

Re: Messages & Communications Doc. No. 38GL-26-2779 through 2782.

From: Guam Legislature Clerks <clerks@guamlegislature.gov>
Date: Tue 8/25/2026 9:02 AM
To: 38th Committee On Rules <committeeonrules@guamlegislature.gov>

Håfa Adai,

Received, and thank you.



Elijah Untalan
Clerks Office

I Mina'trentai Ocho na Liheslaturan Guåhan

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

Voice: (671) 472-3465/3460 Fax: (671) 472-3524

guamlegislature.gov

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Thank you

From: 38th Committee On Rules <committeeonrules@guamlegislature.gov>
Sent: Monday, August 24, 2026 4:46 PM
To: Guam Legislature Clerks <clerks@guamlegislature.gov>
Cc: Frank Blas Jr. <speakerblas@guamlegislature.gov>
Subject: Messages & Communications Doc. No. 38GL-26-2779 through 2782.

Håfa Adai Clerks Office,

Please see attached, **Messages & Communications Doc. No. 38GL-26-2779 through 2782** for processing:

✓	38GL-26-2779	Department of Administration	Guam Legislature Budget/Actual Expenditures Report as of July 31, 2026*
✓	38GL-26-2780	A.B. Won Pat International Airport Authority	Boards and Commission Educational Program Certification of Board Members*
✓	38GL-26-2781	Guam Land Use Commission	GLUC Zone Change Approval for Application No. 2021-08 for Anna B. Lujan from "PUD" (Plan Unit Development) zone to "C" (Commercial) zone, Lots 2, 3, 4, 5 & R5, Block 4, Tract 222, and Block 3REM, Tract 222, in the Municipality of Yona*
✓	38GL-26-2782	Bureau of Budget and Management Research	Consolidated Revenue/Expenditure Report (CRER) and Special Revenue Fund Tracking Report for the period ending July 31, 2026*

Please retrieve Doc. No. 38GL-26-2781 from link below:

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

Kindly reply to this email.



Si Yu'os ma'åse',

Marie Crisostomo

Committee on Rules Assistant

COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson

I Mina'trentai Ocho Na Liheslaturan Guåhan

38th Guam Legislature

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Messages and Communications 38GL-26-2781*

2 messages

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

Fri, Aug 21, 2026 at 2:48 PM

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

Hafa adai,

Please see attached M&C Doc. No. 38GL-26-2781

38GL-26-2781	Guam Land Use Commission	GLUC Zone Change Approval for Application No. 2021-08 for Anna B. Lujan from "PUD" (Plan Unit Development) zone to "C" (Commercial) zone, Lots 2, 3, 4, 5 & R5, Block 4, Track 222, and Block 3REM, Tract 222, in the Municipality of Yona*
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Si Yu'os Ma'ase'

Bernice Rivera

Administrative Assistant



Office of Speaker Frank F. Blas, Jr.

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

Guam Congress Building, 163 Chalan Santo Papa, Hagatña

(671)969-6456

speakerblas@guamlegislature.gov

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

From: **GLUC Secretary (via Google Drive)** <drive-shares-dm-noreply@google.com>

Date: Thu, Aug 20, 2026 at 4:21 PM

Subject: Item shared with you: "F3-67S47 A29 Anna B. Lujan 2021-08.PDF"

To: <speakerblas@guamlegislature.gov>

GLUC Secretary shared an item



GLUC Secretary (glucdocs@gmail.com) has shared the following item:

Hafa Adai Bernice,

Transmitted is Zone Change application 2021-08 for the applicant Anna B. Lujan.

Please let me know if you can open the link.

Regards,

Cristina

 F3-67S47 A29 Anna B. Lujan 2021-08.PDF 

 GLUC Secretary is outside your organization.



Does this item look suspicious? [Block sender](#)

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA
You have received this email because glucdocs@gmail.com shared a file or folder located in Google Drive with you.

Google™

 **38GL-26-2781.pdf**
1103K

38th Committee On Rules <committeeonrules@guamlegislature.gov>
To: "Speaker Frank Blas Jr." <speakerblas@guamlegislature.gov>

Mon, Aug 24, 2026 at 9:58 AM

Håfa Adai,

Received, and thank you.



Si Yu'os ma'åse',

Marie Crisostomo

Committee on Rules Assistant

COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson

I Mina'trentai Ocho Na Liheslaturan Guåhan

38th Guam Legislature

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[Quoted text hidden]



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

Item shared with you: "F3-67S47 A29 Anna B. Lujan 2021-08.PDF"

2 messages

GLUC Secretary (via Google Drive) <drive-shares-dm-noreply@google.com>
Reply-To: GLUC Secretary <glucdocs@gmail.com>
To: speakerblas@guamlegislature.gov

Thu, Aug 20, 2026 at 4:21 PM

Doc Type: 38GL-26-2781
OFFICE OF THE SPEAKER
FRANK F. BLAS, JR.
August 20, 2026
Time: 4:21 PM
Received: 

8/21/26, 2:32 PM

Guam Legislature Mail - Item shared with you: F3-67S47 A29 Anna B. Lujan 2021-08.PDF

GLUC Secretary shared an item



GLUC Secretary (glucdocs@gmail.com) has shared the following item:

Hafa Adai Bernice,

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Regards,

Cristina



F3-67S47 A29 Anna B. Lujan 2021-08.PDF



GLUC Secretary is outside your organization.

Open

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Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA
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Speaker Frank Blas Jr. <speakerblas@guamlegislature.gov>
To: GLUC Secretary <glucdocs@gmail.com>

Fri, Aug 21, 2026 at 9:41 AM

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 38th Guam Legislature

Guam Congress Building, 163 Chalan Santo Papa, Hagatña

(671)969 6456

speakerblas@guamlegislature.gov

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[Quoted text hidden]



**GUAM LAND USE COMMISSION
ZONE CHANGE
APPLICATION NO.: 2021-08
LOTS 2, 3, 4, 5, AND R5, BLOCK 4,
AND BLOCK 3REM, TRACT 222
MUNICIPALITY OF YONA**

COPY

Planning



ATTACHMENT 1

Space for Recordation

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

1020622

File for Record is Instrument Number _____

On the Year 20²⁶ Month 07 Day 09 Time 8:00 a.m.

Recording Fee _____ DE-OFFICIO Receipt No. _____ DE-OFFICIO

Deputy Recorder *Stephanie Duong*

Stephanie Duong

GLUC ZONE CHANGE

APPLICATION NO.: 2021-08

APPLICANTS: ANNA B. LUJAN

PREPARED ON MAY 21, 2026

FROM: "PUD" (PLANNED UNIT
DEVELOPMENT)

TO: "C" (COMMERCIAL)

LOT NO.: LOTS 2, 3, 4, 5, & R5,

BLOCK: BLOCK 4 & BLOCK 3REM

TRACT: 222

MUNICIPALITY: YONA

AMENDMENT NO.: A-29

ZONING MAP NO.: F3-67S47

THE GUAM LAND USE COMMISSION, AT ITS
HEARING ON JANUARY 22, 2026
APPROVED IN WHOLE THE ZONE CHANGE
FROM "PUD" TO "C" ON LOTS 2, 3, 4, 5, AND R5,
BLOCK 4, AND BLOCK 3REM, TRACT 222
MUNICIPALITY OF YONA

☒ APPROVED IN WHOLE
☐ APPROVED IN PART
☐ DISAPPROVED

Ronald C. Pangilinan
RONALD C. PANGILINAN
ACTING CHAIRMAN
GUAM LAND USE COMMISSION

☒ APPROVED IN WHOLE
☐ APPROVED IN PART
☐ DISAPPROVED

Loures A. Leon Guerrero
LOURDES A. LEON GUERRERO
GOVERNOR OF GUAM

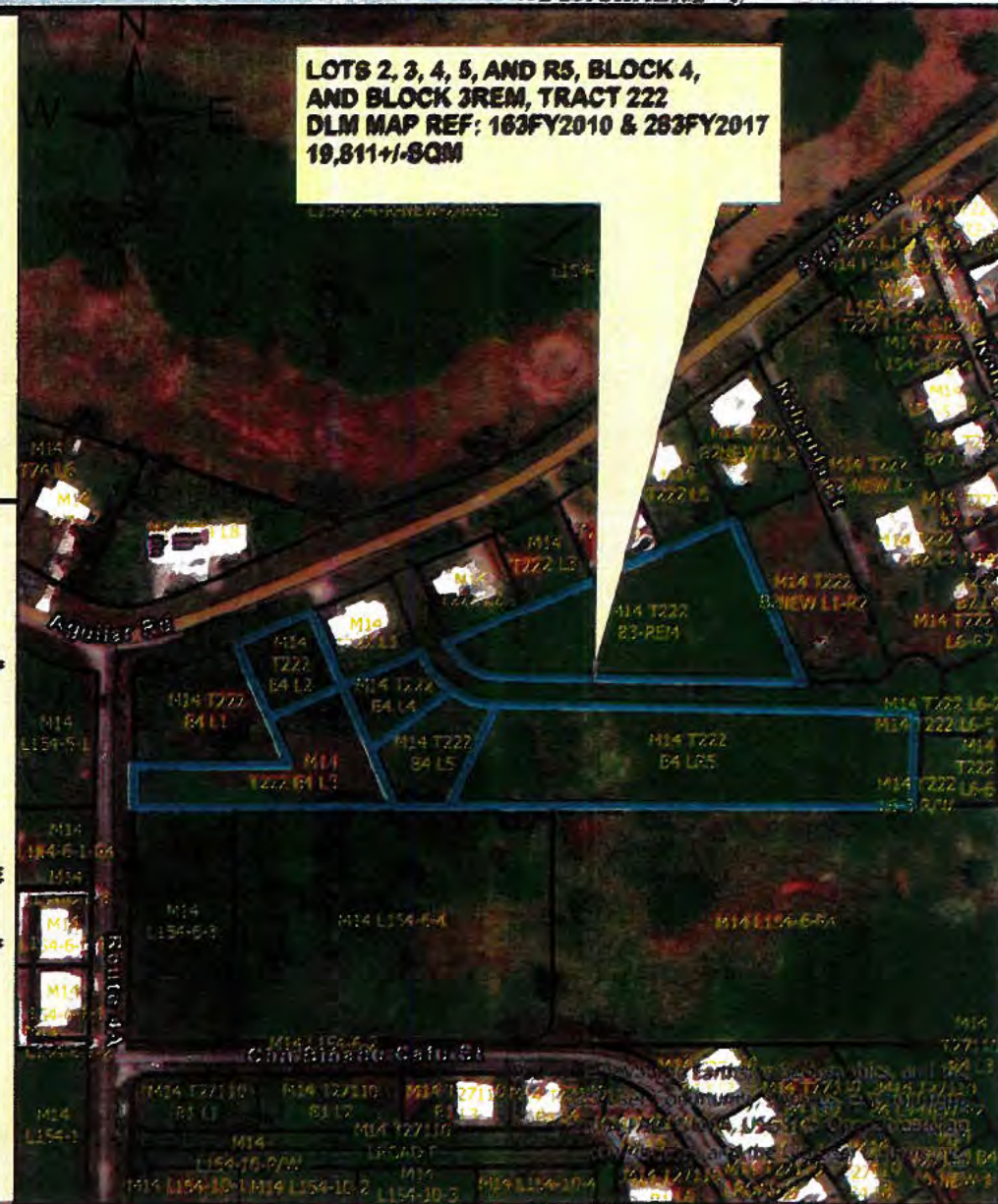
DATE

6-11-26

DATE

6/15/26

LOTS 2, 3, 4, 5, AND R5, BLOCK 4,
AND BLOCK 3REM, TRACT 222
DLM MAP REF: 163FY2010 & 283FY2017
19,811+/-SQM





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

Mailing Address
P O Box 2950
Hagåtña, GU 96932

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

E-mail Address
dlmdir@land.guam.gov

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383

LOURDES A. LEON GUERRERO
MAGA HAGA • GOVERNOR

JOSHUA F. TENORIO
SIGUNDO MAGA HAGA • LIEUTENANT GOVERNOR

JOSEPH M. BORJA
DIRECTOR

ROSSANA SAN MIGUEL TISTON
DEPUTY DIRECTOR

JUN 22 2023

Memorandum

To: The Governor

From: Executive Secretary, Guam Land Use Commission

Subject: **GLUC Zone Change Approval from "PUD" (Plan Unit Development) zone to "C" (Commercial) zone, Lots 2, 3, 4, 5, & R5, Block 4, Tract 222, and Block 3REM, Tract 222, Yona; Application No. 2021-08**

Submitted for your consideration and action is Zone Change Application No. 2021-08. The Applicant, Anna B. Lujan, requests a Zone Change from "PUD" zone to "C" zone, on Lots 2, 3, 4, 5 & R5, Block 4, Tract 222, and Block 3REM, Tract 222, in the Municipality of Yona.

Application chronology is as follows:

- May 10, 2022 – Official acceptance date of application
- June 16, 2022 – Reviewed by the Application Review Committee (ARC)
- April 11, 2023 – Public Hearing, Yona Community Center
- January 22, 2026 – Guam Land Use Commission (GLUC) Public Hearing (approval of Zone Change)

Pursuant to the Guam Code Annotated, Title 21 (Real Property), Chapter 61 (Zoning Law), Section 61634 (Decision by the Commission), which provides that, "if the application is approved in whole or in part by the Commission, the same shall be forwarded to the Governor who may approve or disapprove the proposed change in whole or in part," this application is hereby transmitted for your action.



38GL-26-2781
Messages and Communications

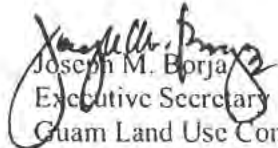
RECEIVED
COMMITTEE ON RULES
August 21, 2026

2:48 p.m.
Marie Crisostomo

*Memorandum to the Governor
Zone Change, Anna B. Lujan
Lots 2, 3, 4, 5, & R5, Block 4, Tract 222 & Block 3REM, Tract 222, Yona
Page 2*

Please contact the Land Planning Division at 649-5263, extension 300 or 375, should you have any questions and/or need further clarification.

Si Yu'os Ma'ase,


Joseph M. Borja
Executive Secretary
Guam Land Use Commission

Attachments:

- 1) Amendment No. A-29, F3-67S47
- 2) Zone Change Application, 2021-08
- 3) Formal letter to Mayor for Public Hearing, March 21, 2023
- 4) Public Hearing Attendance Sheet, April 11, 2023
- 5) Staff Report with Summary of ARC Position Statements
- 6) Notice to Rezone – Billboard Sign
- 7) GLUC Agenda Notice – Guam Daily Post [January 14, 2026 & January 20, 2026]
- 8) GLUC Agenda of January 22, 2026 – Disposition
- 9) GLUC Minutes of January 22, 2026 [Doc #1017823]
- 10) Notice of Action – Findings of Facts
 - Exhibit A – Affidavit of Publication
 - Attachment A – Official Memorandum to GDP [March 27, 2023]
 - Attachment B – Public Hearing Publication [April 1, 2023]
 - Exhibit B – Affidavit of Mailing
 - Attachment A – U.S. Postal Certified Receipts [March 31, 2023]
 - Attachment B – Official Notice Public Hearing [March 31, 2023]
 - Exhibit C – GLUC Agenda Notices, Guam Daily Post [January 14, 2026 & January 20, 2026]

LOURDES A. LEON GUERRERO
GOVERNOR



JOSHUA F. TENORIO
LI. GOVERNOR

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

JUN 9 2026

Honorable Frank F. Blas, Jr.

Speaker

I Mina'trentai Ocho na Liheslatruran Guåhan

163 Chalan Santo Papa

Hagåtña, Guam 96932

Re: GLUC Zone Change approval for Application No. 2021-08 from "PUD" to "C" zone, Lots 2, 3, 4, 5, and R5, Block 4, Tract 222 and Block 3REM, Tract 222, Yona.

Dear Mr. Speaker:

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

I have **APPROVED** Anna B. Lujan's request for a Zone Change from "PUD" zone to "C" zone, on Lots 2, 3, 4, 5, and R5, Block 4, Tract 222, and Block 3REM, Tract 222, in Yona.

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

Senseremente,

A handwritten signature in dark ink, appearing to read "Lourdes Leon", written over a light blue circular stamp.

LOURDES A. LEON GUERRERO

Maga'hāga Guåhan

Governor of Guam

RONALD A. AYUYU
Land Research Consultant

COPY

September 1, 2021

Ms. Celine Cruz
Chief Planner
Department of Land Management
P.O. Box 2950
Hagatna, Guam 96932

Subject: Application 2021-08, Zone change request from "PUD" to "C" for a proposed commercial building for small retail convenience store, coffee shop, and several service shops on Lots 2, 3, 4, 5, and R5, Block 4, Tract 222 and Block 3REM, Tract 22, the Municipality of Yona

Hafa Aдай Ms. Cruz:

This is in response to your letter dated July 20, 2021 regarding above subject matter. I am addressing concerns raised as follows:

3. Provide in the justification letter information related to access to the project, parking accommodations, structure(s) to be located within the project limits and their location and dimensions of the building(s).

Information is provided on the map

4. Authorization does not include Block 3REM, Tract 222
Affidavit of Authorization has been completed for parking lot

6. Please resubmit item 5 (e), proposed site layout with plans drawn to scale; include parking calculations, dimension of buildings, plan for egress and ingress, etc.

See attached; Letter from Guam Waterworks and map indicating public utilities

Should you have any questions or require additional information, please feel free to call me at 678-3213.
Si Yu'os Ma'ase

Sincerely,



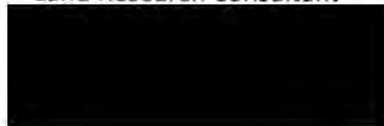
RONALD A. AYUYU

Attachments

RECEIVED

09/03/2021 Grace

Ronald A. Ayuyu
Land Research Consultant



**COPY
RECEIVED**

2.12.21
mg
Planning

February 5, 2021

Mr. Joseph M. Borja
Executive Secretary, Guam Land Use Commission
c/o Department of Land Management
ITC Bldg, Tamuning, Guam 96913

Subject: Zone Change Application for Lot 2, 3, 4, 5, R5, Block 4, Tract 222, Yona
and Block 3 REM, Tract 222, Yona for Anna B. Lujan (Owner)

Pursuant to Sections 61630 through 61637, Part 3, Article 6, Changes of Zones, Chapter 61 – Zoning Law, Title 21 Guam Code annotated. I am submitting the enclosed zone change application for your review and consideration before the Guam Land Use Commission, for a Zone Change from "PUD" (Planned Unit Development) to "C" (Commercial) Zone.

The lot and site is situated on a Planned Unit Development, this was approved by the Territorial Planning Commission (TPC) on June 22, 1972. Based on our research, on there was no masterplan approved as to specific uses on Tract 222. The current land uses in the PUD are predominantly residential and a golf course (Takayama Golf and Country Club).

The proposed zone change request from PUD to Commercial Zone is appropriate and best use for a proposed commercial building to include a small retail convenience store, coffee shop and several service shops for the immediate area and nearby communities.

The proposed commercial structure will be approximately 380,512 square feet and will have adequate access, parking, loading area, a ponding/catch basin, etc., within 19,811 square meters of property. A landscaping plan will also be incorporated within the site development plans to meet all building and zoning requirements and conditions imposed by the land use commission and government agencies.

In reviewing the attached information you will note the subject lot is near residential homes to the north and east along Route No. 17 (Cross Island Road), to the south and approximately 500-750 feet is a housing development known as Laguina Estates located on Tract 27110. There's a large apartment (Ysrael Apartments) complexes approximately 1,200-1,500 feet to west along Route No. 17 as well. Baza Gardens residential subdivision is also in a PUD located one half of a mile to the southeast. The Talofofo Golf Course just south along Route No. 4A towards the village of Talofofo. Recently, the GLUC rezoned Lot 1, Block 4, Tract 222 and Lot 154-6-3 to commercial that is within 100 feet to the south and fronting Route No. 4A. Lot 150-5-1, a corner lot across the street which fronts Routes Nos. 17 & 4A was also rezoned by GLUC in 2006.

Subject: Zone Change Application for Lot 2, 3, 4, 5, R5, Block 4, Tract 222, Yona
and Block 3 REM, Tract 222, Yona for Anna B. Lujan (Owner), represented by Ronald A. Ayuyu

Page 2

Compatibility: The proposed site is compatible with the surrounding development. Various projects have taken place in the area over 44 years, including the Laguina Estates Housing Development, the Talofofo Golf Course, Rancho Camacho Estates and Baza Garden as well the Lady of Peace Memorial Gardens. In recent years other residential subdivisions nearby Talofofo and Yona have been approved by the commission and home construction have already started. Residents nearby will create a high demand for a convenience store and other services as well as tourist, island residents travelling to the southern areas along Route 17 and Route No. 4A.

Public Necessity/Convenience: The proposed development will provide services that will meet the public needs and the location is central and convenient for the surrounding residential areas. The site is located in a populated area in southern Guam. The nearby villages/communities lack convenience stores, coffee shops and service shops, and other professional services that is needed within or a short distance from developed residential areas. The nearest retail (mom and pop store) is the Camachile Tree Store approximately 2.5 miles via Route No. 4A. Residents in the immediate area will not have to drive a far distance for a retail convenience store and shop for their daily necessities and obtain other goods and services at this proposed site.

General Welfare: The site will be fully developed and landscaped in a manner to co-exist with minimum impacts to adjacent neighbors, properties and the daily traffic flows by commuters that travel the nearby routes. The commercial building will be connected to public sewer to protect our natural resources and environment. Fencing will be erected to protect the adjacent neighbors. A well planned traffic circulation pattern for patrons entering and exiting the site will provide a safe traffic passage. The proposed commercial development will provide local residents with employment.

All infrastructures are available within or near the site. All permitting requirements will be coordinated with all government agencies for review, clearances, and other requirements to secure all necessary permits. Based on the existing land uses within the area, the proposed development will not adversely impact the surrounding properties or existing infrastructure in the area. All performance standards and requirements will be complied with as well as submission of an Environmental Impact Assessment (EIA) is attached.

Enclosed are additional supporting information for the application and a copy of the survey map. On behalf of my clients, we hope that your consideration of this request will be favorable. Should you need additional information or clarification, please feel free to call me.

Respectfully,


Ronald A. Ayuyu
Representative
678-3213

ZONE CHANGE

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

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

1. Information on Applicant:

Name of Applicant: ANNA B. LUJAN U.S. Citizen: ☒ Yes ☐ No

Mailing Address: [REDACTED]

Telephone No.: Business: _____ Home: _____

2. Location, Description and Ownership:

Subdivision Name: N/A

Lot(s): 2, 3, 4, 5, R5 Block: Block 4, Tract 222 Tract: 222

Lot Area: Acres _____ Square Meters: 19,811 Square Feet: 380,512

Village: _____ Municipality: Yona

Registered Owner: ANNA B. LUJAN

Certificate of Title No.: 13758 Recorded Document No.: 922343

3. Current and Proposed Land Use:

Current Use: None Zoned: PUD

To build small retail store, coffee shop, and parking lots

Proposed Use: and several small shops - Block 3 Rem 4 Proposed Zone: Commercial

Master Plan Designation: _____

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

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

- a. 8 1/2" X 14" map, drawn to scale, showing existing zoning within 1000 feet radius from the subjectlot's boundaries.

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

ZONE CHANGE

6. Supporting Information (Continuation):

- b. All parcels and their uses within 750 feet radius from the subject lot's boundaries. The map shall also contain:
- (1) Lot number for every parcel(s);
 - (2) Identify by name and use all existing activities on all parcel(s) through a legend/code reference;
 - (3) All adjacent inclusive and exclusive easements and roads to the property, their widths, and condition of surfaces;
 - (4) The nearest location of all public utilities to the subject lot;
 - (5) All natural or topographic peculiarities.
- c. 8 1/2" X 14" map, drawn to scale, showing all parcels within 500 feet radius of the subject lot's boundaries. Each parcel shall be identified with property lot number.
- d. The most recent survey map, certified and recorded at the Department of Land Management, showing the subject property.
- e. A detailed As-Built Plan of the lot shall include the following:
- (1) Total number and types of building;
 - (2) Parcel size in square meters/feet;
 - (3) Layouts of utilities and drainage;
 - (4) Proposed lot coverage of building(s) and accessories in square meters/feet;
 - (5) Approximate gross and net densities allowed on parcel;
 - (6) Feasibility study;
 - (7) Topography;
 - (8) Existing earth faults and sinkholes;
 - (9) Water courses and lens;
 - (10) Reservation, conservation and historic places;
 - (11) Total percentage of open spaces exclusive of parking stalls and other man-man features;
 - (12) Percentage of building footprint (PD only); and
 - (13) Compatibility to surrounding uses (PD only).
- f. If leased, lease agreement (the assignment of lease and the covenant).
- g. An initial comprehensive **Environmental Impact Assessment (EIA)** in accordance with Executive Order 90-10.
- h. Additional information as required by the Guåhan Chief Planner
- i.

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

7. **Filing Fee: Fifty Dollars (\$50.00)** filing fee for the first five pages, and \$.25 for any additional page, under Public Law 29-02, Chapter V, Part III (*Fees and Charges Assessed by the Department of Land Management*).

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

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

Please sign attesting to your answer:  _____

(See attachment for more information on P.L. 33-219 and 33-209, as the affect the process of assessment of this application)

ZONE CHANGE

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

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

ANNA B. LUJAN

(Owner(s) or Lessee(s) and Date)

RONALD A. AYUYU

(Representative, if any, and Date)

Sept. 01-2021

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

FOR OFFICIAL USE ONLY

Date Accepted: _____ Accepted By: _____

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

Date of Public Hearing: _____

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

Receipt No.: _____ Application Number: _____

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

Conditions of Approval: _____

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

(No Smaller than 4 FT X 8 FT Sign Board)

NOTICE TO REZONE*

- *1. Shall Occupy Two (2') Feet X Eight (8') Feet of the Sign Area *2. Letters are to be Twelve (12") Inches High, Colored Red on a White Background
3. Sign Shall be Erected and Displayed in a Visible and Prominent Place on the Subject Site No Less than Five (5) Days after Application is filed with the Commission and Shall be Removed when the Commission Renders a Final Decision or Applicant Officially Withdraws the Application.

PUBLIC NOTICE

AN APPLICATION HAS BEEN FILED WITH THE GUAM LAND USE COMMISSION (GLUC) FOR A ZONE CHANGE

APPLICATION DESCRIPTION: To Rezone from PUD to "C" (Commercial) Zone to build small retail store, coffee shop, several small shops and parking lots
OWNER: ANNA B. LUJAN Block 3 Rem

DEVELOPER:

LOT, BLOCK, TRACT, MUNICIPALITY: Lot, 2 3, 4, 5, R5, Block 4, Tract 222
Block 3 Rem Tract 222

PROPOSED CHANGE OF ZONE: Commercial ZONE CHANGE

DATE:

TIME:

PLACE:

PUBLIC HEARING:

GLUC MEETING:

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

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

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

Case No: _____

Project Title: Zone change

1. Name, address and business telephone of applicant: Anna B. Lujan c/o Ronald A. Ayuyu,
Representative [REDACTED]

2. Name, title and telephone number of representative: Ronald A. Ayuyu, Representative
[REDACTED]

3. Name, title and telephone number of EIA document preparer: Ronald A. Ayuyu,
Representative [REDACTED]

4. Location of the proposed project: (include tract, block, lot, municipality and a location map)
Lot 2, Block No. 4, Tract 222; Lot 3, Block No. 4, Tract 222; Lot 4, Block No. 4, Tract 222;
Lot 5, Block No. 4, Tract 222; Lot R5, Block No. 4, Tract 222, Yona (fronting Route No. 17
and Route No. 4A) see attached vicinity map/survey map.

5. Describe the general nature or type of proposed project: To construct a commercial
building for a convenience store, coffee shop, service shop, and offices for the
immediate area and surrounding communities.

Short Form, page 2.

6. Are the following critical environmental facts affected by the proposed project? If yes, describe the impact and state why it would not be significant. If not affected, provide reasons why. If more space is required refer to and attach additional sheets.

a. Groundwater recharge area: The site is not over the island's drinking aquifer, however, there may be some recharge area near the site; subject to Guam EPA determination.

b. Watersheds: The proposed site appears to be near or within a watershed area and runoffs from the site flows to the south in a valley into small stream and ultimately empties into the Pacific Ocean.

c. Wellhead protection zone: The site is not within a wellhead protection zone; Subject to Guam EPA determination.

d. Streams, lakes or ponds: There are no streams, lakes or ponds on or near the site, except for a manmade pond within the golf course at approximately 1,000 feet to the north of the proposed site.

e. Marine waters: The site is fare away from marine waters; approximately 3-4 miles to the southeast.

f. Reef flats: The site is far away from reef flats; approximately 3-4 miles to the southeast.

g. Pristine forest: There are no prestine forests on or near the site.

h. Critical habitat area: There are no critical habitat at the site or near or within the vicinity.

i. Wetlands: Based on site inspection, there appears to be no wetlands on or near the site; subject to Guam EPA determination.

