

Re: Messages & Communications Doc. No. 38GL-26-2790 through 2801.

From Guam Legislature Clerks <clerks@guamlegislature.gov>
 Date Thu 8/27/2026 3:45 PM
 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](mailto:clerks@guamlegislature.gov)

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From: 38th Committee On Rules <committeeonrules@guamlegislature.gov>
 Sent: Thursday, August 27, 2026 3:13 PM
 To: Guam Legislature Clerks <clerks@guamlegislature.gov>
 Cc: Frank Blas Jr. <speakerblas@guamlegislature.gov>
 Subject: Messages & Communications Doc. No. 38GL-26-2790 through 2801.

Håfa Adai Clerks Office,

Please see attached, **Messages & Communications Doc. No. 38GL-26-2790 through 2801** for processing:

✓	38GL-26-2790	University of Guam	Unaudited Financial Reports for the month of July 2026*
✓	38GL-26-2791	Department of Public Health and Social Services	Prior Year Obligation to pay Guam Solid Waste Authority in the total amount of \$853.09*
✓	38GL-26-2792	Guam Land Use Commission	GLUC Zone Change Approval for Application No. 2025-29 for Core Tech Development, LLC from "R2/M1" zone to a full "M1" zone , for Lot 10184-6, in the Municipality of Dededo*
✓	38GL-26-2793	Guam Land Use Commission	GLUC Zone Change Approval for Application No. 2025-26 for Carlito B. Pamintuan and Violeta T. Pamintuan from "A" zone to "M1" zone , for Lot 5224-1-16, Tract 308, in the Municipality of Barrigada*
✓	38GL-26-2794	Guam Land Use Commission	GLUC Zone Change Approval for Application No. 2025-07 for Eddie C. Palomo, Jason S. Tedtaotao and Mary A.C. Tedtaotao from "R1" (One-Family Dwelling) zone to "C" (Commercial) zone , for Lot 10062-1-R7, in the Municipality of Dededo*
✓	38GL-26-2795	Guam Housing and Urban Renewal Authority	Petition Filing for Creation of Position Re: Housing Procurement Specialist.
✓	38GL-26-2796	Department of Public Health and Social Services	Guam Board of Examiners for Optometry Board Meeting Packet for August 25, 2026*
✓	38GL-26-2797	Office of Public Accountability - Guam	Small Purchases Report for the Month of April 2026, May 2026, June 2026 and July 2026.
✓	38GL-26-2798	Office of Public Accountability - Guam	Travel Expense Report- 3rd Quarter ending June 30, 2026.
✓	38GL-26-2799	Office of Public Accountability - Guam	FY2026 3rd Quarter Staffing Pattern Report.
✓	38GL-26-2800	Guam Solid Waste Authority	Unaudited Revenues and Expenditures Report for the month of July 2026*
✓	38GL-26-2801	Guam Academy Charter Schools Council	Prior Year Obligation to pay Jennifer Sanchez in the total amount of \$100.00.

Please retrieve Doc. No. 38GL-26-2792 through 2795 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-26-2793*

2 messages

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

Tue, Aug 25, 2026 at 4:33 PM

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

Håfa adai,

Please see attached M&C Doc. No. 38GL-26-2793

38GL-26-2793	Guam Land Use Commission	GLUC Zone Change Approval for Application No. 2025-26 for Carlito B. Pamintuan and Violeta T. Pamintuan from "A" zone to "M1" zone , for Lot 5224-1-16, Tract 308, in the Municipality of Barrigada*
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Si Yu'os Ma'åse'

Bernice Rivera

Administrative Assistant



Office of Speaker Frank F. Blas, Jr.

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

Guam Congress Building, 163 Chalan Santo Papa, Hagatña

(671)969-6456

speakerblas@guamlegislature.gov

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

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

Date: Tue, Aug 25, 2026 at 2:17 PM

Subject: Item shared with you: "F3-67S41 A125 Carlito & Violeta Pamintuan 2025-26.PDF"

To: <speakerblas@guamlegislature.gov>

MaCristina Gutierrez shared an item



MaCristina Gutierrez (redacted) has shared the following item:

Hafa Adai,

Zone Change Application No. 2025-26.

Please confirm receipt of this email.

Thank you.

 F3-67S41 A125 Carlito & Violeta Pamintuan 2025-26.PDF 

 MaCristina Gutierrez is outside your organization.

Open

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

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA
You have received this email because macgutz19@gmail.com shared a file or folder located in Google Drive with you.



 38GL-26-2793.pdf
1146K

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

Tue, Aug 25, 2026 at 5:35 PM

Håfa Adai,

Received, and thank you.



Si Yu'os ma'åse',

Marie Crisostomo

Committee on Rules Assistant

COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson

I Mina'trentai Ocho Na Liheslaturan Guåhan

38th Guam Legislature

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[Quoted text hidden]

8/25/26, 4:21 PM

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.



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

Item shared with you: "F3-67S41 A125 Carlito & Violeta Pamintuan 2025-26.PDF"

2 messages

MaCristina Gutierrez (via Google Drive) <drive-shares-dm-noreply@google.com>

Tue, Aug 25, 2026 at 2:17 PM

Reply-To: MaCristina Gutierrez <[REDACTED]>

To: speakerblas@guamlegislature.gov

MaCristina Gutierrez shared an item



MaCristina Gutierrez ([REDACTED]) has shared the following item:

Hafa Adai,

Zone Change Application No. 2025-26.

Please confirm receipt of this email.

Thank you.

Doc Type: 38GL-26-2793
OFFICE OF THE SPEAKER
FRANK F. BLAS, JR.
August 25, 2026
Time: 2:17 PM
Received:



F3-67S41 A125 Carlito & Violeta Pamintuan 2025-26.PDF



MaCristina Gutierrez is outside your organization.

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Google™

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

Tue, Aug 25, 2026 at 3:18 PM

To: MaCristina Gutierrez [REDACTED]

Håfa 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.: 2025-26
LOT 5224-1-16, TRACT 308
MUNICIPALITY OF BARRIGADA**

COPY



ATTACHMENT 1

Space for Recordation

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

1020695

File for Record is Instrument Number

On the Year 20 26 Month 07 Day 13 Time 11:09am

Recording Fee DE-OFFICIO Receipt No. DE-OFFICIO

Deputy Recorder

Stephanie Duenas

Stephanie Duenas

GLUC ZONE CHANGE

APPLICATION NO.: 2025-26

**APPLICANT: CARLITO B. PAMINTUAN
AND VIOLETA T. PAMINTUAN**

PREPARED ON MAY 21, 2026

FROM: "A" (AGRICULTURAL/RURAL)

TO: "M1" (LIGHT INDUSTRIAL)

LOT NO.: 5224-1-16

BLOCK: N/A

TRACT: 308

MUNICIPALITY: BARRIGADA

AMENDMENT NO.: A-125

ZONING MAP NO.: F3-67S41

THE GUAM LAND USE COMMISSION, AT ITS
HEARING ON FEBRUARY 26, 2026
APPROVED IN WHOLE THE ZONE CHANGE
FROM "A" TO "M1" ON LOT 5224-1-16, TRACT 308
MUNICIPALITY OF BARRIGADA

☒ APPROVED IN WHOLE
☐ APPROVED IN PART
☐ DISAPPROVED

Anita B. Enriquez
ANITA B. ENRIQUEZ
CHAIRPERSON
GUAM LAND USE COMMISSION

☒ APPROVED IN WHOLE
☐ APPROVED IN PART
☐ DISAPPROVED

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

6/8/26
DATE

6/25/2024
DATE





LOURDES A. LEON GUERRERO
GOVERNOR

JOSHUA F. TENORIO
LT. GOVERNOR

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

JUN 09 2026

Honorable Frank F. Blas, Jr.
Speaker
I Mina'trentai Ocho na Liheslaturan Guåhan
163 Chalan Santo Papa
Hagåtña, Guam 96932

Re: GLUC Zone Change approval for Application No. 2025-26 from "A" zone to "M1" zone, Lot 5224-1-16, Tract 308, in the Municipality of Barrigada.

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** Carlito B. Pamintuan and Violeta T. Pamintuan's request for a Zone Change from an "A" zone to an "M1" zone, on Lot 5224-1-16, Tract 308, in the Municipality of Barrigada.

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

Senseremente,

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



38GL-26-2793
Messages and Communications

RECEIVED
COMMITTEE ON RULES
August 25, 2026
4:33 p.m.

Marie Crisostomo



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



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

LOURDES A. LEON GUERRERO
MAGA HAGA • GOVERNOR

JOSHUA F. TENORIO
SIGUNDO MAGA LAHLI • LIEUTENANT GOVERNOR

JOSEPH M. BORJA
DIRECTOR

ROSSANA SAN MIGUEL TISTON
DEPUTY DIRECTOR

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

JUN 2 3 2026

Memorandum

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

To: The Governor

From: Executive Secretary, Guam Land Use Commission

Subject: **GLUC Zone Change Approval from "A" zone to "M1" zone, for Lot 5224-1-16, Tract 308, Barrigada; Carlito B. Pamintuan & Violeta T. Pamintuan, Application 2025-26.**

E-mail Address
dlmdir@land.guam.gov

Submitted for your consideration and action is Zone Change Application No. 2025-26, the Applicants, Carlito B. Pamintuan and Violeta T. Pamintuan, requests a zone change from "A" (Agricultural/Rural) to "M1" (Light Industrial) zone, for the proposed construction of two, five-unit, two-story apartment buildings with a total of ten-units, on Lot 5224-1-16, Tract 308, Barrigada.

Telephone
671-649-LAND (5263)

Application chronology is as follows:

- March 14, 2025 – Official acceptance date of application
- April 3, 2025 – Reviewed by the Application Review Committee (ARC)
- September 17, 2025 – Public Hearing, Barrigada Mayor's Office
- February 26, 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.

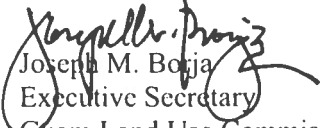


Facsimile
671-649-5383

***Memorandum to the Governor
Zone Change, Carlito B. Pamintuan & Violeta T. Pamintuan
Lot Number 5224-1-16, Tract 308, Municipality of Barrigada
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. Bojja
Executive Secretary
Guam Land Use Commission

Attachments:

- 1) Amendment No. A125, Zoning Map No. F3-67S41
- 2) Zone Change Application Number 2025-26
- 3) Formal letter to Mayor for Public Hearing, [September 4, 2025]
- 4) Public Hearing Attendance Sheet, [September 17, 2025]
- 5) Staff Report with Summary of ARC Position Statements
- 6) Notice to Rezone – Billboard Sign
- 7) GLUC Agenda Notice – Guam Daily Post [February 19, 2026 & February 24, 2026]
- 8) GLUC Agenda of February 26, 2026 – Disposition
- 9) GLUC Minutes of February 26, 2026 [#1018443]
- 10) Notice of Action – Findings of Facts
 - Exhibit A – Affidavit of Publication
 - Attachment A – Official Memorandum to GDP [September 3, 2025]
 - Attachment B – Public Hearing Publication [September 7, 2025]
 - Exhibit B – Affidavit of Mailing
 - Attachment A – U.S. Postal Certified Receipts [September 5, 2025]
 - Attachment B – Official Notice Public Hearing [September 5, 2025]
 - Exhibit C – GLUC Agenda Notices, Guam Daily Post [February 19, 2026 & February 24, 2026]



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



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

LOURDES A. LEON GUERRERO
MAGA HAGA • GOVERNOR

JOSHUA F. TENORIO
SIGUNDO MAGA LAHI • LIEUTENANT GOVERNOR

JOSEPH M. BORJA
DIRECTOR

ROSSANA SAN MIGUEL TISTON
DEPUTY DIRECTOR

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

September 4, 2025

Honorable June U. Blas
Municipality of Barrigada

Website:

<http://dml.guam.gov>

Hafa Adai Mayor Blas,

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

Application No. 2025-26, the Applicants, Carlito B. and Violeta T. Pamintuan, represented by FC Benavente, Planners, are requesting a Zone Change from "A" (Agricultural) Zone to "M1" (Light Industrial) Zone for the proposed construction of (2) five-unit, two-story apartment buildings with a total of ten-units on Lot 5224-1-16, Tract 308, in the Municipality of Barrigada.

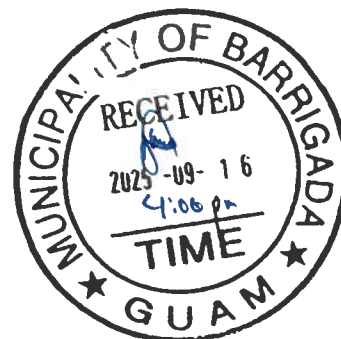
Pursuant to P.L. 33-209, Section 61106(b) [Requirements Before Municipal Public Hearings], attached herewith are the Application Review Committee (ARC) position statements for your perusal.

For any **Zone Change** request that may have an adverse impact on the public's interest, the GLUC is mandated by law to conduct a public hearing in the Municipality where the subject lot is located. Accordingly, we have scheduled with your office a public hearing to be held at the **Barrigada Mayor's Office Conference Room on Wednesday, September 17, 2025, at 6:00 p.m.**

Si Yu'os Ma'ase,

CELINE L. CRUZ
Guam Chief Planner

Attachments: Application No. 2025-26
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: Barrigada Mayor's Office Conference Room

DATE: Sep 17, 2025

TIME: 6 00 P M

APPLICATION TYPE: Zone Chance

APPLICATION NO: 2025-26

DESCRIPTION: The applicants, Carlito B. and Violeta T. Pamintuan, represented by FC Benavente Planners, are requesting a Zone Change from "A" (Agricultural) Zone to "M-1" (Light Industrial) Zone for the proposed construction of (2) five-unit two-story apartment buildings with a total of ten-units on Lot 5224-1-16, Tract 308, in the Municipality of Barrigada.

APPLICANT/REP:

LOT NO(s): Lot 5224-1-16 Barrigada

PRINT NAME	MAILING ADDRESS/LOT #	TELEPHONE
1. Alice Wu	Lot 5224-1-17	
2. Jason Wu		
3. FELIX C. BENAVENTE		
4. LOURDES A. BENAVENTE		
5. Jessie Bautista		
6. Theresa Guevara	DLM	
7. CEANE CRUZ	DLM	
8. Grace Vergara	DLM	
9.		
10.		
11.		
12.		

**ZONE CHANGE FROM
“A” TO “M-1”**

**CARLITO B. AND VIOLETA T.
PAMINTUAN**

**LOT 5224-1-16, TRACT 308
MUNICIPALITY OF BARRIGADA**

**SUBMITTED BY:
FC BENAVENTE, PLANNERS
JANUARY 2025**

Carlito B. and Violeta T. Pamintuan

Zone Change For Lot 5224-1-16, Tract 308

From

“A” Zone To “M-1” Zone

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Land Use W/in 750 Feet (Exhibit G)	Page 10
Adjacent Property W/in 500 Feet (Exhibit H)	Page 11
Property Map (Exhibit I)	Page 12
Ownership Document (Exhibit J)	Page 13

FC BENAVENTE, PLANNERS

Planning, Zoning, Land Development Consulting, Permitting

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

December 23, 2024

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

Subject: Zone Change Application from “R-1” to “M-1” zone on Lot
• 5224-1-16, Tract 308, located in Barrigada, Guam •
Hafa Adai Mr. Borja,

On behalf of Carlito B and Violeta T. Pamintuan, co-owners of the above-referenced property, I am pleased to submit 32 sets of this Zone Change Application for review and approval by the Guam Land Use Commission (GLUC). The property is presently zoned “A” (Rural). This application seeks GLUC approval to rezone the property to “M-1” (Light Industrial) for a ten-unit multi-family apartment complex comprised of two five-unit apartment buildings. See Concept Site Plan (Exhibit D).

Project Description.

- There will be separate two-story (2-story) 5-unit multi-family apartment buildings.
- The first floor will have a single-car enclosed garage with a kitchen, dining, and living room area.
- The second floor will have two (2) bedrooms with bathrooms and a laundry room.
- The apartment units will have 20 (including 2 for ADA) additional total vehicle parking spaces, with extra space for bicycles and motorcycles.
- Space for a trash dumpster and generator shed is provided.
- Landscaping and a recreation park area with a gazebo are provided.
- Stormwater will be contained on-site via two ponding basins.

The project site has a total land area of 1.00 acres (4,047 SM). The project site is presently vacant and undeveloped and is located in the Municipality of Barrigada. The project site is a double-frontage corner lot with a paved road at its North frontage on F. Benavente Street (AKA Bello Road), and an un-named road at its East frontage. Light industrial zones and uses bound the property's west, South, and Southeast portions. See Figure 1.

The area near the proposed facility is served by paved roads in good condition. The proposed apartment building complex will be connected to the existing 6” or larger sewer line and 4” public water line and power systems already in place within the existing 50’

public access and utility easement i.e. F. Benavente Street (AKA Bello Road). A private contractor will provide trash collection services.



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

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

Esta, yan Si Yu'os Ma'Ase

Felix C. Benavente, Principal
A Duly Authorized Representative

Exhibit A.

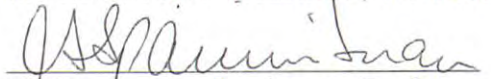
Affidavit of Authorization

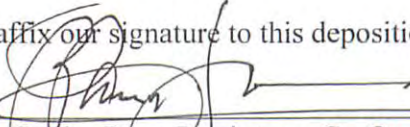
AFFIDAVIT OF AUTHORIZATION

We, Violeta Tanglao Pamintuan, a single woman, and Carlito Bucu Pamintuan, a single man, of legal age, and as Co-Owners, of Lot 5224-1-16, Tract 308, located in the Municipality of Barrigada, Guam, through this instrument, hereby depose and say the following:

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

In TESTIMONY THEREOF, We hereunto affix our signature to this deposition.


Violeta Tanglao Pamintuan, Co-Owner
PO Box 9746
Tamuning, Guam 96931


Carlito Bucu Pamintuan, Co-Owner
RMB 338 1270 N Marine Corps Dr. Ste 101
Tamuning, Guam 96913

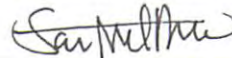
ACKNOWLEDGEMENT

GUAM)

Tamuning) ss.
Municipality of Hagatna) 80%

On this 29th day of May, 2024, before me personally appeared Violeta Tanglao Pamintuan, known to me as the person whose name is subscribed to this instrument and who acknowledged to me that she executed the same.

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



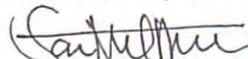
Notary Public

GUAM)

Tamuning) ss.
Municipality of Hagatna) 80%

On this 29th day of May, 2024, before me personally appeared Carlito Bucu Pamintuan, known to me as the person whose name is subscribed to this instrument and who acknowledged to me that he executed the same.

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



Notary Public

JANNET TAMMY DEREAS
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: JULY 19, 2027
Commission Number NP-23-0588P
P.O. Box 26855 Barrigada, Guam 96921

JANNET TAMMY DEREAS
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: JULY 19, 2027
Commission Number NP-23-0588P
P.O. Box 26855 Barrigada, Guam 96921



Exhibit B.

Zone Change Application Form

ZONE CHANGE

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

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

1. Information on Applicant:

Name of Applicant: Carlito B. & Violeta T. Pamintuan, Co-owners U.S. Citizen: ☒ Yes ☐ No

Mailing Address: C/O PO Box 9746, Tamuning, Guam 96931

Telephone No.: Business: 671 688-5488 Home: _____

2. Location, Description and Ownership:

Subdivision Name: _____

Lot(s): 5224-1-16 Block: _____ Tract: 308

Lot Area: Acres 1.00 Square Meters 4,047 Square Feet 43,567

Village: Barrigada Municipality: Barrigada

Registered Owner: _____

Certificate of Title No.: _____ Recorded Document No.: Warranty Deed #993612

3. Current and Proposed Land Use:

Current Use: Vacant and Undeveloped Zoned: A

Proposed Use: Residential Apartments

Master Plan Designation: Agricultural

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

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

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

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

ZONE CHANGE

6. Supporting Information (Continuation):

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

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

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

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

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

Please sign attesting to your answer: ☒ NOT APPLICABLE FOR ZONE CHANGE APPLICATION

See attachment for more information on P.L. 33-219 and 33-209, as they 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."

See Affidavit of Authorization
(Owner(s) or Lessee(s) and Date)

F. B. A. 1/17/2025.
(Representative, if any, and Date)

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

FOR OFFICIAL USE ONLY

Date Accepted: _____ Accepted By: _____

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

Date of Public Hearing: _____

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

Receipt No.: _____ Application Number: _____

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

Conditions of Approval: _____

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

Exhibit C. Compatibility and Zone Change Justification

Compatibility Statement.

The property, Lot 5224-1-16, Tract 308, is proposed to provide apartment residences for vicinity residents and general commuters desiring to reside in this area of Barrigada. The proposed Pamintuan Apartments will offer a desirable mix of uses in this dynamic neighborhood, which includes a variety of single-family residences, businesses, and commercial and light industrial activities. It proposes a clean look, safe, and secure design. It will not become a burden to the infrastructure and predominant look of the neighborhood nor become a detriment to adjacent and neighborhood developments as they exist.

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

Response:

The public necessity is demonstrated in responding to the already predominant light industrial uses within this and the nearby properties. Conversion by rezoning the existing “A” zone to “M-1” reasonably provides conformity, balance, and a better “fit” to the neighborhood as a whole, where agricultural uses are rare and light industrial uses are more commonplace. These types of apartment residences can be used by nearby residents, consumers, workers, and all those affiliated with the nearby facilities, including temporary workforce housing facility management, and other employment places who desire and choose to live in this area of Barrigada.

