

Messages & Communications Doc. No. 38GL-26-2769 through 2772.

From 38th Committee On Rules <committeeonrules@guamlegislature.gov>  
Date Fri 8/21/2026 12:48 PM  
To Guam Legislature Clerks <clerks@guamlegislature.gov>  
Cc Frank Blas Jr. <speakerblas@guamlegislature.gov>

3 attachments (18 MB)  
82126COMM Doc. No. 38GL-26-2770.pdf; 82126COMM Doc. No. 38GL-26-2772.pdf; 82126COMM Doc. No. 38GL-26-2771.pdf;

Håfa Adai Clerks Office,

Please see attached, **Messages & Communications Doc. No. 38GL-26-2769 through 2772** for processing:

|   |                     |                                                 |                                                                                         |
|---|---------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------|
| ✓ | <b>38GL-26-2769</b> | Guam Land Use Commission                        | Board Meeting Packet for April 9, 2026*                                                 |
| ✓ | <b>38GL-26-2770</b> | Department of Administration                    | FY2026 3rd Quarter Limited Gaming Fund Report*                                          |
| ✓ | <b>38GL-26-2771</b> | Guam Preservation Trust                         | Virtual Board Meeting Packet for August 19, 2026*                                       |
| ✓ | <b>38GL-26-2772</b> | Department of Public Health and Social Services | Guam Board of Examiners for Dentistry Regular Board Meeting Packet for August 19, 2026* |

Please retrieve Doc. No. 38GL-26-2769 from link below:

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

Kindly reply to this email.



*Si Yu'os ma'åse',*

Marie Crisostomo

Committee on Rules Assistant

**COMMITTEE ON RULES**

Vice Speaker V. Anthony Ada, Chairperson

*I Mina'trentai Ocho Na Liheslaturan Guåhan*

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

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**Messages and Communications 38GL-26-2769\***

2 messages

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

Wed, Aug 19, 2026 at 4:37 PM

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

*Håfa adai,*

Please see attached M&amp;C Doc. No. 38GL-26-2769

|              |                          |                                         |
|--------------|--------------------------|-----------------------------------------|
| 38GL-26-2769 | Guam Land Use Commission | Board Meeting Packet for April 9, 2026* |
|--------------|--------------------------|-----------------------------------------|

*Si Yu'os Ma'åse'**Bernice Rivera*

Administrative Assistant

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

Guam Congress Building, 163 Chalan Santo Papa, Hagatña

(671)969-6456

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

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

From: **Cristina Gutierrez** <[cristina.gutierrez@land.guam.gov](mailto:cristina.gutierrez@land.guam.gov)>

Date: Wed, Aug 19, 2026 at 11:35 AM

Subject: RE: GLUC Minutes, April 9, 2026

To: Honorable Speaker Frank F. Blas Jr. <[speakerblas@guamlegislature.gov](mailto:speakerblas@guamlegislature.gov)>

Hafa Adai,

Attached for your review and records are the recently approved and recorded Minutes from the Guam Land Use Commission (GLUC) meeting held on Thursday, April 9, 2026.

Please let me know if you have any questions or experience any issues opening the file.

Respectfully,

**M. Cristina Gutierrez****Planning Division**[cristina.gutierrez@land.guam.gov](mailto:cristina.gutierrez@land.guam.gov)

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

**2 attachments** **GLUC APR092026.PDF**  
6988K **38GL-26-2769.pdf**  
1143K

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*

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

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[Quoted text hidden]



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

## RE: GLUC Minutes, April 9, 2026

2 messages

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

Wed, Aug 19, 2026 at 11:35 AM

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

Hafa Adai,

Attached for your review and records are the recently approved and recorded Minutes from the Guam Land Use Commission (GLUC) meeting held on Thursday, April 9, 2026.

Please let me know if you have any questions or experience any issues opening the file.

Respectfully,



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

Doc Type: 38GL-26-2769  
 OFFICE OF THE SPEAKER  
 FRANK F. BLAS, JR.  
 August 19, 2026  
 Time: 11:35 AM  
 Received:

**GLUC APR092026.PDF**  
 6988K

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

Wed, Aug 19, 2026 at 12:07 PM

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

Hafa Adai,

Confirming receipt of your email.

*Si Yu'os Ma'åse'*

*Bernice Rivera*

Administrative Assistant



**Office of Speaker Frank F. Blas, Jr.**

I Mina'trentai Ocho na Liheslaturan Guåhan 38<sup>th</sup> Guam Legislature

Guam Congress Building, 163 Chalan Santo Papa, Hagatña

(671)969-6456

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

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[Quoted text hidden]

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

File for Record is Instrument Number 1021691

on the Year 20 26 Month 08 Day 19 Time 8:55AM

Recording Fee DE-OFFICIO Receipt No. DE-OFFICIO

Deputy Recorder: E. De Vera  
Eugene M. De Vera

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



Thursday, April 9, 2026  
1:34 p.m. to 2:29 p.m.



**38GL-26-2769**  
Messages and Communications

**RECEIVED**  
COMMITTEE ON RULES  
August 19, 2026

4:37 p.m.  
*Marie Crisostomo*

**GUAM LAND USE COMMISSION MEETING**  
Department of Land Management, 3<sup>rd</sup> Floor ITC Building, Tamuning  
DLM Conference Room  
Thursday, April 9, 2026 • 1:34 p.m. to 2:29 p.m.

**MEMBERS PRESENT:**

Mr. Ronald C. Pangilinan, Acting Chairman

Ms. Leilani Flores, Commissioner

Mr. Joseph Rios, Commissioner

[Excused: Dr. Anita Enriquez, Chairperson and Mr. Gerald Yingling, Commissioner]

**PLANNING STAFF PRESENT:**

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

Mr. Lee Miller, Asst. Attorney General/Legal Counsel

Ms. Celine L. Cruz, Chief Planner

Mr. Penmer Gulac, Planner IV

Ms. Theresa Guevara, Planner II

Mr. Kyle Meno, T. Network Coordinator

Ms. Cristina Gutierrez, Recording Secretary

[Excused: Mr. Joseph Borja, Executive Secretary]

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

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

Date of Meeting: Thursday, April 9, 2026

Time of Meeting: GLUC: 1:45pm GSPC:

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

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

**COMMISSION MEMBERS**

**SIGNATURE**

Chairwoman Anita B. Enriquez

Excused

Vice Chairman Ronald C. Pangilinan

Commissioner Leilani R. Flores

Commissioner Gerald P. Yingling

Commissioner Joseph A. Rios

**STAFF**

Joseph M. Borja, Executive Secretary

Rossana San Miguel Tiston, Deputy Director

Lee Miller, Assistant Attorney General

Celine L. Cruz, Chief Planner

Frank Taitano, Planner IV

Penmer Gulac, Planner IV

M. Grace Vergara, Planner IV

Sonny Gogue, Planner III

Theresa Guevara, Planner II

Kyle P.D. Meno, T. Network Coordinator

M. Cristina Gutierrez, Recording Secretary

Lorna Macaranas, Admin Assistant

ADJOURNMENT

GLUC: 2:45pm GSPC:

### Speaker's Sign-In Record

GLUC ☒ Regular Date: Thursday, April 9, 2026

GHLUC ☒ Special Time: 1:45 pm

Quorum ☒ No Quorum Adjournment: 2:29 pm

[illegible]

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

[illegible]



# GUAM LAND USE COMMISSION

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

Commissioner Gerald P. Yingling  
Commissioner Joseph A. Rios

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

---

## **AGENDA**

Thursday, April 9, 2026 at 1:30 p.m.

Department of Land Management Conference Room

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

*[As advertised in the Guam Daily Post – April 2, 2026 & April 7, 2026]*

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

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

II. **Approval of Minutes**

- GLUC Regular Minutes – Thursday, March 26, 2026

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

IV. **New Business**

### Conditional Use

- A. Application No. 2025-13, the Applicant, JRR Investment Group, LLC, represented by Daniel D. Swavely, is requesting a Conditional Use permit to convert an existing commercial building into a proposed self-storage facility on Lot 7019-1-1-R1, in the Municipality of Yigo, in a "C" (Commercial) Zone. Case Planner: Sonny Gogue

### Zone Variance

- B. Application No. 2025-40, the Applicant, JRR Investment Group, LLC, represented by Daniel D. Swavely, is requesting a Zone Variance for Height for the construction of a third floor to an existing two-story commercial building to be used as a proposed self-storage facility, with a height of 34-feet, 6-inches, which is 4-feet, 6-inches above the allowable 30-feet height, on Lot 7019-1-1-R1, Municipality of Yigo, in a "C" (Commercial) Zone. Case Planner: Sonny Gogue
- C. 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

V. **Administrative & Miscellaneous Matters**

- D. Adoption of proposed GLUC Resolution 2026-01, relative to relief from the Conditions of Approval for Temporary Workforce Housing Facilities as it relates to P.L. 38-103. Case Planner: Celine Cruz

VI. **Adjournment**

**GUAM LAND USE COMMISSION REGULAR MEETING MINUTES**  
**Thursday, April 9, 2026 • 1:34 p.m. to 2:29 p.m.**  
**Department of Land Management Conference Room**  
**3<sup>rd</sup> Floor, ITC Bldg., Tamuning, Guam 96913**  
*[As advertised in the Guam Daily Post on April 2, 2026 & April 7, 2026]*  
*Livestreamed on YouTube at the Guam Department of Land Management Channel*

**I. Attendance/Roll Call**

Acting Chairman Pangilinan called to order the regular meeting of the Guam Land Use Commission for Thursday, April 9, 2026 at 1:34 p.m.

Present were: Acting Chairman Ronald Pangilinan, Commissioner Leilani Flores, Commissioner Joseph Rios, Deputy Director Rosanna Tiston, Legal Counsel Lee Miller, Chief Planner Celine Cruz, Planning Staff Penmer Gulac, Theresa Guevara, Kyle Meno, and Lorna Macaranas.

[Excused: Commissioner Gerald Yingling and Executive Secretary Joseph Borja]

Acting Chairman Pangilinan 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**

Acting Chairman Pangilinan before the members today, is the approval of the Minutes from the last GLUC meeting held on Thursday, March 26, 2026. Members were provided with the draft via email. Acting Chairman Pangilinan asked for a motion for action.

Commissioner Flores made a motion to approve the Minutes of March 26, 2026.

Commissioner Rios seconds the motion.

Acting Chairman Pangilinan there was no discussion, edits, or omissions. Acting Chair put the motion to a vote with all members in favor of approval; motion passed with a vote of 3 ayes and 0 nays. The Minutes of March 26, 2026 are approved.

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

**IV. New Business**

Acting Chairman Pangilinan announced that the first two items on the agenda are part of a single project that requires two separate permits for a Conditional Use and a Zone Variance for Height. Acting Chair stated that if the Commissioners and the applicant's representative are agreeable to the presentation of both applications at one time, but entertaining two separate motions, he will move forward with the presentation. **[It was noted that there were no objections from Commissioner Flores and Commissioner Rios]**

### Conditional Use

- A. Application No. 2025-13, the Applicant, JRR Investment Group, LLC, represented by Daniel D. Swavely, is requesting a Conditional Use Permit to convert an existing commercial building into a proposed self-storage facility, on Lot 7019-1-1-R1, in the Municipality of Yigo, in a "C" (Commercial) zone. Case Planner: Sonny Gogue

### Zone Variance

- B. Application No. 2025-40, the Applicant, JRR Investment Group, LLC, represented by Daniel D. Swavely, is requesting a Zone Variance for Height for the construction of a third floor to an existing two-story commercial building to be used as a proposed self-storage facility, with a height of 34-feet, 6-inches, which is 4-feet, 6-inches above the allowable 30-foot height, on Lot 7019-1-1-R1, in the Municipality of Yigo, in a "C" (Commercial) zone. Case Planner: Sonny Gogue

**Acting Chairman Pangilinan** welcomed the applicant's representative to the meeting, asked them to state their names for the record, and to proceed with their presentation.

**Dan Swavely** is before the Commission today to represent the applicant JRR Investment Group, LLC, and he is joined by his associate, Kyle Borja.

Mr. Swavely started his presentation by asking if anyone in the room used self-storage facilities; he continued by stating that many people do. There are currently eight such facilities on Guam that offer hundreds and hundreds of self-storage units. Most are in the Tamuning area, and there are currently none in Yigo. Self-storage units are nothing more than a secure space that can be rented for a temporary period.

This facility will be similar to other facilities on Guam. The applicant, again, is JRR Investment Group, also known as Jim and Rose Atkins, and they already have mini-storage facilities in Tamuning.

Mr. Swavely pointed out (displayed on the monitor) the following landmarks: Yigo McDonald's, Chalan Lajuna, and Perez Acres. Right across from the Yigo McDonald's is a large lot with an old two-story structure; this is the subject property. (Mr. Swavely displayed a drone video and pointed out the subject property.)

The lot is mostly a parking lot, with a large central area for a ponding basin, a percolation basin, and the existing structure. This structure was used as a former office building, and it was a home for many businesses over the years. It is currently vacant and in need of a facelift and repurposing.

The master plan includes parking. The structure will remain at its current position. Mr. Swavely stated that, as a result of Land Management's municipal public hearing, they added a second ingress/egress because several attendees commented that coming out of the current

egress/ingress was difficult. By adding this second ingress/egress, it was a practical and helpful suggestion, and the site plan was changed to accommodate this. There will be one employee; renters will have a key to the common area and a personal combination for the self-storage unit, pretty much self-service. Mr. Swavely displayed conceptual drawings of what the storage facility will look like. There will be no windows since they want the facility to be secured at all times.

The structure is currently a two-story building. The two stories are 24 feet tall, and they would like to add a third story to add more self-storage units. To add a third story, with a slope, insulated concrete roof, it will require them to have a final height of 34 feet, 6 inches. Mr. Swavely pointed out that the height limitation for an M1 zone is 30 feet, and in order for them to add the third story, they are asking for a height variance of 4 feet, 6 inches.

The first application is for a conditional use to put a self-storage facility in a commercial zone. They will take the old two-story building, repurpose it, and give it a facelift. The second application is for a height variance of 4 feet, 6 inches to construct a third floor. With the addition of the third floor, they can offer 194 self-storage units.

This concluded Mr. Swavely's presentation, and he was open to answering questions from the members.

**Acting Chairman Pangilinan** opened the floor to the Commissioners for questions. There were no questions noted from Commissioner Flores and Commissioner Rios; Acting Chair turned the floor over to the Chief Planner for their report.

**Celine Cruz, Chief Planner** provided a summarized, combined staff report for Applications 2025-13, a conditional use application and 2025-40, a zone variance application.

The legal authority for the conditional use application is Title 21 GCA, Chapter 61, Section 61303, and the legal authority for the zone variance application is Title 21 GCA, Chapter 61, Section 61616 to 61624.

The subject lot fronts Marine Corps Drive and is across from the Yigo McDonald's. The lot area is 4,775 square meters and is currently zoned commercial. The site is presently developed with an existing two-story, unoccupied building with a paved parking area.

The master plan has this area designated as mixed-use under the North/Central Guam Land Use Plan, and under the community design plan, it is designated as urban residential-low density.

Chief Planner Cruz continued with the application's chronological facts, public hearing results, discussion, and staff analysis to address the site plan, disposal of sewage, access, parking, structural location, and impact of the proposed use on adjacent land uses. Ms. Cruz added that the Commission shall also consider the health, safety, and general welfare of the community.

To conclude, the Planning staff recommends approval with conditions. [For full content/context, please refer to the attached reports]

**[Attachment A – 2025-13 Staff Report dated March 31, 2026]**

**[Attachment B – 2025-40 Staff Report dated March 31, 2026]**

**Acting Chairman Pangilinan** opened the floor to the Commissioners for questions to staff. There were no comments or questions noted from the Commissioners. Acting Chairman opened the floor for public comment for both Application Nos. 2025-13 and 2025-40.

**Public Comment** [Acting Chairman Pangilinan noted for the record the presence of Mayor Lizama from Yigo. There was no public comment, and the public comment period was closed.]

**Acting Chairman Pangilinan** there was no discussion or comments, Acting Chairman was ready to entertain a motion for Application No. 2025-13, a Conditional Use for JRR Investment Group, LLC.

**Commissioner Flores** made a motion to approve Application No. 2025-13, based on the recommendation and conditions noted on the March 31, 2026 staff report.

**Commissioner Rios** seconds the motion.

**Acting Chairman Pangilinan** accepted the motion made by Commissioner Flores and seconded by Commissioner Rios. There was no discussion on the motion. Acting Chair put the motion to a vote, with all members in favor of approval. **[Motion passed unanimously with a vote of 3 ayes and 0 nays.]**

Acting Chairman Pangilinan asked for a motion for action for Application 2025-40, Zone Variance for Height.

**Commissioner Rios** made a motion to approve Application No. 2025-40 for the Zone Variance in accordance with the recommendation and conditions as stipulated in the Chief Planner's report dated March 31, 2026.

**Commissioner Flores** seconds the motion.

**Acting Chairman Pangilinan** accepted the motion made by Commissioner Rios and seconded by Commissioner Flores. There was no discussion on the motion. Acting Chair put the motion to a vote, with all members in favor of approval. **[Motion passed with a vote of 3 ayes and 0 nays]**

Next item on the agenda –

## Zone Variance

- C. 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

**Acting Chairman Pangilinan** welcomed the applicant's representative to the meeting, asked them to state their name for the record, and to proceed with their presentation.

**Felix Benavente** Mr. Benavente explained that the application request is for the approval of a zone variance for use, to allow for the placement and operation of an antenna tracking station facility on the subject lot. The proposed facility will support space vehicle telemetry, tracking, and communication functions, enabling reliable data relay and command operations for satellites and space-based assets transiting over the western Pacific. The variance is necessary because of the proposed use, while low-impact, non-industrial, and compatible with rural patterns in an A-zone, is not permitted within the A-zone under the existing regulations.

Mr. Benavente noted that this application came as two applications; one was for a zone change application, which has been withdrawn, and before the Commission today is the zone variance for use. He shared that many applications have to go through at least five presentations before they get to the Land Use Commission. The first is the technical review of the application with the ARC, which then submits their agency's position statement, and many times, the applicant has to modify plans because of comments from the agencies. The changes are incorporated as the project moves forward. The next step is the DLM public hearing, where neighbors within 500 feet of the subject lot are notified, the application is presented, and feedback is received from the community who attend. Thereafter, there are two other public hearings that are sponsored by the Municipal Planning Council of the municipality where the project will be located; a presentation is made, and feedback is given, and then another presentation, and they get feedback. Each public feedback received is incorporated so that the project is viable. The last step is the municipal planning council meeting, in hopes that a resolution will be issued by the MPC.

Mr. Benavente explained that these are the steps before the application is presented to the Guam Land Use Commission. He brings this up for the reason that the packet includes updates and a few revisions to the proposed use, and this was as a result of the dialogue with the Mayor's Council, the community, and the ARC agencies.

The subject lot is in Barrigada, as shown in the vicinity map (monitor). The yellow arrow points to the lot, and to the left is Route 16, Alegeta intersection, known as the under/overpass that takes you to the airport. The bottom left lot is Kautz & Sons Glass Company. There is frontage on Alegeta Road and frontage on Macheche Road, it is a double frontage lot. The other frontage is Alegeta Road, which is a major collector highway.

[Next several slides were photographs of the subject lot and its vicinity]

Mr. Benavente explained that the antenna system is portable and mounted on a trailer and folded when not in use. The operation of the facility will initially be conducted twice a year, and it is meant for receiving and not transmitting. It does not omit any type of noise. The antenna, with a parabola height when extended, is 26.68 feet, and the antenna is a vertical structure; the parabola comes out like an inverted umbrella. There will be no employees on-site; technical personnel will be there when the facility is in operation. Security will be posted on-site.

The Guam site removes a blind spot in the tracking sequence, and this activity was formally conducted by ships out at sea. A more permanent location was needed on land; the Barrigada site has an unobstructed elevation located along a paved road, and full infrastructure is available. There are similar sites in Palau and Chuuk, and the origin is from South Korea. With the Guam site, it will complete the whole tracking process.

The original site plan, the portion of the property towards Alegeta (on the left), was supposed to be rezoned to allow for a warehouse, and this was on the original site plan. The drawing on the right side (as displayed on the monitor), which fronts Macheche, was supposed to be the location of the facility. There were supposed to be two activities on the same lot; however, as they proceeded with the hearings and received comments from the agencies, it became important to consider reviewing the plans. The plan is now not to have any activity on the Macheche side of the property, remove the zone change on the Alegeta side, and move the facility to that location.

The facility will be inside a 100 x 100 foot space. Three other containers will accommodate other parts of the facility; there is a backup generator and a logistics room. At the very front is another container for security personnel.

In response to community objections and concerns, the plan was revised. The M1 zone change was eliminated and withdrawn. Stormwater will be managed on-site and will include a stormwater ponding basin, a generator for backup power, a security fence along the perimeter of the property, and landscaping throughout. The Mayor of Barrigada wants a wall fence along the road frontage. Access to the facility will be available only along Alegeta; the only access from Macheche will be for emergency purposes. Emergency information will be provided outside the fence, and they are also proposing that the approval be granted for a period of five years.

Mr. Benavente noted for the record that with him today is a representative from ADEX, who is the operator of the facility. This concluded Mr. Benavente's presentation, and he was prepared to answer questions from the Commission.

**Acting Chairman Pangilinan** opened the floor to the Commissioners for questions.

**Commissioner Rios** no questions.

**Acting Chairman Pangilinan** commented that there is a container that was recently placed on the property. Acting Chairman asked if this was for the security office and whether or not there is security on-site.

**Felix Benavente** asked the ADEX representative to respond to the Acting Chairman's inquiry and introduced Mr. Steven Yoo, President of ADEX, who is based in Los Angeles. Mr. Yoo's company will be operating the facility.

**Steven Yoo, ADEX** responded that the container that was placed there would be used for the security office, and there is no security officer at the site at this time. Mr. Yoo added that they operate antenna systems in Palau and Micronesia, and this is their third project.

**Commissioner Rios** asked if the rocket station would emit any radiation.

**Steven Yoo** replied that the flying vehicle is approximately 600 to 700 miles away from Guam, and there won't be any radiation. Mr. Yoo explained that it is similar to using the signals from cellular phones. It is weak signals coming from 600 to 700 miles away, and this is the reason they are using parabola antennas to collect these signals from Guam. They are not transmitting any signals to the flying vehicles; they are only collecting data.

**Acting Chairman Pangilinan** commented that there is an apartment complex and a soccer or football field nearby. Acting Chairman Pangilinan asked if there was a need for concern due to the proximity of the station.

**Felix Benavente** replied that it would not be, because it is a very benign operation. The entire operation takes about twenty minutes. They take the data and send it to the user via fiber optics.

**Acting Chairman Pangilinan** there were no additional questions from the Commissioners. Acting Chair turned the floor over to the staff for their report.

**Celine Cruz, Chief Planner** read a summarized staff report dated April 3, 2026, for Application No. 2025-72 for the applicant, Guam Evergreen Corp., who is requesting approval of a Zone Variance for Use to locate and operate a tracking station on Lot 6-R1, Block 1, Tract 221, in Barrigada in an A-zone.

The subject lot is primarily accessed from Alegeta Street, which serves as its main frontage and point of approach. A secondary access point is provided along Macheche Road via a 40-foot-wide easement.

The lot has been cleared and was previously used for stockpiling and laydown area to support GWA's construction and rehabilitation activities for a water well located along Chalan Pasaheru. The surrounding land uses consist primarily of single-family residences and apartment developments.

The master plan has this area designated as residential under the North and Central Guam Land Use Plan, and under the community design plan, this area is designated for conservation and open space

Ms. Cruz continued with the application's chronological facts, staff discussion, and analysis to address the provisions of Chapter 61, Title 21 GCA, Sections 61616 to 61623

To conclude, Chief Planner Cruz reported that the applicant has demonstrated responsiveness to the community's concerns and the updated site plan significantly reduces potential impacts. Planning staff recommends approval of the Zone Variance for Use with conditions [For full content/context, refer to the attached report]

**[Attachment C – Staff Report dated April 3, 2026]**

**Acting Chairman Pangilinan** questions the staff. Acting Chairman noted that there were no questions from Commissioner Flores and Commissioner Rios, and opened the floor for public comment

**Public Comment [Noting none, Acting Chair Pangilinan closed the public comment period]**

**Acting Chairman Pangilinan** there were no further questions or discussion from the members. Acting Chair was ready to entertain a motion for Application No. 2025-72 for the applicant, Guam Evergreen Corp.

**Commissioner Flores** made a motion to approve Application No. 2025-72, based on the recommendation and conditions stated in the April 3, 2026 staff report.

**Commissioner Rios** seconds the motion.

**Acting Chairman Pangilinan** accepted the motion made by Commissioner Flores and seconded by Commissioner Rios. There was no discussion on the motion. Acting Chair put the motion to a vote, with all members in favor of approval. **[Motion passed with a vote of 3 ayes and 0 nays]**

Next item on the agenda –

**V. Administrative and Miscellaneous Matters**

- D. Adoption of proposed GLUC Resolution 2026-01, relative to relief from the Conditions of Approval for Temporary Workforce Housing Facilities, as it relates to P.L. 38-103.  
Case Planner: Celine Cruz

**Acting Chairman Pangilinan** explained that at the last GLUC meeting, Chief Planner Cruz presented a draft Resolution for the Commission's consideration regarding the effect of Public Law 38-103 on the existing conditions of approval for Temporary Workforce Housing Facilities

previously approved by the Commission. Acting Chair also stated that, since only three Commissioners were available today, he asked that the discussion of the Resolution be tabled for the next available Commission meeting, and asked for a motion

**Commissioner Flores** made a motion to table the discussion of Resolution No. 2026-01 until the next available GLUC meeting

**Commissioner Rios** seconds the motion

**Acting Chairman Pangilinan** there was no discussion on the motion. Acting Chair put the motion to a vote, with all members in favor. **[Motion passed with a vote of 3 ayes, 0 nays]**

Acting Chairman Pangilinan turned the floor over to Deputy Director Tiston for additional business or announcements for the Commission.

**Rosanna Tiston, Deputy Director** had no additional matters for discussion at this time.

Next item on the agenda –

## **VI. Adjournment**

**Acting Chairman Pangilinan** asked for a motion to adjourn today's meeting.

**Commissioner Rios** made a motion to adjourn today's meeting.

**Commissioner Flores** seconds the motion.

**Acting Chairman Pangilinan** accepted the motion made by Commissioner Rios and seconded by Commissioner Flores. The meeting is adjourned.

The regular meeting of the Guam Land Use Commission for Thursday, April 9, 2026 was adjourned at 2:20 p.m.

Approved by:

Date approved:

  
\_\_\_\_\_  
Ronald C. Pangilinan, Acting Chairman  
Guam Land Use Commission  
\_\_\_\_\_  
8/13/2024

Transcribed by:

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



LOURDES A. LEON GUERRERO  
MAGA'HAGA • GOVERNOR

JOSHUA F. TENORIO  
SIGUNDO MAGA'LÁHI • LIEUTENANT GOVERNOR

ATTACHMENT A  
**DIPATTAMENTON MINANEHAN TÂNO'**  
(Department of Land Management)  
**GUBETNAMENTON GUÅHAN**



JOSEPH M. BORJA  
DIRECTOR

ROSSANA SAN MIGUEL TISTON  
DEPUTY DIRECTOR

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

March 31, 2026

**Memorandum**

**To:** Chairperson, Guam Land Use Commission  
**From:** Guam Chief Planner  
**Subject:** Staff Report - Application No. 2025-13, Conditional Use Application

**1. PURPOSE:**

- a. **Application Summary:** the applicant, JRR Investment Group, LLC, represented by Daniel D. Swavely, is requesting a Conditional Use permit to convert an existing commercial building into a proposed self-storage facility on Lot 7019-1-1-R1, in the Municipality of Yigo, in a "C" (Commercial) Zone.
- b. **Legal Authority:** Title 21 GCA (Real Property), Chapter 61 (Zoning Law) Section 61303 (Conditional Use).