Short Form, page 3.

j. Flood hazard area: According to current flood zone maps from FEMA, the site is not within a flood hazard area. The site is situated within a table to savannah with a slight slope to the southeast of the property.

k. Archaeological feature(s) or historical sites: There appears to be no known sites; subject to Historical Preservation Office investigation and determination.

7. Will the project result in any of the following environmental or infrastructure impacts?

a. Production of toxic or hazardous waste: No toxic or hazardous waste will be produced on the site.

b. Dislocation of existing businesses, residents or public areas: No businesses or residences or public areas will be dislocated.

c. Production of air contaminants (temporary or permanent): During construction, there will be temporary and minor amounts of emissions, dust from construction equipment, but air quality will be maintained through the construction phase. All Environmental Protection Plan measures approved by Guam EPA will be complied with.

8. Will the project require an increase in the requirements of any of the following public services (provide estimated quantities or volumes)? If answering yes to any of these items you must describe how the impact affects current infrastructure capacity. In addition, if the applicant/developer proposes contributions or mitigation to offset impacts, describe the contribution or mitigation.

a. Drinking water: No significant impact. A water tank/reservoir may be used to augment water usage during water outages and drought season.

Short form, page 4.

b. Sewage disposal (public system): No significant impact.

c. Vehicle traffic: No significant impact.

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

Clearing and grading will be taking place on the site; subject to approval by Guam EPA.

A clearing and grading permit will be obtained before any construction on the site take place.

10. Will the project utilize an individual waste water disposal system such a septic tank/leaching field system, secondary package treatment system., etc.?) No; the development will be connected to public sewer lines that Laguina Housing Development is connected to.

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

No. Should these tanks be needed in the future, permits will be applied for by the applicant/owner

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

None required from the federal agencies.

Short form, page 5.

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

None.

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

DECLARATION BY APPLICANT

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

ANNA B. LUJAN (Owner/Applicant)

Date


RONALD A. AYUYU (Representative)

2/11/21

Date

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

GEPA-EPR001 (12/12/96)

RONALD A. AYUYU
Land Research Consultant
P.O. Box 21446
GMF Barrigada, Guam 96921
678-3213

AFFIDAVIT OF AUTHORIZATION

THAT, Anna B. Lujan owner/or duly authorized representative of **Lot 2, 3, 4, 5, R5, Block 4, Tract 222** located within **THE Municipal District of Yona.**

THAT, Ronald A. Ayuyu is the duly authorized representative to act on my behalf to file for consideration an application for:

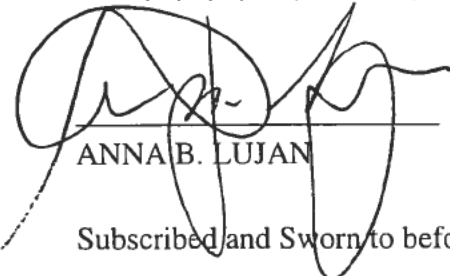
a. Zone Change

THAT, the extent of our authorization to **Ronald A. Ayuyu** is that he may conduct himself accordingly to arbitrate, negotiate, commit, revoke, represent, mitigate and abate the proposed request for Approval through all the reviewing instrumentalities involved along the process.

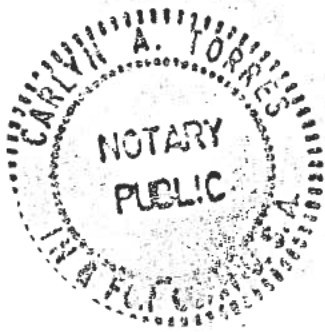
THAT, the extent of this authorization continues until I hereby revoke it in writing.

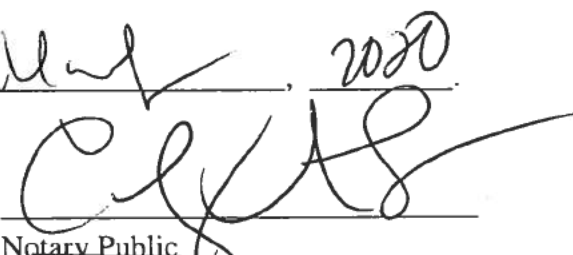
Further, the affiant sayeth naught.

Authorized Representative of
Lot 2, 3, 4, 5, R5, Block 4, Tract 222


ANNA B. LUJAN

Subscribed and Sworn to before me this 5th day of March, 2020

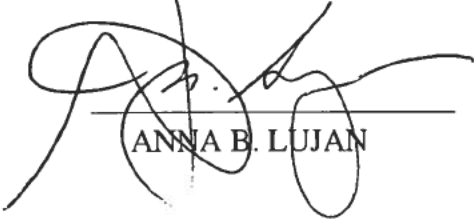



Notary Public

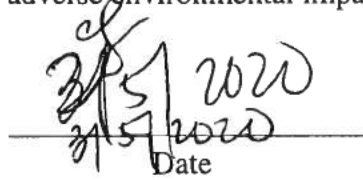
CARLYN A. TORRES
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: **DEC. 12, 2021**
P.O. Box 300, Hagatna, Guam 96932

DECLARATION BY APPLICANT

This proposed project will not result in a significant adverse environmental impact.

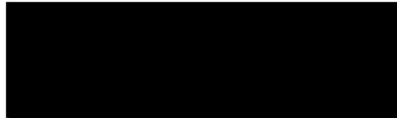


ANNA B. LUJAN



Date

RONALD A. AYUYU
Land Research Consultant



AFFIDAVIT OF AUTHORIZATION

THAT, Anna B. Lujan owner/or duly authorized representative of **Block 3 Rem, Tract 222** located within **THE Municipal District of Yona**.

THAT, Ronald A. Ayuyu is the duly authorized representative to act on my behalf to file for consideration an application for:

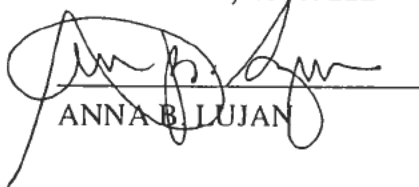
a. Zone Change

THAT, the extent of our authorization to **Ronald A. Ayuyu** is that he may conduct himself accordingly to arbitrate, negotiate, commit, revoke, represent, mitigate and abate the proposed request for Approval through all the reviewing instrumentalities involved along the process.

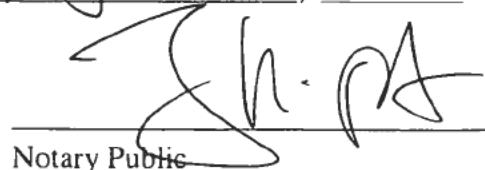
THAT, the extent of this authorization continues until I hereby revoke it in writing.

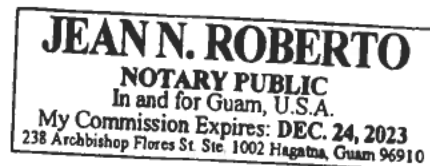
Further, the affiant sayeth naught.

Authorized Representative of
Block 3 Rem, Tract 222


ANNA B. LUJAN

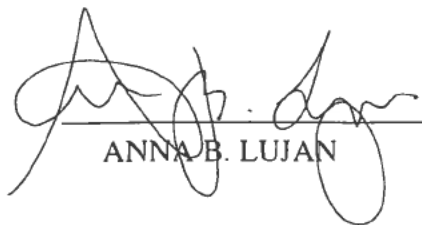
Subscribed and Sworn to before me this 23rd day of August, 2021.


Notary Public



DECLARATION BY APPLICANT

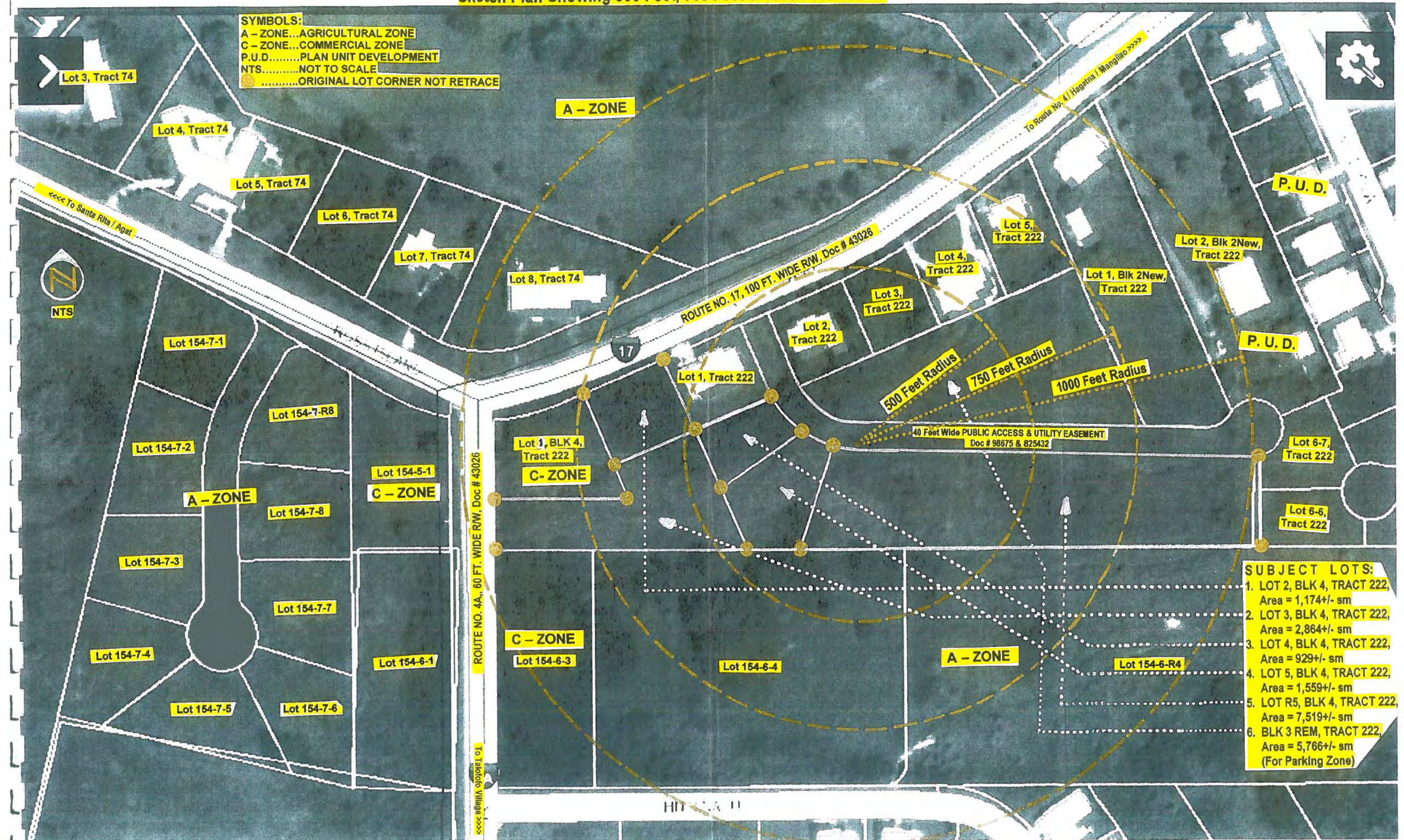
This proposed project will not result in a significant adverse environmental impact.


ANNA B. LUJAN

8/23/2024
Date

Sketch Plan Showing 500 Feet, 750 Feet & 1000 Feet Radius

Sketch Plan Showing 500 Feet, 750 Feet & 1000 Feet Radius



Lot 223-R-4, Asan - APPROVED PRELIMINARY PUD

Request zone change from Agriculture to Planned Unit Development (PUD). Staff recommended approval but prior to Public hearing. 1.) more specific uses; (2) Densities (b) What kind of Commercial - recreational etc. A motion was made by Peterson to approve, seconded by San Nicolas.

Lot 154-2, 3, 4, Yona - APPROVED (FINAL PUD) ✓

Request zone change from Agriculture to Planned Unit Development. Staff recommended approval - but must give densities on R-2 zone; specific conditions for Commercial use. Such densities and uses must be approved by Territorial Planner prior to transmittal to the Governor. Motion for approval was made by Crain and seconded by San Nicolas. ✓

Lot 300 & 329, Merizo - TABLED

Request zone change or review of preliminary Planned Unit Development (PUD). Suggest table until applicant and Engineer see Planning Staff.

Lot 2145-Rem, Tamuning - APPROVED Preliminary PUD

Request zone change for Planned Unit Development. Staff recommended approval for Public hearing. A motion was made by Crain to approve, seconded by Cruz.

ZONE VARIANCES:

Lot 2024-4 thru 10, Blk C, Tamuning - CONDITIONAL APPROVAL

Request permission to construct (5-story) building not to exceed total height of 72 feet; also permission to base parking requirement on net building area less net warehouses area. (width 10%) Staff recommended disapproval because of Legislative Resolution and dangerous precedent to establish outside of Agana and Tumon Bay. Conditions for approval were enumerated by the Commission as:

1. Parking access controlled
2. Verification of lease on parking
3. If 4th and 5th floor is used, additional parking requirements should be provided.

A motion was made by Crain to approve upon above conditions, seconded by Cruz. (Voted yes by all except San Nicolas objected).

Lot 5147-1-1-1, Tamuning - DISAPPROVED

Request variance to erect sign boards to identify Physician Diagnostic Laboratory. Staff recommended disapproval on the basis - no need for sign, well known - consider this in the midst of residential not commercial zone. A motion was made to disapprove by Crain and seconded by San Nicolas.

Lot 242-1-1, Agana - TABLED

Request variance to establish a professional sound studio and recording Company. (Leased for 15 years - an existing 4-plex apartment on R-2 zone). Staff recommended tabling until parking requirement are determined.

Lot 146-3, Yona - APPROVED

Request permission to use Butler Type Building. (former convent) for temporary labor camp---Until such time Urban Renewal Project is ready to utilize the area. A motion was made by San Nicolas to approve and seconded by Cruz.

TERRITORIAL PLANNING COMMISSION

AGENDA

June 15, 1972

1. Call to order

2. Approval of minutes

3. ZONE CHANGES:

- a. Lot 498-1, Maina Asan (R-1 to R-2)
- b. Lot 10, Blk. 2, Tract 136, Dededo ("A" to R-2)
- c. Lots 5 & 6, Tract 126, Merizo (R-1 to "C")
- d. Lot 223-R4, Asan (Preliminary PUD - review)
- e. Lots 154-2, -3 & -4, Yona (PUD - Preliminary)
- f. Lots 300 & 329, Merizo (Preliminary PUD - review)
- g. Lot 2145-Rem., Tamuning (Pre. PUD - review)

4. ZONE VARIANCES:

- a. Lots 2024-4 thru 10, Blk C (Height & Parking)
- b. Lot 5147-1-1-1, Tamuning (Lab. sign board)
- c. Lot 242-1-1, Agana (Sound recording studio)
- d. Lot 146-3, Yona (Labor Camp)
- e. Lot 5173, Tamuning (Workers quarters)
- f. Lot 3257-3, Sinajana (Parcel - mortgage)
- g. Lot P15.45-4-1-3, Dededo (Set-back - 10 ft.)
- h. Lot 2135#1-4-5, Tamuning (Frontage - set-back)
- i. Lot A-1 Wes-1B, Chachao, Piti (Parcelling)
- j. Lot 5172-2, Blk 7, Tract 10, Dededo (Set-back & hgt.)
- k. Towa Reef Hotel, Dededo (Height & set-back)
- l. Lot 1150-1-10, Mapas Mongmong (Temp. Qtrs. employees)
- m. Lot 1454-8-1, Old Agana (Set-back - 8 ft.)
- n. Lot 1209-1-1 New, Agana (Rear yard set-back)
- o. (Addition hotel addition) table until June 29th
- p. Lot 5137-3-1 & 2, Tumon (Restr. 1st incr. - Hotel)
- q. Lot 404, Asan (2 yrs. var. Body & Fender Shop)
- r. Lot 2144-1A (add to existing qtrs.)
- s. Lot 30, Tract 198, Asan (Certification)

5. CONDITIONAL USE:

- a. Lot 7010-3-6-3, Yigo (2 meterbox)
- b. Lot 5166-4-1-2, Harmon (Labor Camp)
- c. Lot 3262-1B-2, Sinajana (Duplex)
- d. Lot 146-3, Yona (Existing convent - workers)
- e. Lot 2102-8, Tamuning (Employees qtrs.)
- f. Lot 2-1, Blk 3, Dededo (Duplex)

6. SUBDIVISION:

- a. Lot 158-2-6-R1, Yona (Tentative) (TRACT) 2688
- b. Tract 270, Unit IV (Santa Rosa) Final
- c. Lots 5097-R7, 5105-2-1 & etc. Dededo (Tentative) Tract 149
- d. Lot 121-1A-1, Mapas Mongmong (10 lots - Tentative)
- e. Lot 1112, Barrigada (13 lots - Tentative)

7. SUBDIVISION VARIANCES:

- a. Lot 5243-3-R13 (parcel for mortgage)
- b. Lot 3347-R2-7, Sinajana (parcel - lots)
- c. Lot 3360-1-1-R1, Chalan Pago (parcel - 3 lots)
- d. Lot 7045-3, Yigo (Probate Case - parcel)
- e. Lot 3416-2, Ordot (5 lots - parcel)
- f. Lot 4, Tract 227, Agat

8. MISCELLANEOUS:

- a. "Water Protection Standard"
- b. Parking - Sinajana & Tamuning

June 22, 1972

The meeting was called to order at 8:40 by Paul Siebert, Chief of Planning at the Territorial Planning Commission Office, Airport Plaza, Tamuning.

ATTENDANCE:

C. CHRISTOPHER, Chairman
E. R. CRAIN, Vice-Chairman
CARL PETERSON, Member
FRANK PEREZ, Member
LUCAS SAN NICOLAS, Member
FRANCISCO CRUZ, Member

OTHERS PRESENT:

Anita Taitague, Lot 1454-8-1
F. J. Bixby, Lots 586 Merizo
W.A. Hagen, Lots 586 Merizo
Arsenio Eligio, Tract 136, Dededo
Reno M. Distor, Tract 136, Dededo
J. S. Kim, Lot 223-R4, Nimitz Hill
R. L. Lalis, Lot 2135#1-4-5, Tamuning
A. Constantino, Lot 30, Tract 198
Antonio Cogue, Lot 5137-3-1
Paul Lyon, Lot 1112, Barrigada
Bernard S. Albeco, Lot 2135#1-4-5,
Michael P. Thomas, Lot 2024-5 thru 10
Murray McNeil, Lot 2024-5 thru 10
P. Francisco, Lot 121-1A-1, Mongmong

ERNEST CAPALDO, Dept. of Public Health
MAL LINTHWAITE, Dept. of Public Works

ZONE CHANGES:

Lot 498-1, Maina Asan - DISAPPROVED

Request zone change from R-1 to R-2 to construct Multi-Family dwelling. Staff recommended disapproval of zone change on the basis of Spot Zoning. (Under Conditional use - can be allowed 1 duplex if no other structure on lot). A motion was made to disapprove zone change - but granted Conditional use to build one duplex. Motion was made by Christopher and seconded by San Nicolas. (Public Hearing was held 6/7/72 - no objections)

Lot 10, Blk. 2, Dededo - DISAPPROVED

Request zone change from Agriculture to R-2 for subdivision to establish house lots. Staff recommended disapproval on the basis of midst of an Agricultural zone. Because it is on an "A" subdivision for house lots not lot splits and also no roads or other improvements. Suggest to see Subdivision Planner for improvement requirements. A motion was made by Cruz to deny this request, seconded by Peterson. (Public Hearing was held 6/7/72 no objections).

Lots 5 & 6, Tract 136, Dededo - DISAPPROVED

Request zone change from R-1 to "C" or R-2 to erect Commercial building to establish first class restaurant. Staff recommended disapproval on the basis of 1.) Spot zoning and 2.) Neighbors objected. Later the applicant change his request to change from R-1 to R-2 - but still denied. A motion was made by San Nicolas to disapprove, seconded by Crain. (Public hearing was held 6/7/72 - neighbors objected).

DOCUMENTS

DEED

MAP

922343

FOR
RECORDING
AT THE
DEPARTMENT
OF LAND
MANAGEMENT

GOVERNMENT OF GUAM - Department of Land Management Office of the Recorder	
File for Record is Instrument Number	922343
On the Year 20 <u>18</u> Month <u>05</u> Day <u>30</u> Time <u>9:54</u>	
Recording Fee <u>1,137.50</u>	Receipt No. <u>12793</u>
Deputy Recorder	<u>Jane Yonesaki</u>

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

WARRANTY DEED

TO ALL WHOM THESE PRESENTS MAY COME, GREETINGS:

KNOW YE, that, VICTORY INC., a Guam Corporation, whose mailing is 888 N. MARINE CORPS DRIVE, SUITE 208, TAMUNING, GU 96913, hereinafter referred to as the "GRANTOR", for good and in lawful consideration paid to us by ANNA B. LUJAN, a married woman, whose mailing address is P.O. Box 487, Hagatna, Guam 96932, who is hereinafter referred to as the "GRANTEE", the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY unto the GRANTEE, as her sole and separate property, in fee simple, forever, the following described parcel of property:

PROPERTY DESCRIPTION

PARCEL NO. I: BLOCK NO. 3REM, TRACT NO. 222, YONA, GUAM, (ESTATE NO. 8971 under Basic Lot No. 154-5), SUBURBAN, as said lot is marked and designated on Map Drawing No. ES10-106 LM#163FY#2010, dated 05/15/2017 and recorded on 05/16/2017 under Instrument No. 907322, in the Department of Land Management, Government of Guam.

The following is shown for information purposes only: Said map shows the area to be 5,766 +/- square meters (computed)/5,763 +/- square meters (recorded); Last Certificate of Title No. 13758 under Basic Lot No. 154-5, issued to Fena Hills Development Corporation.

PARCEL NO. II: LOT NO. 2, BLOCK NO. 4, TRACT NO. 222, YONA, GUAM, (ESTATE NO. 8971 under Basic Lot No. 154-5), SUBURBAN, as said lot is marked and designated on Map Drawing No. 2016-523A LM#283FY#2017, dated 10/23/2017 and recorded on 10/23/2017 under Instrument No. 913982, in the Department of Land Management, Government of Guam

The following is shown for information purposes only: Said map shows the area to be 1,174 +/- square meters; Last Certificate of Title No. 13758 under Basic Lot No. 154-5, issued to Fena Hills Development Corporation.

PARCEL NO. III: LOT NO. 3, BLOCK NO. 4, TRACT NO. 222, YONA, GUAM, (ESTATE NO. 8971 under Basic Lot No. 154-5), SUBURBAN, as said lot is marked and designated on Map Drawing No. 2016-523A LM#283FY#2017, dated 10/23/2017 and recorded on 10/23/2017 under Instrument No. 913982, in the Department of Land Management, Government of Guam.

922343

The following is shown for information purposes only: Said map shows the area to be 2,864 +/- square meters; Last Certificate of Title No. 13758 under Basic Lot No. 154-5, issued to Fena Hills Development Corporation.

PARCEL NO. IV: LOT NO. 4, BLOCK NO. 4, TRACT NO. 222, YONA, GUAM, (ESTATE NO. 8971 under Basic Lot No. 154-5), SUBURBAN, as said lot is marked and designated on Map Drawing No. 2016-523A LM#283FY#2017, dated 10/23/2017 and recorded on 10/23/2017 under Instrument No. 913982, in the Department of Land Management, Government of Guam.

The following is shown for information purposes only: Said map shows the area to be 929 +/- square meters; Last Certificate of Title No. 13758 under Basic Lot No. 154-5, issued to Fena Hills Development Corporation.

PARCEL NO. V: LOT NO. 5, BLOCK NO. 4, TRACT NO. 222, YONA, GUAM, (ESTATE NO. 8971 under Basic Lot No. 154-5), SUBURBAN, as said lot is marked and designated on Map Drawing No. 2016-523A LM#283FY#2017, dated 10/23/2017 and recorded on 10/23/2017 under Instrument No. 913982, in the Department of Land Management, Government of Guam.

The following is shown for information purposes only: Said map shows the area to be 1,559 +/- square meters; Last Certificate of Title No. 13758 under Basic Lot No. 154-5, issued to Fena Hills Development Corporation.

PARCEL NO. VI: LOT NO. R5, BLOCK NO. 4, TRACT NO. 222, YONA, GUAM, (ESTATE NO. 8971 under Basic Lot No. 154-5), SUBURBAN, as said lot is marked and designated on Map Drawing No. 2016-523A LM#283FY#2017, dated 10/23/2017 and recorded on 10/23/2017 under Instrument No. 913982, in the Department of Land Management, Government of Guam.

The following is shown for information purposes only: Said map shows the area to be 7,519 +/- square meters; Last Certificate of Title No. 13758 under Basic Lot No. 154-5, issued to Fena Hills Development Corporation.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, passages, water-courses, rights, liberties, privileges, hereditaments, and appurtenances, whatsoever thereunto belonging or in anywise appertaining, and reversion, remainder and remainders, rents, issues and profits thereof, and all estates, rights, title, property, claim and demand whatsoever, of the Grantor at law or in equity, in and to the same.

TO HAVE AND TO HOLD the same, together with all the hereditaments and appurtenances thereunto belonging and in anywise appertaining unto the GRANTEE and GRANTEE'S heirs, successors, administrators, and assigns, forever.

Grantor and Grantors' heirs, successors, administrators, and assigns, covenants with the said Grantee and Grantee's heirs, successors, administrators, and assigns, that Grantor is lawfully seized in fee simple of the granted premises; that said premises are free from all encumbrances except; current real estate taxes not yet due and payable; rights of way, easements, covenants and restrictions of record; that Grantor has good right to sell and convey the same; and that Grantor and any of Grantors' heirs, successors, administrators and assigns will forever warrant and defend the same to the said Grantee and Grantee's heirs, successors, administrators, and assigns forever against the lawful claims and demands of all persons.

Grantor makes no representations nor warranties that the Grantee may use the property for any particular purpose or that the Grantee may obtain a change of zone permit.

922343

WATER AND POWER

Grantor further states that water and power (electricity) _____ immediately available on the property or within 100 feet of the property, and that the Grantee is aware that the Government of Guam *is not* required to pay for water and power (electricity) hookups or extensions.

IN WITNESS WHEREOF, the Grantor and the Grantee have caused these presents to be duly executed this _____ day of MAY, 2018.

GRANTOR:

5/25/2018

VICTORY INC., a Guam Corporation

BY: VIC REYES
Authorized Representative

GRANTEE:

Date _____

ANNA B. LUJAN

GUAM, U.S.A.)
CITY OF TAMUNING) ss:

On this 25TH day of MAY, 2018. Before me, a Notary Public, in and for GUAM, U.S.A., personally appeared VIC REYES, know to me to be the duly authorized representative of VICTORY INC., a Guam Corporation, the corporation therein named and he/she acknowledged to me that he/she executed the within instrument on behalf of said corporation for its uses and purposes therein set forth.

WITNESS my hand and official seal.

) seal (

Notary Public

ALVIN S. BANU
NOTARY PUBLIC
 In and for Guam, U.S.A.
 My Commission Expires: **Oct. 19, 2019**
 888 N. Marine Corps Drive, Suite 200
 Tamuning, Guam 96913

922343

WATER AND POWER

Grantor further states that water and power (electricity) is not immediately available on the property or within 100 feet of the property, and that the Grantee is aware that the Government of Guam is not required to pay for water and power (electricity) hookups or extensions.

IN WITNESS WHEREOF, the Grantor and the Grantee have caused these presents to be duly executed this _____ day of MAY, 2018.

GRANTOR:

VICTORY INC., a Guam Corporation

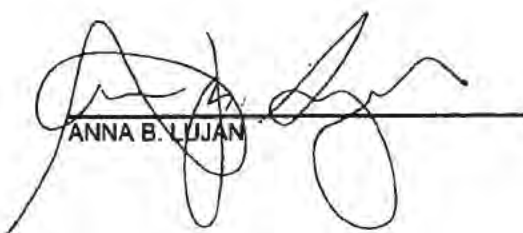
Date

BY: _____

VIC REYES
Authorized Representative

GRANTEE:

May 29, 2018
Date


ANNA B. LUJAN

GUAM, U.S.A.)

CITY OF _____)

)ss:

On this _____ day of MAY, 2018. Before me, a Notary Public, in and for GUAM, U.S.A., personally appeared VIC REYES, know to me to be the duly authorized representative of VICTORY INC., a Guam Corporation, the corporation therein named and he/she acknowledged to me that he/she executed the within instrument on behalf of said corporation for its uses and purposes therein set forth.

WITNESS my hand and official seal.

) seal (

Notary Public

GUAM, U.S.A.)