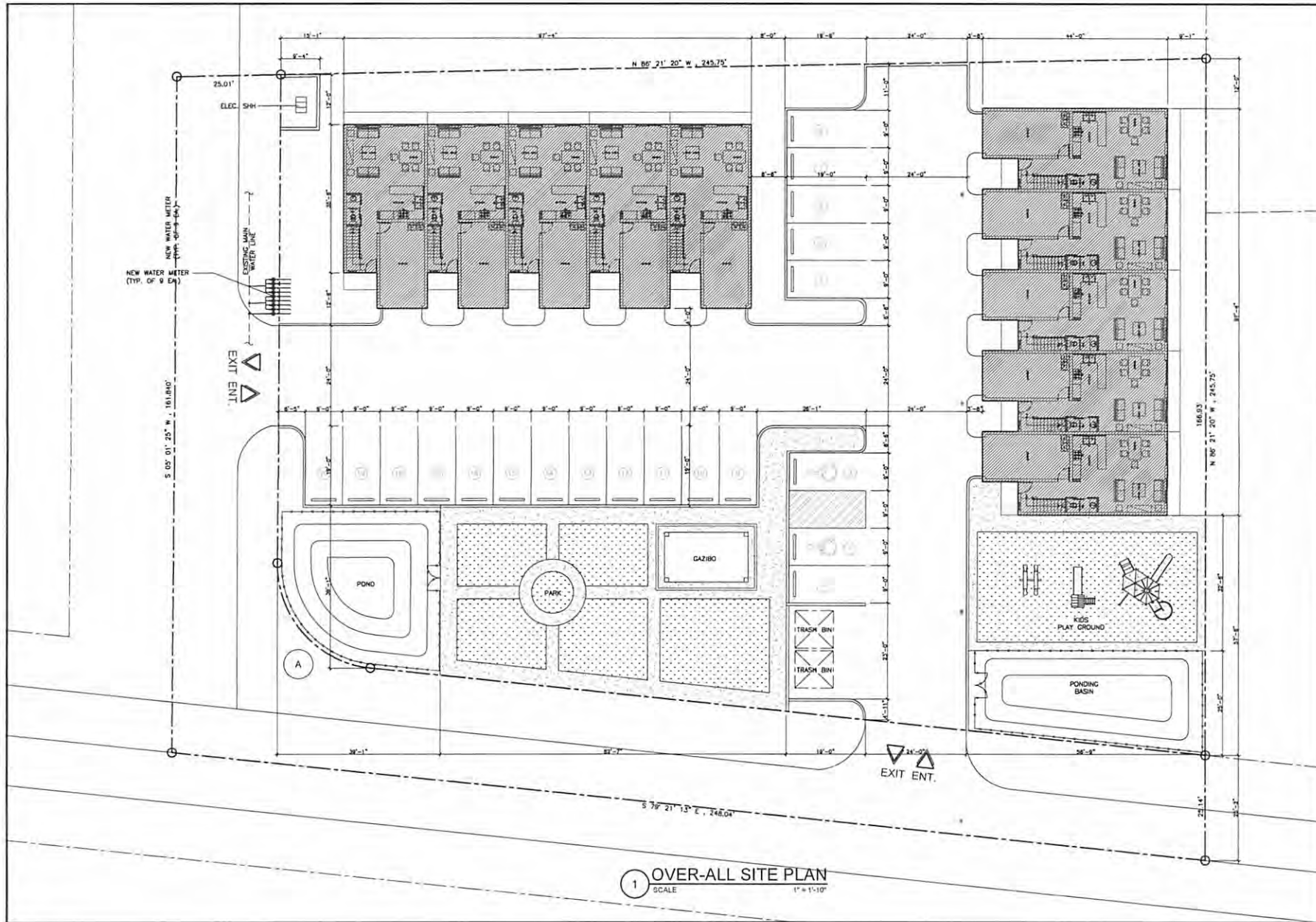
Public convenience is enhanced by locating these multi-family apartment residences closer to individual work and service areas. This location is already fully served by adequate public access with paved roads, water, and power. Unneeded travel far away because of a lack of this type of residence provider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

The general welfare is elevated because there will be a new multi-family residence provider, a new business, and a community-responsive facility to provide much-needed service needs and support the island economy. Although not intended at present, the potential exists for temporary workforce housing facilities and others under conditional uses upon review by the GLUC. Furthermore, there are increased employment opportunities before, during, and after construction, servicing opportunities during operations, and tax-generating revenue economic activities that contribute to the general welfare of the community.

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

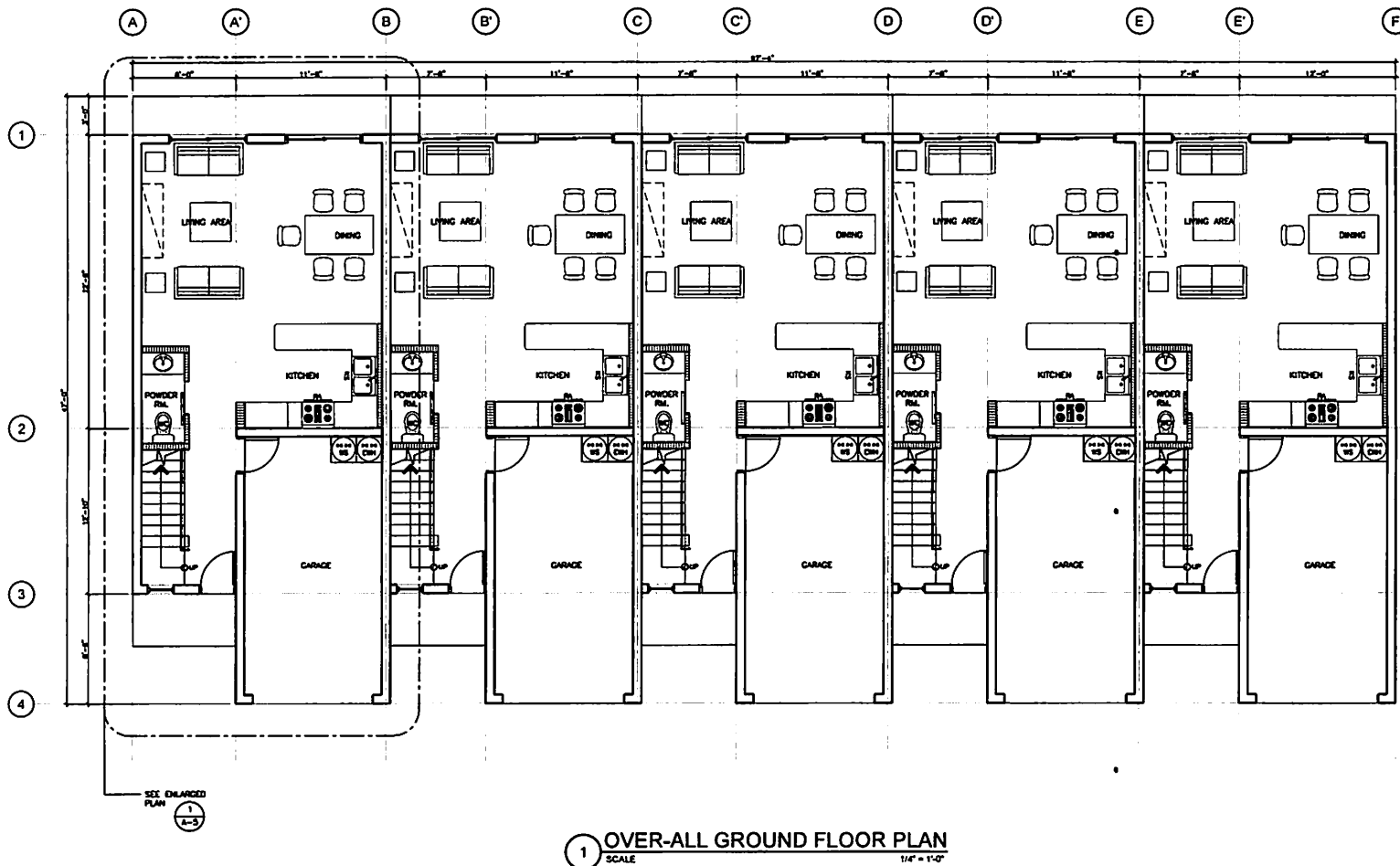
Exhibit D.

Concept Site Plan with Elevations



1 OVER-ALL SITE PLAN
SCALE 1" = 1'-10"

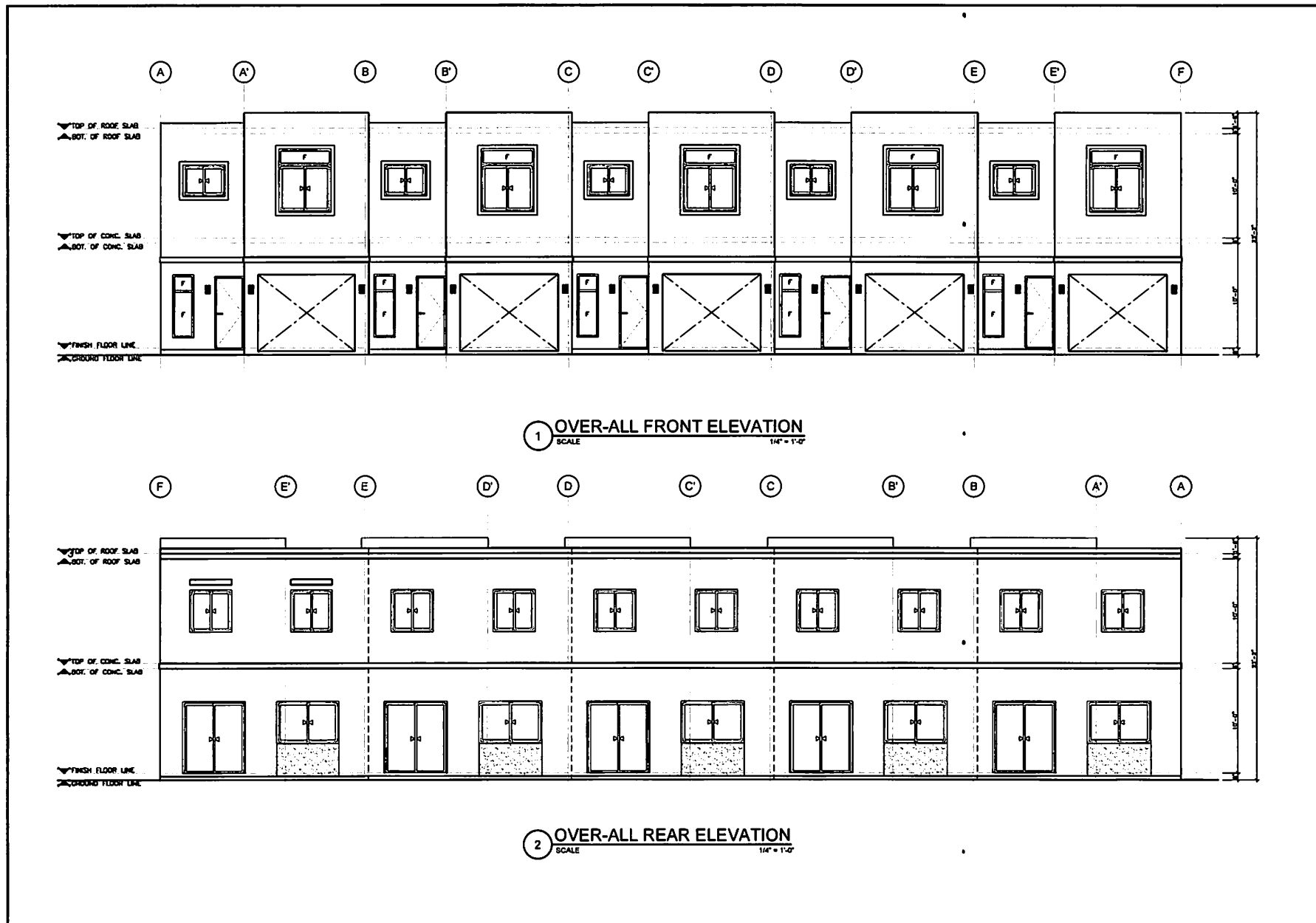
DATE	REVISION	DESCRIPTION
OWNER: MR. LU HAN	SHEET CONTENT: OVER-ALL SITE PLAN	
PROJECT: PROPOSED	LOCATION: LOT	
THIS WORK WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION		
PROJECT NUMBER: P-24039	DRAWN: —	
CHECKED: SUPV: —	DATE: 06/20/20	
DRAWING NO. C-1	SHEET 00 OF 00	



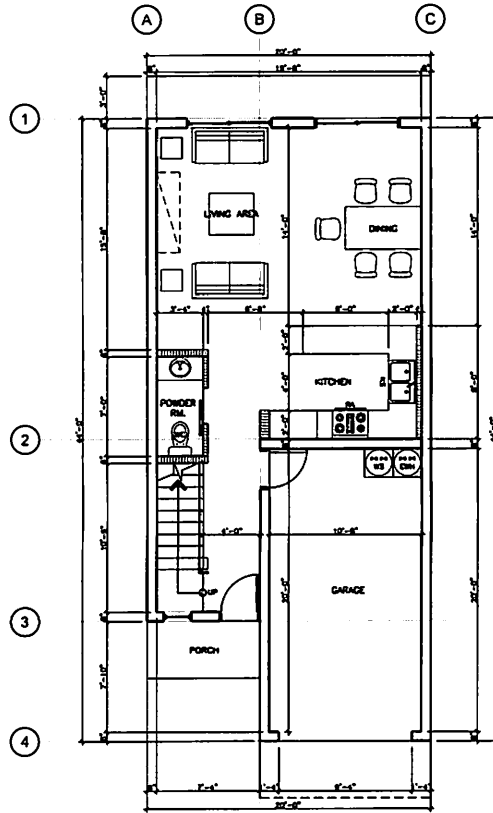
DATE	
REVISION	
DESCRIPTION	
OWNER: MR. LUJ MAN	SHEET CONTENT: OVER-ALL GROUND FLOOR PLAN
PROJECT: PROPOSED	LOCATION: LOT 1
THIS WORK WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION	
PROJECT NUMBER: P-24229	
DESIGNED: DRABE	
CHECKED: SUPP	
APPROVED: DATE: 08/08/08	
DRAWING NO.	
A-1	
SHEET 00 OF 00	



[illegible]

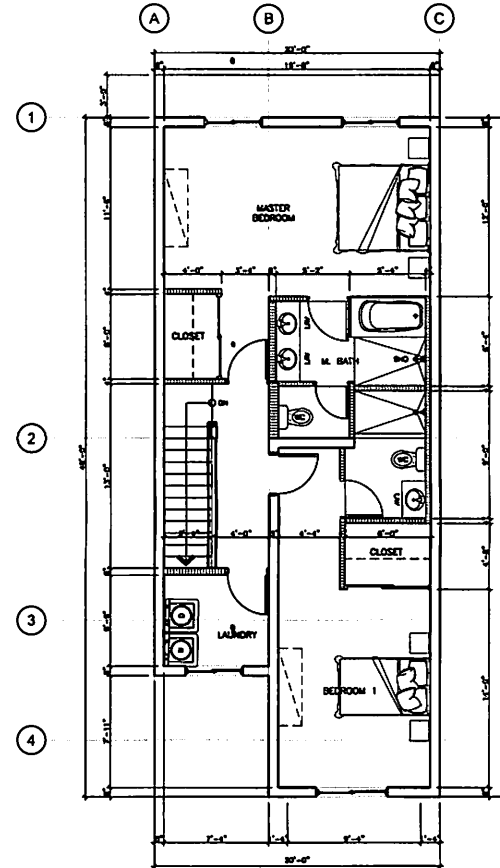


DATE	REVISION	EXCEPTION
OWNER: MR. LU LU	SHEET CONTENT: OVER-ALL FRONT ELEVATION, OVER-ALL REAR ELEVATION	
PROJECT: PROPOSED	LOCATION: LOT ---	
THIS WORK WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION		
PROJECT NUMBER: P-34039		
DESIGNED: DRABE ---		
CHECKED: SUPV. ---		
APPROVED: DATE: JUN 2001		
DRAWING NO.		
A-4		
SHEET 00 OF 00		



1 GROUND FLOOR PLAN
SCALE 1/4" = 1'-0"

LIVING AREA	=	536.18 SF.
CARPORT AREA	=	256.00 SF.
PORCH	=	32.25 SF.
TOTAL AREA	=	844.43 SF.

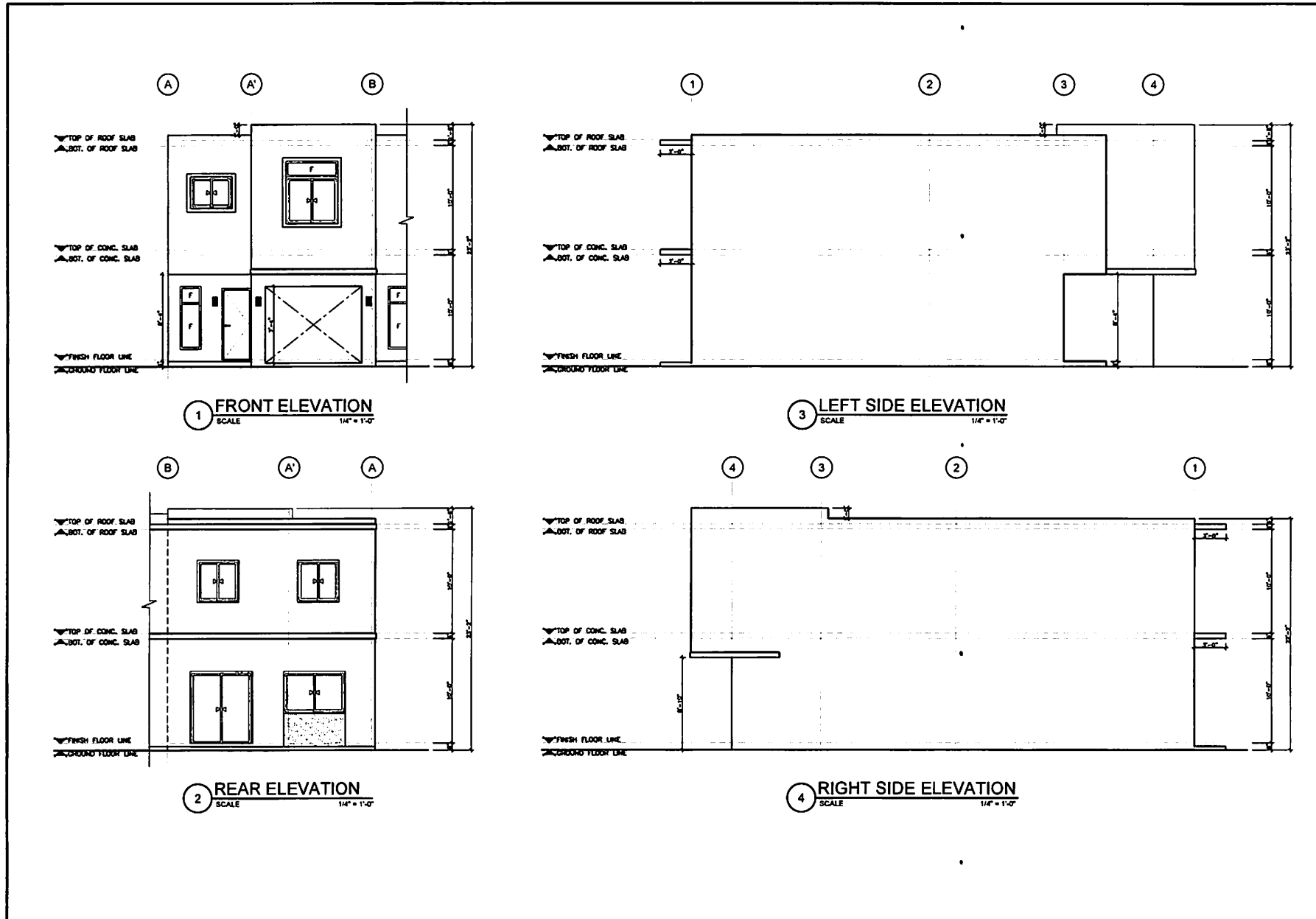


2 SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

LIVING AREA = 881.87 SF.

LEGEND:
 6" THK. CMU WALL
 6" THK. CYP. BOARD WALL
 4" THK. CYP. BOARD WALL

DATE	DESCRIPTION	REVISION
OWNER:	MR. LUU HAN	
PROJECT:	PROPOSED	
LOCATION:	LOT 1	
THIS WORK WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION PROJECT NUMBER: P-24233 DESIGNED: DRAWN: --- CHECKED: SUPV. --- APPROVED: DATE: JUN 28 DRAWING NO. A-5 SHEET 00 OF 00		



DATE	
REVISION	
OWNER: MR. LU NUN	ELEVATIONS
PROJECT: PROPOSED	SHEET CONTENT: LOT
THIS WORK WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION	
PROJECT NUMBER: P-240228	DESIGNED: DRAWN: ---
CHECKED: SUPV: ---	APPROVED: DATE: DEC 2024
DRAWING NO.	
A-6	
SHEET 00 OF 00	

Exhibit E. Environmental Impact Assessment (FONSI)

ENVIRONMENTAL IMPACT ASSESSMENT (SHORT FORM)

Violeta T. and Carlito B. Pamintuan
For: Zone Change from "A" to "M-1"
Lot 5224-1-16, Tract 308
Municipality of Barrigada
To allow for apartments in an "M-1" zone
December 2024

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

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

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

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

Case No: _____

Project Title: Lot 5224-1-16, Tract 308 is proposed to change from an A zone to an M-1 zone to allow for 2-story residential apartments.

