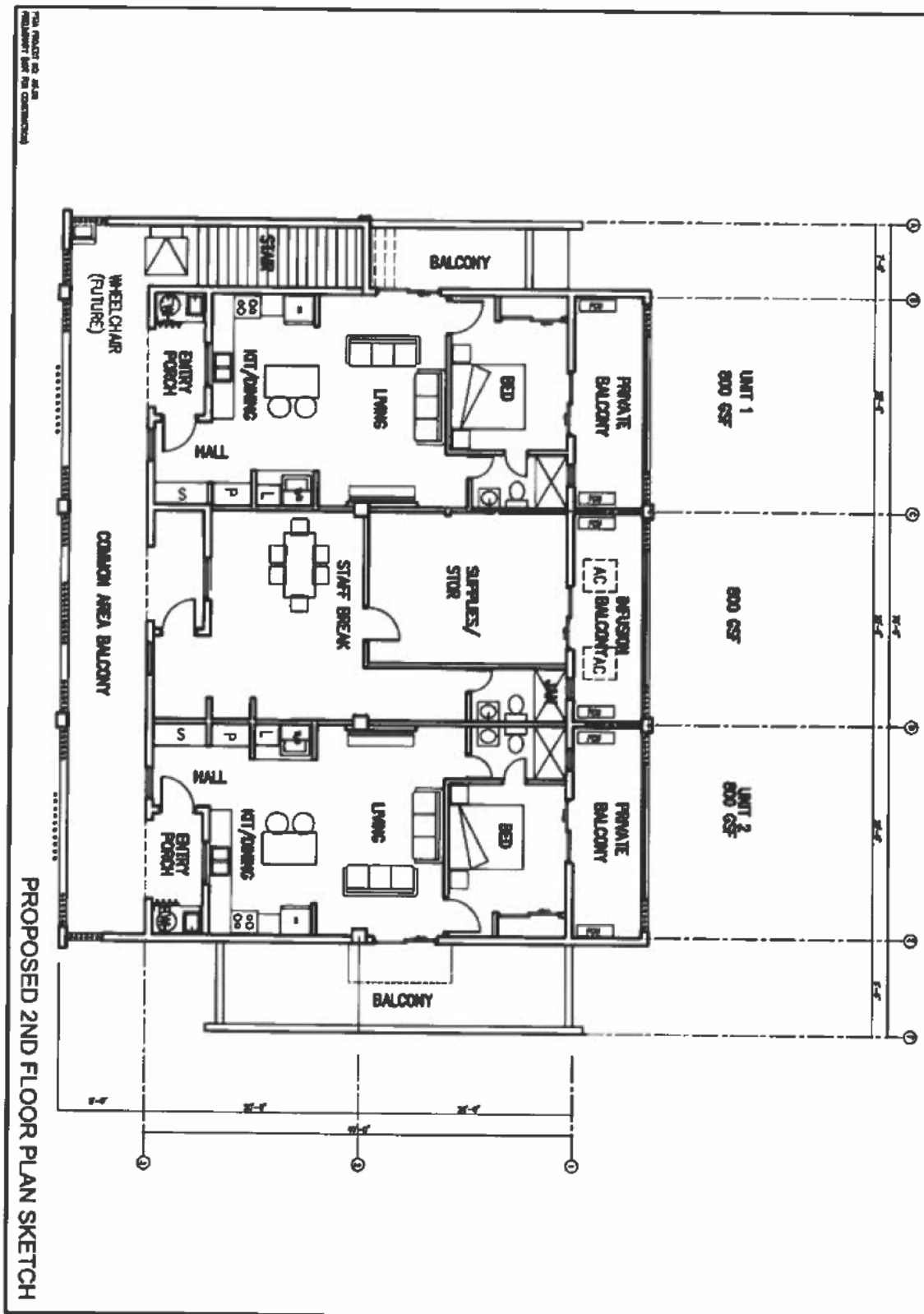


PROPOSED BLDG ELEVATION SKETCH

PL-000001-00-0000
Revised 10/10/10
Revised 10/10/10



PROPOSED 1ST FLOOR PLAN SKETCH



THIS PLAN IS TO BE USED FOR INFORMATION ONLY AND IS NOT TO BE CONSIDERED A FINAL DESIGN.

PROPOSED 2ND FLOOR PLAN SKETCH

PTA
Professional Technical Associates, Inc.
1000 ...

INFUSION
COFFEE & TEA
COMMERCIAL BUILDING,
Route 10, Municipality of Mangilao, Guam.

Exhibit E. Environmental Impact Assessment (FONSI)



ENVIRONMENTAL IMPACT ASSESSMENT (SHORT FORM)

Archway, Inc.
For: Zone Change from "R-1" to "C"
Lot 2322 NEW-1-2-R2
Municipality of Mangilao
To allow for a Restaurant in a "C" zone
March 2024

Prepared By: FC Benavente, Planners
fcben0@gmail.com

**GUAM ENVIRONMENTAL PROTECTION AGENCY (GEPA)
ENVIRONMENTAL IMPACT ASSESSMENT (SHORT FORM)
October 1999**

GEPA has developed this EIA form for use by developers proposing projects or land use activities, which may pose only insignificant environmental impacts. This form is provided as an alternative to the EIA standard format provided to satisfy the requirements of Executive Order 96-26. If potential environmental impacts and issues are assessed or determined to be significant either by the applicant or GEPA, a more detail EIA may be required including a thorough presentation and discussion of alternatives as required by the *Guidelines for the Preparation of Environmental Impact Assessments and Statements* (GEPA October 1999).

This EIA format constitutes the minimum necessary assessment and disclosure of potential impacts for a project. This form may also be used as a preliminary scoping guide or checklist in consultation with the Agency.

Case No: _____

Project Title: Lot 2322-1-2-R2 is proposed to change from an R-1 zone to a C zone to allow for a restaurant on the 1st floor, and 2 apartment units on the second floor.

1. Name, address and business telephone of applicant: _____
Archway, Inc., PO Box 25867, Barrigada, GU 96921; Bus Tel.: 671-647-5683
2. Name, title and telephone number of representative: _____
Felix C. Benavente, Principal; FC Benavente, Planners (671) 988-7911
3. Name, title and telephone number of EIA document preparer: _____
Felix C. Benavente, Principal; FC Benavente, Planners (671) 988-7911
4. Location of the proposed project: (include tract, block, lot, municipality and a location map) Project site is Lot 2322 NEW-1-2-R2, Municipality of Mangilao. The project site is a triple frontage lot with a major east portion frontage on Route 10 (Vietnam Veterans Highway). The west and northwest portion frontage is along Tun Tomas Pangelinan Street. Tun Tomas Pangelinan Street intersects with Route 10 (See Figure 1).



Figure 1. Aerial photo showing location of subject lot in orange border.

5. Describe the general nature or type of the proposed project:
 - There will be a two-story (2-story) commercial building and a generator shed.
 - The first floor will be used as space for an Infusion Coffee and Tea Restaurant with a drive-thru, in-house seating area, and patio seating area.
 - The second floor will have two (2) one-unit residential apartments. Each unit will have one bedroom, kitchen/dining room, living room, and bathroom. A third unit is for use as a separate storage and staff lounge room.
 - The restaurant and apartment units have 36 (including 2 for ADA) total vehicle parking spaces, with additional space for six bicycles and two motorcycles.
 - Landscaping will be provided throughout the property.
 - Stormwater will be managed via infiltration chambers and a ponding basin.
6. Are the following critical environmental factors affected by the proposed project? If yes, describe the impact and state why it would not be significant. If not affected, provide reasons why. If more space is required refer to and attach additional sheets.

- a. Ground water recharge area: Yes. The property, located in the Municipality of Mangilao is located in the recharge areas of Northern Guam Lens Aquifer (NGLA). The NGLA is the primary source of drinking water for Guam. This zone change is not expected to significantly impact any water recharge areas in the NGLA. See Figure 2.

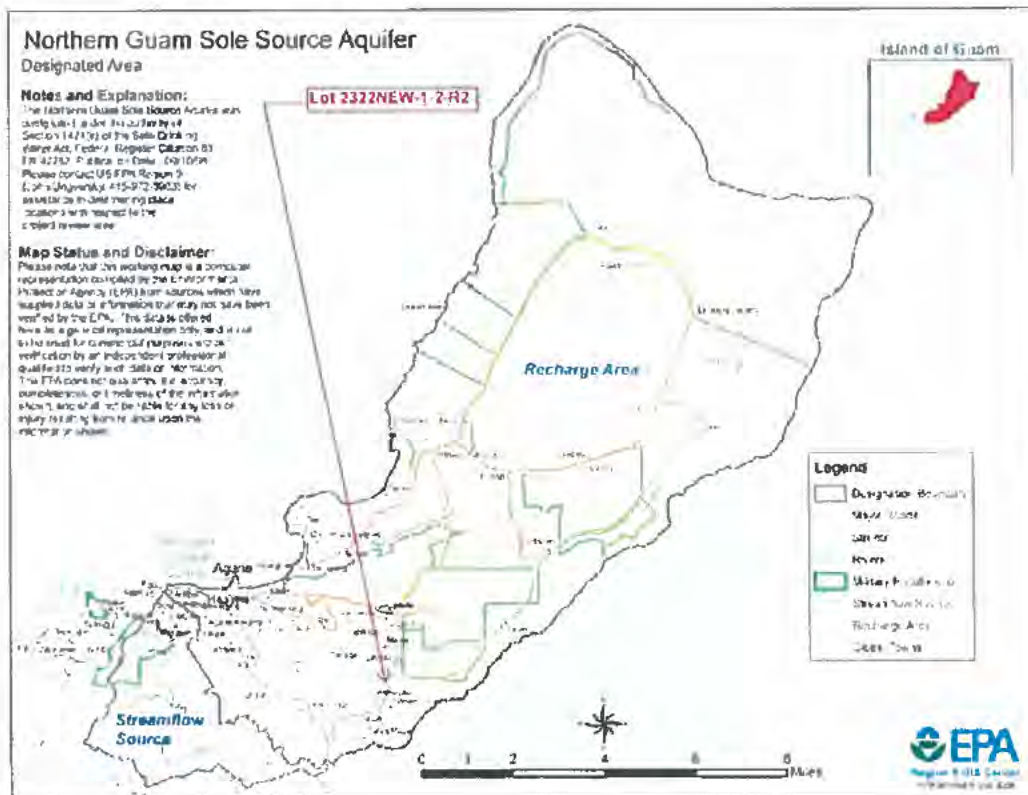


Figure 2. Map of Northern Guam Lens Aquifer showing project site.

- b. Watersheds: Yes. The project site, located in Mangilao is not known to be located within a specifically identified watershed area. This zone change is not expected to significantly impact any watershed area in the Northern Guam Lens Aquifer. See Figure 2.
- c. Wellhead protection zone: Unknown. Pending results of consultations with GWA.
- d. Streams, lakes or ponds: No. The project site is not located within or near streams, lakes, or ponds.

- e. Marine waters: No. The property is not located near marine waters.
 - f. Reef flats: No. The property is not located near reef flats.
 - g. Pristine forest: No. The property is not, nor is it located within a pristine forest.
 - h. Critical habitat area: No. The property is not known to be located within or near a critical habitat area.
 - i. Wetlands: No. The property is not known to be located within any mapped wetland area.
 - j. Flood hazard area: No. The property is not located within or near a flood hazard area.
 - k. Archaeological feature(s) or historical sites: No. The property has no known archaeological features, nor is it within or near a historical site.
7. Will the project result in any of the following environmental or infrastructure impacts.
- a. Production of toxic or hazardous waste: No. Any category of waste normally produced by the activity will be disposed of in accordance with permit requirements and with local and federal laws, rules, and regulations.
 - b. Dislocation of existing businesses, residents or public areas: No. The property is presently vacant and undeveloped.
 - c. Production of air contaminants (temporary or permanent): No. However, fugitive dust may be temporarily produced during construction and project site operations. Should it occur, however, the owners will comply with Guam EPA air contaminant control mitigation requirements.
8. Will the project require an increase in the requirements for any of the following public service (provide estimated quantities or volumes)? If answering yes to any of these items you must describe how the impact affects current infrastructure capacity. In addition, if the applicant/

developer propose contributions or mitigation to offset impacts, describe the contribution or mitigation.

a. Drinking water:

Yes. The project is expected to connect to the existing and very adequate GWA public water systems already in place along Route 10. The proposed restaurant and apartments are not expected to affect current drinking water infrastructure capacity negatively.

b. Sewage disposal (public system):

In consultation with Guam Waterworks Authority, the proposed restaurant and apartments will connect to the closest public sewer nearby along Route 10 for sewer disposal.

c. Vehicle traffic:

TABLE 1 FC Benavente, Planners Preliminary Traffic Generation Analysis						
Project: Infusion Restaurant – Mangilao Date: March 2024						
Use	Number of Units	Unit Type	Saturday Peak Hour		Blank This Space	
			0.88	Average		
Sit-down Restaurant @ 1,386SF	1,386 /100 = 13	Seats		11.44		
Note: Trip Generation Rate for Apartments was obtained from <u>ITE Trip Generation</u> , 7 th Edition 2003.						

TABLE 1 FC Benavente, Planners Preliminary Traffic Generation Analysis						
Project: Infusion Apartments – Mangilao Date: March 2024						
Use	Number of Units	Unit Type	Trip Rate Per Unit Weekday - AM Peak Hour		Trip Rate Per Unit Weekday - PM Peak Hour	
			0.55	Average	0.67	Average
Apartments	2	Apartments		1.11		1.34
Note: Trip Generation Rate for Apartments was obtained from <u>ITE Trip Generation</u> , 7 th Edition 2003.						

No. The proposed Infusion project on the property is a minimal traffic generator and is expected to have a low impact on vehicular traffic on Route 10. Route 10 is a major 5-lane highway with paved shoulders and streetlights. It has asphalt pavement surfaces and is in excellent condition.

9. Will clearing and/or grading be required (include the number of acres and a general description of site soil and slope conditions):

Yes. The 0.63-acre property will initially be cleared of trees, brush, and debris as needed. The site soil is Type 4, Guam: very shallow, well-drained, nearly level to moderately sloping soils on plateaus. (General Soil Map, Territory of Guam. US DOAg., Soil Conservation Service. 1985.)

10. Will the project utilize an individual wastewater disposal system, such as Septic tank/leaching field system, secondary package treatment system...etc.?)

No.

11. Will the project include the use of above or below-ground storage tanks for fuel or water?

Yes.

12. Does the project require permitting, land resources, financial and or other assistance from the federal government (please provide the type of permit, issuing agency, application dates, and contact person)?

No.

13. Does the project include any special or unique features that are not covered above?

No.


If preliminary construction drawings, site plans, or related documents are available please provide such as attachments. For more information and assistance, you may call GEPA Environmental Planning & Review Division at 475-1662/3.

DECLARATION BY APPLICANT

Based on this assessment, it is reasonable to expect that this project will not result in significant adverse environment impacts. I/we hereby declare a "finding of no significant impact."

(See Affidavit of Authorization)

March 10, 2024


Applicant (Signature)

Date

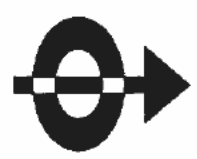
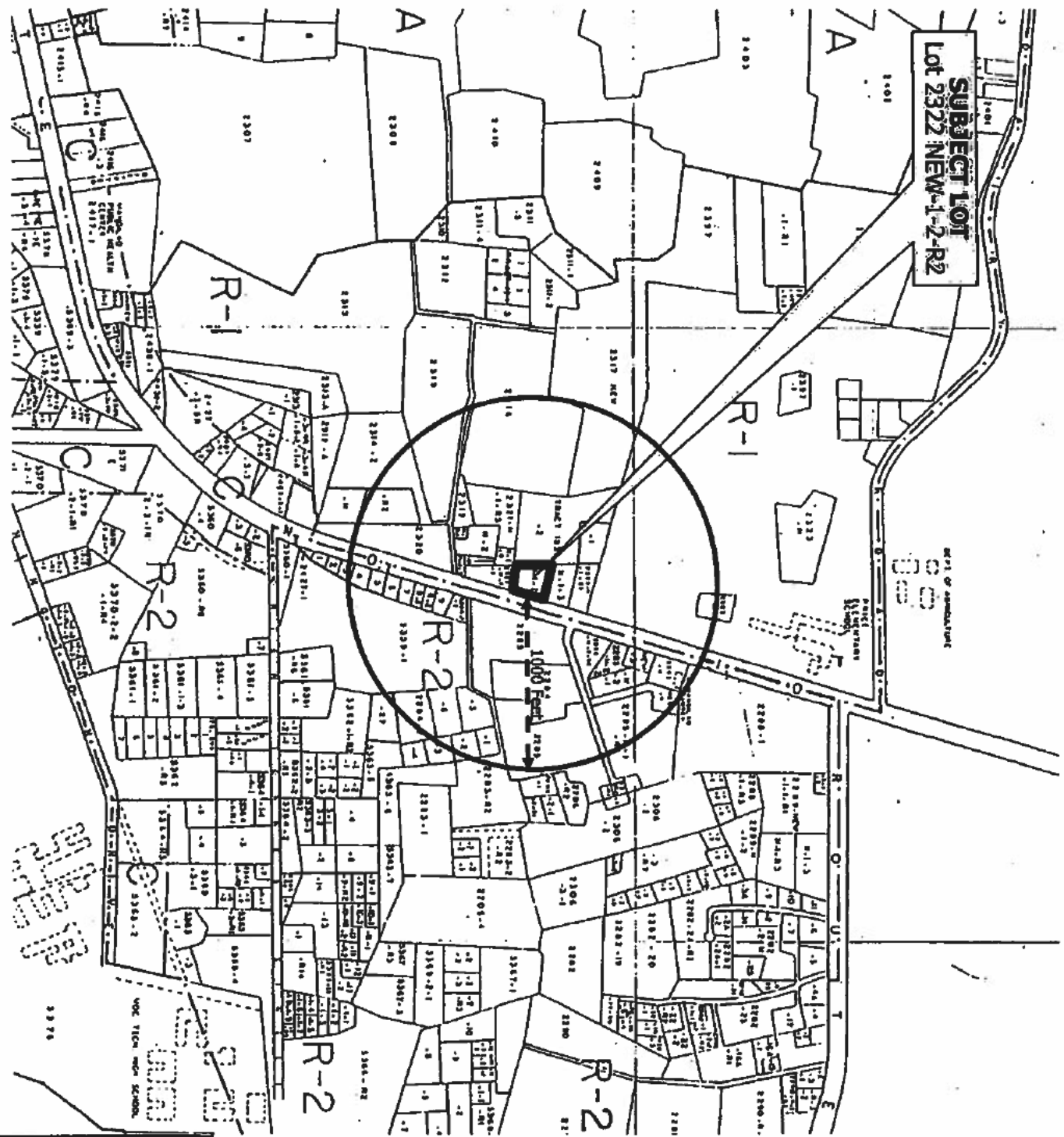
Felix C. Benavente, FC Benavente, Planners, Applicant's Representative

Providing false or misleading information in this assessment may constitute grounds for permit and EIA suspension or disapproval until such time as the applicant or document preparer makes all appropriate amendments or corrections as required by Guam EPA. Statements made in this form are binding for the purpose of environmental protection and the preparer and/or applicant is responsible for the timely implementation of protection and mitigation measures identified. Failure to fulfill stated avoidance, minimization or mitigation measures may also constitute grounds for Agency enforcement actions to the full extent of all applicable environmental regulations and statutes.