CITY OF Hagatna) ss:

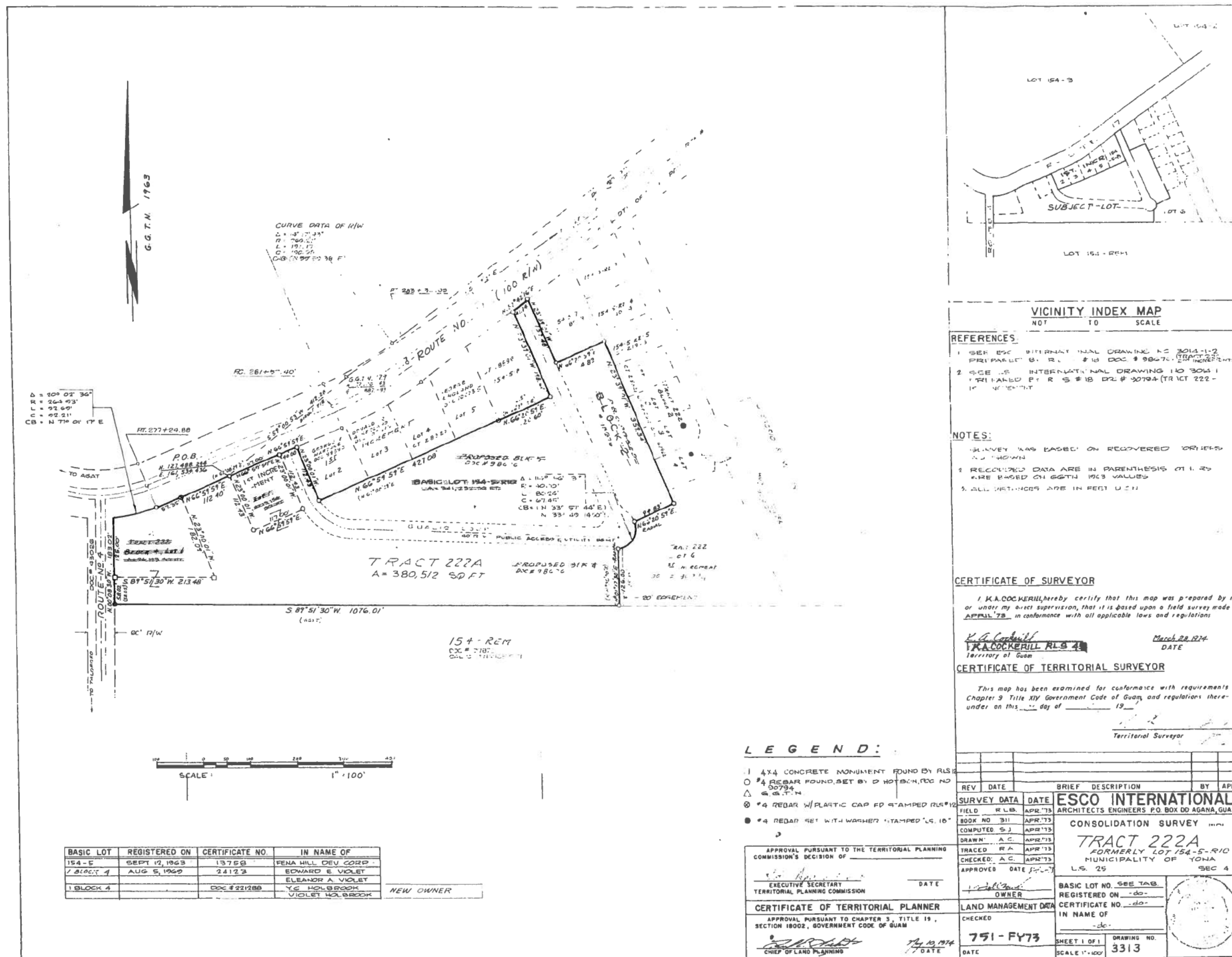
On this 29 day of MAY, 2018. Before me, a Notary Public, in and for GUAM, U.S.A., personally appeared ANNA B. LUJAN, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and he/she/they executed the same as his/her/their free and voluntary act and deed for the uses and purposes therein set forth.

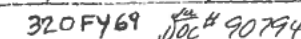
WITNESS my hand and official seal.



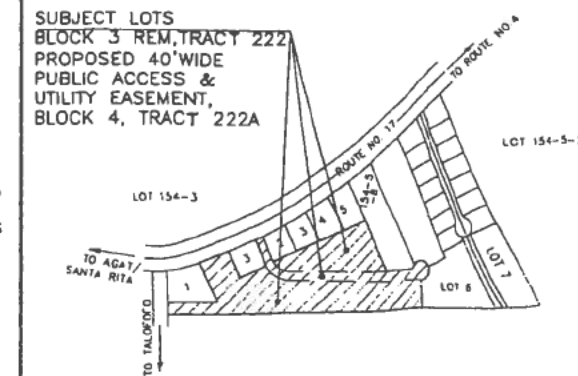
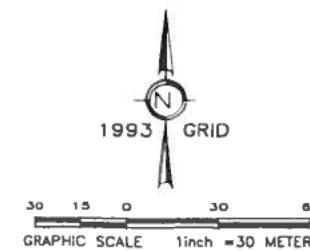

Notary Public

CARLYN A. TORRES
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: **DEC. 12, 2021**
P.O. Box 300 Hagatna, Guam 96932





Island of Guam, Department of Land Management
Department of Land Management, Office of the Recorder
File for Record is (Instrument No.) **825432**
On the Year **11** Month **08** Day **22** Time **1:12**
Recording Fee **35** Notary Fee **29955**
Deputy Recorder **James A. DeLeon**



VICINITY INDEX MAP
NOT TO SCALE

- NOTES :
1. SURVEY WAS BASED ON FOUND CORNERS AS SHOWN.
 2. ALL DISTANCES ARE IN METERS UNLESS OTHERWISE NOTED.
 3. BEARINGS AND DISTANCES WITHIN PARENTHESES ARE RECORD DATA, OTHERS ARE 1993 GRID.
 4. SUBJECT LOTS ARE OUTSIDE THE NORTHERN ACQUET.
 5. SUBJECT LOTS ARE ZONED "PUD" PLANNED UNIT DEVELOPMENT PER MAP 3 ZONING MAP NO. F367S47 APPROVED BY THE TERRITORIAL PLANNING COMMISSION (T.P.C.) ON JUNE 22, 1972.
 6. NO AS-BUILT EXIST ON SUBJECT LOTS AS OF APPROVAL OF THIS MAP.

REFERENCES :

1. TRACT 222, 1ST INCREMENT, PREPARED BY DONALD L. HOSON, PLS 18, DOC. NO. 90794.
2. TRACT 222, 2ND INCREMENT, PREPARED BY DONALD L. HOSON, PLS 18, DOC. NO. 98876.
3. PARCELING SURVEY MAP OF LOT 154-5-R1, PREPARED BY WILDO P. OLIVARES, PLS 77, DOC. NO. 781416.
4. DWG. NO. 3313, CONSOLIDATION OF TRACT 222A (FORMERLY LOT 154-5-R1D), PREPARED BY RLS NO. 43, L.M. NO. 751-PY73, DOC. NO. UNRECORDED.
5. DWG. NO. 8027A, CONSOLIDATION AND PARCELING OF LOTS 154-5-7 & PORTION OF BLOCKS 2 & 3 AND PORTION OF 40' R/W ALL OF TRACT 222, PREPARED BY RLS NO. 80, L.M. NO. 145-PY83, DOC. NO. 337853.

CHECKED BY :

Warren Q. Aguilar *7/27/11* *8/19/11*
WARREN Q. AGUILAR DATE DATE
PLANNER, D.L.M. D.C.G. TECHNICIAN & D.L.M.

CERTIFICATIONS :

APPROVAL PURSUANT TO TITLE 21, GUAM CODE ANNOTATED, CHAPTER 62, SUBDIVISION LAW

NOT REQUIRED

CARLOS R. UNTALAN
GUAM CHIEF PLANNER

THIS MAP HAS BEEN EXAMINED FOR CONFORMANCE WITH TITLE 21, GUAM CODE ANNOTATED, CHAPTER 62, SUBDIVISION LAW, AND TITLE 5, UNIFORM TRIANGULATION SYSTEM AND REGULATIONS HEREUNDER ON THIS

Paul L. Santos *8/19/11*
PAUL L. SANTOS, P.L.S. No. 58
GUAM CHIEF SURVEYOR/CHIEF OF CADASTRE

I, EFREN B. SANTOS, HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT IS BASED ON A FIELD SURVEY MADE IN APRIL 15, 2010, IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS, THAT I AM RESPONSIBLE FOR THE ACCURACY OF ALL DATA AND INFORMATION SHOWN HEREON. I ALSO CERTIFY THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON THIS MAP.

Efrén B. Santos *04/15/11*
EFREN B. SANTOS, PLS 60 DATE



REVISION	DATE	DESCRIPTION	BY	APPROVED BY	DATE

RETRACEMENT SURVEY MAP

OF
BLOCK 3 REM, TRACT 222;
PROPOSED 40 FT WIDE PUBLIC
ACCESS AND UTILITY EASEMENT
AND BLOCK 4, TRACT 222A

LS 25		MUNICIPALITY OF YOKU		SEC 4	
SURVEY DATA	DATE	LOT	LOT DATA		
FIELD: CBS	04/15/10	LOT 154-5			
BOOK NO. CBS-2020		CERTIFICATE NO. 13732			
COMPUTED: EBS		REGISTERED ON SEPT. 12, 1963			
DRAWN: ZHS		IN THE NAME OF			
RESEARCH BY: ZHS		FENA HILLS DEVELOPMENT CORPORATION			
CHECKED BY: EBS					

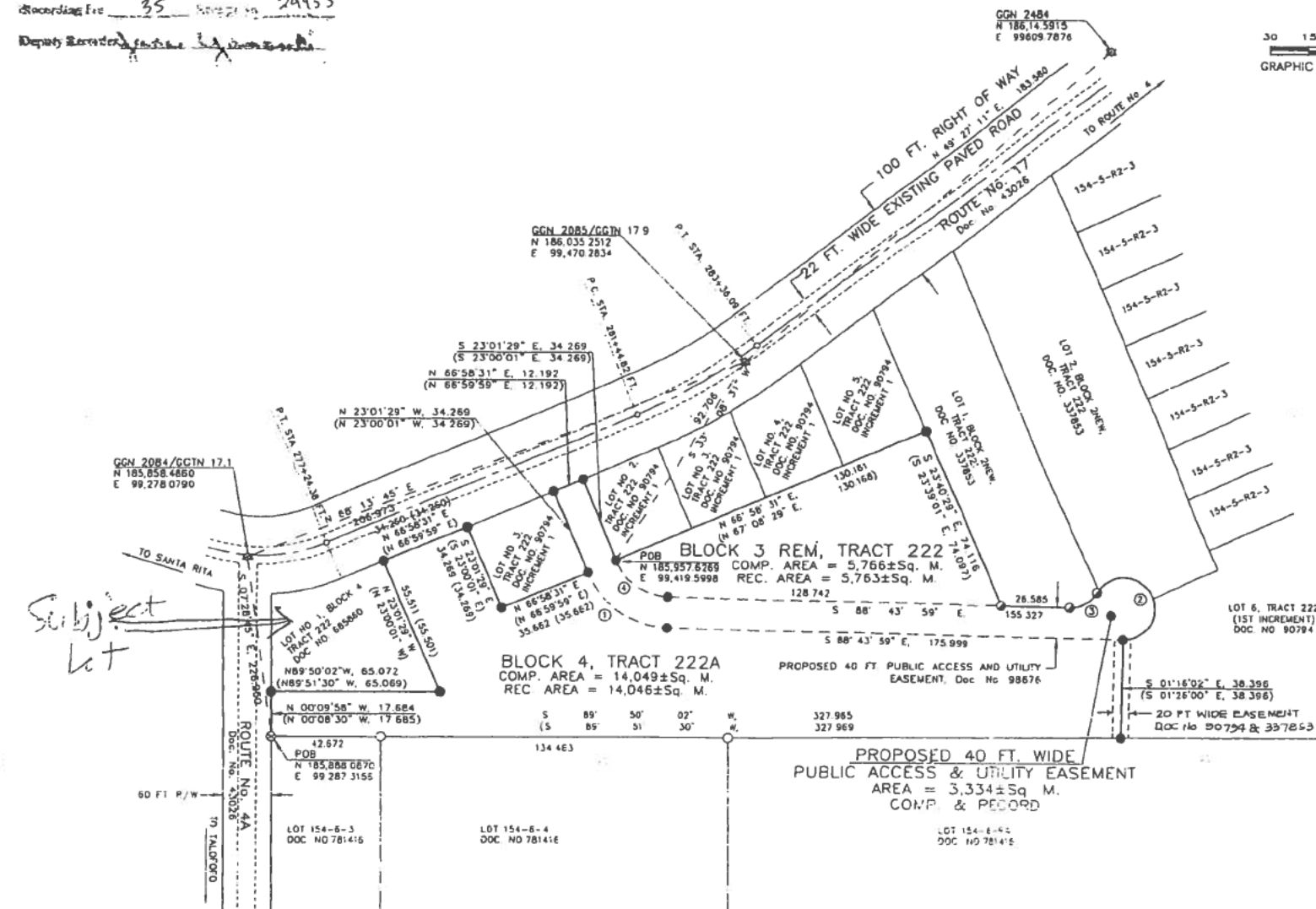
PREPARED FOR, SATISFACTORY TO AND APPROVED BY

SEE PLAN

OWNER	SCALE	JOB ORDER	DRAWING NUMBER	LAND MANAGEMENT CHECK

EFREN B. SANTOS
PROFESSIONAL LAND SURVEYOR No. 60
147 JAMA DE NOCHE LANE, LATITE HEIGHTS ESTATE, MANUAO, GUAM 96913
TEL/FAX (671) 832-1787

5-13897



CURVE DATA :

- ①
Δ = 65° 42' 30" (65° 42' 30")
R = 35.396 (35.396)
L = 40.593 (40.593)
Ch = 38.424 (38.359)
CnB = S 55° 52' 44" E (S 55° 51' 16" E)
- ②
Δ = 241° 03' 41" (241° 03' 41")
R = 12.192 (12.192)
L = 51.255 (51.255)
Ch = 21.003 (21.003)
CnB = S 29° 15' 50" E (S 29° 15' 50" E)
- ③
Δ = 61° 03' 41" (61° 03' 41")
R = 11.430 (11.430)
L = 12.181 (12.180)
Ch = 11.613 (11.613)
CnB = N 60° 44' 11" E (N 60° 45' 38" E)
- ④
Δ = 65° 42' 30" (65° 42' 30")
R = 25.204 (25.162)
L = 26.611 (26.563)
Ch = 25.176 (25.131)
CnB = N 55° 52' 44" W (N 55° 51' 16" W)

SPECIAL NOTE :

PURSUANT TO PL 28-126, SECTION 1(c), THIS IS A RETRACEMENT SURVEY, AND IS EXEMPTED FROM THE MAPPING REQUIREMENTS OF PL 28-126, SECTION 1(c).

LEGEND :

- GGN STATION
- SET #4 REBAR WITH PLASTIC CAP MARKED PLS 60
- FOUND #4 REBAR WITH PLASTIC CAP MARKED PLS 54 UNDOCUMENTED
- FOUND #4 REBAR WITH PLASTIC CAP MARKED PLS 77 DOC. NO. 781416
- CENTERLINE CORNER (COMPUTED)
- FOUND #4 REBAR MARKED RLS 60 DOC NO 337853

PREPARED FOR, SATISFACTORY TO AND APPROVED BY:

Carol Anne Jeffrey-Thorpe *5/4/11*
ESTATE OF VIOLET HOLBROOK
CAROL ANNE JEFFREY-THORPE
ADMINISTRATRIX
DOC # C55130
HOLBROOK & HOLBROOK, OWNER OF REBAR
IF 40' BUILT LOTS VIA DOC NO. 578020 & 300203

PROPOSAL SITE PLAN

On the Year 21

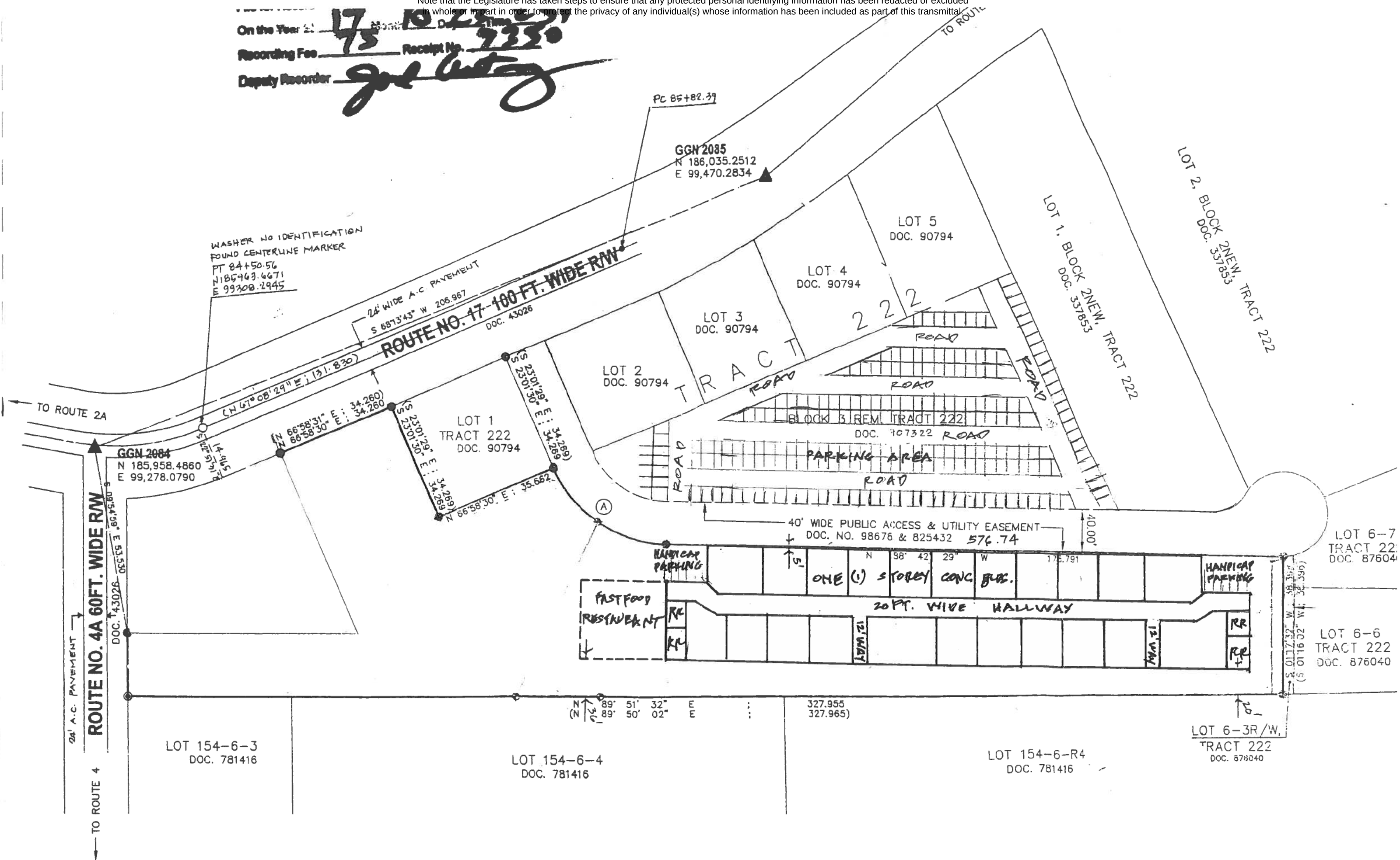
Recording Fee

Deputy Recorder

Receipt No.

175 10 23 2017
7330
J. L. L. L.

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privacy of any individual(s) whose information has been included as part of this transmittal.



GUAM

AUTHORITY

Gloria B. Nelson Public Service Building
688 Route 15
Mangilao, Guam 96931
Phone: (671) 300-6058

**Division of Engineering
Verification of Utilities
Form ENGP-012**

Date: August 27, 2021

To: Fred Arceo
Telephone: 787-3842
Email: fmarceo@icloud.com

RE: Lot 154-R10 Tract 222A Windward Hills, Yona

The following comments are provided in response to your verification request for government water and sewer systems near the referenced lot. A description of the development is needed to determine if connections to the GWA system can be approved.

1. ☒ A 6-inch or larger waterline is located within 100 feet of the referenced lot.
2. ☐ The water system in the area is a 2-inch waterline or smaller. Improvements by applicant may be required.
3. ☐ The water system in the area is a 4-inch waterline. Improvements by applicant may be required.
4. ☐ Water service is NOT available in the area. The area is undeveloped or the point of connection is more than 100 feet from the referenced lot.
5. ☒ An 8-inch or larger sewer main is located within 200 feet of the referenced lot.
6. ☐ Sewer service is NOT available in the area. The area is undeveloped or the point of connection is more than 200 feet from the referenced lot.

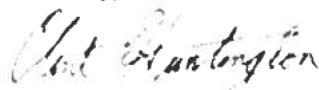
Remarks:

GWA records indicate there is an existing 16-inch diameter water line in front of the subject lot. An 18-inch diameter sewer main exists in front of the subject lot. For your future development, all water lines and sewer lines must be within surveyed and documented right-of-way or utility easement.

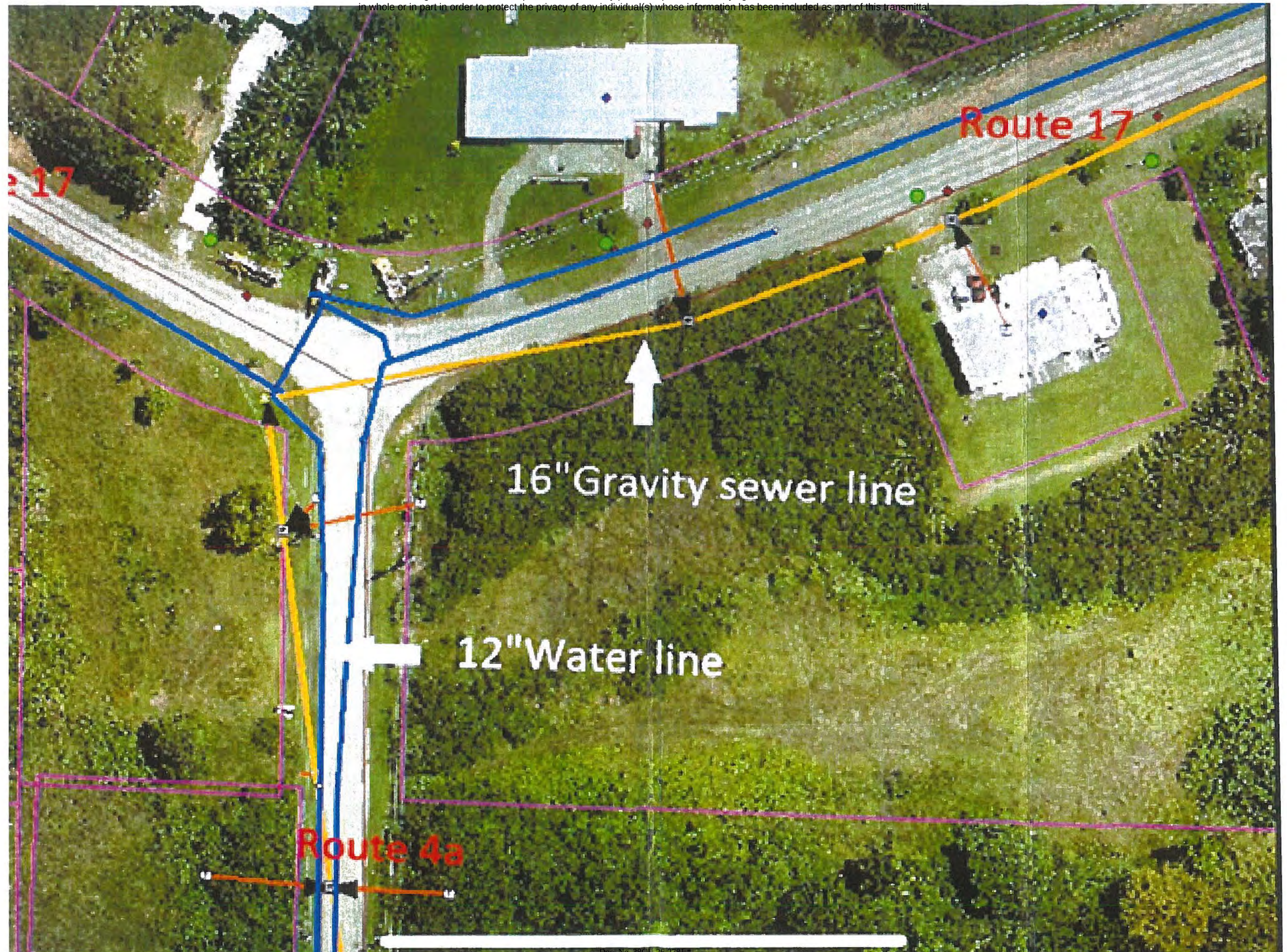
This information is provided for planning purposes only. Utility connection approvals for a proposed development are based on the water and/or sewer systems' available capacity to meet the proposed development's utility demand. This is not a permit. The applicant must obtain appropriate permits for development on the referenced lot, including Department of Public Works building and occupancy permits, as well as GWA utility tapping permits. This verification expires 365 days after the issuance date or such time that the available capacity cannot support the proposed development.

Water and sewer connection information is available at: <http://guamwaterworks.org/faq/water-sewer-service-application/>. If you have any questions, please contact me at clinton@guamwaterworks.org or Brian Hess #300-6041; bhess@guamwaterworks.org

Sincerely,



Clint Huntington
Senior Engineer
New Area Development and Permits Section







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



LOURDES A. LEON GUERRERO
MAGA HAGA • GOVERNOR

JOSHUA F. TENORIO
SIGUNDO MAGALAH • LIEUTENANT GOVERNOR

JOSEPH M. BORJA
DIRECTOR

RICHARD B. ARROYO
DEPUTY DIRECTOR

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

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

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

E-mail Address
dlmdir@land.guam.gov

Telephone
671-649-LAND (5263)

Facsimile
671-649-5383

March 21, 2023

Honorable Bill A. Quenga
Mayor of Yona

Hafa Adai Mayor Quenga,



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

Application No. 2021-08, the Applicant, Anna B. Lujan, represented by Ronald A. Ayuyu, is requesting for a Zone Change from "PUD" (Planned Unit Development) Zone to "C" (Commercial) Zone, for the proposed construction of a Commercial Building for a retail store, coffee shop, and several service shops on Lots 2, 3, 4, 5, R5 Block 4 Tract 222 and Block 3 REM Tract 222, in the Municipality of Yona.

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

For any **Zone Change** requests that may have an adverse impact on the public's interest, the GLUC is mandated by law to conduct a public hearing in the municipality where the subject lot is located. Accordingly, we have scheduled with your office a public hearing to be held at the **Yona Community Center, on Tuesday, April 11, 2023 at 6:00 p.m.**

Si Yu'os Ma'ase,


CELINE L. CRUZ
Guam Chief Planner

Attachments: Application No. 2021-08
ARC Position Statements

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

PLACE: Yona Community Center

DATE: April 11, 2023

TIME: 6:00 PM

APPLICATION TYPE: Zone Change **APPLICATION NO:** 2021-08

DESCRIPTION: Request for a zone change from "PUD" (Planned Unit development) to C (Commercial) for a proposed commercial building for retail, coffee, and other service shops.

APPLICANT/REP: Anna B. Lujan represented by Ronald Ayuyu

LOT NO(s): Lots 2, 3, 4, 5, R5, Block 4, Tract 222 and Block 3REM Tract 222, Yona

PRINT NAME	MAILING ADDRESS/LOT #	TELEPHONE
1. MICHAEL A. CUZAN MARLENE S. CUZAN		
2. KELLI BREUNIER JUSTIN		
3. ROYDEN D. AGUILAR		
4. Elice J. Peredo		
5. GRACE VERGARA	DLM	
6. THERESA GUEVARA	DLM	
7. Sonny Gogue	DLM	
8. Ronald A. Ayuyu		
9. ALFREDO A. AGUIAR		
10. NOLAN C. CLARKE		
11. David A. Reyes		
12. Cecille C. Reyes		

DEPARTMENT OF LAND MANAGEMENT - LAND PLANNING DIVISION GLUC/GSPC - PUBLIC HEARING ATTENDANCE SHEET		
PRINT NAME	MAILING ADDRESS/LOT #	TELEPHONE
13. Sabina Wright	DLM	
14. Fernando Estreves		
15. Elena Guea-Rios		
16. Don Tebbatke		
17.		
18.		
19.		
20.		
21.		
22.		
23.		
24.		
25.		
26.		
27.		
28.		
29.		
30.		