**2. FACTS:**

- a. **Location:** The subject lot is fronting Marine Corps Drive and is across the Yigo McDonald's.
- b. **Lot Area:** 4,775 square meters or 1.2 acres
- c. **Present Zoning:** "C" (Commercial) Zone.
- d. **Field Description:** The site is presently developed with an existing 2-storey, unoccupied building with a paved parking area.
- e. **Masterplan:** "Mixed Use" (North and Central Guam Land Use Plan)
- f. **Community Design Plan:** "Urban Residential-Low Density"
- g. **Previous Commission Action:** Zone Change extension from "R1" (One-Family Dwelling) to a full "C" Zone, approved on April 9, 1992 under Doc. No. 489668.

**3. APPLICATION CHRONOLOGICAL FACTS:**

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

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

Telephone:  
671-649-LAND (5263)

Facsimile:  
671-649-5383

- a. **Date Application Accepted:** May 14, 2025
- b. **Date Heard By ARC:** June 19, 2025
- c. **Public Hearing Results:** January 27, 2026 (See Attachment "A")

**4. DISCUSSION and STAFF ANALYSIS:**

The applicant is requesting to convert the existing, unoccupied commercial building into a self-storage facility after the addition of a 3rd floor. The proposed self-storage facility will provide 194 storage units, ranging in size from 23 square feet to 100 square feet. Pursuant to Section 61303 of the Guam Zoning Law, the proposed self-storage facility, or mini-storage, is permitted upon approval by the Commission of the site plan, including but not limited to, disposal of sewage, access, parking, structural location and dimensions of buildings, impact of the proposed use on adjacent land uses and accompanying covenants that may include performance standards. The Commission shall also consider such other elements as may be reasonably related to the health, safety, and general welfare of the community. In consideration of these requirements, the following is provided:

**SITE PLAN**

As submitted in the applicant's application package, the Site Plan includes the self-storage facility structure, the retention and percolation chamber, paved parking, and landscaped areas.

**DISPOSAL OF SEWAGE**

The existing structure is currently connected to the public sewer system with the sewer line located on Route 1.

**STRUCTURAL LOCATION and DIMENSIONS OF THE BUILDING**

The proposed self-storage facility will have a building floor area of 17,620 sq.ft and will maintain the same footprint as the existing building.

**ACCESS**

The subject lot has access to Route 1, a major arterial roadway, providing ingress and egress to the site.

**PARKING**

The site consists of a total of 50 parking stalls, including 2 ADA spaces.

**IMPACT OF PROPOSED USES ON ADJACENT LANDS INCLUDING HEALTH, SAFETY, and GENERAL WELFARE FACTORS**

We believe that the applicant, in its efforts to address the impacts of the proposed self-storage facility on the adjacent lands, has been consulting with the various government

entities to address any issues that might have an impact on the surrounding properties. As provided by the applicant, the following response is in reference to Section 61303 of the Zoning Law:

This proposed self-storage facility is compatible with adjacent and neighborhood developments, as properties on either side are commercially-zoned, it fronts Marine Corps Drive, and the properties immediately across are also commercially zoned. The nearby, single-family residential neighborhood is well served by a self-storage facility, inasmuch as household items comprise the primary market for self-storage facilities, which can be considered as low profile and low impact developments.

In regards to health, safety, general welfare, and accompanying covenants that may include performance standards, we are confident that the applicant has it's established rules and policies to ensure their activity is in line. Additionally, the applicant will comply with the Government of Guam's permitting/certifying entities to address security and safety. During the public hearing, the discussion included concerns regarding flooding and access, in which the applicant's representative will consult with DPW for an alternate ingress and egress. Additionally, the stormwater management and drainage solutions will be developed during the design phase and will be required to comply with DPW and EPA requirements.

Based on our review and analysis of the form and context of this application, in reference to the Zoning Law, the no objection from the Public Hearing, the positive feedback from the Yigo Municipal Planning Council (MPC) Resolution No. 2026-01, and the favorable responses from the ARC agencies, we have concluded that the proposed use is compatible with the existing uses in the area, which was designated as "mixed use", and will integrate well into the community. Therefore, it is our findings that this requested Conditional Use is in line with the requirements of Section 61303 of the Zoning Law and we find it proper to be considered favorably by the Guam Land Use Commission.

**5. RECOMMENDATION:** Planning staff recommend approval with conditions as follows:

- A. That the applicant, adhere to the ARC conditions and requirements as stipulated on their official Position Statement; and,
- B. That there shall be no changes to the approved Conditional Use Permit, unless subjected before the ARC review and GLUC approval.

  
Celine L. Cruz  
Guam Chief Planner

Attachments: 1. Summary of ARC Position Statements  
2. Yigo MPC Resolution 2026-01  
3. Public Hearing Minutes, Attachment "A"

Case Planner: Sonny Gogue



**DIPATTAMENTON MINANEHAN TÂNO'**  
(Department of Land Management)  
**GUBETNAMENTON GUÅHAN**  
(Government of Guam)



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

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

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

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

Telephone:  
671-649-LAND (5263)

Facsimile:  
671-649-5383

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ROSSANA SAN MIGUEL TISTON  
DEPUTY DIRECTOR

March 31, 2026

**Memorandum**

To: Guam Land Use Commission (GLUC) Members  
From: Chairperson, Application Review Committee (ARC)  
Subject: Summary of Position Statements Submitted by the ARC  
Re: Application No. 2025-13 (Conditional Use)

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

**DEPARTMENT OF LAND MANAGEMENT (DLM):**

DLM recommends approval with the following conditions;

1. The applicant shall adhere to all the ARC conditions and requirements as stipulated in their official position statement.
2. There shall be no changes to the Conditional Use Permit, unless subjected before the ARC review and GLUC approval.

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

DPR has no objections to the approval of the application.

**GUAM POWER AUTHORITY (GPA):**

GPA has no objections subject to the conditions cited in their position statement.

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

BSP recommends approval of the conditional use application based on the conditions in their position statement.

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

DPW has no objections to the requested application, provided that the following conditions are met:

- Egress/Ingress must be wide enough for incoming/outgoing vehicles to load and unload items.
- Provide solid waste disposal services (private or public).



Memo to GLUC Members

Ref: ARC Position Statements - Application No. 2025-13

March 31, 2026

Page 2 of 2

- Fire Prevention, firefighting equipment must conform to Fire Code requirements.
- Parking lay-out must be in detail for (compact, standard, and ADA) requirements.
- Ensure lighting will be adequate and environmentally friendly (LED, induction), and low maintenance,
- Adequate drainage should be designed into the storage facility area.

**GUAM WATERWORKS AUTHORITY (GWA):**

GWA provides a list of conditions cited in their position statement in support of the conditional use application.

**DEPARTMENT OF AGRICULTURE (DoAg):**

DoAg does not oppose the requested conditional use application.

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

GEPA does not object to the requested application.

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

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

**GUAM FIRE DEPARTMENT (GFD):**

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

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

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

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

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

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

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



Celine L. Cruz  
Guam Chief Planner

Attachments: ARC Position statements

CC: Executive Secretary, GLUC



**Lourdes A. Leon Guerrero**

*Governor*

**Joshua F. Tenorio**

*Lt. Governor*

## Department of Parks and Recreation

*Dipattamenton Plaset yan Dibuetision*

Government of Guam

Director's Office, Parks and Recreation Division

41 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**

*Director*

**Warren Pelletier**

*Deputy Director*

May 27, 2025

In reply refer to:

RC 2025-0276

## Memorandum

To: Director, Department of Land Management

From: Director, Department of Parks and Recreation

Subject: JRR Investment Group, LLC, dba AAA Mini Storage, Conditional Use Application #2025-13 and Zone Variance (Height) Application #2025-40 for a Self Storage Facility at Lot 7019-1-1-R1, Yigo.

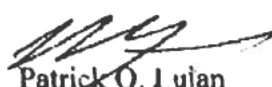
We reviewed the subject request by applicant, JRR Investment Group, LLC, dba AAA Mini Storage, c/o Daniel D. Swavely Consulting Services, Inc. present two applications for Conditional Use and Zone Variance. The subject Lot has an overall size of 1.2 acres.

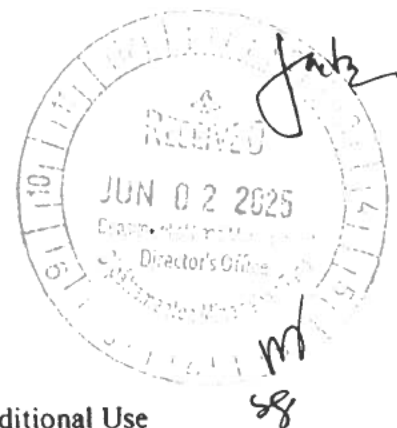
Our office has concluded our review and will have **No Objection** with the Approval of these applications.

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

Sincerely,

  
Angel R. Sablan  
Director

  
Patrick Q. Lujan  
State Historic Preservation Officer



*P. Lujan*  
*6-4-25*

**RECEIVED**  
By Cristina at 3:21 pm, May 30, 2025



# GUAM POWER AUTHORITY

ATURIDAT ILEKTRESEDAT GUAHAN  
P.O. BOX 2977 • AGANA, GUAM U.S.A. 96932-2977

June 16, 2025



## MEMORANDUM

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

**From:** General Manager

**Subject:** L7019-1-1-R1, Municipality of Yigo, (JRR Investment Group, LLC, AAA Mini Storage) Conditional Use and Zone Variance Application. Its current use "C" (Commercial) Proposed vacant, 2-story structure that will be converted into a self-storage facility after adding a 3<sup>rd</sup> floor which will require a height variance. Application No. 2025-13 Conditional Use Application No. 2025-40 Zone Variance.

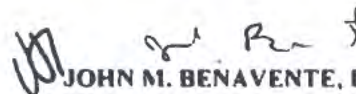
Guam Power Authority has reviewed the application described above and submits the following position statement:

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

1. Customer is required to comply with the following pursuant to the National Electric Code, National Electric Safety Code and GPA's Service Rules and Regulations:
  - Coordinate overhead underground power requirements with GPA Engineering for new structures.
  - Maintain minimum clearances as defined by the current edition of the National Electrical Safety Code and National Electrical Code.
  - Maintain adequate clearance between any structures and electric utility easements in accordance with NESC and GPA requirements.
  - Developer Owner shall provide necessary electric utility easements to GPA prior to final connection.
  - Provide scheduling and magnitude of project power demand requirements for new loads.
  - All relocation costs for GPA's facilities, if necessary, is 100% chargeable to the applicant including but not limited to labor and materials
  - GPA reserves its rights to the following utility easements as shown on Instrument No. 467434.
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 facility 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 app

## INFRASTRUCTURE CERTIFICATION FORM

**Agency Certifying:** Guam Power Authority

**Applicant:** JRR Investment Group, LLC, dba AAA Mini Storage

**Location:** L-019-1-1-RI, Municipality of Yigo

**Type of Application:** Conditional Use and Zone Variance (Height)

**GLUC GSPC Application No.:** 2025-13 and 2025-40

**Brief Project Description:** Conditional Use and Zone Variance (Height) Application its current use "C" (Commercial) to remain Commercial zone. Proposed vacant, 2-story structure that will be converted into a self-storage facility after adding a 3<sup>rd</sup> floor which will require a height variance of 4'6".

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.

*Handwritten signature*

*Handwritten signature*

JOHN M. BENAVENTE, P.E.  
General Manager

6/26/2025

Date

**Comments:**

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



# BUREAU OF STATISTICS AND PLANS

*Sagan Planu Siha Yan Emfotmasion*



July 25, 2025

## Memorandum

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

From: Director, Bureau of Statistics and Plans

Subject: Application No. 2025-13 Conditional Use & 2025-40 Zone Variance (Height)  
Location: Lot 7019-1-1-R1  
Municipality: Yigo  
Applicant: JRR Investment Group, LLC  
Proposed Use: Self-Storage Facility in Commercial Zone

***Buenas yan Hafa Adai!*** I am pleased to inform you that the Bureau of Statistics and Plans (Bureau) has completed its review of the above-mentioned application pursuant to its authorities under 5GCA Ch.1 Article 2 Comprehensive Planning<sup>1</sup> and the Guam Coastal Zone Management Program (GCMP) Enforceable Policies<sup>2</sup> pursuant to Executive Order 78-37. Moreover, in accordance with Executive Order 96-26,<sup>3</sup> 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, JRR Investment Group, LLC, is submitting a Conditional Use application and Zone Variance (Height) application to allow for the conversion of an existing 2-story building into a 3-story self-storage facility with a total height of 34 feet and 6 inches, 4 feet and 6 inches over the 30 feet height limit within the commercial zone. The subject lot is located in the municipality of Yigo and contains a total of 4,775 square meters or approximately 1.2 acres. Power, water, and sewer are connected to the property.

### Planning Considerations and Constraints

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

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

<sup>3</sup> Executive Order 96-26 (1996). <https://bsp.guam.gov/wp-content/uploads/2017/03/E.O.-96-26-Relative-to-Creating-the-Application-Review-Comm.pdf>

**BUREAU OF STATISTICS & PLANS - GOVERNMENT OF GUAM**

Mail: P.O. Box 2950 Hagåtña, Guam 96932 Tel: (671) 472-4201/3 Fax: (671) 477-1812 Web:  
[www.BSP.Guam.Gov](http://www.BSP.Guam.Gov)

PD: Jimmy  
CMM  
7-25

### A. Surrounding Zone and Land Use Characterization

The subject lot is located along Marine Corps Drive and directly across McDonalds in Yigo. Land use within the immediate surrounding area comprises a mix of single-family and multi-family residences and commercial establishments.

The subject lot is located in a “Mixed-Use”<sup>4</sup> designated land-use area under the North and Central Guam Land Use Plan (NCGLUP). The NCGLUP (PL 30-244),<sup>5</sup> was adopted as an element of the Guam Comprehensive Development Plan. “The Mixed-Use category primarily focuses on larger commercial centers and corridors, including commercial uses that require large sites and draw customers from throughout the Island. Examples of commercial uses appropriate to this category include but are not limited to department stores, malls, office buildings, medical and other service uses, hotels/motels and restaurants. Mixed-use developments incorporating a variety of types and densities of residential units are also appropriate in this designation. Mixed Use development along corridors should be developed in a manner that focuses density in specific areas or ‘transit targets’ to support high-quality transit service, and should be developed at a walkable neighborhood scale. Along undeveloped corridors, the mixed-use development should be interspersed with development that is lower density to maintain natural character and open space.”<sup>6</sup>

The proposed conditional use is compatible with the area’s mixed-use designation under the NCGLUP.

### B. Geographical Landscape Assessment Based on Watershed

The subject lot is in the Northern Watershed and above the Northern Guam Lens Aquifer. According to the National Oceanic and Atmospheric Administration’s Coastal Change Analysis Program (CCAP) land cover data, the surface area of this watershed has changed by 12.11% from 2005 to 2015.<sup>7</sup>

Regarding development impacts, as of 2015 land cover data, 30.6% of the watershed was developed, and 15.78% comprised impervious surfaces.<sup>8</sup> An area is at greater risk of flooding the more an area is developed and levels of impervious surfaces are high. Areas with impervious surface rates will likely experience negative impacts on water quality. Impervious surfaces significantly reduce the water quantity and quality in a watershed. Impervious surface degrades the watershed quality by greatly reducing the stream flow and increasing the stream temperature. They carry huge pollutant loads downstream, causing due harm to aquatic life. Severe degradation can be expected when rates reach 25%. Runoff effects include channeling and loss of beach profile along untreated storm drain outfalls, sediment plumes, algae blooms, noxious odors due to poor water quality, and coral mortality.

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<sup>4</sup> ICF International 2009. North and Central Guam Land Use Plan. September (ICF International #00824.08.) Seattle, WA. Prepared for Bureau of Statistics and Plans – Government of Guam.

<sup>5</sup> Public Law 30-224 §, Section 4 (2010) [https://guamilegislature.com/Public\\_Laws\\_30th\\_P.L.\\_%2030-224%20S.Bill%20No.%20462.%20%20\(1\).pdf](https://guamilegislature.com/Public_Laws_30th_P.L._%2030-224%20S.Bill%20No.%20462.%20%20(1).pdf) (Note: The plan was adopted due to inaction by the 90<sup>th</sup> day of the of the 31<sup>st</sup> Guam Legislature.

<sup>6</sup> ICF International. North and Central Guam Land Use Plan. (2009). 2-2 & 2-3

<sup>7</sup> National Oceanic and Atmospheric Administration, Office for Coastal Management. “C-CAP Land Cover Atlas”. Coastal Change Analysis Program (C-CAP) High-Resolution Land Cover. Charleston, SC. NOAA Office for Coastal Management. Accessed July 2025 at <https://coast.noaa.gov/ccapatlas/>

<sup>8</sup> Ibid

Currently, the subject lot is dominated by impervious surfaces, including the existing structure and surrounding pavement, with limited vegetated landscaping. The proposed project maintains the existing building footprint, so no significant land cover changes are expected. Nonetheless, any future development that expands into the vegetated areas would increase impervious surfaces and could contribute to cumulative negative impacts on water quality within the watershed.

### **Effects Test and Conditions**

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

**Sustainable Community Development:** Policy LU-5 works to “promote environmental sustainability through a variety of measures. Examples of possible measures include green building design, green spaces in urban areas, green infrastructure, greenway and conservation lands networks, transit-oriented and transit-ready development, improved networks for walking and wheeling, site design to promote renewable energy use, and other measures.”<sup>9</sup>

#### ***Determination of Effects: Yes***

As the property lies within a watershed area already experiencing measurable environmental stress due to increasing impervious surfaces, incorporating sustainability features such as renewable energy systems, native landscaping, and green infrastructure—can significantly reduce the project’s environmental footprint and help mitigate cumulative impacts within the Northern Watershed. Implementing such measures aligns with LU-5’s intent to promote environmental sustainability and resilience through practical design strategies in mixed-use urban environments.

**Condition:** To the maximum extent practicable, the applicant shall incorporate green building concepts and sustainable community designs in the design and construction phase of the project, incorporate the use of alternative power sources, such as solar powered street lights, water heating, and air-conditioning, and other uses of renewable power sources, and save as many high-value emerging tree species and or replicate the native forests through propagation and outplanting throughout open spaces of the property. Coordination with the Guam Department of Agriculture for the use of preferred native tree species is recommended.

**Air-quality Policy:** All activities and uses shall comply with all local air pollution regulations and all appropriate federal air quality standards in order to ensure the maintenance of Guam’s relatively high air quality.<sup>10</sup>

#### ***Determination of Effects: Yes***

The proposed development will require construction activities that may generate air pollutants and have the potential to adversely impact air quality.

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<sup>9</sup> ICF International. North and Central Guam Land Use Plan. (2009). 2-5

<sup>10</sup> Guam Land-Use Policies, Executive Order 78-37 (1978): 3.

Condition: Incorporate Best Management Practices (BMPs) during any construction activities to minimize dust and air pollution such as fugitive particulate matter emissions. Ensure that the surrounding neighborhood is not exposed to noxious odors.

**Water Quality Policy:** Safe drinking water shall be assured and aquatic recreation sites shall be protected through the regulation of uses and discharges that pose a pollution threat to Guam's waters, particularly in estuarine, reef and aquifer areas.<sup>11</sup>

Policy NS-1. Protect the Northern Aquifer watershed and recharge areas through appropriate land use categories and development standards, including requirements for public sewer infrastructure for all residential subdivisions, low development density for unsewered areas, on-site stormwater disposal, and limiting heavy industrial activities.<sup>12</sup>

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

- e. Use of green street design principles, which emphasize low maintenance, stormwater management, aquifer recharge, beautification, and neighborhood collaboration and pride;
- f. Limit building and parking footprints and use alternative surface/paving designs to reduce thermal pollution, promote groundwater recharge, and preserve space for landscaping;
- g. Use of percolation ponds and other low maintenance systems on large-scale development sites overlying recharge areas. Require that large scale and regional stormwater management plans and designs do not result in the transfer or movement of water from immediate area recharge to sub-basins. There should be no new nonpoint or point source pollution discharges as part of this redevelopment."<sup>13</sup>

*Determination of Effects: Yes*

Stormwater and wastewater from the site will continue to contribute to the cumulative negative impact on the water quality within the Northern Watershed and the Northern Guam Lens Aquifer.

Condition: The applicant must comply with CNMI and Guam Stormwater Management Manual<sup>14</sup> 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<sup>15</sup> and 2) Stormwater Management in Pacific and Caribbean Islands: A Practitioner's Guide to Implementing LID<sup>16</sup>.

<sup>11</sup> Ibid.

<sup>12</sup> ICF International. North and Central Guam Land Use Plan. (2009). 5-2

<sup>13</sup> Ibid., 5-5

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

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

<sup>16</sup> Center for Watershed Protection & Horsley Witten Group, Inc.. Stormwater Management in Pacific and Caribbean Islands: A Practitioners Guide to Implementing LID. Prepared for NOAA Coral Reef Conservation Program. (2014): [https://www.ncei.noaa.gov/data/oceans/coris/library/NOAA/CRCP/project/1906/Feb2014\\_IslandBMFGuide\\_wAppendix.pdf](https://www.ncei.noaa.gov/data/oceans/coris/library/NOAA/CRCP/project/1906/Feb2014_IslandBMFGuide_wAppendix.pdf)

**Determination**

Pursuant to Executive Order 96-26, Appendix A § 700 (g),<sup>17</sup> the Bureau hereby recommends approval of the conditional use application and zone variance height application based on the above-mentioned conditions. If these conditions are not met by the applicant or not included in the Guam Land Use Commission's Notice of Action, this position statement is to be interpreted as a recommendation for disapproval.

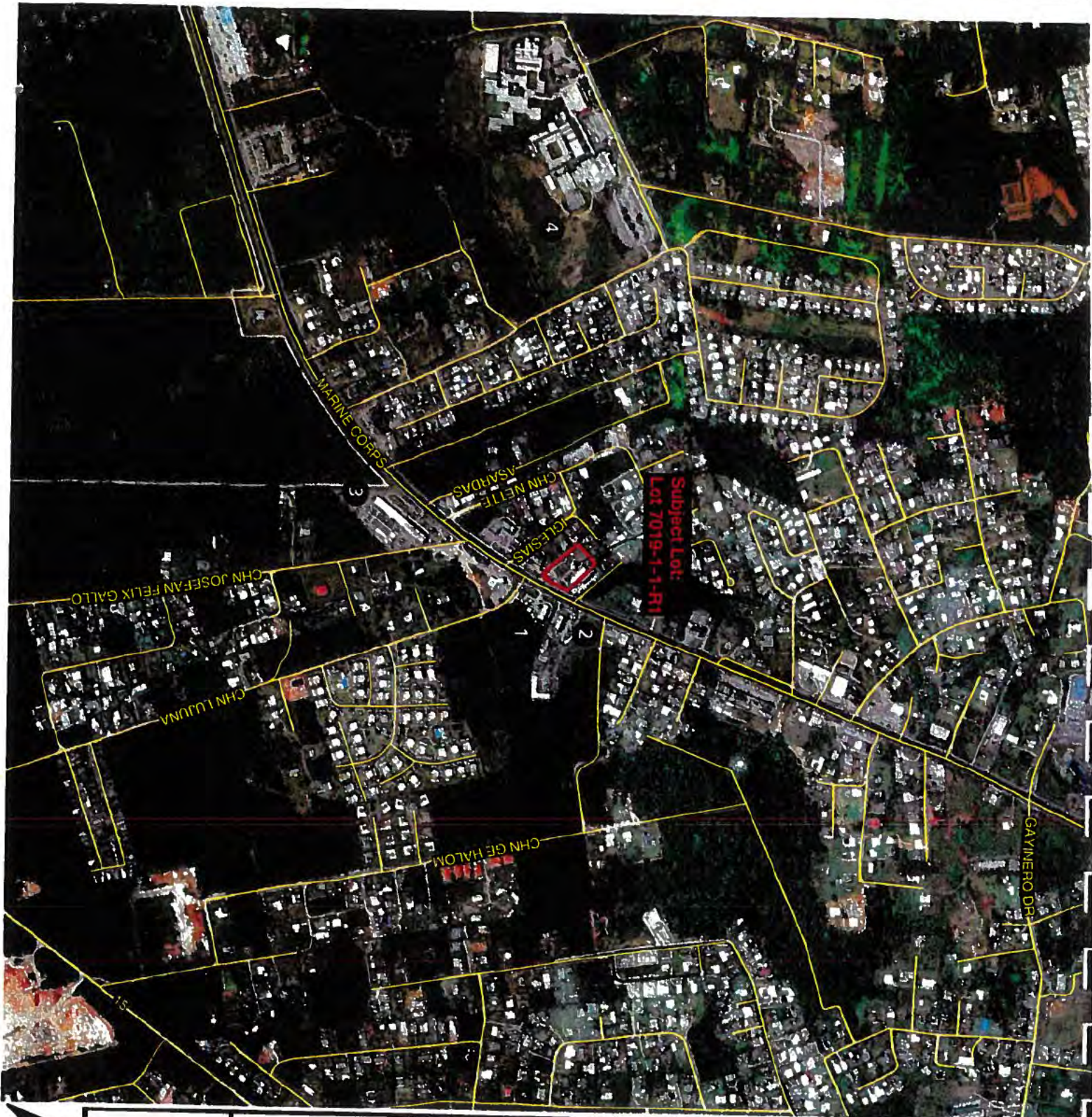
Should you have any questions regarding this matter, please do not hesitate to contact Mr. Christian Benitez, Planner, at christianpaul.benitez@bsp.guam.gov or Mr. Edwin Reyes, Coastal Program Administrator, at edwin.reyes@bsp.guam.gov. Si Yu'os Ma'åse'.