GEPA-EPR001 (12/12/96)

Exhibit F. Map – Zoning Within 1,000 Feet

SUBJECT LOT
Lot 2322 NEW-1-2-R2



NORTH

Graphic Scale

**EXISTING ZONING WITHIN
 1,000 FT RADIUS OF**

Lot 2322 NEW-1-2-R2

Municipality of Mangilao

ZONING LEGEND

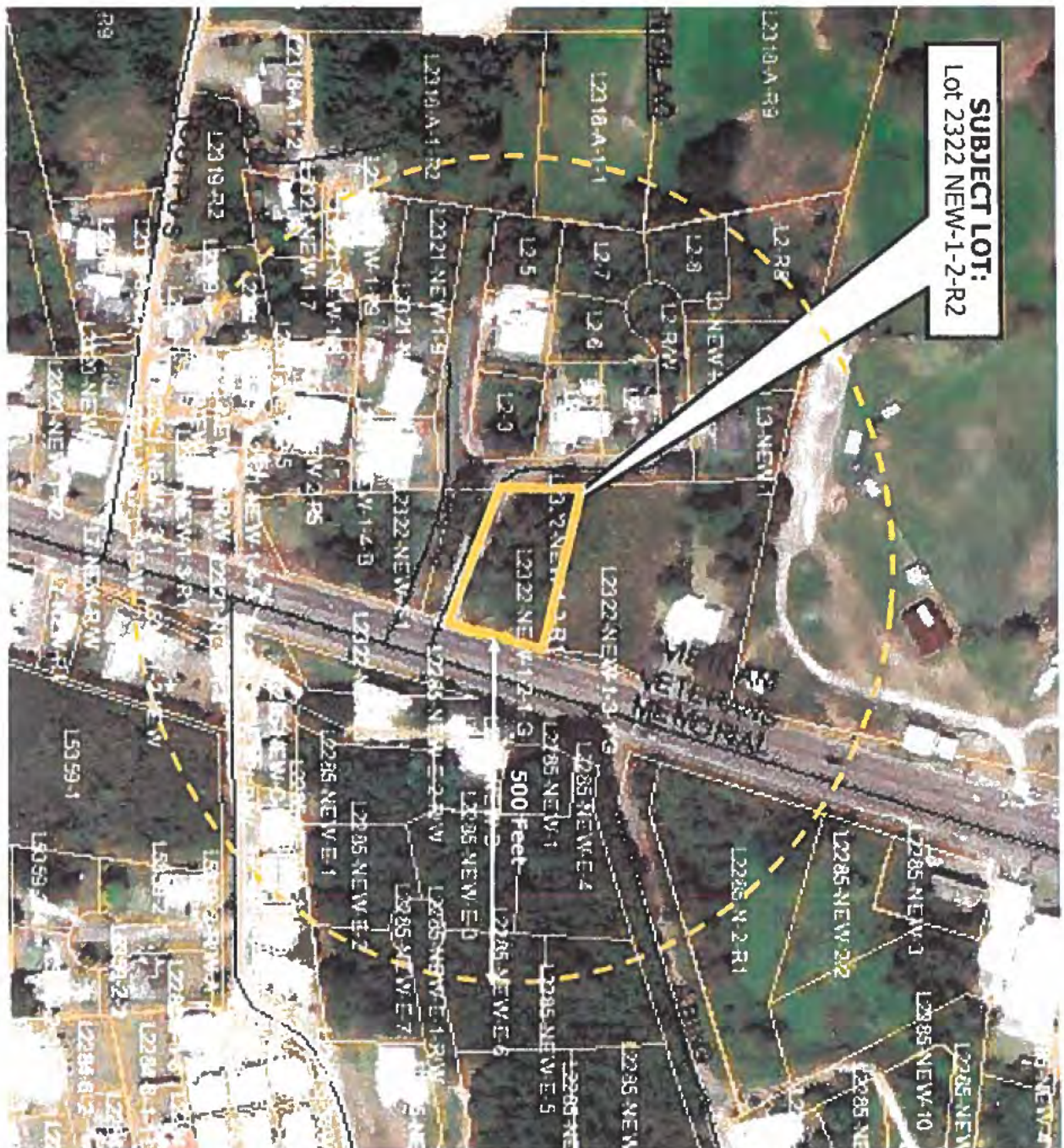
- A** Rural Zone
- PUD** Planned Unit Development
- R-1** Single Family Dwelling Zone
- R-2** Multiple-Family Dwelling Zone
- C** Commercial
- M-1** Light Industrial
- M-2** Heavy Industrial

Ref: DLM Official
 Zoning Map—Mangilao
 Sheet 9 of 17

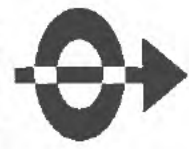
FC Benavente, Planners

- Planning
- Zoning
- Land Development Consulting
- Permits XP

127 Beijing Street, Barrigada, Guam 96913
 Tel: 671 988-7911 Email: fcben@fcplanners.com



SUBJECT LOT:
Lot 2322 NEW-1-2-R2



NORTH

Graphic Scale

PROPERTY WITHIN 500 FT
RADIUS OF

Lot 2322 NEW-1-2-R2

Municipality of Mangilao

NOTES:

- FC Benavente, Planners**
- Planning
 - Zoning
 - Land Development Consulting
 - Permitting NP

127 Baygoe Street, Bannockburn, Guam 96114
Tel: (771) 988-2011 Email: fcbenavente@gmail.com

Exhibit H. Map – Adjacent Property Within 500 Feet

**Subject Lot:
Lot 2322 NEW-1-2-R2**



NORTH
Graphic Scale

LAND USE MAP

**EXISTING LAND USE WITH-
IN 750 FT RADIUS OF
Lot 2322 NEW-1-2-R2
Municipality of Mangiliao**

LAND USE LEGEND

- V Vacant
- S Single Family Dwelling Unit
- M Multi Family Dwelling Unit
- C Commercial Use
- I Industrial Use

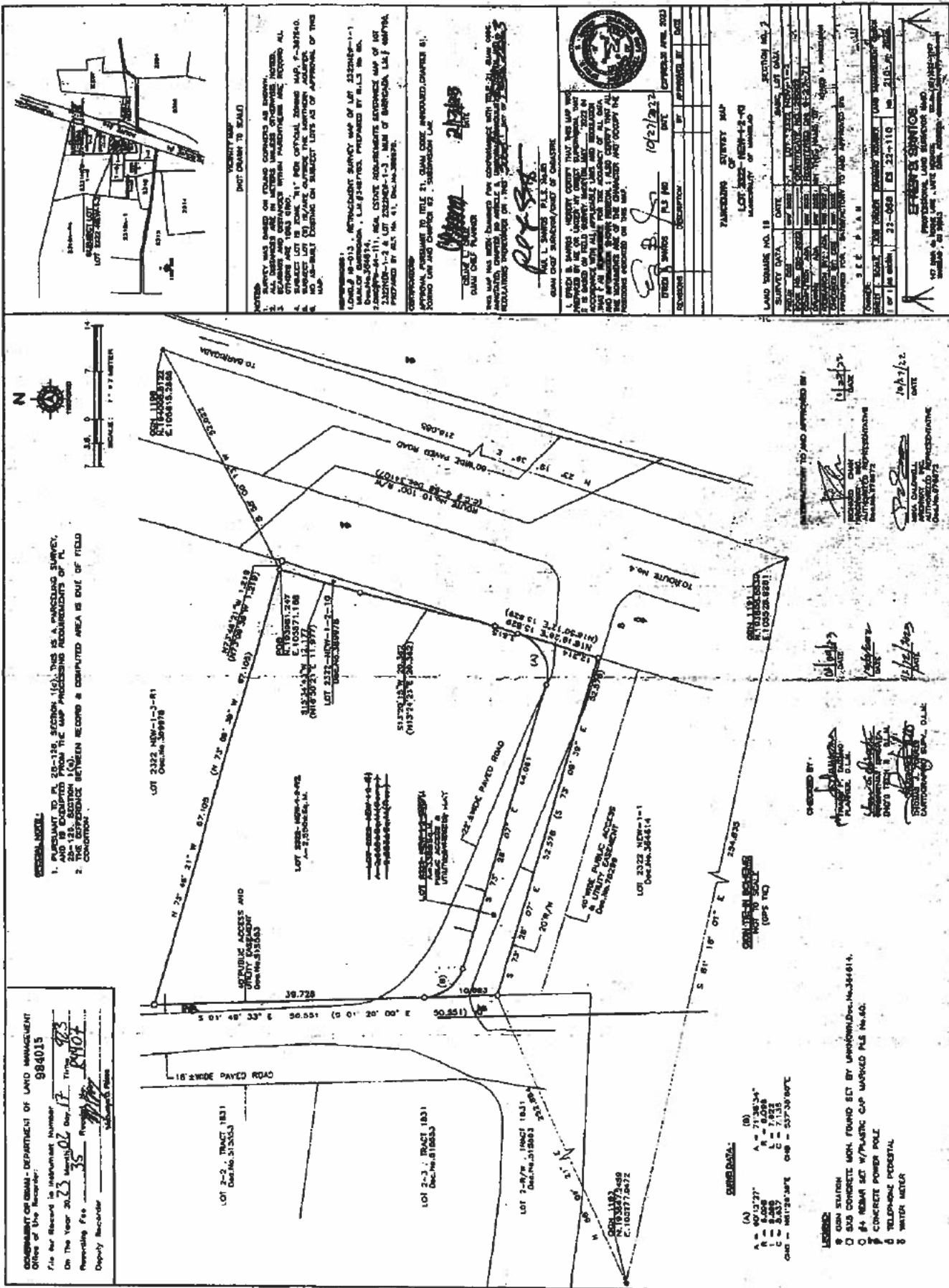
Road Conditions:

- 1 **Route 10:** Major highway with 5 lanes, paved shoulders and in excellent condition. With water, power, sewer, streetlights, and telephone.
- 2 **Tun Tomas Pangelinan:** 40' wide public access and utility easement. 20' wide paved road in good condition. With water, power, telephone
- 3 **Chalan Cotopus:** 20' paved road in good condition. With water, power, telephone.

FC Benavente, Planners

- Planning
- Zoning
- Land Development Consulting
- Permitting XP
127 Begonia Street, Basmada, Zamboanga City
Tel: (+63) 9882911 Email: fcbenavente@gmail.com

Exhibit I. Property Map



GENERAL NOTE:
 1. PLANNING TO PL 20-130, SECTION 16, THIS IS A PLANNING SURVEY, AND IS EXEMPTED FROM THE MAP PREPARATION REQUIREMENTS OF PL 20-130, SECTION 16.
 2. DISCREPANCY BETWEEN RECORDS & COMPUTED AREA IS DUE TO FIELD CONDITIONS.

COMMISSION OF OCEAN - DEPARTMENT OF LAND MANAGEMENT
 Office of the Recorder: **984015**
 File No. Record in Instrument Number: **983**
 On the Year **2023** Month **02** Day **17** Time **9:03**
 Recording Fee **35** Property **PLANNING**
 Deputy Recorder

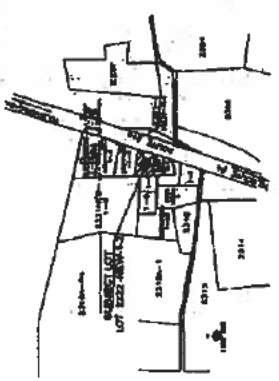
SUBMITTAL DATA:

(A)	13177'	(B)	
R =	8.028	A =	6.02334"
L =	3.245	R =	8.028
C =	7.822	L =	3.245
CHT =	18178.747E	CHB =	537.39707E

- LEGEND:**
- CON. STATION
 - 505 CONCRETE MARK FOUND SET BY LANDMGR, Dec. No. 344614.
 - #4 REBAR SET W/ PLASTIC CAP MARKED PLS No. 60.
 - CONCRETE POWER POLE
 - TELEPHONE POSTAL
 - WATER METER

ORDERED BY:
 PLANNING DIV.
 DATE: 10/17/23
 DATE: 10/17/23
 DATE: 10/17/23

PREPARED BY AND APPROVED BY:
 PREPARED BY: [Signature]
 DATE: 10/17/23
 APPROVED BY: [Signature]
 DATE: 10/17/23



NOTICE:
 1. ALL RIGHTS RESERVED BY THE SURVEYOR.
 2. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION.
 3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EVIDENCE OF ADVERSE POSSESSION.
 4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EVIDENCE OF ADVERSE POSSESSION.
 5. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EVIDENCE OF ADVERSE POSSESSION.
 6. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EVIDENCE OF ADVERSE POSSESSION.

CONVEYANCE:
 CONVEYANCE TO FILE 21, OAM CODE APPROVED CHAPTER 81, SECTION 201 AND CHAPTER 82, SUBSECTION 1A.

OWNER:
 [Signature]
 DATE: 10/17/23

PLANNING STREET MAP:
 LOT 202-128-12-10
 MUNICIPALITY OF WASHINGTON

FILED:
 FILE NO. 13177
 DATE: 10/17/23
 BY: [Signature]

Exhibit J. Ownership Document



GOVERNMENT OF GUAM Department of Land Management
Office of the Recorder

File for Record is Instrument Number **976672**

On the Year 20 **22** Month **07** Day **18** Time **2:45**

Recording Fee **387.50** Receipt No. **R1288**

Deputy Recorder *[Signature]*

WARRANTY DEED

TO ALL WHOM THESE PRESENTS MAY COME, GREETINGS

I, **AGNES P. QUITUGUA**, whose mailing address is 6913 Honeylocust CT, Lacey WA 98516, hereinafter referred to as "GRANTOR", for TEN DOLLARS (\$10.00) and other good and valuable consideration paid by **ARCHWAY, INC.** whose mailing address is P.O. Box 25867, Barrigada, GU 96921, hereinafter referred to as "GRANTEE", do hereby grant, bargain, sell and convey any and all of the Grantor's right, title and interest unto GRANTEE and GRANTEE'S heirs, administrators, executors, successors and assigns, in fee simple, the following described real property in the MUNICIPALITY OF MANGILAO:

2322 NEW-1-2-R1 *[Handwritten: D-2-2-1]*
Lot Number **2322NEW-1-2-R1**, Mangilao, Guam, Suburban, as said Lot is described in that unrecorded Remnant Parceling Survey Map of Lot 2322NEW-1-2 by Efren B. Santos PLS No. 60 as shown on the attached Exhibit A-1.

For informational purposes only, the above referenced map indicates the property contains an area of 2,561± square meters.

Last Certificate of Title Number: 29002 - Agnes I. Pangelinan (as to Basic Lot 2322NEW-1-2, Estate Number 19352).

TOGETHER with a and singular the tenements, privileges, hereditaments and appurtenances whatsoever, and with anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof and all the estate, rights, title interest, property, claim and demand whatsoever, in, to and to the said GRANTOR, shall be the same.

Witness my hand and seal of office this 18th day of July, 2022.

TO HAVE AND TO HOLD the same, together with all tenements, hereditaments, and appurtenances hereunto belonging and in anywise appertaining unto the said GRANTEE, its heirs, and executors administrators and assigns, forever.