GLUC Form 18 – Public Hearing Attendance Sheet – April 2010
Page 2 of 2



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



LOURDES A. LEON GUERRERO
MAGA HAGA • GOVERNOR

JOSEPH M. BORJA
Director

JOSHUA F. TENORIO
SIGUNDO MAGALĀHI • LIEUTENANT GOVERNOR

ROSSANA SAN MIGUEL TISTON
Deputy Director

January 16, 2026

Memorandum

To: Chairperson, Guam Land Use Commission

From: Guam Chief Planner

SUBJECT: Application No. 2021-08, Zone Change

1. PURPOSE

- A. Application Summary:** The applicant, Anna B. Lujan, represented by Ronald A. Ayuyu, is requesting a Zone Change from "PUD" (Planned Unit Development) Zone to "C" (Commercial) Zone, for the proposed construction of a commercial building for a retail store, coffee shop, and several service shops on Lots 2, 3, 4, 5, and R5, Block 4, Tract 222, and Block 3REM, Tract 222, in the municipality of Yona.
- B. Legal Authority:** Title 21, GCA (Real Property), Chapter 61 (Zoning Law), Sections 61630–61637 (Changes of Zones), and applicable subsections.

2. FACTS

- A. Location:** The subject lots can be accessed from both Cross Island Road (Route 17) and Route 4A in Yona. The lots are near residential homes to the north and east of the property, and to the south is a housing subdivision known as Laguina Estates.
- B. Lot Area:** 19,811 square meters or 4.89 acres.
- C. Present Zoning:** "PUD" (Planned Unit Development) Zone.
- D. Field Description:** The subject lots are vacant and overgrown with large trees and vegetation, and the topography is generally flat.
- E. Surrounding Land Uses:** The property is predominantly surrounded by single-family residences. To the south lies the Laguina Estates subdivision, a well-established residential community. To the north is the Windward Hills Country Club, which formerly operated as a golf course but has since transitioned into a primarily residential subdivision.

Street Address:
90 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:
dlmdir@land.guam.gov

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383



Continuation of Memorandum

RE: Staff Report – Zone Change - Application No. 2021-08

Page 2 of 4

- F. Master Plan:** Undesignated
- G. Community Design Plan:** Rural/Residential
- H. Previous Commission Action:** None

3. APPLICATION CHRONOLOGY

- A. Date Application Accepted:** May 10, 2022
- B. Date of ARC Review:** June 16, 2022
- C. Date of Public Hearing:** April 11, 2023

A public hearing was held at the Yona Community Center on April 11, 2023. During the municipal public hearing, residents expressed concerns regarding potential traffic impacts and the nature of commercial activities proposed for the development. In response, the applicant's representative confirmed that the project will exclude bars, adult entertainment venues, and adult-oriented retail establishments. Furthermore, the applicant agreed to commission a traffic assessment to evaluate and mitigate potential impacts associated with the project.

4. DISCUSSION and STAFF ANALYSIS:

A zone change must address Public Necessity, Public Convenience, and General Welfare criteria. In response, the applicant provides the following discussion:

PUBLIC NECESSITY and CONVENIENCE

The proposed development will provide services that will meet the public's needs and the location is central and convenient for the surrounding residential areas. The site is located in a populated area in southern Guam. The nearby village/communities lack convenience stores, coffee shops and services shops, and other professional services that is needed within or a short distance from developed residential areas. The nearest retail (mom and pop store) is the Camachile Tree store approximately 2.5 miles away via Route 4A. Residents in the immediate area will not have to drive far distance for a retail convenience store and shop for their daily necessities and obtain other goods and services at this proposed site.

GENERAL WELFARE

The site will be fully developed and landscaped in a manner to co-exist with minimum impacts to adjacent neighbors, properties and the daily traffic flows by commuters that travel the nearby routes. The commercial building will be connected to public sewer to protect our natural resources and environment. Fencing will be erected to protect the adjacent neighbors. A well-planned traffic circulation pattern for patrons entering and exiting the site will provide safe traffic passage. The proposed commercial development will provide local residents with employment.

Continuation of Memorandum

RE: Staff Report – Zone Change - Application No. 2021-08

Page 3 of 4

All infrastructure is available within or near the site. All permitting requirements will be coordinated with all government agencies for review, clearances, and other requirements to secure all necessary permits. Based on the existing land uses within the area, the proposed development will not adversely impact the surrounding properties or existing infrastructure in the area. All performance standards and requirements will be complied with as well as a submission of an Environmental Impact Assessment.

In our **analysis**, as to public necessity, the applicant highlights a lack of nearby retail and service establishments in southern Guam. The nearest small retail store is 2.5 miles away, which creates a gap in daily convenience for residents. By introducing a commercial site, the development addresses a clear necessity for accessible goods and services within walking or short driving distance of residential areas. The proposal aligns with community needs by reducing travel distances, which also lowers vehicle dependency and emissions.

As to public convenience, the site is centrally located within a populated residential area, making it easily accessible. Proposed uses include convenience stores, coffee shops, and professional services—amenities that directly improve daily life for nearby residents. The convenience factor is well-supported, as residents will save time and travel costs. The site's proximity to Route 4A ensures regional accessibility while serving local needs. The proposal enhances the livability of the area by filling a service gap.

And, as to general welfare, the proposal addresses environmental considerations since its connection to public sewer protects natural resources. Landscaping and fencing mitigate impacts on adjacent properties. And submission of an Environmental Impact Assessment ensures compliance with environmental standards. Planned circulation patterns for vehicles entering/exiting the site aim to minimize congestion and improve safety. Employment opportunities for local residents strengthen community welfare.

Overall, the proposal demonstrates sensitivity to environmental and social impacts. By integrating infrastructure and traffic planning, it reduces potential conflicts with surrounding land uses. Employment and service provision contribute positively to the area's socioeconomic welfare.

At the municipal public hearing, one attendee expressed opposition to the project, citing the absence of a traffic analysis in the application. In response, the applicant retained a professional firm to conduct the study and subsequently presented the findings to the Yona Municipal Planning Council for its review and consideration.

Following this, the Yona Municipal Planning Council endorsed the proposal, as formally documented in Resolution No. YONA2025-04. And in addition, the Application Review Committee recommended approval of the zone change, subject to specified conditions.

Based on the findings and analysis, the Department of Land Management Planning Staff recommends that the Guam Land Use Commission approve the proposed zone change

Continuation of Memorandum

RE: Staff Report – Zone Change - Application No. 2021-08

Page 4 of 4

5. RECOMMENDATION: Planning staff recommends approval, subject to the following condition

The applicants shall adhere to all ARC recommendations, conditions, and requirements as noted in their Official Position Statements.

CELINE L. CRUZ
Guam Chief Planner

ATTACHMENTS: Yona MPC Resolution No. YONA 2025-004
Public hearing minutes
Traffic Impact Study prepared by W. B. Flores Engineering and Technical Services
Summary of Position Statements



MUNICIPALITY OF YONA Mayors' Council of Guam

PO Box 786 Agaña, Guam 96932



RESOLUTION NO. YONA2023-004

INTRODUCED BY

Brian J. Terlaje (Chairperson), John P. Aguon (Co-Chair), Lynette Cruz (Secretary), Marie Perez (Treasurer), Alan Borja (At-Large), Edward Terlaje Jr. (At-Large), Elizabeth Cruz, Juanita Torres, Victoria Lolo Leon Guerrero, Allan Ziegler, Jesse Garcia, Joana George, Austin Terlaje, Cathy Cobo Cruz, Bernice Park-Matt Muno

WHEREAS, the Yona Municipal Planning Council (MPC) had previously held a public meeting on December 27, 2023, however, said meeting is deemed void for failure to comply with the Guam Open Government Law (Title 5, Guam Code Annotated, Chapter 40)

WHEREAS, the MPC held a duly noticed and compliant public meeting on June 12, 2023, to review zoning applications in accordance with applicable laws; and

WHEREAS, the MPC subsequently convened a replacement meeting on November 28, 2023, which was properly noticed and broadcast to the public in transparency and participation in full compliance with the Guam Open Government Law; and

WHEREAS, the MPC reviewed the following zoning applications:

- Application No. 2021-08: Request to rezone properties located at Lot 2, 3, 4 S. RS, Block 4, Tract 222 and Block 3 Rem. Tract 222, Windward Hills, Yona, from "Agriculture" (A) to "Commercial" (C);
- Application No. 2023-07: Request to rezone the property located at Lot 1, Block 1, Tract 2913, Increment 3, Windward Hills, Yona, from "Agriculture" (A) to "Commercial" (C).

WHEREAS, the MPC has reviewed all relevant documentation, including zoning maps, land use plans, and public comments, and has conducted public hearings in full compliance with the Guam Open Government Law to ensure transparency and public involvement as required by law; and

WHEREAS, after thorough consideration, the MPC has determined that the proposed zoning changes are consistent with the development goals of the Yona region, align with the general land use plans, and will not have negative impacts on surrounding properties or the environment. These changes comply with the standards and requirements set forth by the Guam Land Use Commission (GLUC) and the relevant zoning laws of Guam; and

NOW, THEREFORE, BE IT RESOLVED:

- Approval of Application No. 2021-08: The MPC hereby approves the zoning change for Lot 2, 3, 4, S. RS, Block 4, Tract 222, and Block 3 Rem. Tract 222, Windward Hills, Yona, from "Agriculture" (A) to "Commercial" (C), in full compliance with the zoning laws of Guam.
- Approval of Application No. 2023-07: The MPC hereby approves the zoning change for the property located at Lot 1, Block 1, Tract 2913, Increment 3, Windward Hills, Yona, from "Agriculture" (A) to "Commercial" (C), in full compliance with the zoning laws of Guam.

BE IT FURTHER RESOLVED, the Chairman and MPC members hereby certify and attest to the adoption hereof, in support of Application Nos. 2021-08 and 2023-07, as approved by the Yona Municipal Planning Council.

DULY ADOPTED AND APPROVED this 18th day of November, 2023.

Yona MPC Signatures:

Mayor Brian J. Terlaje (Chairperson)

John Paul Aguon (Vice Chairman)

Lynette Cruz (Secretary)

Jennifer Quintanilla (YMO Admin)



YONA MAYOR'S OFFICE
EMAIL: mayor@yonagov.gu
TEL: (671) 789-1525/1526-4778/0012
FAX: (671) 789-1021



Village Flower "Bauhinia"

PUBLIC HEARING MINUTES
Tuesday, April 11, 2023, 6:00 p.m.
Yona Community Center

APPLICATION NO. 2021-08

APPLICATION TYPE: Zone Change

APPLICANT/ REPRESENTATIVES: Anna B. Lujan/ Ronald A. Ayuyu

LOTS: 2, 3, 4, 5, & R5, BLOCK 4, TRACT 222 & BLOCK 3REM, TRACT 222

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 applicant's representative Ronald A. Ayuyu, for his presentation. After the presentation, the applicants' representative responded to the following public attendees' questions, comments, and concerns.

1. How big are the lots?

Ronald Ayuyu: Total size is 4.89 acres

2. Where is the property?

Ronald Ayuyu: (explains the location along Cross Island Road and the three-way)

3. Has there been a travel study or traffic study done?

Ronald Ayuyu: I can work with the client to get that done and work with DPW about the traffic.

Celine Cruz: DPW has submitted a position statement for this application. It is a recommendation of approval with conditions. One of the conditions does include a traffic impact analysis study. Although DLM cannot condition a zone change.

4. How can we get a copy of the traffic study? I oppose the application for rezoning. Does the Municipal Planning Council (MPC) have a say on this matter?

Celine Cruz: The MPC absolutely has a say. The MPC is required to have 2 MPC Meetings and another MPC Meeting to vote on the application and submit to DLM a Resolution. Then the GLUC has approval authority. DPW asked for a traffic study. The MPC can review that study, and there could be an opportunity to better the application.

5. I'm concerned about the traffic. There were 2 drunk drivers who crashed into our yard. I hear all the traffic and the accidents.

Ronald Ayuyu: I informed my client that we will work on getting a traffic study.

6. Are there any insights of what type of businesses will rent or occupy that space? I'm concerned about the bars and the night clubs or even adult entertainment.

Celine Cruz: Those type of activities are permitted in a Commercial Zone. However, it depends on the applicant.

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Public Hearing Minutes
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7. Is the consideration for the application going to address the housing crisis? Residential properties are what's needed. Are there any plans for a multi-family use or mixed use? People live in the south to get away from the busy life.

Ronald Ayuyu: I will have to check with my client, but the application for now is for commercial uses.

8. There is a need for residential dwellings. The commercial space is not desirable around this area.

Ronald Ayuyu: I can relay this to my client.

PROPOSED COMMERCIAL DEVELOPMENT TRAFFIC IMPACT STUDY

For:

ANNA B. LUJAN

Subject Property:

**Lots 2, 3, 4, 5 and R5, Block 4, Tract 222,
and Block 3, Tract 222
Yona, Guam**

Prepared By:

W.B. Flores Engineering & Technical Services, Inc.

November 2023

1. INTRODUCTION

W.B. Flores & Associates has been contracted by Ms. Anna B. Lujan to conduct a Traffic Impact Study (TIS) at the intersection of Route 4 and Route 4A in Laguina, Talofofo, Guam. The official designated municipality of this location is Yona, Guam. The traffic study will help determine the feasibility of Ms. Lujan's (Owner) proposed site development on three lots located north of the intersection and to identify traffic mitigation measures to minimize adverse traffic impacts after completion of the proposed site developments.

2. PROPOSED SITE DEVELOPMENT EXISTING SITE CONDITION

The Owner intends to develop Lots 2, 3, 4, 5 and R5 Block 4, Tract 222, and Block 3, Tract 222, all in Yona (Windward Hills, Guam). The proposed development will include retail services, administrative services, and dining opportunities.

The total property to be developed consists of approximately 213,826 SF (~ 4.9 Acres). It is currently vacant.

The subject lots are adjoined by a 40-foot-wide easement which also abuts neighboring lots and accessing Route 17 which is a 100-foot-wide Federal Aid Highway. All three lots are privately owned by Ms. Lujan.

The proposed site developments are described in Section 11 of this study and report.

Property maps and relevant exhibits are attached at the end of this project.

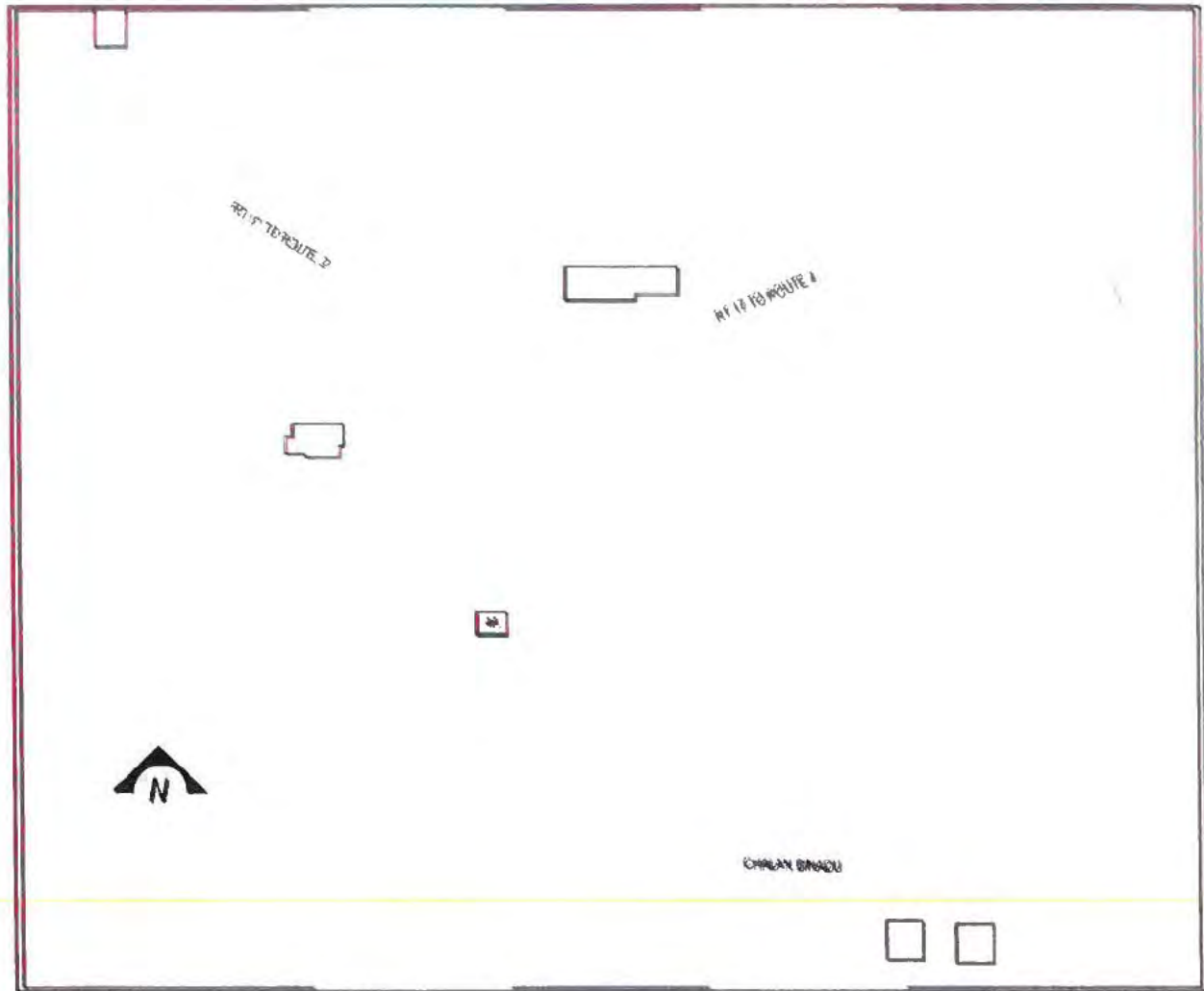


Figure 1.0 Site Vicinity Map

3. DESCRIPTION OF EXISTING ROAD AND TRAFFIC CONDITIONS

The intersection of Route 4A and Route 17 is currently a three-leg non-signalized intersection. Both routes are Federal Aid Highway roads.

The intersection is unsignalized and traffic is controlled by a Route 4A “Stop Sign” at the northbound lane entering Route 17.

Route 17 is a 100-foot-wide right-of-way but is currently limited to one eastbound lane and one westbound lane at the intersection and beyond.

Route 4A is a 50-foot-wide right-of-way and is currently limited to one northbound and one southbound lane.

There is no dedicated left turn lane from Route 4A to westbound Route 17. Both left turns and right turns stop and yield to Route 17 traffic.



Figure 2.0 Hatched Area is Proposed Project Development Site

The Guam Department of Public Works has no immediate plans to improve the intersection or the two service roads.

While Route 17 was considered for improvements in previous planning efforts, there are no immediate plans for such improvements. In fact, Route 17 was downgraded.

4. TRAFFIC DATA COLLECTION

The Guam Department of Public Works has no traffic intersection data for the Route 4A/Route 17 intersection and traffic data for Route 17 is limited.

Coordinating with DPW confirmed such data was not available, so W.B. Flores conducted manual traffic counts in 2023. The traffic data is summarized in **Figure 3.0**, while tabulated traffic counts are included in the exhibits.

6:30 to 7:30 (AM)					
Route 17 from East		Route 17 from West		Route 4A from South	
Thru to West	Rt 4A	Thru to East	Rt 4A	Left	Right
99	48	53	41	110	79
7:30 to 8:30 (AM)					
Route 17 from East		Route 17 from West		Route 4A from South	
Thru to West	Rt 4A	Thru to East	Rt 4A	Left	Right
62	56	62	56	56	67
3:30 to 4:30 (PM)					
Route 17 from East		Route 17 from West		Route 4A from South	
Thru to West	Rt 4A	Thru to East	Rt 4A	Left	Right
83	50	95	71	63	53
4:30 to 5:30 (PM)					
Route 17 from East		Route 17 from West		Route 4A from South	
Thru to West	Rt 4A	Thru to East	Rt 4A	Left	Right
80	71	66	56	56	77

Figure 3.0 – Traffic Count Data Summary

5. YEAR 2023 TRAFFIC COUNT (W.B. FLORES & ASSOCIATES)

Limited related traffic information was garnered from the military buildup EIS, and additional traffic data gathering was manually conducted by W.B. Flores & Associates. Minimal data is provided in the Guam 2030 Transportation/Highway Master Plan and allied documents. The traffic study counts were conducted during estimated morning and afternoon peak hours at the subject intersection on October 05 and December 7, 2023.

Weekday AM Peak Hours were 6:30 AM to 8:30 AM with single consecutive peak hour in that period. Weekday PM peak hours were from 3:30 PM to 5:30 PM. The traffic counts were conducted using manual observations and hand counts.

We observed that the Route 4A outbound AM and PM peak traffic distribution was relatively similar for both east and west directions along Route 17. The majority of Route 4A inbound PM peak hour traffic originated from the west along Route 17.

Route 17 AM peak traffic entering Route 4A southbound originated for the most part from the west bound line coming from Route 17 and Baza Gardens. However nearly 70% of Route 17 AM peak traffic continued westbound past Route 4A towards Talisay.

Route 17 AM peak traffic from the east bound lane saw significant right turns into Route 4A heading south.

The summary manual traffic count results are charted in the exhibits.

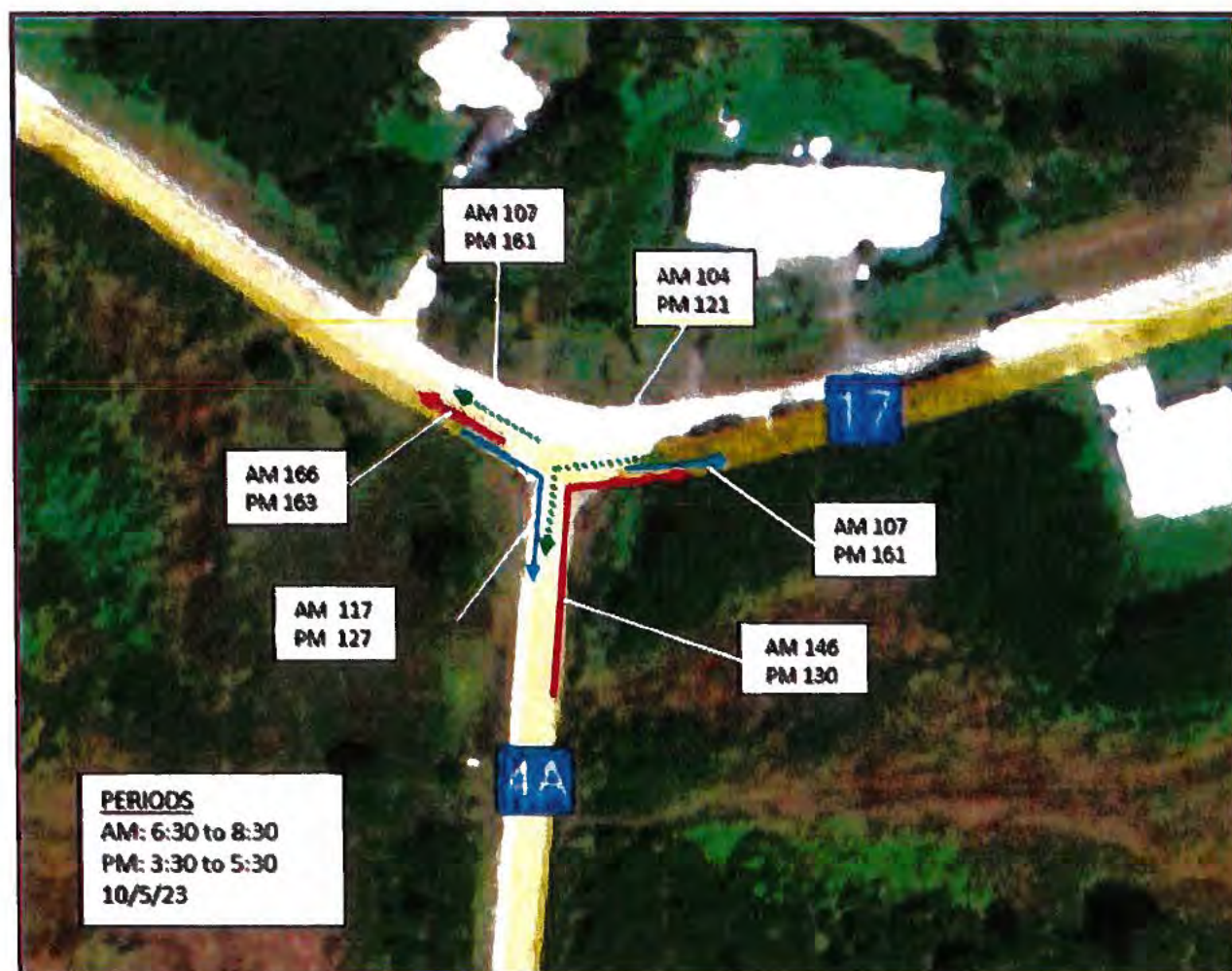


Figure 4.0 – WB Flores & Associates 2023 Route 4A/Route 17 Traffic Data

6. PEAK HOUR COUNT

Results of traffic data collection indicated that the morning peak hour was 6:45 AM to 7:45 AM and the PM peak hour was 4:30 to 5:30 PM for all legs. The traffic data count (2-hour encompassing the peak periods) is shown in the exhibits.

Peak hour traffic volumes are identified here in **Figure 5.0**.

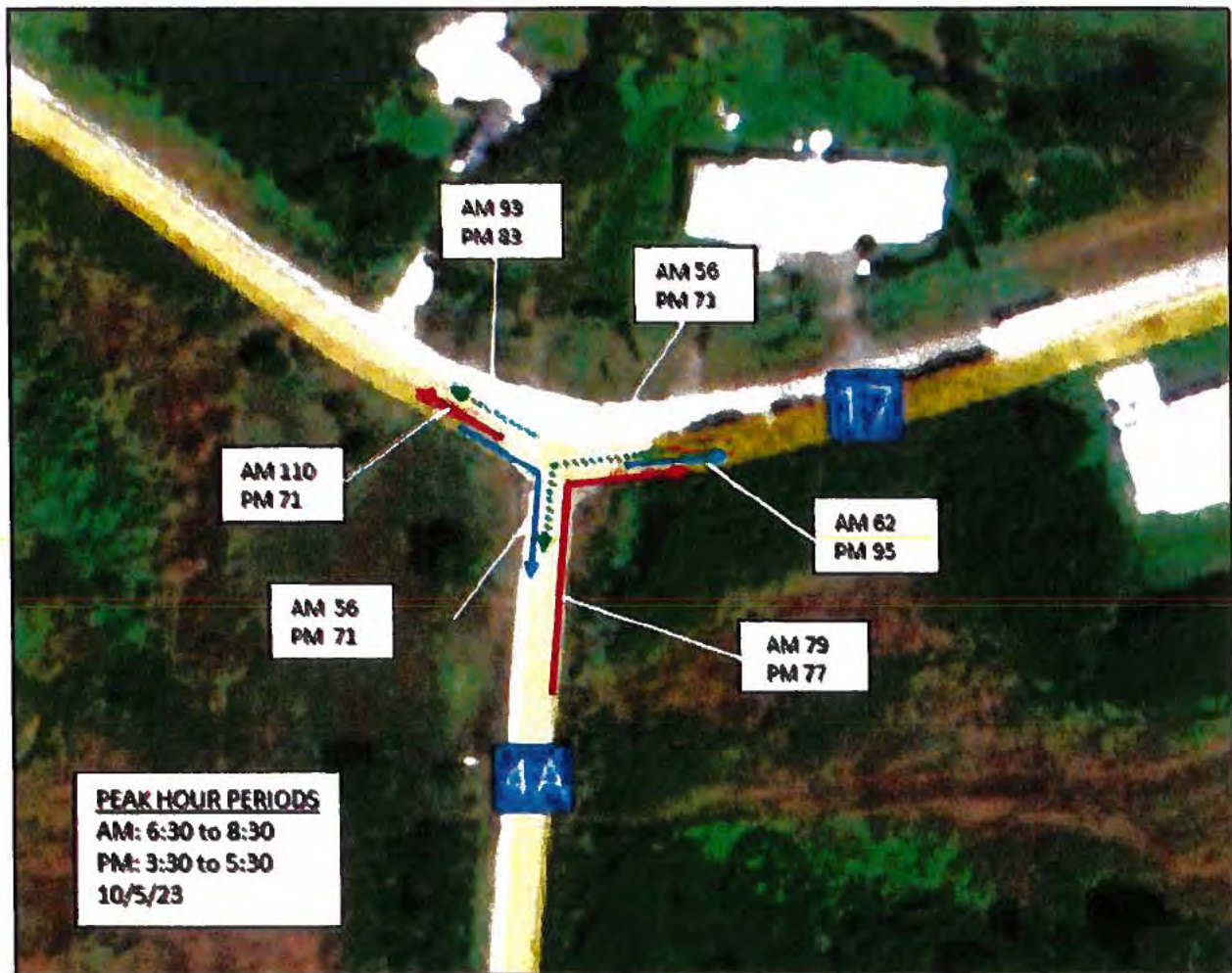


Figure 5.0 - WB Flores & Associates Route 17/Route 4A Peak Hour Traffic Data

The peak hour traffic data will form the basis of the estimated Peak Hour Traffic Volume at the subject intersection for the current year and the projection upon the project development completion.