LOLA E. LEON GUERRERO  
Director

---

<sup>17</sup> Executive Order 96-26 (1996). <https://bsp.guam.gov/wp-content/uploads/2017/03/E.O.-96-26-Relative-to-Creating-the-Application-Review-Comm.pdf>



### VICINITY MAP

Project: AAA Mini Storage  
Subject Lot: Lot 7019-1-1-R1  
Village: Yigo  
Location: Marine Corps. Drive (Rt. 1)

### LAND MARKS

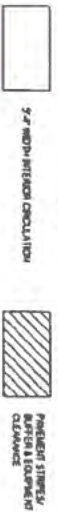
- 1 McDonald's Yigo
- 2 Bank of Guam Yigo
- 3 Payless Yigo
- 4 Simon Sanchez High School

### LEGEND

- Subject Lot
- Roadways



|                            |                             |                  |
|----------------------------|-----------------------------|------------------|
| 1 OFFICE                   | 5 JUNE 14 D.A. TOLLETT      | 9 JEFFERSON ROOM |
| 2 HALL Y CHASE GOODEN LIFT | 6 GENE HORN RESEA           | 10 MUSIC HOURS   |
| 3 CANT/INTELLT ACTION      | 7 MEDICAL TOLMINT 1740 JACO |                  |
| 4 STRESS                   | 8 BALANCE PRINCIPLE         |                  |



UNDISCANT AREA

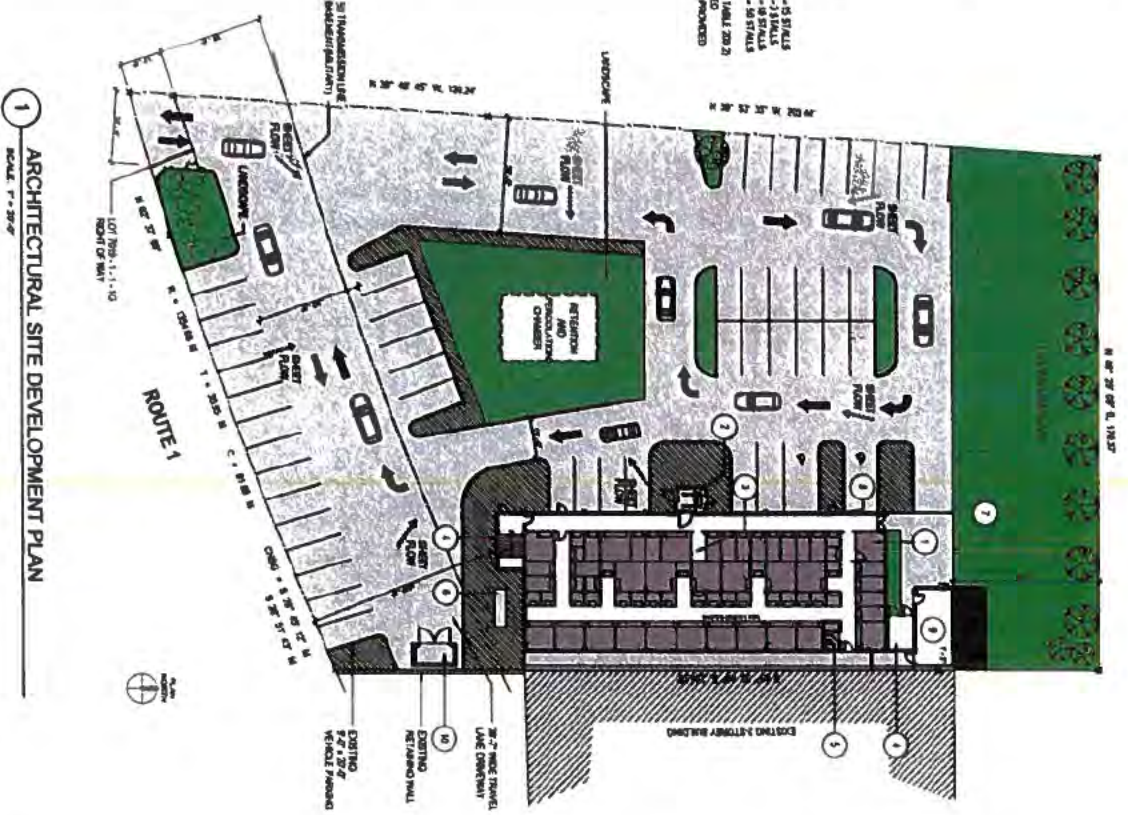
WILL DELIA

[illegible]

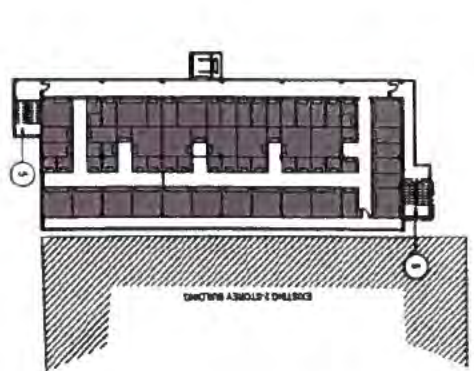
| SCHEDULE OF STORAGE UNITS                                                                   |             |                   |                   |                   |                          |            |
|---------------------------------------------------------------------------------------------|-------------|-------------------|-------------------|-------------------|--------------------------|------------|
| UNIT<br>DESCRIPTION                                                                         | AREA        | CR. UNIT<br>COUNT | IS. UNIT<br>COUNT | TS. UNIT<br>COUNT | TOTAL UNIT<br>COUNT      | % OF TOTAL |
|  10' x 10' | 70 SQ. FT.  | 23                | 22                | 22                | 67 (100 SQ. FT.)         | 20%        |
|  10' x 10' | 70 SQ. FT.  | 4                 | 4                 | 4                 | 12 (100 SQ. FT.)         | 3%         |
|  10' x 10' | 67 SQ. FT.  | 14                | 0                 | 13                | 27 (100 SQ. FT.)         | 7%         |
|  10' x 10' | 50 SQ. FT.  | 8                 | 6                 | 6                 | 18 (100 SQ. FT.)         | 5%         |
|  10' x 10' | 64 SQ. FT.  | 1                 | 0                 | 0                 | 1 (64 SQ. FT.)           | 1%         |
|  10' x 10' | 100 SQ. FT. | 6                 | 6                 | 6                 | 18 (100 SQ. FT.)         | 5%         |
|  10' x 10' | 80 SQ. FT.  | 13                | 13                | 13                | 39 (80 SQ. FT.)          | 20%        |
|  10' x 10' | 64 SQ. FT.  | 6                 | 1                 | 1                 | 7 (64 SQ. FT.)           | 1%         |
| <b>TOTAL UNITS</b>                                                                          |             |                   |                   |                   | <b>111 (111 SQ. FT.)</b> |            |

# 1

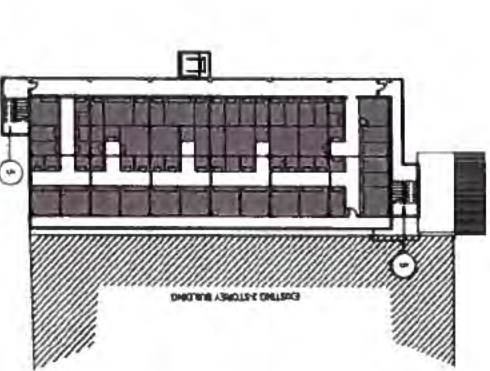
# ADKINS YIGO SELF STORAGE



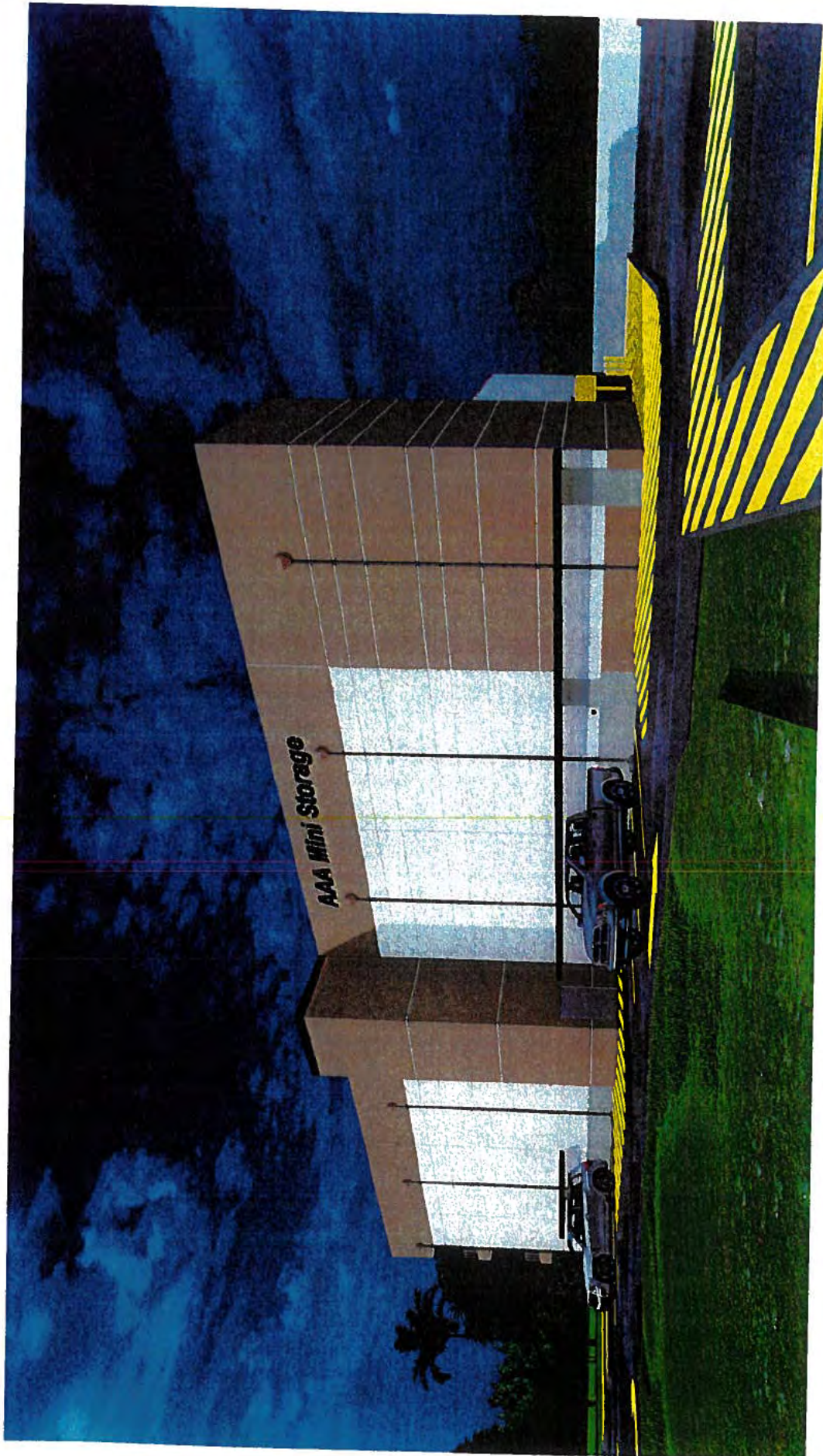
# 1 ARCHITECTURAL SITE DEVELOPMENT PLAN



3 THIRD FLOOR PLAN  
SCALE 1" = 20'-0"



2 SECOND FLOOR PLAN  
SCALE 1" = 20'-0"



1 PERSPECTIVE

ADKINS YIGO SELF STORAGE  
PERSPECTIVE

R1M  
R1M ARCHITECTS PC



**GUAM WATERWORKS AUTHORITY**

Guam Waterworks Authority Building 1588 Route 15, Manglach, Guam 96913  
P.O. Box 3210, Manglach, Guam 96912  
Tel: (671) 548-6441 Fax: (671) 548-3330

*July*

**MEMORANDUM**

June 18, 2025

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

CC: Mayor Francis S. Lizama, Municipality of Yigo  
(frances.lizama@mcog.guam.gov) *SS*

FROM: Miguel C. Bordallo, P.E., General Manager *CB for*  
(migueltb@guamwaterworks.com) *6/18/25*

SUBJECT: Position Statement on Conditional Use Application 2025-13 for Lot 7019-1-1-R1 in the Municipality of Yigo

APPLICANT: JRR Investment Group, LLC

The Guam Waterworks Authority (GWA) has reviewed the applicant's request for a Conditional Use on "C" Zone property for the proposed use of an existing 2-story building for a Self-Storage Facility.

This memorandum shall serve as GWA's position statement for the JRR Investment Group, LLC application related to the availability of water and sewer infrastructure to serve the Yigo 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.

GWA provides water service to the existing structure. GWA supports the Conditional Use with the following conditions:

1. Sewer cleanouts were not visible on the public right of way fronting the subject lot. If the applicant requests that GWA service the portion of sewer lateral located on the public right of way, then the applicant will be responsible for identifying the location of any existing cleanouts of the public right of way or installing sewer cleanouts on the public right of way in accordance with GWA standards and requirements.

RECEIVED  
By Cristina at 10:12 am, Jul 01, 2025





Guillermo A. Leon Guerrero

Joshua L. Tenorio

# Department of Agriculture Dipattamenton Agrikultura

*ma'he'he' Rasil' Ma'he'he' Agrikultura*



Chelsa Muña

Reg. 001

Roy Cambou

Reg. 001

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

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

From: Chelsa Muña, Director

Date: July 02, 2025

Subject: **Position Statement for "Conditional Use" Application 2025-13, for a proposed Self Storage Facility, on Lot 7019-1-1-R1, in a "C" (Commercial) zone, along Iglesias Street, Yigo, JRR Investment Group LLC dba AAA Mini Storage.**

The Department of Agriculture (DOAG) provides the following position statement regarding Conditional Use Application 2025-13, submitted by JRR Investment Group LLC doing business as AAA Mini Storage, for a proposed self-storage facility on Lot 7019-1-1-R1, located in a Commercial (C) zone along Iglesias Street, Yigo. The proposed development involves converting the existing 2-story structure into a self-storage facility after the addition of a third floor. The facility will over 194 storage units ranging in size from 23 square feet to 100 square feet.

DOAG **does not oppose the request**, as the proposed construction will be limited to modifications of an existing structure, rather than new development on previously undeveloped land. DOAG remains available to discuss the proposed development in greater detail and reserves the right to withdraw or revise its position should the landowner fail to fulfill any conditions prior to the Guam Land Use Commission's final decision. For questions or concerns, please contact permits@doag.guam.gov.

**RECEIVED**  
By Cristina at 12:22 pm, Jul 03, 2025



GUAM ENVIRONMENTAL PROTECTION AGENCY • AÑENSIAN PRUTIKSIÓN TINATA' GUAHAN  
LOURDES A. LEON GUERRERO • GOVERNOR OF GUAM | JOSHUA I. TENORIO • LIEUTENANT GOVERNOR OF GUAM  
MICHELLE C. R. LASTIMOZA • ADMINISTRATOR

DEC 09 2025

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



**Ref: JRR Investment Group, LLC, dba AAA Mini Storage, Conditional Use Application and Height Variance Application for a Self-Storage Facility at Lot 7019-1-1-R1, Yigo**

*Hafa adai* Dr. Enriquez:

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

The proposal is to utilize an existing structure in a commercially zoned parcel to establish a self-storage facility, which is the first of its kind in community. The conditional use request is for the operation of this mixed used operation in a Commercial zone. Whereas, the height variance is for the allowance to erect a third story on this existing 2 story building.

The short form EIA submitted reports that no Construction and Grading permits will be needed, as existing stormwater drainage system and parking infrastructure will not necessitate such infrastructure. Further, concerns regarding utilities and access are determined to be available and will not result with any additional impacts.

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



Handwritten signature and date: 12-11-25

If you have any questions, please feel free to contact my staff at Water Resources Management Program or Water Division Chief Engineer Mr. Peter P. Bautista, PE at Tel # (671) 588-4702.

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

*Senseramente.*



MICHELLE C.R. LASTIMOZA  
Administrator

cc: Mr. Joseph M. Borja  
Executive Secretary  
Department of Land Management



*Handwritten initials and date: 12-11-25*

**YIGO MUNICIPAL PLANNING COUNCIL (YMPC)  
2026 (SECOND) Regular Meeting**



**Resolution No. 2026-01**

Introduced by:

Frances S. Lizama, Chairperson  
Pedro S. Blas, Vice Chairperson

Members:

Lawrence J.M. Alcairo  
Robert J.L. Barcinas  
Gregorio P. Calvo  
Joseph B. Cruz, Jr.  
Elizabeth C. Flickinger  
Peter B. Frias  
Jack E. Hattig III  
Jonathan F. McDermott  
Norma L. Salas  
Peter J. Santos  
Geraldynn B. Tennesen  
Venido S. Torres

**Relative to the approval of Application No. 2025-13,  
Conditional Use Permit, and Application No. 2025-40, Zone  
Variance for Height, both on Lot 7019-1-1-R1, Municipality of  
Yigo, and applicant for both is JRR Investment Group, LLC.**

1        **BE IT RESOLVED BY THE YIGO MUNICIPAL PLANNING**  
2        **COUNCIL (YMPC):**

*Sunny*  
*12.2.26*

1       **WHEREAS**, the applicant, JRR Investment Group, LLC, has submitted  
2   Application No. 2025-13, Conditional Use Permit, and Application No. 2025-  
3   40, Zone Variance for Height, both on Lot 7019-1-1-R1, Municipality of Yigo;  
4   and

5       **WHEREAS**, the intent of Application No. 2025-13, Conditional Use  
6   Permit, is to convert an existing commercial building into a proposed self-  
7   storage facility in a "C" (Commercial) Zone, and Application No. 2025-40,  
8   Zone Variance for Height, is for the construction of a third floor to an existing  
9   two-story commercial building to be used also for the same purpose of a self-  
10   storage facility, with a height of 34-feet, 6-inches, which is 4-feet, 6-inches  
11   above the allowable 30-feet height, in a "C" (Commercial) Zone; and

12       **WHEREAS**, the Yigo Municipal Planning Council (YMPC) reviewed  
13   both Application Nos. 2025-13 and 2025-40 and its supporting documents;  
14   conducted its First and Second Public Hearings on Wednesday, March 11,  
15   2026, 5:00 p.m. and 5:30 p.m. respectively, at the Yigo Senior Citizens Center,  
16   livestreamed on the Yigo Mayor's Office YouTube channel, and its Regular  
17   Monthly Meeting on Wednesday, March 11, 2026, 6:00 p.m. at the Yigo  
18   Senior Citizens Center, livestreamed on the Yigo Mayor's Office YouTube  
19   channel, and having on its Agenda Application Nos. 2025-13 and 2025-40;  
20   and

21       **WHEREAS**, the Yigo Municipal Planning Council (YMPC) supports  
22   the Conditional Use Permit and Zone Variance for Height for the intent of a  
23   proposed self-storage facility on Lot 7019-1-1-R1, which will offer residents  
24   practical, long-term benefits by addressing growing need for flexible and  
25   secure storage solution without the need to expand prematurely, and storage  
26   for personal belongings during life transitions such as moving, downsizing,  
27   or renovations; now, therefore, be it

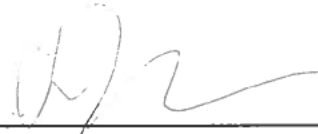
1       **RESOLVED**, that the Chairperson certifies, and the YMPC Secretary  
2 attests to, the adoption hereof, and a copy of the same be thereafter  
3 transmitted to the Department of Land Management Planning Division and  
4 JRR Investment Group, LLC representative Daniel D. Swavely.

**DULY AND REGULARLY ADOPTED BY THE YIGO MUNICIPAL  
PLANNING COUNCIL (YMPC) ON THE 11TH DAY OF MARCH 2026.**



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**Frances S. Lizama**  
Chairperson



---

**Geralynn B. Tennesen**  
YMPC Secretary

**PUBLIC HEARING MINUTES**  
**Tuesday, January 27, 2026, 6:00 p.m.**  
**Yigo Senior Citizens Center**

**APPLICATION NO. CU 2025-13 & ZV 2025-40**

**APPLICATION TYPE: Conditional Use & Zone Variance for Height**

**APPLICANT/ REPRESENTATIVES: JRR Investment Group, LLC / Daniel D. Swavely**

**LOT: 7019-1-1-R1**

**CALLED TO ORDER: 6:08 p.m.**

The meeting was called to order by Planning Staff, and after a brief introduction and explanation of the application, the floor was then turned over to the applicants' representative, Daniel D. Swavely. After his presentation, the applicants' representative responded to the following public attendees' questions, comments, and concerns.

1. Robert Lizama: Is the roof going to be at an angle? What about the water run-off?

Daniel Swavely: The water run-off will be caught in the back. There will be gutters.

2. Robert Lizama: The area is known for flooding. It doesn't have to be a tropical storm, but just heavy rain, and that area will flood. It can even overflow to the neighbor. I don't know how you're going to address that.

Daniel Swavely: We assume this building was constructed in the 1980's, possibly the 80's to the early 90's. In those days, it wasn't too keen on flood mitigation or storm drains, not the way we are careful with all of that now. I believe there is a percolation basin. We would not be able to get a building permit to repurpose this structure without addressing the drainage issue. I'll follow up with this.

3. Daniel Swavely: Do you know who owned this building before the Adkins purchased it?

Robert Lizama: It was the Servino's. There used to be a house in the back, but it was demolished when they built the 2-storey building.

4. Robert Lizama: Are there any plans for the egress and ingress? To add that access to the northern side of the property?

Daniel Swavely: No plans yet, but we'll work with DPW on that. If you have a recommendation or preference, we can discuss that and relay that to DPW.

Robert Lizama: I will admit that I take the left turns into McDonald's, but there's no island to prevent left turns into McDonald's. So, a lot of people like myself, when the traffic is clear, would make that turn. Even if you put a sign that says "No Left Turns", it's not going to work and the traffic light is further away. Eventually, the traffic congestion will increase. Maybe that will be a good opportunity to add medians to prevent the left turn into McDonald's. That should be relayed to DPW to prevent any more accidents in that area. They had a guardrail that was placed there, but it was already damaged on both ends because of the accidents that had happened. Maybe this is an opportunity to bring up this application to see if they can really put medians there so that it avoids the left turns going in and making a left turn exiting this project site.

Public Hearing Minutes  
App. No. 2025-13 & 2025-40  
Page 2

5. Daniel Swavely: Would you recommend that the ingress/egress for this facility be moved farther north?

Robert Lizama: Yes, actually. It would help prevent the congestion. Perhaps move up the entrance.

6. Robert Lizama: Since this building is already existing, I have no problem. They're just adding a third floor right?

Daniel Swavely: Yes, an additional story, and the variance is requesting an additional 4 feet, 6 inches, but we'll still get public input. Going back to the traffic, for this GLUC application, we got a traffic analysis, which includes the business operations, customers that typically come twice a year, and 1 employee on shift.

7. Gloria Frias: I think this is a really good idea. I used to rent a storage unit in Barrigada. I'm a teacher so a lot of teachers would have to clear out their classrooms at the end of the school year.

Daniel Swavely: Are you a teacher in Barrigada?

Gloria Frias: No, in Astumbo.

8. Gloria Frias: Are the storage units all the same size?

Daniel Swavely: No, they offer different sizes. There will be 194 units and the size varies between 25 square feet and 100 square feet.

9. Robert Lizama: Could this building be an opportunity for the government to provide sirens on top of the building? The government can use it for broadcasting or an emergency siren. There's a siren around there, but when they do testing, and depending on the wind, you can't really hear it. This could be an opportunity to place the sirens on a higher building so people can hear it.

Daniel Swavely: Who could we talk to about that or who can I contact?

Robert Lizama: Homeland Security.

Daniel Swavely: I can mention this to the Adkins.

10. Robert Lizama: What is the height of the building now?

Daniel Swavely: The existing height is 24 feet and the request is to add an additional 10 feet.

11. Mayor Frances Lizama: So the application is requesting to add a third floor?

Daniel Swavely: Yes, the zone variance is the addition of the third floor and will include improvements.

12. Robert Lizama: Is it really necessary to have the additional meetings for the MPC? What is the purpose of the extra meetings for the council to make a decision? In the past, it was not like that. Did DLM ask for the extra meetings?

Celine Cruz: No, it's actually a law that requires the additional, separate MPC Meetings. It resulted from that Pago Bay project.

Public Hearing Minutes  
App. No. 2025-13 & 2025-40  
Page 3

13. Robert Lizama: I think its time to change that regulation. Who's the one who introduced that law?

Daniel Swavely: Brown.

14. Robert Lizama: The issue needs to be revisited because it's a waste of money and time. We need to document the council meetings and have the senators look at the attendance. Is DLM documenting this meeting and taking the attendance for tonight?

Sonny Gogue: Yes, the meeting is being recorded and I'm taking minutes of the meeting. We have the sign-in sheet for the attendees.

15. Robert Lizama: I think this meeting is good enough but the council still has to have the extra meetings. I don't have a problem with these applications.

**MEETING ADJOURNED: 6:43 p.m.**



ATTACHMENT B  
**DIPATTAMENTON MINANEHAN TÅNO'**  
(Department of Land Management)  
**GUBETNAMENTON GUÅHAN**



LOURDES A. LEON GUERRERO  
MAGA'HAGA • GOVERNOR

JOSHUA F. TENORIO  
SIGUNDO MAGA'LÅHI • 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

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

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

Telephone:  
671-649-LAND (5263)

Facsimile:  
671-649-5383

March 31, 2026

**Memorandum**

**To:** Chairperson, Guam Land Use Commission  
**From:** Guam Chief Planner  
**Subject:** Staff Report - Application No. 2025-40, Zone Variance Application

**1. PURPOSE:**

- a. Application Summary:** the applicant, JRR Investment Group, LLC, represented by Daniel D. Swavely, is requesting a Zone Variance for Height for the construction of a third floor to an existing 2-storey commercial building to be used as a proposed self-storage facility, with a height of 34-feet, 6-inches, which is 4-feet, 6-inches above the allowable 30-foot height, on Lot 7019-1-1-R1, Municipality of Yigo, in a "C" (Commercial) Zone.
- b. Legal Authority:** Title 21 GCA (Real Property), Chapter 61 (Zoning Law) Sections 61616 to 61624 (Variances).

**2. FACTS:**

- a. Location:** The subject lot is fronting Marine Corps Drive and is across the Yigo McDonald's.
- b. Lot Area:** 4,775 square meters or 1.2 acres
- c. Present Zoning:** "C" (Commercial) Zone.
- d. Field Description:** The site is presently developed with an existing 2-storey, unoccupied building with a paved parking area.
- e. Masterplan:** "Mixed Use" (North and Central Guam Land Use Plan)
- f. Community Design Plan:** "Urban Residential-Low Density"
- g. Previous Commission Action:** Zone Change extension from "R1" (One-Family Dwelling) to a full "C" Zone, approved on April 9, 1992 under Doc. No. 489668.

### 3. APPLICATION CHRONOLOGICAL FACTS:

- a. **Date Application Accepted:** May 14, 2025
- b. **Date Heard By ARC:** June 19, 2025
- c. **Public Hearing Results:** January 27, 2026 (See Attachment "A")

### 4. DISCUSSION and STAFF ANALYSIS:

As proposed with the following justification provided by the applicant, the zone variance for height request is for a proposed 3rd-storey addition onto an existing 2-storey building, with a total height of 34-feet, 6-inches, which is 4-feet, 6-inches above the allowable 30-foot height. Pursuant to Section 61617 (Variance Requirements) of Chapter 61 (Zoning Law), 21 GCA, variances may be granted by the Commission, provided the applicant can justify the following:

- 1.) That the strict application of the provisions of this chapter would result in practical difficulties or unnecessary hardship inconsistent with the general purpose and intent of the law.

In response, the applicant provides the following;

A practical difficulty exists with the strict application of the allowable 30-foot height in that the existing structure was not designed to accommodate a future 3rd floor, although most commercial structures are, in fact, 3-stories within the allowable height limit. In order to add a typical 3rd floor plus insulated, sloping roof, an extra 4-feet, 6-inches in height is required.

- 2.) That there are exceptional circumstances or conditions applicable to the property involved or the intended use thereof that do not apply generally to other property in the same zone.

In response, the applicant provides the following;

The exceptional circumstance applicable to this property that does not apply generally to other property in the same zone is the existence of a 2-storey structure that has been underperforming but has potential to fill a market need in Yigo.

- 3.) That the granting of the variance(s) will not be materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood in which the property is located.

In response, the applicant provides the following:

Granting this 4-feet, 6-inches height variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood because it affects only a new roof on an existing structure.

- 4.) That granting of such variance(s) will not be contrary to the objectives of any part of the "Guam Master Plan" adopted by the Commission or Legislature.

In response, the applicant provides the following:

The granting of a 4-feet, 6-inches height variance will not be contrary because the proposed use is allowed as a Conditional Use in the property's existing zone.

- 5.) That, as to Variance, the proposed building will substantially enhance the recreational, aesthetic or commercial value of the beach area upon which the building is to be constructed.

In response, the applicant provides the following:

The property is inland and the location is not a beach area.

In our assessment of the response provided by the applicant, in reference to the criteria cited in Section 61617 of the Zoning Law, we find that the applicant has provided adequate justification in reference to their request. During the public hearing, the discussion included concerns regarding flooding and access, in which the applicant's representative will consult with DPW for an alternate ingress/egress. Regarding the site drainage, the final overall storm drainage collection and solutions will be determined during the design of improvements and will ensure to meet with DPW and EPA requirements.

Based on our review and analysis of the form and context of this application, in reference to the Zoning Law, the no objection from the Public Hearing, the positive feedback from the Yigo Municipal Planning Council (MPC) Resolution No. 2026-01, and the favorable responses from the ARC agencies, we have concluded this request is in proper form and context to be considered favorably by the Guam Land Use Commission.

5. **RECOMMENDATION:** Planning staff recommend approval with the condition as follows:

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



Celine L. Cruz  
Guam Chief Planner

- Attachments: 1. Summary of ARC Position Statements  
2. Yigo MPC Resolution 2026-01  
3. Public Hearing Minutes, Attachment "A"

Case Planner: Sonny Gogue



**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

JOSHUA F. TENORIO  
SIGUNDO MAGA'LÁHI • LIEUTENANT GOVERNOR

JOSEPH M. BORJA  
DIRECTOR

ROSSANA SAN MIGUEL TISTON  
DEPUTY DIRECTOR

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

March 31, 2026

**Memorandum**

To: Guam Land Use Commission (GLUC) Members  
From: Chairperson, Application Review Committee (ARC)  
Subject: Summary of Position Statements Submitted by ARC  
Re: Application No. 2025-40 (Zone Variance)

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

**DEPARTMENT OF LAND MANAGEMENT (DLM):**

DLM recommends approval with the following condition:

1. The applicant shall adhere to all the ARC conditions and requirements as stipulated in their official position statement.

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

DPR has no objections to the approval of the application.

**GUAM POWER AUTHORITY (GPA):**

GPA has no objections subject to the conditions cited in their position statement.