1. Name, address and business telephone of applicant: _____
Violeta T. Pamintuan, POB 9746, Tamuning, GU. And Carlito B. Pamintuan PMB 338 1270 N Marine Corps Dr. Ste 101, Tamuning, GU.
2. Name, title and telephone number of representative: _____
Felix C. Benavente, Principal; FC Benavente, Planners (671) 988-7911
3. Name, title and telephone number of EIA document preparer: _____
Felix C. Benavente, Principal; FC Benavente, Planners (671) 988-7911
4. Location of the proposed project: (include tract, block, lot, municipality and a location map) Project site is Lot 5224-1-16, Tract 308, Municipality of Barrigada. The project site is a double frontage corner lot with a paved road at its North frontage on F Benavente Street (AKA Bello Road), and an unnamed road at its East frontage. Light industrial properties and uses bound the West, South, and South East portions of the property. See Figure 1.

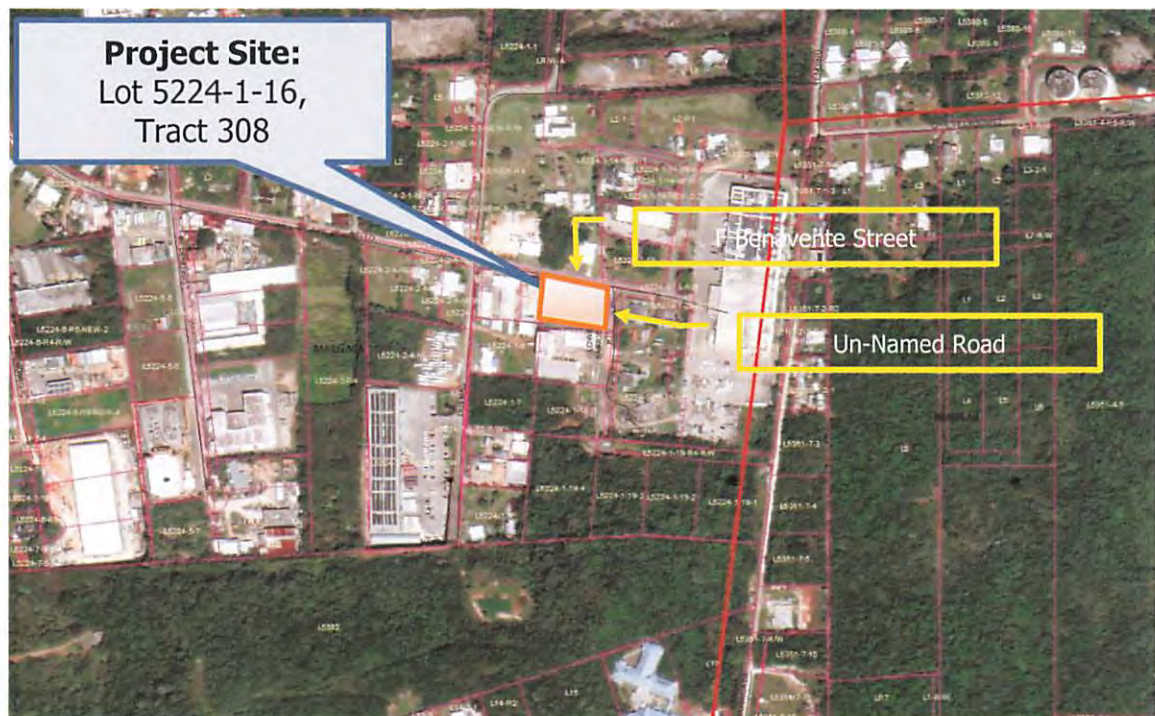


Figure 1. Aerial photo showing location of subject lot in orange border.

5. Describe the general nature or type of the proposed project:
 - There will be separate two-story (2-story) 5-unit apartment buildings.
 - The first floor will have an enclosed garage with a kitchen, dining, and living room area.
 - The second floor will have two (2) bedrooms with bathrooms and a laundry room.
 - The apartment units have 20 (including 2 for ADA) additional total vehicle parking spaces, with extra space for bicycles and motorcycles.
 - Landscaping and a recreation park area with gazebo is provided.
 - Stormwater will be contained on-site via two ponding basins.
6. Are the following critical environmental factors affected by the proposed project? If yes, describe the impact and state why it would not be significant. If not affected, provide reasons why. If more space is required refer to and attach additional sheets.
 - a. Ground water recharge area: Yes. The property, located in the Municipality of Barrigada is located in the recharge areas of Northern Guam Lens Aquifer (NGLA). The NGLA is the primary source of drinking water for Guam. This zone change is not expected to significantly impact any water recharge areas in the NGLA. See Figure 2.

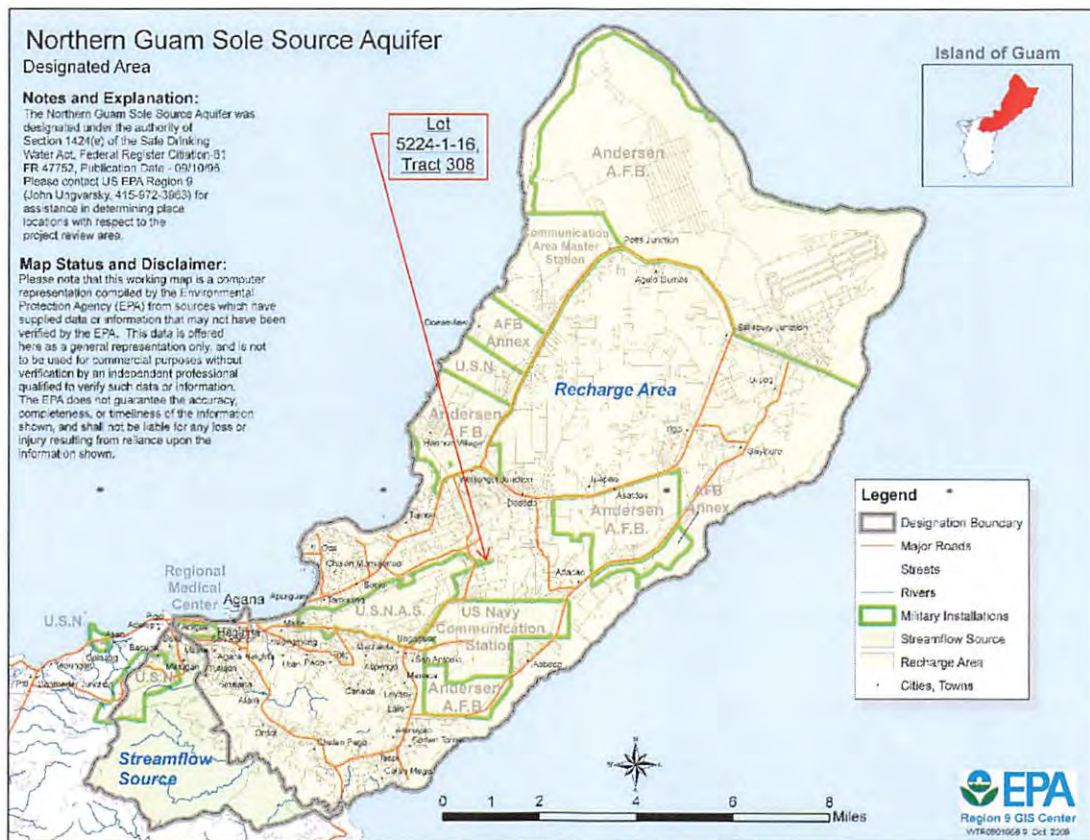


Figure 2. Map of Northern Guam Lens Aquifer showing project site.

- b. Watersheds: Yes. The project site, located in Barrigada is not known to be located within a specifically identified watershed area. This zone change is not expected to significantly impact any watershed area in the Northern Guam Lens Aquifer. See Figure 2.
- c. Wellhead protection zone: Unknown. Pending results of consultations with GWA.
- d. Streams, lakes or ponds: No. The project site is not located within or near streams, lakes, or ponds.
- e. Marine waters: No. The property is not located near marine waters.
- f. Reef flats: No. The property is not located near reef flats.
- g. Pristine forest: No. The property is not, nor is it located within a pristine forest rather than a limestone forest. See attached

DCA Cursory Environmental Baseline Survey dated April 24, 2024

- h. Critical habitat area: No. The property is not known to be located within or near a critical habitat area. See attached DCA Cursory Environmental Baseline Survey dated April 24, 2024.
 - i. Wetlands: No. The property is not known to be located within any mapped wetland area.
 - j. Flood hazard area: No. The property is not located within or near a flood hazard area.
 - k. Archaeological feature(s) or historical sites: No. The property has no known archaeological features, nor is it within or near a historical site.
7. Will the project result in any of the following environmental or infrastructure impacts.
- a. Production of toxic or hazardous waste: No. Any category of waste normally produced by the activity will be disposed of in accordance with permit requirements and with local and federal laws, rules, and regulations.
 - b. Dislocation of existing businesses, residents or public areas: No. The property is presently vacant and undeveloped.
 - c. Production of air contaminants (temporary or permanent): No. However, fugitive dust may be temporarily produced during construction and project site operations. Should it occur, however, the owners will comply with Guam EPA air contaminant control mitigation requirements.
8. Will the project require an increase in the requirements for any of the following public service (provide estimated quantities or volumes)? If answering yes to any of these items you must describe how the impact affects current infrastructure capacity. In addition, if the applicant/developer propose contributions or mitigation to offset impacts, describe the contribution or mitigation.
- a. Drinking water: Yes. The project is expected to connect to the existing and very

adequate GWA public 6-inch waterline system already in place along F Benavente Street (AKA Bello Road). The proposed apartments are not expected to affect current drinking water infrastructure capacity negatively.

b. Sewage disposal (public system):

In consultation with Guam Waterworks Authority, the proposed apartments will connect to the existing 8-inch public sewer nearby along F Benavente Street (AKA Bello Road).

TABLE 1 FC Benavente, Planners							
Preliminary Traffic Generation Analysis							
Project: Pamintuan Apartments – Barrigada							
Date: December 2024							
Use	Number of Units	Unit Type	Trip Rate Per Unit Weekday - AM Peak Hour 0.55			Trip Rate Per Unit Weekday - PM Peak Hour 0.67	
				Average			Average
Apartments	10	Apartments		5.5			6.7
Note: Trip Generation Rate for Apartments was obtained from <u>ITE Trip Generation</u> , 7 th Edition 2003.							

No. The proposed Pamintuan Apartments project on the property is a minimal traffic generator and is expected to have a low impact on vehicular traffic on F Benavente Street (AKA Bello Road). F Benavente Street is a 50' wide R/W collector road with streetlights. It has 20' asphalt pavement surfaces and is in excellent condition.

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

Yes. The 1.00-acre property will initially be cleared of trees, brush, and debris as needed. The site soil is Type 4, Guam: very shallow, well-drained, nearly level to moderately sloping soils on plateaus. (General Soil Map, Territory of Guam. US DOAg., Soil Conservation Service. 1985.)

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

No.

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

Yes.

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

No.

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

No.

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

DECLARATION BY APPLICANT

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

(See Affidavit of Authorization)

Applicant (Signature)

1/17/2025
Date

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

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

GEPA-EPR001 (12/12/96)

Attached: 1. DCA. Cursory Environmental Baseline Survey. April 24, 2024.
2. GWA. Verification of Utilities letter. May 7, 2024.

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.



Date: April 24, 2024

Violeta T. Pamentuan
PMB 338
1270 N. Marine Corps Drive
Suite 101
Tamuning, Guam 96913-433

Subject: Cursory Environmental Baseline Survey – Site Visit
Lot 5224-1-16 Barrigada

Mrs. Pamentuan:

The purpose of this report is to provide you with cursory information about the environmental conditions on your property as defined above in the subject line. We are calling this report a Cursory Environmental Baseline Survey (CEBS) as it is a quick look-and-see to determine if there are any serious environmental conditions that may preclude development of the property.

Between the hours of 7:30 and 9:30 am on Friday April 19, 2024, two individuals from the office of Duenas, Camacho and Associates, Inc. surveyed the subject property to determine if there are any conditions, issues or biological factors that might preclude a zone change. Biologist, Michael J. Wilder, and assistant Hugo Sanchez, traversed the property in a manner to ground-truth for biological resources and any other issues of importance.

Several figures are included in this report to include:

- Figure 1: Google map of the general area showing the subject property
- Figure 2: All-Trails map of the property showing tracks biologists hiked to study the property
- Figure 3: Selected photos of typical flora, and other items of interest, taken on the property during the field survey and location of these photos on Figure 2.

Survey Methodology

Several maps were reviewed first to help understand the property prior to going into the field for the field work. These include the most recent google map (Figure 1) and a property map. Once we had a general understanding of where the property was located, what was around it and general environmental conditions, we planned a site visit. The site visit took place on Friday April 19, 2024, commencing at 7:30 am and terminating at 9:30 am. During the site visit the two biologists traversed the property on a meandering track using All Trails to discern where we had been and where we were going next and pin point items of interest. The goal was to hike the property in a manner that allowed us to visualize most of it. At any point on the property, we could see approximately 50 feet in any direction so our visual coverage was very good. A map of the tracks we took is included in this report in Figure 2. Photos of the different vegetative types were taken along the way and noted on the map. These photos are included in this report as Figure 3.

January 17, 2025

General Description of the Property

The property is approximately one (1) acre in size and located on the corner of Bello Road and East Lower Road in the village of Barrigada. Buildings exist on two sides of the property (south and west). There are two containers on the east side of the property along the easement at the corner of Bello Road and East Lower Road. It is possible that a portion of these containers are sitting on the subject property. It is not known if these two containers have anything to do with the subject property or related to some other property in the area. There are private residences directly across the street: to the north and west. Adjacent to the property, to the east, is a complex of buildings known to be a barracks (personal communication, Violeta Pamentuan). In addition to many residences, there are also several businesses that exist in the general area. The property is nearly flat with slight undulations throughout. There is no open water nor water courses on the property. The property has no structures on it nor any remnants of a structure. The property is completely vegetated. Most of the vegetation is secondary growth which is caused by human disturbance and expected given that the majority of properties in the general area have buildings on them (mostly residences but some commercial interests), or have been cleared. There is a considerable amount of junk on the property: trash, vegetation cuttings, cans, bottles, an assortment of metal, PVC pipe, rope, wire, individual pieces of tin roof and a large (approximately 8 x 8 ft) section of a tin roof that appears to have been thrown on the site perhaps by the recent typhoon Mawar last year.

Soil Type on the Property

The soil on this property is classified as Barrigada (upland) Limestone which is typical in this area of Guam. This soil type is very friable (easily crumbled or pulverized) and very porous (permeable). This type of soil originates from foraminiferal white limestone and constitutes most of the bedrock mass on northern Guam (Tracey et al., 1964). The dirt is red clay.

Flora on the Property

The majority of the site is covered by some form of vegetation and in some places too dense to traverse easily. Flora on the property is common for land classified as secondary growth which includes many common weeds, grasses and shrubs and a few taller trees. Weeds include: *Bidens pilosa* (Begger Tick), *Stachytarpheta indica* (Indian Snakeweed), *Tridax procumbens* (Wild Daisy). Common grasses include: *Cyperus kyllingia* Endlicher (White Kyllinga), *Panicum maximum* (Guinea Grass), *Pennisetum polystachyon* (Mission Grass) and *Saccharum spontaneum* (Wildcane). These weeds and grasses exist all around the property primarily along the road and near to adjacent buildings. The ornamental ground cover known as *Tradescantia spathacea* (Moses-in-a-cradle) was observed in a few isolated areas on the site. Flora in the interior of the site includes many of these same common edge weeds but also a few plants known to exist in limestone forest. These include: the thorned, red-Lime Berry, shrub *Triphasia trifolia*, *Melochia villosissima* (Sayafi) and *Muntingia calabura* (Jamacia Cherry). Small thickets of these shrubs exist here and there on the property. One robust stand of the common dry taro (*Colocasia esculenta*) was observed on the site. Only a few species of larger trees exist on the site. These include: *Artocarpus marienensis* (breadfruit), *Hibiscus tilliaceous* (Pago), *Cocos nucifera* (common Coconut tree), *Ficus prolixa* (Nunu), *Annona reticulata* (Custard Apple), *Pandanus tectorius* (Pandanus) Tree and *Pachira aquatica* (Money Tree). Again, all of these trees are found in limestone forest but do continue to exist well after this type of flora has been significantly modified by development. The Pago trees appear to be

January 17, 2025

quite healthy and all were in bloom with their yellow flowers. Only four (4) small Coconut trees were observed on the property and all were small and scrawny. Several of the common Guam papaya (*Papaya Carica*) were observed on the property. Only one was in decent condition, as the other were small and scrawny. The only unique trees on the property were three (3) specimens of breadfruit trees, two rather small Nunu trees and a single Custard Apple tree. While the three breadfruit trees were the tallest on the property, at approximately 20 feet, they are not robust and none were fruiting. In a healthy condition, these trees would be tall with many branches, full with leaves and perhaps fruiting. These trees are rather skinny, only a trunk, with no branches. The few Nunu trees were all small, less than 15 ft tall, with the trunks nearly covered by the common, large-leafed, climbing vine (*Epipremnum pinnatum*) just a few feet off the ground. This invasive, climbing-vine, grows along the ground in search of trees to climb which can result in smothering the host plant. This plant is known to invade disturbed areas and roadsides. No flowers were observed on these plants. Only one specimen of the Custard Apple tree was observed on the site and still had fruiting bodies on it. Photos of common plants observed on the site can be seen in Figure 3.

Fauna on the Property

The only fauna observed on this property are a few specimens of the common Guam tree snail *Satsuma succincta* (Cinnamon Bun Snail). Live specimens were observed on the under-side of leaves of several plants. Several dead specimens were observed on the ground. The only other fauna observed on the site include a few specimens of common banana spider (*Trichonephila sp.*).

No birds were observed nor heard on or near the property.

No skinks or geckos were observed on the property.

No butterflies were observed on the property.

No bats were observed on or near the property. It is highly unlikely that the breadfruit trees on the property are used for foraging by the local bats. While breadfruit trees are known to be food sources for the bats, the trees on this property are not healthy and no fruits were observed.

No snakes were observed on the property. However, it is very likely that the common, arboreal, Brown Tree Snake (*Boiga irregularis*) does exist on this property as it is ubiquitous on Guam.

No mice or rats were observed on the property but it is likely they do forage here.

Unique or Interesting Aspects about this Property

There is only one interesting aspect about this property, from a biological point of view, and it is that the site shows remnants of a limestone forest habitat with the Breadfruit, Nunu and Portia trees. But these trees are sparse and not particularly healthy. And while there is evidence of a limestone forest, the vast majority of the site is a highly modified habitat and edge community with common weeds, grasses and shrubs.

If you have any questions about these observations, please feel free to contact me at the following: Personal Cell: 671-488-2093 or DCA office: 671-477-7991 or email me at: mjwilder@dcaguam.com.

Invoice to follow

Sincerely,

Michael J. Wilder CEP

January 17, 2025

FIGURES AND PHOTOS OF THE SITE

January 17, 2025



Figure 1. Map of project site



Figure 2. Google Map of project site showing survey track and location of photos

January 17, 2025



Figure 3. Project Site Southeast corner



Figure 4. Project Site Western Boundary

January 17, 2025



Photo 1. *Anona muricata* (Sugar Apple Tree)



Photo 2. *Arctocarpus marienensis* (Breadfruit Tree)



Photo 3. *Cocos nucifera* (Coconut Tree)



Photo 4. *Colocasia esculenta* (Dry Taro)

January 17, 2025



Photo 5. *Epipremnum aureum*
(Golden Pothos)



Photo 6. *Pennisetum ploystachyon*
(Mission Grass)



Photo 7. *Melochia villosissima* (Sayafi)



Photo 8. *Pachira aquataica* (Money Tree)

January 17, 2025



Photo 9. *Tradescantia spathacea* (Moses-in-a-cradle)



Photo 10. *Muntingia calabura* (Jamacia Cherry)



Photo 11. *Pandanus tectorius* (Pandanus) Tree



Photo 12. *Papaya carica* (Papaya) Tree

January 17, 2025



Photo 13. *Triphasia trifolia* (Limeberry)



Photo14. *Satsuma succincta*
(Live Cinnabon snail)



Photo 15. *Satsuma succincta* (Live Cinnabon
snail on leaf)

January 17, 2025



Photo 16. Metal Roof in in southwest region of the site.



GUAM WATERWORKS 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: May 7, 2024

To: Violeta Pamintuan
Telephone: 671 688 5488
Email: violetapamintuan@guam.net

RE: Lot 5224-1-16, Bello St, Barrigada

The following comments are provided in response to your verification request for government water and sewer systems near the referenced lot.

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 are existing, a 6-inch water main and an 8-inch sewer main, fronting the subject lot, north in Bello Street.

All existing water and sewer line sizes and locations must be field verified for accuracy.

This verification of utilities is for the location of utilities and for planning purposes only. The capacities of the existing systems to accommodate a development has not yet been determined. 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. Furthermore, septic tank/leaching fields systems shall not be installed within a wellhead protection zone having a radius of 300 feet from a GWA water well. 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 ggattoc@guamwaterworks.org; or Brian Hess, Permits/New Area Development Supervisor, at bhess@guamwaterworks.org; (671)300-6041.

Sincerely,


Gerald Gattoc
2024.05.07
11:48:39
+10'00'

Gerald Gattoc
Associate Engineer
New Area Development and Permits Section

Exhibit F. Map – Zoning Within 1,000 Feet



NORTH

Graphic Scale

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

Lot 5224-1-16, Tract 308

Municipality of Barrigada

ZONING LEGEND

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

Ref: DLM Official Zoning Map
Barrigada-Dededo
Sheet 5 of 17

FC Benavente, Planners

- Planning
- Zoning
- Land Development Consulting
- Permits XP

127 Bejong Street, Barrigada, Guam 96913
Tel. 671 988-7911 Email: felouben@gmail.com



Exhibit G.