The traffic data indicates that the Route 17 east and west bound Peak Hour traffic volumes do not exceed 1800 vehicles per hour (VPH), neither do the Route 4A north and south bound traffic volumes exceed the 1800 VPH threshold.

No traffic increase data was derived from the count results as there are no previous count volumes available for comparison.

7. TRAFFIC GROWTH RATE PER ANNUM

Recent traffic growth studies for central and northern Guam indicate that a 1% increase is reasonable for those areas. However, with no historical data available for this study area, such a projection would be difficult to justify. Future counts may allow growth projections.

No historical traffic data from within the past 20 years is available so no traffic growth rate project metricized comparisons were conducted.

The Guam Buildup EIS Draft (2009) confirmed that the Route 17/Route 4A intersection has an AM Peak Hour LOS of B and a PM Peak Hour LOS of B and reviewed projected 2030 service level alternatives.

The same intersection was projected to maintain the AM Peak Hour at LOS B through 2030. PM Peak Hour LOS for the same projection year was/is projected to decrease to Level C under various alternatives. This LOS is the maximum anticipated decrease under any scenario.

These alternative projections may not be valid as current transportation plans for Route 17 have been revised so that no upgrading is scheduled before 2030. Therefore, it is our opinion the Route 17/Route 4A 2030 PM Peak Hour LOS will remain at B. Barring unexpected revisions in roadways planned for upgrade improvements to include Route 17 this opinion is likely reliable.

It should be noted that under a "No-Action Alternative" the referenced draft EIS anticipated the 17/4A intersection would deteriorate to LOS C for both AM and PM Peak Hours by the year 2014. We note that this intersection remains at LOS B in the current year based on the traffic counts within this document.

8. PROJECTED PEAK HOUR VOLUME IN 2024/2025

The estimated Peak Hour traffic volume is projected using a 1% volume increase. This may be relatively conservative but is reasonable given that most of Guam's increase projections are between 1% and 1.1% albeit usually applied from central Guam northward. The estimated 2024 Peak Hour traffic is summarized in **Table 1.0**.

Table 1.0 ITE Trip Summary

A sketch of the proposed improvements is shown in **Figure 6.0**.

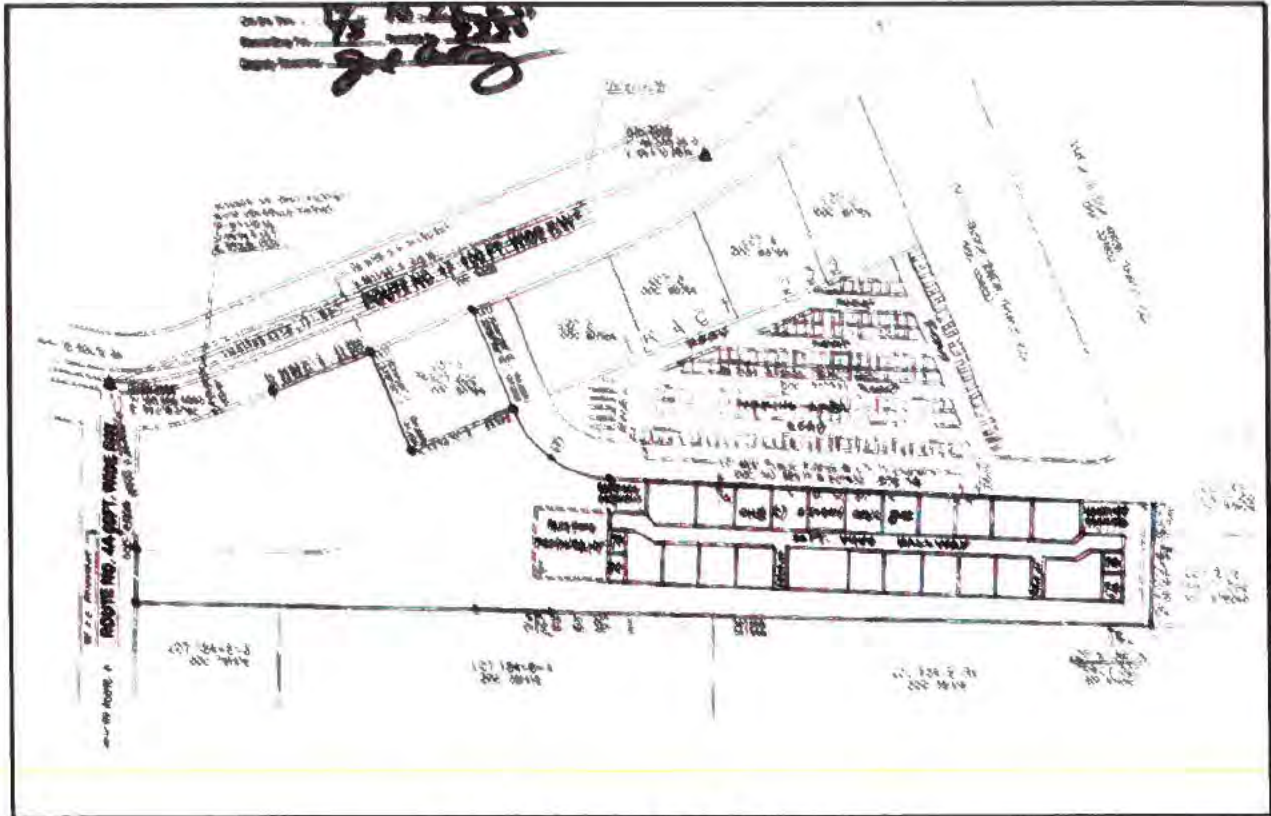


Figure 6.0 Proposed Site Development

12. TRIP GENERATION BY THE PROPOSED SITE DEVELOPMENT

Vehicular traffic entering and exiting the proposed development will be from Route 17 at the north entrance/exit to the property and from Route 4A at the west end of the property. Vehicular traffic generated by the project will be a small percentage of the overall traffic volume along the project frontage and intersection.

Vehicle trip generation is from the *Traffic Institute* references and tables. Based on the vehicle trip generation for the proposed features of the development the average daily traffic (ADT) will be as high as 1,476 and estimated 89 vehicles at the peak hours.

Estimated vehicle trip generation for ADT and Peak Hour is shown in the following table. The detailed analysis is shown in the exhibits.

<i>Use</i>	<i>Average Trips per Day</i>	<i>Peak Hour Traffic</i>
Retail Spaces	372	89
Restaurant	90	N/A
Quick Service Food Diner/Fast Food	573	35
General Office	441	150

Table 2.0 – Vehicle Trip and Peak Hour Traffic – Projected

It is anticipated that at least 75% of incoming and outgoing traffic will utilize the proposed access road along the existing 40' wide easement connecting to Route 17.

It is also projected that afternoon outgoing traffic will exit from the Route 17 connecting point at the peak hour period.

Estimated Peak Hour traffic generated by this development will not cause the Route 4A/Route 17 intersection to exceed 100 VPH which is the threshold for minor three-way intersections. This is because Peak Hour traffic will enter and exit away from the Route 4A and Route 17 intersections and mirror the existing traffic patterns as most customers or clients of the proposed developments will visit the development on an already patterned route. It is not anticipated that significant additional trips will be generated by this development as it is expected to serve as a "local" facility with "enroute" stops.

The traffic trip generation distribution from the proposed development is depicted in Figure 7.0.

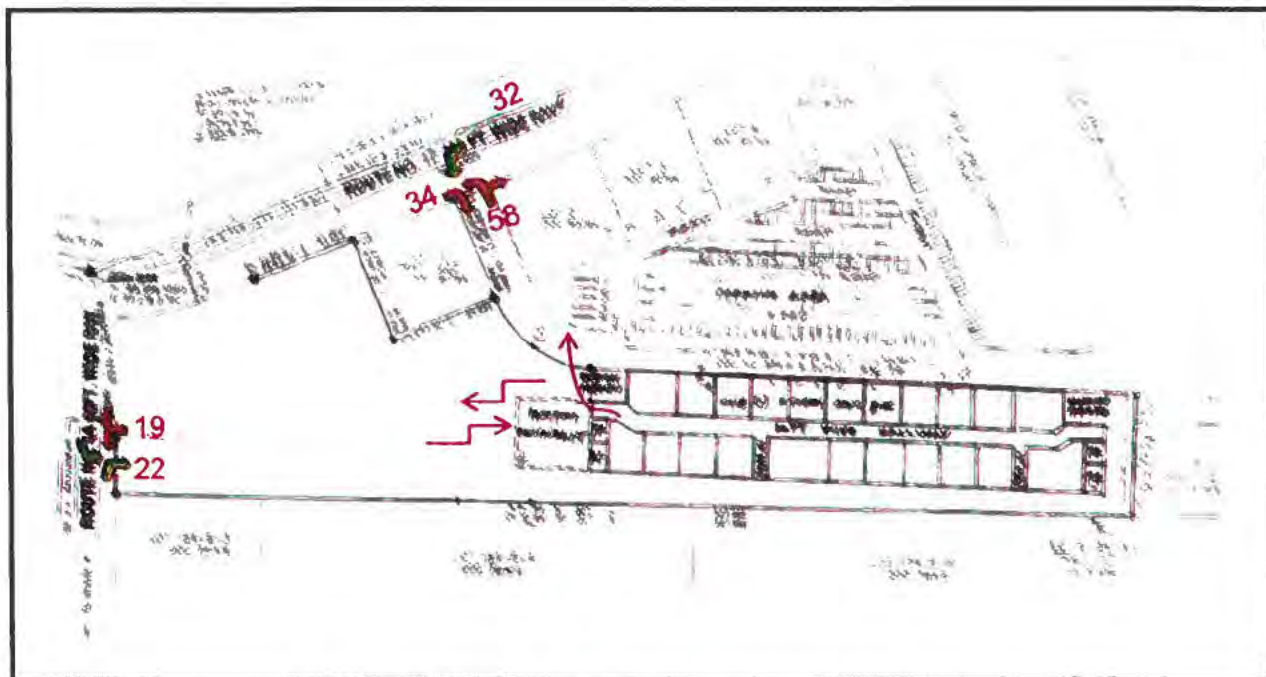


Figure 7.0 Site Development Projected Distribution

13. FUTURE TRAFFIC CONDITIONS

The 2024 future total traffic volumes take into consideration the projected 2024 background traffic from Route 4A and Route 17 prior to the development. While the development may likely not be operational until at least 2025, anticipated traffic is added to the background traffic to project what will be overall traffic conditions.

Overall projected peak hour traffic volume combining Development and the road network volumes will likely not significantly increase as the bypass and customer traffic will mostly originate from current traffic origins. In other words, the customers who patronize the development will be motorists already accounted for in the traffic counts and analysis.

14. CONCLUSION AND RECOMMENDATIONS

As per the MUTCD 2009 the proposed development will not generate the criteria to justify signalization or improvements at the nearby Route 4A/Route 17 intersection.

It will not create additional trips or generate the traffic volume causing consideration of the volume, physical location, crash statistics, grade location or the 8-hour or 4-hour peak traffic requirements.

Recommended improvements or installations upon development:

- Stop signs with directional ground arrows at both entrances/exits of the proposed development connecting with Route 4A and Route 17, respectively.
- Smooth riding and flared connection to Route 4A and Route 17 at the respective entrance and exit.
- Lighting at both entrances and exits.
- Install Traffic Crossing Signs at Route 17 east of the entrance connection, and at Route 4A south of the entrance connection.
- Consideration should be given to Traffic Stops/Traffic Crossing Signs along Route 17 east bound approaching the 4A/17 intersection.

These proposed mitigations are shown in **Figure 8.0**.

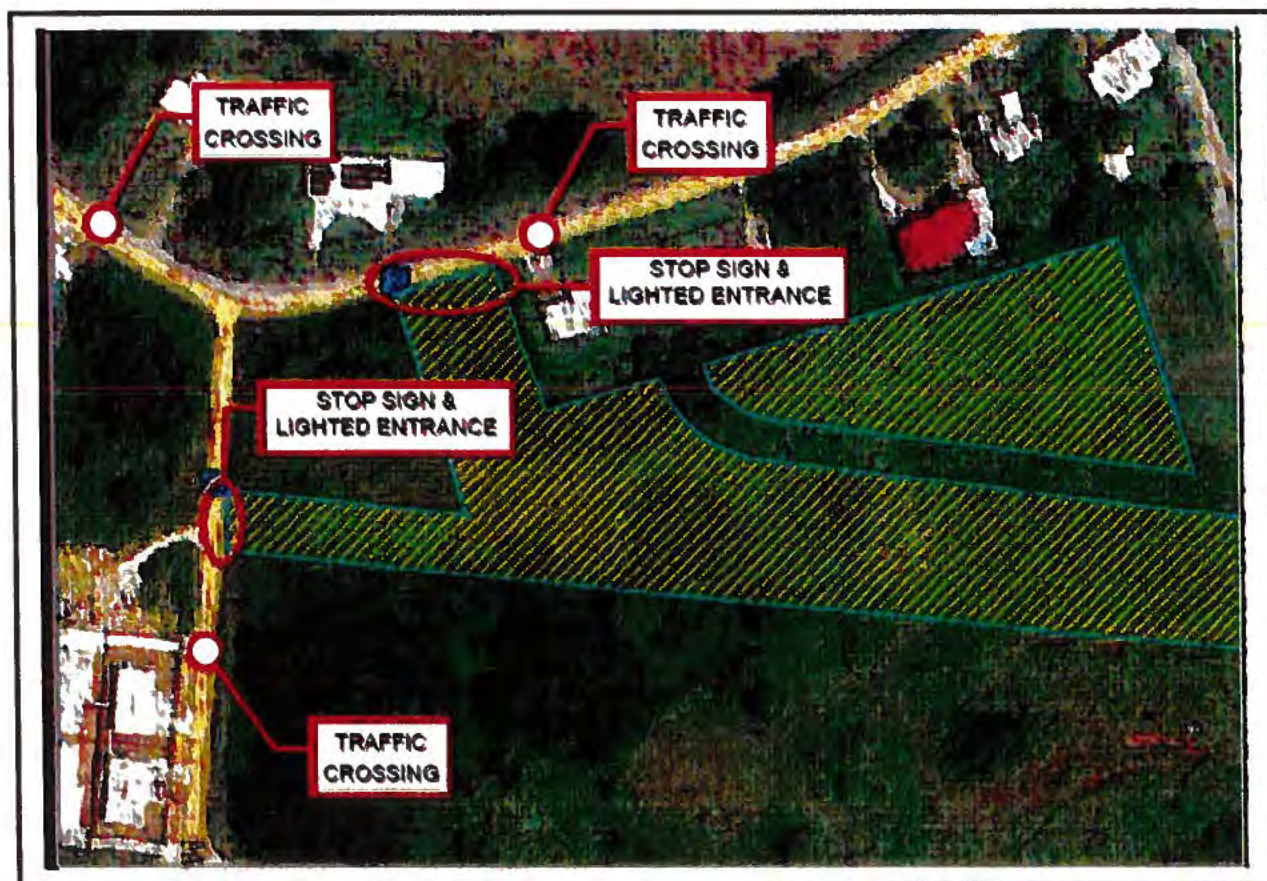


Figure 8.0 Proposed Mitigation and Improvements

EXHIBITS

Exhibit 1 Parceling Survey Map

Exhibit 2 Alternatives 1 and 2 LOS

Exhibit 3 No Action LOS

Exhibit 4 Traffic Count (October 5, 2023)

Exhibit 5 Traffic Recount (December 6, 2023)

② CURVE DATA
A - STAFF
B - 21.300
C - 21.305
D - 10.002

Contract No. _____
Date _____
Project Name _____
Client Name _____
Address _____
City _____
State _____
Zip _____
Phone _____
Fax _____
E-mail _____
Website _____
Notes _____



As shown in Table 4.2-12, two intersections have LOS F for at least one peak hour, which is considered unacceptable: Route 2/12, Route 5/17, and Route 4/4A. Route 4/4A and Route 5/17 have fairly free-flowing conditions in 2014 and become significantly more congested in 2030.

Table 4.2-12. Alternatives 1 and 2 Future Level of Service and Delay Results – South Region

	2014				2030			
	a.m. Peak Hour		p.m. Peak Hour		a.m. Peak Hour		p.m. Peak Hour	
	LOS	Delay Seconds	LOS	Delay Seconds	LOS	Delay Seconds	LOS	Delay Seconds
Signalized*								
Route 2/12	F	135.0	C	26.0	C	27.8	C	27.1
Unsignalized**								
Route 5/17	C	13.1	D	29.3	F	56.8	F	149.6
Route 4/4A	C	23.9	C	17.1	E	49.7	F	484.3
Route 17/4A	B	12.9	B	14.0	B	13.6	C	18.7
Access Points								
Route 5 - Naval Ordnance Annex/Harmon Road.**	-	-	-	-	A	9.5	A	10.6

Notes: *Signalized intersection LOS based on average delay for the overall intersection.

**Unsignalized intersection LOS based on approach delay on STOP-controlled approach.

Public Transportation Impacts. Impacts to the demand response and paratransit that service the South Region are minimal. Implementation of new transit services should take into consideration the impacts of the military relocation.

Pedestrian and Bicycle Impacts. There are no impacts to pedestrian and bicycle facilities in the South Region. Any future planning for pedestrian and bicycle facilities needs to consider the impacts of the military relocation.

Potential Mitigation Measures

On Base Roadways

Due to increase of traffic due to the proposed action, the impact would be significant but mitigable at Andersen AFB and at the Navy base. The traffic impact is less than significant at Andersen South, Barrigada, and NMS. Potential mitigation measures for Andersen AFB and the Naval base may include road widening, restriping, traffic signal and other traffic control devices to help improve traffic operations. An on base traffic study is currently being conducted, and the results of the detailed traffic analyses will be provided in the FEIS on specific improvements.

Off Base Roadways

Mitigation for the impacts described for Alternative 1 would be under the control of FHWA and could include the creation of a Traffic Management Plan that may incorporate the following:

- Travel demand management
- Encourage moped and motorcycle use
- Develop transportation demand measures to discourage single-occupant vehicle use
- Stagger work hours
- Provide corporate shuttles for local circulation
- Better delivery system for purchases
- Flextime – compressed work weeks

There is a noticeable difference between the no-action and Alternatives 1 and 3 in terms of LOS in 2014. Island-wide, there are 12 intersections with the no-action that have LOS F in both the a.m. and p.m. peak hours in 2014. For Alternatives 1 and 2, this number increases to 24 intersections in 2014; for Alternative 3, 23 intersections; and, for Alternative 8, 22 intersections. This is due to the proposed action, which increases the population and number of vehicles on the island, especially during peak construction time, which would occur in 2014. In addition, in 2014, the widening of Routes 25 and 26 have not been constructed; therefore, affecting the intersection analysis.

Table 4.2-30. No-Action Alternative Future Level of Service and Delay Results

	2014			
	a.m. Peak Hour		p.m. Peak Hour	
	LOS	Delay Seconds	LOS	Delay Seconds
Signalized*				
Route 1/9	C	21.8	B	19.5
Route 1/29	D	52.2	C	32.5
Route 1/28	F	207.3	F	120.7
Route 1/26	C	21.0	F	84.1
Route 1/27	F	1213.9	F	514.1
Route 1/27A	D	37.0	E	58.4
Route 1/3	F	113.5	F	191.7
Route 1/16	C	27.7	F	143.7
Route 1/14 (North San Vitoris)	F	102.8	D	53.7
Route 1/14A	F	205.8	F	155.4
Route 1/10A	F	89.6	F	207.8
Route 1/14B	E	77.6	D	44.3
Route 1/14 (ITC)	E	70.3	F	171.3
Route 1/30	F	371.7	F	263.5
Route 1/8	C	29.0	D	46.4
Route 1/4	C	27.1	C	30.1
Route 1/6 (westerly)	B	10.5	B	12.8
Route 1/11	B	16.6	B	19.9
Route 1/6 (Adelup)	C	20.9	D	39.7
Route 1/Polaris Point	A	4.3	A	6.5
Route 1/2A	F	92.1	E	70.5
Route 5/2A	D	44.5	C	20.9
Route 2/12	E	63.4	B	17.6
Route 3/28	C	20.8	B	10.9
Route 4/7A	F	106.0	F	181.3
Route 4/10	E	59.7	E	79.2
Route 4/17	C	25.8	C	24.1
Route 8/33	D	38.4	F	91.5
Route 8/10	E	58.9	F	105.5
Route 10/15	E	79.3	D	53.9
Route 16/27A	C	25.1	B	15.0
Route 16/27	F	207.6	F	303.1
Route 16/10A	F	540.8	F	674.4
Route 26/25**	C	23.9	C	27.8
Unsignalized***				
Route 5/17	C	23.7	C	15.9
Route 3/3A/9	B	11.9	A	9.7
Route 4/4A	C	16.7	C	15.2
Route 7/7A	F	225.7	F	127.7
Route 15/29	F	142.7	F	220.8
Route 17/4A	C	15.9	C	15.6

**EXHIBIT 4: Traffic Count
(10/15/2023)**

Oct 5 Count

6:30 to 7:30					
Route 17 from East	Route 17 from West	Route 4A from South			
Thru to West	Rt 4A	Thru to East	Rt 4A	Left	Right
90	48	50	41	110	79
7:30 to 8:30					
Route 17 from East	Route 17 from West	Route 4A from South			
Thru to West	Rt 4A	Thru to East	Rt 4A	Left	Right
62	56	62	56	56	67
8:30 to 9:30					
Route 17 from East	Route 17 from West	Route 4A from South			
Thru to West	Rt 4A	Thru to East	Rt 4A	Left	Right
83	50	95	71	63	53
9:30 to 10:30					
Route 17 from East	Route 17 from West	Route 4A from South			
Thru to West	Rt 4A	Thru to East	Rt 4A	Left	Right
80	71	66	56	56	77

Oct 5 Count

Route/Time	Route 17 from East	Route 17 from West	Route 4A from South	Intersection	
Start Time	Thru to West	Rt 4A	Thru to East	Rt 4A	Total
6:30:00 AM	8	0	9	2	25
6:45:00 AM	19	6	8	2	71
Total	27	6	17	4	96
7:00:00 AM	22	11	9	8	92
7:15:00 AM	18	14	8	11	88
7:30:00 AM	26	17	19	16	138
7:45:00 AM	28	16	22	42	159
Total	94	58	58	79	487
8:00:00 AM	11	16	8	14	75
8:15:00 AM	14	12	12	9	74
8:30:00 AM	9	12	12	11	63
Total	34	40	32	34	212
Totals	155	104	107	117	795

Route/Time	Route 17 from East	Route 17 from West	Route 4A from South	Intersection	
Start Time	Thru to West	Rt 4A	Thru to East	Rt 4A	Total
3:30:00 PM	18	0	9	2	29
3:45:00 PM	11	2	8	2	23
Total	29	2	17	4	66
4:00:00 PM	15	11	19	18	93
4:15:00 PM	18	14	28	31	128
4:30:00 PM	21	23	31	18	129
4:45:00 PM	28	31	24	22	160
Total	82	79	102	89	510
5:00:00 PM	11	16	18	14	91
5:15:00 PM	27	12	12	9	87
5:30:00 PM	14	12	12	11	68
Total	52	40	42	34	246
Totals	163	121	161	127	821

**EXHIBIT 5: Traffic ReCount
(12/6/2023)**

Dec 6 ReCount

6:30 to 7:30					
Route 17 from East		Route 17 from West		Route 4A from South	
Thru to West	Rt 4A	Thru to East	Rt 4A	Left	Right
97	38	47	46	97	71
7:30 to 8:30					
Route 17 from East		Route 17 from West		Route 4A from South	
Thru to West	Rt 4A	Thru to East	Rt 4A	Left	Right
50	66	50	66	55	63
8:30 to 9:30					
Route 17 from East		Route 17 from West		Route 4A from South	
Thru to West	Rt 4A	Thru to East	Rt 4A	Left	Right
75	53	90	72	53	55
9:30 to 10:30					
Route 17 from East		Route 17 from West		Route 4A from South	
Thru to West	Rt 4A	Thru to East	Rt 4A	Left	Right
72	67	63	53	59	64

Dec 6 ReCount

Route/Time Start Time	Route 17 from East		Route 17 from West		Route 4A from South		Intersection Total
	Thru to West	Rt 4A	Thru to East	Rt 4A	Left	Right	
6:30:00 AM	8	1	7	3	2	3	24
6:45:00 AM	18	5	6	1	14	8	52
Total	26	6	13	4	16	11	76
7:00:00 AM	19	12	9	12	18	13	83
7:15:00 AM	18	14	8	11	32	15	98
7:30:00 AM	34	6	17	19	26	32	134
7:45:00 AM	19	31	38	23	27	28	165
Total	90	63	72	65	103	88	481
8:00:00 AM	12	14	10	11	9	14	70
8:15:00 AM	14	12	10	7	6	15	64
8:30:00 AM	5	9	12	10	13	6	55
Total	31	35	32	28	28	35	189
Totals	147	104	117	97	147	134	746

Route/Time Start Time	Route 17 from East		Route 17 from West		Route 4A from South		Intersection Total
	Thru to West	Rt 4A	Thru to East	Rt 4A	Left	Right	
3:30:00 PM	15	2	11	3	2	4	37
3:45:00 PM	10	4	9	4	3	2	32
Total	25	6	20	7	5	6	69
4:00:00 PM	14	12	15	18	13	15	87
4:15:00 PM	17	16	27	28	18	16	122
4:30:00 PM	19	19	28	19	17	18	120
4:45:00 PM	24	28	20	19	28	25	144
Total	74	75	90	84	76	74	473
5:00:00 PM	11	15	16	11	12	21	86
5:15:00 PM	21	13	15	9	6	12	76
5:30:00 PM	16	11	12	14	13	6	72
Total	48	39	43	34	31	39	234
Totals	147	120	153	125	163	119	776



DIPATTAMENTON MINANEHAN TANO'
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GUBETNAMENTON GUAHAN
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LIEUTENANT GOVERNOR

ROSSANA SAN MIGUEL TISTON
Deputy Director

January 16, 2026

MEMORANDUM

TO: Guam Land Use Commission (GLUC) Members
FROM: Chairperson, Application Review Committee (ARC)
SUBJECT: Summary of Position Statements by ARC Members
RE: Zone Change: Application No. 2021-08

Listed below is the compilation of Positions taken by the various ARC member agencies as submitted to 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 with the following condition:

The Applicant shall comply to all requirements and conditions, and any concerns imposed by government/permitting agencies and other mandates in their development plans; as stipulated in their Official Position Statement.

DEPARTMENT OF PUBLIC WORKS (DPW):

The Department of Public Works (DPW) recommends approval with stated conditions and recommendations.

GUAM WATERWORKS AUTHORITY (GWA):

GWA supports the application and is in favor of the approval with conditions for compliance to GWA's Service Requirements.

GUAM POWER AUTHORITY (GPA):

GPA has no objection to the request subject to the conditions applicable.

GUAM ENVIRONMENTAL PROTECTION AGENCY (GEPA):

The agency cited concerns for the project with conditions of approval.

DEPARTMENT OF PARKS AND RECREATION (DPR):

The agency has no objections to the zone change, however, they note that further approvals must be acquired when the development goes through the permitting process.

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<http://dlim.guam.gov>

E-mail Address
dlimdir@land.guam.gov

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383



Summary of Position Statements by ARC Members
RE: Zone Change, Application No. 2021-08
Page 2 of 2

BUREAU OF STATISTICS AND PLANS (BSP):

The Bureau states they recommend approval with conditions noted.

DEPARTMENT OF AGRICULTURE (DoAg):

The department does not oppose the request for a zone change, however, the owner is required to address the conditions of approval noted in their position statement.



Celine L. Cruz

Attachments: ARC Position statements
Cc: Executive Secretary, GLUC



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

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



VINCENT P. ARRIOLA
Director
LINDA J. IBANEZ
Deputy Director

01 SEP 2022

MEMORANDUM

TO: Chairman, Guam Land Use Commission
Director, Department of Land Management

FROM: Director

APPLICANT: Anna B. Lujan
APPLICATION: 2021-08

SUBJECT: Zone Change from "PUD" to "C"
Lot Nos.: 2,3,4,5, R5, Block 4, Tract 222 & Block 3REM 4, Tract
222, Yona, Guam



Hafa Adai! The above applicant is requesting a zone change from "PUD" into a Commercial Zone to build a small retail convenience store, coffee shop, several service shops and offices on Block 3 REM 4. The proposed commercial structure will have a parking lot, loading area and a ponding basin. The lot area is approximately 380,512 square feet or 19,811 square meters, located within the Municipality of Yona.