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

BSP recommends approval of the zone variance application based on the conditions in their position statement.

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

DPW has no objections to the requested application, provided that the following conditions are met:

- Egress/Ingress must be wide enough for incoming/outgoing vehicles to load and unload items.
- Provide solid waste disposal services (private or public).

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

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

Telephone:  
671-649-LAND (5263)

Facsimile:  
671-649-5383

Memo to GLUC Members

Ref: ARC Position Statements - Application No. 2025-40

March 31, 2026

Page 2 of 2

- Fire Prevention, firefighting equipment must conform to Fire Code requirements.
- Parking lay-out must be in detail for (compact, standard, and ADA) requirements.
- Ensure lighting will be adequate and environmentally friendly (LED, induction), and low maintenance,
- Adequate drainage should be designed into the storage facility area.

**GUAM WATERWORKS AUTHORITY (GWA):**

GWA provides a list of conditions cited in their position statement in support of the zone variance application.

**DEPARTMENT OF AGRICULTURE (DoAg):**

DoAg conditionally approves the requested height variance, contingent upon full incorporation of bat strike mitigation measures into the final building design.

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

GEPA does not object to the requested application.

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

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

**GUAM FIRE DEPARTMENT (GFD):**

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

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

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

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

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

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

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



Celine L. Cruz  
Guam Chief Planner

Attachments: ARC Position statements

CC: Executive Secretary, GLUC



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

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

Director's Office, Parks and Recreation Division  
41 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 Palaso, Agaña Heights, Guam 96910  
(671) 475-6294/6355, Facsimile (671) 477-2822



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

May 27, 2025

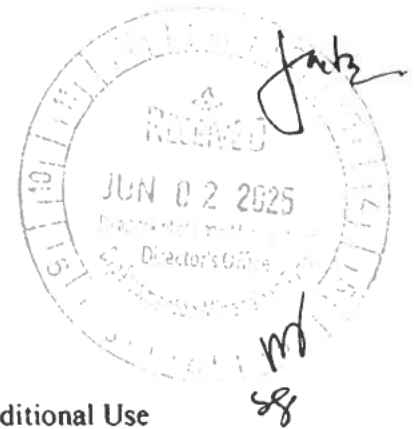
In reply refer to:  
RC 2025-0276

## Memorandum

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

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

**Subject:** JRR Investment Group, LLC, dba AAA Mini Storage, Conditional Use Application #2025-13 and Zone Variance (Height) Application #2025-40 for a Self Storage Facility at Lot 7019-1-1-R1, Yigo.



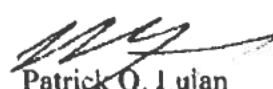
We reviewed the subject request by applicant, JRR Investment Group, LLC, dba AAA Mini Storage, c/o Daniel D. Swavely Consulting Services, Inc. present two applications for Conditional Use and Zone Variance. The subject Lot has an overall size of 1.2 acres.

Our office has concluded our review and will have **No Objection** with the Approval of these applications.

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

Sincerely,

  
Angel R. Sablan  
Director

  
Patrick Q. Lujan  
State Historic Preservation Officer

*To: Sonny*  
*6-4-25*

**RECEIVED**  
By Cristina at 3:21 pm, May 30, 2025



# GUAM POWER AUTHORITY

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

June 16, 2025



## MEMORANDUM

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

**From:** General Manager

**Subject:** L7019-1-1-R1, Municipality of Yigo, (JRR Investment Group, LLC, AAA Mini Storage) Conditional Use and Zone Variance Application. Its current use "C" (Commercial) Proposed vacant, 2-story structure that will be converted into a self-storage facility after adding a 3<sup>rd</sup> floor which will require a height variance. Application No. 2025-13 Conditional Use Application No. 2025-40 Zone Variance.

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

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

1. Customer is required to comply with the following pursuant to the National Electric Code, National Electric Safety Code and GPA's Service Rules and Regulations:
  - Coordinate overhead underground power requirements with GPA Engineering for new structures.
  - Maintain minimum clearances as defined by the current edition of the National Electrical Safety Code and National Electrical Code.
  - Maintain adequate clearance between any structures and electric utility easements in accordance with NESC and GPA requirements.
  - Developer Owner shall provide necessary electric utility easements to GPA prior to final connection.
  - Provide scheduling and magnitude of project power demand requirements for new loads.
  - All relocation costs for GPA's facilities, if necessary, is 100% chargeable to the applicant including but not limited to labor and materials
  - GPA reserves its rights to the following utility easements as shown on Instrument No. 467434.
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 facility 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 app

## INFRASTRUCTURE CERTIFICATION FORM

Agency Certifying **Guam Power Authority**

Applicant **JRR Investment Group, LLC, dba AAA Mini Storage**

Location **L7019-1-1-R1, Municipality of Yigo**

Type of Application **Conditional Use and Zone Variance (Height)**

GLUC GSPC Application No. **2025-13 and 2025-40**

Brief Project Description: **Conditional Use and Zone Variance (Height) Application its current use "C" (Commercial) to remain Commercial zone. Proposed vacant, 2-story structure that will be converted into a self-storage facility after adding a 3<sup>rd</sup> floor which will require a height variance of 4'6".**

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

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

Yes ☒ No ☐

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

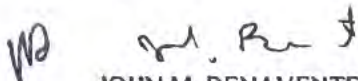
I hereby certify that the required **GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE** are currently **ADEQUATE** to support this project:

Yes ☒ No ☐

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

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

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

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

**6/26/2025**

Date

**Comments.**

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



# BUREAU OF STATISTICS AND PLANS

*Sagan Planu Siha Yan Emfotmasion*



July 25, 2025

## Memorandum

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

From: Director, Bureau of Statistics and Plans

Subject: Application No. 2025-13 Conditional Use & 2025-40 Zone Variance (Height)  
Location: Lot 7019-1-1-R1  
Municipality: Yigo  
Applicant: JRR Investment Group, LLC  
Proposed Use: Self-Storage Facility in Commercial Zone

***Buenas yan Háfa Adai!*** I am pleased to inform you that the Bureau of Statistics and Plans (Bureau) has completed its review of the above-mentioned application pursuant to its authorities under 5GCA Ch.1 Article 2 Comprehensive Planning<sup>1</sup> and the Guam Coastal Zone Management Program (GCMP) Enforceable Policies<sup>2</sup> pursuant to Executive Order 78-37. Moreover, in accordance with Executive Order 96-26,<sup>3</sup> 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, JRR Investment Group, LLC, is submitting a Conditional Use application and Zone Variance (Height) application to allow for the conversion of an existing 2-story building into a 3-story self-storage facility with a total height of 34 feet and 6 inches, 4 feet and 6 inches over the 30 feet height limit within the commercial zone. The subject lot is located in the municipality of Yigo and contains a total of 4,775 square meters or approximately 1.2 acres. Power, water, and sewer are connected to the property.

### Planning Considerations and Constraints

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

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

<sup>3</sup> Executive Order 96-26 (1996). <https://bsp.guam.gov/wp-content/uploads/2017/03/E.O.-96-26-Relative-to-Creating-the-Application-Review-Comm.pdf>

**BUREAU OF STATISTICS & PLANS - GOVERNMENT OF GUAM**

Mail: P.O. Box 2950 Hagåtña, Guam 96932 Tel: (671) 472-4201/3 Fax: (671) 477-1812 Web:  
[www.BSP.Guam.Gov](http://www.BSP.Guam.Gov)

PD: Jimmy  
CMM  
7.25

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

The subject lot is located along Marine Corps Drive and directly across McDonalds in Yigo. Land use within the immediate surrounding area comprises a mix of single-family and multi-family residences and commercial establishments.

The subject lot is located in a "Mixed-Use"<sup>4</sup> designated land-use area under the North and Central Guam Land Use Plan (NCGLUP). The NCGLUP (PL 30-244),<sup>5</sup> was adopted as an element of the Guam Comprehensive Development Plan. "The Mixed-Use category primarily focuses on larger commercial centers and corridors, including commercial uses that require large sites and draw customers from throughout the Island. Examples of commercial uses appropriate to this category include but are not limited to department stores, malls, office buildings, medical and other service uses, hotels/motels and restaurants. Mixed-use developments incorporating a variety of types and densities of residential units are also appropriate in this designation. Mixed Use development along corridors should be developed in a manner that focuses density in specific areas or 'transit targets' to support high-quality transit service, and should be developed at a walkable neighborhood scale. Along undeveloped corridors, the mixed-use development should be interspersed with development that is lower density to maintain natural character and open space."<sup>6</sup>

The proposed conditional use is compatible with the area's mixed-use designation under the NCGLUP.

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

The subject lot is in the Northern Watershed and above the Northern Guam Lens Aquifer. According to the National Oceanic and Atmospheric Administration's Coastal Change Analysis Program (CCAP) land cover data, the surface area of this watershed has changed by 12.11% from 2005 to 2015.<sup>7</sup>

Regarding development impacts, as of 2015 land cover data, 30.6% of the watershed was developed, and 15.78% comprised impervious surfaces.<sup>8</sup> An area is at greater risk of flooding the more an area is developed and levels of impervious surfaces are high. Areas with impervious surface rates will likely experience negative impacts on water quality. Impervious surfaces significantly reduce the water quantity and quality in a watershed. Impervious surface degrades the watershed quality by greatly reducing the stream flow and increasing the stream temperature. They carry huge pollutant loads downstream, causing due harm to aquatic life. Severe degradation can be expected when rates reach 25%. Runoff effects include channeling and loss of beach profile along untreated storm drain outfalls, sediment plumes, algae blooms, noxious odors due to poor water quality, and coral mortality.

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<sup>4</sup> ICF International 2009 North and Central Guam Land Use Plan September (ICF International #00824.08.) Seattle, WA Prepared for Bureau of Statistics and Plans - Government of Guam.

<sup>5</sup> Public Law 30-224 §, Section 4 (2010) [https://guamlegislature.com/Public\\_Laws\\_High\\_PL\\_30-224-205/Bill\\_20No\\_20462-30%20\(LS\).pdf](https://guamlegislature.com/Public_Laws_High_PL_30-224-205/Bill_20No_20462-30%20(LS).pdf) (Note: The plan was adopted due to inaction by the 90<sup>th</sup> day of the 31<sup>st</sup> Guam Legislature.

<sup>6</sup> ICF International North and Central Guam Land Use Plan (2009) 2-2 & 2-3

<sup>7</sup> National Oceanic and Atmospheric Administration, Office for Coastal Management "C-CAP Land Cover Atlas". Coastal Change Analysis Program (C-CAP) High-Resolution Land Cover Charleston, SC NOAA Office for Coastal Management. Accessed July 2025 at <https://coast.noaa.gov/ccap/atlas/>

<sup>8</sup> Ibid

Currently, the subject lot is dominated by impervious surfaces, including the existing structure and surrounding pavement, with limited vegetated landscaping. The proposed project maintains the existing building footprint, so no significant land cover changes are expected. Nonetheless, any future development that expands into the vegetated areas would increase impervious surfaces and could contribute to cumulative negative impacts on water quality within the watershed.

### **Effects Test and Conditions**

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

**Sustainable Community Development:** Policy LU-5 works to “promote environmental sustainability through a variety of measures. Examples of possible measures include green building design, green spaces in urban areas, green infrastructure, greenway and conservation lands networks, transit-oriented and transit-ready development, improved networks for walking and wheeling, site design to promote renewable energy use, and other measures.”<sup>9</sup>

#### ***Determination of Effects: Yes***

As the property lies within a watershed area already experiencing measurable environmental stress due to increasing impervious surfaces, incorporating sustainability features such as renewable energy systems, native landscaping, and green infrastructure—can significantly reduce the project’s environmental footprint and help mitigate cumulative impacts within the Northern Watershed. Implementing such measures aligns with LU-5’s intent to promote environmental sustainability and resilience through practical design strategies in mixed-use urban environments.

**Condition:** To the maximum extent practicable, the applicant shall incorporate green building concepts and sustainable community designs in the design and construction phase of the project, incorporate the use of alternative power sources, such as solar powered street lights, water heating, and air-conditioning, and other uses of renewable power sources, and save as many high-value emerging tree species and or replicate the native forests through propagation and outplanting throughout open spaces of the property. Coordination with the Guam Department of Agriculture for the use of preferred native tree species is recommended.

**Air-quality Policy:** All activities and uses shall comply with all local air pollution regulations and all appropriate federal air quality standards in order to ensure the maintenance of Guam’s relatively high air quality.<sup>10</sup>

#### ***Determination of Effects: Yes***

The proposed development will require construction activities that may generate air pollutants and have the potential to adversely impact air quality.

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<sup>9</sup> ICF International. North and Central Guam Land Use Plan. (2009). 2-5

<sup>10</sup> Guam Land-Use Policies, Executive Order 78-37 (1978): 3.

Condition: Incorporate Best Management Practices (BMPs) during any construction activities to minimize dust and air pollution such as fugitive particulate matter emissions. Ensure that the surrounding neighborhood is not exposed to noxious odors.

**Water Quality Policy:** Safe drinking water shall be assured and aquatic recreation sites shall be protected through the regulation of uses and discharges that pose a pollution threat to Guam's waters, particularly in estuarine, reef and aquifer areas.<sup>11</sup>

Policy NS-1. Protect the Northern Aquifer watershed and recharge areas through appropriate land use categories and development standards, including requirements for public sewer infrastructure for all residential subdivisions, low development density for unsewered areas, on-site stormwater disposal, and limiting heavy industrial activities.<sup>12</sup>

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

- e. Use of green street design principles, which emphasize low maintenance, stormwater management, aquifer recharge, beautification, and neighborhood collaboration and pride;
- f. Limit building and parking footprints and use alternative surface/paving designs to reduce thermal pollution, promote groundwater recharge, and preserve space for landscaping;
- g. Use of percolation ponds and other low maintenance systems on large-scale development sites overlying recharge areas. Require that large scale and regional stormwater management plans and designs do not result in the transfer or movement of water from immediate area recharge to sub-basins. There should be no new nonpoint or point source pollution discharges as part of this redevelopment."<sup>13</sup>

*Determination of Effects: Yes*

Stormwater and wastewater from the site will continue to contribute to the cumulative negative impact on the water quality within the Northern Watershed and the Northern Guam Lens Aquifer.

Condition: The applicant must comply with CNMI and Guam Stormwater Management Manual<sup>14</sup> 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<sup>15</sup> and 2) Stormwater Management in Pacific and Caribbean Islands: A Practitioner's Guide to Implementing LID<sup>16</sup>.

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<sup>11</sup> Ibid.

<sup>12</sup> ICF International. North and Central Guam Land Use Plan. (2009). 5-2

<sup>13</sup> Ibid., 5-5

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

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

<sup>16</sup> Center for Watershed Protection & Horsley Witten Group, Inc.. Stormwater Management in Pacific and Caribbean Islands: A Practitioners Guide to Implementing LID. Prepared for NOAA Coral Reef Conservation Program. (2014): [https://www.ncei.noaa.gov/data/oceans/coris/library/NOAA/CRCP/project/1906/Feb2014\\_IslandBMPSGuide\\_wAppendix.pdf](https://www.ncei.noaa.gov/data/oceans/coris/library/NOAA/CRCP/project/1906/Feb2014_IslandBMPSGuide_wAppendix.pdf)

**Determination**

Pursuant to Executive Order 96-26, Appendix A § 700 (g),<sup>17</sup> the Bureau hereby recommends approval of the conditional use application and zone variance height application based on the above-mentioned conditions. If these conditions are not met by the applicant or not included in the Guam Land Use Commission's Notice of Action, this position statement is to be interpreted as a recommendation for disapproval.

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



LOLA E. LEON GUERRERO  
Director

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<sup>17</sup> Executive Order 96-26 (1996). <https://bsp.guam.gov/wp-content/uploads/2017/03/E.O.-96-26-Relative-to-Creating-the-Application-Review-Comm.pdf>



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

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



**VINCENT P. ARRIOLA**  
*Director*  
**LINDA J. IBANEZ**  
*Deputy Director*  
**ERNEST G. CANDOLETA, JR.**  
*Deputy Director*

## MEMORANDUM

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

**FROM:** Director, Department of Public Works

**APPLICANT:** JRR Investment Group, LLC

**SUBJECT:** Zone "C"  
 Application No. 2025 - 13 (Conditional Use)  
 Application No. 202540 (Variance Height) Lot No. 70191 - 1- R 1, Yigo, Guam



The applicant intends to convert a vacant 2-story structure into a self-storage facility after adding a 3rd floor. This will offer 194 storage units ranging in size s from 23 square feet to 100 square feet for a combined storage capacity of 11,715 square feet. The total lot area is approximately 4,775 square meters located in the Municipality of Yigo.

The Department of Public Works has completed its review of the subject application and has no objection to the request provided the following conditions are met:

A well designed storage facility is fundamental to efficient logistics operations. Every storage facility requires a careful considerations of business requirements, considering operational needs, and site specific factors. The key is striking the right balance between storage density, operational efficiency and future flexibility.

- Egress/ Ingress must be wide enough for incoming/outgoing vehicles to load and unload items.
- Provide solid waste disposal services (private or public).
- Fire prevention, firefighting equipment must conform to Fire Code requirements.
- Parking lay-out must be in detail for (compact, standard and ADA) requirements.
- Ensure lighting will be adequate and environmentally friendly (LED, induction), and low maintenance.
- Adequate drainage should be designed into the storage facility area

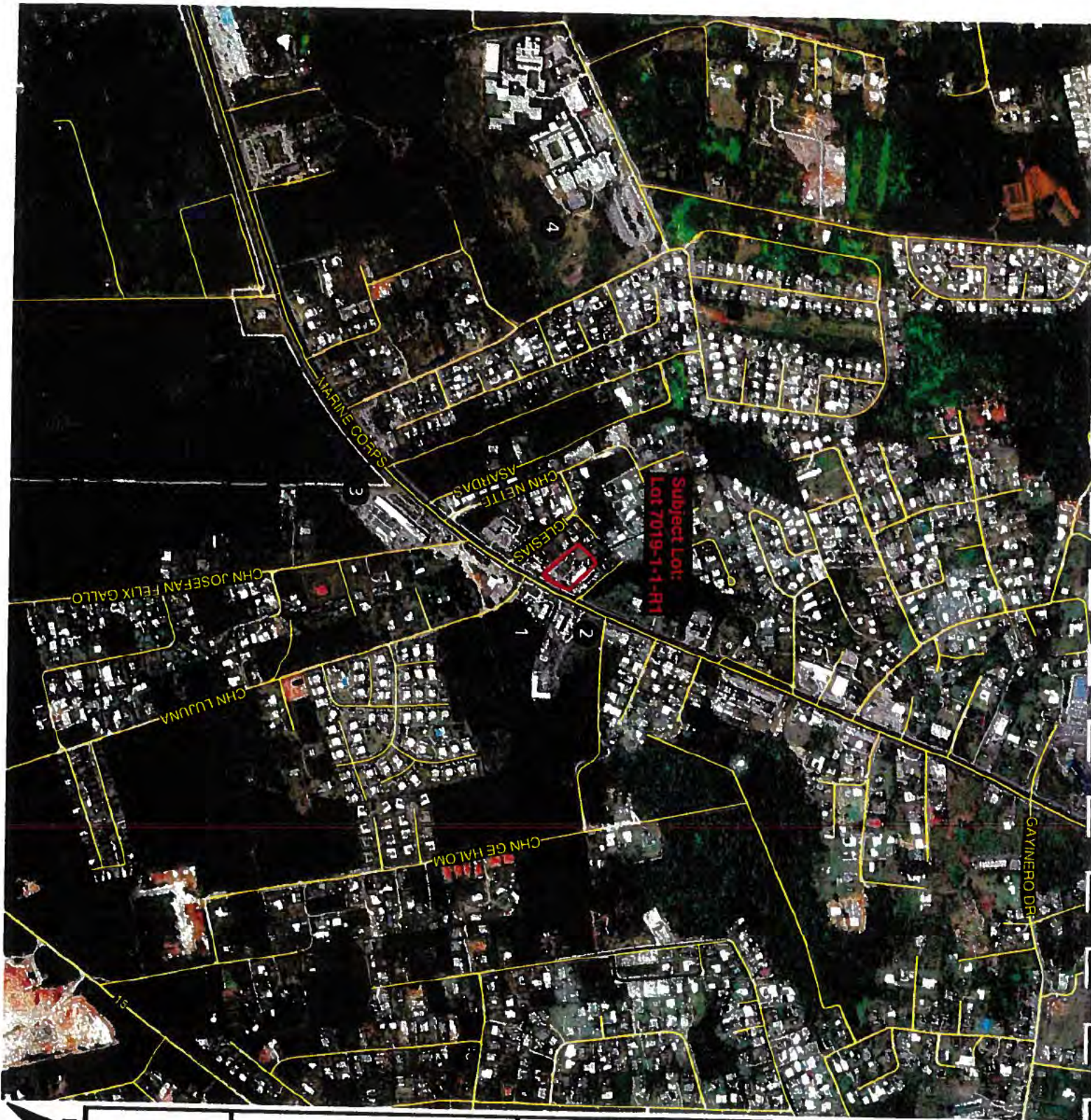
**NOTE:** For building permit application must submit a complete set of plans for the existing structure including the additional 3rd story structure.

Should you have any questions, please contact the Division of Capital Improvement Projects (CIP) at (671) 646-3224 or (671) 646-3189.

**VINCENT P. ARRIOLA**



*Handwritten notes:*  
 To: Dennis  
 Cam  
 21



### VICINITY MAP

Project: AAA Mini Storage  
 Subject Lot: Lot 7019-1-1-R1  
 Village: Yigo  
 Location: Marine Corps, Drive (Rt. 1)

### LAND MARKS

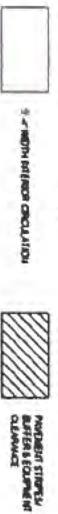
- 1 McDonald's Yigo
- 2 Bank of Guam Yigo
- 3 Payless Yigo
- 4 Simon Sanchez High School

### LEGEND

- Subject Lot
- Roadways

0 500 1,000 ft

|                            |                                 |                      |
|----------------------------|---------------------------------|----------------------|
| 1 OFFICE                   | 3 JUNE 14 A.D.A. TOILET         | 5 JUNE 14 P.M. 10.00 |
| 2 1 TALL CHAIR OCCUPY 1 FT | 4 DEFENSE AREA                  | 6 10.00 TO 12.00     |
| 3 CARPENTRY & CONG         | 7 MECHANICAL EQUIPMENT AND MACH | 8 12.00 TO 1.00      |
| 4 STAIRS                   | 9 BUILDING ENTRANCE             | 10 1.00 TO 2.00      |



LIBRARY

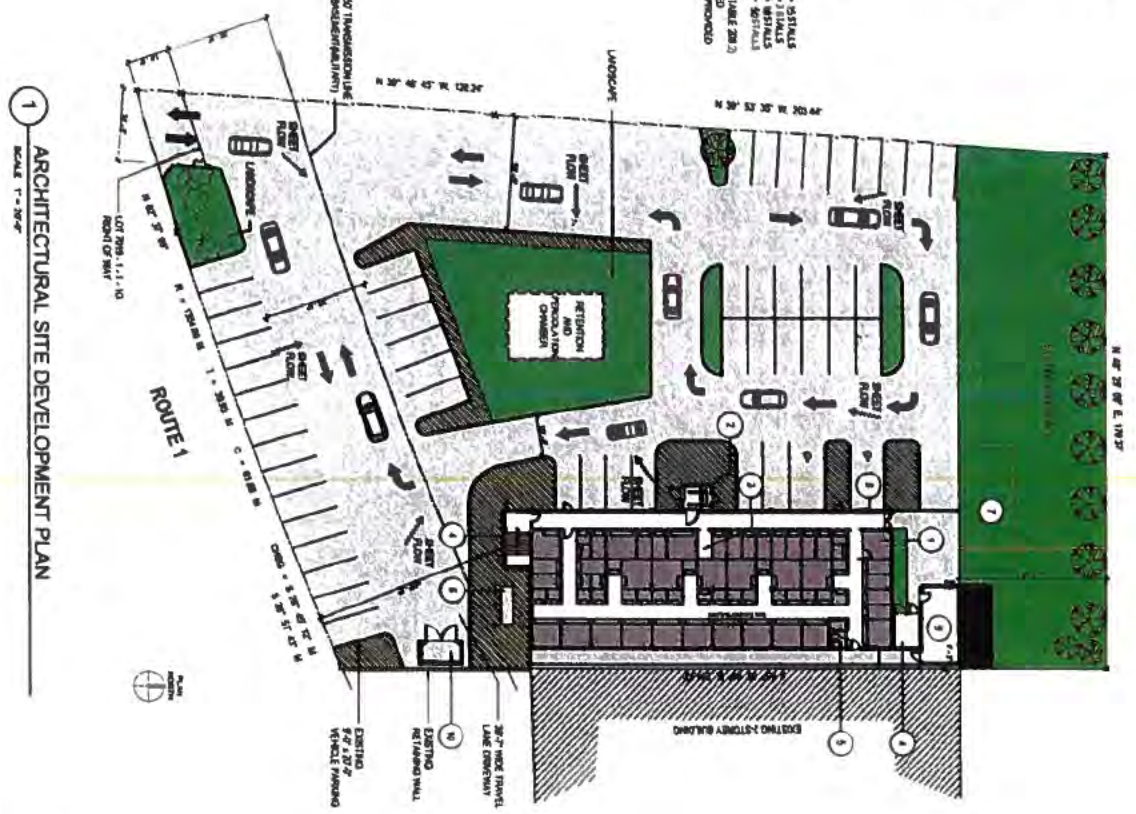
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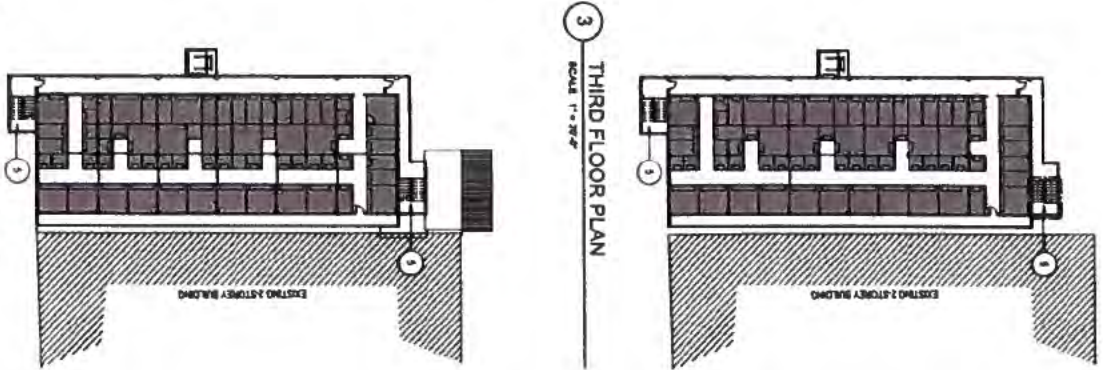
| SCHEDULE OF STORAGE UNITS                                                                            |          |                            |                            |                            |                  |            |
|------------------------------------------------------------------------------------------------------|----------|----------------------------|----------------------------|----------------------------|------------------|------------|
| UNIT DESIGNATION                                                                                     | AREA     | 1 <sup>ST</sup> UNIT COUNT | 2 <sup>ND</sup> UNIT COUNT | 3 <sup>RD</sup> UNIT COUNT | TOTAL UNIT COUNT | % OF TOTAL |
|  25 SQ FT<br>1/2" D | 25 SQ FT | 22                         | 22                         | 22                         | 66               | 20%        |
|  25 SQ FT<br>1/2" D | 25 SQ FT | 4                          | 4                          | 4                          | 12               | 3%         |
|  42 SQ FT<br>1/2" D | 42 SQ FT | 16                         | 16                         | 16                         | 48               | 17%        |
|  36 SQ FT<br>1/2" D | 36 SQ FT | 4                          | 4                          | 4                          | 12               | 3%         |
|  48 SQ FT<br>1/2" D | 48 SQ FT | 1                          | 0                          | 0                          | 1                | 1%         |
|  48 SQ FT<br>1/2" D | 48 SQ FT | 4                          | 4                          | 4                          | 12               | 3%         |
|  48 SQ FT<br>1/2" D | 48 SQ FT | 13                         | 13                         | 13                         | 39               | 20%        |
|  48 SQ FT<br>1/2" D | 48 SQ FT | 0                          | 1                          | 1                          | 2                | 1%         |
|  48 SQ FT<br>1/2" D | 48 SQ FT | 0                          | 0                          | 0                          | 0                | 0%         |
|  48 SQ FT<br>1/2" D | 48 SQ FT | 0                          | 0                          | 0                          | 0                | 0%         |
| TOTAL UNITS                                                                                          |          |                            |                            |                            | 141              | 100%       |

### 2. Input-Output

## SITE DE DÉVELOPPEMENT PLAN



## SCALE 1 = 100'



SCALE 1-10

## SCALE 1" = 20' 4"



1 PERSPECTIVE

ADKINS YIGO SELF STORAGE  
PERSPECTIVE

R1M  
© 2011 Adkins Yigo



**GUAM WATERWORKS AUTHORITY**

Gloria B. Nelson Public Service Building, 688 Route 15, Mangilao, Guam 96913  
P.O. Box 3010, Hagatna, Guam 96932  
Tel. No. (671) 300-6846/47 Fax No. (671) 648-3298

**MEMORANDUM**

June 18, 2025

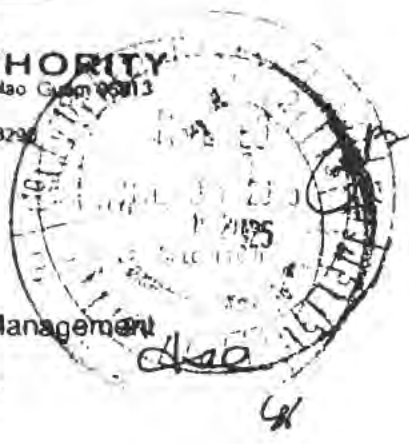
**TO:** Joseph Borja, Director, Department of Land Management

**CC:** Mayor Francis S. Lizama, Municipality of Yigo  
(frances.lizama@mcog.guam.gov)

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

**SUBJECT:** Position Statement on Zone Variance for Height Application 2025-40 for  
Lot 7019-1-1-R1 in the Municipality of Yigo

**APPLICANT:** JRR Investment Group, LLC



The Guam Waterworks Authority (GWA) has reviewed the applicant's request for a Zone Variance for Height (4'6") for the proposed use of an existing 2-story building for a Self-Storage Facility.