Map – Land Use Within 750 Feet

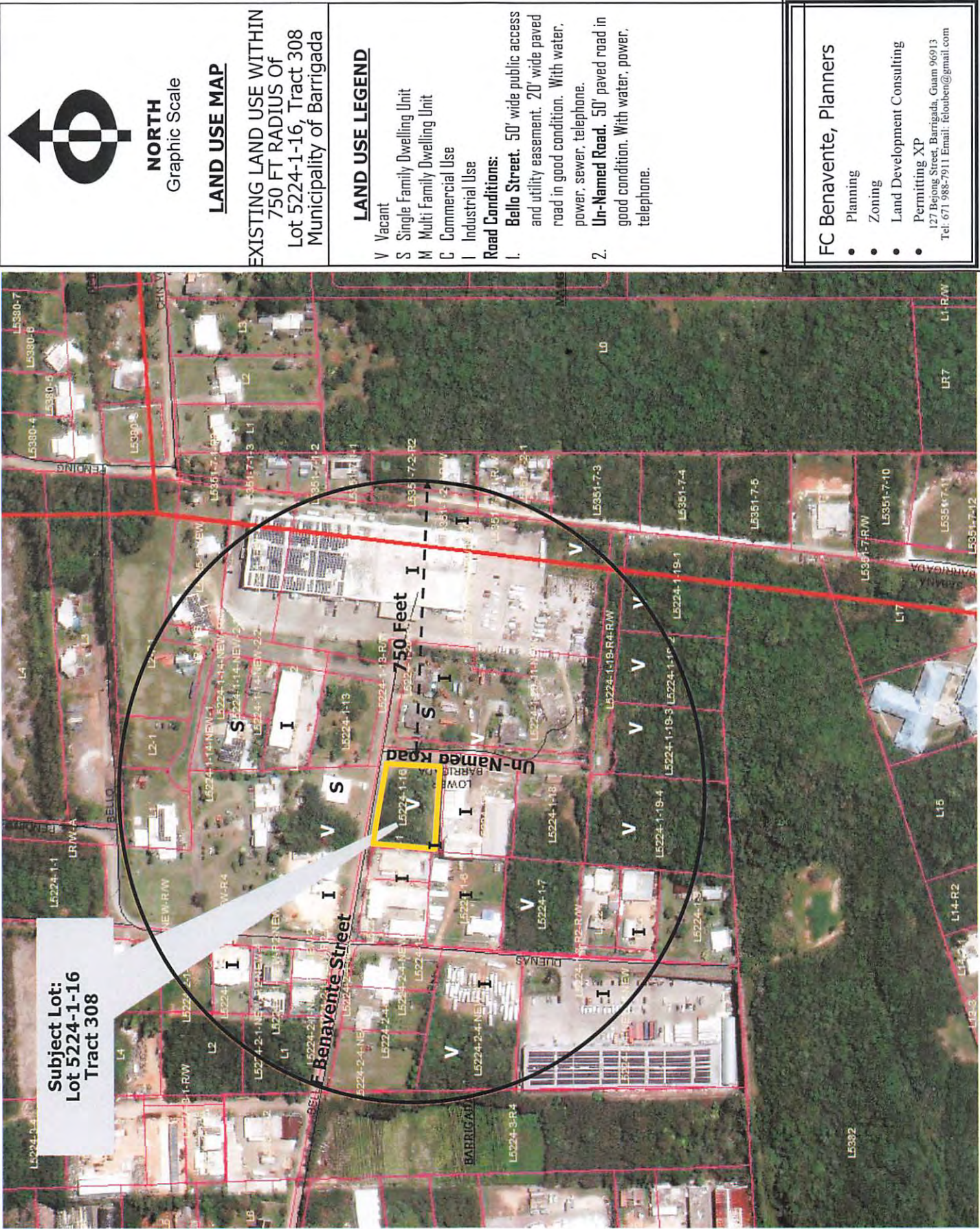


Exhibit H.

Map – Adjacent Property Within 500 Feet

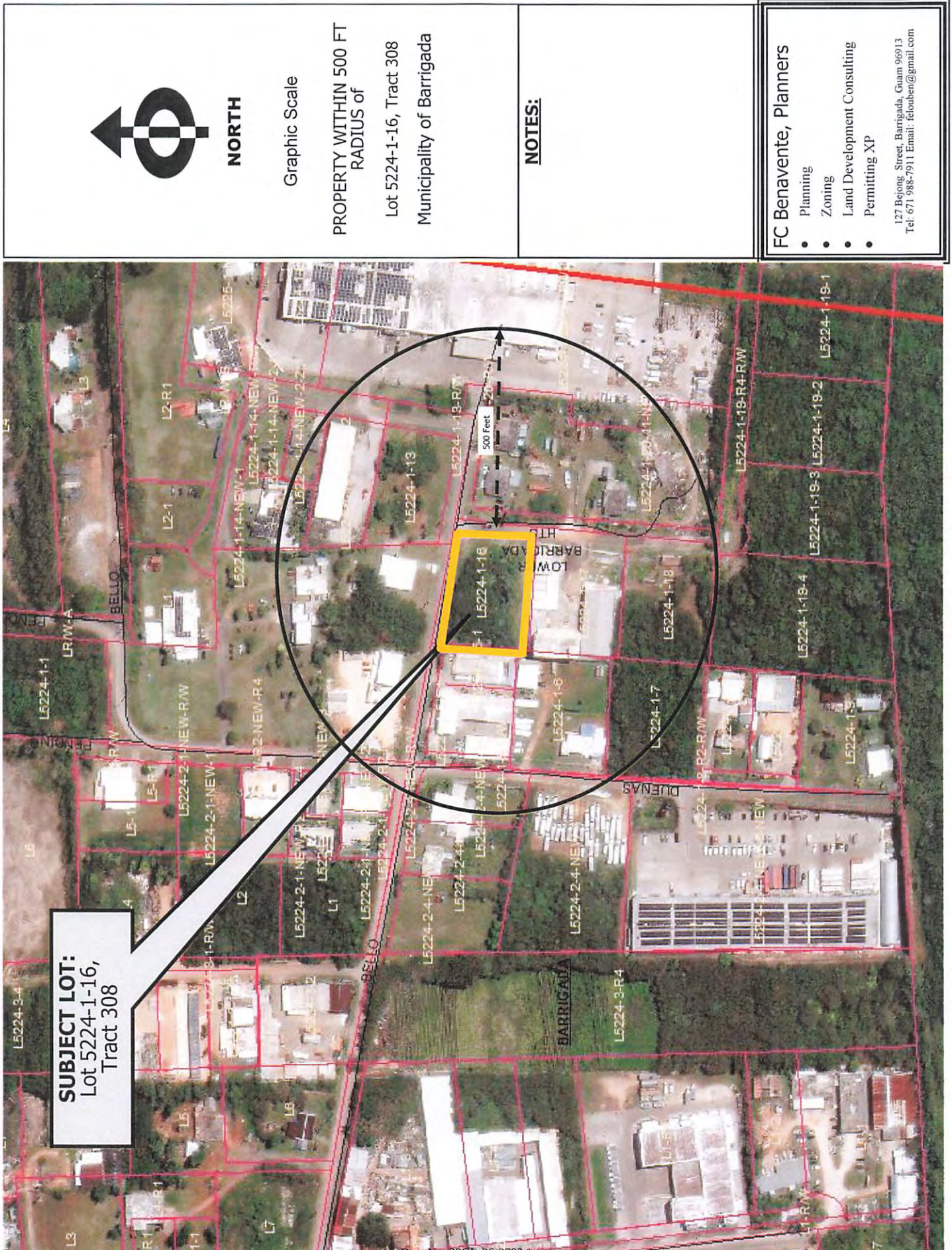


Exhibit I. Property Map



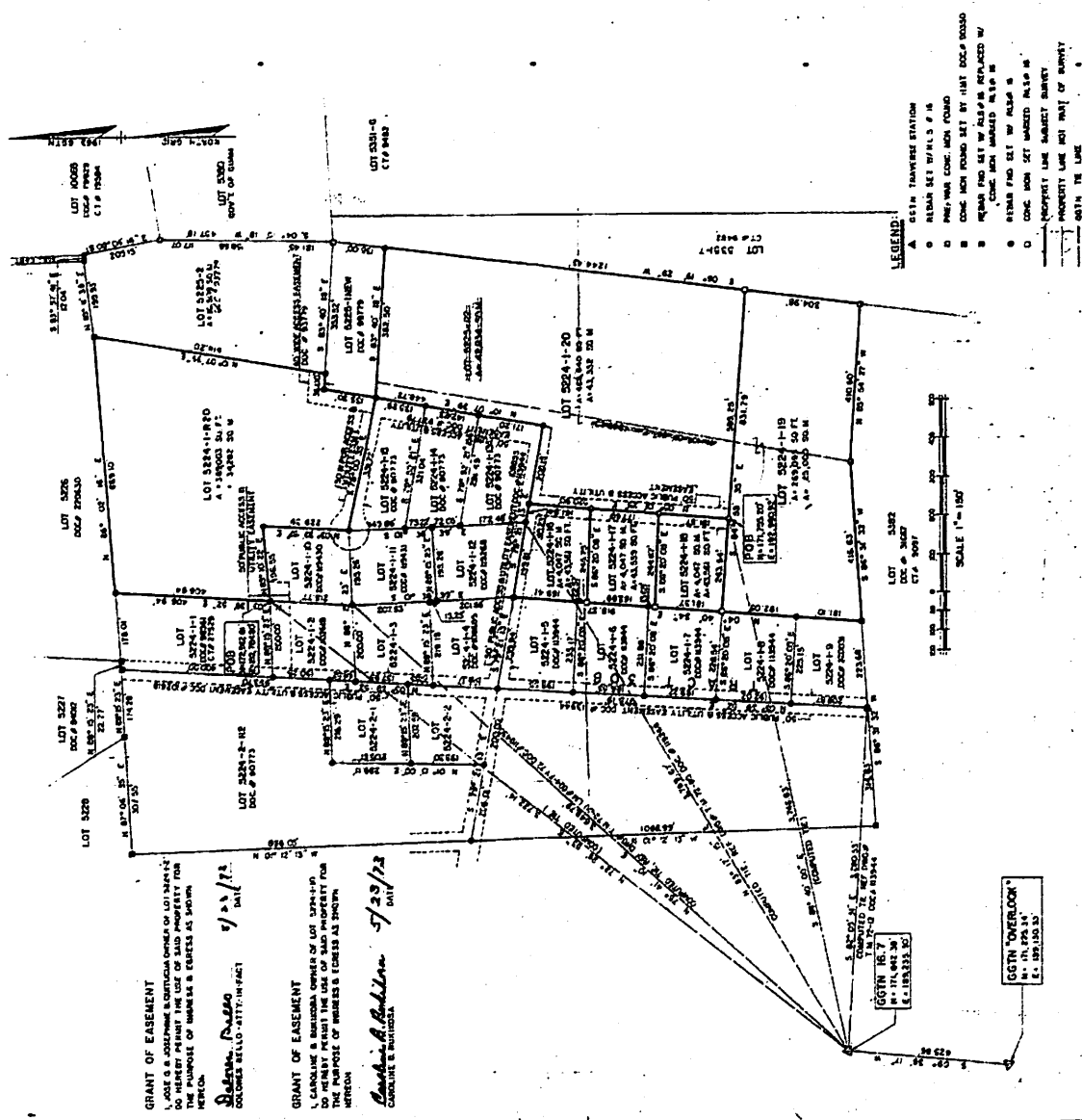
CERTIFICATE OF SURVEYOR

4 JUL 1971
 Ministry of State
 P. 1.5
 Date

TOLBERT MACFARLANE & ASSOCIATES
LAND SURVEYORS URBAN PLANNERS
4815142 DLD. MARCHE DRIVE AGANA, GUAM

TRACT 308

(FORMERLY LOTS 6224-1-R15 & 6225-R2)
Y-LISONG, MUNICIPALITY OF BARRIGADA
LAND POLYESTER 1A SECTION 1

[illegible]

GRANT OF EASEMENT

I, JOSE G. A. JOSEPHINE & CUCUMA OWNER OF LOT 3424-12-1 DO HEREBY PERMIT THE USE OF SAID PROPERTY FOR THE PURPOSE OF BUSINESS & EXPRESS AS SHOWN HEREON.

Beltram Pineda
DONDOMES BELLO - ATTY-IN-FACT

8/26/92
DATE

GRANT OF EASEMENT

I, CAROLINE B. BUKHOLZA, OWNER OF LOT 32794-19, DO HEREBY PERMIT THE USE OF SAID PROPERTY FOR THE PURPOSE OF BUSINESS ADDRESS AS SHOWN HEREON

Caroline A. Bukholan 5/23/13
CAROLINE B. BUKHOLZA DATE

LEGEND:

A GSW TRANSVERSE SECTION
 1 REBAR SET W/ NLS # 14
 2 PREPARED CONC. MON FOUND
 3 CONC MON FOUND SET BY INST DOCS 00350
 4 REBAR FND SET BY REBAR PLACED W/
 " CONC MON MARKED NLS# 16
 5 REBAR FND SET W/ REBAR #
 6 CONC MON SET MARKED NLS# 18
 PROPERTY LINE SUBJECT SURVEY
 PROPERTY LINE NOT PART OF SURVEY
 GSW TR. LINE

BR

GGTN 16.7
M = 174, 042.30
E = 129,233.90

GGTN "OVERLOOK"
M. 171.223.34
C. 122.122.22

DRAMAS

1047
DRAWING NUMBER

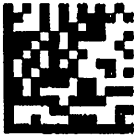
DRAWING NUMBER
1047

NUMBER

Exhibit J. Ownership Document



TITLE
GUARANTEE OF GUAM



13059-2020-0

GOVERNMENT OF GUAM Department of Land Management
Office of the Recorder

993612

File for Record is Instrument Number

On the Year 20 23 Month 12 Day 07 Time 11:10am

Recording Fee

925.00

Receipt No.

R0685

Deputy Recorder

Yvonne D. Mendiola

Warranty Deed

To All Whom These Presents May Come, Greetings:

That on this 1st day of December, 2023, Kirkland Whang, whose mailing address is 33 Swallow Drive Greenmeadows Quezon City, Philippines and Kengie Whang, whose mailing address is 309-4033 May Drive Richmond, BC v6x0t3 and Kervin Whang, whose mailing address is 3420 West Lumiere Residences Pasig Blvd. Pasig City 1603, hereafter referred to as "Grantor(s)", for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to them paid by Carlito Bucu Pamintuan, an unmarried man, whose mailing address is PMB 338 1270 N. Marine Corps Dr. Ste 101, Tamuning, GU 96913 and Violeta Tanglao Pamintuan, an unmarried woman, whose mailing address is P.O. Box 9746, Tamuning, GU 96931, hereafter referred to as "Grantee(s)", the receipt, adequacy, and sufficiency whereof is hereby acknowledged, do hereby Grant, Bargain, Sell, and Convey unto the Grantee(s), as joint tenants with rights of survivorship the following described property:

Property Legal Address:

Lot 5224-1-16, Tract 308, Municipality of Barrigada, Territory of Guam, Estate Number 22827, Suburban, as said lot is marked and designated on Drawing Number T-M 73-14, as L.M. Check Number 668 FY 73, as described in that Consolidation & Agricultural Subdivision Tract 308 (Formerly Lots 5224-1-R15 & 5225-R2), dated June 12, 1973 and recorded August 10, 1973, at the Records Division, Department of Land Management, Government of Guam, under Instrument Number 227123.

Area: 4,047 ± square meters
43,567 ± square feet

Certificate of Title Number:

127199 - Kirkland Whang, Kervin Whang and Kengie Whang, each an undivided one-third (1/3 third)

Together with reversions, remainders, rents, issues and profits thereof and all of the estate, right, title and interest of the Grantor(s), both at law and in equity, therein and thereto.

To have and to hold the same, together with all buildings, improvements, rights, easements, privileges and appurtenances thereon and thereto belonging or appertaining or held and enjoyed therewith, unto Grantee(s), in fee simple, Grantee(s) successors and assigns forever.

And Grantor(s), for Grantor(s) and Grantor(s) heirs, executors and administrators do hereby warrant and covenant with the Grantee(s), and Grantee(s) successors and assigns, that they are lawfully seized of the above described property in fee simple; that the same is free and clear of all encumbrances excepting current real property taxes not yet due and payable;

Any rights, interests, or claims which may exist or arise by reason of the following facts shown on a survey plat entitled Consolidation & Agricultural Subdivision Tract 308 (Formerly Lots 5224-1-R15 & 5225-R2), dated June 16, 1973, prepared by H.M. Tolbert, RLS No. 16, recorded August 10, 1973 under document number 227123.

- A. The fact that there is a 50' public access & utility easement (in part to) on said land.
- B. Grant of Easement, granted by Jose G. & Josephine B. Quitugua owner of Lot 5224-1-2 do hereby permit the use of said property for the purpose of ingress & egress as shown hereon.
- C. Grant of Easement, granted by Caroline B. Bukikosa owner of Lot 5224-1-10 do hereby permit the use of said property for the purpose of ingress & egress as shown hereon.

Any rights, interests, or claims which may exist or arise by reason of the following facts shown on an Unrecorded survey plat entitled Retracement Sketch of Lot 5224-1-16, Tract 308, dated November 27, 2023, prepared by Gavino A. Estur, PLS No.65

- A. The fact that there is a 50' wide public access & utility easement Doc. No.113944 on said land.
- B. The fact that there is a concrete fence on said land.
- C. The fact that there is an edge of pavement 21' ± on said land.

That the Grantee(s) shall have the right of quiet enjoyment of said property, and that Grantor(s) and Grantor(s) heirs, executors and administrator warrant and defend the same to Grantees, their successors and assigns against the lawful claims and demands of all persons.

And Grantee(s), for Grantee(s) and Grantee(s) successors and assigns does hereby acknowledge and confirm that water and power may or may not be immediately available on the property or within 100 feet of the property described above.

In witness whereof, this Warranty Deed has been executed the day and year first above written.

(Signature Pages Follow)

Grantor(s):

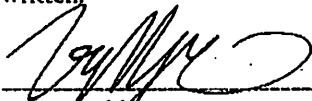
Kirkland Whang
Kirkland Whang (Dec 1, 2023 2:26 GMT)

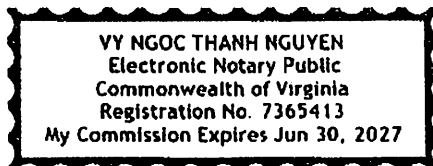
Kirkland Whang

(State) VIRGINIA , USA)
City of FAIRFAX) SS

On this 1 day of December, 2023, before me, a Notary Public in and for Guam, USA, personally appeared **Kirkland Whang** and they acknowledged to me that they executed the foregoing **Warranty Deed**, their free and voluntary act and deed for the purposes therein set forth.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.


Notary Public
My commission expires: **06/30/2027**



Notarized online using Video Audio Communication

Kengie Whang
Kengie Whang

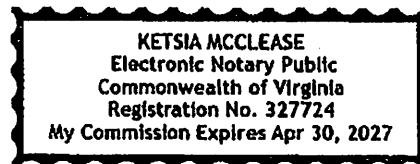
(State) Virginia, USA)
) SS
City of Norfolk)

On this 2 day of **December, 2023**, before me, a Notary Public in and for Guam, USA, personally appeared **Kengie Whang** and they acknowledged to me that they executed the foregoing **Warranty Deed**, their free and voluntary act and deed for the purposes therein set forth.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

Ketsia McCleese
Notary Public
My commission expires: **04/30/2027**

This notarial act was performed online by way of
two-way audio/video communication technology



Kervin Whang
Kervin Whang (Dec 2, 2023 11:01 AM MT))
Kervin Whang)

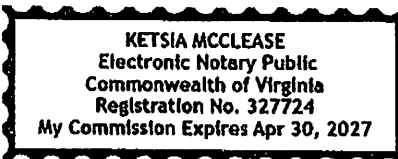
(State) Virginia , USA)
City of Norfolk) SS

On this 1 day of **December, 2023**, before me, a Notary Public in and for Guam, USA, personally appeared **Kervin Whang** and they acknowledged to me that they executed the foregoing **Warranty Deed**, their free and voluntary act and deed for the purposes therein set forth.

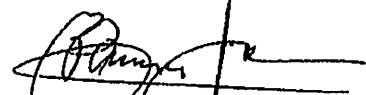
In witness whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

Ketsia McCleese
Notary Public
My commission expires: **04/30/2027**

This notarial act was performed online by way of two-way audio/video communication technology



Grantee(s):



Carlito Bucu Pamintuan

Guam, USA)

) SS

City of Hagatna)

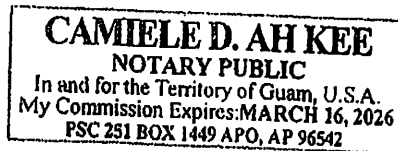
On this 12 day of December, 2023, before me, a Notary Public in and for Guam, USA, personally appeared **Carlito Bucu Pamintuan** and they acknowledged to me that they executed the foregoing **Warranty Deed**, their free and voluntary act and deed for the purposes therein set forth.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.



Notary Public

My commission expires:

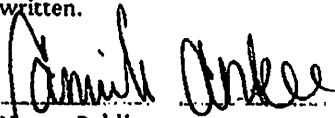


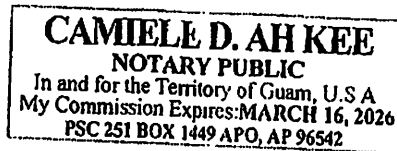

Violeta Tanglao Pamintuan

Guam, USA)
) SS
City of Hagatna)

On this 4th day of December, 2023, before me, a Notary Public in and for Guam, USA, personally appeared Violeta Tanglao Pamintuan and they acknowledged to me that they executed the foregoing Warranty Deed, their free and voluntary act and deed for the purposes therein set forth.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.