The Department of Public Works, has completed its review and recommends approval with the following provisions:

- The entrance, exit, sidewalk and pedestrian should be wide enough for public access;
- Design for storm drainage disposal system plan, must be in detail, to be supported with calculations;
- Must provide traffic impact analysis study, to be coordinated with the Divisions of Highways (Traffic Management Control Section).
- The parking layout plan, must be in detail, to include parking stalls (compact, standard and accessible stalls), and must meet the American Disability Act (ADA) requirements.

The applicant must comply with Title 21 GCA-Real Property; Chapter 61 Zoning Law S 61302, Regulations along District Boundaries.

Where commercial or industrial use occurs in zones permitted such uses, but in areas which are located adjacent to rural or residential zones, the yard requirement shall be twice that required of such use or twenty (20) feet, whichever is the greater

9-14-22
done
[Signature]

For building permit application, must be accompanied by a complete set of design drawings with all the engineering disciplines needed and must be in conformance with the latest building code edition.

Plans must be signed by a Registered Engineer or Architect. If you have any questions, please contact Maryrose M. Wilson, Engineer III in the Division of Capital Improvement Projects (CIP) at 646- 3224.

Dangkulu na Si Yu'os Ma'ase!



VINCENT P. ARRIOLA

Cc: MRWilson
Director's Chrono

GUAM WATERWORKS AUTHORITY

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



MEMORANDUM

June 2, 2022

TO: Joseph Borja, Director, Department of Land Management

CC: Mayor Bill Quenga, Municipality of Yona (yonamayor2020@gmail.com)

FROM:  Miguel C. Bordallo, P.E., General Manager  CHRISTOPHER A. BUECKI

SUBJECT: Position Statement on Zone Change Application 2021-08 for Lots 2,3,4,5,R5, Block 4, Tract 222 and Block 3 REM, Tract 222 in the Municipality of Yona

APPLICANT: Anna B. Lujan

The Guam Waterworks Authority (GWA) has reviewed the applicant's request for a zone change from "PUD" (Planned Unit Development) to "C" (Commercial) zone for the proposed development of retail convenience store, coffee shop, and several service shops for the immediate area and nearby communities.

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

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

1. The applicant must provide GWA with site development plans to construct the proposed development. The site development plans must illustrate the proposed point of connection for water and sewer and is subject to GWA inspection and approval. Submittals shall include water and sewer design calculations and complete drawings and specifications. Design calculations shall include proposed water demand calculations including fire-flow and sewer production calculations.

GWA Position Statement
Application 2021-08
Applicant: Anna B. Lujan
Page 2 of 2

2. GWA requires the applicant to coordinate with the GWA Engineering Department at least six months prior to the building permit application submittal. Discussions shall include 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 stage, as unavailable for use by newly proposed developments. Discussions with the GWA Engineering Department will also include applicable GWA standards and requirements.
3. 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.
4. The applicant shall install GWA water meters and sewer cleanout for government use in the public right of way or easement, in accordance with GWA standards.
5. Backflow prevention devices are required for non-residential activities, swimming pools, or when a development will be served by a master meter.
6. New development is subject to water and/or sewer system development charges.
7. 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.
8. 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.
9. After a GWA utility service account is opened, the account holder is responsible for informing GWA of onsite activity changes that may affect the account's classification and utility service requirements. Activity changes include, but are not limited to, laundry, food service, and vehicle maintenance activities.

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



GUAM POWER AUTHORITY

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

June 29, 2022

MEMORANDUM

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

From: General Manager

Subject: Lots 2,3,4,5 and R5, Block 4, Tract 222 & Block 3REM, Tract 22, Municipality of Yona, (Anna B. Lujan); Zone Change Application from "PUD" (Plan Unit Development) to "C" (Commercial) for a proposed commercial building. **Application No. 2021-08**

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 adequate clearance between any structures and electric utility easements in accordance with NESC, NEC 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 under Document Numbers 98676 & 825432.**
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 A. BENAVENTE, P.E.

ASG/arp

INFRASTRUCTURE CERTIFICATION FORM

Agency Certifying: **Guam Power Authority**

Applicant: Anna B. Lujan

Location: Lots 2,3,4,5 and R5, Block 4, Tract 222 & Block 3R1M, Tract 22, Yona

Type of Application: Zone Change

GLUC GSPC Application No. 2021-08

Brief Project Description:

"PUD" to "C" for a proposed commercial building.

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


 Date

Comments:

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

ASG/arp



GUAM ENVIRONMENTAL PROTECTION AGENCY • AHENSIAN PRUTEKSIÓN LINA LA' GUÁHAN

LOURDES A. LEON GUERRERO • GOVERNOR OF GUAM | JOSHUA F. TENORIO • LIEUTENANT GOVERNOR OF GUAM
WALTER S. LEON GUERRERO • ADMINISTRATOR | MICHELLE C. R. LASTIMOZA • DEPUTY 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



Ref: Application No. 2021-08, Applicant, Anna B. Lujan represented by Ronald A. Ayuyu; is requesting for a Zone Change from “PUD” (Planned Unit Development) to “C” (Commercial) zone, for a proposed commercial building with a small retail convenience store, coffee shop and service shops, on Lots 2, 3, 4, 5, and R5, Block 4, Tract 222 and Block 3 REM, Tract 222, in the Municipality of Yona.

Hafa adai Dr. Enriquez,

***Buenas yan Saluda.* The staff of this Agency has reviewed the application for proposed zone change and has the following concerns related to the proposal (as reviewed):**

A. Stormwater and Erosion Control

1. The developer/contactor must strictly adhere to all the requirements of the Guam Soil Erosion and Sediment Control Regulations (22 GAR Chapter 10), and must provide both pre- and post-construction stormwater controls meeting the requirements of the 2006 CNMI and Guam Stormwater Management Manual, as implemented by Executive Order No. 2012-02.
2. The proposed development is situated close to Laguina Estate Housing, a residential subdivision and a golf course that this project will be easily noticeable during construction phases. It is a must that an Environmental Plan (EPP) be prepared and signed by a Professional Engineer pursuant to 22GAR §10104 (c) (5) (D) where a focal point and integral part of the EPP is the Erosion Control Plan (ECP). The EPP must include, among others, vegetation, wildlife, fugitive dust control, solid and hazardous waste management and disposal procedures, work site maintenance, and typhoon recovery plans. The developer/contractor must put emphasis in their EPP a Mitigation Plan to address possible oil and lubricants leak from repair shop and vehicle servicing activities of several cars intended to be parked in the property.

RE: Application No. 2021-08

Page 2 of 2

B. Water & Wastewater

1. The property is bounded by Route 17 (Cross Island Road) and Route 4A (Road going to Talofofo) and there are existing sewer and water lines along those roads, respectively. The proposed development is required to tap to those utility mains in servicing the water and sewer needs of the property.

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

If you have any questions, please feel free to contact Mr. Walter Leon Guerrero, Administrator, at walter.leonguerrero@epa.guam.gov or at (671) 300-4751/52. For technical questions, you may also contact CAPT Brian Bearden, P.E., BCEE, Chief Engineer at brian.bearden@epa.guam.gov or 300-4779.

Dangkolu na si Yu'us ma'åse'.

Senseramente,



WALTER S. LEON GUERRERO
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 Dibueksion

Government of Guam
Director's Office, Parks and Recreation Divisions
#1 Paseo de Susana, Hagåtña, Guam 96910
P.O. Box 2950, Hagåtña, Guam 96932
(671) 475-6288; Facsimile (671) 477-0993
Guam Historic Resources Division
490 Chalan Palasyo, Agaña Heights, Guam 96910
(671) 475-6294 6355, Facsimile (671) 477-2822



Warren Pelletier
Acting Director
Jack E. Hattig III
Deputy Director

February 6, 2023

In reply refer to:
RC 2022-0786

Memorandum

To: Director, Department of Land Management

From: Acting Director, Department of Parks and Recreation

Subject: DPR Position Statement on DLM Application No. 2021-08: Zone Change request from "PUD" to "C for proposed commercial building for small retail convenience store, coffee shop, and several service shops on Lots 2,3,4,5 and R5, Block 4, Tract 222 and Block 3REM, Tract 22, the Municipality for Yona



We reviewed the subject application and found one known historic property within the ¼ mile radius of the subject lots, and other known historic properties just beyond this distance. At this time, we have no objections to the Zone Change, however, the properties are located within what was known as the As Quidachay District, better known as the As Quidachay Village. The historical maps show that there are three roads that enter the property with one intersection, these have been great indicators of Latte Period trails and homes. The project is approximately five acres, therefore, we will be issuing a Certificate of Approval on these lots when the development goes through the proper DPW permitting process.

Should you have any questions, please contact Mr. John Mark Joseph, State Archaeologist at (671) 475-6339 or by email: JohnMark.Joseph@dpr.guam.gov.

Sincerely,


Warren Pelletier

Enail 492
me



BUREAU OF STATISTICS AND PLANS

Guam Coastal Management Program



JUN 30 2022

Memorandum

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

From: Director, Bureau of Statistics and Plans

Subject: Application No. 2021-08 Zone Change
Location: LOT 2, 3, 4, 5, R5, Block 4, Tract 222
Municipality: Yona
Applicant: Anna B. Lujan
Proposed Use: Commercial



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

Part 1. Project Overview

The applicant, Anna B. Lujan, is submitting a Zone Change Application to rezone the subject "PUD" Planned Unit Development District zone lot to "C" Commercial Zone lot to allow for the construction of a mixed commercial use building comprised of a small retail store, coffee shop, and parking lots and several small shops on Block 3 Rem 4. The subject lot is located within the municipality of Yona and contains a land area of approximately 380,512 square feet or 8.73 acres. Additionally, the proposed commercial structure will have a parking lot, loading area, and a ponding basin within 19,811 square meters or 213,244 square feet of property. The applicant indicated development will be connected to public sewer lines at the nearby Laguina Housing Development.

Received via
email
7/17/22
BSP

Part 2. Planning Considerations and/or Constraints

A. Surrounding zone and use characterization.

The land cover of the proposed lot consists of savanna/open fields, forest, and shrubs according to the NOAA Coastal Change Analysis Program (C-CAP) (2011). The surrounding area is populated by residential, subdivision development areas, a golf course, and a school to the north and east along Route No. 17 (Cross Island Road). To the south and approximately 500-750 feet is a housing development known as Laguina Estates located on Tract 27110. The applicant stated fencing will be erected to protect the adjacent neighbors.

Based on the future land use categories adopted by Executive Order 78-23 in the Kables Na Planu Para Guahan Guam Comprehensive Development Plan, Community Design Plan of Talofofo, the proposed site plan is on "Rural Residential," agriculture, and limited single-family residential use. Whereby rural districts shall be designated in which only low-density residential and agricultural uses will be acceptable. However, future urban development within these areas should be permitted only upon the provision of necessary supporting infrastructure.

The boundaries of the proposed commercial lot is also within a 500 feet radius of two wetlands, according to the U.S. Fish and Wildlife Service November 29, 2021, published Wetlands map. One wetland is located to the southwest of the subject lot and the other wetland is located to the north. According to Executive Order No. 78-21, wetlands are considered an Area of Particular Concern and are those areas that are inundated by surface or groundwater with a frequency sufficient to support, and under normal conditions do or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated conditions for growth or reproduction.

B. Geographical landscape assessment based on watershed.

The subject lot is located on the Ylig Watershed and the Talofofo Watershed. The building is situated primarily on the Ylig Watershed based on the east-side proposed site plan. According to the National Oceanic and Atmospheric Administration's Coastal Change Analysis Program (C-CAP) land cover data, the surface area of the Ylig watershed has changed by 9.73% from 2005 to 2015, and the Talofofo watershed has changed by 9.44% from 2005 to 2015.

The development impacts of the Ylig watershed include 16.74% of the area being developed and 6.7% comprised impervious surfaces. The development impacts of the Talofofo watershed include 5.77% of the area developed and 2.39% of the area comprising impervious surfaces. A site 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. It is reported that the impervious surface degrades the watershed quality by significantly reducing the stream flow and increasing the stream temperature. They carry substantial pollutant loads downstream, causing due harm to aquatic life. Severe degradation can be expected when rates reach 25%. Effects of runoff consist of channeling and loss of beach profile along untreated storm drain outfalls, sediment plumes, and algae bloom noxious odors resulting in poor water quality, and coral mortality.

Based on the above-mentioned analysis, this project is not consistent with the Land Use District Maps. Moreover, the proposed commercial building and parking lot development and any future expansion of commercial facilities on this property will drastically alter the existing land cover and will increase the impervious surface area within these watersheds.

Part 3. Effects test and Conditions

Based on the reasonable and foreseeable effects on Guam's Enforceable Policies, BSP recommends the following conditions.

Policy: Commercial, multi-family, industrial and resort-hotel zone uses and uses requiring high levels of support facilities shall be concentrated within urban districts as outlined on the Land Use Districting Map.

Condition: The applicant must incorporate green building concepts and sustainable community designs in the development/landscaping plan of the project based on the Island Stormwater Practice Design Specifications.

GCMP Development Policy 3. Rural Development Intent: To provide a development pattern compatible with environmental and infrastructure support suitability and which can permit traditional lifestyle patterns to continue to the extent practicable.

Policy: Rural districts shall be designated in which only low-density residential and agricultural uses will be acceptable. Minimum lot size for these uses should be one-half acre until adequate infrastructure, including functional sewerage, is provided.

Condition: The commercial activity must not allow for services contrary to rural districts, such as game rooms, adult entertainment, and bars.

Condition: The Applicant must incorporate an open space design and must not detract from the visual and social identity of the village, including preserving the natural features of the open space. Concepts, design and performance standards can be found in the GCMP publication, CNMI and Guam Stormwater Management Manual Standards and implement Island Best Management Practices specifications.

Condition: The Applicant must comply with Title 21 - Real Property § 61302. Regulations Along District Boundaries. Where a commercial or industrial use occurs in zones permitted such uses, but in areas which are located adjacent to rural or residential zones, the yard requirement shall be twice that required of such use or twenty (20) feet, whichever is the greater.

GCMP Resource Policy 1. Air Quality Intent: To control activities to ensure good 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.

Condition: Be advised to incorporate appropriate Best Management Practices (BMPs) to minimize fugitive particulate matter emissions, including the maintenance of work vehicles and construction

equipment and the use of diesel particulate filters, as appropriate, to reduce particulate matter emissions.

Condition: Implement and maintain dust control measures throughout any construction activities, in accordance with the Guam Air Pollution Control Standards and Regulations.

GCMP Resource Policy 2. Water Quality Intent: To control activities that may degrade Guam's drinking, recreational, and ecologically sensitive waters.

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 estuaries, reef and aquifer areas.

Condition: There shall be no new point or surface-designed discharges as part of this development project. There shall be no contamination of the Talofofu and Ylig watersheds.

GCMP Resource Policy 3. Fragile Areas Intent: To protect significant cultural areas, and natural marine and terrestrial wildlife and plant habitats.

Policy: Development in the following types of fragile areas shall be regulated to protect their unique character: • historical and archeological sites, • wildlife habitats, • pristine marine and terrestrial communities, • limestone forests, and • mangrove stands and other wetlands.

Condition: The applicant must comply with CNMI and Guam Stormwater Management Manual Standards and implement Island Best Management Practices specifications. The applicant must include island bio-retention, permeable parking and walkway, and rainwater harvesting features (where feasible). Concepts, design and performance standards can be found in the GCMP publications 1) Island Stormwater Practice Design Specifications Manual and 2) Stormwater Management in Pacific and Caribbean Islands: A Practitioner's Guide to Implementing LID. There shall be no contamination of the wetlands and surrounding areas.

Condition: Save as many emerged tree species as possible and/or replicate the native forests through propagation and out-planting throughout open spaces of the property. The applicant must follow a list of trees preferred by the Guam Department of Agriculture. Ornamentals must not exceed 10% of the flora biomass in the development plans.

Application No. 2021-08 Zone Change
Page 5 of 5

Determination

Pursuant to Executive Order 96-26, Appendix A § 700 (g), the Bureau hereby recommends approval of the zone change application based on the conditions mentioned above. 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 Yvonne Manglona-Juaneza, Planner, at yvonne.manglona-juaneza@bsp.guam.gov or Edwin Reyes, Coastal Program Administrator, at edwin.reyes@bsp.guam.gov.

Si Yu'os Ma'åse',



Lola E. Leon Guerrero



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

Department of Agriculture Dipåttamenton Agrikottura

163 Dairy Road, Mangilao, Guam 96913



Chelsa Muña-Brecht
Director

MEMORANDUM

To: Joseph Borja, Director
Department of Land Management

Attn: Executive Secretary
Guam Land Use Commission

From: Chelsa Muña-Brecht, Director

Chelsa
Muna-Brecht
Digitally signed by
Chelsa Muña-Brecht
Date: 2022.07.13
10:51:55 -10:00

Date: July 13, 2022

Subject: Position Statement for "Zone Change", Application 2021-08 for Lots 22,3,4,5, and R5, Block 4 Tract 222 and Block 3REM, Tract 22 located in Yona (Anna B. Lujan)

The Department of Agriculture (DOAG) has reviewed Application 2021-08 for an "Zone Change" from Plan Unit Development (PUD) to Commercial (C) zone for Lots 2,3,4,5, and R5 Block 4 Tract 222 and 3REM Tract 22, located along Route 17 in Yona. The purpose of the zone change will allow for the construction of a retail store, coffee shop, several small shops, and parking lots on a 213,243 square feet lot.

The following is the position statement provided by DOAG, under the agency's authorities:

1. Landowner must obtain a Wetland Delineation of the subject lots.
2. Landowner must obtain a Biological Survey of the subject lots.
3. Mitigation measures must be developed addressing protected species such as Mariana fruitbat, Common moorhen, White-throated ground dove, and Yellow bittern, species that have been observed in close proximity of subject lots, and species reported on the Biological Survey. Mitigation measures must be developed addressing impacts to adjacent habitats. Mitigation measures must address avoidance and/or minimal impacts to these species of concern and wetland habitats. These measures should be accompanied with the Biological Survey for the permit review.
4. A storm water plan must be submitted for review to determine mitigation for run-off, flooding, and erosion. Percolation rates at stormwater collection and drainage area must be ideal to prevent migratory bird species and Mariana moorhen from inhabiting the pond during wet season. Presence of these protected species may alter maintenance work in the area.

Director's Office 300-7965 | Agricultural Dev. Services 300-7973 | Animal Health 300-7964/6
Aquatic & Wildlife Resources (DAWR) 735-0291 | Forestry & Soil Resources 300-7975/7
Plant Nursery 300-7974 | Biosecurity Division 475-1427 | Pest Hotline 475-7378
Website: doag.guam.gov

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

ceunt
GPH
27.7

5. Eco-friendly development must be incorporated in the plans to minimize impacts to the environment and natural resources. Examples of eco-friendly development include but are not limited to: native plants for landscaping, shielded light posts, permeable pavers for parking, screened stormwater drains, rain gardens, and water catchments.
6. Pre-consultation with DOAG must be scheduled to discuss development plans and mitigation actions to minimize or avoid impacts to resources at the project area and adjacent areas.

The Department does not oppose the request for a zone change, from A to M-1, however, the Owner is required to address the conditions of the approval, as stated above. DOAG also looks forward to discussing in more detail, the proposed construction of a retail store, coffee shop, several small shops, and parking lots in Yona. If you have any questions or concerns, please contact Mr. Jeffrey Quitugua at Jeffrey.Quitugua@doag.guam.gov or permits@doag.guam.gov.

Received
3/27/23
C/M

NOTICE TO REZONE

PUBLIC NOTICE

AN APPLICATION HAS BEEN FILED WITH THE GUAM LAND USE COMMISSION (GLUC) FOR A
ZONE CHANGE

APPLICATION DESCRIPTION:

REZONE FROM PUD TO "C" (COMMERCIAL) ZONE

To Build Small Retail Store, Coffee Shop, Several Small Shops & Parking Lots

OWNER:

ANNA B. LUJAN

DEVELOPER:

ANNA B. LUJAN c/o RONALD AYUYU, Representative - TEL: 671-678-3213

LOT, BLOCK, TRACT, MUNICIPALITY:

LOT 2,3,4,5,R5, BLOCK 4, TRACT 222 / BLOCK 3, REM TRACT 222, YONA

PROPOSED ZONE VARIANCES:

COMMERCIAL ZONE CHANGE

PUBLIC HEARING:

Date: April 11, 2023 Time: 6:00 P.M. Place: Yona Community Center

GLUC MEETING:

Date: Time: Place:



NOTICE TO REZONE

PUBLIC NOTICE

AN APPLICATION HAS BEEN FILED WITH THE GUAM LAND USE COMMISSION (GLUC) FOR A
ZONE CHANGE

APPLICATION DESCRIPTION:

REZONE FROM PUD TO "C" (COMMERCIAL) ZONE
To Build Small Retail Store, Coffee Shop. Several Small Shops & Parking Lots

OWNER:

ANNA B. LUJAN

DEVELOPER:

ANNA B. LUJAN c/o RONALD AYUYU, Representative - TEL 671-678-3213

LOT, BLOCK, TRACT, MUNICIPALITY:

LOT 2,3,4,5,R5, BLOCK 4, TRACT 222 / BLOCK 3, REM TRACT 222, YONA

PROPOSED ZONE VARIANCES:

COMMERCIAL ZONE CHANGE

PUBLIC HEARING:

Date:

Time:

Place:

GLUC MEETING:

Date: January 22, 2026 **Time:** 1:30 PM

Place:

ALUPANG COVE CONDOMINIUM JOB OPENINGS

SECURITY GUARD
FULL-TIME & FLEXIBLE, ONE YEAR
EXPERIENCE REQUIRED

MAINTENANCE
FULL-TIME SKILLED
GENERAL MAINTENANCE HELPER

Wage based on experience.
Health ins. for full time. Need resume.
Email to acove@teleguam.net or
contact our main office at
671-649-6190 Mon-Fri 8-5pm

HIRING

**Electricians
(must be U.S. Citizens)
Linemen**

Please call (671) 649-0001/02

Email resume to:
gemma@guamadvance.com

VEHICLES FOR BID

YEAR	MAKE	MODEL	COLOR	MILEAGE subject to change	MINIMUM BID
2023	NISSAN	SENTRA	SILVER	20,706	\$13,300.00
2019	NISSAN	FRONTIER 4WD	SILVER	57,524	\$12,200.00
2024	NISSAN	KICKS	WHITE	25,376	\$15,000.00
2025	NISSAN	ROGUE	BLACK	23,576	\$16,600.00
2024	MITSUBISHI	MIRAGE G4 ES CVT	GRAY	22,503	\$7,700.00
2024	TOYOTA	COROLLA	WHITE	18,585	\$16,100.00

BID STARTS JANUARY 13, 2026 AND ENDS JANUARY 15, 2026. BIDS ARE DUE AT 4:00PM ON THE LAST DAY.
VEHICLES WILL BE SOLD AS IS, WITHOUT WARRANTIES. VEHICLES WILL BE SOLD TO THE HIGHEST BIDDER.
FINANCING AVAILABLE, SUBJECT TO CREDIT APPROVAL.



First Hawaiian Bank
Member FDIC

For more information or to obtain a bid form,
please contact us at (671) 475-7933 or
email: gdccollections@fhh.com.

LOURDES A. LEON GUERRERO
Honorable Governor
Maga'haga

JOSHUA F. TENORIO
Honorable Lt. Governor
Segundo Maga'haga



(OH) "JO" QUINATA
Executive Manager

REQUEST FOR PROPOSALS

MEDICAL SERVICES

RFP No. RFP-002-FY26

Deadline for Receipt of Written Questions

(Single Point of Contact)

01/15/2026, 5:00 p.m. (ChST)

Proposal Submission Deadline

(GIAA Admin Office - 3rd floor)

01/29/2026, 4:00 p.m. (ChST)

For additional information, contact Ms. Kathrina Bayson, the Single Point of Contact,
via email at: giaarp226@guamairport.net

The complete RFP packet and any addenda are available for public inspection at the GIAA Administration Office and for download from GIAA's website at www.guamairport.com. All prospective offerors must register by submitting to GIAA the Acknowledgement of Receipt Form included as part of this RFP. GIAA shall not be liable for failure to provide notice(s) or addenda to any prospective offeror who does not submit an Acknowledgement of Receipt Form. GIAA reserves the right to reject any and all proposals or offers and to waive any and all informalities, and such rejection or waiver will be in GIAA's best interest.

AD: PAID FOR BY: ATURIDAT PUEYTON BATKON AIREN ENTENASIONAT GUAHAN



GUAM LAND USE COMMISSION
Department of Land Management
ITC Building, Third Floor, Tamuning, GU 96913
P.O. Box 2950, Hagåtña, Guam 96932
Tel: 671-649-5263 Ext. 300 • Fax: 671-649-5383



AGENDA

A regular Guam Land Use Commission meeting will be held on Thursday, January 22, 2026, at 1:30 p.m., Department of Land Management Conference Room, 590 S. Marine Corps Dr., 3rd Floor, ITC Building, Tamuning. Livestreamed on YouTube at Guam Department of Land Management Channel.

- I. Notation of Attendance/Roll Call
- II. Approval of Minutes (None)
- III. Old or Unfinished Business (None)
- IV. New Business

A. Application No. 2021-08, Anna B. Lujan requests a Zone Change from "PUD" (Planned Unit Development) to "C" (Commercial) zone, for a proposed commercial building with a small retail convenience store, coffee shop and service shops, Lots 2, 3, 4, 5, and R5, Block 4, Tract 222 and Block 3 REM, Tract 222, Yona.

B. Application No. 2023-07, Jose Luis M. De Vera requests a Zone Change from "A" (Agricultural) Zone to "C" (Commercial) Zone for a proposed two-story structure with a retail store and duplex, on Lot 1, Block 1, Tract 2913, Increment 3, Yona.

C. Application No. 2023-03, Michael L. and Yuanzhu Z. Spencer, requests a Zone Variance for Setback, for the proposed construction of a three-story, four-unit apartment building, with a side-yard setback of 3 feet, short 7 feet from the required 10 feet, on Lot 5078-2-1-3 (Tumon), Tamuning.

D. Application No. 2022-16, Michael L. and Yuanzhu Z. Spencer, requests a Tentative Development Plan for the proposed construction of a three-story, four-unit apartment building on Lot 5078-2-1-3 (Tumon), Tamuning, "H" (Resort Hotel) zone.

- V. Administrative & Miscellaneous Matters

E. Application No. 2026-14, ADEX Aerospace Guam LLC, requests a Technical Amendment to the Leo Palace Resort Master Plan to temporarily accommodate a space launching vehicle and ground tracking system for 3 years on a portion of Lot 177-4-1-NEW, Tract 2511, Yona.

- VI. Adjournment

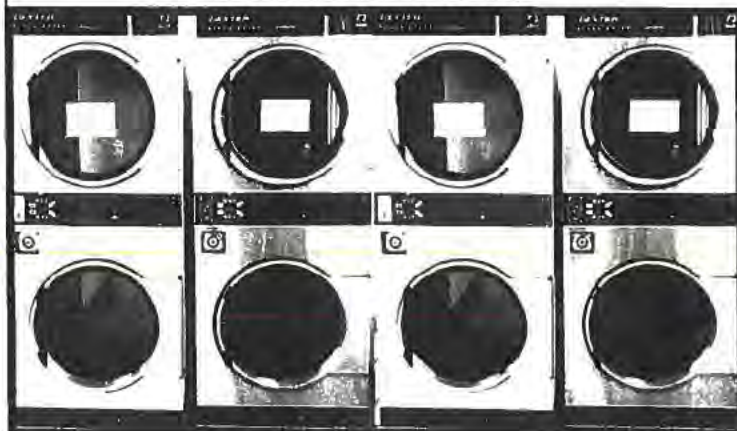
Funding Source provided by the Applicant.

Persons requiring special accommodations, please call Cristina Gutierrez 671-649-5263, ext. 375

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Guam Memorial Hospital Authority
Aturidat Espetad Mimuriat Guahan
850 Gov. Carlos G. Camacho Rd.
Tamuning, Guam 96913



Board of Trustees Meeting

Date: Wednesday, January 21, 2026

Time: 4:00 p.m.

Meeting will take place via Daniel L. Webb Conference Room and Zoom Video Conferencing.