This memorandum shall serve as GWA's position statement for the JRR Investment Group, LLC application related to the availability of water and sewer infrastructure to serve the Yigo 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.

GWA provides water service to the existing structure. GWA supports the Zone Variance for Height with the following conditions:

1. Sewer cleanouts were not visible on the public right of way fronting the subject lot. If the applicant requests that GWA service the portion of sewer lateral located on the public right of way, then the applicant will be responsible for identifying the location of any existing cleanouts of the public right of way or installing sewer cleanouts on the public right of way in accordance with GWA standards and requirements.

**RECEIVED**  
By Cristina at 10:33 am, Jul 01, 2025

2. Prior to renovation or occupancy by a new tenant, the account holder shall inform 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.
3. GWA requires the applicant to coordinate with the GWA Engineering Department at least six months prior to the building permit application submittal to discuss the proposed water demand and sewer production calculations in order to determine if existing GWA facilities can accommodate the proposed development and if any off-site infrastructure improvements may be necessary. Utility capacity analysis will consider service to existing customers, as well as approved projects in the building permit/construction phase which are unavailable for use by newly proposed developments. Water and Sewer design shall adhere to GWA standards and requirements.

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. 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.

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



Louides A. Leon Guerrero

Joshua L. Tenorio

# Department of Agriculture Dipattamenton Agrikottura

*Building a Better Future for Guam*



Chelsa Muña

Roy Gamboa

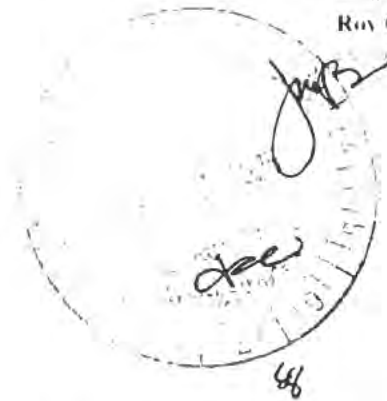
To: Anita B. Enriquez, Chairwoman  
Guam Land Use Commission

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

From: Chelsa Muña, Director

Date: July 02, 2025

Subject: **Position Statement for "Zone Variance – Height" Application 2025-40, for a proposed Self Storage Facility, on Lot 7019-1-1-R1, in a "C" (Commercial) zone, along Iglesias Street, Yigo. JRR Investment Group LLC dba AAA Mini Storage.**



The Department of Agriculture (DOAG) reviewed Application 2025-40 for a height zone variance submitted by JRR Investment Group LLC doing business as AAA Mini Storage, for a proposed self-storage facility on Lot 7019-1-1-R1, located in a Commercial (C) zone along Iglesias Street, Yigo. The proposed development involves converting the existing 2-story structure into a self-storage facility after the addition of a third floor. The facility will have 194 storage units ranging in size from 23 square feet to 100 square feet. The addition of the third floor will exceed the 30-foot height limit permitted in a Commercial zone, prompting the need for a height variance.

Due to the proposed height and location of the development, collisions between wildlife and the building structures are a serious concern, especially involving protected species such as the Mariana Fruit Bat (*Pteropus mariannus*). To reduce risk to this species, mitigation measures must be incorporated into the building plans and operational practices. Any wildlife collisions must be documented and reported to the DOAG.

DOAG conditionally approves the requested height variance, contingent upon full incorporation of bat strike mitigation measures into the final building design. The department remains available to discuss the proposed development in greater detail. DOAG reserves the right to withdraw or revise its position on the application should the landowner fail to fulfill these conditions prior to the Guam Land Use Commission's final decision. For questions or concerns, please contact [permits@doag.guam.gov](mailto:permits@doag.guam.gov).

RECEIVED  
By Cristina at 12:18 pm, Jul 01, 2025

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



GUAM ENVIRONMENTAL PROTECTION AGENCY • AGENSIAN PROTIEKSION TINLA' LA' GUAHAN  
LOURDES A. LEON GUERRERO • GOVERNOR OF GUAM | JOSHUA I. TENORIO • LIEUTENANT GOVERNOR OF GUAM  
MICHELLE C. R. LASTIMOZA • ADMINISTRATOR

DEC 09 2025

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

**Ref: JRR Investment Group, LLC, dba AAA Mini Storage, Conditional Use Application and Height Variance Application for a Self-Storage Facility at Lot 7019-1-1-R1, Yigo**

*Hafa adai* Dr. Enriquez:

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

The proposal is to utilize an existing structure in a commercially zoned parcel to establish a self-storage facility, which is the first of its kind in community. The conditional use request is for the operation of this mixed used operation in a Commercial zone. Whereas, the height variance is for the allowance to erect a third story on this existing 2 story building.

The short form EIA submitted reports that no Construction and Grading permits will be needed, as existing stormwater drainage system and parking infrastructure will not necessitate such infrastructure. Further, concerns regarding utilities and access are determined to be available and will not result with any additional impacts.

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



*Jan*  
*md*  
*12-11-25*

If you have any questions, please feel free to contact my staff at Water Resources Management Program or Water Division Chief Engineer Mr. Peter P. Bautista, PE at Tel # (671) 588-4702.

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

*Senseramente.*

  
MICHELLE C.R. LASTIMOZA  
Administrator

cc: Mr. Joseph M. Borja  
Executive Secretary  
Department of Land Management



*Handwritten signature and date 12-11-25*



Louides A. Leon Guerrero

Joshua L. Tenorio

# Department of Agriculture Dipattamenton Agrikottura

Department of Agriculture, Guam



Chelsa Muña

Roy Gamboa

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

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

From: Chelsa Muña, Director

Date: July 02, 2025

Subject: **Position Statement for "Zone Variance – Height" Application 2025-40, for a proposed Self Storage Facility, on Lot 7019-1-1-R1, in a "C" (Commercial) zone, along Iglesias Street, Yigo. JRR Investment Group LLC dba AAA Mini Storage.**

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**YIGO MUNICIPAL PLANNING COUNCIL (YMPC)  
2026 (SECOND) Regular Meeting**

**Resolution No. 2026-01**

Introduced by:

Frances S. Lizama, Chairperson  
Pedro S. Blas, Vice Chairperson

Members:

Lawrence J.M. Alcairo  
Robert J.L. Barcinas  
Gregorio P. Calvo  
Joseph B. Cruz, Jr.  
Elizabeth C. Flickinger  
Peter B. Frias  
Jack E. Hattig III  
Jonathan F. McDermott  
Norma L. Salas  
Peter J. Santos  
Geraldynn B. Tennessen  
Venido S. Torres

**Relative to the approval of Application No. 2025-13,  
Conditional Use Permit, and Application No. 2025-40, Zone  
Variance for Height, both on Lot 7019-1-1-R1, Municipality of  
Yigo, and applicant for both is JRR Investment Group, LLC.**

1        **BE IT RESOLVED BY THE YIGO MUNICIPAL PLANNING**  
2   **COUNCIL (YMPC):**

1       **WHEREAS**, the applicant, JRR Investment Group, LLC, has submitted  
2   Application No. 2025-13, Conditional Use Permit, and Application No. 2025-  
3   40, Zone Variance for Height, both on Lot 7019-1-1-R1, Municipality of Yigo;  
4   and

5       **WHEREAS**, the intent of Application No. 2025-13, Conditional Use  
6   Permit, is to convert an existing commercial building into a proposed self-  
7   storage facility in a "C" (Commercial) Zone, and Application No. 2025-40,  
8   Zone Variance for Height, is for the construction of a third floor to an existing  
9   two-story commercial building to be used also for the same purpose of a self-  
10   storage facility, with a height of 34-feet, 6-inches, which is 4-feet, 6-inches  
11   above the allowable 30-feet height, in a "C" (Commercial) Zone; and

12       **WHEREAS**, the Yigo Municipal Planning Council (YMPC) reviewed  
13   both Application Nos. 2025-13 and 2025-40 and its supporting documents;  
14   conducted its First and Second Public Hearings on Wednesday, March 11,  
15   2026, 5:00 p.m. and 5:30 p.m. respectively, at the Yigo Senior Citizens Center,  
16   livestreamed on the Yigo Mayor's Office YouTube channel, and its Regular  
17   Monthly Meeting on Wednesday, March 11, 2026, 6:00 p.m. at the Yigo  
18   Senior Citizens Center, livestreamed on the Yigo Mayor's Office YouTube  
19   channel, and having on its Agenda Application Nos. 2025-13 and 2025-40;  
20   and

21       **WHEREAS**, the Yigo Municipal Planning Council (YMPC) supports  
22   the Conditional Use Permit and Zone Variance for Height for the intent of a  
23   proposed self-storage facility on Lot 7019-1-1-R1, which will offer residents  
24   practical, long-term benefits by addressing growing need for flexible and  
25   secure storage solution without the need to expand prematurely, and storage  
26   for personal belongings during life transitions such as moving, downsizing,  
27   or renovations; now, therefore, be it

1       **RESOLVED**, that the Chairperson certifies, and the YMPC Secretary  
2 attests to, the adoption hereof, and a copy of the same be thereafter  
3 transmitted to the Department of Land Management Planning Division and  
4 JRR Investment Group, LLC representative Daniel D. Swavely.

**DULY AND REGULARLY ADOPTED BY THE YIGO MUNICIPAL  
PLANNING COUNCIL (YMPC) ON THE 11TH DAY OF MARCH 2026.**

  
\_\_\_\_\_  
**Frances S. Lizama**  
Chairperson

  
\_\_\_\_\_  
**Geralynn B. Tennesen**  
YMPC Secretary

**PUBLIC HEARING MINUTES**  
**Tuesday, January 27, 2026, 6:00 p.m.**  
**Yigo Senior Citizens Center**

**APPLICATION NO. CU 2025-13 & ZV 2025-40**

**APPLICATION TYPE: Conditional Use & Zone Variance for Height**

**APPLICANT/ REPRESENTATIVES: JRR Investment Group, LLC / Daniel D. Swavely**

**LOT: 7019-1-1-R1**

**CALLED TO ORDER: 6:08 p.m.**

The meeting was called to order by Planning Staff, and after a brief introduction and explanation of the application, the floor was then turned over to the applicants' representative, Daniel D. Swavely. After his presentation, the applicants' representative responded to the following public attendees' questions, comments, and concerns.

1. Robert Lizama: Is the roof going to be at an angle? What about the water run-off?

Daniel Swavely: The water run-off will be caught in the back. There will be gutters.

2. Robert Lizama: The area is known for flooding. It doesn't have to be a tropical storm, but just heavy rain, and that area will flood. It can even overflow to the neighbor. I don't know how you're going to address that.

Daniel Swavely: We assume this building was constructed in the 1980's, possibly the 80's to the early 90's. In those days, it wasn't too keen on flood mitigation or storm drains, not the way we are careful with all of that now. I believe there is a percolation basin. We would not be able to get a building permit to repurpose this structure without addressing the drainage issue. I'll follow up with this.

3. Daniel Swavely: Do you know who owned this building before the Adkins purchased it?

Robert Lizama: It was the Servino's. There used to be a house in the back, but it was demolished when they built the 2-storey building.

4. Robert Lizama: Are there any plans for the egress and ingress? To add that access to the northern side of the property?

Daniel Swavely: No plans yet, but we'll work with DPW on that. If you have a recommendation or preference, we can discuss that and relay that to DPW.

Robert Lizama: I will admit that I take the left turns into McDonald's, but there's no island to prevent left turns into McDonald's. So, a lot of people like myself, when the traffic is clear, would make that turn. Even if you put a sign that says "No Left Turns", it's not going to work and the traffic light is further away. Eventually, the traffic congestion will increase. Maybe that will be a good opportunity to add medians to prevent the left turn into McDonald's. That should be relayed to DPW to prevent any more accidents in that area. They had a guardrail that was placed there, but it was already damaged on both ends because of the accidents that had happened. Maybe this is an opportunity to bring up this application to see if they can really put medians there so that it avoids the left turns going in and making a left turn exiting this project site.

Public Hearing Minutes  
App. No. 2025-13 & 2025-40  
Page 2

5. Daniel Swavely: Would you recommend that the ingress/egress for this facility be moved farther north?

Robert Lizama: Yes, actually. It would help prevent the congestion. Perhaps move up the entrance.

6. Robert Lizama: Since this building is already existing, I have no problem. They're just adding a third floor right?

Daniel Swavely: Yes, an additional story, and the variance is requesting an additional 4 feet, 6 inches, but we'll still get public input. Going back to the traffic, for this GLUC application, we got a traffic analysis, which includes the business operations, customers that typically come twice a year, and 1 employee on shift.

7. Gloria Frias: I think this is a really good idea. I used to rent a storage unit in Barrigada. I'm a teacher so a lot of teachers would have to clear out their classrooms at the end of the school year.

Daniel Swavely: Are you a teacher in Barrigada?

Gloria Frias: No, in Astumbo.

8. Gloria Frias: Are the storage units all the same size?

Daniel Swavely: No, they offer different sizes. There will be 194 units and the size varies between 25 square feet and 100 square feet.

9. Robert Lizama: Could this building be an opportunity for the government to provide sirens on top of the building? The government can use it for broadcasting or an emergency siren. There's a siren around there, but when they do testing, and depending on the wind, you can't really hear it. This could be an opportunity to place the sirens on a higher building so people can hear it.

Daniel Swavely: Who could we talk to about that or who can I contact?

Robert Lizama: Homeland Security.

Daniel Swavely: I can mention this to the Adkins.

10. Robert Lizama: What is the height of the building now?

Daniel Swavely: The existing height is 24 feet and the request is to add an additional 10 feet.

11. Mayor Frances Lizama: So the application is requesting to add a third floor?

Daniel Swavely: Yes, the zone variance is the addition of the third floor and will include improvements.

12. Robert Lizama: Is it really necessary to have the additional meetings for the MPC? What is the purpose of the extra meetings for the council to make a decision? In the past, it was not like that. Did DLM ask for the extra meetings?

Celine Cruz: No, it's actually a law that requires the additional, separate MPC Meetings. It resulted from that Pago Bay project.

Public Hearing Minutes  
App. No. 2025-13 & 2025-40  
Page 3

13. Robert Lizama: I think its time to change that regulation. Who's the one who introduced that law?

Daniel Swavely: Brown.

14. Robert Lizama: The issue needs to be revisited because it's a waste of money and time. We need to document the council meetings and have the senators look at the attendance. Is DLM documenting this meeting and taking the attendance for tonight?

Sonny Gogue: Yes, the meeting is being recorded and I'm taking minutes of the meeting. We have the sign-in sheet for the attendees.

15. Robert Lizama: I think this meeting is good enough but the council still has to have the extra meetings. I don't have a problem with these applications.

**MEETING ADJOURNED: 6:43 p.m.**



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



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

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

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

April 3, 2026

**MEMORANDUM**

**To:** Chairperson, Guam Land Use Commission  
**From:** Guam Chief Planner  
**Subject:** Staff Report – Zone Variance Application No. 2025-72

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

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

Telephone:  
671-649-LAND (5263)

Facsimile:  
671-649-5383

**1. PURPOSE:**

- a. **Application Summary:** The applicant, Guam Evergreen Corp., represented by Felix C. Benavente and/or Harry D. Gutierrez, is requesting approval of a Zone Variance for Use, to locate and operate a space rocket tracking station, on Lot 6-R1, Block 1, Tract 221, in the municipality Barrigada, in an "A" (Agricultural/Rural) Zone.
- b. **Legal Authority:** Title 21, Guam Code Annotated, Chapter 61, Variances Section 61616-61623, and other applicable subsections related to Variances.

**2. FACTS:**

- a. **Location:** The subject property is primarily accessed from Alegeta Street, which serves as its main frontage and point of approach. A secondary access point is provided along Macheche Road via a forty-foot-wide easement. This dual-frontage configuration situates the site within an established roadway network and supports convenient ingress and egress from multiple directions.
- b. **Lot Area:** 4,993 square meters or 53,744 square feet
- c. **Present Zoning:** "A" (Agricultural/Rural) zone.
- d. **Field Description:** The lot has been cleared and was previously utilized as a stockpiling and laydown area to support GWA's construction and rehabilitation activities for a water well located along Chalan Pasaheru.
- e. **Surrounding Land Uses:** Surrounding land uses consist primarily of single-family residences and apartment developments. The adjacent parcels to the left and right

of the subject property remain undeveloped. Directly across Alegeta Street is an older quarry site.

f. **Master Plan:** Residential (North and Central Guam Land Use Plan)

g. **Community Design Plan:** Conservation – Open Space

h. **Previous Commission Action:** None

3. **APPLICATION CHRONOLOGICAL FACTS:**

a. **Date Application Accepted:** October 24, 2025

b. **Date Heard By ARC:** November 20, 2025

c. **Public Hearing Results:** A public hearing was held on February 11, 2026, at 6:03 p.m. at the Barrigada Community Center. Present were the case planner, planning staff, the applicant's representative, Mr. Felix Benavente, the Barrigada Mayor and Vice Mayor, and approximately twelve (12) members of the public. At the time of the hearing, the applicant was requesting both a zone variance and a zone change from A Zone to M1 Zone. For the record, the zone change application has since been withdrawn.

(Note: Public Hearing Minutes are provided in Attachment "A")

4. **Discussion and Staff Analysis –**

The applicant provides the following justification as required by the application:

**A. That the strict application of the provisions of this Chapter would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the law.**

The proposed antenna station is part of a regional space-launch tracking network that includes facilities in Jeju Island – South Korea, Palau, and Chuuk, Federated States of Micronesia. The Guam site is necessary to fill a critical tracking gap between Palau and Chuuk in order to maintain operational and information efficiency and continuous monitoring of launch vehicles traveling over the Pacific Ocean.

The network supports the tracking and analysis of space-launch vehicles. Including missions designed to deploy satellites used to observe and study climate related conditions. This scientific and environmental purpose further demonstrates the regional and international importance of the project.

Similar ground antenna systems are used for flight testing of aircraft and analysis of flight data. These ground systems are in use for major U.S. aircraft developers, including Boeing's F-15 fighter aircraft and next generational fighter development programs.

Due to the technical requirements of the flight path and tracking corridor, the antenna must be located within a specific geographic zone. The operational requirement is tied

to geographic alignment, elevation, and line-of-sight conditions necessary for tracking within a defined corridor. These constants significantly limit viable sites within Guam.

Strict application of the existing zoning restriction would therefore create practical difficulties inconsistent with the purpose and intent of Chapter 61 by preventing reasonable use of a uniquely situated parcel for a geographically constrained, specialized purpose.

The hardship arises from the parcel's specific geographic position within the Pacific Tracking arc and is not self-imposed by the applicant.

**B. That there are exceptional circumstances or conditions applicable to the property or the intended use that do not apply generally to other properties in the same zone.**

Strict application of the existing zoning classification would effectively deprive the property owner of reasonable use and enjoyment of the subject property. Without the requested variance, the parcel cannot be utilized in a manner consistent with surrounding development patterns, infrastructure capacity, and the highest and best use of the land.

The required antenna alignment, tracking corridor, launch trajectory, and unobstructed signal path create exceptional circumstances applicable to this property that do not generally apply to other parcels within the same zone.

The property possesses unique physical, locational, and contextual characteristics that distinguish it from other parcels within the zone. The property's geographic position within the Pacific tracking arc, combined with its elevation and orientation, make it uniquely suited for this limited receiving function. These conditions are not shared broadly by other similarly zoned properties. These conditions are inherent to the land itself. The required antenna alignment, unobstructed signal path, and tracking geometry do not broadly apply to other parcels in the zone.

The hardship is therefore inherent in the property's specific location within a defined aerospace tracking corridor and is not merely a condition created by the applicant.

**Absent approval of the variance:**

- The property would remain underutilized despite its strategic location and infrastructure readiness;
- The owner would be denied reasonable economic return consistent with neighboring land uses;
- The parcel would be restricted from development opportunities that are otherwise compatible with the surrounding land area;
- The land would be able to achieve its highest and best use.

The requested variance does not seek to confer a special privilege, but rather to allow the owner the same reasonable opportunity to use the property as others enjoy under comparable circumstances. The hardship is therefore inherent to the property's specific location within a defined aerospace tracking corridor and is not merely a condition created by the applicant.

**C. That the granting of the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the zone or neighborhood in which the property is located.**

The proposed facility is passive in nature and designed to have negligible impact on the surrounding properties or the public. Granting the variance will not be materially detrimental to the public welfare nor injurious to property or improvements in the surrounding neighborhood.

The antenna will operate only once or twice per year, with each operational window lasting approximately twenty minutes to a few hours. There will be no continuous activity, no industrial operations, no public access, and no significant traffic generation.

The improvements are limited to essential equipment, electrical connection, fiber line installation, fencing, and security measures. The project produces no ongoing noise, emissions, or nuisance impacts.

Security measures will include:

- On site security presence
- Daytime monitoring by a licensed security company
- Installation of security cameras
- Perimeter fencing
- Posted contact information for the property manager and emergency contact

These measures will ensure compatibility with surrounding properties and protection of the public. Given these characteristics, the facility will not pose a nuisance, hazard, or environmental concern to nearby properties or residents.

**D. That the grant of such variance will not be contrary to the objectives of any part of the Master Plan adopted by the Commission or Legislature.**

The project supports Guam's economic diversification, technology advancement, and participation in regional aerospace and scientific initiatives. The antenna station supports satellite deployment missions used for environmental monitoring and climate observation, consistent with long term [planning objectives related to innovation, economic resilience, and responsible development.

The proposed improvements are limited to essential infrastructure, including the antenna equipment, electrical service connection, fiber optic line, and security fence.

There will be no daily operations, public access, industrial activity, or significant traffic associated with the facility. Because the station operates infrequently and in a passive receiving mode, it will not change the character, density, or land-use pattern of the surrounding areas.

**E. That, as to Variance(s) from the restrictions of §61617, 21 GCA, the proposed building will substantially enhance the recreational, aesthetic, or commercial value of the beach area upon which the building is to be constructed, and that such building will not interfere with or adversely affect the surrounding property owners or the public's right of untrammelled use of the beach and its natural beauty.**

The "Use" variance being requested is not located near any beach area or territorial Seashore Reserved area. The requirement to justify this part of the variance is not applicable.

#### **ANALYSIS:**

The applicant seeks a zoning variance to allow the installation of a receiving-mode antenna station on Lot 6 R1 in Barrigada. The parcel is zoned Agricultural (A), a district intended to preserve low-density rural character, agricultural activity, and residential living consistent with the surrounding community.

Following the initial public hearing, the applicant revised the project to address concerns raised by neighboring residents and the Barrigada Mayor's Office. These revisions include relocating the antenna to the half of the lot closest to Alegeta Street, designating Alegeta Street as the sole access point, and limiting the Macheche Road easement to emergency access only.

Prior to these revisions, Planning staff received a letter of opposition signed by ten (10) property owners, citing concerns related to:

- Safety risks associated with a rocket-tracking station
- Potential exposure to electromagnetic fields (EMF)
- Acoustic vibration disturbance
- Environmental degradation
- Impacts to property values and overall quality of life

To further address these concerns, the applicant presented the revised project to the Barrigada Municipal Planning Council (BMPC) at a publicly noticed meeting. After review and discussion, the BMPC expressed support for the project, subject to strict conditions intended to mitigate the issues raised by the community.

Planning staff has reviewed the updated site plan, the applicant's revised justification, and all public comments received. We note that the applicant implemented several key revisions:

- Relocated the antenna farther from residential properties, placing it on the Alegeta Street side of the lot
- Eliminated regular use of Macheche Road
- Clarified that the antenna is receiving-only, emits no RF energy, and does not function as a rocket-tracking or transmitting station
- Enhanced buffering and setbacks
- Provided additional operational details to demonstrate minimal activity, noise, or environmental impact

These revisions directly address the concerns raised in the opposition letter and at the public hearing. To ensure transparency and community engagement, the applicant presented the revised project to the Barrigada Municipal Planning Council. The BMPC reviewed the updated site plan, access modifications, and operational clarifications. After

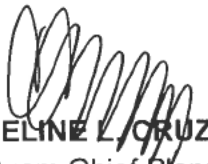
discussion, the BMPC expressed support for the project as exhibited in BMPC Resolution No. 2026-01 with noted conditions for compliance by the applicant. The BMPC's support demonstrates that the applicant's revisions meaningfully addressed the concerns raised by the community, including those outlined in the opposition letter.

Based on the applicant's substantial revisions, the additional public hearing before the Barrigada Municipal Planning Council, the BMPC's conditional support, and the position of no objection with conditions by the Application Review Committee members, Planning staff finds that the project can be accommodated within the Agricultural zone without altering the essential character of the area or adversely affecting public welfare.

The applicant has demonstrated responsiveness to community concerns, and the updated site plan significantly reduces potential impacts.

5. **Recommendation:** Planning staff recommends approval of the Zone Variance for Use with the following conditions:

1. The applicant shall comply with all applicable Application Review Committee conditions as stipulated in their Official Position Statements.
2. All conditions made by the Barrigada Municipal Planning Council shall be incorporated into the final site plan.
3. Primary access shall be from Alegeta Street only; the Macheche Road easement shall be used for emergency access only.
4. The antenna shall remain in receiving-only mode.
5. Adequate buffering and screening shall be maintained along the side boundaries.
6. Any future expansion or modification of the site plan shall require review and approval by the Guam Land Use Commission.
7. The variance granted shall be for a period of 5 years. Any request to continue the "use" of the property as granted herein shall be subject to a new application for a variance.