Notary Public
My commission expires:



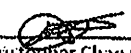
Spousal Consent and Release

I, **Christopher Chan**, spouse of **Kengie Whang**, do hereby consent and relinquish any interest on the following described real property:

Lot 5224-1-16, Tract 308, Municipality of Barrigada, Territory of Guam, Estate Number 22827, Suburban, as said lot is marked and designated on Drawing Number T-M 73-14, as L.M. Check Number 668 FY 73, as described in that Consolidation & Agricultural Subdivision Tract 308 (Formerly Lots 5224-1-R15 & 5225-R2), dated June 12, 1973 and recorded August 10, 1973, at the Records Division, Department of Land Management, Government of Guam, under Instrument Number 227123.

Area: 4,047 - square meters
43,567 - square feet

Certificate of Title Number:
127199 - Kirkland Whang, Kervin Whang and Kengie Whang, each an undivided one-third (1/3 third)

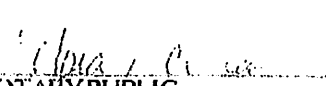

Christopher Chan (Dec 2, 2023 10:32 PST)

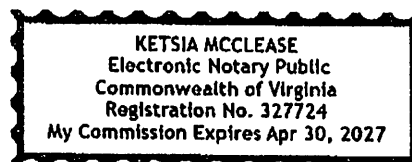
Christopher Chan

(State) Virginia, USA)
) SS
City of Norfolk)

On this 2 day of December, 2023 before me, a Notary Public in and for (State) Virginia, U.S.A., personally appeared, Christopher Chan, and acknowledged to me that executed the foregoing Spousal Consent and Release, as free and voluntary act and deed for the purposes therein set forth.

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


NOTARY PUBLIC
My commission expires: 04/30/2027



This notarial act was performed online by way of two-way audio/video communication technology

Spousal Consent and Release

I, Jennifer Lynn Llorca Whang, spouse of Kervin Whang, do hereby consent and relinquish any interest on the following described real property:

Lot 5224-1-16, Tract 308, Municipality of Barrigada, Territory of Guam, Estate Number 22827, Suburban, as said lot is marked and designated on Drawing Number T-M 73-14, as L.M. Check Number 668 FY 73, as described in that Consolidation & Agricultural Subdivision Tract 308 (Formerly Lots 5224-1-R15 & 5225-R2), dated June 12, 1973 and recorded August 10, 1973, at the Records Division, Department of Land Management, Government of Guam, under Instrument Number 227123.

Area: 4,047 = square meters
43,567 = square feet

Certificate of Title Number:
127199 - Kirkland Whang, Kervin Whang and Kengic Whang, each an undivided one-third (1/3 third)

Jennifer L. Whang (Dec 2, 2023 10:09 GMT+8)
Jennifer Lynn Llorca Whang

(State) Virginia, USA)
) SS
City of Norfolk)

On this 1 day of December, 2023 before me, a Notary Public in and for (State) Virginia, U.S.A., personally appeared, Jennifer Lynn Llorca Whang, and acknowledged to me that executed the foregoing Spousal Consent and Release, as free and voluntary act and deed for the purposes therein set forth.

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

NOTARY PUBLIC
My commission expires: 04/30/2027

This notarial act was performed online by way of two-way audio/video communication technology

KETSIA MCCLEAVE
Electronic Notary Public
Commonwealth of Virginia
Registration No. 327724
My Commission Expires Apr 30, 2027

Spousal Consent and Release

I, Tanya Whang, spouse of Kirkland Whang, do hereby consent and relinquish any interest on the following described real property:

Lot 5224-1-16, Tract 308, Municipality of Barrigada, Territory of Guam, Estate Number 22827, Suburban, as said lot is marked and designated on Drawing Number T-M-73-14, as L.M. Check Number 668 FY 73, as described in that Consolidation & Agricultural Subdivision Tract 308 (Formerly Lots 5224-1-R15 & 5225-R2), dated June 12, 1973 and recorded August 10, 1973, at the Records Division, Department of Land Management, Government of Guam, under Instrument Number 227123.

Area: 4,047 ± square meters
43,567 ± square feet

Certificate of Title Number:
127199 - Kirkland Whang, Kervin Whang and Kengie Whang, each an undivided one-third (1/3 third)

Tanya Whang

Tanya Whang (Dec 1, 2023 22:27 GMT+8)

Tanya Whang

(State) VIRGINIA, USA)
) SS
City of FAIRFAX)

On this 1 day of December, 2023 before me, a Notary Public in and for (State) VIRGINIA, U.S.A., personally appeared, Tanya Whang, and acknowledged to me that executed the foregoing Spousal Consent and Release, as free and voluntary act and deed for the purposes therein set forth.

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


NOTARY PUBLIC
My commission expires: 06/30/2027

VY NGOC THANH NGUYEN
Electronic Notary Public
Commonwealth of Virginia
Registration No. 7365413
My Commission Expires Jun 30, 2027

Notarized online using Video-Audio Communication



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



LOURDES A. LEON GUERRERO
MAGA'HAGA • GOVERNOR

JOSEPH M. BORJA
Director

JOSHUA F. TENORIO
SIGUNDO MAGA'LÁHI • LIEUTENANT GOVERNOR

ROSSANA SAN MIGUEL TISTON
Deputy Director

Street Address:
30 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
dlmdis@land.guam.gov

Telephone
671-649-LAND (5263)

Facsimile
671-649-5383

February 19, 2026

Memorandum

To: Chairperson, Guam Land Use Commission

From: Guam Chief Planner

SUBJECT: **Application No. 2025-26, Zone Change Lot 5224-1-16, Tract 308, Municipality of Barrigada**

1. PURPOSE

- A. Application Summary:** The applicants, Carlito B. Pamintuan and Violeta T. Pamintuan, represented by FC Benavente, Planners, request a zone change from "A" (Agricultural/Rural) to "M1" (Light Industrial) zone in order to construct two, two-story, five unit apartments for a total of ten units on Lot 5224-1-16, Tract 308, in the Municipality of Barrigada.
- 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 property is a corner lot with its northern lot line fronting F Benavente Street and its eastern frontage on an unnamed road.
- B. Lot Area:** 4,047 square meters, or 43,567 square feet, or approximately 1 acre
- C. Present Zoning:** "A" (Agricultural/Rural) Zone.
- D. Field Description:** The subject lot is vacant undeveloped.
- E. Master Plan:** Land Use Category- Industrial (North and Central Guam Land Use Plan)
- F. Community Design Plan:** Conservation – Open Space
- G. Previous Commission Action:** None.

Continuation of Memorandum

RE: Staff Report – Zone Change - Application No. 2025-26

Page 2 of 3

3. APPLICATION CHRONOLOGY

A. Date Application Accepted: March 14, 2025

B. Date of ARC Review: April 3, 2025

C. Date of Public Hearing: September 17, 2025

A public hearing was conducted on September 17, 2025 at the Barrigada Mayor's Office. Present at the meeting were Planning Division staff, the Vice Mayor of Barrigada and two concerned citizens. Concerns were raised about potential parking overflow onto the government easement, referencing issues with other properties. There also was discussion on the impact of concurrent property boundary changes and how they relate to the rezoning request. Clarification was provided that only the applicant's portion would be rezoned, and changes to boundaries or agreements with neighbors must be reflected in the application. (Full Public Hearing results are provided as attachment.)

4. DISCUSSION

A zone change must address Public Necessity, Public Convenience, and General Welfare criteria. Analysis is as follows:

PUBLIC NECESSITY

The applicant provides that public necessity is demonstrated in responding to the already predominant light industrial uses within this and nearby properties. Conversion by rezoning the existing "A" zone to "M1" zone reasonably provides conformity, balance, and a better "fit" to the neighborhood as a whole, where agricultural uses are rare and light industrial uses are more commonplace. These types of apartment residences can be used by nearby residents, consumers, workers, and all those affiliated with the nearby facilities, including temporary workforce housing facility management, and other employment places who desire and choose to live in this area of Barrigada.

PUBLIC CONVENIENCE

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

GENERAL WELFARE

The applicant provides that the general welfare is elevated because there will be a new multi-family residence provider, a new business, and a community-responsive facility to provide much-needed service needs and support the island economy. Although not intended at present, the

Continuation of Memorandum

RE: Staff Report – Zone Change - Application No. 2025-26

Page 3 of 3

potential exists for temporary workforce housing facilities and others under conditional uses upon review by the GLUC. Furthermore, there are increased employment opportunities before, during, and after construction, servicing opportunities during operations, and tax-generating revenue economic activities that contribute to the general welfare of the community.

STAFF ANALYSIS

While the applicants' written justification does not fully address all elements of the Public Necessity, Public Convenience, and General Welfare criteria, it is clear that the request was made in good faith and with an understanding of the broader development pattern in the area. The applicant has identified several relevant points regarding surrounding uses, and these observations provide a helpful foundation for evaluating the zoning request.

From a planning perspective, an M1 (Light Industrial) designation would be consistent with the surrounding development pattern. Industrial zoning would not introduce new conflicts with neighboring properties, and the requested zoning aligns with the Master Plan's intended land-use direction. It is important to acknowledge that residential uses are permitted within the M1 zone, subject to applicable development standards. This means that the applicant's desire to construct multi-family residential units is not inherently incompatible with the zoning category they are requesting.

If the applicants were to pursue development consistent with the M1 zone—such as light industrial facilities, warehousing, or other permitted industrial uses—the project would be compatible with both the surrounding land uses and the long-range planning framework. The zone change would reinforce land-use cohesion. No adverse compatibility issues are anticipated. And finally, the development would support the area's planned industrial function.

The Application Review Committee has recommended approval of the zone change, subject to specified conditions. The Barrigada Municipal Planning Council has likewise expressed its support, as documented in Resolution No. 2025-04.

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.

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

Case Planner: Celine L. Cruz

ATTACHMENT – A

Application No. 2025-26

PUBLIC HEARING RESULTS OF September 17, 2025 Meeting

Location: Barrigada Community Center

Time: 6:02 PM

Attendance: 9 participants, including the Case Planner, Mr. Felix Benavente, the applicant's representative, Vice Mayor Peter Bautista, residents and lot owners, and DLM Planning staff.

The Case Planner opened the meeting, presented the proposed project, and introduced Mr. Felix Benavente, who outlined the application details, project intent, development timeline, and nearby activities.

Vice Mayor Bautista: Mr. Benevente, I do have one question only because what you're proposing to build on there is a multifamily dwelling and you can do that in an R2 zone. So why the M1 zoning designation, the light industrial zoning designation if you're intending to build residences on the property?

Mr. Benavente: I'm going to try to justify a little bit because this is the applicant's wish okay it just I think it just makes sense when they purchased the property everything around it is M1. We thought it would just make sense to have an M1 zone instead of leaving the lot in an agriculture zone. The property has water, power, sewer, paved road, and it just, you can probably do more, have more opportunities for other activities in an M1 zone as opposed to an A zone.

Vice Mayor Bautista: Would they be parking in the government easement in case of overflow? Because on the other side I'm getting a problem of them parking in the government easement so it makes it smaller, right? And see even their trash can too, like Ian's, is on the government easement. So I need to fix that problem because it don't make sense that just because it's out there, everybody needs to be an M1, everybody needs to follow the right way to proceed for their own benefit.

Alice Wu/Jason Wu: So we have an agreement with Mr. Pamintuan to acquire a portion of what would be his southern boundary. And this is due to an encroaching fence wall on his property. Now, given that his current property is zoned A, if we file the drawings which are already regularly filed with the Department of Land Management that would render our property a dual M1A zone property. Now of course the majority of it would be M1 with only maybe about 4 feet in a triangular slice. That would be A zone. So if this rezoning would be approved and both lots would be considered M1. We're wondering if the dual zoning issue still exists.

Planning Staff: It will. If you record a map today based on what you're describing, If approved, we're only going to be rezoning the Pamintuan's interest based on the new lot designation and we would make the notice of action reflect that so yeah you would be left with that strip of the A Zone piece of property.

Alice Wu/Jason Wu: The other question we have is based on their site plan, is the boundary for that site plan the new boundary that basically we're acquiring from Mr. Pamintuan or is that based on the old boundary?

Planning staff: It depends on the existing map. It would be based on the site plan.

Additional discussion on the private agreement between the Pamintuan's and the Wu's took place, however, were not relevant to the zone change application. The meeting was adjourned at 6:27PM

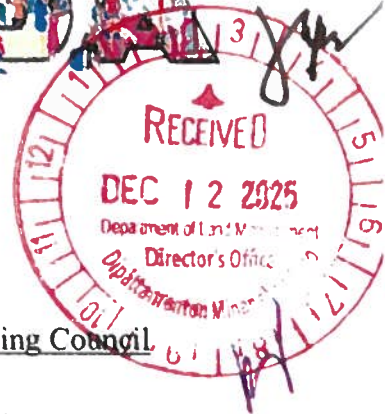


MUNICIPAL PLANNING COUNCIL

Resolution No. 2025- 004

Introduced by:

Chairperson
Vice Chairperson, and
All Members Municipal Planning Council



Relative to expressing the support and endorsement of the Barrigada Municipal Planning Council on Application No. 2025-26, requesting for a zone change from “A” (Agriculture) to “M-1” (Light Industrial) Zone for the proposed construction of Two (2) Five (5) Units, two-story Apartment Buildings with a total of ten-units on Lot No. 5224-1-16, Tract 308 in the Municipality of Barrigada

BE IT RESOLVED BY THE MUNICIPAL PLANNING COUNCIL OF BARRIGADA:

WHEREAS, on September 17, 2025, a DLM public hearing was held and two (2) BMPC Public Hearings were held respectively on November 20, 2025 at 5:00p.m. and 5:30p.m. at the Barrigada Mayor’s Office conference room to hear Application No. 2025-26, Lot No. 5224-1-16 Tract 308, Zone Change from “A” (Agriculture) to “M-1” (Light Industrial) zone request from Carlito B. and Violeta T. Pamintuan, represented by FC. Benavente.

WHEREAS, the proposed rezoning to convert from “A” (Agriculture) to “M-1” (Light Industrial) is in line with the North and Central Guam Land Use Plan; and

WHEREAS, public sewer is available close by the subject lot; and

WHEREAS, the MPC recommend the tenants to park within the property and not on the government easement, and recommend the installation of two (2) ADA parking slots; and

WHEREAS, the applicant shall identify and contain stormwater runoff to prevent flooding in the surrounding area; and

WHEREAS, the proposed rezone is compatible to other residential developments in and around the immediate area; and

WHEREAS, the applicant shall comply with the Guam Waterworks Authority and Guam Power Authority Service Rules and Regulations. The applicant shall maintain adequate clearances between any structures and utility easements in accordance with GWA and GPA requirements; and be it

mm 12-11-25
Municipal Planning Division

mm
12/11/25

RESOLVED, that the Barrigada Municipal Planning Council having reviewed the zone change request at its BMPC meeting on November 20, 2025, exercise its rights and privileges, does hereby express its support and endorsed the zone change request submitted by the applicants through their representative; and be it further

RESOLVED, that the Chairperson of the Council, certify to the Vice Mayor and the Secretary of the Council attest to the adoption hereof, and that copies of the same thereafter transmitted to the Executive Secretary of the Guam Land Use Commission; to the Honorable Lourdes A. Leon Guerrero, *I Maga'haga Guahan, Governor of Guam*, and to the Honorable Frank Blas Jr., Speaker 38th Guam Legislature.

DULY AND REGULARLY ADOPTED ON THE 20th DAY OF NOVEMBER, 2025



JUNE U. BLAS
Mayor and Chairperson, MPC



JESSIE P. BAUTISTA
Vice Mayor and Vice Chair, MPC



RAY LEON GUERRERO
MPC Member and Council Secretary

Second Notice - Barrigada Municipal Planning Council Meeting - 11/20/2025

Second Notice - Barrigada Municipal Planning Council Meeting - 11/20/2025



MEETING

Posted on: 11/18/2025 08:18 AM

Posted by: Beatrice Cruz, Kayla Rose Gumabon - Municipal Clerk

Meeting Date: 11/20/2025 06:00 PM

Department(s):
MAYORS COUNCIL OF GUAM (/notices?department_id=61)

Division(s): BARRIGADA (/notices?division_id=239)

Notice Topic(s): MEETING (/notices?topic_id=65)

Types of Notice: MEETING (/notices?type_id=5)

For Audience(s): PUBLIC (/notices?public=1)

Share this notice

**Barrigada Municipal Planning Council
Municipality of Barrigada
124 Luayao Lane, Barrigada, Guam 96913
Tel: 671-734-3725/3737/3859 Fax: 671-734-1988**

AGENDA

**A Regular Barrigada Municipal Planning Council Meeting will be held on Thursday,
November 20, 2025 at 6:00 P.M., Barrigada Mayor's Office Conference Room.
Livestreamed on the Barrigada Mpc Facebook Page.**

I. Call to Order

II. Roll Call

III. Meeting Notification

IV. Approval of Minutes for August 28, 2025

V. Approval of Financial Reports

VI. Mayor's Reports

VII. Old Business

A. Barrigada Logo

VIII. New Business

A. Summary Zone Change

Application for No. 2025-26, The Applicants, Carlito B and Violeta T. Pamintuan, represented by FC Benavente, Planners, are requesting a Zone Change from "A" (Agricultural) Zone to "M1" (Light Industrial) Zone for the proposed construction of two (2) five-unit, two-story apartment buildings with a total of ten-units on Lot 5224-1-16, Tract 308, in the Municipality of Barrigada.

IX. Announcements

X. Adjournment

In compliance with the American with Disabilities Act, individuals requiring special accommodations may contact Mayor June Blas at 671-734-3737 or email:

barrigadaoffice@gmail.com

Funding Source provided by: Carlito B. & Violeta T. Pamintuan

Second Notice - Barrigada Municipal Planning Council Public Hearing - 11/20/2025

Second Notice - Barrigada Municipal Planning Council Public Hearing - 11/20/2025



PUBLIC HEARING

Posted on: 11/18/2025 08:27 AM

Posted by: Beatrice Cruz, Kayla Rose Gumabon - Municipal Clerk

Public Hearing Date: 11/20/2025 05:00 PM

Department(s):
MAYORS COUNCIL OF GUAM (/notices?department_id=61)

Division(s): BARRIGADA (/notices?division_id=239)

Notice Topic(s): PUBLIC HEARING (/notices?topic_id=74)

Types of Notice: PUBLIC HEARING (/notices?type_id=7)

For Audience(s): PUBLIC (/notices?public=1)

Share this notice

**Barrigada Municipal Planning Council
Municipality of Barrigada
124 Luayao Lane Barrigada, Guam 96913
Tel: 671-734-3725/3737/3859 Fax: 671-734-1988**

PUBLIC HEARING SECOND NOTICE

The Barrigada Municipal Planning Council will hold a Public Hearing on November 20, 2025. At the Barrigada Community Center.

5:00 PM. Application No. 2025-26 for a Zone Change on Lot 5224-1-16, Barrigada from "A" (Agriculture) to "M-1" (Light Industrial) Zone for the proposed construction of two (2) Five-unit, Two-story Apartment Buildings with a total of (10) Ten-units.

Applicants: Carlito B and Violeta Pamintuan

Represented by: FC Benavente

In compliance with the American with Disabilities Act, Individuals requiring special accommodations may contact Mayor June Blas at 671-3737/3859 or email: barrigadaoffice@gmail.com

**JUNE U. BLAS
MAYOR**

Second Notice - Barrigada Municipal Planning Council Public Hearing - 11/20/2025

Second Notice - Barrigada Municipal Planning Council Public Hearing - 11/20/2025

PUBLIC HEARING

Posted on: 11/18/2025 08:32 AM

Posted by: Beatrice Cruz, Kayla Rose Gumabon - Municipal Clerk

Public Hearing Date: 11/20/2025 05:30 PM

Department(s):
MAYORS COUNCIL OF GUAM (/notices?department_id=61)

Division(s): BARRIGADA (/notices?division_id=239)

Notice Topic(s): PUBLIC HEARING (/notices?topic_id=74)

Types of Notice: PUBLIC HEARING (/notices?type_id=7)

For Audience(s): PUBLIC (/notices?public=1)

Share this notice



Barrigada Municipal Planning Council
Municipality of Barrigada
124 Luayao Lane Barrigada, Guam 96913
Tel: 671-734-3725/3737/3859 Fax: 671-734-1988

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Applicants: Carlito B and Violeta Pamintuan

Represented by: FC Benavente

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JUNE U. BLAS
MAYOR

Barrigada Municipal Planning Council
Municipality of Barrigada
124 Luayao Lane, Barrigada, Guam 96913
Tel: 671-734-3725/3737/3859 Fax: 671-734-1988

**PUBLIC HEARING
FIRST NOTICE**

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Applicants: Carlito B. and Violeta T. Pamintuan
Represented by: FC Benavente

In compliance with the American with Disabilities Act, individuals requiring special accommodations may contact Mayor June Blas at 671-734-3737 or email: barrigadaoffice@gmail.com

**JUNE U. BLAS
MAYOR**

Barrigada Municipal Planning Council
Municipality of Barrigada
124 Luayao Lane, Barrigada, Guam 96913
Tel: 671-734-3725/3737/3859 Fax: 671-734-1988

**PUBLIC HEARING
FIRST NOTICE**

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5:00 PM Application No. 2025-26 for a Zone Change from "A" (Agricultural) to "M1" (Light Industrial) Zone for the proposed construction of two (2) five-unit two-story Apartment buildings with a total of ten-units on Lot 5224-1-16, Tract 308, in the Municipality of Barrigada.