AND GRANTOR DOES HEREBY for herself and assigns, covenant with said GRANTEE, its heirs, and executors, administrators and assigns, that GRANTOR is lawfully seized in fee of the granted premises; that it is free from all encumbrances other than:

- 1. 40' access easement, located on subject lot, as disclosed by that Deed of Gift, dated 11 September 71 and recorded on 27 September 71 under Instrument No. 105906 at Land Management and Real Estate Requirements Severance Map of Lot Nos. 2322NEW-1-2 & 2322NEW-1-3, as shown on Drawing Number PW-94-T 11, as L.M. Check Number 406 FY 86, dated 22 April 87 and recorded on 29 September 87 under Instrument No. 369978 at Land Management.

That to sell the same as aforesaid, that GRANTOR shall warrant and defend the same to the said GRANTEE, its heirs, and assigns, forever against the lawful claims and demands of all persons.

AND GRANTEE, for itself and its successors and assigns does hereby acknowledge and confirm that water and power are immediately available on the property or within 100 feet of the property described above.

IN WITNESS WHEREOF, this instrument has been executed this 13th day of June, 2022.

GRANTOR:


AGNES P. QUITUGUA

Voluntary Deed
Lot Number 2322NEW-1-2 & 1-3, Map 9140
22-28980-GU 2022-0323-10

STATE OF WASHINGTON)
) SS
COUNTY OF LACEY

On this 13th day of June, 2022, before me, a Notary Public in and for State of Washington, personally appeared AGNES P. QUITUGUA, and she acknowledged to me that she executed the foregoing Warranty Deed, as her voluntary act and deed for the purposes herein set forth.

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



[Handwritten Signature]

NOTARY PUBLIC
My Commission Expires:

Warranty Deed
Lot Number 23001554119401 Mariposa
22 28986 GU 2022 037317

GRANTEE:

ARCHWAY, INC.

GRANTEE:

BY: 
RICHARD CHAN
AUTHORIZED REPRESENTATIVE

BY: 
MIKA CALDWELL
AUTHORIZED REPRESENTATIVE

GUAM, U.S.A.

) SS

CITY OF HAGATNA

On this 18th day of July, 2022, before me, a Notary Public in and for Guam, U.S.A., personally appeared RICHARD CHAN AND MIKA CALDWELL, FOR AND ON BEHALF OF ARCHWAY, INC., and they acknowledged to me that they executed the foregoing Warranty Deed, as their voluntary act and deed for the purposes herein set forth.

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


NOTARY PUBLIC
My Commission Expires:

LIA JOSHUA DUNGCA
NOTARY PUBLIC
In and for the Territory of Guam, U.S.A.
My Commission Expires: **JULY 01, 2024**
356 Marine Corps Drive Tamuning, GU 96913



Warranty Deed
Lot Number 2322NEW-1-2-R1, Mangilao
22-28980-GU / 2022-0323LJD



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



LOURDES A. LEON GUERRERO
MAGA HAGA • GOVERNOR

JOSHUA F. TENORIO
SIGUNDO MAGA LAHI • LIEUTENANT GOVERNOR

JOSEPH M. BORJA
DIRECTOR

ROSSANA SAN MIGUEL TISTON
DEPUTY DIRECTOR

November 7, 2024

Honorable Allan R.G. Ungacta
Municipality of Mangilao Mayor

Hafa Adai Mayor Ungacta.

The following application has been filed with the Guam Land Use Commission (GLUC):

Application No. 2024-21, the Applicant, Archway, Inc., represented by FC Benavente, Planners, is requesting a Zone Change from "R-1" (Single Family Dwelling) Zone to "C" (Commercial) Zone for a proposed 2-story coffee and tea restaurant and a duplex on Lot 2322-NEW-1-2-R2, in the Municipality of Mangilao.

Pursuant to P.L. 33-209, Section 61106(b) [Requirements Before Municipal Public Hearings], attached herewith are the Application Review Committee (ARC) position statements for your perusal.

For any **Zone Change** request that may have an adverse impact on the public's interest, the GLUC is mandated by law to conduct a public hearing in the Municipality where the subject lot is located. Accordingly, we have scheduled with your office a public hearing to be held at the **Mangilao Community Center on Tuesday, November 19, 2024, at 6:00 p.m.**

Si Yu'os Ma'ase,

CELINE L. CRUZ
Guam Chief Planner

Attachments: Application No. 2024-21
ARC Position Statements

RECEIVED

NOV 07 2024

BY:

ATTACHMENT 3

**DEPARTMENT OF LAND MANAGEMENT - LAND PLANNING DIVISION
GUAM LAND USE COMMISSION (GLUC) / GUAM SEASHORE PROTECTION COMMISSION (GSPC)
PUBLIC HEARING ATTENDANCE SHEET**

PLACE: MANGILAO COMMUNITY CENTER

DATE: NOVEMBER 19, 2024 TIME: 6:00 P.M.

APPLICATION TYPE: ZONE CHANGE APPLICATION NO: 2024-21

DESCRIPTION: ZONE CHANGE REQUEST FROM "R-1" (SINGLE FAMILY DWELLING) TO "C" (COMMERCIAL) FOR A PROPOSED 2-STORY COFFEE AND TEA RESTAURANT AND A DUPLEX ON LOT 2322-NEW-1-2-R2, IN THE MUNICIPALITY OF MANGILAO.

APPLICANT/REP: ARCHWAY, INC. / FC BENAVENTE, PLANNERS

LOT NO(s): LOT 2322-NEW-1-2-R2

PRINT NAME	MAILING ADDRESS/LOT #	TELEPHONE
1. <u>Grale Vergara</u>	<u>DLM</u>	
2. <u>CHRISSE AND BORJA</u>	<u>MHO</u>	
3. <u>ROSITA TOSCO</u>		
4. <u>JUAN AGUON</u>		
5. <u>DOMINIC MULLICA</u>		
6. <u>Philp P. Diaz</u>		
7. <u>Lourdes BENAVENTE</u>		
8. <u>RICHARD HOFF</u>		
9. <u>MIKA CALDWELL</u>		
10. <u>Ed TOSCO</u>		
11. <u>(SMPD) S-C GALINDEZ</u>		
12. <u>Jesusa Carballeda</u>		

**DEPARTMENT OF LAND MANAGEMENT - LAND PLANNING DIVISION
GLUC/GSPC - PUBLIC HEARING ATTENDANCE SHEET**

PRINT NAME	MAILING ADDRESS/LOT #	TELEPHONE
13. <i>TERESA GUEVARA</i>	<i>DLM</i>	
14. <i>Sonny Gogue</i>	<i>DLM</i>	
15. <i>Darlene Tuitano</i>	<i>MPC</i>	
16. <i>Edward Tesco</i>	<i>Magers.</i>	
17. <i>BEN CARBUJIDO</i>	<i>MPC</i>	
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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 HAGA - GOVERNOR

JOSEPH M. BORJA
DIRECTOR

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

JOSHUA F. TENORIO
SIGUNDO MAGA LAHI - LIEUTENANT GOVERNOR

ROSSANA SAN MIGUEL TISTON
DEPUTY DIRECTOR

February 17, 2026

MEMORANDUM

TO: Chairperson, Guam Land Use Commission

FROM: Guam Chief Planner

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

1. PURPOSE:

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

2. FACTS:

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

3. **APPLICATION CHRONOLOGICAL FACTS:**

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

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

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

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

4. **DISCUSSION and STAFF ANALYSIS:**

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

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

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

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

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

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

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

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

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

Land Use Compatibility

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

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

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

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



Celine L. Cruz
Guam Chief Planner

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



Office of the Mayor Municipality of Mangilao



P.O. Box 786 Hagana, Ginan 96910 Phone (671) 734-2163 / 5734 Fax (671) 734-4130 Email mangilao06913@rgmail.com

Allan RG Ungacta, Mayor

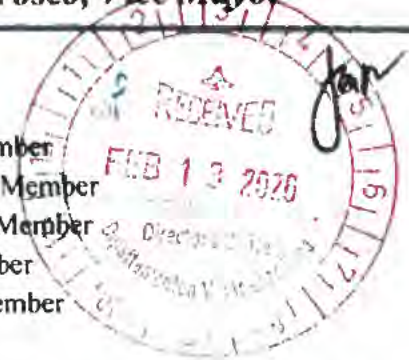
Edward JD Tosco, Vice Mayor

RESOLUTION NUMBER 2026-01

INTRODUCED BY:

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

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



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

BE IT RESOLVED BY THE MANGILAO MUNICIPAL PLANNING COUNCIL:


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


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

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

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

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


Allan R.G. Ungacta, Mayor/Chairman


Rosita D. Tosco, Secretary



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

APPLICATION NO. 2024-21
APPLICATION TYPE: Zone Change from "R1" (One-Family Dwelling) to "C" (Commercial)
APPLICANTS: Archway, Inc.
APPLICANTS' REPRESENTATIVE: FC Benavente, Planners
LOT NO.: Lot 2322-NEW-1-2-R2
CALLED TO ORDER: 6:05 P.M.

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

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

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

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

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

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

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

Q. Do you provide scholarship to your employees?

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

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

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

Meeting Adjourned: 6:23 P.M.



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



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MAGA'ĀGA • GOVERNOR

JOSEPH M. BORJA
DIRECTOR

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Hagåtña, GU 96932

JOSHUA F. TENDRIO
SIGUNDO MAGA'ĀHI • LIEUTENANT GOVERNOR

ROSSANA SAN MIGUEL TISTON
DEPUTY DIRECTOR

February 17, 2026

Memorandum

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

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

E-mail Address:
dilm@dilm.guam.gov

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

Telephone:
671-649-LAND (5263)

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

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

Facsimile:
671-649-5383

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

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

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

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



Memo to GLUC Members

Ref: ARC Position Statements - Application No. 2024-21

February 17, 2026

Page 2 of 2

DEPARTMENT OF PUBLIC WORKS (DPW):

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

DEPARTMENT OF PARKS AND RECREATION (DPR):

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

DEPARTMENT OF AGRICULTURE (DoAg):

DoAg does not oppose to the request, subject to the conditions on their position statement.

GUAM ECONOMIC DEVELOPMENT AUTHORITY (GEDA):

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

GUAM FIRE DEPARTMENT (GFD):

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

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

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

GUAM PUBLIC SCHOOL SYSTEM (GPSS):

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

DEPARTMENT OF CHAMORRO AFFAIRS (DoCA):

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



Celine L. Cruz
Guam Chief Planner

Attachments: ARC Position statements

CC: Executive Secretary, GLUC



BUREAU OF STATISTICS AND PLANS

Sagan Pianu Siha Yan Emfotmasion



July 05, 2024

Memorandum

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

From: Director, Bureau of Statistics and Plans

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



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

Application Overview

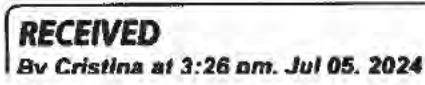
The applicant is submitting a Zone Change application to rezone Lot 2322 NEW-1-2-R2 from "RI" (Single-Family Dwelling) zone to "C" (Commercial) zone in order to construct an Infusion Coffee and Tea Restaurant, including two 1-unit residential apartment units, and a storage and staff lounge on the second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

Planning Considerations and Constraints

A. Surrounding Zone and Land Use Characterization

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

*P. Grace
CMM
7/11/24*



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

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

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

B. Geographical Landscape Assessment Based on Watershed

The subject lot is located in the Mangilao Watershed. The subject lot is located in the Mangilao Watershed and sited above the Northern Guam Lens Aquifer. According to the National Oceanic and Atmospheric Administration's Coastal Change Analysis Program (CCAP) land cover data, the surface area of this watershed has changed by 16.64% from 2005 to 2015.

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

Effects Test and Conditions

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

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

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

Determination of Effects: Yes

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

Condition: The applicant must incorporate Best Management Practices (BMPs) during all times of construction to minimize dust and air pollution such as fugitive particulate matter emissions from ground-disturbing activity and from the operation of vehicles and heavy equipment, in accordance with the Clean Air Act and the Guam Air Pollution Control Standards and Regulations.

Water Quality Policy: Safe drinking water shall be assured and aquatic recreation sites shall be protected through the regulation of uses and discharges that pose a pollution threat to Guam’s waters.

Determination of Effects: Yes

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

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

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

Determination

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

Should you have any questions regarding this matter, please do not hesitate to contact Mr. James

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

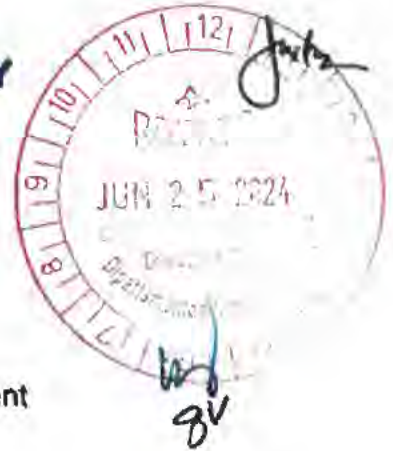
Pangelinan, Planner, at james.e.pangelinan@bsp.guam.gov or Mr. Edwin Reyes, Coastal Program Administrator, at edwin.reyes@bsp.guam.gov.

Si Yu'os Ma'åse'.



LOLA E. LEON GUERRERO
Director

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



MEMORANDUM

June 11, 2024

TO: Joseph Borja, Director, Department of Land Management
CC: Mayor Allan R.G. Ungacta, Municipality of Mangilao
(mayorallan.ungacta@yahoo.com)
FROM: Miguel C. Bordallo, P.E., General Manager *Miguel C. Bordallo*
SUBJECT: Position Statement on Zone Change Application 2024-21 for Lot 2322
New-1-2-R2 in the Municipality of Mangilao

APPLICANT: Archway, Inc.

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

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

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

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

*Recd
6-28-24*

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

GWA Position Statement
Application 2024-21
Applicant: Archway, Inc
Page 2 of 3

2. GWA requires the applicant to coordinate with the GWA Engineering Department at least six months prior to the building permit application submittal to discuss the proposed water demand and sewer production calculations in order to determine if existing GWA facilities can accommodate the proposed development and if any off-site infrastructure improvements may be necessary. Utility capacity analysis will consider service to existing customers, as well as approved projects in the building permit/construction phase which are unavailable for use by newly proposed developments. Water and Sewer design shall adhere to GWA standards and requirements.
3. The developer shall register maps and documents for new public rights of way or utility easements with the Department of Land Management and provide copies to GWA.
4. GWA does not guarantee that water service will meet Guam Fire Department's fire suppression requirements. The applicant is responsible for any onsite or offsite utility improvements needed to meet fire suppression requirements.
5. The applicant shall install GWA water meters and sewer cleanout for government use in the public right of way or easement, in accordance with GWA standards. Unless GWA specifies otherwise, each commercial unit and single-family dwelling shall have a separate water meter.
6. The applicant's request for a zone change from "R1" (Single-Family) to "C" (Commercial) for the proposed development of a Coffee & Tea Restaurant with two residential apartments on the second floor will require a Commercial II water meter classification for the Coffee & Tea Restaurant and a Residential water meter classification for the residential apartments.
7. Backflow prevention devices are required for non-residential activities, swimming pools, or when a development will be served by a master meter in accordance with GWA standards.
8. New development is subject to water and/or sewer system development charges.
9. Certain activities are subject to sewer pre-treatment requirements. Grease traps or interceptors are required for food service establishments. Oil-water separators are required for vehicle maintenance activities. See GWA for additional industrial wastewater pre-treatment requirements.
10. Only wastewater shall be discharged to the sanitary sewer system. Stormwater, pool water, and pool backwash water discharge to the sanitary sewer system is prohibited.

GWA Position Statement
Application 2024-21
Applicant: Archway, Inc.
Page 3 of 3

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

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



GUAM POWER AUTHORITY

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



June 24, 2024

MEMORANDUM

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

From: General Manager

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

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

A. Comments and Recommendations Concerning GPA requirements:

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

B. General Comments

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


JOHN M. BENAVENTE, P.E.

ASG/rts

INFRASTRUCTURE CERTIFICATION FORM

Agency Certifying: **Guam Power Authority**

Applicant: **Archway, Inc.**

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

Type of Application: **Zone Change**

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

Brief Project Description:

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

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

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

Yes No

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

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

Yes No

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

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

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

JMB

JOHN M. BENAVENTE, P.E.
General Manager

6/28/2024

Date

Comments:

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

ASG/rtg



GUAM ENVIRONMENTAL PROTECTION AGENCY • AGENSIAN PROTEKSION LINA'LA GUAHAN
TERRITORY & DEVELOPMENT • GOVERNOR OF GUAM, JORGE V. TSONORDO • DEPUTY GOVERNOR OF GUAM
MIGUELLE R. TASTUMIZA • ADMINISTRATOR

AUG 19 2024



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

Ref: Application No. 2024-21, the Applicant, Archway, Inc represented by FC Benavente, Planners; requests a Zone Change from "R-1" (Single Family Dwelling) to "C" (Commercial) zone, for a proposed two-storey structure, for Infusion Coffee and Tea Restaurant on the first floor, two (2) one (1) bedroom residential units, and one (1) employee lounge/storage unit on the second floor, on Lot 2322 NEW-1-2-R2, in the Municipality of Mangilao.