Meeting ID: 889 2761 9303

Passcode: 907879

AGENDA:

- I. Call Meeting to Order and Determination of Quorum;
- II. Open Government Compliance: A. Publication, January 13, 2026, B. Publication, January 19, 2026, C. GovGuam Notices Portal & Website Posting;
- III. Approval of the Minutes: A. November 24, 2025
- IV. Guam Memorial Hospital Volunteers Association Report;
- V. Pediatric Patient Family Advisory Council (PFAC) Report;
- VI. Management's Report;
- VII. Old Business: None
- VIII. New Business - Board Subcommittee Reports: A. Joint Conference and Professional Affairs; 1. Res. No. 2026-14, Relative to the Reappointment of Active Medical Staff Privileges; 2. Res. No. 2026-15, Relative to the Appointment of Active Medical Staff Privileges; 3. Res. No. 2026-16, Relative to the Appointment of Active Associate Medical Staff Privileges; 4. Res. No. 2026-17, Relative to the Appointment of Provisional Medical Staff Privileges; 5. Res. No. 2026-18, Relative to the Appointment of Full Allied Health Professional Staff Privileges; 6. Res. No. 2026-19, Relative to the Appointment of Provisional Allied Health Professional Staff Privileges; B. Human Resources; C. Facilities, Capital Improvement Projects, and Information Technology; 1. Capital Improvement Project (CIP) - Update; 2. AAR/IP 2025 GMHA Power Fluctuation-Induced Electrical Fire and Network Service Disruption; 3. National Special Pathogen System Level 2 Stand Award; D. Quality and Safety; E. Finance and Audit; 1. Resolution, Relative to Approval of On-Call Payment from \$9.25 Per Hour to \$5.00 Per Hour; 2. Resolution, Relative to Approving Forty-Eight (48) New Fees; 3. Pursuant to Res. No. 2026-08, Division Cost Containment Proposal (RIF) & Outsourcing Update; F. Governance, Bylaws, and Strategic Planning;
- IX. Public Comment;
- X. Adjournment

/s/ Joleen M. Aguon MD
Interim Hospital Administrator/CEO

CIVIL SERVICE COMMISSION
COMMISSION ESTABLISHED 1981
Bell Towers Suite 201, 110 W. Marine Corps Drive, Hagåtña, Guam 96910 • Tel: (671) 647-1855 • Fax: (671) 647-1867

NOTICE OF MEETING
IN-PERSON MEETING AT 9:00 A.M. ON TUESDAY, JANUARY 27, 2026.
Agenda of the meeting is available to the public on the CSC website at csc.guam.gov or on GovGuam.tv. The public can also access a live stream of the meeting via zoom by using the link or Meeting ID and Passcode provided below: <https://us06web.zoom.us/j/88593208296?pwd=D6HwXcRbQp190hJbmtRjYkbrovrt0.1>
MEETING ID: 885 9320 8296 / Passcode: 139223

AGENDA

I. CALL TO ORDER.
II. APPROVAL OF MINUTES: December 9, 2025; December 11, 2025; December 18, 2025; January 6, 2026
III. NEW BUSINESS: None.
IV. OLD BUSINESS: Hearing on the Merits (continuation)
1) Vivian C. Leon vs. Port Authority of Guam, Case No. 75 AV081

V. GENERAL BUSINESS:
1) Bills and Laws affecting CSC: None.
2) Administrative Counsel Litigation Update
3) Administrative Matters:
a) Board Training; Civil Service Commission Board Members

VI. ADJOURNMENT.

For special accommodations, please contact Maria P. Macnayan, CSC ADA Coordinator at (671) 647-1872 / (671) 647-1855.
Daniel D. Leon Guerrero, Executive Director
Paid for by the Civil Service Commission.

CIVIL SERVICE COMMISSION
COMMISSION ESTABLISHED 1981
Bell Towers Suite 201, 110 W. Marine Corps Drive, Hagåtña, Guam 96910 • Tel: (671) 647-1855 • Fax: (671) 647-1867

NOTICE OF MEETING
IN-PERSON MEETING AT 9:00 A.M. ON THURSDAY, JANUARY 22, 2026.
Agenda of the meeting is available to the public on the CSC website at csc.guam.gov or on GovGuam.tv. The public can also access a live stream of the meeting via zoom by using the link or Meeting ID and Passcode provided below: <https://us06web.zoom.us/j/83865440132?pwd=qnlAChb941bdl3ibqevZPDG65ibZK.1>
Meeting ID: 838 6544 0132 / Passcode: 242537

AGENDA

I. CALL TO ORDER.
II. APPROVAL OF MINUTES: None.
III. NEW BUSINESS: None.
IV. OLD BUSINESS: Grievance Hearing
Hearing on the Merits (continuation)
Vivian C. Leon vs. Port Authority of Guam, Case No. 75 AV081

V. GENERAL BUSINESS:
1) Bills and Laws affecting CSC: None.
2) Administrative Counsel Litigation Update.
3) Administrative Matters:
a) Board Training; Civil Service Commission Board Members

VI. ADJOURNMENT.

For special accommodations, please contact Maria P. Macnayan, CSC ADA Coordinator at (671) 647-1872 / (671) 647-1855.
Daniel D. Leon Guerrero, Executive Director
Paid for by the Civil Service Commission.

ANTHONY P. ARRIOLA, ESQ.
ARRIOLA & ASSOCIATES, LLC
250 MARINE CORPS DRIVE, SUITE 201
HAGATNA, GUAM 96910
TEL: (671) 647-1867
arriolaandassociates.com
Counsel for Petitioner
Raena J. Arroyo

**IN THE SUPERIOR COURT OF GUAM
TERRITORY OF GUAM
IN THE MATTER OF THE ESTATE OF
RONALD J. ARROYO,
Deceased.**
PROBATE CASE NO. 2020-125
**NOTICE OF HEARING FOR PETITION
FOR LETTERS OF ADMINISTRATION**
THIS NOTICE IS REQUIRED BY LAW. YOU ARE NOT
REQUIRED TO APPEAR IN COURT UNLESS YOU
DESIRE.

NOTICE IS HEREBY GIVEN that RAENA J. ARROYO has filed a Petition for Letters of Administration in the Estate of RONALD J. ARROYO, and that on JAN 28 2026 at 9:30 a.m. before the Honorable Judge Dora A. Gutierrez in the Superior Court of Guam, 120 W. O'Brien Drive, Hagåtña, Guam has been set for the hearing of said Petition, and all persons interested are hereby notified to appear at the time and place set for said hearing and show cause if any they have why the Petition should not be granted. Reference is hereby made to said Petition for further particulars.

DATE: 1/16/2026
JANET M. CAMACHO PEREZ,
Clerk of Court, Superior Court of Guam
By: Pauline J. Santos
Clerical Courtroom Clerk

You may visit the person at the residence of Judge Dora A. Gutierrez, 120 W. O'Brien Drive, Hagåtña, Guam or you may anticipate via Zoom by logging onto <https://guamcourts.org/zoom> and enter the Meeting ID: 839 7074 0380 and Passcode: 189701. For technical assistance, please call (671) 475-3207 five (5) minutes prior to the scheduled hearing time.

Newspaper bundles \$10.00 for each pack of 150 papers

Pick up at:
THE GUAM DAILY POST
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388 S. Marine Corps Dr.,
Suite 301 Tamuning,
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REQUEST FOR PROPOSAL
PORT INFRASTRUCTURE DEVELOPMENT PROGRAM
(Design Phase)
The Honorable Lourdes A. Leon Guerrero, Governor of Guam and Honorable Joshua F. Tenorio, Lt. Governor of Guam, through the Director of Department of Public Works (DPW), Vincent P. Arriola, Announces the solicitation of sealed bids for:
Project No.: 320-5-1017-F-PIT
Bid Security must accompany 15% of total bid amount and may be Bond, Certified or Cashier's Check made payable to: Treasurer of Guam
Non Refundable Fee: \$25.00 (Twenty Five Dollars) required as Payment for each Bid Documents.
Availability of Documents: -- January 20, 2026, Contracts Administration Technical Services, Ground Floor, Federal Highway Building, DPW, Upper Tumon, from (8:00 a.m. to 5:00 p.m.) Monday through Friday
Please present receipt from the One-Stop Cashier Building A, DPW Upper Tumon.
Pre-Bid Conference: - February 3, 2026, 9:00 a.m. Division of Capital Improvement Ground Floor, Federal Highway Building, CIP Conference Room
Bid Submittal: - February 18, 2026, 4:00 p.m. One (1) original and four (4) copies must be submitted, Ground Floor, Federal Highway Building, Contract Administration Technical Services
Department of Public Works reserves the right to reject any or all proposals and to waive any imperfection in the proposals, which in its sole and absolute judgment will serve the Government of Guam interests.
/s/ VINCENT P. ARRIOLA
DIRECTOR
This Ad Paid for with Government Funds
512 North Marine Corps Drive, Tamuning, Guam 96913 • (671) 646-5121 • (671) 646-5122 • Fax: (671) 646-5123

GUAM LAND USE COMMISSION
Department of Land Management
ITC Building, Third Floor, Tamuning, GU 96913
P.O. Box 2950, Hagåtña, Guam 96932
Tel: 671 649 5263 Ext. 300 • Fax: 671 649 5383

AGENDA
A regular Guam Land Use Commission meeting will be held on Thursday, January 22, 2026, at 1:30 p.m., Department of Land Management Conference Room, 590 S. Marine Corps Dr., 3rd Floor, ITC Building, Tamuning. Livestreamed on YouTube at Guam Department of Land Management Channel

I. Notation of Attendance/Roll Call
II. Approval of Minutes [None]
III. Old or Unfinished Business [None]
IV. New Business
A. Application No. 2021-08, Anna B. Lujan requests a Zone Change from "PUD" (Planned Unit Development) to "C" (Commercial) zone, for a proposed commercial building with a small retail convenience store, coffee shop and service shops, Lots 2, 3, 4, 5, and RS, Block 4, Tract 222 and Block 3 REM, Tract 222, Yona.
B. Application No. 2023-07, Jose Luis M. De Vera requests a Zone Change from "A" (Agricultural) Zone to "C" (Commercial) Zone for a proposed two-story structure with a retail store and duplex, on Lot 1, Block 1, Tract 2913, Increment 3, Yona.
C. Application No. 2023-03, Michael L. and Yuanzhu Z. Spencer, requests a Zone Variance for Setback, for the proposed construction of a three-story, four unit apartment building, with a side-yard setback of 3-feet, short 7 feet from the required 10-feet, on Lot 5078 2-1-3 (Tumon), Tamuning.
D. Application No. 2022-16, Michael L. and Yuanzhu Z. Spencer, requests a Tentative Development Plan for the proposed construction of a three-story, four-unit apartment building on Lot 5078 2-1-3 (Tumon), Tamuning, "H" (Resort-Hotel) zone.
V. Administrative & Miscellaneous Matters
E. Application No. 2026-14, ADEX Aerospace Guam LLC, requests a Technical Amendment to the Leo Palace Resort Master Plan to temporarily accommodate a space launching vehicle and ground tracking system for 3 years on a portion of Lot 177 4-1 NEW, Tract 2511, Yona.
VI. Adjournment

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

GUAM POWER AUTHORITY
ATURIDÄ ILEKTRESEDÄT GUÅHAN
P.O. BOX 2977 • HAGATNA, GUAM U.S.A. 96932-2977
Telephone Nos. 671-648-3045/55 or Facsimile 671-648-3165

INVITATION FOR BID
This notice is paid for by the GUAM POWER AUTHORITY REVENUE FUNDS
Public Law 26-12

BID NO.:	DUE DATE:	TIME:	DESCRIPTION:
RE-BID GPA-004-26	02/03/2026	9:00 A.M.	Pad Mounted Transformers (Revenue)
GPA-017-26	02/03/2026	10:00 A.M.	Pad Mounted Transformers (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://notice.guam.gov>

John M. Benavente, P.E.

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POST



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

Commissioner Gerald P. Yingling
Commissioner Joseph A. Rios

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

AGENDA - DISPOSITION

Thursday, January 22, 2026 at 1:30 p.m.

Department of Land Management Conference Room

3rd Floor ITC Bldg., Tamuning, GU 96913

[As advertised in the Guam Daily Post – January 14, 2026 & January 20, 2026]

Livestreamed on YouTube at the Guam Department of Land Management Channel

- I. Notation of Attendance/Roll Call** ☒ Quorum 1:30 p.m. ☐ No Quorum
Present: Acting Chairman Ron Pangilinan, Commissioner Leilani Flores, Commissioner Gerald Yingling, Executive Secretary Joseph Borja, Legal Counsel Atty. Lee Miller, Chief Planner Celine Cruz, Planning Staff Sonny Gogue, Kyle Meno and Recording Secretary Cristina Gutierrez.

[Excused: Chairperson Anita Enriquez and Commissioner Joseph Rios]

II. Approval of Minutes

- GLUC Regular Minutes - None

III. Old or Unfinished Business [None]

IV. New Business

Zone Change

- A. Application No. 2021-08, the Applicant, Anna B. Lujan, represented by Ronald A. Ayuyu; is requesting for a Zone Change from "PUD" (Planned Unit Development) to "C" (Commercial) zone, for a proposed commercial building with a small retail convenience store, coffee shop and service shops, on Lots 2, 3, 4, 5, and R5, Block 4, Tract 222 and Block 3 REM, Tract 222, in the Municipality of Yona. Case Planner: Celine Cruz
Motion to approve the applicant's request was passed with a vote of 3 ayes and 0 nays; subject to the applicant adhering to all ARC recommendations, conditions, and requirements as stipulated in their official position statements.
- B. Application No. 2023-07, The Applicant, Jose Luis M. De Vera, represented by Harry Gutierrez and Carlos Untalan; is requesting a Zone Change from "A" (Agricultural) Zone to "C" (Commercial) Zone for a proposed two-story structure with a retail store and duplex, on Lot 1, Block 1, Tract 2913, Increment 3, in the Municipality of Yona.
Case Planner: Celine Cruz
Action: It was the order of Acting Chairman Pangilinan that Application 2023-07 be removed from the agenda pending a staff report to be provided by staff.

Zone Variance

- C. Application No. 2023-03, the Applicants, Michael L. and Yuanzhu Z. Spencer, represented by FC Benavente, Planners; are requesting a Zone Variance for Setback, for the proposed construction of a three-story, four-unit apartment building, with a side-yard setback of 3-feet, short 7-feet from the required 10-feet, on Lot 5078-2-1-3 (Tumon), in the Municipality of Tamuning, in an "H" (Resort-Hotel) zone. Case Planner: Sonny Gogue

Motion to approve the applicants' request was passed with a vote of 3 ayes and 0 nays; subject to the following conditions:

1. The applicants must adhere to all ARC conditions and requirements as stipulated in their official position statements; and,
2. The side yard setback is 5-feet, which is short 5-feet of the required 10-feet side yard setback, and for a fence to be erected surrounding the property.

Tentative Development Plan

- D. Application No. 2022-16, the Applicants, Michael L. and Yuanzhu Z. Spencer, represented by FC Benavente, Planners, are requesting a Tentative Development Plan for the proposed construction of a three-story, four-unit apartment building on Lot 5078-2-1-3 (Tumon), in the Municipality of Tamuning, in an "H" (Resort-Hotel) zone. Case Planner: Sonny Gogue

Motion to approve the applicants' request was passed with a vote of 3 ayes and 0 nays; subject to the following conditions:

1. The applicants shall adhere to all ARC conditions and requirements as stipulated in their official position statements;
2. That any future additional development or changes to the approved site plan shall require the applicants to submit an amended TDP application for review and approval by the GLUC; and,
3. The applicants shall provide a final landscaping plan pursuant to Section 5(G) of the Interim "H" Resort-Hotel Zone Rules and Regulations for review and approval by the Guam Chief Planner.

V. Administrative & Miscellaneous Matters

PUD Amendment

- E. Application No. 2026-14, the Applicant, ADEX Aerospace Guam LLC, represented by Daniel D. Swavely, requests a Technical Amendment to the Leo Palace Resort Master Plan to temporarily accommodate a space launching vehicle and ground tracking system for 3 years on a portion of Lot 177-4-1-NEW, Tract 2511, in the Municipality of Yona. Case Planner: Celine Cruz

Motion to approve the applicant's request was passed with a vote of 3 ayes and 0 nays; subject to the following conditions:

1. That such technical amendment to the Leo Palace Resort Master Plan is valid for three (3) years;
 2. That upon the installation of the tracking station, the applicant will make a presentation of the tracking station to the Yona MPC;
 3. Prior to commencing operations on the property, the applicant shall provide to the Department of Land Management a fully executed lease agreement between ADEX Aerospace Guam LLC and the Leo Palace Guam Corporation;
 4. The applicant shall submit an annual report on the anniversary of the recordation of the NOA. This report must include evidence of compliance with Condition 2 outlined herein, and any additional land use and operational information deemed relevant; and,
 5. As noted in the application, the tracking antenna at full extension shall not exceed thirty feet in height.
- Reported that the comments made on Bill 240 which is a bill to allow TWHF to operate in an M1 zone, were from Land Management and not on behalf of the GLUC.
 - Next meeting date – February 12, 2026

VI. Adjournment [There was no further business for the Commission; the meeting was adjourned at 2:29 p.m.]

GOVERNMENT OF GUAM - Department of Land Management			
Office of the Recorder			
File for Record is Instrument Number			1017822
on the Year 20	26	Month 0	Day 26 Time 2:00PM
Recording Fee	DE-OFFICIO		Receipt No. DE-OFFICIO
Deputy Recorder: 			
Eugene M. De Vera			

Above Space for Re. order s Use only

GUAM LAND USE COMMISSION MEETING MINUTES



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



Thursday, January 22, 2026
1:30 p.m. to 2:29 p.m.

GUAM LAND USE COMMISSION MEETING
Department of Land Management, 3rd Floor ITC Building, Tamuning
DLM Conference Room
Thursday, January 22, 2026 • 1:30 p.m. to 2:29 p.m

MEMBERS PRESENT:

Mr. Ronald C. Pangilinan, Vice Chairman

Ms. Leilani Flores, Commissioner

Commissioner Gerald Yingling

[Excused: Chairperson Anita Enriquez and Commissioner Joseph Rios]

PLANNING STAFF PRESENT:

Mr. Joseph M. Borja, Executive Secretary

Atty. N. Lee Miller, Legal Counsel

Ms. Celine L. Cruz, Chief Planner

Mr. Penmer Gulac, Planner IV

Ms. Sonny Gogue, Planner III

Mr. Kyle Meno, T. Network Coordinator

Ms. M. Cristina Gutierrez, Recording Secretary

GUAM LAND USE COMMISSION REGULAR MEETING MINUTES

Thursday, January 22, 2026 • 1:30 p.m. to 2:29 p.m.

Department of Land Management Conference Room

3rd Floor, ITC Bldg., Tamuning, Guam 96913

[As advertised in the Guam Daily Post on January 14, 2026 and January 20, 2026]

Livestreamed on YouTube at the Guam Department of Land Management Channel

I. Notation of Attendance/Roll Call

Acting Chairperson Pangilinan called to order the regular meeting of the Guam Land Use Commission for Thursday, January 22, 2026, at 1:30 p.m.

Present were: Acting Chairman Ronald Pangilinan, Commissioner Leilani Flores, Commissioner Gerald Yingling, Executive Secretary Joseph Borja, Legal Counsel Atty. Lee Miller, Chief Planner Celine Cruz, Planning Staff, Sonny Gogue, Kyle Meno, and Recording Secretary Cristina Gutierrez.

[Excused: Chairperson Anita Enriquez and Commissioner Joseph Rios]

Acting Chairman Pangilinan confirmed a quorum and announced that today's meeting was being livestreamed on YouTube at the Guam Department of Land Management channel.

II. Approval of Minutes [None]

III. Old or Unfinished Business [None]

Acting Chairman Pangilinan before proceeding with new business, Acting Chairman Pangilinan noted that the Commission had received only four staff reports, while there are five items on the agenda. He requested Chief Planner Cruz to address this issue.

Celine Cruz, Chief Planner explained that in preparation of the staff report for the application that is on the agenda for the Commission's review, it was discovered that there were issues with the property that they were not aware of, and was unable to complete the staff report in time. Chief Planner Cruz asked that the Commission defer review of this application until the next available GLUC meeting.

Lee Miller, Legal Counsel asked which agenda item was being discussed.

Celine Cruz, Chief Planner replied that it was Item B, Application No. 2023-07.

Acting Chairman Pangilinan it was the order of the Acting Chair that this item be removed from the agenda until such time the staff provides the Commission with a staff report.

[Item B, Application No. 2023-07, Jose Luis M. De Vera was removed from the agenda]

New Business

Zone Change

- A. Application No. 2021-08, the Applicant, Anna B. Lujan represented by Ronald Ayuyu, is requesting for a zone change from "PUD" (Planned Unit Development) zone to "C" (Commercial) zone, for a proposed commercial building with a small retail convenience store, coffee shop and service shops, on Lots 2, 3, 4, 5, and R5, Block 4, Tract 222, and Block 3 REM, Tract 222, in the Municipality of Yona. Case Planner: Celine Cruz

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.

Ronald Ayuyu stated that he is before the Commission to request a zone change from "PUD" to "C" zone for the proposed construction of a commercial building to house a mom-and-pop store, beauty shop, office space, retail space, and other establishments for his client, Anna Lujan.

Mr. Ayuyu added that he did not have an updated site plan, but the previous plan is provided in the application. In 2023, they conducted a proposed commercial development traffic study at the request of residents during the public hearing.

Acting Chairman Pangilinan turned the floor over to the members for questions. There were no comments or questions noted from Commissioner Flores and Commissioner Yingling. Acting Chair turned the floor over to the staff for their staff report.

Celine Cruz, Chief Planner read the summarized staff report to include the purpose of the application, legal authority, facts to include the location, lot area, present zoning, field description, and surrounding land uses. The master plan has this as undesignated, and the community design plan has it designated rural/residential use, and no previous Commission action.

Chief Planner Cruz continued with the application's chronological history, public hearing results, discussion, and staff analysis to address public necessity, convenience, and general welfare. To conclude, Ms. Cruz reported that the Planning Staff recommends approval subject to conditions. [For full content/context, see attached report]

[Attachment A – Staff Report dated January 16, 2026]

Acting Chairman Pangilinan opened the floor to the Commissioners for questions for the staff. No comments or questions noted from Commissioner Flores and Commissioner Yingling. The Acting Chair opened the floor for public comment.

Public Comment [Seeing none, Acting Chair Pangilinan closed the public comment period.]

Acting Chairman Pangilinan there was no additional discussion. Acting Chair Pangilinan was ready to entertain a motion for action for Application No. 2021-08 for Anna B. Lujan.

Commissioner Yingling made a motion to approve Application No. 2021-08, provided that the applicant follows the recommendation and conditions as noted in the staff report.

Commissioner Flores seconds the motion.

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

Zone Variance

- C. **Application No. 2023-03**, the Applicants, Michael L. and Yuanzhu Z. Spencer, represented by FC Benavente, Planners, are requesting a Zone Variance for Setback, for the proposed construction of a three-story, four-unit apartment building, with a side-yard setback of 3-feet, short 7-feet from the required 10-feet, on Lot 5078-2-1-3 (Tumon), in the Municipality of Tamuning, in an "H" (Hotel/Resort) zone. Case Planner: Sonny Gogue

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

Felix Benavente explained that the application by the applicants is for a zone variance, and a second application for a Tentative Development Plan will follow. Mr. Benavente provided the following slides for the Commission:

Slide 1 – Zone Variance application for Setback on Lot 5078-2-1-3, in Tumon.

Slide 2 – Vicinity Map. Mr. Benavente pointed out San Vitores Road and the location of the subject lot. This proposed site is located across the Sandcastle traffic signal.

Slide 3 – Land Use Map; pointed out the lot that is utilized by Sandcastle for overflow parking. The subject lot is surrounded by apartment buildings, vacant lots, and a single-family residence.

Slides 4 – 7 – are photographs of the subject lot and the surrounding area.

Slide 8 – an aerial image showing the Tumon Historic District demarcation line. Mr. Benavente stated that the intention was to demolish an existing building to clear the lot; however, because a portion of the lot was in the historic district, they were required to get an archaeological study. A study was needed to demolish the building, which was eventually demolished, with only the foundation left intact.

Slide 9 – images of the property map and retracement map. The lot was created in 1978. The property was originally zoned R1, and the lots were 5,000 square feet. The challenge was to build and develop in the 2020s that makes sense for the lots.

Slide 10 – the site plan and parking plan for the proposed four-unit apartment structure.

Slide 11 & Slide 12 – image of the 4-unit apartment floor plans of the two-bedroom apartments.

The regular meeting of the Guam Land Use Commission for Thursday January 22, 2026 was adjourned at 7:29 p.m.

Approved by

Date approved


Ronald C. Pangilinan, Acting Chairman
Guam Land Use Commission

2/26/26

Transcribed by


M. Cristina Gutierrez, Recording Secretary
Planning Division, DLM

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

File for Record is Instrument Number 1019857

on the Year 2026 Month 06 Day 10 Time 4:12 pm

Recording Fee DE-OFFICIO Receipt No. DE-OFFICIO

Deputy Recorder: *Stephanie P. Santos*

(Space above for Recordation)

IMPORTANT NOTICE - READ CAREFULLY

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

GUAM LAND USE COMMISSION

Department of Land Management
Government of Guam
P.O. Box 2950
Hagåtña, Guam 96932

NOTICE OF ACTION

May 21, 2026

Date

To: Anna B. Lujan
Represented by Ronald A. Ayuyu
PO Box 487,
Hagatna, Guam 96932

Application No. 2021-08

The Guam Land Use Commission, at its meeting on January 22, 2026.

 / Approved / Disapproved XX / Approved with Conditions

 / Tabled

Your request on Lots 2, 3, 4, 5 & R5, Block 4, and Block 3REM, Tract 222, Municipality of Yona for a:

NOTICE OF ACTION

Anna B. Lujan

Lots 2, 3, 4, 5 & R5, Block 4,
and Block 3REM, Tract 222

Municipality of Yona

GLUC Meeting of January 22, 2026

Page 2 of 4

Application No. 2021-08

ZONING

XX/ Zone Change***

 / Conditional Use

 / Zone Variance

☐ Height ☐ Use

☐ Density ☐ Other (Specify)

☐ Setback

 / TENTATIVE DEVELOPMENT PLAN

 / Subdivision Variance

 / Tentative Subdivision

 / Final Subdivision

 / Extension of Time

NOTE ON ZONE CHANGE

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

SEASHORE

 / Wetland Permit

 / Seashore Clearance

HORIZONTAL PROPERTY REGIME

 / Preliminary

 / Final

MISCELLANEOUS

 / Determination of Policy and/or
Definitions

 / Other (Specify)

NOTICE OF ACTION

Application No. 2021-08

Anna B. Lujan

Lots 2, 3, 4, 5 & R5, Block 4,
and Block 3REM, Tract 222

Municipality of Yona

GLUC Meeting of January 22, 2026

Page 3 of 4

APPLICATION DESCRIPTION: The Applicant, Anna B. Lujan, represented by Ronald A. Ayuyu, is requesting a Zone Change from "PUD" (Planned Unit Development) to "C" (Commercial) Zone for the proposed construction of a commercial building for a retail store, coffee shop, and several service shops on Lots 2, 3, 4, 5 & R5, Block 4, and Block 3REM, Tract 222, in the Municipality of Yona.

COMMISSION DECISION:

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

1. That the applicants, adhere to all ARC recommendations, conditions, and requirements as noted in their Official Position Statements.



Celine L. Cruz
Guam Chief Planner

0-10-26
Date



Ronald C. Pangilinan
Acting Chairman
Guam Land Use Commission

0-10-26
Date

Case Planner: Celine Cruz
Cc: Building Permits Section, DPW

NOTICE OF ACTION

Application No. 2021-08

Anna B. Lujan

Lots 2, 3, 4, 5 & R5, Block 4,

and Block 3REM, Tract 222

Municipality of Yona

GLUC Meeting of January 22, 2026

Page 4 of 4

CERTIFICATION OF UNDERSTANDING

I/We Ronald A. Aguiar / _____
(Applicant [Please print name]) (Representative [Please print name])

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

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

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

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

Ronald A. Aguiar 7/15/26 _____
Signature of Applicant Date Signature of Representative Date

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

Ronald A. Aguiar 7/15/26 _____
Applicant Date Representative Date

Reference No.: **Application 2021-08**

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

Upon review of the decision of the GLUC to approve the zone change and in accordance with Title 21 GCA §61634, I hereby indicate my decision below on the proposed change, and any changes approved shall be endorsed and delineated upon the zoning map, and shall constitute an amendment to such map pursuant to Title 21 GCA §61630. **PERMITS SHALL NOT BE ISSUED UNTIL THE AMENDMENT TO THE MAP HAS BEEN MADE.**

☒ **APPROVED**

☐ **DISAPPROVED**


LOURDES A. LEON GUERRERO
Governor of Guam

6/25/2024
Date

DECISION GRANTING ZONE CHANGE
(with findings)

Guam Land Use Commission

WHEREAS, the following decision of the Guam Land Use Commission is made in accordance with 21 GCA §61630, now therefore;

WHEREAS, prior to consideration of the application by the Guam Land Use Commission, public hearing on the Zone Change was held on the 11th day of April, 2023, in the Municipal District of Yona where the property to be rezoned is located pursuant to Title 21 GCA §61633.

WHEREAS, notice of the time and place of the hearings were published in a newspaper of general circulation on the 1st day of April, 2023 as evidenced by an affidavit of publications attached as **Exhibit "A"**.