Applicants: Carlito B. and Violeta T. Pamintuan
Represented by: FC Benavente

In compliance with the American with Disabilities Act, individuals requiring special accommodations may contact Mayor June Blas at 671-734-3737 or email: barrigadaoffice@gmail.com

**JUNE U. BLAS
MAYOR**

Barrigada Municipal Planning Council
Municipality of Barrigada
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- Call to Order
- Roll Call
- Meeting Notification
- Approval of Minutes for August 28, 2025
- Approval of Financial Reports
- Mayor's Reports
- Old Business:
 - A. Barrigada Logo
 - New Business:
 - A. Summary Zone Change Application No. 2025-26, The Applicants: Carlito B. and Violeta T. Pamintuan, represented by FC Benavente. Planners, are requesting a Zone Change from "A" (Agricultural) Zone to "M1" (Light Industrial) Zone for the proposed construction of two (2) five-unit, two-story apartment buildings with a total of ten-units on Lot 5224-1-16, Tract 308, in the Municipality of Barrigada.
- Announcements
- Adjournment

In compliance with the American with Disabilities Act, individuals requiring special accommodations may contact Mayor June Blas at 671-734-3737 or email: barrigadaoffice@gmail.com

Funding Source provided by: Carlito B. & Violeta T. Pamintuan

BROOKS CONCEPCION LAW, P.C.
147 Main Street, Ste. 101
Hagåtña, Guam 96910
671-472-6448 • 671-472-5700
Attorneys for Probate

**IN THE SUPERIOR COURT OF GUAM
IN THE MATTER OF THE ESTATE OF
ROSITA CRUZ LAGUANA AND GREGORIO
CRUZ LAGUANA,
Deceased.**

PROBATE CASE NO. PRO062-24

**NOTICE OF HEARING ON RETURN OF SALE OF
REAL PROPERTY AND PETITION FOR ORDER
CONFIRMING SALE**

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

Notice is hereby given that Petitioner has filed herein her Return of Sale of Real Property and Petition for Order Confirming Sale of Estate Property, that on **NOV. 26, 2025 at 11:00 a.m.** in the Courtroom of the Honorable Elynn M. Borneo, Judge, Superior Court of Guam, 120 W. O'Brien Drive, Hagåtña, Guam, has been set for a hearing of said Petition, and that all persons interested, are hereby notified to appear at the time and place set for said hearing and to show cause if any they have why the Petition should not be granted.

Reference is hereby made to said Petition for further particulars.

Dated this 28th day of October, 2025

BROOKS CONCEPCION LAW, P.C.
By: Georgette B. Concepcion, Esq.

To appear for the estate (including all interested parties), please contact the undersigned at:
Office: Hagåtña, Guam 96910
Home: Hagåtña, Guam 96910
Cell: 671-472-5700
Email: b.concepcion@brooksclaw.com

BROOKS CONCEPCION LAW, P.C.
147 Main Street, Ste. 101
Hagåtña, Guam 96910
671-472-6448 • 671-472-5700
Attorneys for Probate

**IN THE SUPERIOR COURT OF GUAM
IN THE MATTER OF THE ESTATE OF:
JUAN CEPEDA BLAS,
Deceased.**

PROBATE CASE NO. PRO0215-23

**NOTICE OF HEARING ON RETURN OF
SALE OF REAL PROPERTIES AND PETITION
FOR ORDER CONFIRMING SALE**

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

Notice is hereby given that Petitioner has filed herein her Return of Sale of Real Properties and Petition for Order Confirming Sale of Estate Properties, that on **NOV. 25, 2025 at 11:00 a.m.** in the Courtroom of the Honorable Arthur R. Baronas, Honorable Judge, Superior Court of Guam, 120 W. O'Brien Drive, Hagåtña, Guam, has been set for a hearing of said Petition, and that all persons interested, are hereby notified to appear at the time and place set for said hearing and to show cause if any they have why the Petition should not be granted.

Reference is hereby made to said Petition for further particulars.

Dated this 17th day of Oct., 2025.

BROOKS CONCEPCION LAW, P.C.
By: Terrence M. Brooks, Esq.

THRIVE WITH US...

Coast360 Federal Credit Union employees represent a talented and diverse workforce, all sharing a common goal - to meet and manage members' needs and to provide them with the resources for financial health now and always. We are committed to working together, respecting each other and every member we serve.

We invite interested candidates to apply for the latest opportunity to be part of our team:

Loan Servicing Manager

Under the guidance of the Chief Lending Officer, this individual will help drive operational excellence and improve processes while fostering a culture of high-quality member service.

Coast360 is seeking a dedicated and detail oriented professional to lead and evolve our loan servicing operations. This individual will play a key role in managing a diverse portfolio of consumer and business loans including auto, personal, mortgage, credit card and SBA/USDA programs. In addition, overseeing a skilled team, ensure regulatory compliance, streamline workflows, and drive automation efforts that improve efficiency and member service.

A successful candidate must be a team player with strong leadership and organizational skills and demonstrate professionalism in all member and team interactions. This individual must be able to uphold and promote Coast360's service excellence standards while ensuring compliance with internal policies, and applicable regulatory requirements. A high school or general equivalency (GED) is required, along with a minimum of five (5) years in loan servicing or related experience in a large full service financial institution or any equivalent combination of formal training and/or experience that provides the necessary knowledge, skills and abilities thereof.

We offer great benefits:

- Paid time off (Annual, Vacation, Sick, Holiday)
- Medical, dental, vision and life insurance
- 401(k) Retirement Plan (with employer contributions)
- Professional Development and more!

We invite interested candidates to complete an application online by November 21, 2025 through our job portal, which can be accessed through our website.

For other opportunities to join our Coast360 team, visit coast360fcu.com/joinourteam

coast360

Douglas B. Moylan
Attorney General of Guam
Office of the Attorney General
Family Division
390 S. Marine Drive, Ste. 4150, Agaña, Guam 96913
Tel: 671-472-5565 • 671-472-5700
Fax: 671-472-5700
Email: d.moylan@ag Guam.gov

IN THE SUPERIOR COURT OF GUAM

In the Interest of
M.J.C. (DOB: 08/04/2023),
Minor.

Juvenile Case No. JP0114-24

Summons

To: **VALENE JOY CASTRO CRUZ, Mother**
116 Honolulu Avenue, Hagåtña, GU 96910

You are hereby summoned to appear via Zoom, before the **HONORABLE LINDA L. INGLES**, at the Judiciary of Guam, Superior Court of Guam, 120 West O'Brien Drive, Hagåtña, Guam, for a court hearing on

TUESDAY, DECEMBER 9, 2025 AT 3:30 P.M.
Zoom Meeting ID: 7167119213 / Password: 76504

YOUR PARENTAL AND CUSTODIAL DUTIES AND RIGHTS CONCERNING THE CHILD WHO IS THE SUBJECT OF THE ABOVE MAY BE TERMINATED BY AWARD OF PERMANENT CUSTODY IF YOU FAIL TO APPEAR ON THE DATE THAT IS SET FORTH IN THIS SUMMONS. YOU MAY BE HELD IN CONTEMPT IF YOU FAIL TO APPEAR ON THE DATE SET FORTH IN THIS SUMMONS.

Dated: OCT 27 2025.

CLERK, SUPERIOR COURT OF GUAM
By: S. Sheila K. Castro
Deputy Clerk

Douglas B. Moylan
Attorney General of Guam
Office of the Attorney General
Family Division
390 S. Marine Drive, Ste. 4150, Agaña, Guam 96913
Tel: 671-472-5565 • 671-472-5700
Fax: 671-472-5700
Email: d.moylan@ag Guam.gov

IN THE SUPERIOR COURT OF GUAM

In the Interest of:
J.D.C. (DOB: 07/25/2024),
Minor.

Juvenile Case No. JP0202-24

Summons

To: **VALENE JOY CASTRO CRUZ, Mother**
116 Honolulu Avenue, Hagåtña, GU 96910

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Dated: OCT 27 2025.

CLERK, SUPERIOR COURT OF GUAM
By: S. Sheila K. Castro
Deputy Clerk



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



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

LOURDES A. LEON GUERRERO
MAGA HAGA • GOVERNOR

JOSEPH M. BORJA
DIRECTOR

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

JOSHUA F. TENORIO
SIGUNDO MAGA LAHI • LIEUTENANT GOVERNOR

ROSSANA SAN MIGUEL TISTON
DEPUTY DIRECTOR

February 16, 2026

MEMORANDUM

TO: Guam Land Use Commission (GLUC) Members
FROM: Chairperson, Application Review Committee (ARC)
SUBJECT: Summary of Position Statements by ARC Members
Zone Change, Application No. 2025-26

Listed below is the compilation of Positions taken by the various ARC member agencies as submitted to the Planning Division, Department of Land Management.

DEPARTMENT OF LAND MANAGEMENT (DLM): Planning staff recommends approval of the Zone Change with the following conditions:

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

DEPARTMENT OF PUBLIC WORKS (DPW):
DPW recommends approval of the request, subject to conditions cited that the applicant must comply with.

GUAM WATERWORKS AUTHORITY (GWA):
GWA is in favor of the zone change with conditions for compliance with GWA's requirements.

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

GUAM ENVIRONMENTAL PROTECTION AGENCY (GEPA):
The agency cited their recommendation for the approval of the zone change request subject to conditions cited in the position statement.

DEPARTMENT OF PARKS AND RECREATION (DPR):
The agency has no objections to the zone change; however, it is noted that a site inspection of the property will need to occur prior to clearing and/or grading to ensure no historic properties are affected.

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

E-mail Address:
dmlm@land.guam.gov

Telephone
671-649-LAND (5263)

Facsimile
671-649-5383



SUBJECT: Summary of Position Statements by ARC Members
RE: Zone Change, Application No. 2025-26
Page 2 of 2

BUREAU OF STATISTICS AND PLANS (BSP):

The Bureau recommends approval based on noted conditions in the staff report. If conditions are not met by the applicant nor included in the GLUC's Notice of Action, this position statement is to be interpreted as a recommendation for disapproval.

DEPARTMENT OF AGRICULTURE (DOAG):

The Department provided its Agricultural Impact Statement as well as its position statement for the application. The department does not oppose the zone change from A to M1; however, the landowner must address the conditions outlined in the position statement.

GUAM ECONOMIC DEVELOPMENT AUTHORITY (GEDA):

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

GUAM FIRE DEPARTMENT (GFD):

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

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

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

GUAM PUBLIC SCHOOL SYSTEM (GPSS):

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

DEPARTMENT OF CHAMORRO AFFAIRS (DCA):

Ex-Officio, non-voting member, not required to submit a 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
ERNEST G. CANDELETA, JR.
Deputy Director

MEMORANDUM

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

FROM: Director

APPLICANT: Carlito B. and Violeta T. Pamintuan

SUBJECT: **Application No. 2025-26**
Zone Change "R-1" to "M-1", Lot No. 5224-1-16, Tract 308



Applicant is requesting a zone change from Single Family Dwelling to Light Industrial on Lot 5224 -1-16, Tract 308. The owner's intent is to construct a two -story, five units multi-family apartment building. The property is located along Bello Road and East Lower Road in the Village of Barrigada. The lot area is approximately 4,047 square meters or 43,567 square feet.

Department of Public Works recommends approval for this zone change request subject to the following conditions:

- The entrance/ exit must be wide enough for public access.
- Parking layout must provide compact, standard and (accessible stalls) that meets the American Disability ACT (ADA) requirements.
- Provide a total percentage of building footprint for the proposed development.
- Submittal for the design of the proposed storm drainage disposal must be supported with calculations.
- The traffic impact analysis report must be coordinated with DPW - Divisions of Highways (Traffic Control Management Section).
- Coordinate with Guam Solid Waste Authority for solid waste composition.

NOTE: Comply with all the applicable rules, regulations and building code requirements.

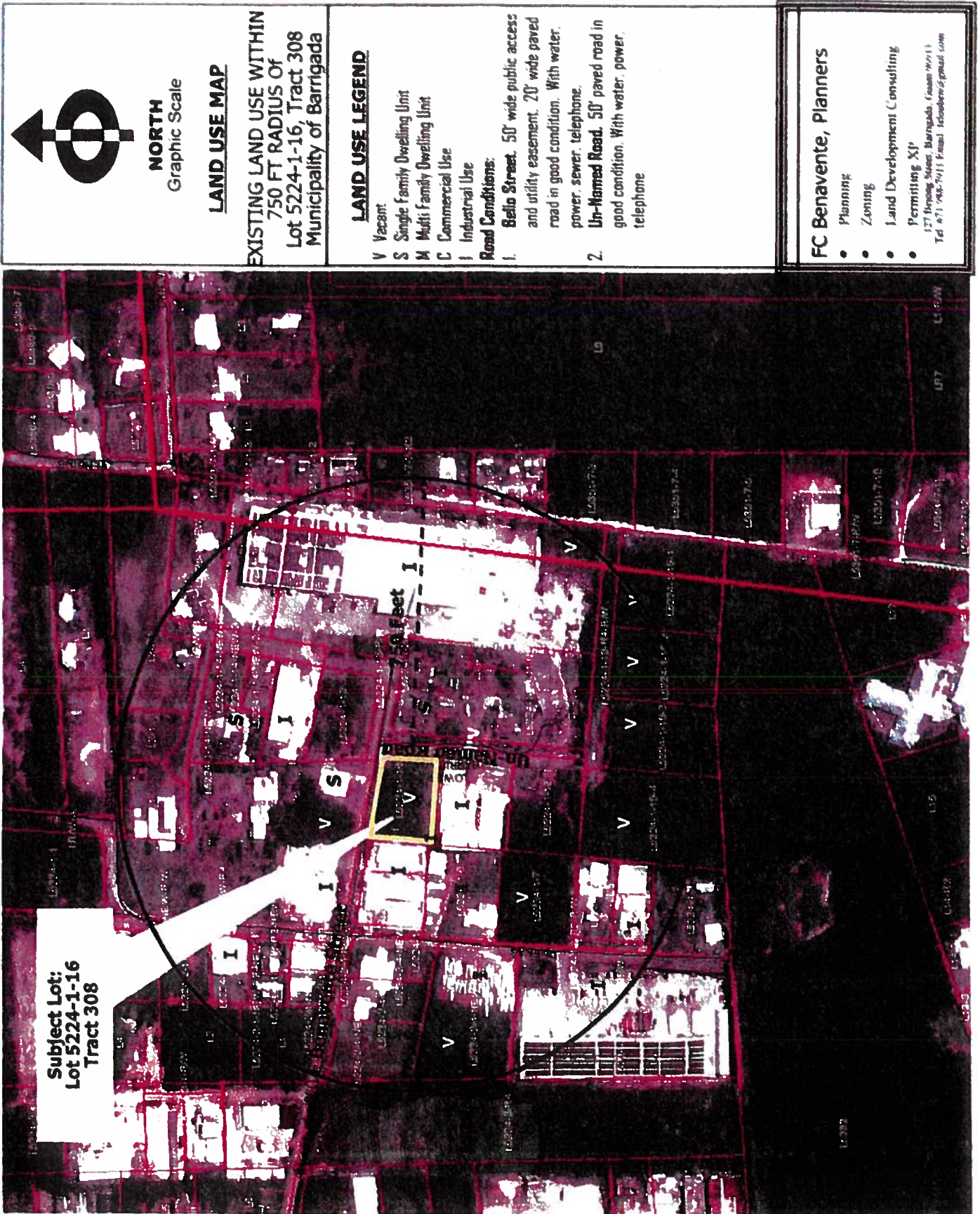
Should you have any questions, please contact the Division of Capital Improvement Projects (CIP) at (671) 646-3224 or (671) 646-3189.


VINCENT P. ARRIOLA

542 North Marine Corps Drive, Tamuning, Guam 96913 • (671) 646-3131 / 647-5055 • Fax (671) 649-6178

*Rec'd 4/30/25
Public
Development*

*TD: Ed
Gum
5.12.25*



GUAM WATERWORKS AUTHORITY

Gloria B. Nelson Public Service Building | 688 Route 15, Mangilao, Guam 96913
P.O. Box 3010, Hagatna, Guam 96932
Tel. No. (671) 300-6846/47 Fax No. (671) 648-3200

MEMORANDUM

April 21, 2025

TO: Joseph Borja, Director, Department of Land Management

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

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

SUBJECT: Position Statement on Zone Change Application 2025-26 for Lot 5224-1-16, Tract 308 in the Municipality of Barrigada

APPLICANT: Carlito B. and Violeta T. Pamintuan

The Guam Waterworks Authority (GWA) has reviewed the applicant's request for a zone change from "A" (Agriculture) to "M-1" (Light Industrial) zone for the proposed development of ten 2-story residential apartments.

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

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

1. A quality control document containing construction records and pictures shall be provided to GWA, to document construction practices and installed materials. GWA shall be provided with construction schedules, so that inspections may be adhering to GWA standards conducted during construction.
2. The applicant must provide GWA with site development plans to construct the proposed development. The site development plans must illustrate the proposed point of connection for water and sewer and is subject to GWA inspection and



CS

RECEIVED
By Christine at 12:20 pm, Apr 28, 2025

GWA Position Statement

Application: 2025-26

Applicant: Carlito B. and Violeta T. Pamintuan

Page 2

approval. Submittals shall include water and sewer design calculations and complete drawings and specifications signed and stamped by a Professional Engineer licensed in Guam. Design calculations shall include proposed water demand calculations including fire-flow and sewer production calculations adhering to GWA standards and requirements. If a development will be served by a septic tank/teaching field system, then the system must be approved by the Guam Environmental Protection Agency. Note: the last statement can be removed when a sewer line is available for connection.

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

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

5. GWA does not guarantee that water service will meet Guam Fire Department's fire suppression requirements. The applicant is responsible for any onsite or offsite utility improvements needed to meet fire suppression requirements.
6. 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.
7. Backflow prevention devices are required for non-residential activities, swimming pools, or when a development will be served by a master meter in accordance with GWA standards.
8. New development is subject to water and/or sewer system development charges.

GWA Position Statement

Application: 2025-26

Applicant: Carito B. and Violeta T. Pamintuan

Page 3

9. Sewer load discharges to the public sewer system might be limited to certain times of day at certain rates to avoid adverse impacts to the receiving public sanitary sewer system. The applicant would be responsible for the design, permitting, construction, and maintenance of a sufficiently large lift station to meet this requirement.
10. 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.
12. Only wastewater shall be discharged to the sanitary sewer system.
13. After a GWA utility service account is opened, the account holder is responsible for informing GWA of onsite activity changes that may affect the account's classification and utility service requirements. Activity changes include, but are not limited to, laundry, food service, and vehicle maintenance activities.

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



GUAM POWER AUTHORITY

ATURIDÂT ILEKTRESEDÂT GUAHAN
P.O. BOX 2977 • AGANA, GUAM U.S.A. 96932 2977

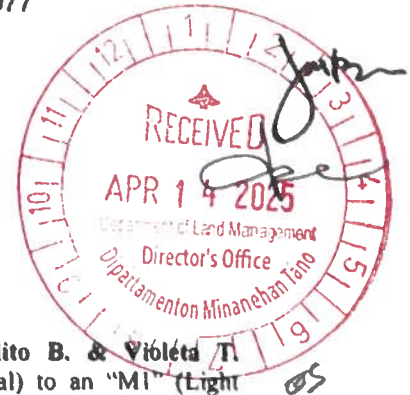
April 14, 2025

MEMORANDUM

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

From: General Manager

Subject: **Tract 308 Lot 5224-1-16; Municipality of Barrigada, (Carlito B. & Violeta T. Pamintuan, c/o Owners) Zone Change from "A" (Agricultural) to an "MI" (Light Industrial). To construct a Ten-unit multi-family apartment complex comprised of two five-unit apartment buildings. Municipality Barrigada. Application No. 2025-26**



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

A. Comments and Recommendations Concerning GPA requirements:

1. Customer is required to comply with the following pursuant to the National Electric Code, National Electric Safety Code and GPA's Service Rules and Regulations:
 - Coordinate overhead/underground power requirements with GPA Engineering for new structures.
 - Maintain minimum clearances as defined by the current edition of the National Electrical Safety Code and National Electrical Code.
 - Maintain adequate clearance between any structures and electric utility easements in accordance with NESC and GPA requirements.
 - Developer/Owner shall provide necessary electric utility easements to GPA prior to final connection.
 - Provide scheduling and magnitude of project power demand requirements for new loads.
 - All relocation costs for GPA's facilities, if necessary, is 100% chargeable to the applicant including but not limited to labor and materials.
 - GPA reserves its rights to the following Utilities easement as shown on Instrument Nos. 75644, 90350, 93379, 108695, and 113944.
2. Primary distribution overhead and underground line extensions and GPA service connections must adhere to the guidelines outlined in the current issue of GPA's Service Rules and Regulations.
3. A system impact assessment may be required to determine the effect of this development on GPA's existing power facilities.
4. All costs associated with the modification of GPA facilities shall be chargeable to the customer. This includes relocation costs, new installation costs and any required system upgrades.

B. General Comments

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


JOHN M. BENAVENTE, P.E.

ASG/app

TO: Ed
Date: 4/17/25
12-25

INFRASTRUCTURE CERTIFICATION FORM

Agency Certifying: **Guam Power Authority**
Applicant: **Carlito B. & Violeta T. Pamintuan c/o Owners**
Location: **Tract 308 Lot 5224-1-16; Municipality of Barrigada.**
Type of Application: **Zone Change**
GLUC GSPC Application No: **2025-26**
Brief Project Description: **Zone Change from "A" (Agricultural) to "M-1" (Light-Industrial)**
To construct a Ten-unit multi-family apartment complex comprised of two five-unit apartment buildings.

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

4/14/2025
Date

Comments:

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

ASG/app



GUAM ENVIRONMENTAL PROTECTION AGENCY • AHIENSIAH PRUTEKSION LINA'LA' GUAHAN
LOURDES A. LEON GUERRERO • GOVERNOR OF GUAM | JOSHUA F. TENORIO • LILUTENANT GOVERNOR OF GUAM
MICHELLE C. R. LASTIMOSA • ADMINISTRATOR

MAY 13 2025



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

Ref: Application No. 2025-26. The applicants, Carlito B. Pamintuan and Violeta T. Pamintuan, represented by FC Benavente, Planners, are requesting a zone change from "A" (Rural/Agriculture) to an M-1 (Light Industrial) zone for the proposed construction of two two-story multi-family apartments, each with five units, on Lot 5224-1-16, Tract 308, in the Municipality of Barrigada.