Hafa u'ai Dr. Enriquez,

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

A. Stormwater and Erosion Control

1. The developer/contactor must strictly adhere to all the requirements, including all necessary permits, of the Guam Soil Erosion and Sediment Control Regulations (22 GAR Chapter 10), and must provide both pre- and post-construction stormwater controls meeting the requirements of the 2006 CNMI and Guam Stormwater Management Manual, as implemented by Executive Order No. 2012-02.
2. The proposed use of underground infiltrator chambers as a means of disposing stormwater is considered an Underground Injection Control (UIC) facility. Prior to the application of an Occupancy Permit, Owner must comply with all permit requirement and must obtain a UIC Permit from Guam EPA pursuant to the provisions of 22GAR, Chapter 9, Underground Injection Control Regulations.

B. Water & Wastewater

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



GUAM EPA | 1000 Tamarind Drive, Tamuning, Guam 96913 | Tel: (671) 833-4533 | Fax: (671) 833-4534
www.guam.gov.gu | @gepa | #gepa | #guam | #guamgov

Doc. No. 38GL-26-2391.*

Re Application No 2024-21

Page 2 of 2

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

C. Air Pollution

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

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

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

Dangkolu na si Yu'us ma'ase'

Senseramente.


MICHELLE C.R. LASTIMOZA
 Administrator

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





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

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



VINCENT P. ARRIOLA
Director
LINDA J. IBANEZ
Deputy Director

20 JUN 2024

MEMORANDUM

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

FROM: Director

APPLICANT: Archway Inc.

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



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

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

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

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


VINCENT P. ARRIOLA

P. Ibanez
6/20/24

Planning 6-20-24

191



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

Department of Parks and Recreation
Dipartimento Plaset yan Dibuesion
Government of Guam

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



Angel R. Sablan
Acting Director
Warren Pelletier
Deputy Director

In reply refer to:
RC 2024-0314



Memorandum

To: Director, Department of Land Management
From: Acting Director, Department of Parks and Recreation
Subject: The applicant, Archway, Inc. Represented by FC Beneventte, Planners is requesting for a Zone Change from "R-1" to "C" on Lot 2322 NEW-1-2-R2 in the Municipality of Mangilao. DLM Application No. 2024-21

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

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

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

Sincerely,

Angel R. Sablan
Acting

Patrick O. Lujan
State Historic Preservation Officer

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



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

Department of Agriculture Dipattamenton Agrikottura

163 Dairy Road, Mangilao, Guam 96913



Chelsa Muña
Director
Roy Gambon
Deputy Director

To: Joseph Borja, Director
Department of Land Management

Attn: Executive Secretary
Guam Land Use Commission

From: Chelsa Muña, Director Chelsa D. Muna
Digitally signed by Chelsa D. Muna
Date: 2024.09.18
14:07:17 -1000'

Date: September 18, 2024

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



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

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

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

Handwritten signature: To: Guace

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

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

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



NOTICE TO REZONE

PUBLIC NOTICE

AN APPLICATION HAS BEEN FILED WITH THE GUAM LAND USE COMMISSION (GLUC) FOR A ZONE CHANGE - NO. 2024-21

APPLICATION DESCRIPTION:

ZONE CHANGE FROM "R-1" TO "C" FOR A COFFEE AND TEA RESTAURANT WITH 2 RESIDENTIAL UNITS & EMPLOYEE LOUNGE / STORAGE ROOM ON 2ND FLOOR

APPLICANT / REPRESENTATIVE:

ARCHWAY, INC / EC. BEHAVENTE, PLANNERS

LOT BLOCK TRACT MUNICIPALITY:

LOT 2322 NEW-1-2-R2 MUNICIPALITY: MANGILAO

PUBLIC HEARING:

Date: Nov 19, 2024 Time: 6:00 PM Place: MANGILAO MAYOR'S OFFICE

GLUC MEETING:

Date: Feb 26, 2025 Time: 1:30 PM Place: DLM CONF RM, 3RD FLR, OFC BLDG, TITIANING

little type
BIG RESULTS

MARK WILLIAMS, ESQ.
LAW OFFICES OF MARK E. WILLIAMS, P.C.
166 West Marine Corps Drive
102 Bank Pacific Building
Dededo, Guam 96929
Telephone: (671) 475-3202
Facsimile: (671) 475-3202

**IN THE SUPERIOR COURT OF GUAM
IN THE MATTER OF THE ESTATE OF
YVONNE TAN,
Deceased.
PROBATE CASE NO. P00185-25
NOTICE TO CREDITORS**

NOTICE IS HEREBY GIVEN by Patricia Administradora of the estate of YVONNE TAN, deceased, to the creditors of, and all persons having claims against the said Estate or against said decedent, that within two (2) months after the first publication of this notice, all claims must be filed with the necessary vouchers in the office of the Clerk of the Superior Court of Guam or must be established with the necessary vouchers to the Law Offices of Mark E. Williams, P.C. 166 West Marine Corps Drive, 102 Bank Pacific Building, Dededo, Guam 96929 the same being the place for the transaction of said Estate.
Dated this 20th day of January, 2026.

By: **Mark Williams**
MARK WILLIAMS, Esq.
Attorney for Administrator

APPLY NOW!!

8 - CEMENT MASON WITH 1 YEAR EXP. **\$17.51 PER HOUR**

Smooth and finishes surfaces of poured concrete floors, walls, sidewalks, or curbs to specified textures, using hand tools or power tools, including floats, trowels, and screeds. Spreads soft concrete to specified depth and workable consistency, using float to bring water to surface and produce soft topping. Levels, smooth, and shapes surfaces of freshly poured concrete, using straightedge and float or power screed. Lays concrete blocks, mixes cement using shovels, hand tools and mixing machine.

Benefits: Roundtrip airfare for off-island hire, food & lodging at \$80.00 per week, local transportation to/from jobsite.

The job offer meets all EEO requirements, and initiates a temporary placement. The recruitment associated with this job offer is closely monitored by the Department of Labor. Qualified, available and willing U.S. workers are highly encouraged to apply. Should you qualify for the job and are not hired, you may appeal with the Department of Labor who will independently review matters.

**Apply in person at the American Job Center
414 W. Soledad Avenue, Suite 300 GCIC Building Hagatna, Guam
Or apply online at www.hireguam.com; Enter Keyword: 2026-045**

LAW OFFICE OF DANIEL J. DEBARRA
Suite 301, 20th Floor
250 Marine Corps Drive, Suite 301
Hagatna, Guam 96913
Telephone: (671) 475-3202
Email: ddebarr@ltd.com
Website: www.ltd.com

**IN THE SUPERIOR COURT OF GUAM
IN THE MATTER OF THE ESTATE OF
TINA MARIE TAITANO ALVAREZ,
Deceased.
PROBATE CASE NO. P00011-24
NOTICE OF HEARING**

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

1. **NOTICE IS HEREBY GIVEN** that Ricardo Z. Casanova has filed a Petition for Probate of the Estate of Tina Marie Taitano Alvarez and for Appointment of Administrator and Letters of Administration.

2. **A hearing on the Petition will be heard on Feb. 25, 2026 at 9:30 AM.**

3. **To attend or to participate in the hearing, you may appear in person at the Guam Judicial Center, appear remotely at <https://guamcourts.org/online> and enter Meeting ID: 639 7474 6366 and Passcode: 189797, or call into the courtroom at (671) 475-3207 at the designated hearing time.**
Dated: JAN 15 2026

JUANICE M. CAMARCHO-PEREZ, ESQ.
Clerk of Court, Superior Court of Guam
By: **ANTHONY L. M. SANTOS**
Chamber/Courtroom Clerk

You may appear in person at Judge Dana D. O'Brien's Courtroom, 130 West of Marine Corps Drive, Hagatna, Guam or you may participate via Zoom by logging on to <https://guamcourts.org/online> and enter the Meeting ID: 639 7474 6366 and Passcode: 189797. For technical assistance please call (671) 475-3207 from 8:00am to 5:00pm prior to the designated hearing time.

GUAM LAND USE COMMISSION
Department of Land Management
RC Building, Third Floor, Tamuning, GU 96913
PO Box 2198, Hagatna, Guam 96932
Tel: (671) 475-3263 Ext. 300 • Fax: (671) 475-3262

AGENDA

A regular Guam Land Use Commission meeting will be held on **Thursday, February 26, 2026, at 1:30 p.m.**, Department of Land Management Conference Room, 599 S. Marine Corps Dr., 3rd Floor, RC Building, Tamuning, Unincorporated in the Office of the Guam Department of Land Management Channel.

1. Motion of Attendance/Roll Call
- II. Approval of Minutes - January 22, 2026 & February 12, 2026
- III. Old or Unfinished Business: (None)
- IV. New Business
 - A. Application No. 2024-21, Anthony Inc., Zone Change from "R1" to "C" for a proposed two-story coffee and tea restaurant, and a duplex on the second floor, on Lot 2322-NEW 1 & R2, Mangilao.
 - B. Application No. 2025-24, Carlo B. Perminatan and Violeta I. Perminatan, Zone Change from "R" to "M1" for the proposed construction of two, two-story five-unit apartment buildings for a total of ten units, on Lot S224-1-14, Block 308, Borigada.
 - C. Application No. 2025-71, Guam Evergreen, Corp., Zone Change from "R" to "M1" for a proposed warehouse structure, Lot 6-R1, Block 1, Rort 221, Borigada.
 - D. Application No. 2025-72, Guam Evergreen, Corp., Zone Variance for Use, to allow for the location, operation, and to maintain a spare rocket loading station in an "R" Lot 6-R1, Block 1, Rort 221, Borigada.
 - V. Administrative & Miscellaneous Matters
 - VI. Adjournment

Funding Source provided by the Applicant.
Persons requesting special accommodations, please call Cristina Gutierrez 671-649-5263, ext. 375

13-16A Marine Avenue, Tigan, Borigada, Guam 96913
P.O. Box 23409 Borigada, Guam 96921
Telephone: (671) 475-8473 (Switchboard); (671) 475-8508 • 8509 • 8512 Fax: (671) 475-3272

First Notice of Public Hearing

The Guam Police Dept. will convene a Public Hearing on proposed additions to the General Order (GO) and proposed changes to the Guam Administrative Rules and Regulations (GARR) for Body-Worn Cameras (BWC).

February 12, 2026, 6:00pm Sirajana Senior Citizens Center
February 19, 2026, 6:00pm Nigo Senior Citizens Center
February 26, 2026, 6:00pm Malisao Senior Citizens Center

- Agenda for each meeting:**
- I. Call to order and opening remarks
 - II. Purpose of the hearing
 - III. Proposed changes to the GO and GARR
 - IV. Discussion
 - V. Public Testimony
 - VI. Closing Remarks

How to Participate:
A copy of the draft General Order and draft Guam Administrative Rules and Regulations are available with the office of the Chief of Police in Tigan, all police precincts: Dededo Precinct, Ruman/Tamuning Precinct, Central Precinct (Sirajana), Southern Precinct (Agat) and GPD's Records and ID Section.

Individuals wishing to attend in person or provide oral or written testimony may contact the office of the Chief of Police (671)475-8473. Written testimonies should be addressed to Stephen C. Ignacio, Chief of Police, via hand delivery or via electronic mail at chief@gpd.guam.gov at least one (1) day prior to the hearing.

Watch Live:
The Hearing will stream online on the official YouTube channel for the Office of the Governor of Guam, www.youtube.com/govofguam and will be recorded for later viewing.

Special Accommodations:
Individuals who require special accommodations, auxiliary aids, or services may contact the Office of the Chief of Police. All requests, inquiries, and submissions may be sent directly to the office, Bldg. 13-16A Marine Avenue, Tigan, Borigada, Guam 96913, by phone at (671)475-8473 or via electronic mail at chief@gpd.guam.gov

We look forward to your attendance and participation.

Guam Solid Waste Authority Board of Directors Meeting
Thursday, February 26, 2026 - 1:00 PM (ChST)
Join Zoom Meeting
Link: <https://zoom.us/j/9140408814?pwd=TjZ3U0dHSVdjdjRlKkRlbnhWfz1ZYZz09>
Meeting ID: 914 040 8814 • Passcode: 777546

THE GUAM SOLID WASTE AUTHORITY BOARD OF DIRECTORS WILL HAVE A REGULAR BOARD MEETING FEBRUARY 26, 2026 AT 1:00 PM. THE MEETING WILL BE CONDUCTED VIA ZOOM.

I. CALL TO ORDER II. ROLL CALL III. DETERMINATION OF PROOF OF PUBLICATION IV. APPROVAL OF AGENDA ITEMS V. APPROVAL OF MINUTES VI. REPORTS A. RECEIVER REPORTS I. RECEIVERSHIP UPDATE II. TRANSITION PLAN UPDATE B. MANAGEMENT REPORTS I. OPERATIONAL UPDATE II. FINANCIAL REPORT C. LEGAL COUNSEL'S REPORT D. COMMITTEE REPORTS VII. UNFINISHED BUSINESS A. ISLAND WIDE TRASH COLLECTION INITIATIVE B. LAYON CELLS 1 AND 2 CLOSURE C. SUCCESSION PLANNING VIII. NEW BUSINESS A. GSWA BOARD RESOLUTION NO. 2026-003 RELATIVE TO THE APPROVAL AND REIMBURSEMENT FOR PROFESSIONAL MEMBERSHIP FEES FOR THE GSWA GENERAL MANAGER AND COMPTROLLER IX. COMMUNICATIONS AND CORRESPONDENCE X. PUBLIC FORUM A. BART CRUZ - MISSED SERVICES/CUSTOMER SERVICE XI. NEXT MEETING XII. ADJOURN


Access live stream of the meeting on GSWA website: <https://www.gswa.guam.gov/>

For more information, please contact GSWA Admin at admin@gswwa.guam.gov or 671-446-3215.
Persons needing telecommunication device for the hearing Speech Impaired (TDI) may contact 671-446-3111.
This advertisement was paid for by GSWA.

GUAM DAILY POST • THURSDAY, FEBRUARY 19, 2026

ATTACHMENT 7

GUAM DAILY POST • TUESDAY, FEBRUARY 24, 2026



BUREAU OF STATISTICS AND PLANS

NOTICE OF PUBLIC HEARING

Bureau of Statistics and Plans
The Guahan 2050 Sustainability Plan
February 12, 2026, Nagat Mayor's Office
February 25, 2026, Dededo Mayor's Office
6:00 pm - 8:00 pm

In accordance with the requirements of 5 GCA § 1203 and Public Law 55-110, the Bureau of Statistics and Plans (BSP) will be conducting public hearings for the Guahan 2050 Sustainability Plan.

The public is invited to attend and provide comment on the Guahan 2050 Sustainability Plan, which is available for public review on the BSP's website at <http://bsp.guam.gov/guahan2050>. Meeting materials are available for review at the Bureau of Statistics and Plans, Office of the Director, 513 West Marine Corps Drive, Ricardo J. Bordaberry Complex, Hagåtña, 96913, from 8:00 am to 5:00 pm on local and other business days. Written comments will be accepted at the hearing or may be submitted online to <http://guahan2050.guam.gov>. Please include your name when submitting testimony online. The deadline to submit comments is March 11, 2026, by 5:00 pm.

For more information, please contact Director Lola E. Ibarra Guerrero at (671) 472-4201. Any persons needing special accommodations, please email rajm@bsp.guam.gov or call (671) 475-9683.

LOLA E. IBARRA GUERRERO
Director, Bureau of Statistics and Plans

This document is paid for in Government of Guam funds by the Bureau of Statistics and Plans.



DEPARTMENT OF LAND MANAGEMENT

INVITATION TO BID

PURCHASE AND INSTALLATION OF GROUND POWER UNITS AND PRE-CONDITIONED AIR UNITS

IFB No. **GLMA-001-FY26**
RFQ No. **GLMA-001-FY26**

Bid Opening Date 02/25/2026 10:00 a.m. (LST)	Deadline for Receipt of Questions 02/19/2026 3:00 p.m. (LST)	Bid Submission Deadline 03/04/2026 10:00 a.m. (LST)
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For additional information, please contact the Contracting Officer, Department of Land Management, at glma@guam.gov or call (671) 475-3263.