  
**CELINE L. CRUZ**  
Guam Chief Planner

Attachments:      ARC Position Statement Summary  
                         Public Hearing Minutes – Attachment "A"  
                         Barrigada MPC Resolution 2025-02  
                         Letter: Opposition to Application 2025-71 and Application 2025-72 dated February 9, 2026  
                         Letters of Support from Steven Yoo of Adex Aerospace Guam LLC

Case Planner:      Theresa Guevara



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

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



**VINCENT P. ARRIOLA**  
*Director*  
**LINDA J. IBANEZ**  
*Deputy Director*  
**ERNEST G. CANDOLETA, JR.**  
*Deputy Director*

## MEMORANDUM

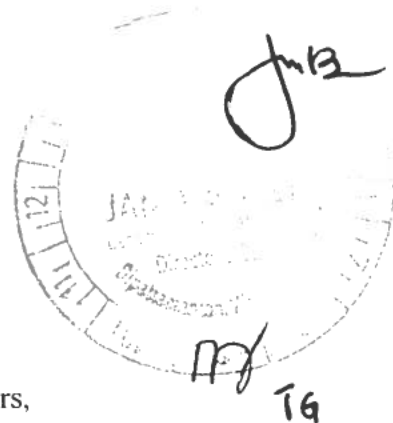
TO: Anita Enriquez, Guam Land Use Commission

FROM: Director, Department of Public Works

Subject: Zone Variance – Space Rocket Tracking Station

Applicant: Guam Evergreen Corp. – Zone Variance  
Application No. 2025-72

ORIGINAL



Hâfa Adai Madam Chairwoman and Guam Land Use Commission Members,

The Department of Public Works (DPW) is responding to the Zone Variance application submitted by Guam Evergreen Corporation (c/o Mr. Felix Benavente and Mr. Harry D. Gutierrez, Authorized Representative).

The Zone Variance proposes the construction of a "Space Rocket Tracking Station" on Track 221, Block 1, Lot 6-R1. This variance is part of the initial Zone Change Application No. 2025-71, which is currently pending a decision by the Guam Land Use Commission. If approved, the proposed facility—which includes a Material Storage Warehouse—is a permitted accessory activity under a Zone Variance within the 21 GCA, "M-1" Light Industrial Zone.

The proposed structure will not negatively impact the area, as its development is consistent with existing mixed uses in close proximity, including commercial businesses, warehouses, and a quarry pit. It will not be detrimental to surrounding neighbors.

1/8/26 R

P. Miller  
1/22

Should the Applicant's request for the Space Rocket Tracking Station be approved, the applicant must satisfy the following conditions and requirements:

a. FCC and b. DPW Requirements

Under the Code of Federal Regulations, commercial entities operating this type of establishment must first be licensed by the Federal Communications Commission (FCC) for satellite communications, including earth stations and mobile/tracking units (47 CFR Part 25 and Part 26). The FCC regulates all non-government radio frequency transmissions in the U.S. and its territories, like Guam, requiring licenses for ground stations and potential separate authorizations for mobile assets.

The applicant must comply with all mandates and permit requirements before and during the permitting process. Any comments or concerns raised by the FCC and the GovGuam Application Review Committee (ARC) must be met with the following:

1. Submit an Authorization Memorandum from the Department of Federal Communications Commission (FCC) authorizing Guam Evergreen Corporation to operate the Space Rocket Mobility Station.
2. The application must be approved and signed off by the DPW Chief Planner and the Director of the Department of Public Works.
3. A Final Occupancy Permit signed off by the U.S. Federal Government NASA and FCC Agencies.

See attached:

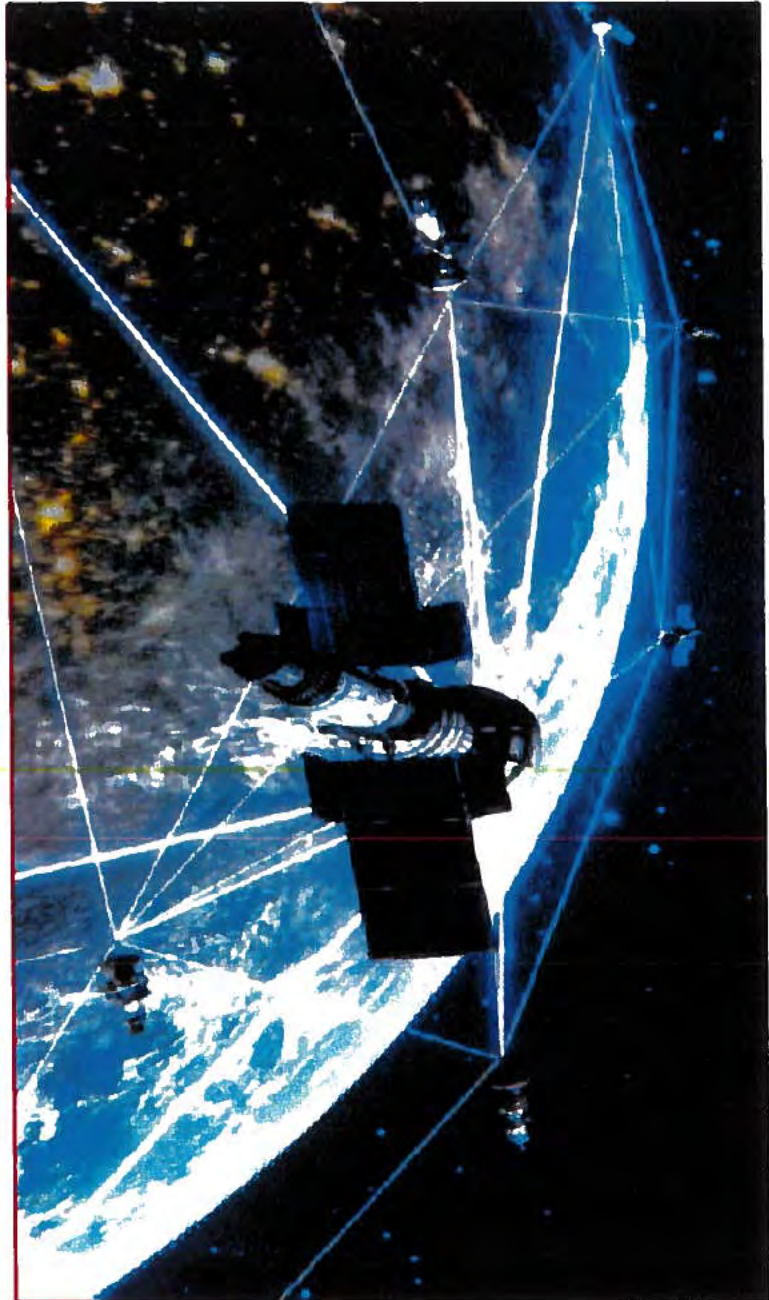
1. Site Plan Layout of propose project.
2. Photos of the Space Rocket Tracking Satellite.

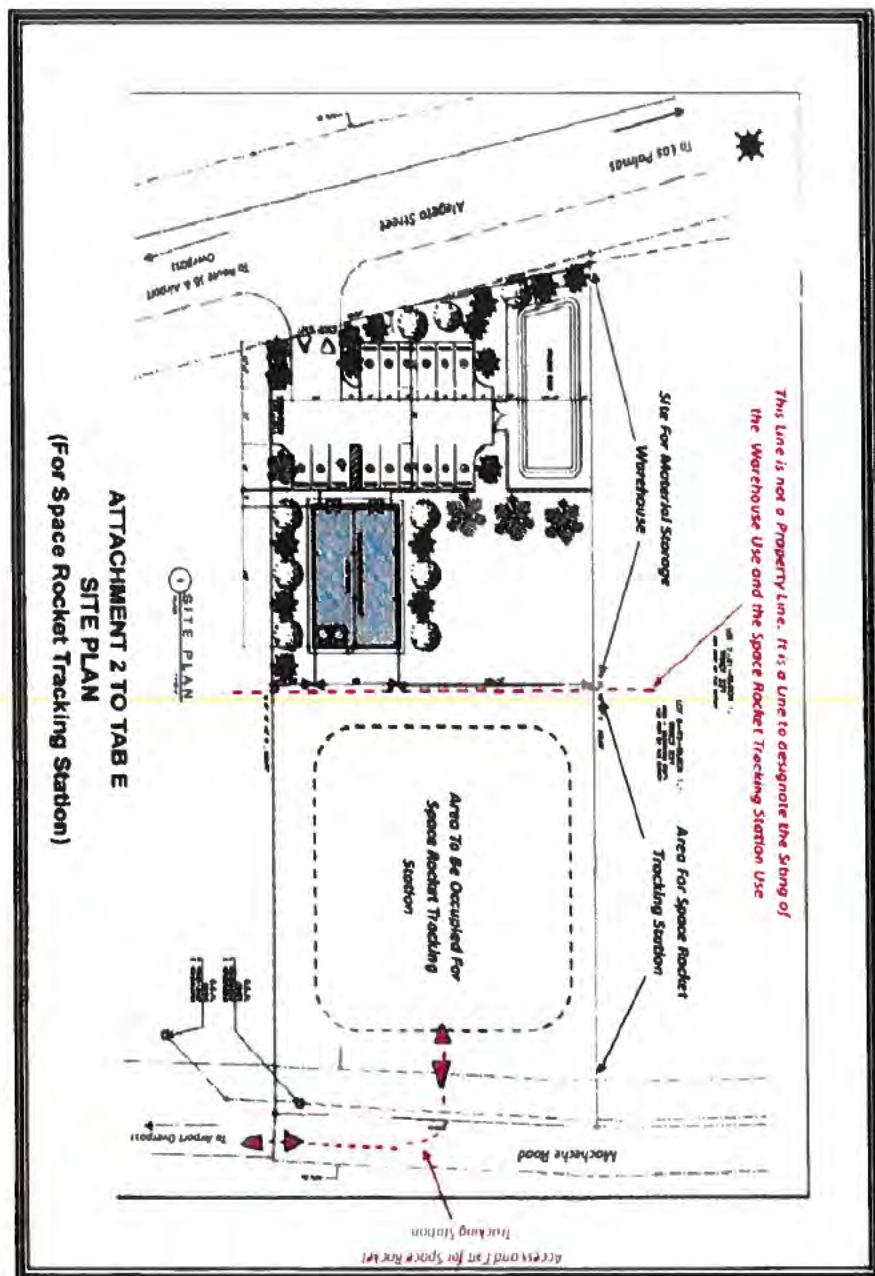
Si Yu'os, Ma'ase,



Vincent P. Ariola  
Director, DPW Building Official

Date: \_\_\_\_\_

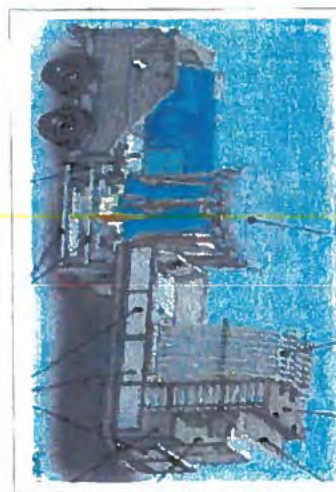




# SYSTEM IMAGES



ANTENNA SYSTEM ERECTED



ANTENNA SYSTEM FOLDED DOWN

ANTENNA CHARACTERISTICS

Height less than 30 ft  
Width 5 m with outriggers (outward)  
Length 17 meter

TAB E  
ATTACHMENT 3 TO TAB E - SITE DEVELOPMENT  
SYSTEM IMAGES

The active station will be a size of 3.7 m x 30 m with 7.2 meter radiating antenna stack



- Primary Station Ground Support
- Temporary Living Quarters - 2000 AHA - 2000 AHA
- Barbecue 2000 AHA
- Decontamination - 2000 AHA - 2000 AHA
- Decontamination - 2000 AHA - 2000 AHA
- Antenna - 2000 AHA - 2000 AHA
- Antenna - 2000 AHA - 2000 AHA
- Antenna - 2000 AHA - 2000 AHA
- Antenna - 2000 AHA - 2000 AHA

| No | Item          | Description   |
|----|---------------|---------------|
| 1  | Antenna Stack | Antenna Stack |
| 2  | Antenna Stack | Antenna Stack |
| 3  | Antenna Stack | Antenna Stack |
| 4  | Antenna Stack | Antenna Stack |
| 5  | Antenna Stack | Antenna Stack |

TABLE  
ATTACHMENT 4 TO TAB E - SITE DEVELOPMENT  
ANTENNA STATION LAYOUT



**GUAM WATERWORKS AUTHORITY**

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

P.O. Box 3010, Hagatna, Guam 96932

Tel. No. (671) 300-6846/47 Fax No. (671) 648-3290

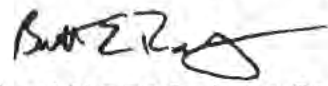


**MEMORANDUM**

November 26, 2025

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

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

**FROM:** <sup>for</sup> Miguel C. Bordallo, P.E., General Manager 

**SUBJECT:** Position Statement on Use Variance Application 2025-72 for Lot 6-R1, Block 1, Tract 221 in the Municipality of Barrigada

**APPLICANT:** Guam Evergreen Corp.

---

The Guam Waterworks Authority (GWA) has reviewed the applicant's request for a Zone Variance in an "A" (Agriculture) zone for a Use Variance in Barrigada for the purpose of developing a material storage warehouse and a space rocket tracking station on a vacant lot.

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

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

1. As stated in the October 20, 2025 Verification of Utilities document provided by GWA, sewer is considered available in accordance with Title 22 GAR Division 5 §25104 and any sewage collecting facility within the subject lot will be required to connect to the public sewer system.
2. The applicant must provide GWA with site development plans to construct the proposed development. The site development plans must illustrate the proposed point of connection for water and sewer and is subject to GWA inspection and approval. Submittals shall include water and sewer design calculations and complete drawings and specifications signed and stamped by a Professional

Engineer licensed in Guam. Design calculations shall include proposed water demand calculations including fire-flow and sewer production calculations adhering to GWA standards and requirements.

3. GWA requires the applicant to coordinate with the GWA Engineering Department at least six months prior to the building permit application submittal to discuss the proposed water demand and sewer production calculations in order to determine if existing GWA facilities can accommodate the proposed development and if any off-site infrastructure improvements may be necessary. Utility capacity analysis will consider service to existing customers, as well as approved projects in the building permit/construction phase which are unavailable for use by newly proposed developments. Water and Sewer design shall adhere to GWA standards and requirements.
4. If off-site water and sewer infrastructure improvements are installed by the developer, they will require prior approval from GWA and must meet GWA standards. The proposed off-site water and sewer infrastructure improvements shall be constructed in the public easement or right of way, and shall be subject to inspection by GWA at the sole expense of the applicant. GWA's approval of the occupancy permit application will be contingent upon the completion of off-site utility improvements.

The developer shall register maps and documents for new public rights of way or utility easements with the Department of Land Management and provide copies to GWA.

5. GWA does not guarantee that water service will meet Guam Fire Department's fire suppression requirements. The applicant is responsible for any on-site or off-site utility improvements needed to meet fire suppression requirements.
6. The applicant shall install GWA water meters and sewer cleanouts for government use in the public right of way or easement, in accordance with GWA standards.
7. New development is subject to water and/or sewer system development charges.
8. Sewer load discharges to the public sewer system might be limited to certain times of day at certain rates to avoid adverse impacts to the receiving public sanitary sewer system. The applicant would be responsible for the design, permitting, construction, and maintenance of a sufficiently large lift station to meet this requirement.
9. Certain activities are subject to sewer pre-treatment requirements. Grease traps or interceptors are required for food service establishments. Oil-water separators

are required for vehicle maintenance activities. See GWA for additional industrial wastewater pre-treatment requirements.

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

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



# GUAM POWER AUTHORITY

ATURIDĀT ILEKTRESEDĀT GUAHAN  
P.O. BOX 2977 • AGANA, GUAM U.S.A. 96932-2977

December 19, 2025



## MEMORANDUM

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

From: General Manager

Subject: Lot 6-RI, Block 1, Tract 221, Municipality of Barrigada, (Guam Evergreen, Corp.) Zone Variance Application, presently "A" (Agricultural) zone. Proposed "M-1" (Light-Industrial) zone. To Locate and Operate a Satellite and Space Rocket Tracking Station. Application No. 2025-72

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

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

1. Customer is required to comply with the following pursuant to the National Electric Code, National Electric Safety Code and GPA's Service Rules and Regulations:
  - Coordinate overhead/underground power requirements with GPA Engineering for new structures.
  - Maintain minimum clearances as defined by the current edition of the National Electrical Safety Code and National Electrical Code.
  - Maintain adequate clearance between any structures and electric utility easements in accordance with NESC and GPA requirements.
  - Developer/Owner shall provide necessary electric utility easements to GPA prior to final connection.
  - Provide scheduling and magnitude of project power demand requirements for new loads.
  - All relocation costs for GPA's facilities, if necessary, is 100% chargeable to the applicant including but not limited to labor and materials.
  - GPA reserves its easement rights as shown on Instrument No. 90077, 232913 and 575564.
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/app

*TD:Theresa  
GPA  
1-7-26*

**INFRASTRUCTURE CERTIFICATION FORM**Agency Certifying: **Guam Power Authority**Applicant: **Guam Evergreen, Corp.**Location: **Lot 6-R1, Block 1 Tract 221, Municipality of Barrigada**Type of Application: **Zone Variance**GLUC/GSPC Application No: **2025-72**Brief Project Description: **Zone Variance Application, presently "A" (Agricultural) zone. Proposed "M-1" (Light-Industrial) zone. To Locate and Operate a Satellite and Space Rocket Tracking Station.**

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

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

Yes ☐No ☒

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

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

Yes ☐No ☒

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

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

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



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

12/23/2025

Date

**Comments:**

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

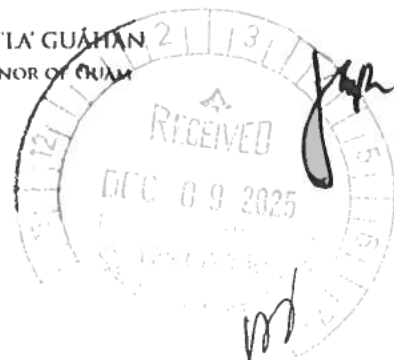
ASG/app



GUAM ENVIRONMENTAL PROTECTION AGENCY • ATIENSIAŇ PRUTEKSIÓN LINA'LA' GUÅHAN  
LOURDES A. LEON GUERRERO • GOVERNOR OF GUAM | JOSHUA F. TENORIO • LIFUTENANT GOVERNOR OF GUAM  
MICHELLE C. R. LASTIMOZA • ADMINISTRATOR

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

DEC 05 2025



**Ref: 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 maintenance of a space rocket tracking station in an "A" (Agricultural/Rural) zone, on Lot 6-R1, Block 1, Tract 221, in the Municipality of Barrigada.**

*Hafa adai* Dr. Enriquez:

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

#### **A. Permits and EPP:**

1. The proposed parcel is currently being used for stock piling of material currently being used at the Airport Water Tank Project. This has no bearing on the proposed zone change, except that clearing and grading has already started in this parcel for industrial purposes apparently. Future developmental plans for this parcel and zone change are for the use warehousing purposes for industrial activity in the future. A proposed Rocket Tracking Station is to be installed onsite using prefabricated storage structures and equipment, along with parking and drainage, as presented in submittal.
2. This proposed project will need a Clearing and Grading Permit and a Building Permit for the installation/placement of the Portable Rocket Tracking Station components, along with construction and parking and drainage system. This development will need an Environmental Protection Plan (EPP) prepared and stamp by a professional engineer pursuant to 22GAR §10104 (c) (5) (D). The EPP must include, among others, temporary erosion control plans, vegetation, wildlife, fugitive dust control, solid and hazardous waste management and disposal procedures, work site maintenance and typhoon recovery plan.

#### **B. Stormwater & Drainage System Plan**

The project will require properly designed and sized Stormwater Drainage System to provide recharge and onsite disposal of runoff from the various impermeable surfaces from



GUAM EPA | 17-3304 Mariner Avenue Tiyan Barrigada, Guam 96913-1617 | Tel: (671) 588.4751 | Fax: (671) 588.4531 | epa.guam.gov  
ALL LIVING THINGS OF THE EARTH ARE ONE • MANUNU TODU I MANI'ALA'LA'

 Like and follow guamepa

Doc. No. 38GL-26-2769.\*

*PD: Muen  
12-15-25*

roadway and buildings and ensure that no runoff discharging to neighbor parcels or onto frontage arterial road (Macheche Rd). A detailed planning of the proposed drainage system must be reflected on the construction drawings. During the building permit review processes and must comply with the requirements pursuant to the regulations under the Water Pollution Control Program.

Applicable references on runoff are meeting the requirements of the 2006 CNMI and Guam Stormwater Management Manual, as implemented by Executive Order No. 2012-02

### C. Water & Wastewater Utilities

It is the responsibility of the developer to consult with Guam Waterworks Authority to determine the sufficiency of the public water and sewer lines nearest to the said property to determine the adequacy of existing public water and sewer lines due to the increase in water demand and sewer disposal needs.

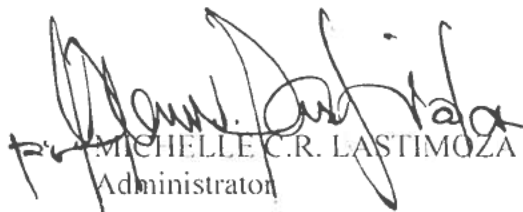
### D. Other:

1. Let it be noted that that half of this parcel will be used for this proposed M-1 Zone Variance for Rocket Tracking Station operations, whereas the other half to be used for another separate Industrial use activity, namely for Warehousing.
2. 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 Guam Environmental Protection Agency.

If you have any questions, please feel free to contact my staff at Water Resources Management Program or Water Division Chief Engineer Mr. Peter P. Bautista, PE at Tel # (671) 588-4702.

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

*Senseramente.*

  
MICHELLE C.R. LASTIMOZA  
Administrator

cc: Mr. Joseph M. Borja  
Executive Secretary  
Department of Land Management





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

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

Director's Office, Parks and Recreation Divisions  
#1 Paseo de Susana, Hagåtña, Guam 96911  
P.O. Box 2950, Hagåtña, Guam 96932  
(671) 475-6288, Facsimile (671) 477-099  
Guam Historic Resources Division  
490 Chalan Palasyo, Agaña Heights, Guam 96911  
(671) 475-6294/6355, Facsimile (671) 477-2822



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

November 17, 2025

In reply refer to:  
RC 2026-0052

**Memorandum**

To: Director, Department of Land Management

From: Director, Department of Parks and Recreation

Subject: Zone Variance Application No. 2025-72: Applicant, Guam Evergreen, Corp. c/o FC Benavente, Planners proposes a Zone Variance on Lot 6-R1, Block 1, Tract 221 within the Municipality of Barrigada, Guam.

We reviewed the subject applicant, Guam Evergreen, Corp. c/o FC Benavente, Planners proposes a Zone Variance on Lot 6-R1, Block 1, Tract 221 within the Municipality of Barrigada, Guam. This property has an overall size of 1.26 acres. The proposed purpose use for this property is for Material Storage Warehouse.

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

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

Sincerely,

  
Angel R. Sablan  
Director

  
Patrick O. Lujan  
State Historic Preservation Officer



**RECEIVED**  
By Cristina at 9:46 am, Nov 18, 2025

To: Thane  
2.15.5

**BUREAU OF  
STATISTICS AND PLANS**  
*Sagan Planu Siha Yan Emfotmasion*

January 5, 2026

Memorandum

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

From: Director, Bureau of Statistics and Plans

Subject: Application No. 2025-72 Zone Variance for Use  
Lot Number: Lot 6-R1, Block 1, Tract 221  
Municipality: Barrigada  
Applicant: Guam Evergreen, Corp.  
Proposed Use: To locate and operate a Space Rocket Tracking Station



***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 5 GCA Ch. 1 Article 2 Comprehensive Planning<sup>1</sup> and the Guam Coastal Zone Management Program (GCMP) Enforceable Policies<sup>2</sup> pursuant to Executive Order 78-37. Moreover, in accordance with Executive Order 96-26, the Bureau hereby submits its position statement based on its professional and technical analysis of effects to statutory authorities under the Bureau's purview.

**Application Overview**

The applicant, Guam Evergreen, Corp. (Applicant), is submitting a Zone Variance Application (for Use) to allow for the location and operation of a Space Rocket Tracking Station (Station) in an "A" Agricultural Zone. The Applicant has also concurrently submitted a Zone Change Application (Application No. 2025-71) for Lot 6-R1, Block 1, Tract 221, the subject lot, from "A" Agricultural Zone to "M-1" Light Industrial Zone. The Station is proposed on one-half of the subject lot, and a warehouse structure is proposed on the other one-half of the subject lot. The Station's total system package is inclusive of:

- an antenna system mounted on a 40-ft trailer,
- 1 x 20-ft container for the Operational Room,
- 1 x 20-ft container for storage (e.g., spare parts storage),

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

<sup>2</sup> Guam Land-Use Policies, Executive Order 78-37 (1978).

<https://bsp.guam.gov/wp-content/uploads/2017/01/E.O.-78-37-Guam-Land-Use-Policies.pdf>

**BUREAU OF STATISTICS & PLANS - GOVERNMENT OF GUAM**

Mail: P.O. Box 2950 Hagåtña, Guam 96932 Tel: (671) 472-4201/3 Fax: (671) 477-1812 Web:  
[www.BSP.Guam.Gov](http://www.BSP.Guam.Gov)

1-5-26 AM

TO: Bureau  
1-7-26

- 1 x 40-ft container for an electric power generator,
- 1 x lightning rod and poles, and
- 1 x portable toilet.

The subject lot, located in the municipality of Barrigada, has a land area of 4,993 square meters (53,744 square feet) or 1.2337 acres and is a double-frontage lot bounded by two (2) rights-of-way. The northern frontage is along Alegeta Street, and the southern frontage is along Macheche Road. Primary access for the Station portion of the subject lot will be from Macheche Road. The applicant states that the container housing the various transmitters and receivers has a self-contained toilet facility, and connecting to a septic tank/leaching field system or the public sewer is to be determined. The property will be fenced for security, and approximately 1.2337 acres of the project site will need to be cleared and graded. The applicant also states that the antenna system is only for “receiving” and not for “transmitting”.

### **Planning Considerations and Constraints**

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

The area surrounding Lot 6-R1, Block 1, Tract 221 consists of single-family and multi-family dwellings, vacant and undeveloped land, and a few lots for light industrial activities.

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

The proposed land use designation is not compatible with the area’s General Residential designation under the NCGLUP, Future Land Use Map, and the proposed use is not compatible with the current Agricultural Zone.

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

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

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

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

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

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

Regarding development impacts as of 2015, 30.6% of the Northern Watershed is developed, and 14.24% is comprised of impervious surfaces.<sup>7</sup> An area is at greater risk of flooding the more it is developed and the higher the level of impervious surfaces. Areas with high impervious surface rates are likely to experience negative impacts on water quality. Impervious surfaces significantly reduce the water quantity and quality in a watershed. Impervious surfaces degrade watershed quality by greatly reducing streamflow and increasing stream temperature. They carry large pollutant loads downstream, which would potentially impact the Mache'che' Basins and/or utility wells (e.g. M-21 and PBI-1) in the surrounding area. Severe degradation can be expected when rates reach 25%.

The subject lot is currently used to stockpile excavated materials from another project site owned by the applicant. The requested zone change will allow construction expected to result in the conversion of existing undeveloped land into impervious surface from the building footprint and the use of asphalt.

### **Effects Test and Conditions**

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

**Policy LU-1 (b)** The General Residential category provides for a range of residential densities, ranging from low density single-family residences to multiple-family structures. Nonresidential uses are generally discouraged except for public facilities, schools, and institutions, provided their nature and location are not detrimental to the residential environment. Where neighborhood-scaled commercial and retail is desired in a residential zone, a special design review process should be established to ensure compatibility with surrounding residential neighborhoods.<sup>8</sup>

### ***Determination of Effects: Yes***

The Bureau finds that the proposed rezoning of Lot 6-R1, Block 1, Tract 221 from "A" (Agricultural) to "M-1" (Light Industrial) does not align with the future land use designation in the North and Central Guam Land Use Plan (NCGLUP). However, the Bureau acknowledges that development patterns in the area currently reflect characteristics similar to development patterns in a Mixed-Use setting. Moreover, incremental rezoning and unplanned neighborhood development have diminished the community's natural charm, aesthetics, and general characteristics needed to support a robust residential area.

Condition: The Applicant must obtain approval from the Guam Land Use Commission for Application No. 2025-71, rezoning the subject lot, Lot 6-R1, Block 1, Tract 221, from "A" Agricultural Zone to "M-1" Light Industrial Zone.