Hafa adai Dr. Enriquez,

The Guam Environmental Protection Agency has reviewed the proposed zone change and approves the zone change from A to M-1 for the construction of multi-family apartments on Lot 5224-1-16, Tract 308, Barrigada, subject to the following conditions:

1. The developer/contractor must strictly adhere to all requirements, including necessary permits, of the Guam Soil Erosion and Sediment Control Regulations (22GAR Chapter 10), and ensure that pre- and post-construction stormwater controls comply with the 2006 CNMI and Guam Stormwater Management Manual, as implemented by Executive Order No. 2012-02.
2. Connect to the existing public water and sewer lines along Bello Street in front of the subject property. The project site is located within the Groundwater Protection Zone (GPZ), and pursuant to 22GAR §5101(c) (1) (B), high-density residential development should not occur without adequate public sewer infrastructure. The applicant is responsible for consulting with the Guam Waterworks Authority to evaluate the adequacy of the area's public sewer and water services.

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



*P. Ed
5.17.25*

Re: Application No. 2025-26. revised2

Page 2 of 2

If you have any questions, please contact the Water Resources Management Program or the Acting Chief Engineer of the Water Division, Mr. Johnny Abedania, at Tel No. (671) 588-4796 or (671) 588-4786, respectively.

Dangkolu na si Yu'us ma'åse'.

Senseramente,



MICHELLE C.R. LASTIMOZA
Administrator

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





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

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

Director's Office, Parks and Recreation Divisions
#1 Paseo de Susana, Hagåtña, Guam 96910
P.O. Box 2030, Hagåtña, Guam 96910
(671) 475-6282, Facsimile (671) 475-0997
Guam Historic Resources Division
490 Chalan Palasyo, Agaña Heights, Guam 96910
(671) 475-6294/6355, Facsimile (671) 477-2822



Angel R. Sablan
Director
Warren Pelletier
Deputy Director

March 26, 2025

In reply refer to:
RC 2025-0216

Memorandum

To: Director, Department of Land Management
From: Director, Department of Parks and Recreation

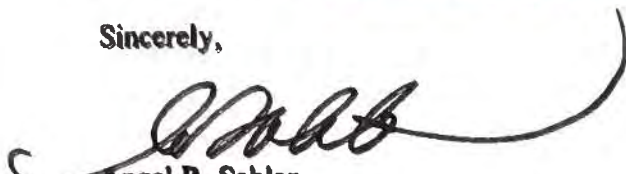
Subject: The applicant, Carlito B. & Violeta T. Pamintuan c/o FC Benevente, Planners propose to rezone Lot 5224-1-16, Tract 308 from "A" (Agriculture) Zone to "M-1" Zone in order to allow and use for residential apartments within the Municipality of Barrigada; Zone Change Application No. 2025-26

We reviewed the subject request by applicants Carlito B. & Violeta T. Pamintuan c/o FC Benevente Planners propose to Rezone Lot 5224-1-16, Tract 308 from "A" (Agriculture) Zone to "M-1" Zone in order to allow and use for residential apartments within the Municipality of Barrigada; Zone Change Application No. 2025-26. The subject Lots has an overall size of 1.0 acres.

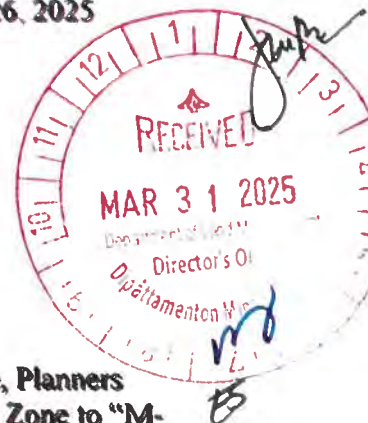
Our office has concluded our review and will have No Objection with the Approval of this Zone Change application. However, we will need to conduct a site inspection of the subject lot prior to clearing and grading to ensure No Historic Properties are affected.

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

Sincerely,


Angel R. Sablan
Director


Patrick O. Lujan
State Historic Preservation Officer



RECEIVED
By Cristina at 11:52 am, Mar 31, 2025



BUREAU OF STATISTICS AND PLANS

Sagum Plamtu Sida Yan Enfoimasion



May 8, 2025

Memorandum

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

From: Director, Bureau of Statistics and Plans

Subject: Application No. 2025-26 Zone Change
Lot Number: Lot 5224-1-16
Municipality: Barrigada
Applicant: Carlito B. & Violeta T. Pamintuan
Proposed Use: M1



Buenas yan Hafa Adai! I am pleased to inform you that the Bureau of Statistics and Plans (Bureau) has completed its review of the above-mentioned application pursuant to its authorities under 5GCA Ch.1 Article 2 Comprehensive Planning¹ and the Guam Coastal Zone Management Program (GCMP) Enforceable Policies² pursuant to Executive Order 78-37. Moreover, in accordance with Executive Order 96-26, the Bureau hereby submits its position statement based on its professional and technical analysis of effects to statutory authorities under the Bureau's purview.

Application Overview

The applicants, Carlito B. & Violeta T. Pamintuan, are submitting a zone change application to rezone the subject lot from "A" Agricultural zone to "M1" Light Industrial zone in order to allow for the construction of a ten-unit multi-family apartment complex with the opportunity to be used as a temporary workforce housing facility (TWHF) through a conditional use granting a TWHF. The subject lot is located in the municipality of Barrigada and contains a total of 4,047 square meters or approximately 1 acre. Power, water, and sewer is available to the subject property.

Planning Considerations and Constraints

A. Surrounding Zone and Land Use Characterization

The subject lot is located along Bello Street. The immediate surrounding area consists of a mix of light industrial uses, single family dwellings, and vacant undeveloped land.

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

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

BUREAU OF STATISTICS & PLANS - GOVERNMENT OF GUAM

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

www.BSP.Guam.Gov

RECEIVED
By Cristina at 10:42 am, May 08, 2025

2 | Application No. 2025-26 Zone Change - Carlito B. & Violeta T. Pamintuan

The subject lot is located in an “Industrial”³ designated land-use area under the North and Central Guam Land Use Plan (NCGLUP). The NCGLUP (PL 30-244),⁴ was adopted as an element of the Guam Comprehensive Development Plan. “Industrial lands are those lands designated for a variety of industrial uses and agricultural, commercial and non-residential uses compatible with industrial uses. Typical uses include manufacturing and processing, wholesaling, large storage and transportation facilities, light industrial and industrial- commercial uses. The Industrial area also includes the Guam International Airport, which serves as the international transportation hub for both passenger and freight service. A separate Airport Plan ensures compatibility with aviation facilities, for the protection of runway safety and clear zones, and the protection of public safety. Mineral extraction is also permitted in the industrial designation. Prior to development, mineral resource uses must demonstrate the quality, type, available quantity, development and environmental constraints, and other quantitative assessment considerations. Residential development is limited to uses such as caretaker facilities and accessory dwelling units.”⁵

The proposed rezoning to light industrial zone is compatible with the area’s designation under the future land use map.

B. Geographical Landscape Assessment Based on Watershed

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

Regarding development impacts, as of 2015 land cover data, 30.6% of the Northern Watershed was developed, and 14.24% comprises impervious surfaces.⁷ An area is at greater risk of flooding the more an area is developed and levels of impervious surfaces are high. Areas with impervious surface rates will likely experience negative impacts on water quality. Impervious surfaces significantly reduce the water quantity and quality in a watershed. Impervious surface degrades the watershed quality by greatly reducing the stream flow and increasing the stream temperature. They carry huge pollutant loads downstream, causing due harm to aquatic life. Severe degradation can be expected when rates reach 25%. Runoff effects include channeling and loss of beach profile along untreated storm drain outfalls, sediment plumes, algae blooms, noxious odors due to poor water quality, and coral mortality.

Land cover within the subject lot comprises overgrown scrub and grassland. The requested zone change will allow for construction that is expected to result in conversion of existing vegetated land cover into impervious surface from the building footprint and use of concrete pavement.

Effects Test and Conditions

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

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

⁴ Public Law 30-224 §, Section 4 (2010).

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

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

⁷ Ibid.

3 | Application No. 2025-26 Zone Change - Carlito B. & Violeta T. Pamintuan

Agricultural Lands Policy: Critical agricultural lands shall be preserved and maintained for agricultural use.⁸

Determination of Effects: No

An assessment on the soil composition within the subject lot was conducted and determined that the area is not considered critical agricultural land.

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

Determination of Effects: Yes

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

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

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

Determination of Effects: Yes

The proposed zone change will allow for construction on the subject lot, which has the potential to adversely impact air quality.

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

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

⁸ Guam Land-Use Policies, Executive Order 78-37 (1978). <https://bsp.guam.gov/wp-bsp-content/uploads/2017/01/E.O.-78-37-Guam-Land-Use-Policies.pdf>

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

¹⁰ Ibid.

4 | Application No. 2025-26 Zone Change - Carlito B. & Violeta T. Pamintuan

Determination of Effects: Yes

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

Condition: The applicant shall comply with CNMI and Guam Stormwater Management Manual¹¹ Standards and implement Island Best Management Practices specifications in any future improvements to the property. Concepts, design and performance standards can be found in the GCMP publications 1) Island Stormwater Practice Design Specifications Manual¹² and 2) Stormwater Management in Pacific and Caribbean Islands: A Practitioner's Guide to Implementing LID¹³.

Determination

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

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



LOLA E. LEON GUERRERO
Director

¹¹ Horsely Witten Group. CNMI and Guam Stormwater Management Manual. Prepared for Commonwealth of the Northern Mariana Islands and the Territory of Guam. (2006) Volume 1: <https://bsp.guam.gov/wp-bsp-content/uploads/2020/07/StormwaterManual-Volume1-Final.pdf> Volume 2: <https://bsp.guam.gov/wp-bsp-content/uploads/2020/07/StormwaterManual-Volume2-Final.pdf>

¹² Center for Watershed Protection & Horsley Witten Group, Inc.. Island Stormwater Practice Design Specifications. A Supplement to the 2006 CNMI & Guam Stormwater Design Manual. Prepared for NOAA Coral Reef Conservation Program, Guam Coastal Management Program, and Guam Environmental Protection Agency. (2010): https://www.ncei.noaa.gov/data/oceans/coris/library/NOAA/CRCP/project/1906/island_swm_specs_supplement_cnmi_guam_design.pdf

¹³ Center for Watershed Protection & Horsley Witten Group, Inc.. Stormwater Management in Pacific and Caribbean Islands: A Practitioners Guide to Implementing LID. Prepared for NOAA Coral Reef Conservation Program. (2014): https://www.ncei.noaa.gov/data/oceans/coris/library/NOAA/CRCP/project/1906/Feb2014_IslandBMPSupGuide_wAppendix.pdf



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

Department of Agriculture Dipattamenton Agrikottura

163 Dairy Road, Mangilao, Guam 96913



Chelsa Muña
Director
Roy Gamboa
Deputy Director

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

Attn: **Executive Secretary**
Guam Land Use Commission

From: **Chelsa Muña, Director**

Chelsa D. Muna
Digitally signed by Chelsa D. Muna
Date: 2025.05.11 14:39:11 04:00

Date: **May 13, 2025**

Subject: **Agricultural Impact Statement for Application 2025-26, Carlito B. and Violeta T. Pamintuan represented by FC Benavente, Planners, for "Zone Change" from "A" to "M-1" zone for Lot 5224-1-16, Tract 308, in the Municipality of Barrigada.**



The Department of Agriculture (DoAg) has reviewed **Application 2025-26**, requesting for certification, to **rezone Lot 5224-1-16, Tract 308 from Rural-Agriculture (A) to Light Industrial (M-1) zone**, located along Bello Street, Barrigada, Guam. The purpose to rezone is for the development of a residential apartment.

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

1. Division of Aquatic and Wildlife Resources:

- A biological survey for Lot 5224-1-16, Tract 308 must be provided to DoAg along with the Clearing and Grading and/or Building Permit Application. DoAg will review the survey and provide recommendation to avoid or minimize impacts biological resources that occur, or may occur, in the project area.
- Conservation measures must be developed addressing protected species such as Mariana Fruitbat, Yellow Bittern, Micronesian Starling, Guam Tree Snail, federally listed native orchids and other species of concern fauna and flora that may occur. Conservation measures must address avoidance and/or minimal impacts to these species of concern and be included in the biological survey report.
- 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: planting native plants for landscaping, shielding light posts, permeable pavers for parking, screened stormwater drains, rain gardens, water catchments, anti-bird strike windows, and green roofs.
- Landowner and the contractor conducting the Biological Survey Report must consult with DAWR to discuss the methodology and findings of the survey and determine conservation measures that best address impacts to the natural resources.

2. Biosecurity Division:

- A biosecurity plan must be developed and approval by DoAg prior to any work commencing. Once approved, the biosecurity plan must be implemented during the development phase to ensure that avoidance measures are in place to prevent the spread and introduction of Little Fire Ants (LFA) and other noxious species that may impact residents in the area.
- Landowner and the contractor must consult with the Biosecurity Division.

3. Forestry and Soil Resource Division:

Director's Office 300-7965 | Agricultural Dev. Services 300-7973 | Animal Health 300-7964/6
Aquatic & Wildlife Resources (DAWR) 735-0294 | Forestry & Soil Resources 300-7975/7
Plant Nursery 300-7974 | Biosecurity Division 475-1427 | Pest Hotline 475-7378
Website: doag.guam.gov

RECEIVED
By Cristina at 10:03 am, May 14, 2025

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

DoAg Memo: Zone Change, Application 2025-26 for
Lot 5224-1-16, Bello Street, Barrigada

- a. A stormwater plan must be submitted for review to assess mitigation measures for runoff, flooding, and erosion. The percolation rates at stormwater collection and drainage areas must be sufficient to prevent migratory bird species, including moorhens, from inhabiting the pond during the wet season. However, if the landowner intends to create a habitat for these species, consultation with DoAg must occur.
- b. The Biological Survey Report will identify vegetation present on the project lot. Upon reviewing the findings, FSRD will notify the landowner of culturally valued, protected, and rare plant species that may require seed collection for nursery inventory, to be used in conservation areas and reforestation projects on the island.

4. Agricultural Development Services:

- a. To address food security on the island, six to eight inches of topsoil must be reserved and designated for agricultural farming activities. This layer of soil contains valuable nutrients essential for native plant seedlings, seasonal crops, and fruit trees. Reserving the topsoil for this purpose will benefit the community. The landowner may choose to donate it to organizations such as senior citizen centers on Guam, non-profit organization, the UOG Trigon Farm, or community gardens.
- b. Vegetation clearing will take place in the project area. To prevent the loss of agricultural resources, the landowner and contractor should consider mulching the cleared vegetation in place and providing it to the community, non-profit organizations, and those involved in native plant landscaping. Mulch helps protect soil from erosion, conserve water, extend water availability, suppress weeds, and serve as a barrier in landscaped gardens.

The Department of Agriculture **does not oppose the request for a zone change from A to M-1**; however, the landowner must address the conditions outlined above. The department is available to discuss the proposed development in more detail. DoAg reserves the right to reconsider its decision on the application if the landowner fails to meet these conditions before the Guam Land Use Commission meeting for approval. For any questions or concerns, please send inquiries to permits@doag.guam.gov.



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MARK WILLIAMS, ESQ.
LAW OFFICES OF MARK E. WILLIAMS, P.C.
166 West Marine Corps Drive
Suite 102 BankPacific Building
Dededo, Guam 96929
Telephone (671) 637-9620
Facsimile (671) 637-9660

IN THE SUPERIOR COURT OF GUAM IN THE MATTER OF THE ESTATE OF YVONNE TAM, Deceased. PROBATE CASE NO. PR0185-25 NOTICE TO CREDITORS

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

Dated this 20th day of January, 2026.

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

LAW OFFICE OF DANIEL J. BERMAN
Suite 801, DNA Building
238 Archbishop Flores Street
Hagåtña, Guam 96910
Telephone No. (671) 922-7570
Email: dberman@pacificlawa.com
Attorneys for Petitioner
RICARDO T. GUERRERO

IN THE SUPERIOR COURT OF GUAM IN THE MATTER OF THE ESTATE OF TINA MARIE TAITANO ALVAREZ, Deceased. PROBATE CASE NO. PR0001-26

NOTICE OF HEARING

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

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

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

3. To attend or to participate in the hearing, you may appear in person at the Guam Judicial Center, appear remotely at <https://guamcourts.org.zoom.us> and enter Meeting ID: 839 7874 0380 and Passcode: 189701; or call into the courtroom at (671) 475-3207 at the designated hearing time.

Dated: JAN 15 2026

JANICE M. CAMACHO-PEREZ, ESQ.
Clerk of Court, Superior Court of Guam
By: /s/PAULINE I. U. SANTOS
Chamber/Courtroom Clerk

You may appear in person at Judge Dana A. Guereña's Courtroom, 120 West O'Brien Drive, Hagåtña, Guam or you may participate via Zoom by logging onto <https://guamcourts.org.zoom.us> and enter the Meeting ID: 839 7874 0380 and Passcode: 189701. For technical assistance, please call (671) 475-3207 five (5) minutes prior to the designated hearing time.



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

Link: <https://zoom.us/j/9140408814?pwd=TjZ3U0dHSVd0ajlKRjBhcWFrclZYZz09>
Meeting ID: 914 040 8814 • Passcode: 777546

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

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

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

For more information, please contact GSWA Admin at admin@gswa.guam.gov or 671-646-3215

Persons needing telecommunication device for the Hearing/ Speech Impaired (TDD) may contact 671-646-3111
This advertisement was paid for by GSWA.

Doc. No. 38GL-26-2793.*



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, February 26, 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 the Guam Department of Land Management Channel.

- I. Notation of Attendance/Roll Call
- II. Approval of Minutes - January 22, 2026 & February 12, 2026
- III. Old or Unfinished Business [None]
- IV. New Business
 - A. Application No. 2024-21, Archway, Inc., Zone Change from "R1" to "C" for a proposed two-story coffee and tea restaurant, and a duplex on the second floor, on Lot 2322-NEW-1-2-R2, Mangilao.
 - B. Application No. 2025-26, Carlito B. Pamintuan and Violeta T. Pamintuan, Zone Change from "A" to "M1", for the proposed construction of two, two-story, five-unit apartment buildings for a total of ten units, on Lot 5224-1-16, Tract 308, Barrigada.
 - C. Application No. 2025-71, Guam Evergreen, Corp., Zone Change from "A" to "M1", for a proposed warehouse structure, Lot 6-R1, Block 1, Tract 221, Barrigada.
 - D. Application No. 2025-72, Guam Evergreen, Corp., Zone Variance for Use, to allow for the location, operation, and to maintain a space rocket tracking station in an "A" Lot 6-R1, Block 1, Tract 221, Barrigada.
 - V. Administrative & Miscellaneous Matters
 - VI. Adjournment

Funding Source provided by the Applicant.

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



Bldg. 13-16A Mariner Avenue, Tiyan, Barrigada, Guam 96913
P.O. Box 23909 Barrigada, Guam 96921

Telephone: (671) 475-8473 (Switchboard); (671) 475-8508 / 8509 / 8512 • Fax: (671) 475-3222

First Notice of Public Hearing

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

February 12, 2026, 6:00pm Sinajana Senior Citizens Center

February 19, 2026, 6:00pm Yigo Senior Citizens Center

February 26, 2026, 6:00pm Malessa Senior Citizens Center

Agenda for each meeting:

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

How to Participate:

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

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

Watch Live:

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

Special Accommodations:

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

We look forward to your attendance and participation.



NOTICE OF PUBLIC HEARING

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

In accordance with the requirements of 5 GCA § 1205 and Public Law 35-110, the Bureau of Statistics and Plans (BSP), will be conducting public hearings for The Guahan 2050 Sustainability Plan.

The public is invited to attend and provide comment on The Guahan 2050 Sustainability Plan, which is available for public review on the BSP's website at <https://bsp.guam.gov/gsp2050/>. Hard copies are available for review at the Bureau of Statistics and Plans, Office of the Director, 513 West Marine Corps Drive, Ricardo J. Bordallo Complex, Hagatña, 8:00 am-5:00 pm. Oral and written testimonies will be accepted at the hearing or may be submitted online to gsp2050@bsp.guam.gov. Please include your name when submitting testimonies online. The deadline to submit comments is March 11, 2026, by 5:00 pm.

For more information, please contact Director Lola E. Leon Guerrero, at 671-472-4201/2. Any persons needing special accommodations, please email raymond.dungca@bsp.guam.gov or call 671-475-9683.