AVAILABLE JOBS FOR ELIGIBLE U.S. WORKERS

<p>10 - CARPENTERS WITH ONE YEAR EXP. Construct, erect, install, and repair structures and fixtures of wood, plywood and wallboard using carpenter hand tools and power tools conforming to local building codes.</p> <p>25 - CONSTRUCTION SUPERVISORS WITH TWO YEARS EXP. Supervise, coordinate and schedule the activities of construction workers at project site. Reads and inspects specifications and blueprints to determine construction requirements; to plan procedures.</p> <p>30 - ELECTRICIANS WITH TWO YEARS EXP. Plan, layout, install, maintain and repair electrical wiring, equipment, and fixtures. Plan new or modified installations to minimize waste of materials. Prepares sketches or follows blueprints to determine location of wiring to ensure conformance to building and safety codes.</p> <p>2 - HEAVY EQUIPMENT MECHANIC WITH TWO YEARS EXP. Diagnose, adjust, repair, and overhaul mobile mechanical, electrical, construction, hydraulic and pneumatic equipment, such as bulldozers, graders, compactors, dump trucks, backhoes, excavators, and other heavy equipment.</p> <p>15 - HEAVY EQUIPMENT OPERATORS WITH ONE YEAR EXP. Operate multiple types of power construction equipment such as motor graders, bulldozers, scrapers, compactors, pumps, drills, shovels, tractors, or front end loaders.</p> <p>20 - LINEMEN WITH ONE YEAR EXP. Install or repair cables or wires used in electrical power or distribution systems. May erect poles and light or heavy duty transmission towers.</p> <p>20 - PIPEFITTERS WITH TWO YEARS EXP. Assemble, install, alter, and repair pipelines or pipe systems that carry water, steam, air, or other liquids or gases. May install heating and cooling equipment and mechanical control systems.</p> <p>20 - PLUMBER WITH TWO YEARS EXP. Assemble, install, alter, and repair pipelines or pipe systems that carry water, steam, air, or other liquids or gases. May install heating and cooling equipment and mechanical control systems.</p> <p>29 - SHEET METAL WORKER WITH ONE YEAR EXP. Fabricates, assembles, install, and repairs sheet metal products and equipment such as ducts, control boxes, chime pipes, and casings. Set up and operates prefabricated sheet metal ducts used for heating, air conditioning, or other purposes.</p> <p>18 - STRUCTURAL STEEL WORKERS WITH ONE YEAR EXP. Erect, place, and join steel girders, columns, and other pieces to form structural frameworks. May assemble pre-cut metal buildings and the cranes and derricks that move materials and equipment around the construction site.</p> <p>10 - WELDERS WITH ONE YEAR EXP. Uses hand-welding, flame-cutting, hand soldering, or brazing equipment to weld or join metal components or to fill holes, indentations or seams of fabricated metal products. Welds components in flat, vertical, or overhead positions.</p>	<p>*\$18.36 PER HOUR</p> <p>*\$29.41 PER HOUR</p> <p>*\$21.02 PER HOUR</p> <p>*\$21.77 PER HOUR</p> <p>*\$18.97 PER HOUR</p> <p>*\$25.14 PER HOUR</p> <p>*\$19.48 PER HOUR</p> <p>*\$19.48 PER HOUR</p> <p>*\$20.44 PER HOUR</p> <p>*\$17.34 PER HOUR</p> <p>*\$20.30 PER HOUR</p>
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**Special wage rate: Work to be performed on OPIB funded projects and projects covered by Davis Bacon, Service Contracts Act, and/or Executive Order 14208 will be paid no less than the indicated wage rate but may be paid more where special rates apply.*

Benefits: Roundtrip airfare for off island hire; Food & Lodging at \$80.00 per week; Local transportation from employer's designated lodging facility to/from jobsite; medical insurance provided.

Successful applicant must be able to obtain military base access. Off island hires must complete a pre-arrival and post-arrival health screening.

The job offer meets all EEO requirements, and initiates a temporary placement. The recruitment associated with this job offer is closely monitored by the Department of Labor. Qualified, available and willing U.S. workers are highly encouraged to apply. Should you qualify for the job and are not hired, you may appeal with the Department of Labor who will independently review matter.

The complete job duties may be viewed in person at American Job Center
414 W. Soledad Avenue, Suite 300 GCIC Building, Hagåtña, Guam



GUAM LAND USE COMMISSION
Department of Land Management
11C Building, Third Floor, Tamuning, GU 96913
PO Box 2958, Hagåtña, Guam 96912
Tel: (671) 475-3263 Ext. 300 • Fax: (671) 475-5383

AGENDA

A regular Guam Land Use Commission meeting will be held on Thursday, February 26, 2026, at 1:30 pm, Department of Land Management Conference Room, 590 S. Alifan, Corp. Dr., 3rd Floor, 11C Building, Tamuning. Livestreamed on YouTube at the Guam Department of Land Management Channel.

- I. Motion of Attendance Roll Call
- II. Approval of Minutes - January 22, 2026 & February 12, 2026
- III. Old or Unfinished Business (None)
- IV. New Business
 - A. Application No. 2024-21 Anthony Inc. Zone Change from R1 to C for a proposed two-story coffee and tea restaurant and a duplex on the second floor on lot 2328 MEW 1-2-82, Mangilan
 - B. Application No. 2025-26 Carlo B. Panimanan and Violeta F. Panimanan, Zone Change from A to M1 for the proposed construction of five, two-story five-unit apartment buildings for a total of ten units, on lot 5224-1 M, Parcel 308, Bangigada
 - C. Application No. 2025-71, Guam Evergreen, Corp. Zone Change from A to M1 for a proposed warehouse structure, lot 6-R1, Block 1, Parcel 221, Bangigada
 - D. Application No. 2025-72, Guam Evergreen, Corp. Zone Change for Use to Allow for the kitchen operation and to maintain a space roller parking station on lot 6-R1, Block 1, Parcel 221, Bangigada
 - V. Administrative & Miscellaneous Matters
 - VI. Adjournment

Funding Source provided by the Applicant.

Persons requiring special accommodations, please call Cristina Guerrero (671) 475-3263, ext. 375



Bldg. 13 164 Marine Avenue, Tijan, Bangigada, Guam 96913
P.O. Box 21909, Bangigada, Guam 96912
Telephone: (671) 475-8473 (Toll-Free): (671) 475-8108 8109 8512 Fax: (671) 475-3222

First Notice of Public Hearing

The Guam Police Dept. will convene a Public Hearing on proposed additions to the General Order (GO) and proposed changes to the Guam Administrative Rules and Regulations (GARR) for Body-Worn Cameras (BWC).

February 12, 2026, 6:00pm Sinajana Senior Citizens Center
February 19, 2026, 6:00pm Yigo Senior Citizens Center
February 26, 2026, 6:00pm Mataloto Senior Citizens Center

Agenda for each meeting:

- I. Call to order and opening remarks
- II. Purpose of the hearing
- III. Proposed changes to the GO and GARR
- IV. Discussion
- V. Public Testimony
- VI. Closing Remarks

How to Participate:
A copy of the draft General Order and draft Guam Administrative Rules and Regulations are available with the office of the Chief of Police in Tijan. All police precincts: Dededo Precinct, Luntan-Tamuning Precinct, Central Precinct (Sinajana), Southern Precinct (Agaña) and GPD's Records and ID Section.

Individuals wishing to attend in person or provide oral or written testimony may contact the office of the Chief of Police (671) 475-8473. Written testimonies should be addressed to Stephen C. Ignacio, Chief of Police, via hand delivery or via electronic mail or chief@pd.guam.gov at least one (1) day prior to the hearing.

Watch Live:
The Hearing will stream online on the official YouTube channel for the Office of the Governor of Guam, www.youtube.com/govofguam and will be recorded for later viewing.

Special Accommodations:
Individuals who require special accommodations, auxiliary aids, or services may contact the Office of the Chief of Police. All requests, inquiries, and submissions may be sent directly to the office, Bldg. 13-164 Marine Avenue, Tijan, Bangigada, Guam 96913, by phone at (671) 475-8473 or via electronic mail at chief@pd.guam.gov.

We look forward to your attendance and participation.

ATTACHMENT 7



GUAM LAND USE COMMISSION

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

Commissioner Gerald P. Yingling
Commissioner Joseph A. Rios

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

AGENDA – Disposition

Thursday, February 26, 2026, at 1:30 p.m.

Department of Land Management Conference Room

3rd Floor ITC Bldg., Tamuning, GU 96913

*[As advertised in the Guam Daily Post – February 19, 2026 & February 24, 2026]
Livestreamed on YouTube at the Guam Department of Land Management Channel*

- I. **Notation of Attendance/Roll Call** Quorum 1:49 p.m. No Quorum
Present were: Chairperson Anita Enriquez, Vice Chairman Ron Pangilinan, Commissioner Leilani Flores, Commissioner Joseph Rios, Commissioner Gerald Yingling, Deputy Director Rossana Tistin, Legal Counsel Attorney Lee Miller, Chief Planner Celine Cruz, and Planning staff.

[Excused: Executive Secretary/Director Joseph Borja]

II. **Approval of Minutes**

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

Action: The motion to approve the Minutes of January 22, 2026 and February 12, 2026 was passed unanimously with a vote of five ayes and zero nays. There were no omissions and edits noted.

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

IV. **New Business**

Zone Change

- A. Application No. 2024-21, the Applicant, Archway, Inc., represented by FC Benavente, Planners, is requesting a Zone Change from "R1" (One Family Dwelling) zone to "C" (Commercial) zone for a proposed two-story coffee and tea restaurant, and a duplex on the second floor, on Lot 2322-NEW-1-2-R2, in the Municipality of Mangilao. Case Planner: Grace Vergara
Action: Motion to approve the applicant's request was passed unanimously with a vote of 5 ayes; subject to the applicant adhering to the recommendations and ARC conditions noted in the staff report.
- B. Application No. 2025-26, the Applicants, Carlito B. Pamintuan and Violeta T. Pamintuan, represented by FC Benavente, Planners, are requesting a Zone Change from "A" (Agricultural/Rural) Zone to "M1" (Light Industrial) Zone, for the proposed construction of two, two-story, five-unit apartment buildings for a total of ten-units, on Lot 5224-1-16, Tract 308, in the Municipality of Barrigada.
Case Planner: Celine Cruz
Action: Motion to approve the applicants' request was passed unanimously with a vote of 5 ayes; subject to the recommendations and ARC conditions as noted in the staff report.

GLUC Agenda
February 26, 2026
Page 2

- C. Application No. 2025-71, the Applicant, Guam Evergreen, Corp., represented by FC Benavente, Planners, is requesting a Zone Change from "A" (Agricultural/Rural) zone to "M1" (Light Industrial) zone, for a proposed warehouse structure, on Lot 6-R1, Block 1, Tract 221, in the Municipality of Barrigada. Case Planner: Theresa Guevara
The motion to table the application was passed with a vote of 5 ayes; the application did not receive an MPC resolution in order for the Commission to review the application.

Zone Variance

- D. Application No. 2025-72, the Applicant, Guam Evergreen, Corp. represented by FC Benavente, Planners, is requesting a Zone Variance for Use, to allow for the location, operation and to maintain a space rocket tracking station in an "A" (Agricultural/Rural) zone, on Lot 6-R1, Block 1, Tract 221, in the Municipality of Barrigada. Case Planner: Theresa Guevara
The motion to table the application was passed with a vote of 5 ayes; the application did not receive an MPC resolution in order for the Commission to review the application.

V. Administrative & Miscellaneous Matters

- There will be no meeting on Thursday, March 12, 2026 due to no quorum.

VI. Adjournment [There was no further business for the Commission; the meeting was adjourned at 2:37 p.m.]

GOVERNMENT OF GUAM - Department of Land Management			
Office of the Recorder			
File for Record is Instrument Number	<u>1018443</u>		
on the Year 20	<u>26</u>	Month <u>04</u>	Day <u>23</u> Time <u>8:08am</u>
Recording Fee	<u>DE-OFFICIO</u>	Receipt No.	<u>DE-OFFICIO</u>
Deputy Recorder:	<u><i>Lillian I. Nauta</i></u>		
	Lillian I. Nauta		

Above Space for Recorder's Use only

COPY

GUAM LAND USE COMMISSION MEETING MINUTES



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



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

GUAM LAND USE COMMISSION REGULAR MEETING MINUTES
Thursday, February 26, 2026 • 1:49 p.m. to 2:37 p.m.
Department of Land Management Conference Room
3rd Floor, ITC Bldg., Tamuning, Guam 96913
[As advertised in the Guam Daily Post on February 19, 2026 and February 24, 2026]
Livestreamed on YouTube at the Guam Department of Land Management Channel

I. Notation of Attendance/Roll Call

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

Present were: Chairperson Anita Enriquez, Vice Chairman Ronald Pangilinan, Commissioner Leilani Flores, Commissioner Gerald Yingling, Commissioner Joseph Rios, Deputy Director Rosanna Tiston, Legal Counsel Lee Miller, Chief Planner Celine Cruz, Planning Staff Grace Vergara, Theresa Guevara, Kyle Meno, and Lorna Macaranas.

[Excused: Executive Secretary Joseph Borja]

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

II. Approval of Minutes

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

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

Commissioner Yingling seconds the motion.

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

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

Chairperson Enriquez turned the floor over to Chief Planner Cruz.

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

[Exhibit A – Commission Brief]

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

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

Commissioner Flores seconds the motion.

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

IV. **New Business**

Zone Change

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

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

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

Slide 1 and Slide 2 are images of the location map with lot lines and the shape of the subject parcel. The property is located in Mangilao off of Route 10, which is identified by the shaded area.

Slide 3 – image of the surrounding land uses. There are vacant lots to the north and south, and to the east is Route 10, and to the west is a vacant lot with several residential structures.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Commissioner Flores seconds the motion.

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

Next item on the agenda –

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

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

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

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

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

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

Slide 4 – image of the land use map.

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

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

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

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

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

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

Approved by

Date approved



Anita B. Enriquez, Chairperson
Guam Land Use Commission



Transcribed by




M. Cristina Gutierrez, Recording Secretary
Planning Division, DLM

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

File for Record is Instrument Number 1017824

on the Year 20 26 Month 03 Day 26 Time 2:06PM

Recording Fee DE-OFFICIO Receipt No. DE-OFFICIO

Deputy Recorder: 
Eugene M. De Vera

(Space above for Recordation)

IMPORTANT NOTICE - READ CAREFULLY

“Pursuant to Section 5 of Executive Order 96-26, the applicant must apply for and receive a building or grading permit for the approved GLUC/GSPC project within one (1) year of the date of Recordation of this Notice of Action, otherwise, the approval of the project as granted by the Commission shall expire. This requirement shall not apply for application for Zone Change*.”**

GUAM LAND USE COMMISSION
 Department of Land Management
 Government of Guam
 P.O. Box 2950
 Hagåtña, Guam 96932

NOTICE OF ACTION

March 18, 2026
Date

To: Archway, Inc.
 Represented by FC Benavente, Planners
 PO Box 25867
 Barrigada, Guam 96921

Application No. 2024-21

The Guam Land Use Commission, at its meeting on February 26, 2026.

 / Approved / Disapproved XX / Approved with Conditions

 / Tabled

Your request on Lot 2322-NEW-1-2-R2, Municipality of Mangilao, for a zone change from “R1” (One-Family Dwelling) to “C” (Commercial) zone.

NOTICE OF ACTION
Archway, Inc.
Lot 2322-NEW-1-2-R2
Municipality of Mangilao
GLUC Meeting of February 26, 2026
Page 2 of 4

Application No. 2024-21

ZONING

XX / Zone Change***

 / Conditional Use

 / Zone Variance

Height Use

Density Other (Specify)

Setback

 / TENTATIVE DEVELOPMENT PLAN

 / Subdivision Variance

 / Tentative Subdivision

 / Final Subdivision

 / Extension of Time

NOTE ON ZONE CHANGE

***Approval by the Guam Land Use Commission of a ZONE CHANGE **DOES NOT CONSTITUTE FINAL APPROVAL** but rather a recommendation to the Governor for his approval. Applicant shall be notified upon action taken by the Governor. [Reference 21 GCA (Real Property), Chapter 61(Zoning Law), Section 61634 (Decision by the Commission).]

SEASHORE

 / Wetland Permit

 / Seashore Clearance

**HORIZONTAL PROPERTY
REGIME**

 / Preliminary

 / Final

MISCELLANEOUS

 / Determination of Policy and/or
Definitions

 / Other (Specify)

NOTICE OF ACTION

Application No. 2024-21

Archway, Inc.

Lot 2322-NEW-1-2-R2

Municipality of Mangilao

GLUC Meeting of February 26, 2026

Page 3 of 4

APPLICATION DESCRIPTION: The Applicant, Archway, Inc., represented by FC Benavente, Planners, is requesting approval of a Zone Change from "R1" (One-Family Dwelling) to "C" (Commercial) Zone for the proposed 2-story coffee and tea restaurant and a duplex on Lot 2322-NEW-1-2-R2, in the Municipality of Mangilao.

COMMISSION DECISION:

The Guam Land Use Commission **APPROVED** the applicants' request for a zone change subject to the following condition:

1. That the applicants, adhere to the ARC conditions and requirements as stipulated in their official Position Statement.

Celine L. Cruz
Guam Chief Planner

3/18/26
Date

Arlita B. Enriquez
Chairperson
Guam Land Use Commission

3/19/26
Date

Case Planner: Grace Vergara
Cc: Building Permits Section, DPW

NOTICE OF ACTION
Archway, Inc.
Lot 2322-NEW-1-2-R2
Municipality of Mangilao
GLUC Meeting of February 26, 2026
Page 4 of 4

Application No. 2024-21

CERTIFICATION OF UNDERSTANDING

I/We _____ / Felix C. Benavente
(Applicant [Please print name]) (Representative [Please print name])

Understand that pursuant to Section 5 of Executive Order 96-26, that a building or grading permit must be obtained for the approved GLUC/GSPC project within one (1) year of the date of recordation of this Notice of Action; otherwise, the approval of the project as granted by the Commission shall expire.

The Commission may grant two (2), one-year extensions of the above approval period at the time of initial approval.

This requirement shall not apply for application for a Zone Change***

I/We, further **AGREE** and **ACCEPT** the conditions above as a part of the Notice of Action and further **AGREE TO ANY AND ALL CONDITIONS** made a part of and attached to this Notice of Action as mandated by the approval from the Guam Land Use Commission or from the Guam Seashore Protection Commission.