Decision Granting Zone Change (with findings)
Ref. No. Application 2021-08
Page 2

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

WHEREAS, in accordance with notices duly issued to consider the application of **Anna B. Lujan** for a Zone Change, hearing of the Guam Land Use Commission (GLUC) was held on the **22nd** day of **January, 2026** as evidenced of publications attached as **Exhibit C**.

BE IT RESOLVED, that on the **22nd** day of **January, 2026**, the Guam Land Use Commission, **Approved with Conditions** the Zone Change from **"PUD" to "C"** for **Lots 2, 3, 4, 5 & R5, Block 4, and Block 3REM, Tract 222**, Municipality of Yona.

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

- 1. Ronald C. Pangilinan, Acting Chairman**
- 2. Leilani R. Flores, Commissioner**
- 3. Gerald Yingling, Commissioner**

Appearing for the applicant was: **Ronald A. Ayuyu**

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

All in favor; **None** against:

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

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

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

Decision Granting Zone Change (with findings)

Ref. No. Application 2021-08

Page 3

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

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

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

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

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

3 Ayes 0 Nays 2 Abstentions

This decision was adopted this 22nd day of January, 2026, and shall be submitted to the Governor for final approval pursuant to Title 21 GCA §61634.



Ronald C. Pangilinan
Acting Chairman
Guam Land Use Commission

6-10-26

Date

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

AFFIDAVIT OF PUBLICATION

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

1. I am an employee of the Department of Land Management, Government of Guam, and I am not an interested party in the above-entitled matter.
2. I have personal knowledge of all the facts herein.
3. I am competent to testify to the matters stated herein and would so testify in any hearing concerning this matter.
4. On **March 27, 2023**, I submitted the Official Memorandum (attached as **Attachment A**) from the Guam Chief Planner to the Guam Daily Post, Tamuning, GU; a request to publish the 2 x 2 legal notice to appear on **Saturday, April 1, 2023** for Application No. 2021-08, for Anna B. Lujan, to be heard on April 11, 2023 at the Yona Community Center. Proof of publication is attached as **Attachment B**.
5. This Affidavit is executed as proof of the compliance with 21 G.C.A. Section 61633 (Hearing Date – Notice).

In WITNESS, WHEREOF, I hereby affix my signature this 1st day of May, 2023.


M. CRISTINA GUTIERREZ
WPS II

Island of Guam)
) ss:
City of Tamuning)

Subscribed and sworn to before me this 1st day of May, 2023.


Notary

TERESITA A.C. TOVES
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: **JULY 13, 2023**
P.O. Box 2950 Hagatna, Guam 96932

EXHIBIT A



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



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

LOURDES A. LEON GUERRERO
MAGA HAGA - GOVERNOR

JOSHUA F. TENORIO
SIGENDEMAGA - HAGA - DEPUTY GOVERNOR

JOSEPH M. BURJA
DIRECTOR

RICHARD B. ARROYO
DEPUTY DIRECTOR

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

COPY

March 27, 2023

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

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

Hafa Adai Ms. Pablo:

Please publish the attached legal notice on a **2x2** inch column ad to appear in the Guam Daily Post on **Saturday, April 1, 2023**.

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

Thank you for your attention to this request.

Regards,

CELINE L. CRUZ
Guam Chief Planner

Attachment: Public Hearing Notice - Application No. 2021-08
Check No. 295, Anna B. Lujan - \$112.00 *Inv# A87421*

ATTACHMENT A



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671 477 3369 or 671 477 7867

PUBLICATION NOTICE

In accordance with the provisions of Guam Code Annotated, Title XI, Chapter III, Section 3315, notice is hereby given that:

IN THE KITCHEN, INC. DBA: KITCHEN LINGO

has applied for a Class: Four (4) General On Sale Beer & Wine Alcoholic Beverage License said premises being marked as Lot: Lot 7 Bldg 2, 153 Martyr St Unit 101, Hagatna



Department of Land Management

P.O. Box 2950 Hagatna Guam 96932
Tel: 671-649-5263 Ext. 300 Fax: 671-649-5383

PUBLIC HEARING NOTICE

Date: Tuesday, April 11, 2023
Time: 6:00 pm
Place: Yona Community Center

Application No. 2021-08, Anna B. Lujan is requesting a Zone Change from "PUD" to "C" zone, for the proposed construction of a commercial building for a retail store, coffee shop, and several service shops, on Lots 2, 3, 4, 5, & RS, Bldg 4, T222 and Bldg 3REM, T222, Tona

Funding Source provided by the Applicant.
Persons requiring special accommodations, please call 671-649-5263, ext. 300



LAGU IS HIRING

TRUCK DRIVERS
HELPERS
MECHANICS
MECHANIC HELPERS
ADMIN CLERK
ACCOUNTANT

Please send an email to
admin@laguguam.com
or call 671-649-5681

AFFIDAVIT OF MAILING

I, the undersigned do hereby dispose and state that:

1. I am an employee of the Department of Land Management, Government of Guam, and I am not an interested party in the above-entitled manner.
2. I have personal knowledge of all the facts herein.
3. I am competent to testify to the matters stated herein and would so testify in any hearing concerning this matter.
4. On **March 31, 2023**, I, Edward M. Sanchez deposited in the United States Postal Service in Tamuning, Guam, via certified return receipt mail (**Attachment A**), [57 certified mail], with postage fully paid, each containing a copy of the Notice of Public Hearing for **Anna B. Lujan (Attachment B)** addressed to the following property owners:

	Owner	Delivery Address	Delivery Address 2
1	Yasuhiro, Stanley and Virginia W.		HAGATNA GU 96932
2	Bockelman, Michael Gregory & Sharon Sue		YONA GU 96915
3	Ramos, Lowell E.		TAMUNING GU 96913
4	Moore, Leroy A. & Debora		YONA GU 96915
5	Clark, Barney & Deborah F.		YONA GU 96915
6	Suzuki, Hironobu, Emma R. and Kenji or R.		YONA GU 96915
7	Taitague, Frank LG & Mariquita Taitague (Trustees, for The Frank & Mariquita Taitague Revocable Trust)		YONA GU 96915
8	Cunningham, Vivian		YONA GU 96915
9	Washington, Charlotte LG		MURRIETA CA 92563
10	Castro, Daniel Joseph & Rosa Eustaquio		HAGATNA, GU 96932
11	Duenas, Anthony B. & Zenia E.		HAGATNA GU 96932
12	Perez, Jose E. Rose C.		YONA GU 96915
13	Nangauta, James C.; Santiago, Janice T.; and, Guzman, Janet		YONA GU 96915
14	Quintanilla, Raymond Vincent Castro and Quitanilla Lisa Marie Piper		YONA GU 96915
15	International Industrial Corporation		TAMUNING, GU 96931
16	Masnayon, Darryl C. and Masnayon, Michele Sablan		HAGATNA GU 96932

EXHIBIT B

17	Sablan, Fernando L.G.		HAGATNA GU 96932
18	Cruz, James Sablan		YONA GU 96915
19	Santos, Louis Beltran & Lourdes D. Valera; Elizabeth S. & Bernard Jon		YONA, GU 96915
20	Minot, Estelle G. and Barrett, Heather D.		SPRING LAKE NC 28390-7433
21	Petrache, Gina Lyn F. & Herrera, Jacob B.		GMF, BARRIGADA, GU 96921
22	Santos, Clint Edwards		MARICOPA AZ 85139
23	Flores, Thomas P. and Begona S.		YONA GU 96915
24	Acfalle, Thelma Pangelinan		YONA GU 96915
25	Taitague, Franklin Flores & Christine M.R.		SANTA RITA GU 96915
26	Hakeem Inc. (A Guam Corporation)		HAGATNA GU 96932
27	American Reality Inc.		HAGATNA GU 96932
28	Dancing Panda Inc.		TAMUNINMG, GU 96913
29	Cloran, Michael Allen & Mallela Silvia		MERIZO, GU. 96916
30	Pacific Indemnity Insurance Company		HAGATNA GU 96910
31	Brobesong, Edmund E.		UOG STATION GU 96923
32	Cassidy, David		HAGATNA GU 96932
33	Akin, James Houston and Miho Sabot		YONA GU 96915
34	Smith, Mark S.		TAMUNUNG GU 96913
35	Johnson, Shelmond McCoy & Denina		FPO, AP 96540
36	Wolborsky, Stephen L. & Merry Jane		TALOFOFO GU 96915
37	Inciong, Isidro C. and Aquino Nikita Teresa		TAMUNING, GU 96913
38	Aquino, Nikita T. & Inciong, Isidro C.		TAMUNING, GU 96913
39	Cornelius, Richard & Yayoi		TALOFOFO GU 96915
40	Tanota Partners		TAMUNING GU 96913
41	Mega United Corporation LTD. (A Guam Corporation)		TAMUNING GU 96931
42	Ko, Joo Hung and Bae, Jan JA		DEDEDO GU 96929
43	Flaherty, Michael P.; Wessling Mark Stephen & Louisa M.		HAGATNA GU 96932
44	Chen, Guo Ping		HAGATNA GU 96932

EXHIBIT B

45	The Headly Jay Anderson Living Trust, Anderson Headly Jay Trustee	YIGO GU 96929
46	Pangelinan, Perry JC & Melissa EG	BARRIGADA, GU 96921
47	Nobuko Oikawa Hahn (Revocable Living Trust, Hahn, Nobuko O., Trustee)	YONA, GU 96915
48	Jones, Linda S.	TACOMA WA 98406
49	Hattori, Baltazar & Elena	BARRIGADA GU 96921
50	Lin, Zhi Fang	BARRIGADA, GU 96921
51	Victory Inc.	HAGATNA GU 96932
52	Brecunier, Justin Robert and Kelli B.	TALOFOFO GU 96915
53	Camacho, Kevin F. and Teresa Catahay	HAGATNA GU 96932
54	Santos, Joaquin S., Jr. & Rosalia C. Santos, Santos, Joseph Vincent & Mary Elizabeth	PITI GU 96915
55	Camacho, Luis G.	HAGATNA GU 96932
56	Wonderful Resort, LLC	YONA GU 96915
57	Bill A. Quegna	Hagatna, Guam 96932

AFFIDAVIT OF MAILING

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

IN WITNESS, WHEREOF, I hereby affix my signature on this 1st day of May, 2023.


EDWARD M. SANCHEZ II
Planner I

EXHIBIT B

Island of Guam)
) ss:
City of Tamuning)

Subscribed and sworn to before me this 1st day of May, 2023.





Notary

TERESITA A.C. TOVES
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: **JULY 13, 2023**
P.O. Box 2950 Hagatna, Guam 96932

EXHIBIT B

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Santos, Joseph L. Jr & Rosalyn C.
Santos, Joseph Vincent & Maria G. Sanchez

Comments: Review of 3 Terebra Castaneus

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Fireman Justin Richey & Kelli A.

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(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 LAHI • LIEUTENANT GOVERNOR

JOSEPH M. BORJA
DIRECTOR

RICHARD B. ARROYO
DEPUTY DIRECTOR

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

March 31, 2023

2021-08

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

Dear Sir/Madam:

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

Application No. 2021-08, the Applicant, Anna B. Lujan, represented by Ronald A. Ayuyu, is requesting for a Zone Change from "PUD" (Planned Unit Development) Zone to "C" (Commercial) Zone, for the proposed construction of a Commercial Building for a retail store, coffee shop, and several service shops on Lots 2, 3, 4, 5, R5 Block 4 Tract 222 and Block 3 REM Tract 222, in the Municipality of Yona.

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

PLACE: Yona Community Center
DATE: Tuesday, April 11, 2023
TIME: 6:00 p.m.

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

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

ATTACHMENT B

Public Hearing Notice
Anna B. Lujan: ZC 2021-08
Page 2

For your information, the scheduled public hearing will also be advertised in the Guam Daily Post. You may review the Zone Change application at our office or the Yona Mayor's Office.

Thank you for your interest.

Si Yu'os Ma'ase,

CELINE L. CRUZ
Guam Chief Planner

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YEAR	MAKE	MODEL	COLOR	MILEAGE subject to change	MINIMUM BID
2023	NISSAN	SENTRA	SILVER	20,706	\$13,300.00
2019	NISSAN	FRONTIER 4WD	SILVER	57,524	\$12,200.00
2024	NISSAN	KICKS	WHITE	25,376	\$15,000.00
2025	NISSAN	ROGUE	BLACK	23,576	\$16,600.00
2024	MITSUBISHI	MIRAGE G4 ES CVT	GRAY	22,503	\$7,700.00
2024	TOYOTA	COROLLA	WHITE	18,585	\$16,100.00

BID STARTS JANUARY 13, 2026 AND ENDS JANUARY 15, 2026. BIDS ARE DUE AT 4:00PM ON THE LAST DAY.
VEHICLES WILL BE SOLD AS IS, WITHOUT WARRANTIES. VEHICLES WILL BE SOLD TO THE HIGHEST BIDDER.
FINANCING AVAILABLE, SUBJECT TO CREDIT APPROVAL.



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Honorable Governor
Maga'haga



JOHNNY L. QUINATA
Executive Manager

REQUEST FOR PROPOSALS

MEDICAL SERVICES

RFP No. RFP-002-FY26

Deadline for Receipt of Written Questions
(Single Point of Contact)

01/15/2026, 5:00 p.m. (ChST)

Proposal Submission Deadline
(GIAA Admin Office - 3rd Floor)

01/29/2026, 4:00 p.m. (ChST)

For additional information, contact Ms. Kathrina Bayson, the Single Point of Contact,
via email at: glairfp226@guamairport.net

The complete RFP packet and any addenda are available for public inspection at the GIAA Administration Office and for download from GIAA's website at www.guamairport.com. All Prospective offerors must register by submitting to GIAA the Acknowledgement of Receipt Form included as part of this RFP. GIAA shall not be liable for failure to provide notice(s) or addenda to any prospective offeror who does not submit an Acknowledgement of Receipt Form. GIAA reserves the right to reject any and all proposals or offers and to waive any and all informalities, and such rejection or waiver will be in GIAA's best interest.

AD PAID FOR BY: ATURIDAT PUETTON BATON AIREN ENTENASIONAT GUAMAN



GUAM LAND USE COMMISSION
Department of Land Management
ITC Building, Third Floor, Tamuning, GU 96913
P.O. Box 2950, Hagåtña, Guam 96932
Tel: 671-649-5263 Ext. 300 • Fax: 671-649-5383



AGENDA

A regular Guam Land Use Commission meeting will be held on Thursday, January 22, 2026, at 1:30 p.m., Department of Land Management Conference Room, 590 S. Marine Corps Dr., 3rd Floor, ITC Building, Tamuning. Livestreamed on YouTube at Guam Department of Land Management Channel.

- I. Notation of Attendance/Roll Call
- II. Approval of Minutes (None)
- III. Old or Unfinished Business (None)
- IV. New Business

A. Application No. 2021-08, Anna B. Lujan requests a Zone Change from "PUD" (Planned Unit Development) to "C" (Commercial) zone, for a proposed commercial building with a small retail convenience store, coffee shop and service shops, Lots 2, 3, 4, 5, and R5, Block 4, Tract 222 and Block 3 REM, Tract 222, Yona.

B. Application No. 2023-07, Jose Luis M. De Vera requests a Zone Change from "A" (Agricultural) Zone to "C" (Commercial) Zone for a proposed two-story structure with a retail store and duplex, on Lot 1, Block 1, Tract 2913, Increment 3, Yona.

C. Application No. 2023-03, Michael L. Land Yuanzhu Z. Spencer, requests a Zone Variance for Setback, for the proposed construction of a three-story, four-unit apartment building, with a side-yard setback of 3 feet, short 7 feet from the required 10 feet, on Lot 5078-2-1-3 (Tumon), Tamuning.

D. Application No. 2022-16, Michael L. Land Yuanzhu Z. Spencer, requests a Tentative Development Plan for the proposed construction of a three-story, four-unit apartment building on Lot 5078-2-1-3 (Tumon), Tamuning, "H" (Resort/Hotel) zone.

- V. Administrative & Miscellaneous Matters

E. Application No. 2026-14, ADEX Aerospace Guam LLC, requests a Technical Amendment to the Leo Palace Resort Master Plan to temporarily accommodate a space launching vehicle and ground tracking system for 3 years on a portion of Lot 177-4-1-NEW, Tract 2511, Yona.

- VI. Adjournment

Funding Source provided by the Applicant.

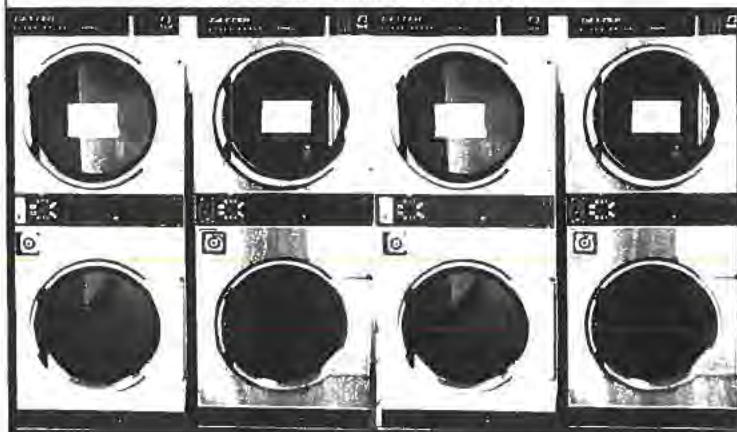
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Tamuning, Guam 96913



Board of Trustees Meeting

Date: Wednesday, January 21, 2026

Time: 4:00 p.m.

Meeting will take place via Daniel L. Webb Conference Room and Zoom Video Conferencing.

Meeting ID: 889 2761 9303

Passcode: 907879

AGENDA:

- I. Call Meeting to Order and Determination of Quorum;
- II. Open Government Compliance: A. Publication, January 13, 2026, B. Publication, January 19, 2026, C. GovGuam Notices Portal & Website Posting;
- III. Approval of the Minutes: A. November 24, 2025
- IV. Guam Memorial Hospital Volunteers Association Report
- V. Pediatric Patient Family Advisory Council (PFAC) Report
- VI. Management's Report
- VII. Old Business: None
- VIII. New Business - Board Subcommittee Reports: A. Joint Conference and Professional Affairs; 1. Res. No. 2026-14, Relative to the Reappointment of Active Medical Staff Privileges; 2. Res. No. 2026-15, Relative to the Appointment of Active Medical Staff Privileges; 3. Res. No. 2026-16, Relative to the Appointment of Active Associate Medical Staff Privileges; 4. Res. No. 2026-17, Relative to the Appointment of Provisional Medical Staff Privileges; 5. Res. No. 2026-18, Relative to the Appointment of Full Allied Health Professional Staff Privileges; 6. Res. No. 2026-19, Relative to the Appointment of Provisional Allied Health Professional Staff Privileges; B. Human Resources; C. Facilities, Capital Improvement Projects, and Information Technology; 1. Capital Improvement Project (CIP) - Update; 2. AAR/IP 2025 GMHA Power Fluctuation Induced Electrical Fire and Network Service Disruption; 3. National Special Pathogen System Level 2 Stand Award; D. Quality and Safety; E. Finance and Audit; 1. Resolution, Relative to Approval of On Call Payment from \$9.25 Per Hour to \$5.00 Per Hour; 2. Resolution, Relative to Approving Forty-Eight (48) New Fees; 3. Pursuant to Res. No. 2026-08, Division Cost Containment Proposal (RIF) & Outsourcing Update; F. Governance, Bylaws, and Strategic Planning;
- IX. Public Comment
- X. Adjournment

/s/ Joleen M. Aguon MD
Interim Hospital Administrator/CEO

CIVIL SERVICE COMMISSION
RUMION I SETBISON SIBIT
Bell Tower Suite 201, 310 W. Marine Corps Drive, Hagåtña, Guam 96910 • Tel: (671) 647-1855 • Fax: (671) 647-1867

NOTICE OF MEETING
IN-PERSON MEETING AT 9:00 A.M. ON TUESDAY, JANUARY 27, 2026.
A live broadcast of this meeting is available to the public on the CSC website at csc.guam.gov or on GovGuam.tv. The public can also access a live stream of this meeting via room by using the link or Meeting ID and Passcode provided below: <https://us06web.zoom.us/j/88593208296?pwd=D6HwXcuRbQp190hJbmtRJKbrosVtQ.1>
Meeting ID: 885 9320 8296 / Passcode: 139223

AGENDA
I. CALL TO ORDER.
II. APPROVAL OF MINUTES: December 9, 2025, December 11, 2025, December 12, 2025, January 6, 2026, and January 8, 2026.
III. NEW BUSINESS: None.
IV. OLD BUSINESS: Hearing on the Merits (continuation)
1) *Vincent C. Leon vs. Port Authority of Guam*, Case No. 25 AA081
V. GENERAL BUSINESS:
1) Bills and Laws affecting CSC: None.
2) Administrative Counsel Litigation Update
3) Administrative Matters:
a) Board Training: Civil Service Commission Board Members.
VI. ADJOURNMENT.

For special accommodations, please contact Maria P. Masnyon, CSC ADA Coordinator at (671) 647-1872, (671) 647-1855.
Daniel D. Leon Guerrero, Executive Director
Paid for by the Civil Service Commission.

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NOTICE OF MEETING
IN-PERSON MEETING AT 9:00 A.M. ON THURSDAY, JANUARY 22, 2026.
A live broadcast of this meeting is available to the public on the CSC website at csc.guam.gov or on GovGuam.tv. The public can also access a live stream of this meeting via room by using the link or Meeting ID and Passcode provided below: <https://us06web.zoom.us/j/83865440132?pwd=qnlAFQh6941b6d3ibqev2P0G55b2X.1>
Meeting ID: 838 6544 0132 / Passcode: 242537

AGENDA
I. CALL TO ORDER.
II. APPROVAL OF MINUTES: None.
III. NEW BUSINESS: None.
IV. OLD BUSINESS: Grievance Hearing
Hearing on the Merits (continuation)
Vincent C. Leon vs. Port Authority of Guam, Case No. 25 AA081
V. GENERAL BUSINESS:
1) Bills and Laws affecting CSC: None.
2) Administrative Counsel Litigation Update.
3) Administrative Matters:
a) Board Training: Civil Service Commission Board Members.
VI. ADJOURNMENT.

For special accommodations, please contact Maria P. Masnyon, CSC ADA Coordinator at (671) 647-1872, (671) 647-1855.
Daniel D. Leon Guerrero, Executive Director
Paid for by the Civil Service Commission.

ANTHONY ARRIOLA, ESQ.
ARRIOLA & ASSOCIATES
250 MARTIN STREET SUITE 200
HAGATNA, GUAM 96910
TEL: (671) 477-9000
www.arriola.com
Counsel for Petitioner
Rosa J. Arroyo

**IN THE SUPERIOR COURT OF GUAM
TERRITORY OF GUAM**
**IN THE MATTER OF THE ESTATE OF
RONALD J. ARROYO,**
Deceased.
PROBATE CASE NO. PRO2020-25
**NOTICE OF HEARING FOR PETITION
FOR LETTERS OF ADMINISTRATION**
THIS NOTICE IS REQUIRED BY LAW AND YOU ARE NOT
REQUIRED TO APPEAR IN COURT UNLESS YOU
OBJEC.

NOTICE IS HEREBY GIVEN that RONALD J. ARROYO has filed a Petition for Letters of Administration in the Estate of RONALD J. ARROYO, and that on JAN 28 2026 AT 9:30 a.m. before the Honorable Judge Dana A. Gutierrez in the Superior Court of Guam, 120 W. Of Brier Drive, Hagåtña, Guam has been set for the hearing of said Petition, and all persons interested are hereby notified to appear at the time and place set for said hearing and show cause if any they have why the Petition should not be granted. Reference is hereby made to said Petition for further particulars.

DATED DEC 17, 2025
JANICE M. CASALHO PEREZ,
Clerk of Court, Superior Court of Guam.
By: **Pauline L. Santos**
Chamber Clerk/Court Clerk

For my appearance in person at the Courtroom of Judge Dana A. Gutierrez, 120 W. Of Brier Drive, Hagåtña, Guam or you may participate via Zoom by logging onto <https://zoom.us>, ID: 999 999 9999, and enter the Meeting ID: 839 7874 0180 and Passcode: 189701 for technical assistance please call (671) 475-3207. Live 5 minutes prior to the designated hearing time.

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REQUEST FOR PROPOSAL
PORT INFRASTRUCTURE DEVELOPMENT PROGRAM
(Design Phase)
The Honorable Lourdes A. Leon Guerrero, Governor of Guam and Honorable Joshua F. Tenorio, Lt. Governor of Guam, through the Director of Department of Public Works (DPW) Vincent P. Arriola, Announces the solicitation of sealed bids for:
Project No.: 320-5-1017-F-PIT
Bid Security must accompany 15% of total bid amount and may be Bond, Certified or Cashier's Check made payable to: Treasurer of Guam
Non Refundable Fee: \$25.00 (Twenty Five Dollars) required as Payment for each Bid Documents.
Availability of Documents: - January 20, 2026, Contracts Administration Technical Services, Ground Floor, Federal Highway Building, DPW, Upper Tumon, from (8:00 a.m. to 5:00 p.m.) Monday through Friday.
Please present receipt from the One Stop Cashier Building A, DPW, Upper Tumon
Pre-Bid Conference: - February 3, 2026, 9:00 am, Division of Capital Improvements: Ground Floor, Federal Highway Building, CIP Conference Room.
Bid Submittal: - February 18, 2026, 4:00 p.m. One (1) original and four (4) copies must be submitted, Ground Floor, Federal Highway Building, Contract Administration Technical Services
Department of Public Works reserves the right to reject any or all proposals and to waive any imperfection in the proposals, which in its sole and absolute judgment will serve the Government of Guam interests.
/s/ VINCENT P. ARRIOLA
DIRECTOR
This Ad Paid for with Government Funds
310 North Marine Corps Drive, Tamuning, Guam 96913 • Tel: (671) 646-3121 • Fax: (671) 646-6135

GUAM LAND USE COMMISSION
Department of Land Management
ITC Building, Third Floor, Tamuning, GU 96913
P.O. Box 2950, Hagåtña, Guam 96932
Tel: 671 649 5263 Ext. 300 • Fax: 671 649 5383

AGENDA
A regular Guam Land Use Commission meeting will be held on Thursday, January 22, 2026, at 1:30 p.m., Department of Land Management Conference Room, 590 S. Marine Corps Dr., 3rd Floor, ITC Building, Tamuning. Livestreamed on YouTube at Guam Department of Land Management Channel.

I. Notation of Attendance/Roll Call
II. Approval of Minutes [None]
III. Old or Unfinished Business [None]
IV. New Business
A. Application No. 2021-08, Anna B. Lujan requests a Zone Change from "PUD" (Planned Unit Development) to "C" (Commercial) zone, for a proposed commercial building with a small retail convenience store, coffee shop and service shops, Lots 2, 3, 4, 5, and R5, Block 4, Tract 222 and Block 3 REM, Tract 222, Yona.
B. Application No. 2023-07, Jose Luis M. De Vera requests a Zone Change from "A" (Agricultural) Zone to "C" (Commercial) Zone for a proposed two-story structure with a retail store and duplex, on Lot 1, Block 1, Tract 2913, Increment 3, Yona.
C. Application No. 2023-03, Michael L. and Yuanzhu Z. Spencer, requests a Zone Variance for Setback, for the proposed construction of a three-story, four-unit apartment building, with a side-yard setback of 3 feet, short 7 feet from the required 10 feet, on Lot 5078-2-1-3 (Tumon), Tamuning.
D. Application No. 2022-16, Michael L. and Yuanzhu Z. Spencer, requests a Tentative Development Plan for the proposed construction of a three-story, four-unit apartment building on Lot 5078-2-1-3 (Tumon), Tamuning, "H" (Resort Hotel) zone.
V. Administrative & Miscellaneous Matters
E. Application No. 2026-14, ADEX Aerospace Guam LLC, requests a Technical Amendment to the Leo Palace Resort Master Plan to temporarily accommodate a space launching vehicle and ground tracking system for 3 years on a portion of Lot 177-4-1-NEW, Tract 2511, Yona.
VI. Adjournment

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

GUAM CCU
Francis E. Santos
CCU Chairman

GUAM POWER AUTHORITY
ATURIDAT ILEKTRESEDAT GUAHAN
P.O. BOX 2977 • HAGATNA, GUAM U.S.A. 96932-2977
Telephone Nos. 671-648 3045/55 or Facsimile 671-648-3165

INVITATION FOR BID
This notice is paid for by the GUAM POWER AUTHORITY REVENUE FUNDS
Public Law 26-12

BID NO.:	DUE DATE:	TIME:	DESCRIPTION:
RE-BID GPA-004-26	02/03/2026	9:00 A.M.	Pad Mounted Transformers (Revenue)
GPA-017-26	02/03/2026	10:00 A.M.	Pad Mounted Transformers (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 <http://inquiries.guam.gov>

/s/ John M. Benavente, PE
General Manager