**Sustainable Community Development:** Policy LU-5 Promote environmental sustainability through a variety of measures. Examples of possible measures include green building design, green spaces in urban areas, green infrastructure, greenway and conservation lands networks,

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<sup>7</sup> Ibid.

<sup>8</sup> ICF International, North and Central Guam Land Use Plan. (2009). 2-2

transit-oriented and transit-ready development, improved networks for walking and wheeling, site design to promote renewable energy use, and other measures.”

*Determination of Effects: Yes*

The proposed project would increase impervious surfaces from the system’s footprint and the use of asphalt.

Recommendation: To the maximum extent practicable, the applicant shall incorporate green building concepts and sustainable community designs in the design and construction phase of the project, incorporate the use of alternative power sources, such as solar powered street lights, water heating, and air-conditioning, and other uses of renewable power sources, and replicate the native forests through propagation and outplanting throughout open spaces and fence areas of the property. Coordination with the Guam Department of Agriculture for the use of preferred native tree species is recommended.

**Air Quality Policy:** All activities and uses shall comply with all local air pollution regulations and all appropriate federal air quality standards in order to ensure the maintenance of Guam’s relatively high air quality.<sup>10</sup>

*Determination of Effects: Yes*

The proposed zone change will allow site preparation and construction activities on the subject lot, which may generate air pollutant emissions from ground-disturbing activities and the operation of work vehicles and construction equipment.

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

Condition: Implement and maintain dust control measures throughout the duration of any construction activities, including the removal of stockpiled material currently on site, in accordance with the Guam Air Pollution Control Standards and Regulations.<sup>11</sup>

**Water Quality Policy:** Safe drinking water shall be assured and aquatic recreation sites shall be protected through the regulation of uses and discharges that pose a pollution threat to Guam’s waters, particularly in estuarine, reef and aquifer areas.<sup>12</sup>

*Determination of Effects: Yes*

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

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<sup>9</sup> ICF International. North and Central Guam Land Use Plan. (2009). 2-5

<sup>10</sup> Guam Land-Use Policies, Executive Order 78-37 (1978): 3.

<sup>11</sup> 22 GAR Ch.1 Guam Air Pollution Control Standards and Regulations.  
<https://guamcourts.gov/CompilerofLaws/GAR/22GAR/22GARTOC-001-1.pdf>

<sup>12</sup> Guam Land-Use Policies, Executive Order 78-37 (1978): 3

Condition: The applicant shall comply with CNMI and Guam Stormwater Management Manual<sup>13</sup> Standards and implement Island Best Management Practices specifications in any future improvements to the property. Concepts, design, and performance standards can be found in the GCMP publications 1) Island Stormwater Practice Design Specifications Manual<sup>14</sup> and 2) Stormwater Management in Pacific and Caribbean Islands: A Practitioner's Guide to Implementing LID.<sup>15</sup>

Condition: The applicant shall comply with Guam Water Quality Standards (22 GAR Ch. 5), which states that "all waters shall meet generally accepted aesthetic qualifications, shall be capable of supporting desirable aquatic life, and shall be free from substances, conditions or combinations thereof attributable to domestic, commercial and industrial discharges or agricultural, construction and land-use practices or other human activities that:

- (1) cause visible floating materials, debris, oils, grease, scum, foam, or other floating matter which degrades water quality or use;
- (2) produce visible turbidity, settle to form deposits or otherwise adversely affect aquatic life;
- (3) produce objectionable color, odor or taste, directly or by chemical or biological action;
- (4) injure or are toxic or harmful to humans, animals, plants or aquatic life; or
- (5) induce the growth of undesirable aquatic life."<sup>16</sup>

**Agricultural Lands Policy:** Critical agricultural lands shall be preserved and maintained for agricultural use.<sup>17</sup>

#### *Determination of Effects: No*

An assessment of the slope and soil characteristics for the subject lot was conducted utilizing the National Resources Conservation Service's Web Soil Survey. The subject lot's top soil consists of Guam cobbly clay loam, with slopes ranging from 3% to 15%. The subject lot's farmland classification is "not prime farmland".<sup>18</sup> Thus, it has been determined that the subject lot is not considered critical agricultural land.

#### **Natural Systems:**

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<sup>13</sup> Horsely Witten Group. CNMI and Guam Stormwater Management Manual. Prepared for Commonwealth of the Northern Mariana Islands and the Territory of Guam. (2006) Volume 1:

<https://bsp.guam.gov/wp-bsp-content/uploads/2020/07/StormwaterManual-Volume1-Final.pdf>. Volume 2:

<https://bsp.guam.gov/wp-bsp-content/uploads/2020/07/StormwaterManual-Volume2-Final.pdf>

<sup>14</sup> Center for Watershed Protection & Horsley Witten Group, Inc.. Island Stormwater Practice Design Specifications. A Supplement to the 2006 CNMI & Guam Stormwater Design Manual. Prepared for NOAA Coral Reef Conservation Program, Guam Coastal Management Program, and Guam Environmental Protection Agency. (2010): [https://www.ncei.noaa.gov/data/oceans/coris/library/NOAA/CRCP/project/1906/island\\_swm\\_specs\\_supplement\\_cnmi\\_guam\\_design.pdf](https://www.ncei.noaa.gov/data/oceans/coris/library/NOAA/CRCP/project/1906/island_swm_specs_supplement_cnmi_guam_design.pdf)

<sup>15</sup> Center for Watershed Protection & Horsley Witten Group, Inc.. Stormwater Management in Pacific and Caribbean Islands: A Practitioners Guide to Implementing LID. Prepared for NOAA Coral Reef Conservation Program. (2014):

[https://www.ncei.noaa.gov/data/oceans/coris/library/NOAA/CRCP/project/1906/Feb2014\\_IslandBMPGuide\\_wAppendix.pdf](https://www.ncei.noaa.gov/data/oceans/coris/library/NOAA/CRCP/project/1906/Feb2014_IslandBMPGuide_wAppendix.pdf)

<sup>16</sup> 22 GAR Ch. 5 Guam Water Quality Standards §5103 Water Quality Criteria.

<https://www.epa.gov/sites/default/files/2014-12/documents/guam-wqs.pdf>

<sup>17</sup> Guam Land-Use Policies, Executive Order 78-37 (1978).

<https://bsp.guam.gov/wp-bsp-content/uploads/2017/01/E.O.-78-37-Guam-Land-Use-Policies.pdf>

<sup>18</sup> United States Department of Agriculture - Natural Resources Conservation Service, Web Soil Service.

<https://websoilsurvey.nrcs.usda.gov/app/>.

**Policy NS-1.** Protect the Northern Aquifer watershed and recharge areas through appropriate land use categories and development standards including requirements for public sewer infrastructure for all residential subdivisions, low development density for unsewered areas, on-site storm water disposal, and limiting heavy industrial activities.<sup>19</sup>

*Determination of Effects: Yes*

**Policy NS-17.** Protect groundwater recharge areas and stream conservation areas from urban and saltwater contamination using the following approaches:<sup>20</sup>

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

*Determination of Effects: Yes*

The application includes plans for development in an area within the Northern Watershed, located above the Northern Guam Lens Aquifer. As the majority of recent and ongoing development is within the Northern Watershed and sited above the Northern Guam Lens Aquifer, the Bureau is concerned that the proposed development will add to the cumulative adverse impacts on the watershed and the aquifer.

Condition: The applicant shall comply with CNMI and Guam Stormwater Management Manual<sup>21</sup> Standards and implement Island Best Management Practices specifications in any future improvements to the property. Concepts, design, and performance standards can be found in the GCMP publications 1) Island Stormwater Practice Design Specifications Manual<sup>22</sup> and 2) Stormwater Management in Pacific and Caribbean Islands: A Practitioner's Guide to Implementing LID.<sup>23</sup>

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<sup>19</sup> ICF International. North and Central Guam Land Use Plan. (2009). 5-2

<sup>20</sup> ICF International. North and Central Guam Land Use Plan. (2009). 5-4

<sup>21</sup> Horsely Witten Group. CNMI and Guam Stormwater Management Manual. Prepared for Commonwealth of the Northern Mariana Islands and the Territory of Guam. (2006) Volume 1:

<https://bsp.guam.gov/wp-bsp-content/uploads/2020/07/StormwaterManual-Volume1-Final.pdf>. Volume 2:

<https://bsp.guam.gov/wp-bsp-content/uploads/2020/07/StormwaterManual-Volume2-Final.pdf>

<sup>22</sup> Center for Watershed Protection & Horsley Witten Group, Inc.. Island Stormwater Practice Design Specifications. A Supplement to the 2006 CNMI & Guam Stormwater Design Manual. Prepared for NOAA Coral Reef Conservation Program, Guam Coastal Management Program, and Guam Environmental Protection Agency. (2010): [https://www.ncei.noaa.gov/data/oceans/coris/library/NOAA/CRCP/project/1906/island\\_swm\\_specs\\_supplement\\_cnmi\\_guam\\_design.pdf](https://www.ncei.noaa.gov/data/oceans/coris/library/NOAA/CRCP/project/1906/island_swm_specs_supplement_cnmi_guam_design.pdf)

<sup>23</sup> Center for Watershed Protection & Horsley Witten Group, Inc.. Stormwater Management in Pacific and Caribbean Islands: A Practitioners Guide to Implementing LID. Prepared for NOAA Coral Reef Conservation Program.

**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 are 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 Ms. Camille Quichocho, Biologist, at [camille.quichocho@bsp.guam.gov](mailto:camille.quichocho@bsp.guam.gov) or Mr. Edwin Reyes, Coastal Program Administrator, at [edwin.reyes@bsp.guam.gov](mailto:edwin.reyes@bsp.guam.gov). Si Yu'os Ma'åse'.



LOLA E. LEON GUERRERO  
Director

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(2014):

[https://www.ncei.noaa.gov/data/oceans/coris/library/NOAA/CRCP/project/1906/Feb2014\\_IslandBMFGuide\\_wAppendix.pdf](https://www.ncei.noaa.gov/data/oceans/coris/library/NOAA/CRCP/project/1906/Feb2014_IslandBMFGuide_wAppendix.pdf)



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

# Department of Agriculture Dipattamenton Agrikottura

163 Dairy Road, Mangilao, Guam 96913



Chelsa Muña  
Director

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

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

From: Chelsa Muña, Director Chelsa Muña Digitally signed by Chelsa Muña Date: 2025.12.18 11:11:38 -1000

Date: December 18, 2025

Subject: **Position Statement for Application 2025-72. Guam Evergreen, Corps for "Zone Variance - Use" Application on Lot 6-R1, Block 1, Tract 221, Municipality of Barrigada.**



The Department of Agriculture (DOAG) has reviewed **Application 2025-72**, requesting for a **Zone Variance of use on Lot 6-R1, Block 1, Tract 221**, located along Alageta Street, Barrigada, Guam. The purpose use involves the temporary installation of an antenna system that will be erected for operational purposes and subsequently folded down after use. When deployed, the antenna system will have a height of less than 30 feet, a width of approximately 5 meters, and a length of 17 meters. Upon completion of its detection activities, the antenna system will be retracted and removed from use.

DOAG **does not oppose the request**, as the property is cleared and maintained. DOAG remains available to discuss the proposed development in greater detail and reserves the right to withdraw or revise its position should the landowner fail to fulfil any conditions prior to the Guam Land Use Commission's final decision. For questions or concerns, please contact [permits@doag.guam.gov](mailto:permits@doag.guam.gov).

12/20/25 cc

Director's Office 300-7965 | Agricultural Dev. Services 300-7973 | Animal Health 300-7964/6  
Aquatic & Wildlife Resources (DAWR) 735-0294 | Forestry & Soil Resources 300-7975/7  
Plant Nursery 300-7974 | Biosecurity Division 475-1427 | Pest Hotline 475-7378  
Website: [doag.guam.gov](http://doag.guam.gov)  
**REPORT THREATS TO GUAM'S NATURAL RESOURCES 864-TOKA (8652)**

To: Theresa  
1-12-26



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



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

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

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

April 3, 2026

**MEMORANDUM**

**TO:** Guam Land Use Commission (GLUC) Members  
**FROM:** Chairperson, Application Review Committee (ARC)  
**SUBJECT:** Summary of Position Statements by ARC Members  
Zone Variance (For Use), Application No. 2025-72

Listed below is the compilation of Positions taken by the various ARC member agencies as submitted to the Planning Division, Department of Land Management. The conditions as imposed by the ARC member agencies are listed when applicable.

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

1. The applicant shall comply with all applicable Application Review Committee conditions as stipulated in their Official Position Statements.
2. All conditions made by the Barrigada Municipal Planning Council shall be incorporated into the final site plan.
3. Primary access shall be from Alegeta Street only; the Macheche Road easement shall be used for emergency access only.
4. The antenna shall remain in receiving-only mode.
5. Adequate buffering and screening shall be maintained along the side boundaries.
6. Any future expansion or modification of the site plan shall require review and approval by the Guam Land Use Commission.
7. The variance granted shall be for a period of 5 years. Any request to continue the "use" of the property as granted herein shall be subject to a new application for a variance.

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

The Department of Public Works (DPW) recommends approval with stated conditions.

**GUAM WATERWORKS AUTHORITY (GWA):**

GWA supports the zone use variance with conditions with GWA's Service Requirements.

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

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

Telephone:  
671-649-LAND (5263)

Facsimile:  
671-649-5383



**GUAM POWER AUTHORITY (GPA):**

GPA has no objection to the request, subject to the conditions cited in the position statement.

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

The agency supports the approval of this application and is subject to conditions noted relevant to adhering to applicable environmental laws and regulations administered by GEPA.

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

The agency has no objections and supports the approval of the application.

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

The Bureau recommends approval based with stated conditions.

**DEPARTMENT OF AGRICULTURE (DOAG):**

DOAG does not oppose the request, as the property is cleared and maintained.

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

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

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

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

**GUAM FIRE DEPARTMENT (GFD):**

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

**GUAM DEPARTMENT OF EDUCATION (GDOE):**

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

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

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



**Celine L. Cruz**

Attachments: ARC Position statements  
Cc: Executive Secretary, GLUC

**PUBLIC HEARING MINUTES**  
**Wednesday, February 11, 2026**  
**Barrigada Community Center**

**Application Nos: ZC 2025-71 and ZV 2025-72**

**Application Type: Zone Change from "A" Agricultura/Rural) to "M1" zone (Light Industrial) zone and Zone Variance for Use in a "A" (Agricultural/Rual) zone**

**Applicant/Representatives: Guam Evergreen Corp. Represented by: F C Benavente, Planners, Mr. Felix C. Benavente**

**Location: Lot 6-R1, Block 1, Tract 221, in the Municipality of Barrigada**

**Meeting Called to Order: 6:01 PM**

The public hearing was called to order by DLM Planning staff. The purpose of the hearing was to present and receive public comments on two applications submitted by Guam Evergreen Corp., represented by FC Benavente Planners, Felix Benavente.

**ATTENDANCE**

Case Planner: Thersa Guevara

DLM Planning Staff: Celine Cruz, Sonny Gogue and Grace Vergara

Applicant Representative: FC Benavente, Planners (Mr. Felix Benavente)

Local Officials: Mayor June Blas and Vice-Mayor Jesse Bautista

Members of the Public:

Residents of the surrounding area

**APPLICATIONS UNDER CONSIDERATON**

**1. Application No. ZC 2025-71**

- Request: Zone Change from "A" (Agricultural/Rural) zone to "M1" (Light Industrial) zone.
- Purpose: Development of a warehouse facility

**2. Application No. ZV 2025-72**

- Request: Zone Variance for Use
- Purpose: Installation and operation of a space rocket tracking station

**Project Location:** Lot 6-R1, Block 1, Tract 221, Municipality of Barrigada

**Lot Size:** Approximately 1.26 acres

**PRESENTATION BY APPLICANT'S REPRESENTATIVE**

Mr. Felix Benavente presented an overview of the proposed development;

- The property is currently zone “A” (Agricultural/Rural) but is not considered viable for agricultural use.
- The proposed development includes:
- A **warehouse** with parking, stormwater management, and landscaping on the front portion (Alageta Road frontage).
- A **rocket tracking station** on the rear portion of the lot.

#### **Tracking Station Details:**

- Portable antenna system mounted on a trailer
- Maximum height: approximately 26 feet
- Stored in containers when not in use
- Expected use: 1-2 times per year
- Minimal staffing (one caretaker; temporary technical team during operation)
- Applicant stated that the system is primarily for tracking purposes and does not generate noise

### **PUBLIC COMMENT AND DISCUSSION**

#### **A. Concerns Regarding Zone Change to M1 Zone**

Residents expressed strong opposition to the rezoning, citing:

- Introduction of industrial use into a predominantly residential area
- Potential for increased traffic, including heavy commercial vehicles
- Long-term implications of permanent M1 zoning and precedent for further industrial expansion
- Concerns about compatibility with existing residential uses

#### **B. Traffic and Infrastructure Concerns**

- Narrow roadways (particularly Macheche Road) not suitable for heavy truck traffic
- Safety concerns for pedestrians, including school children
- Potential road damage from increased commercial use

#### **C. Health, Safety, and Environment Concerns**

- Questions regarding emissions and electromagnetic frequencies (EMF) from the tracking station
- Concerns about potential impacts to residents and nearby infrastructure
- Allegations of prior land clearing and installation of temporary power without permits
- Concerns about flooding, drainage and environment disturbance

#### **D. Property Value and Quality of Life**

- Potential decrease in property values
- Visual impact of a 26-foot antenna structure
- Loss of neighborhood quietness and character

#### **E. Requests for Additional Information: Residents and officials requested:**

- Clarification on emissions and operational characteristics of the tracking station
- Confirmation of permits for land clearing and utility installation
- Details on warehouse use and potential storage of hazardous materials

- Coordination with regulatory agencies (EPA, FAA, FCC, etc.)

#### **RESPONSES BY STAFF AND APPLICANT'S REPRESENTATIVE**

- DLM Planning staff clarified that:
  - The zone change applies only to the subject property
  - Property value impacts are not a determining factor in zoning decisions
  - Variances allow for conditions to mitigate impacts (e.g. traffic restrictions)
- Applicant acknowledged concerns and indicated that additional information would be gathered and provided, particularly regarding technical and regulatory aspects of the tracking station

#### **ADDITIONAL COMMENTS FROM LOCAL OFFICIALS**

- Mayor June Blas and Vice-Mayor Jesse Bautista expressed concerns regarding:
  - Lack of visible permits for site work
  - Public safety and infrastructure impacts
  - Need for proper coordination with agencies and community notification
  - Emphasized importance of protecting residents and ensuring compliance with regulations

#### **NEXT STEPS**

- Additional public hearings to be conducted through the Municipal Planning Council (MPC)
- MPC will issue a resolution (support or opposition)
- Final review and decision to be made by the Guam Land Use Commission
- Public is encouraged to submit written comments and attend future hearings

#### **ADJOURNMENT**

The public hearing concluded at 7:29 PM, after all comments and questions were addressed. No final decisions were made at this public hearing. Thank you for your time here tonight.

***Note: Application No. ZC 2025-71, Guam Evergreen Corp, request for zone change from "A" to "M1" was withdrawn on March 13, 2026.***

Prepared by:

Theresa Guevara

Case Planner



## MUNICIPAL PLANNING COUNCIL

**Resolution No. 2026-001**

Introduced by:

Chairperson

Vice Chairperson, and

All Members Municipal Planning Council

**Relative to expressing the Support and Endorsement of the Barrigada Municipal Planning Council on Application No. 2025-72, Applicant, Guam Evergreen Corp., Represented by FC Benavente Planners, 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**

### **BE IT RESOLVED BY THE MUNICIPAL PLANNING COUNCIL OF BARRRIGADA:**

**WHEREAS** on February 11, 2026 a DLM public hearing was held and two (2) BMPC Public Hearing were held respectively on February 12, 2026 at 5:00p.m. and 5:30p.m. at the Barrigada Mayor's Office conference room to hear Application No. 2025-72, Lot No. 6-R1, Block 1, Tract 221, in the Municipality of Barrigada for a Zone Variance for Use, to allow for the location, operation and to maintain a Space Rocket (Antenna) Tracking Station on an "A" (Agricultural/Rural) Zone. Applicant is Guam Evergreen Corp. represented by FC Benavente; and

**WHEREAS** a second public hearing was held on Wednesday, March 25, 2026 at the Barrigada Community Center to allow the applicant ~~the~~ opportunity to clarify and answer the concerns of the residents of Barrigada and the BMPC members who were present during the DLM and Public Hearing on February 11th & 12th, 2026; and

**WHEREAS** a revise site plan had been submitted, and the active area for the Antenna Tracking Station will be on the northwest portion of the property, fronting Alageta Road and away from Macheche Road; and

**WHEREAS** the property will be landscaped with trees along the perimeter and shrubs and other greenery throughout the land; and

**WHEREAS** security cameras will be installed for interior and exterior views and can be made available to the local government for crime prevention. In addition, security guards will man the facility from 6:00 p.m. till 6:00 a.m. daily; and

**WHEREAS** the variance will only be for five (5) year use and will require a renewal with the GLUC thereafter; and

**RECEIVED**

3.26.26

DLM / Planning Division

**WHEREAS** the BMPC finds the location to be suitable for a Space Rocket (Antenna) Tracking Station; and

**WHEREAS** the BMPC recognizes the importance of this project and the tracking station is expected to operate 1-2 times a year, with each operation lasting approximately 2 weeks. Total operation time is approximately 4 weeks throughout the year; and

**WHEREAS** the Antenna System shall not exceed 30 feet high and is deployable and mounted on a trailer; and

**WHEREAS** the Space Rocket (Antenna) Tracking Station is a **RECEIVING** station and not a **TRANSMITTER** station; and

**WHEREAS** when in operation, the Antenna System does not emit any noise; and

**WHEREAS** the applicant, Guam Evergreen Corp., Adex Aerospace, LLC will operate and maintain the system and furthermore, a written letter to the Barrigada Mayor's Office and a signage posted on both frontage roads, Alageta and Macheche, on the schedule testing dates; and

**NOW, THEREFORE BE IT RESOLVED** that the Barrigada Municipal Planning Council having reviewed the application and the information of the matter, finds the following:

- 1 Upon issuance of a Conditional Use Permit authorizing the operation and maintenance of a Space Rocket (Antenna) Tracking Station on no more than the north western half of Lot 6R1, Block 1 Tract 221, Municipality of Barrigada, Guam and subject to all required terms, conditions, and authorization applicable to such permit, the project shall deem compliant with applicable landuse regulations. The north western half portion of Lot 6R1 to be used for the facility shall be clearly and permanently delineated in all building permit application documents, including site plans, drawings, and supporting materials. No building permit shall be approved unless the delineation is provided to the satisfaction of the permitting authority
- 2 The Municipal Planning Council affirms that the project meets its findings of approval subject to full compliance with the following conditions:
  - a) The applicant shall install and maintain safety, caution, and warning signage around the facility. Signage must be visible from all sides and angles of the facility perimeter. Signage shall be constructed of durable, weather resistant materials and replaced as needed to maintain visibility and legibility.
  - b) The applicant shall install and maintain security fencing around the facility to prevent unauthorized access. The fencing shall be concrete along the road frontage lot line and may be chain link fencing along the side lot lines. The top rail or wall top shall be a minimum of 6 feet in height. All gates shall be lockable and secured with industrial grade lock assemblies, or with chains/cables and padlocks that are not publicly accessible.
  - c) Prior to any clearing, grading, or earthwork, the applicant shall install all required erosion and sediment control measures. These measures must be

fully operational before work begins. The applicant shall install and test adequate stormwater management systems, including collection, treatment, and onsite storage of runoff prior to construction.

All stormwater management measures, including Best Management Practices (BMPs), shall comply with:

1. The 2006 CNMI-Guam Stormwater Management Manual, and
2. Any additional requirements imposed by the Department of Public Works (DPW) and the Guam Environmental Protection Agency (EPA)

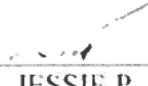
These requirements apply during construction and post construction. Post construction stormwater controls and BMPs shall be fully installed and functional prior to removal or replacement of any temporary preconstruction or construction phase controls. Runoff containment shall be 100% within the project site at all times. The applicant shall and maintain adequate erosion control measures, including but not limited to mulch placement, swales, and filter socks. These measures shall be adjusted and maintained throughout the life of the project to prevent stormwater from leaving the site or impacting adjacent properties.

3. Prior to the commencement of operations, the applicant shall obtain written certification from the Department of Land Management (DLM) confirming that the project complies with all applicable landuse permitting requirements. In addition, the applicant shall obtain verification that all Department of Public Works (DPW) permit requirements have been satisfied. No facility operations may begin until both certifications have been issued by the respective agencies
4. This resolution shall be transmitted to the applicant and to the Department of Land Management as the formal confirmation of the Municipality of Barrigada support for the project. Such support is expressly conditioned upon full compliance with all requirements set forth in this resolution and with all other applicable regulatory requirements
5. This resolution serves solely to document the Barrigada Municipal Planning Council support for the project, subject to the conditions set forth herein. It does not constitute final project approval. Final approval is contingent upon the applicant obtaining all required permits and completing all applicable regulatory processes; and

**BE IT FURTHER RESOLVED**, that the Chairperson of the Council certify to, and the Vice Chairperson and the Secretary of the Council attest to, the adoption hereof, and that copies of the same be thereafter transmitted to the Executive Secretary of the Guam Land Use Commission; to the Honorable Lourdes Leon Guerrero, *Magangha Guahan, Governor of Guam*; Honorable Frank Blas Jr., *Speaker of the 38th Guam Legislature*, and the 38th Guam Legislature.

DULY AND REGULARLY ADOPTED ON THE 25th DAY OF MARCH 2026.

  
\_\_\_\_\_  
JUNE U. BLAS  
Chairperson and Mayor

  
\_\_\_\_\_  
JESSIE P. BAUTISTA  
Vice Chairperson and Vice Mayor

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

## Second Notice - Barrigada Municipal Planning Council Public Hearing- 3/25/2026 5:30pm

### Second Notice - Barrigada Municipal Planning Council Public Hearing- 3/25/2026 5:30pm

#### PUBLIC HEARING

 **Posted on:** 03/23/2026 08:06 AM

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

 **Public Hearing Date:** 03/25/2026 05:30 PM

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

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

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

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

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

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#### **BARRIGADA MUNICIPAL PLANNING COUNCIL MEETING**

The Barrigada Municipal Planning Council will hold a Meeting on Wednesday, March 25, 2026 at 5:30 PM, Barrigada Mayor's Indoor Community Center. Livestreamed on the Barrigada MPC Facebook Page.

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

In compliance with the American with Disabilities Act, Individuals requiring special accommodations may contact Mayor June Blas at 671-734-3725 or email: [barrigadoffice@gmail.com](mailto:barrigadoffice@gmail.com) (<mailto:barrigadoffice@gmail.com>).

*Funding Source provided by: Guam Evergreen Corp*

JUNE U. BLAS  
MAYOR

## Second Notice - Barrigada Municipal Planning Council Meeting - 3/25/2026 6:30pm

### Second Notice - Barrigada Municipal Planning Council Meeting - 3/25/2026 6:30pm

#### MEETING

📅 **Posted on:** 03/23/2026 08:15 AM

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

📅 **Meeting Date:** 03/25/2026 06:30 PM

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

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

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

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

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

🔄 **Share this notice**



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

#### AGENDA

A Regular Barrigada Municipal Planning Council Meeting will be held on Wednesday, March 25, 2026 at 6:30 PM. Barrigada Mayor's Indoor Community Center. Livestreamed on the Barrigada MPC Facebook Page.

- I. Call to Order
- II. Roll Call
- III. Meeting Notification
- IV. Approval of Minutes for February 12, 2026
- V. Approval of Financial Report
- VI. Mayor's Report
- VII. Old Business

#### A. Zone Change

Application N. 2025-71, the Applicant, Guam Evergreen Corp., Represented by FC Benavente Planners, is requesting a Zone Change from "A" (Agriculture/Rural) zone to "M1" (Light Industrial) zone, a proposed warehouse structure, on Lot 6-R1, Block 1, Tract 221, Barrigada.