Signature of Applicant Date [Signature] 3/23/2024
Signature of Representative Date

ONE (1) COPY OF RECORDED NOTICE OF ACTION RECEIVED BY:

Applicant Date [Signature] 3/26/2024
Representative Date

Decision Granting Zone Change (with findings)

Ref. No. Application 2024-21

Page 2

WHEREAS, notice was mailed to the Mayor of the Municipal District concerned and to those landowners owning land within 500 feet of the property where the property to be rezoned is located as evidenced by the affidavit of mailing attached as **Exhibit "B"**.

WHEREAS, in accordance with notices duly issued to consider the application of **Archway, Inc.** for a Zone Change, hearing of the Guam Land Use Commission (GLUC) was held on the **26th** day of **February, 2026** as evidenced of publications attached as **Exhibit C**.

BE IT RESOLVED, that on the **26th** day of **February, 2026**, the Guam Land Use Commission, **Approved with Conditions** the Zone Change from **"R1" to "C"** for **Lot 2322-NEW-1-2-R2**, Municipality of Mangilao.

A quorum of the Commission was present. In attendance were:

- 1. Anita B. Enriquez, Chairperson**
- 2. Ronald C. Pangilinan, Vice Chairman**
- 3. Leilani R. Flores, Commissioner**
- 4. Joseph A. Rios, Commissioner**
- 5. Gerald P. Yingling, Commissioner**

Appearing for the applicant was: **Felix Benavente**

Also appearing and testifying on the above project were: **None**

All in favor; **None** against:

After considering all the statements and testimony presented by interested parties the GLUC finds that the application for zone change is granted on the following grounds: (Note: All three (3) sections should be answered.)

(a) **Public Necessity:** **The following facts support a finding that public necessity justifies the zone change:**

That the application as presented by the applicant, the Application Review Committee's Position Statements submitted and the results of the Community Public Hearing satisfy the above section.

Decision Granting Zone Change (with findings)
Ref. No. Application 2024-21
Page 3

- (b) **Public Convenience:** **The following facts support a finding that public convenience justifies the zone change:**

That the application as presented by the applicant, the Application Review Committee's Position Statements submitted and the results of the Community Public Hearing satisfy the above section.

- (c) **General Welfare:** **The following fact supports a finding that the General Welfare of the public is best served by the granting of a zone change:**

That the application as presented by the applicant, the Application Review Committee's Position Statements submitted and the results of the Community Public Hearing satisfy the above section.

The members, after due consideration voted to approve the application. The vote of the members was as follows:

5 Ayes 0 Nays 2 Abstentions

This decision was adopted this 26th day of February, 2026, and shall be submitted to the Governor for final approval pursuant to Title 21 GCA §61634.


Anita B. Enriquez
Chairperson
Guam Land Use Commission

3/19/26
Date

Attachments: Exhibit "A" (Affidavit of Publications)
Exhibit "B" (Affidavit of Mallings)
Exhibit "C" (Evidenced of Publications)

AFFIDAVIT OF PUBLICATION

I, the undersigned, do hereby depose and state that:

1. I am an employee of the Department of Land Management, Government of Guam, and I am not an interested party in the above-entitled matter.
2. I have personal knowledge of all the facts herein.
3. I am competent to testify to the matters stated herein and would so testify in any hearing concerning this matter.
4. On **November 5, 2024**, I submitted the Official Memorandum (attached as **Attachment A**) from the Guam Chief Planner to the Guam Daily Post, Tamuning, GU; a request to publish the 2 x 2 legal notice to appear on **November 9, 2024** for Application No. 2024-21, Archway Inc. to be heard on November 19, 2024 at the Mangilao Community Center. Proof of publication is attached as **Attachment B**.
5. This Affidavit is executed as proof of compliance with 21 G.C.A. Section 61633 (Hearing Date – Notice).

In WITNESS, WHEREOF, I hereby affix my signature this 25th day of November, 2024.

Sonéga I. Gogue
Planner III

Island of Guam)
) ss:
City of Tamuning)

Subscribed and sworn to before me this 25th day of November, 2024.


Notary

TERESITA A.C. TOVES
NOTARY PUBLIC
In and for Guam, U.S.A.
Commission No. NP. 23-0613G
My Commission Expires: **JULY 16, 2027**
P.O. Box 2950 Hagåtña, Guam 96932

EXHIBIT A



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



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

LOURDES A. LEON GUERRERO
MAGA MAGA GOV. RNOR

JOSEPH NI BORJA
DIRECTOR

Mailing Address:
P. O. Box 2850
Hagåtña, GU 96932

JOSHUA F. TENORIO
SIGUNDO MAGA LAHI LIEUTENANT GOVERNOR

ROSSANA SAN MIGUEL TISON
DEPUTY DIRECTOR

November 5, 2024

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

Guam Daily Post
Attn: *Tommie Fernandez*
388 S. Marine Corps Drive
Core Tech Int'l Bldg., Suite 301
Tamuning, Guam 96913

Hafa Adai Mrs. Fernandez:

Please publish the attached legal notice on a 2x2 inch column ad to appear in the Guam Daily Post on Saturday, November 9, 2024.

E-mail Address:
dm@dm.guam.gov

Please send proof to celine.cruz@land.guam.gov for review and approval.

Thank you for your attention to this request.

Regards,

Telephone:
671-649-5263


CELINE L. CRUZ
Guam Chief Planner

Facsimile:
671-649-5383

Attachments: Public Hearing Notice Application No. 2024-21; Archway Inc.-Check No.



Attachment A

Department of Land Management
 P.O. Box 2950, Hagåtña, Guam 96932
 Tel: 671-649-5263 Ext. 300 • Fax: 671-649-5383

PUBLIC HEARING NOTICE

Date: **Tuesday, November 19, 2024**
 Time: **6:00 p.m.**
 Place: **Mangilao Community Center**

Application No. 2024 21. Archway, Inc. requests a Zone Change from "R-1" to "C" for a proposed 2-story coffee and tea restaurant and a duplex, on Lot 2322-NEW-1 2-R2, Mangilao.

Funding Source provided by the Applicant
 Person(s) requiring special accommodations, please call (671) 649-5263 ext. 305

AIRPORT GUAM **IMPROVING our Airport & ENHANCING GUAM'S BUSINESS Investment Potential**

OPEN JOB ANNOUNCEMENT

The A.B. Won Pat Int'l. Airport Authority, Guam (GAA), a public corporation and autonomous instrumentality of the Government of Guam, seeks qualified individuals to establish a list for the following positions:

ANNOUNCEMENT NO. 001-25 **COMPUTER SYSTEMS ANALYST II**
 ANNOUNCEMENT NO. 002-25 **SYSTEMS PROGRAMMER**

Please refer to www.guamairport.com for complete details on this position. Submit applications to the GAA Personnel Office, 3rd Floor Administrative Offices, Airport Terminal. Should you need additional information, contact the GAA Personnel Office at (671) 646-0300.

JOHN JOE M. QUINATA
 Executive Manager

ARTEMIO RICKY HERNANDEZ PhD
 Deputy Executive Manager

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BROOKS CONCEPCION LAW, P.C.
 242 Mary Street, Ste. 101
 Hagåtña, Guam 96910
 (671) 472-6549
 (671) 472-5190
 Attorney for Petitioner

IN THE SUPERIOR COURT OF GUAM
IN THE MATTER OF THE ESTATE OF
DOROTHY ANN TAITAGUE MANSAPIT,
 Deceased

PROBATE CASE NO: PRO040-22

NOTICE TO OF HEARING ON PETITION FOR LETTERS OF ADMINISTRATION

NOTICE IS HEREBY GIVEN that Petitioner, Daine Mansapit Shimizu, has filed a Petition for Letters of Administration upon the Estate of Decedent, Dorothy Ann Taitague Mansapit, reference to which Petition is hereby made for further particulars.

A hearing on the Petition for Letters of Administration is set for NOV 20 2024, at 9:30 a.m. in the courtroom of the Superior Court of Guam, Hagåtña, Guam.

All persons interested are hereby notified to appear at the time and place set for said hearing and show cause, if any, they have, why the Petition should not be granted.

BY: /s/ Georgette Belle Concepcion, Esq.
 Attorney for Petitioner

You may appear in person in the Courtroom of the Honorable Dana A. Gutierrez, located at 120 W. O'Brien Drive, Hagåtña, Guam or you may participate via Zoom by logging onto <https://guamcourts.org/zoom.us> and enter Meeting ID: 839 7874 0380 and Passcode: 189701. For technical assistance, please call (671) 475-3202 five (5) minutes prior to the designated hearing time.

BERMAN LAW FIRM
 Suite 503, Bank of Guam Bldg
 111 Chalan Santo Papa
 Hagåtña, Guam 96910
 Telephone No. (671) 477-2778
 Facsimile No. (671) 477-4366
 Email: guam@pacificlawyers.law

IN THE SUPERIOR COURT OF GUAM
IN THE MATTER OF THE ESTATE OF
FREDDIE D. AFLAGUE,
 Decedent.

PROBATE CASE NO. PRO182-24

NOTICE OF HEARING

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

1. NOTICE IS HEREBY GIVEN that Petitioner Christine Elizabeth Evangelista has filed a Petition for Letters of Administration and Probate.

2. A hearing on the petition will be heard on Wednesday, November 20, 2024, at 10:40 a.m.

3. To attend or to participate in the hearing, you may appear in person at the Guam Judicial Center, appear remotely at <https://guamcourts.org/zoom.us> and enter Meeting ID: 864 4387 2213 and Passcode: JEM, or call into the courtroom at 671 300 6703 at the designated hearing time. For connectivity issues, you may contact Janelle Sanson at (671) 475 0141 or email jsanson@guamcourts.gov.

Dated: OCT 21, 2024.

JANICE M. CAMACHO-PEREZ
 Clerk of Court, Superior Court of Guam
 BY: /s/ Aileen S. Mendoza
 Courtroom/Chamber Clerk

BERMAN LAW FIRM
 Suite 503, Bank of Guam Bldg
 111 Chalan Santo Papa
 Hagåtña, Guam 96910
 Telephone No. (671) 477 2778
 Facsimile No. (671) 477 4366
 Email: guam@pacificlawyers.law

Attorneys for Petitioner
 RAYMOND C. DIAZ

IN THE SUPERIOR COURT OF GUAM
IN THE MATTER OF THE ESTATES OF
FRANCISCO UNTALAN DIAZ and
ANTONINA CRUZ DIAZ,
 Deceased,

BY
RAYMOND C. DIAZ,
 Petitioner.

PROBATE CASE NO. PRO163-24

NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN by the Administrator of the Estates of **Francisco Untalan Diaz and Antonina Cruz Diaz**, to the Creditor of, and all persons having claims against, the said Estates or against the decedent, that within two (2) months after the first publication of this Notice, they either file claims with the necessary vouchers in the office of the Clerk of the Superior Court of Guam, or exhibit them with necessary vouchers to the Berman Law Firm, Suite 503, Bank of Guam Building, 111 Chalan Santo Papa, Hagåtña, Guam 96910, being the place for the transactions of the said Estate.

DATED this 4th day of November, 2024.

BERMAN LAW FIRM
 Attorneys for Administrator
 RAYMOND C. DIAZ
 By: /s/ MICHAEL J. BERMAN

JON A. VISOSKY, Esq.
ROBERTS FOWLER & VISOSKY LLP
 863 South Marine Corps Drive, Suite 201
 Tamuning, Guam 96913
 Tel: (671) 646 1222
 Fax: (671) 646 1223
visosky@guamlawoffice.com
www.rfvllp.com

IN THE SUPERIOR COURT OF GUAM
Estate of Sook Cha Lee,
 Decedent.

PROBATE CASE NO. PRO147-24

NOTICE of Hearing on
Petition for Letters of Ancillary
Administration

Petitioner Jon A. Visosky ("Petitioner") has filed a Petition for Letters of Ancillary Administration in the Estate of Sook Cha Lee. A hearing on the petition is set for NOV 19 2024 at 11:00 a.m. before the Honorable Arthur R. Bortinas, Judge Superior Court of Guam, Hagåtña, Guam. All persons interested should contact the court or counsel for the administrator about how to appear at the hearing, whether by zoom, teleconference or otherwise, and show cause, if any, why the petition should not be granted.

ROOM INFO
 Meeting ID: 752 425 5848
 Passcode: JARB

Date SEP 04 2024

JANICE M. CAMACHO-PEREZ
 Clerk of the Court, Superior Court of Guam
 By: /s/ Yvonne L. Cruz
 Deputy Clerk

NOTICE OF AVAILABILITY
 Guam Flight Test Final Environmental Assessment/Overseas Environmental Assessment and Finding of No Significant Impact

The Missile Defense Agency (MDA), in cooperation with the United States (U.S.) Navy, U.S. Air Force, U.S. Army, and U.S. Coast Guard (Cooperating Agencies), has prepared a Final Environmental Assessment (EA)/Overseas Environmental Assessment (OEA) to evaluate the potential environmental impacts from proposed missile defense flight tests or target tracking exercises conducted from Andersen Air Force Base (AAFB) on Guam or at sea from a Navy ship in the western Pacific Ocean (Proposed Action). The Proposed Action includes conducting up to two flight tests or tracking exercises per year over a 10-year period. The purpose of the Proposed Action is to validate the interoperability of multiple sensors and interceptor systems that could become part of a missile defense system developed to protect Guam. Access to private properties that border AAFB may be temporarily restricted during some flight tests to ensure public safety.

Finding of No Significant Impact

Based on the analysis presented in the Final EA/OEA, consideration of public comments received on the Proposed Final EA/OEA, and potential impacts on historic properties, MDA has determined that implementation of its Preferred Alternative (Alternative 2) would not significantly impact the quality of the human or natural environment. As a result, an Environmental Impact Statement will not be prepared.

For More Information

The final EA/OEA and Final Finding of No Significant Impact documents can be downloaded from the project website at www.mda.mil/system/guamit. Printed copies of the documents are also available at the Dedo and Nieves M. Flores Memorial public libraries.

UNIVERSITY OF GUAM **UNIVERSITY OF GUAM** **Guam Career Trust Fund**

NOTICE OF ANTICIPATED AVAILABILITY OF SUPPLEMENTAL FUNDS
 (Pending approval of Bill 355-37)

The Guam Career Trust Fund Council, pursuant to HR 3088 as amended, announces the anticipated availability of supplemental funds for the prevention, treatment, and support of cancer patients. Eligible applicants are non-profit organizations duly incorporated in the State of Guam. Services may include but are not limited to: chemotherapy, transportation and caregiver housing during chemotherapy treatments. All organizations interested in applying for these funds should submit a complete application for consideration to the Council, 1000 University Drive, 2nd Floor, University of Guam, P.O. Box 2008, Hagåtña, Guam 96909. The deadline for applications is December 31, 2024.

The deadline for submitting online applications is Friday, September 27, 2024. Those who are interested can apply online at www.guamcareertrustfund.org. For further details, please contact the Guam Career Trust Fund office at (671) 717-0100 or email info@guamcareertrustfund.org.

Dr. Amy Bui-Chinh
 President

The University of Guam is an equal opportunity employer and provider. This advertisement is not intended to discriminate on the basis of race, sex, or ethnicity.

AFFIDAVIT OF MAILING

I, the undersigned do hereby dispose and state that:

1. I am an employee of the Department of Land Management, Government of Guam, and I am not an interested party in an above-entitled manner.
2. I have personal knowledge of all the facts herein.
3. I am competent to testify to the matters stated herein and would so testify in any hearing concerning this matter.
4. On **November 8, 2024**, I, **Sonega I. Gogue**, deposited in the United States Postal Service in Tamuning, Guam, via certified return receipt mail (**Attachment A**), [57 certified mail], with postage fully paid, each containing a copy of the Notice of Public Hearing Archway Inc. (**Attachment B**) addressed to the following property owners:

	Owner	Delivery Address	Delivery Address 2
1	ABRAHAM P. DIAZ		BARRIGADA GU 96913
2	ANNIE PANGELINAN ROBERTO		BARRIGADA GU 96921
3	ANTONIO C. AGDEPPA and TERESITA V. AGDEPPA		BARRIGADA GU 96921
4	ARIEL U. BALAGTAS AND ROSALIA B. BALAGTAS		HAGATNA GU 96932
5	ARTEMIO P. SANTOS and MARY FAITH C. SANTOS		TAMUNING GU 96931
6	CALVIN D. HERNANDEZ and EMILY JANE F. HERNANDEZ		HAGATNA GU 96932
7	CATHOLIC SOCIAL SERVICES		HAGATNA GU 96910
8	CHRISTIE LYNN L. BLAS AND ROSELYN B. KOSAKA AKA ROSALYN B. LEVELLE		Barrigada, Guam 96921
9	CONSOLACION S.N. MENDIOLA, JOSEPH REYNALDO MENDIOLA and VINCE LEON ARCE		HAGATNA GU 96932
10	DAVID S.A. CRUZ AND LOURDES CRUZ		HAGATNA GU 96932
11	DEREK F. YURKO and PHYLLIS A. YURKO		HAGATNA GU 96932
12	EDWARD R. BALLESTA, JOHN R. BALLESTA and JAMES R. BALLESTA		BARRIGADA GU 96921
13	EDWARD R. BALLESTA, JOHN R. BALLESTA and JAMES R. BALLESTA		HAGATNA GU 96932
14	ESTATE OF REMEDIOS CRUZ		MANGILAO GU 96913
15	FRANCISCO M. FLORES, EVEAN P. FLORES, AND ETHAN FRANK FLORES		BARRIGADA GU 96921

EXHIBIT B

16	GERALDINE G. CRUZ		FORT MILL SC 29715
17	HECTOR F. YURKO, SHIRLEY LAZONA YURKO and JANEEN DENISE CASTILLON YURKO		HAGATNA GU 96932
18	JAMES A. ROBERTO & AYSHA A.T. ROBERTO		BARRIGADA GU 96921
19	JANE CEPEDA TAITANO		HAGATNA GU 96932
20	JAYSON GOZUM		BARRIGADA GU 96921
21	JOHN CEPEDA TAITANO		HAGATNA GU 96932
22	JOHN R. BALLESTA and VIRGINIA CRUZ BALLESTA		GMF, Guam 96921
23	JOHN ROBERT BALLESTA		BELLEVUE NE 68123
24	JOSE T. AGUERO		BELLEVUE WA 98004
25	JOSEPH A. CRUZ		MANGILAO GU 96913
26	JOSEPH P. BALAJADIA, DAVID P. BALAJADIA, and VICTOR P. BALAJADIA, by and through his attorney-n-fact, MEKA MARIA TAITANO		TAMUNING GU 96931
27	JUNG IL KIM AND KYUNG SOOK KIM		MANGILAO GU 96923
28	JUSTIN KARL GOEPPINGER AND RACHEL LYNN GOEPPINGER		Yigo, GU 96929
29	LEE D. CARTER		HAGATNA GU 96932
30	MEC, LLC		TAMUNING GU 96931
31	MICHAEL JOHN TAITANO		HAGATNA, GUAM 96932
32	NONITO C. BLAS, MARCELLA D. BLAS and RALPH V. BLAS		HAGATNA GU 96932
33	PETER JOHNN P. DIAZ		SAN FRANCISCO CA 94107-3243
34	PHILIP P. DIAZ		BARRIGADA GU 96913
35	QIANYU TAN, YUN CHUNG LEUNG & TAE KYUN KIM		HONOLULU HI 96817
36	REBECCA ANN D. PEREZ		SAN FRANCISCO CA 94116
37	RENEE E. VEKSLER		TAMUNING GU 96913
38	RICHARD CONRAD P. SALAS		HAGATNA GU 96932
39	RICHARD WAYNE PRITCHARD and ORDELIA T. PRITCHARD		HAGATNA GU 96932
40	RKM PROPERTY GROUP, LLC		TAMUNING GU 96931
41	ROMEO M. LUMANTAS and JACQUELINE P. LUMANTAS		TAMUNING GU 96931

EXHIBIT B

42	ROSE D. SAN GIL		MANGILAO GU 96913
43	ROSELYN BLAS KOSAKA & SEAN RAY BLAS PEREZ		BARRIGADA GU 96921
44	SEGUNDO JR. AND DOMETILIA P. BLAS		BARRIGADA GU 96921
45	SHIMA ENTERPRISE INC.		HAGATNA GU 96910
46	SIVALINGAM SUBRAMANIAM		HAGATNA GU 96932
47	STEPHEN P. DIAZ		BARRIGADA GU 96913
48	THANG V. NGUYEN and LYLAN T. NGUYEN		MANGILAO GU 96913
49	THOMAS AQUINO CEPEDA		SELAH WA 98942
50	THOMAS AQUINO CEPEDA, SR., trustee of The Thomas Aquino Cepeda Sr. Living Trust, dated June 1, 2005		SELAH WA 98942
51	UNIVERSAL MANAGEMENT CO., LTD.		DEDEDO GU 96929
52	USA SHENGJIA REAL ESTATE DEVELOPMENT (GUAM) CORP., a Guam corporation		BARRIGADA GU 96913
53	VERONIA D. PERON		BARRIGADA GU 96913
54	WILSON W.B. TAM and EVE M. TAM		BARRIGADA GU 96921
55	YOON KIL KOO and YOON MYUNG SOOK		TAMUNING GU 96931
56	ZHIYONG CHEN AND BIQIONG LIN		Barrigada, GU 96921
57	MAYOR ALLAN R.G. UNGACTA		Hagåtña, Guam 96932

AFFIDAVIT OF MAILING

- 5. The above-referenced names and addresses are those of the landowners owning land within five hundred (500) feet of the property for which rezoning is requested, including those to the Commissioner of the Municipal District concerned.
- 6. This Affidavit is executed as proof of compliance with 21 G.C.A. Section 61633.

IN WITNESS, WHEREOF, I hereby affix my signature this 25th day of November, 2024.

SONEGA I. GOGUE
Planner III

Island of Guam)
) ss:
City of Tamuning)

Subscribed and sworn to before me this 25th day of November, 2024.

Notary



TERESITA A.C. TOVES
NOTARY PUBLIC
In and for Guam, U.S.A.
Commission No. NP. 23-0613G
My Commission Expires: **JULY 16, 2027**
P.O. Box 2950 Hagåtña, Guam 96932

EXHIBIT B

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
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For delivery information, visit our website at www.usps.com.

PS Form 3800, January 2013

Send To: [Redacted]

City: [Redacted]

State: [Redacted]

ZIP: [Redacted]

PS Form 3800, January 2013

**U.S. Postal Service™
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For delivery information, visit our website at www.usps.com.

PS Form 3800, January 2013

Send To: Edward A. Baskin, John A. DeBasta, James R. Ballersta

City: [Redacted]

State: [Redacted]

ZIP: [Redacted]

PS Form 3800, January 2013

**U.S. Postal Service™
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For delivery information, visit our website at www.usps.com.

PS Form 3800, January 2013

Send To: John Cepeda Taitano

City: [Redacted]

State: [Redacted]

ZIP: [Redacted]

PS Form 3800, January 2013

**U.S. Postal Service™
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For delivery information, visit our website at www.usps.com.

PS Form 3800, January 2013

Send To: Estate of Remedios CME

City: [Redacted]

State: [Redacted]

ZIP: [Redacted]

PS Form 3800, January 2013

**U.S. Postal Service™
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PS Form 3800, January 2013

Send To: James A. Roberto y Aytha A. T. Roberto

City: [Redacted]

State: [Redacted]

ZIP: [Redacted]

PS Form 3800, January 2013

**U.S. Postal Service™
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For delivery information, visit our website at www.usps.com.

PS Form 3800, January 2013

Send To: John R. Ballersta Virginia Cruz Ballersta

City: [Redacted]

State: [Redacted]

ZIP: [Redacted]

PS Form 3800, January 2013

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For delivery information, visit our website at www.usps.com.

PS Form 3800, January 2013

Send To: Gerardo A. Pires, Brian P. Pires, Khyan Finae Pires

City: [Redacted]

State: [Redacted]

ZIP: [Redacted]

PS Form 3800, January 2013

**U.S. Postal Service™
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For delivery information, visit our website at www.usps.com.

PS Form 3800, January 2013

Send To: Jean Cepeda Taitano

City: [Redacted]

State: [Redacted]

ZIP: [Redacted]

PS Form 3800, January 2013

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PS Form 3800, January 2013

Send To: John Robert Ballersta

City: [Redacted]

State: [Redacted]

ZIP: [Redacted]

PS Form 3800, January 2013

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City: [Redacted]

State: [Redacted]

ZIP: [Redacted]

PS Form 3800, January 2013

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City: [Redacted]

State: [Redacted]

ZIP: [Redacted]

PS Form 3800, January 2013

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PS Form 3800, January 2013

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City: [Redacted]

State: [Redacted]

ZIP: [Redacted]

PS Form 3800, January 2013

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CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Postmark: [Redacted]

Postage and Fees: 1022

To: **Marcello D. Bias** [Redacted]

From: [Redacted]

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Postmark: [Redacted]

Postage and Fees: 1022

To: **John P. Diaz**

From: [Redacted]

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
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For delivery information, visit our website at www.usps.com

Postmark: [Redacted]

Postage and Fees: 1022

To: **Michael John Tambora** [Redacted]

From: [Redacted]

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com

Postmark: [Redacted]

Postage and Fees: 1022

To: **Philip P. Diaz**

From: [Redacted]

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Postmark: [Redacted]

Postage and Fees: 1022

To: **MEC, LLC** [Redacted]

From: [Redacted]

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Postmark: [Redacted]

Postage and Fees: 1022

To: **John JunChung Wang, Jae Kyun Kim**

From: [Redacted]

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Postmark: [Redacted]

Postage and Fees: 1022

To: **Joseph A. Cruz**

From: [Redacted]

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Postmark: [Redacted]

Postage and Fees: 1022

To: **Roberto Am D. Perez**

From: [Redacted]

**U.S. Postal Service™
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For delivery information, visit our website at www.usps.com

Certified Mail Fee

Extra Services & Fees (check box, with fee as appropriate)

Return Receipt (hard copy)

Return Receipt (electronic)

Certified Mail Restricted Delivery

Adult Signature Required

Adult Signature Restricted Delivery

Package

Total Postage and Fees

PS Form 3800, January 2023

To: **Thomas Aquino Cepeda**

City: [REDACTED]

State: [REDACTED]

ZIP: [REDACTED]

PS Form 3800, January 2023

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Certified Mail Fee

Extra Services & Fees (check box, with fee as appropriate)

Return Receipt (hard copy)

Return Receipt (electronic)

Certified Mail Restricted Delivery

Adult Signature Required

Adult Signature Restricted Delivery

Package

Total Postage and Fees

PS Form 3800, January 2023

To: **Thomas Aquino Cepeda Sr., Thomas Aquino Cepeda Jr., Jose Cepeda Sr., Jose Cepeda Jr., Jose Cepeda Sr., Jose Cepeda Jr., Jose Cepeda Sr., Jose Cepeda Jr.**

City: [REDACTED]

State: [REDACTED]

ZIP: [REDACTED]

PS Form 3800, January 2023

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Certified Mail Fee

Extra Services & Fees (check box, with fee as appropriate)

Return Receipt (hard copy)

Return Receipt (electronic)

Certified Mail Restricted Delivery

Adult Signature Required

Adult Signature Restricted Delivery

Package

Total Postage and Fees

PS Form 3800, January 2023

To: **Universal Management Co., LTD**

City: [REDACTED]

State: [REDACTED]

ZIP: [REDACTED]

PS Form 3800, January 2023

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Certified Mail Fee

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Return Receipt (hard copy)

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Adult Signature Required

Adult Signature Restricted Delivery

Package

Total Postage and Fees

PS Form 3800, January 2023

To: **USA Shovels, Inc. 2023**

City: [REDACTED]

State: [REDACTED]

ZIP: [REDACTED]

PS Form 3800, January 2023

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Adult Signature Required

Adult Signature Restricted Delivery

Package

Total Postage and Fees

PS Form 3800, January 2023

To: **Veronica D. Paran**

City: [REDACTED]

State: [REDACTED]

ZIP: [REDACTED]

PS Form 3800, January 2023

**U.S. Postal Service™
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Certified Mail Restricted Delivery

Adult Signature Required

Adult Signature Restricted Delivery

Package

Total Postage and Fees

PS Form 3800, January 2023

To: **Joan Kil Kim & Tom Myung Song**

City: [REDACTED]

State: [REDACTED]

ZIP: [REDACTED]

PS Form 3800, January 2023

**U.S. Postal Service™
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Return Receipt (hard copy)

Return Receipt (electronic)

Certified Mail Restricted Delivery

Adult Signature Required

Adult Signature Restricted Delivery

Package

Total Postage and Fees

PS Form 3800, January 2023

To: **Miguel Alonzo & Veronica**

City: [REDACTED]

State: [REDACTED]

ZIP: [REDACTED]

PS Form 3800, January 2023

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Certified Mail Fee

Extra Services & Fees (check box, with fee as appropriate)

Return Receipt (hard copy)

Return Receipt (electronic)

Certified Mail Restricted Delivery

Adult Signature Required

Adult Signature Restricted Delivery

Package

Total Postage and Fees

PS Form 3800, January 2023

To: **Abigail Green & Brian Gray Utr**

City: [REDACTED]

State: [REDACTED]

ZIP: [REDACTED]

PS Form 3800, January 2023



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



LOURDES A. LEON GUERRERO
MAGA'ÁGA • GOVERNOR

JOSHUA F. TENORIO
SIGUNDO MAGA'LÁHI • LIEUTENANT GOVERNOR

JOSEPH M. BORJA
DIRECTOR

ROSSANA SAN MIGUEL TISTON
DEPUTY DIRECTOR

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

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

ZC 2024-21

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

E-mail Address
dmdir@land.guam.gov

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383

November 8, 2024

Dear Sir/Madam:

An application has been filed with the Guam Land Use Commission (GLUC) by:

Application No. 2024-21, the Applicant, Archway, Inc., represented by FC Benavente, Planners, is requesting a Zone Change from "R-1" (Single Family Dwelling) Zone to "C" (Commercial) Zone for a proposed 2-story coffee and tea restaurant and a duplex on Lot 2322-NEW-1-2-R2, in the Municipality of Mangilao.

For any Zone Change request, the Guam Land Use Commission is mandated by law to conduct a Public Hearing in the Municipal District where the property is located. Accordingly, a public hearing for this application is scheduled as follows:

PLACE: Mangilao Community Center
DATE: Tuesday, November 19, 2024
TIME: 6:00 p.m.

As a property owner identified within 500 feet of this proposed development, we invite you to attend this public hearing and participate in the review process, and to express your opinion on this application. If you are unable to attend the public hearing, please submit written comments to our office on or before the scheduled Guam Land Use Commission Meeting, which will be published in the Guam Daily Post and noted on the applicant's on-site sign. Our office is located on the third floor (Suite 304) of the ITC Building and written comments should be addressed to:

Chairperson, GLUC or Executive Secretary, GLUC
c/o Department of Land Management
Land Planning Division
P.O. Box 2950
Hagatna, Guam 96932

ATTACHMENT B

Public Hearing Notice
Archway, Inc.
Page 2

For your information, the scheduled public hearing will also be advertised in the Guam Daily Post and noted on the applicant's on-site sign. You may review the Zone Change Application at our office or the Mangilao Mayor's Office.

Thank you for your interest.

Si Yu'os Ma'ase,



CELINE L. CRUZ
Guam Chief Planner

Scan QR Code for Vicinity Map:



little type BIG RESULTS

MARK WILLIAMS, ESQ.
LAW OFFICES OF MARK E. WILLIAMS, P.C.
 166 West Marine Corps Drive
 Suite 102 Building Building
 Dededo, Guam 96913
 Telephone: (671) 475-1400
 Facsimile: (671) 475-1400

**IN THE SUPERIOR COURT OF GUAM
 IN THE MATTER OF THE ESTATE OF
 YVONNE TAM,
 Deceased.
 PROBATE CASE NO. P90185-25
 NOTICE TO CREDITORS**

NOTICE IS HEREBY GIVEN by Felimon Administrator of the estate of YVONNE TAM deceased to the creditors of, and all persons having claims against the said Estate or against said decedent, that within two (2) months after the first publication of this notice, all claims must be filed with the necessary vouchers in the office of the Clerk of the Superior Court of Guam, or must be established with the necessary vouchers to the Law Offices of Mark E. Williams, P.C. 166 West Marine Corps Drive, 102 Building Building Dededo, Guam 96913 the date being the date of the transaction of said Estate.
 Dated this 20th day of January, 2026.

By: **Mark Williams**
MARK WILLIAMS, Esq.
 Attorney for Administrator

APPLY NOW!

• CEMENT MASON WITH 1 YEAR EXP. **\$17.51 PER HOUR**
 Smooth and finishes surfaces of poured concrete floors, walls, sidewalks, or curbs to specified textures, using hand tools or power tools, including floats, trowels, and screeds. Spreads soft concrete to specified depth and workable consistency, using float to bring water to surface and produce soft topping. Levels, smooths, and shapes surfaces of freshly poured concrete, using straightedge and float or power screed. Lays concrete blocks, mixes cement using shovels, hand tools and mixing machine.
Benefits: Roundtrip airfare for off-island hire, food & lodging at \$80.00 per week, local transportation to/from jobsite.

The job offer meets all EEO requirements, and includes a temporary placement. The recruitment associated with this job offer is closely monitored by the Department of Labor. Qualified, available and willing U.S. workers are highly encouraged to apply. Should you qualify for the job and are not hired, you may appeal with the Department of Labor who will independently review matter.

**Apply in person at the American Job Center
 474 W. Soledad Avenue, Suite 300 GCIC Building Hagatna, Guam
 Or apply online at www.hireguam.com; Enter Keyword: 2026-045**

LAW OFFICE OF DANIEL A. BERNARDI
 Suite 102 102 Building
 166 West Marine Corps Drive
 Dededo, Guam 96913
 Telephone: (671) 475-1400
 Fax: (671) 475-1400
 Email: dan@bernardi.com

**IN THE SUPERIOR COURT OF GUAM
 IN THE MATTER OF THE ESTATE OF
 TINA MARIE TORIANO ALVAREZ,
 Deceased.
 PROBATE CASE NO. P90001-26
 NOTICE OF HEARING**

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

1. **NOTICE IS HEREBY GIVEN** that **Blanca E. Gonzalez** has filed a Petition for Probate of the Estate of **Tina Marie Toriano Alvarez** and for Appointment of Administrator and Letters of Administration.