#### B. Zone Variance

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

#### C. Community Events

- A. Easter Egg Hunt
- B. Kalaguak Memorial
- C. 82<sup>nd</sup> Liberation

#### VIII. Announcements

#### IX. Adjournment

In compliance with the American with Disabilities Act, individuals requiring special accommodations may contact Mayor June Blas at 671-734-3725 or email: [barrigadaoffice@gmail.com](mailto:barrigadaoffice@gmail.com) or [mayor@barrigadapolice.com](mailto:mayor@barrigadapolice.com)

Funding Source provided by: Guam Evergreen Corp

# NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Location: Guam Motor Storage  
Address: 360 East Tamuning Road, P.O. Box 14  
Tamuning, GU 96913

Notice is hereby given that the contents of the following units will be sold at public sale to satisfy the owner's lien pursuant to applicable law. Sale conducted ONLINE at [www.bid13.com](http://www.bid13.com)

Auction Starts: March 16, 2026 at 10:00 AM  
Auction Ends: March 27, 2026 at 10:00 AM

|          |            |
|----------|------------|
| E60 -    | D. Powell  |
| E62 -    | M. Funkgub |
| B15 -    | I. Ambros  |
| E49 -    | M. Remis   |
| F41 -    | T. Ogo     |
| B6 -     | S. Toves   |
| B7 -     | P. Miner   |
| C17C38 - | D. Dungca  |

Property sold to highest bidder. A \$100 refundable cleaning deposit required. Removal within 72 hrs. Facility reserves the right to withdraw any unit prior to auction date.

Early bidding encouraged. Register at [www.bid13.com](http://www.bid13.com)  
Info: (671-647-5720) find us on Facebook & iStock

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Barrigada Municipal Planning Council  
Municipality of Barrigada  
124 Luayao Lane, Barrigada, Guam 96211  
Tel: 671-734-3725 / 737-1859 / Fax: 671-734-1733



A Regular Barrigada Municipal Planning Council Meeting will be held on Wednesday, March 23, 2026, at 5:30 PM at Barrigada Mayor's Office, 124 Luayao Lane, Barrigada, Guam. The agenda for the meeting is as follows:

- AGENDA**
- I. Call to Order
  - II. Roll Call
  - III. Meeting Notification
  - IV. Approval of Minutes for February 12, 2026
  - V. Approval of Financial Report
  - VI. Mayor's Report
  - VII. Old Business
  - VIII. A. Zone Change  
Application No. 2025-21, the Applicant: Guam Evergreen Corp., Requested by E. Benavente Plummer, requesting a Zone Change from A-1 (Agricultural Rural) zone to an M-1 (Light Industrial) zone for a proposed warehouse structure on lot 6-81, Block 1, Tract 221, Barrigada.  
B. Zone Variance  
Application No. 2025-22, the Applicant: Guam Evergreen Corp., requesting a Zone Variance for Use to allow for the location, operation and maintenance of a large vehicle tracking station in an A-1 (Agricultural Rural) zone on lot 6-81, Block 1, Tract 221, Barrigada.
  - IX. Community Events
  - X. A. Easter Egg Hunt
  - B. Kalaguan Memorial
  - C. 82nd Liberation
  - XI. Announcements
  - XII. Adjournment
- In compliance with the Americans with Disabilities Act, individuals requiring special accommodations, contact Mayor June Blas at 671-734-3725 or email: [barrigadacouncil@gmail.com](mailto:barrigadacouncil@gmail.com)  
Funding Source provided by: Guam Evergreen Corp.

## E-CORE

## GRADUATE SCHOLARSHIP

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NSF EPSCoR



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IN TROPICAL MARINE BIODIVERSITY

BENTHIC MARINE BIODIVERSITY AND SHORELINE ZONES: SPECIMENS COLLECTIONS,  
UNDERWATER SURVEYS, VIDEOGRAPHY AND MOLECULAR GENETICS  
EXPERIMENTAL WORK ON ECOTONE ZONES AND GROWTH OF HABITAT PROVIDING SPECIES (CORAL AND ALGAE)

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FOR ANY FURTHER QUESTIONS

NSF EPSCoR



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For more info, please call:  
(671) 688-9463  
or email: [dmlkanani@hotmail.com](mailto:dmlkanani@hotmail.com)

Municipality of Barrigada  
124 Luayao Lane, Barrigada, Guam 96913  
Tel: 671 734 3725 3737 3859 Fax: 671 734 1988

**BARRIGADA  
MUNICIPAL PLANNING COUNCIL PUBLIC HEARING  
FIRST NOTICE**

The Barrigada Municipal Planning Council will hold a Meeting on Wednesday, March 25, 2026 at 5:30PM, Barrigada Municipal Community Center, to discuss the Barrigada MFC Facebook Page.

Application No. 2026-02, The Applicant, Guam Evergreen Corp., is requesting a Zoning Variance for the property located at Lot 8, Block 1, Tract 2, Barrigada, Guam, for the proposed operation and maintenance of a public golf clubhouse and a public golf course on Lot 8, Block 1, Tract 2, Barrigada.

In compliance with the American with Disabilities Act, individuals requiring special accommodations should contact the Municipality of Barrigada at (671) 734-3725 or [barrigada@guam.gov](mailto:barrigada@guam.gov).

**Funding Source provided by: Guam Evergreen Corp.**

June U. Blas  
MAYOR

**GUAM POWER AUTHORITY**  
ATURIDAT ILEKTRESE DAT GUAHAN  
P.O. BOX 2977 • HAGATNA, GUAM U.S.A. 96932 2977  
Telephone No: 671 648 3045 55 or Facsimile 671 648 3165

**FINAL ADVERTISEMENT  
INVITATION FOR BID**

This notice is paid for by the GUAM POWER AUTHORITY REVENUE FUNDS  
Public Law 26-12

| BID NO.:   | PRE-BID<br>CONFERENCE/<br>SITE VISIT<br>(NON-MANDATORY): | TIME:      | DUE DATE:  | TIME:      | DESCRIPTION:                                                                                                                                                 |
|------------|----------------------------------------------------------|------------|------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| GPA-024-26 | 03/26/2026                                               | 10:30 A.M. | 04/14/2026 | 9:00 A.M.  | Audio-Video System Replacement for Consolidated Commission on Utilities (CCU) Boardroom (CIP)                                                                |
| GPA-031-26 | 03/26/2026                                               | 9:30 A.M.  | 04/09/2026 | 10:00 A.M. | Maintenance, Replacement, and/or Repair Services for Chillers and Miscellaneous Air Conditioning Units at Gloria B. Nelson Public Service Building (Revenue) |

Bid packages may be picked up at the GPWA Procurement Office, 1st Floor, Room 101, Gloria B. Nelson Public Service Building, 688 Route 15, Mangilao, Guam. All interested firms should register with GPA's Procurement Division to be able to participate in the bid. Please call our office at (671) 648 3045 / 3055 to register. Registration is required to ensure that all "Amendments and Special Reminders" are communicated to all bidders throughout the bid process. Procurement instructions are posted on the Authority's web site at <https://notices.guam.gov>.

/s/ JOHN M. BENAVENTE, P.E.  
General Manager

**GUAM ECONOMIC DEVELOPMENT AUTHORITY**  
GUAM ECONOMIC DEVELOPMENT AUTHORITY  
388 S. MARINE CORPS DR., SUITE 301, TAMUNING, GUAM 96913  
TEL: (671) 648-4444 FAX: (671) 648-4444 www.geda.guam.gov

**NOTICE OF APPLICATION**

**FOR A QUALIFYING CERTIFICATE BEFORE THE GUAM ECONOMIC DEVELOPMENT AUTHORITY ("GEDA")**

**Filing of application.** Goodwind Development Corporation (the "Applicant") filed its application on Tuesday, March 17, 2026 with GEDA for a Qualifying Certificate ("QC") pursuant to Chapter 58, Title 12, Guam Code Annotated (the "QC Law").

**Address.** The address of the Applicant is 2149 Army Dr. Route 16 STE No. 1 Tamuning GU 96913

**Proposed investment.** Applicant is constructing and will operate a family entertainment center at the Micronesia Mall to provide amusement attractions to tourists, local families and the military community. The total amount of investment for the project is approximately \$8 million.

**Benefits sought.** Applicant is applying for the following tax benefits pursuant to the QC Law

- 1) A rebate of 75% of Income Taxes payable to the government of Guam by the Applicant on income derived from the operation of a family entertainment center for a period of twenty (20) years
- 2) An abatement of 100% of Real Property Taxes payable to the government of Guam on real property used by the Applicant for the operation of a family entertainment center for a period of ten (10) years
- 3) A rebate of 75% of Income Taxes payable to the government of Guam by shareholders of the Applicant on the dividends of the Applicant derived from the operation of a family entertainment center for a period of five (5) years

**Name of Shareholder** Address  
Allied Pacific Development Group, Inc. 2149 Army Dr. Route 16 STE No. 1 Tamuning GU 96913

Pursuant to the QC Law, costs for this ad are at the expense of the Applicant.  
Doc. No. 38GL-26-2769, CHRISTINA GARCIA

February 9, 2026

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

Dear Chairman,

We, Benedicto and Nora Razo, are writing to you as one of the property owners identified within 500 feet of the propose zone change for the following:

Application No. 2025-71 – Guam Evergreen requesting for a Zone Change from "A" to "M1" for a proposed warehouse structure on Lot 6-R1, Block 1, Tract 221 Barrigada; and

Application No. 2025-72 – Guam Evergreen requesting for a Zone Variance for Use to allow for the location, operation, and to maintain a space rocket tracking station in an "A" zone on Lot 6-R1, Block 1, Tract 221 Barrigada.

I am also the court-appointed Administrator of my parents', Bonifacio and Silveria dela Cruz, properties which are also located within 500 feet of the proposed zone change.

We, along with the other property owners and affected residents, are submitting this testimony to strongly oppose the installation of this system in our residential neighborhood.

Our concerns are based on the following:

1. **Safety Concerns:** What are the dangers associated with this rocket tracking station? What equipment will be used? Will there exposure to electromagnetic fields (EMF) associated with space rocket tracking stations. High-power radar and radio transmitters at tracking sites are the main sources, creating significant electromagnetic radiation that can penetrate biological tissues and potentially cause thermal effects. Due to the high power, rigorous testing is required to ensure that the tracking stations do not interfere with other equipment, as these systems can generate both strong electric and magnetic fields. These systems often operate in the UHF and microwave bands to communicate with vehicles over vast distances, with radar systems potentially reaching 1000 kW in impulse power.

How will the developer protect the residents from the EMF radiation?

2/11/2026 @ 5:30pm  
Dumihan  
Planning Division

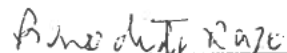
2. **Acoustic/Vibration Disturbance:** The noise from such operations has been described in other communities as "the worst it has ever been," causing vibrations that shake structures and prevent sleep. Some noise complaints associated with space rocket tracking systems are been recorded to be over 200 dB. What noise levels are expected?

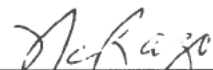
**How will the Develop protect the residents from noise? How will the Develop suppress the noise to prevent disruption of sleep or enjoyment of our properties?**

3. **Environmental Degradation:** What type of chemical emissions or pollution from petroleum products can we expect from this industrial equipment and operation?
4. **Property Value/Quality of Life:** The installation of this industrial-scale system will destroy the quiet, residential character of our community, leading to reduced property values.

I, along with other property owners and affected residents who live in our homes and surrounding area on Macheche Road, urge the board to deny this request to re-zone and variance of use and protect the residents of this community from the detrimental impacts of this project.

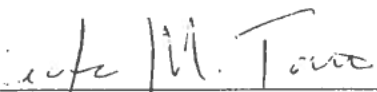
Very respectfully,

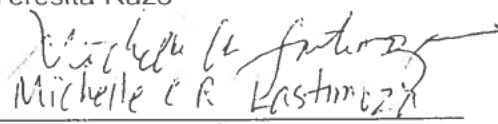
  
Benedicto Razo

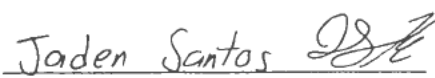
  
Nora Razo

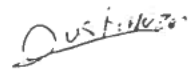
  
Eugene Razo

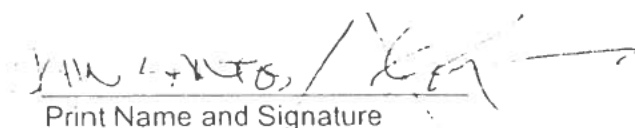
  
Teresita Razo

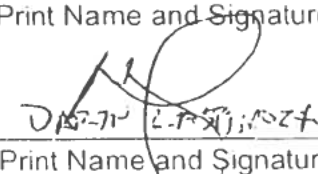
  
Victoriano Tano, Jr.

  
Michelle C. R. Eastman  
Print Name and Signature

  
Jaden Santos  
Print Name and Signature

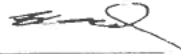
  
Ismael R. Lopez  
Print Name and Signature

  
YIM L. RAZO  
Print Name and Signature

  
Dora M. Lopez  
Print Name and Signature

Opposition to Application 2025 71 and Application 2025 72

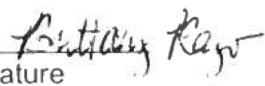
February 9, 2026

Maire M. Baradi 

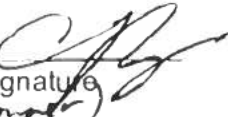
Print Name and Signature

Edith R. Abadi  
EDITH R. ABADI

Print Name and Signature

Brittany Kaye   
Print Name and Signature

Print Name and Signature

Gene Jerome D. King   
Print Name and Signature  
(input over)

Print Name and Signature

Megyn Wisniewski   
Print Name and Signature

Print Name and Signature



# Adex Aerospace Guam LLC

999 S. Marine Corps Dr. Unit 202, Tamuning, Guam 96913

• Tel: 671-482-7980 • [www.adexaero.com](http://www.adexaero.com)

11 March 2026

Joseph M Borja  
Director of Land Management  
590 S. Marine Corps Drive, Suite 733  
ITC Building Tamuning, GUAM 96913



RE: Antenna Station in Guam (Lot 6-R1, Block 1, Tract 221, Barrigada, GU 96913)

Dear Mr. Borja,

Håfa Adai.

This letter is respectfully submitted in support of the zone change application for the above-referenced property.

The requested zone change will allow the development of a ground-based tracking and communications antenna station, together with a warehouse structure to support equipment storage, maintenance, and operational needs associated with the facility.

The antenna installation will serve as part of a regional monitoring and communications network across several Pacific locations, with Guam providing an important relay point that helps maintain continuous monitoring coverage across the region.

In addition to its operational function, the facility may assist with scientific data collection and environmental monitoring, including information that may contribute to research related to atmospheric conditions and climate observation in the Pacific region.

The proposed development will maintain a small physical footprint and minimal impact on surrounding properties, and will comply with all applicable regulatory and development standards.

We respectfully appreciate the Municipality of Barrigada's consideration and support of this project. Should you have any questions or require additional information, please feel free to contact us.

Best Regards,

Steve Yoo

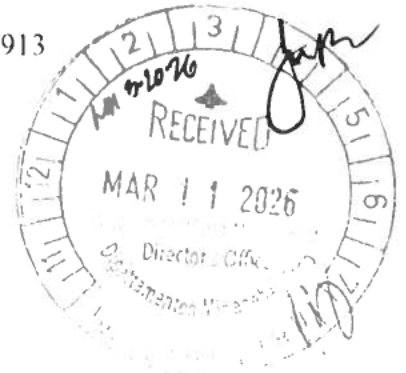
President, Adex Aerospace Guam LLC



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11 March 2026

Joseph M Borja  
Director of Land Management  
590 S. Marine Corps Drive, Suite 733  
ITC Building Tamuning, GUAM 96913

RE: Antenna Station in Guam (Lot 6-R1, Block 1, Tract 221, Barrigada, GU 96913)

Dear Mr. Borja,

Håfa Adai.

This letter is respectfully submitted to clarify the proposed antenna installation associated with the height variance application for the above-referenced property.

The project involves the installation of a ground-based tracking and communications antenna station that will be part of a regional monitoring network across several Pacific locations.

The proposed antenna structure will have a maximum height of less than twenty-nine (29) feet, which is within the thirty (30) foot height limitation applicable to the property.

The facility will have a small physical footprint, quiet operation, and will comply with all applicable development standards.

We appreciate the Municipality of Barrigada's time and consideration.

Best Regards,

Steve Yoo

President, Adex Aerospace Guam LLC

*Handwritten notes:*  
Thru  
2-23-26

*Received*  
*1-27-26*

ZONE VARIANCE APPLICATION  
No. 2025-72  
SUPPLEMENT DOCUMENTS

## **ATTACHMENT 1 To TAB E**

### **SUPPLEMENTAL INFORMATION**

#### **ANTENNA SYSTEM CHARACTERISTICS**

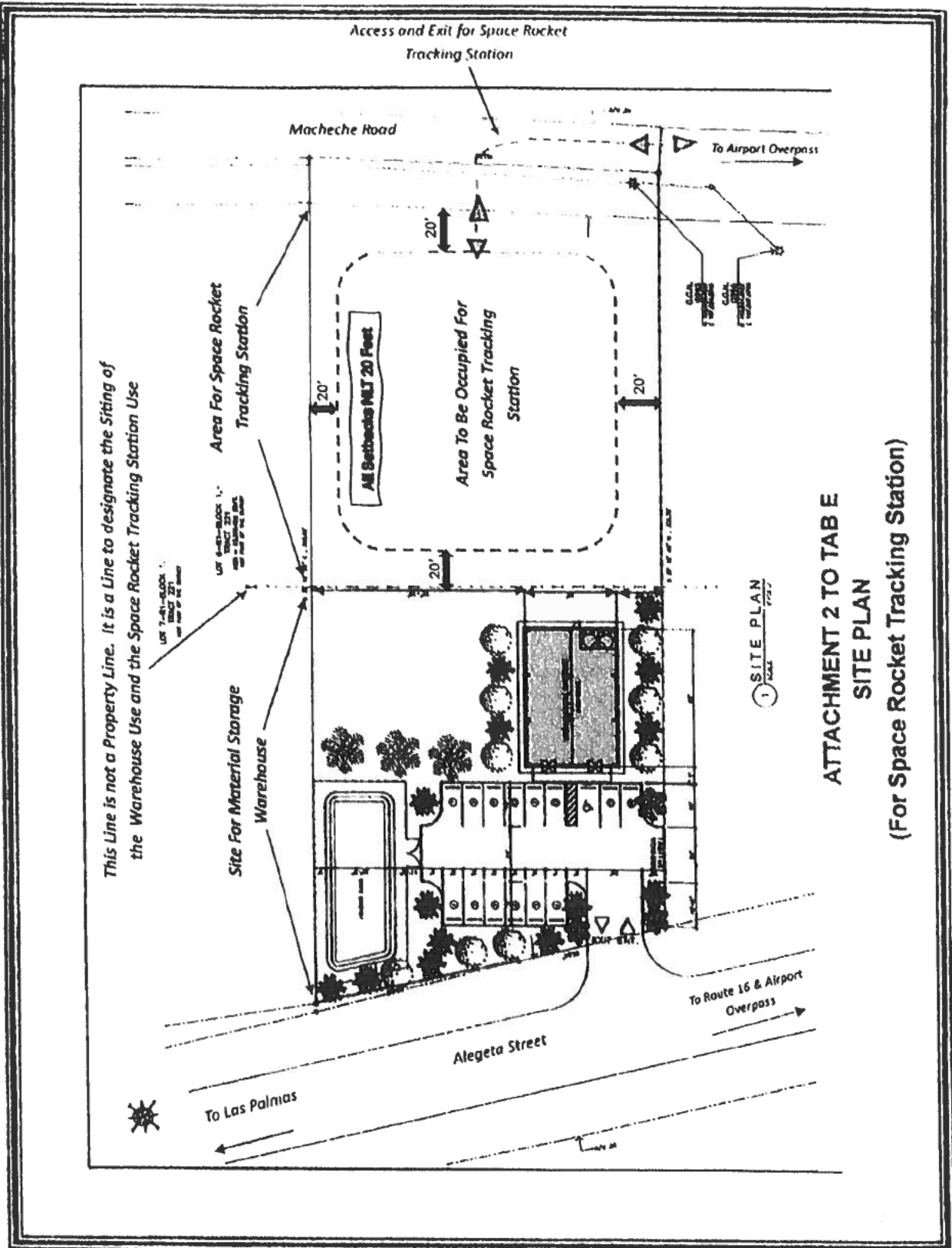
- The Antenna System is portable and mounted on a trailer.
- Antenna height when extended is 26'.68 feet (less than 30' Feet).
- The Antenna will be folded when not in use.
- Operation will be a duration from 1 – 2 times yearly.
- Each operation will last approximately 1- week.
- The Antenna system is only for "RECEIVING" and "not for TRANSMITTING".
- Antenna System when in operation does not emit any Noise.
- Primary purpose of the Antenna System is to track Space Rockets launched from the Pacific Ocean.
- The Antenna System only "TRACKS" the Space Rockets.

This means it does not "Transmit" any signals that will alter the trajectory of the Space rockets.

**Other Information:**

- Although Guam Evergreen, LLC, is the Applicant for the Zone Variance (For Use), Adex Aerospace, LLC will operate and maintain the Space Rocket Tracking Station.
  
- Adex Aerospace, LLC has coordinated with FCC and has applied for the following:
  1. License for the Antenna Structure; and
  2. Space Rocket and Earth Station Authorization.

It is noted that FCC does not have regulations on ground base antenna systems that only operates in the "Receiving" mode. Therefore, FCC has no concerns with the Guam Ground Base Antenna system



ATTACHMENT 2 TO TAB E  
 SITE PLAN  
 (For Space Rocket Tracking Station)

February 12, 2026

To: Mayor June Ulloa Blas

Office of the Mayor

Municipality of Barrigada

**Re: Justification for Zone Variance Pursuant to 21 GCA Chapter 61 §61617**

*Received via email 2/13/26*  
*[Signature]*

Dear Mayor Blas,

Hafa Adai.

This letter is submitted in support of the requested zoning variance for the installation of a receiving-mode antenna station by Adex Aerospace Guam LLC on Lot 6-R1, Block 1, Tract 221, Barrigada, Guam.

Based on the project description and supporting materials provided by the applicant, the requested variance meets the required findings for approval, as set forth below.

**1. Special Circumstances or Conditions Affecting the Property / Practical Difficulties or Unnecessary Hardship**

The proposed antenna station is part of a regional space-launch tracking network that includes facilities in Jeju Island-South Korea, Palau, and Chuuk, Federated States of Micronesia. The Guam site is necessary to fill a critical tracking gap between Palau and Chuuk in order to maintain operational and information efficiency and continuous monitoring of launch vehicles travelling over the Pacific Ocean.

The network supports the tracking and analysis of space-launch vehicles, including missions designed to deploy satellites used to observe and study climate-related conditions. This scientific and environmental purpose further demonstrates the regional and international importance of the project.

Similar ground antenna systems are used for flight testing of aircraft and analysis of flight data. These ground systems are in use for major U.S. aircraft developers, including Boeing's F-15 fighter aircraft and next generational fighter development programs.

Due to the technical requirements of the flight path and tracking corridor, the antenna must be located within a specific geographic zone. The operational requirement is tied to geographic alignment, elevation, and line-of-sight conditions necessary for tracking within a defined corridor. These constraints significantly limit viable sites within Guam.

Strict application of the existing zoning restriction would therefore create practical difficulties inconsistent with the purpose and intent of Chapter 61 by preventing reasonable use of a uniquely situated parcel for a geographically constrained, specialized purpose.

The hardship arises from the parcel's specific geographic position within the Pacific tracking arc and is not self-imposed by the applicant.

## **2. Deprivation of Property Rights Without the Variance / Exceptional Circumstances Applicable to the Property**

Strict application of the existing zoning classification would effectively deprive the property owner of reasonable use and enjoyment of the subject property. Without the requested variance, the parcel cannot be utilized in a manner consistent with surrounding development patterns, infrastructure capacity, and the highest and best use of the land.

The required antenna alignment, tracking corridor, launch trajectory, and unobstructed signal path create exceptional circumstances applicable to this property that do not generally apply to other parcels within the same zone.

The property possesses unique physical, locational, and contextual characteristics that distinguish it from other parcels within the zone. The property's geographic position within the Pacific tracking arc, combined with its elevation and orientation, make it uniquely suited for this limited receiving function. These conditions are not shared broadly by other similarly zoned properties. These conditions are inherent to the land itself. The required antenna alignment, unobstructed signal path, and tracking geometry do not broadly apply to other parcels in the zone.

The hardship is therefore inherent to the property's specific location within a defined aerospace tracking corridor and is not merely a condition created by the applicant.

Absent approval of the variance:

- The property would remain underutilized despite its strategic location and infrastructure readiness;
- The owner would be denied a reasonable economic return consistent with neighboring land uses;
- The parcel would be restricted from development opportunities that are otherwise compatible with the surrounding area;
- The land would not be able to achieve its highest and best use.

The requested variance does not seek to confer a special privilege, but rather to allow the owner the same reasonable opportunity to use the property as others enjoy under comparable circumstances.

The hardship is therefore inherent to the property's specific location within a defined aerospace tracking corridor and is not merely a condition *created by the applicant*.

### **3. Granting the Variance Will Not Be Detrimental to Public Welfare**

The proposed facility is passive in nature and designed to have negligible impact on surrounding properties or the public. Granting the variance will not be materially detrimental to the public welfare nor injurious to property or improvements in the surrounding neighborhood.

The antenna will operate in receiving mode only. It will not transmit signals and will not generate radiation impacts beyond commonly used communication frequencies. The system operates within the S-Band frequency range of approximately 2 to 4 GHz, similar to frequencies used by common consumer devices such as mobile phones, Wi-Fi, and Bluetooth devices.

The antenna will operate only once or twice per year, with each operational window lasting approximately twenty minutes to a few hours. There will be no continuous activity, no industrial operations, no public access, and no significant traffic generation.

The improvements are limited to essential equipment, electrical connection, fiber line installation, fencing, and security measures. The project produces no ongoing noise, emissions, or nuisance impacts.

Security measures will include:

- On-site security presence during designated hours
- Daytime monitoring by a licensed security company
- Installation of surveillance cameras
- Perimeter fencing
- Posted contact information for the property manager and emergency contact

These measures further ensure compatibility with surrounding properties and protection of the public. Given these characteristics, the facility will not pose a nuisance, hazard, or environmental concern to nearby properties or residents.

### **4. Variance Will Not Alter the Essential Character of the Area / Consistency With the Master Plan**

The project supports Guam's economic diversification, technological advancement, and participation in regional aerospace and scientific initiatives. The antenna station supports satellite deployment missions used for environmental monitoring and climate observation, consistent with long-term planning objectives related to innovation, economic resilience, and responsible development.

The proposed improvements are limited to essential infrastructure, including the antenna equipment, electrical service connection, fiber-optic line, and a security fence.

There will be no daily operations, public access, industrial activity, or significant traffic associated with the facility. Because the station operates infrequently and in a passive

receiving mode, it will not change the character, density, or land-use pattern of the surrounding area.

#### **5. Variance Is the Minimum Necessary to Afford Relief**

The requested variance is narrowly tailored to the operational requirements of the project. The improvements are limited to essential infrastructure required for infrequent receiving operations. No broader commercial or industrial use is proposed. The antenna station is required only to fill a specific geographic tracking gap and will be used only once or twice per year. The physical improvements are limited to essential equipment and infrastructure.

Accordingly, the requested variance represents the minimum relief necessary to allow the project to function as intended.

#### **Conclusion**

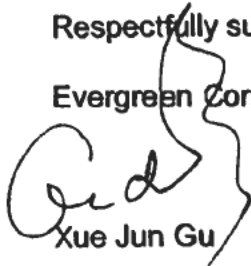
Based on the above information, each of the required findings under 21 GCA § 61617(a) is satisfied:

- The project is subject to unique geographic and operational constraints. Strict application of the zoning restriction creates practical difficulties and unnecessary hardship.
- It will have negligible impact on the surrounding area. Exceptional geographic and operational conditions apply specifically to this parcel.
- The project will not be materially detrimental to public welfare or surrounding properties. It is passive, silent, and infrequently operated.
- The variance is consistent with the objectives of the Master Plan. It supports regional aerospace tracking and climate-related satellite missions.

For these reasons, approval of the requested variance is respectfully requested.

Respectfully submitted,

Evergreen Corporation



Xue Jun Gu

President

CC: GUAM Department of Land Management, J. Borja and C. Cruz