2. A hearing on the Petition will be heard on **Feb. 25, 2026, at 9:30 AM.**

3. If attend or to participate in the hearing, you may appear in person at the Guam Judicial Center, appear virtually at <https://guamcourts.gov/online> and enter Meeting ID: 679 2874 0388 and Passcode: 189701, or call into the courtroom at (671) 475-3207 at the designated hearing time.
 Dated: JAN 15 2026

JANICE M. CARRANCO-PEREZ, ESQ.
 Clerk of Court, Superior Court of Guam
 By: **ANTHONY I. U. SANTOS**
 Chamber/Courtroom Clerk

You may appear in person at Judge Diego A. Gonzalez's Courtroom, 133 West Queen Of The South Building, Dededo, Guam as you may participate via Zoom by logging into <https://guamcourts.gov/online> and enter the Meeting ID: 679 2874 0388 and Passcode: 189701. For technical assistance please call (671) 475-3207. If you have any questions regarding the hearing time.

GUAM LAND USE COMMISSION
 Department of Land Management
 WC Building, Third Floor, Tamuning, GU 96913
 P.O. Box 2950, Hagatna, Guam 96912
 Tel: 671-449-5243 Ext. 300 • Fax: 671-449-5383

AGENDA

A regular Guam Land Use Commission meeting will be held on **Thursday, February 26, 2026, at 1:30 p.m.**, Department of Land Management Conference Room, 590 S. Albino Coign Dr., 3rd Floor, WC Building, Tamuning. Livestreamed on YouTube at the Guam Department of Land Management Channel.

- I. Minutes of Attendance/Roll Call
- II. Approval of Minutes - January 22, 2026 & February 12, 2026
- III. Old or Unfinished Business (None)
- IV. New Business
 - A. Application No. 2024-21, Archway, Inc., Zone Change from "R1" to "C" for a proposed two-story coffee and tea restaurant, and a duplex on the second floor, on Lot 2322-NHVA 1-2-R2, Manglaos
 - B. Application No. 2025-26, Carillo B. Paminuas and Victoria T. Paminuas, Zone Change from "X" to "M1" for the proposed construction of two, two-story, five-unit apartment buildings for a total of ten units, on Lot 5224-1-14, Block 308, Baniagada.
 - C. Application No. 2025-71, Guam Evergreen, Corp., Zone Change from "X" to "B01" for a proposed warehouse structure, Lot 6-R1, Block 1, Road 221, Baniagada.
 - D. Application No. 2025-77, Guam Evergreen, Corp., Zone In-lance for Use, to allow for the location, operation, and to maintain a space rocket landing station in an "X" Lot 6-R1, Block 1, Road 221, Baniagada.
 - V. Administrative & Miscellaneous Matters
 - VI. Adjournment

Funding Source provided by the Applicant.
 Persons requiring special accommodations, please call Cristina Gutierrez 671-449-5243, ext. 375


 Bldg. 13-16A Mawner Avenue, Tapan, Baniagada, Guam 96913
 P.O. Box 23609 Baniagada, Guam 96912
 Telephone: (671) 475-8473 (Switchboard); (671) 475-8308 / 8509 / 8512 • Fax: (671) 475-3270

First Notice of Public Hearing

The Guam Police Dept. will convene a Public Hearing on proposed additions to the General Order (GO) and proposed changes to the Guam Administrative Rules and Regulations (GAR) for Body Worn Cameras (BWC) on the following dates:
 February 12, 2026, 6:00pm Sirajana Senior Citizens Center
 February 19, 2026, 6:00pm Yigo Senior Citizens Center
 February 26, 2026, 6:00pm Molezao Senior Citizens Center

- Agenda for each meeting:**
- I. Call to order and opening remarks
 - II. Purpose of the hearing
 - III. Proposed changes to the GO and GAR
 - IV. Discussion
 - V. Public Testimony
 - VI. Closing Remarks

How to Participate:
 A copy of the draft General Order and draft Guam Administrative Rules and Regulations are available with the office of the Chief of Police in Tapan, all police precincts, Dededo Precinct, Tamuning/Tamuning Precinct, Central Precinct (Sirajana), Southern Precinct (Agat) and CPD's Records and ID Section.

Individuals wishing to attend in person or provide oral or written testimony may contact the office of the Chief of Police (671) 475-8473. Written testimonies should be addressed to Stephen C. Ignacio, Chief of Police, via hand delivery or via electronic mail at chief@ppd.guam.gov at least one (1) day prior to the hearing.

Watch Live:
 The Hearing will stream online on the official YouTube channel for the Office of the Governor of Guam, www.youtube.com/@govofguam and will be recorded for later viewing.

Special Accommodations:
 Individuals who require special accommodations, auxiliary aids, or services may contact the Office of the Chief of Police. All requests, inquiries, and submissions may be sent directly to the office, Bldg. 13-16A Mawner Avenue, Tapan, Baniagada, Guam 96913, by phone at (671) 475-8473 or via electronic mail at chief@ppd.guam.gov.

We look forward to your attendance and participation



Guam Solid Waste Authority Board of Directors Meeting Thursday, February 26, 2026 - 1:00 PM (CHST) Join Zoom Meeting


Link: <https://zoom.us/j/9140408814?pwd=TjZUdDhSVkd0pUJkRlhcNFc1ZjZrO9>
 Meeting ID: 914 040 8814 • Passcode: 777546

THE GUAM SOLID WASTE AUTHORITY BOARD OF DIRECTORS WILL HAVE A REGULAR BOARD MEETING FEBRUARY 26, 2026 AT 1:00 PM THE MEETING WILL BE CONDUCTED VIA ZOOM.

I. CALL TO ORDER II. ROLL CALL III. DETERMINATION OF PROOF OF PUBLICATION IV. APPROVAL OF AGENDA ITEMS V. APPROVAL OF MINUTES VI. REPORTS A. RECEIVER REPORTS I. RECEIVERSHIP UPDATE II. TRANSITION PLAN UPDATE B. MANAGEMENT REPORTS I. OPERATIONAL UPDATE II. FINANCIAL REPORT C. LEGAL COUNSEL'S REPORT D. COMMITTEE REPORTS VII. UNFINISHED BUSINESS A. ISLAND WIDE TRASH COLLECTION INITIATIVE B. LAYON CELLS 1 AND 2 CLOSURE C. SUCCESSION PLANNING VIII. NEW BUSINESS A. GSWA BOARD RESOLUTION NO. 2026-003 RELATIVE TO THE APPROVAL AND REIMBURSEMENT FOR PROFESSIONAL MEMBERSHIP FEES FOR THE GSWA GENERAL MANAGER AND COMPTROLLER IX. COMMUNICATIONS AND CORRESPONDENCE X. PUBLIC FORUM A. BART CRUZ - MISSED SERVICES/CUSTOMER SERVICE XI. NEXT MEETING XII. ADJOURN

Access live stream of the meeting on GSWA website: <https://www.gswa.guam.gov/>
 For more information, please contact GSWA Admin at admin@gswa.guam.gov or 671-446-3215
 Persons needing telecommunication device for the hearing: Speech impaired (TDD) may contact 671-446-3111
 This advertisement was paid for by GSWA

GUAM DAILY POST • TUESDAY FEBRUARY 24, 2026



BUREAU OF STATISTICS AND PLANS

NOTICE OF PUBLIC HEARING

Bureau of Statistics and Plans
The Guam 2050 Sustainability Plan
February 12, 2026, Hagåt Mayor's Office
February 25, 2026, Dededo Mayor's Office
6:00 pm - 8:00 pm


In accordance with the requirements of 3 GCA § 1203 and Public Law 65-110, the Bureau of Statistics and Plans (BSP), will be conducting public hearings for the Guam 2050 Sustainability Plan.

The public is invited to attend and to voice comment on The Guam 2050 Sustainability Plan, which is available for public review on the BSP's website at <http://bsp.guam.gov/guam2050>. Handwritten comments are available for review at the Bureau of Statistics and Plans, Office of the Director, 318 West Marine Corps Drive, Ricardo J. Bordado Complex, Magaña 8 000 in 3 00 on 1st and 2nd floor. Comments will be accepted at the hearing or may be submitted online to guam2050@bsp.guam.gov. Please include your name when submitting both in person and online. The deadline to submit comments is March 11, 2026, by 3:00 pm.

For more information, please contact Director Lola E. Leon Guerrero at (671) 472-4501. Any persons needing special accommodations, please email raymond.dungu@bsp.guam.gov or call (671) 472-9083.

LOLA E. LEON GUERRERO
 Director, Bureau of Statistics and Plans

This development is paid in Government of Guam form by the Bureau of Statistics and Plans.




INVITATION FOR BIP

PURCHASE AND INSTALLATION OF GROUND POWER UNITS AND PRE-CONDITIONED AIR UNITS

IFB No. GMA 001-FY26
IFB No. 001-2025-10-002

Pre-Bid Conference	Deadline for Receipt of Bids/Proposals	Bid Submission Deadline
02/26/2026 10:00 a.m. (CHST)	02/11/2026 3:00 p.m. (CHST)	02/25/2026 1:00 p.m. (CHST)

For additional information, contact Mr. Stephen C. Ignacio, Business Process Specialist, at [support.guam.net](mailto:stephen.c.ignacio@support.guam.net)



GUAM LAND USE COMMISSION
Department of Land Management
 11C Building, 1st Floor, Tamuning, GU 96911
 PO Box 2458, Hagaña, Guam 96932
 Tel: (671) 649-3263 Ext. 300 • Fax: (671) 649-3383

AGENDA

A regular Guam Land Use Commission meeting will be held on Thursday, February 26, 2026, at 1:30 p.m. Department of Land Management Conference Room, 390 S. Marine Corps Dr., 3rd Floor 11C Building, Tamuning. Livestreamed on YouTube at the Guam Department of Land Management Channel.

- I. Motion of Attendance-Roll Call
- II. Approval of Minutes - January 22, 2026 & February 12, 2026
- III. Old or Unfinished Business (None)
- IV. New Business
 - A. Application No. 2024-21, Anthony Av., Zone Change from 'R1' to 'C' for a proposed two-story coffee and tea restaurant and a duplex on the second floor on lot 2322 NEW 1 2 RD, Momylio
 - B. Application No. 2025-26, Centro B. Paninhan and Violeta F. Paninhan, Zone Change from 'R1' to 'R1' for the proposed construction of two two-story five-unit apartment buildings for a total of ten units on lot 5224 1 16, Bar 308, Barigada
 - C. Application No. 2025-71, Guam Evergreen, Corp., Zone Change from 'R1' to 'A1' for proposed warehouse structure, lot 6-R1, Block 1, Bar 221, Barigada
 - D. Application No. 2025-72, Guam Evergreen, Corp., Zone Change for Use, to allow for the location operation, and to maintain a space vehicle loading station in an 'A' lot 6-R1, Block 1 Bar 221, Barigada.
- V. Administrative & Miscellaneous Matters
- VI. Adjournment

Funding Source provided by the Applicant

Persons requiring special accommodations, please call Cristina Guerrero (671) 649-3263, ext. 325

AVAILABLE JOBS FOR ELIGIBLE U.S. WORKERS

10 - CARPENTERS WITH ONE YEAR EXP. *\$18.34 PER HOUR
 Construct, erect, install, and repair structures and fixtures of wood, plywood and wallboard using carpenter hand tools and power tools conforming to local building codes.

25 - CONSTRUCTION SUPERVISORS WITH TWO YEARS EXP. *\$29.61 PER HOUR
 Supervise, coordinate and schedule the activities of construction workers at project site. Reads and interprets specifications and blueprints to determine construction requirements to plan procedures.

30 - ELECTRICIANS WITH TWO YEARS EXP. *\$31.02 PER HOUR
 Plans, layout, install, maintains and repair electrical wiring, equipment and fixtures. Plan new or modified installations to minimize waste of materials. Prepares sketches or follow blueprints to determine location of wiring to ensure performance to building and safety codes.

2 - HEAVY EQUIPMENT MECHANIC WITH TWO YEARS EXP. *\$21.77 PER HOUR
 Diagnose, adjust, repairs, and overhaul mobile mechanical, electrical, construction, hydraulic and pneumatic equipment, such as bulldozers, graders, conveyors, dump trucks, backhoes, excavators, and other heavy equipment.

15 - HEAVY EQUIPMENT OPERATORS WITH ONE YEAR EXP. *\$18.97 PER HOUR
 Operate multiple types of power construction equipment such as motor graders, bulldozers, scrapers, compactors, pumps, derricks, shovels, tractors, or front end loaders.

20 - LINEMEN WITH ONE YEAR EXP. *\$25.14 PER HOUR
 Install or repair cables or wires used in electrical power or distribution systems. May erect poles and light or heavy duty transmission towers.

20 - PIPEFITTERS WITH TWO YEARS EXP. *\$19.48 PER HOUR
 Assemble, install, alter, and repair pipelines or pipe systems that carry water, steam, air, or other liquids or gases. May install heating and cooling equipment and mechanical control systems.

20 - PLUMBER WITH TWO YEARS EXP. *\$19.48 PER HOUR
 Assemble, install, alter, and repair pipelines or pipe systems that carry water, steam, air, or other liquids or gases. May install heating and cooling equipment and mechanical control systems.

29 - SHEET METAL WORKER WITH ONE YEAR EXP. *\$20.44 PER HOUR
 Fabricates, assembles, installs, and repairs sheet metal products and equipment such as ducts, control boxes, dampeners, and casings. Set up and operates prefabricated sheet metal ducts used for heating, air conditioning, or other purposes.

15 - STRUCTURAL STEEL WORKERS WITH ONE YEAR EXP. *\$17.34 PER HOUR
 Erect, place, and join steel girders, columns, and other pieces to form structural frameworks. May assemble pre-cut metal buildings and the cranes and derricks that move materials and equipment around the construction site.

10 - WELDERS WITH ONE YEAR EXP. *\$20.30 PER HOUR
 Uses hand-welding, flame cutting, hand soldering, or brazing equipment to weld or join metal components or to fill holes, indentations or seams of fabricated metal products. Welds components in flat, vertical, or overhead positions.


**Special wage rate: Work to be performed on DPR-funded projects and projects covered by Davis Bacon, Service Contracts Act, and/or Executive Order 14206 will be paid no less than the indicated wage rate but may be paid more where special rates apply.*

Benefits: Roundtrip airfare for off island hire, Food & Lodging at \$80.00 per week, Local transportation from employer's designated lodging facility to/from jobsite, medical insurance provided.

Successful applicant must be able to obtain military base access. Off island hires must complete a pre-arrival and post arrival health screening.

The job offer meets all EEO requirements, and makes a temporary placement. The recruitment associated with this job offer is closely monitored by the Department of Labor. Qualified, available and willing U.S. workers are highly encouraged to apply. Should you qualify for the job and are not hired, you may appeal with the Department of Labor who will independently review matter.

The complete job duties may be viewed in person at American Job Center
 414 W. Soledad Suriano, Suite 300 GCIC Building, Hagaña, Guam



Bldg 13 16A, 1st Floor, Avenue Tyan, Barigada, Guam 96913
 PO Box 23909, Barigada, Guam 96921
 Telephone: (671) 475-8473 (Switchboard), (671) 475-8100-8509-8512 Fax: (671) 475-3222

First Notice of Public Hearing

The Guam Police Dept. will convene a Public Hearing on proposed additions to the General Order (GO) and proposed changes to the Guam Administrative Rules and Regulations (GARR) for Body Worn Cameras (BWC).

February 12, 2026, 6:00pm Sinajana Senior Citizens Center
 February 19, 2026, 6:00pm Vigo Seniors Citizens Center
 February 26, 2026, 6:00pm Malesa Senior Citizens Center

Agenda for each meeting:

- I. Call to order and opening remarks
- II. Purpose of the hearing
- III. Proposed changes to the GO and GARR
- IV. Discussion
- V. Public Testimony
- VI. Closing Remarks

How to Participate:
 A copy of the draft General Order and draft Guam Administrative Rules and Regulations are available with the office of the Chief of Police in Tyan, all police precincts: Dededo Precinct, Tamuning Precinct, Central Precinct (Sinajana), Southern Precinct (Agaña) and GPD's Records and ID Section.

Individuals wishing to attend in person or provide oral or written testimony may contact the office of the Chief of Police (671) 475-8473. Written testimonies should be addressed to Stephen C. Ignacio, Chief of Police, via hand delivery or via electronic mail at chieftgpd.guam.gov at least one (1) day prior to the hearing.

Watch Live:
 The Hearing will stream online on the official YouTube channel for the Office of the Governor of Guam, www.youtube.com/govofguam and will be recorded for later viewing.

Special Accommodations:
 Individuals who require special accommodations, auxiliary aids, or services may contact the Office of the Chief of Police. All requests, inquiries, and submissions may be sent directly to the office, Bldg. 13 16A Marine Avenue, Tyan, Barigada, Guam 96913, by phone at (671) 475-8473 or via electronic mail at chieftgpd.guam.gov.

We look forward to your attendance and participation.

EXHIBIT C