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

This advertisement is paid with Government of Guam funds by the Bureau of Statistics and Plans

AVAILABLE JOBS FOR ELIGIBLE U.S. WORKERS

- 10 - CARPENTERS WITH ONE YEAR EXP. \$18.34 PER HOUR**
Construct, erect, install, and repair structures and fixtures of wood, plywood and wallboard using carpenters hand tools and power tools conforming to local building codes.
- 25 - CONSTRUCTION SUPERVISORS WITH TWO YEARS EXP. \$29.61 PER HOUR**
Supervises, coordinates and schedules the activities of construction workers at project site. Reads and inspects specifications and blueprints to determine construction requirements to plan procedures.
- 50 - ELECTRICIANS WITH TWO YEARS EXP. \$21.02 PER HOUR**
Plans, layout, installs, maintains and repair electrical wiring, equipment, and fixtures. Plan new or modified installations to minimize waste of materials. Prepares sketches or follows blueprints to determine location of wiring to ensure conformance to building and safety codes.
- 2 - HEAVY EQUIPMENT MECHANIC WITH TWO YEARS EXP. \$21.77 PER HOUR**
Diagnose, adjust, repairs, and overhauls mobile mechanical, electrical, construction, hydraulic and pneumatic equipment, such as bulldozers, graders, conveyors, dump trucks, backhoes, excavators, and other heavy equipment.
- 15 - HEAVY EQUIPMENT OPERATORS WITH ONE YEAR EXP. \$18.97 PER HOUR**
Operate multiple types of power construction equipment such as motor graders, bulldozers, scrapers, compressors, pumps, derricks, shovels, tractors, or front-end loaders.
- 20 - LINEMEN WITH ONE YEAR EXP. \$25.14 PER HOUR**
Install or repair cables or wires used in electrical power or distribution systems. May erect poles and light or heavy-duty transmission towers.
- 20 - PIPEFITTERS WITH TWO YEARS EXP. \$19.48 PER HOUR**
Assemble, install, alter, and repair pipelines or pipe systems that carry water, steam, air, or other liquids or gases. May install heating and cooling equipment and mechanical control systems.
- 20 - PLUMBER WITH TWO YEARS EXP. \$19.48 PER HOUR**
Assemble, install, alter, and repair pipelines or pipe systems that carry water, steam, air, or other liquids or gases. May install heating and cooling equipment and mechanical control systems.
- 29 - SHEET METAL WORKER WITH ONE YEAR EXP. \$20.44 PER HOUR**
Fabricates, assembles, installs, and repairs sheet metal products and equipment such as ducts, control boxes, drainpipes, and casings. Set up and operates prefabricated sheet metal ducts used for heating, air conditioning, or other purposes.
- 15 - STRUCTURAL STEEL WORKERS WITH ONE YEAR EXP. \$17.34 PER HOUR**
Erect, place, and join steel girders, columns, and other pieces to form structural frameworks. May assemble pre-cut metal buildings and the cranes and derricks that move materials and equipment around the construction site.
- 10 - WELDERS WITH ONE YEAR EXP. \$20.30 PER HOUR**
Uses hand-welding, flame-cutting, hand soldering, or brazing equipment to weld or join metal components or to fill holes, indentations or seams of fabricated metal products. Welds components in flat, vertical, or overhead positions.

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

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

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

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

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

Doc. No. 38GL-26-2793.*

INVITATION FOR BID

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

IFB No. GIAA-001-FY26
AIP No. 164 0001 134 2025

Pre-Bid Conference	Deadline for Receipt of Written Questions	Bid Submission Deadline
02/05/2026 10:00 a.m. (ChST)	02/11/2026 5:00 p.m. (ChST)	03/03/2026 10:00 a.m. (ChST)

For additional information, contact Ms. Kathrina Bayson, the Single Point of Contact, via email at: giaaifb126@guamairport.net

GUAM LAND USE COMMISSION

Department of Land Management
ITC Building, Third Floor, Tamuning, GU 96913
P.O. Box 2950, Hagatña, 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, February 26, 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 the Guam Department of Land Management Channel.

- I. Notation of Attendance/Roll Call
- II. Approval of Minutes - January 22, 2026 & February 12, 2026
- III. Old or Unfinished Business [None]
- IV. New Business
 - A. Application No. 2024-21, Archway, Inc., Zone Change from "R1" to "C" for a proposed two-story coffee and tea restaurant, and a duplex on the second floor, on Lot 2322 NEW-1 2 R2, Mangilao.
 - B. Application No. 2025-26, Carlito B. Pamintuan and Violeta T. Pamintuan, Zone Change from "A" to "M1", for the proposed construction of two, two-story, five-unit apartment buildings for a total of ten units, on Lot 5224-1-16, Tract 308, Barrigada.
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 - V. Administrative & Miscellaneous Matters
 - VI. Adjournment

Funding Source provided by the Applicant.

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

Bldg. 13-16A Mariner Avenue, Tiyan, Barrigada, Guam 96913
P.O. Box 23909 Barrigada, Guam 96921
Telephone: (671) 475-8473 (Switchboard), (671) 475-8508 / 8509 / 8512 • Fax: (671) 475-3222

First Notice of Public Hearing

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

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February 19, 2026, 6:00pm Yigo Senior Citizens Center
February 26, 2026, 6:00pm Malessa Senior Citizens Center

Agenda for each meeting:

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We look forward to your attendance and participation.



GUAM LAND USE COMMISSION

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

Commissioner Gerald P. Yingling
Commissioner Joseph A. Rios

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

AGENDA – Disposition

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

Department of Land Management Conference Room

3rd Floor ITC Bldg., Tamuning, GU 96913

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

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

[Excused: Executive Secretary/Director Joseph Borja]

II. **Approval of Minutes**

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

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

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

IV. **New Business**

Zone Change

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

Action: Motion to approve the applicant's request was passed unanimously with a vote of 5 ayes; subject to the applicant adhering to the recommendations and ARC conditions noted in the staff report.

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

Case Planner: Celine Cruz

Action: Motion to approve the applicants' request was passed unanimously with a vote of 5 ayes; subject to the recommendations and ARC conditions as noted in the staff report.

GLUC Agenda
February 26, 2026
Page 2

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

Zone Variance

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

V. Administrative & Miscellaneous Matters

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

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

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

Above Space for Recorder's Use only

COPY

GUAM LAND USE COMMISSION MEETING MINUTES



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



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

GUAM LAND USE COMMISSION MEETING
Department of Land Management, 3rd Floor ITC Building, Tamuning
DLM Conference Room
Thursday, February 26, 2026 • 1:49 p.m. to 2:37 p.m.

MEMBERS PRESENT:

Dr. Anita B. Enriquez, Chairperson

Mr. Ronald C. Pangilinan, Vice Chairman

Ms. Leilani Flores, Commissioner

Mr. Gerald Yingling, Commissioner

Mr. Joseph Rios, Commissioner

PLANNING STAFF PRESENT:

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

Atty. N. Lee Miller, Legal Counsel

Ms. Celine L. Cruz, Chief Planner

Ms. Grace Vergara, Planner IV

Ms. Theresa Guevara, Planner II

Mr. Kyle Meno, T. Network Coordinator

Ms. Lorna Macaranas, Administrative Assistant

[Excused: Executive Secretary Joseph Borja]

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

I. Notation of Attendance/Roll Call

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

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

[Excused: Executive Secretary Joseph Borja]

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

II. Approval of Minutes

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

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

Commissioner Yingling seconds the motion.

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

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

Chairperson Enriquez turned the floor over to Chief Planner Cruz.

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

[Exhibit A – Commission Brief]

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

Commissioner Flores seconds the motion.

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

Next item on the agenda –

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

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

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

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

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

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

Slide 4 – image of the land use map.

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

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

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

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

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

Slide 10 – in summary, the proposed use includes paved street, water, power, public sewer, fire hydrants, and streetlights. Stormwater will be managed on-site via infiltration chambers and a ponding basin. A dumpster will be provided on site with trash pickup by a private contractor and a backup generator. The first-floor units will have living and dining rooms, a kitchen, a restroom, and a one-car garage. The second floor will have two bedrooms, two restrooms, and a laundry area. Twenty parking spaces will be provided, including ADA, bicycle, and motorcycle parking, with landscaping throughout, and a fully fenced perimeter. A recreation area will include a gazebo and a playground.

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

Chairperson Enriquez turned the floor over to the Commissioners for questions.

Commissioner Yingling commented that he had difficulty understanding why the zone change request was for an M1 rather than an R2 zone. He further stated that his only objection to an M1 zone is that it becomes a "hodge-podge" with a residential building in one place and commercial buildings here and there. He understands the area and the desire to zone change to M1, but does not see a strong argument for the zone change to M1 rather than to an R2.

Felix Benavente responded that there are four, possibly more, workforce housing facilities in the area. These facilities have supervisors, managers, foremen, etc., and the applicants would like to provide space for employees who are not necessarily H2 workers, and this is their concept.

Commissioner Yingling stated that he is not objecting; he emphasized that he did not understand the reasoning.

Chairperson Enriquez remarked that Commissioner Rios brought up the same point, which was also brought up by Vice Mayor Bautista (Barrigada), why not zone the parcel to R2. Madam Chair understands that perhaps it may be complementary with regard to why these ten units are being proposed, because it was tied to the business of temporary workforce housing. She further added that with regard to the type of structure that is being proposed, it is residential and not necessarily M1 related. Madam Chair asked Mr. Benavente whether there was further discussion on why not address it as a residential project as opposed to an M1.

Felix Benavente replied that the big factor was that the surrounding uses were already zoned M1, and a permitted use in an M1 allows for multi-family dwellings.

Commissioner Yingling clarified what he was stating; he understands the desire to move to M1 and the potential for workforce housing; however, it is a weak argument when an R2 zone would be easy. He reiterated that he is not objecting to the request, but it is a weak argument.

Vice Chairman Pangilinan asked for clarification on whether the proposed project would be used for workforce housing.

Felix Benavente stated that an M1 zone is a better fit. Mr. Benavente stated that if you look at this part of Barrigada, it is predominantly light industrial activities. It is complementary to what is presently in the area.

Chairperson Enriquez stated that it was her understanding that when the Commission began entertaining workforce housing locations, which are M1 classifications, it was because ultimately the facilities can be converted to warehouses or other activities that are aligned with M1 activities. For this particular project, the units are designed as condominiums, or homes for rental, etc., and the Commission does not see in terms of the design something that can be converted into warehouses.

Felix Benavente noted the fact that there is also a housing shortage, and this project will complement the intention when referring to housing shortages, and can contribute to helping alleviate this.

Chairperson Enriquez stated that the Commission is not arguing that; it is just the type of structure and the zoning designation request.

Commissioner Yingling commented that there is a single unit on one parcel, one vacant parcel, and the remainder are industrial lots, and asked how many of those lots are vacant or are occupied. He further added that his reason for inquiring was that when he is looking at the Harmon Industrial Park, which is an absolute mess, and “*almost a sin*” (sic), it is a haphazard development. He behooves the Commission to avoid more of this type of situation. He reiterated that he is not arguing this particular project. He asked how many parcels are vacant in the surrounding area.

Felix Benavente explained that if you are facing the subject parcel, to the right is Orion Construction with workforce housing and offices. Behind Orion Construction is the yard and operation office for Kian Construction, and behind this lot is the Legacy warehouse complex. The subject parcel is surrounded by three M1 lots; to its left, right, and rear are M1 lots.

Commissioner Yingling active lots.

Felix Benavente, yes.

[Discussion ensues]

Chairperson Enriquez there were no additional comments from the Commission. Madam Chair turned the floor over to Chief Planner Cruz for the staff report.

Celine Cruz, Chief Planner read the summarized staff report dated February 19, 2026 for Application No. 2025-26.

Chief Planner Cruz reported the applicants are requesting a zone change from “A” to “M1” to construct two, two-story, five-unit apartments for a total of ten units. Ms. Cruz’s report to the

Commission included the legal authority, lot area, field description, master land has this area designed industrial, and the community design plan is conservation-open space; the application's chronology history, public hearing results, discussion, and staff analysis to address public necessity, public convenience, and general welfare.

To conclude, Chief Planner Cruz stated that based on the findings and analysis of Land Management's Planning staff, recommends a favorable action by the Guam Land Use Commission and approves the proposed zone change with conditions. [For full content/context, see attached]

[Attachment B – Staff Report dated February 19, 2026]

Chairperson Enriquez questions for staff. There were no questions noted from the Commissioners.

Madam Chair questioned that with the twenty parking stalls limitation for the ten units, and what parking would look like outside of the gate, in terms of parking availability.

Celine Cruz, Chief Planner replied that the site plan shows one parking space provided within each of the units and will leave a lot of space outside of the buildings for a parking plan. There is also ample space to provide a park and construct a gazebo, and based on the plan provided, they have areas for parking that can be accommodated on site.

Chairperson Enriquez there were no further questions. Madam Chair opened the floor for public comment.

Public Comment there was no public comment noted by Chairperson Enriquez, and the public comment period was closed.

Chairperson Enriquez there was no further discussion from the Commissioners. Madam Chair was ready to entertain a motion for action for Application No. 2025-26.

Vice Chairman Pangilinan made a motion to approve Application No. 2025-26, provided that the applicant adheres to the recommendations and conditions on the staff report dated February 19, 2026.

Commissioner Yingling seconds the motion.

Chairperson Enriquez there was no discussion on the motion. Madam Chair put the motion to a vote, with all Commissioners in favor of approval. **[Motion carried unanimously; 5 ayes and 0 nays. The application is approved.]**

V. Administrative and Miscellaneous Matters

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

Approved by

Date approved


Anita B. Enriquez Chairperson
Guam Land Use Commission


April 9, 2026

Transcribed by


M. Cristina Gutierrez Recording Secretary
Planning Division DLM

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

1019858

File for Record is Instrument Number _____

on the Year 2026 Month 06 Day 10 Time 4:20 pm

Recording Fee DE-OFFICIO Receipt No. DE-OFFICIO

Deputy Recorder: _____
Stephanie DeLeon

(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: Carlito B. Pamintuan & Violeta T. Pamintuan
Represented by FC Benavente, Planners
PO Box 9746
Tamuning, Guam 96931

Application No. 2025-26

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

 / Approved / Disapproved XX / Approved with Conditions

 / Tabled

Your request on Lot 5224-1-16, Tract 308, Municipality of Barrigada for a:

ATTACHMENT 10

NOTICE OF ACTION

Application No. 2025-26

Carlito B. Pamintuan & Violeta T. Pamintuan
Lot 5224-1-16, Tract 308
Municipality of Barrigada
GLUC Meeting of February 26, 2026
Page 2 of 4

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. 2025-26

Carlito B. Pamintuan & Violeta T. Pamintuan
Lot 5224-1-16, Tract 308
Municipality of Barrigada
GLUC Meeting of February 26, 2026
Page 3 of 4

APPLICATION DESCRIPTION: The Applicants, Carlito B. Pamintuan and Violeta T. Pamintuan, represented by FC Benavente, Planners, request a Zone Change from "A" (Agricultural/Rural) to "M1" (Light Industrial) Zone in order to construct two, two-story, five unit apartments for a total of ten units on Lot 5224-1-16, Tract 308, in the Municipality of Barrigada.

COMMISSION DECISION:

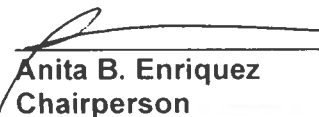
The Guam Land Use Commission **APPROVED** the applicants request for a zone change subject to the following condition:

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

6/8/26
Date



Anita B. Enriquez
Chairperson
Guam Land Use Commission

6/8/26
Date

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

NOTICE OF ACTION

Application No. 2025-26

Carlito B. Pamintuan & Violeta T. Pamintuan
Lot 5224-1-16, Tract 308
Municipality of Barrigada
GLUC Meeting of February 26, 2026
Page 4 of 4

CERTIFICATION OF UNDERSTANDING

I/We _____ / _____
(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.

_____	_____		<u>7/14/2026</u>
Signature of Applicant	Date	Signature of Representative	Date

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

_____	_____		<u>7/14/2026</u>
Applicant	Date	Representative	Date

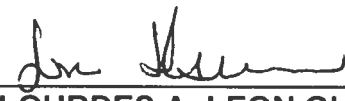
Reference No.: Application 2025-26

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, a public hearing on the Zone Change was held on the 17th day of September 2025, in the Municipal District of Barrigada, 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 7th day of September, 2025 as evidenced by an affidavit of publications attached as **Exhibit "A"**.

Decision Granting Zone Change (with findings)
Ref. No. Application 2025-26
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 **Carlito B. Pamintuan and Violeta T. Pamintuan**, for a Zone Change, the hearing of the Guam Land Use Commission (GLUC) was held on the **26th** day of **February, 2026**, as evidenced by publications attached as **Exhibit C**.

BE IT RESOLVED, that on the **26th** day of **February, 2026**, the Guam Land Use Commission **approved with Condition(s)** the Zone Change from **“A” zone to “M1” zone** for **5224-1-16, Tract 308**, Municipality of Barrigada.

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

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

Appearing for the applicant was: **Felix Benavente (FC Benavente, Planners)**

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 2025-26

Page 3

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

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

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

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

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

5 Ayes 0 Nays 0 Abstentions

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


Anita B. Enriquez
Chairperson
Guam Land Use Commission


Date

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



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



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

LOURDES A. LEON GUERRERO
MAGA'HAHA • GOVERNOR

JOSHUA F. TENORIO
SIGUNDO MAGA'HAHA • LIEUTENANT GOVERNOR

JOSEPH M. BORJA
DIRECTOR

ROSSANA SAN MIGUEL TISTON
DEPUTY DIRECTOR

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

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 **September 3, 2025**, I cause the submission of 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 **September 7, 2025**, for Application No. 2025-26, Carlito B. Pamintuan and Violeta T. Pamintuan, to be heard on Wednesday, September 17, 2025, at the Barrigada Mayor's Office. Proof of publication is attached as **Attachment B**.
5. This Affidavit is executed as proof of compliance with 21 G.C.A. Section 61633 (Hearing Date – Notice).

In WITNESS WHEREOF, I hereby affix my signature this 10th day of June, 2026.

M. Cristina Gutierrez
WPS II

MARIA CRISTINA GUTIERREZ

EXHIBIT A

Island of Guam)
) ss.
City of Tamuning)

Subscribed and sworn to before me this 18th day of June, 2026.



[Handwritten signature in blue ink]

NOTARY

BENITA ROSE JESUS CORPUS
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: **MAR. 07, 2028**
Commission Number NP: 24-0686G
241 Farenholt Ave., Oka Building, Ste 202 Tamuning, Guam 96913

Schizanthus

COPY

A100997

Doc. No. 38GL-26-2793.*

Department of Land Management
 P.O. Box 1940, Hagåtña, Guam 96909
 Tel: 671-649-5722 • Fax: 671-649-1285

PUBLIC HEARING NOTICE
 Date: Wednesday, September 17, 2025
 Time: 5:00 p.m.
 Place: Barrigada Mayor's Office Conference Room

Subject: Application for a Conditional Use Permit (CUP) for a proposed development of a 100-unit multi-family residential building with a total floor area of 10,000 sq. ft. located at Lot 100, Barrigada, Guam.

The public hearing will be held at the Barrigada Mayor's Office Conference Room on Wednesday, September 17, 2025, at 5:00 p.m. The purpose of the hearing is to allow the public to express their views on the proposed development. The hearing will be held in accordance with the provisions of the Comprehensive Zoning Ordinance (CZO) and the Land Management Act.

Interested parties are invited to attend the hearing and provide their comments. The hearing will be held in the Barrigada Mayor's Office Conference Room, located at the Barrigada Mayor's Office, Barrigada, Guam. The hearing will be held in accordance with the provisions of the Comprehensive Zoning Ordinance (CZO) and the Land Management Act.

JOB ANNOUNCEMENT

EXECUTIVE PROJECT ASSISTANT: High school/GED (may be foreign born), 48 months of experience as a Executive Assistant. Manage and mail correspondence on behalf of the Managing Director. Assist in preparing project proposals, completed work and related project documentation. Organize and manage staff travel itineraries and schedule.

Send resume to
AP GROUP LLC
 Alta Perry A. Iwas
 P.O. Box 10013 PMB 57
 San Juan, MP 96930
 Email Address: hr@apgroup.mpp

JOB ANNOUNCEMENT

QUALITY CONSTRUCTION INSPECTOR: 24 months of experience as a Quality Inspector. Inspect project site and supervise construction work to ensure design, materials, and construction to the specifications and applicable codes. Read blueprints, data manual or other materials to determine construction, inspection and testing procedures. Researching in documents required for Project Management.

Send resume to
AP GROUP LLC
 Alta Perry A. Iwas
 P.O. Box 10013 PMB 57
 San Juan, MP 96930
 Email Address: hr@apgroup.mpp

MECHANICAL ENGINEER, FT
 (Dededo, GU) Mechanical maintenance, inspection, monitoring, troubleshooting, and coordination for combined-cycle gas turbine power plant. Bachelor Degree in Mechanical Engineering. Send resume to Guam Ukudu Power at 105 Inda St, Ste 107 PMB 1053, Dededo, GU 96929

SEEKING SECURITY GUARD
 University Gardens Condos, Mangilao Night Early Morning Shift Offering Competitive Compensation Call T. Iwas 482-4463, C. Champion 788-4250, J. Cannon 649-2323

ELECTRICAL ENGINEER, FT
 (Dededo, GU) Electrical maintenance, analysis, inspection, monitoring, troubleshooting, and coordination for combined cycle gas turbine power plant. Bachelor Degree in Electrical Engineering. Send resume to Guam Ukudu Power at 105 Inda St, Ste 107 PMB 1053, Dededo, GU 96929

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Full-time, Regular Position
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Send resume to Guam Ukudu Power at 105 Inda St, Ste 107 PMB 1053, Dededo, GU 96929

INSTRUMENTATION & CONTROL ENGINEER, FT
 (Dededo, GU) Develop, maintain, inspect, diagnose, troubleshoot I&C equipment of combined-cycle gas turbine power plant. Bachelor Degree in I&C or related Engineering. Send resume to Guam Ukudu Power at 105 Inda St, Ste 107 PMB 1053, Dededo, GU 96929

Newspaper bundles \$10.00 for each pack of 150 papers

Pick up at: THE GUAM DAILY POST @ the CORE TECH CENTER
 388 S. Marine Corps Dr., Suite 301
 Tamuning, Mon-Fri 8:30am-5pm.
 First come, first served. Cash only, please!

RAY CRUZ HADDOCK, ESQ. PACIFIC LAW PROFESSIONALS, PLLC
 277 West Marine Corps Drive, Suite 102, Dededo, Guam 96929
 Telephone: 671-637-9620
 Fax: 671-637-9620
 Email: ray@pacificlaw.com

IN THE SUPERIOR COURT OF GUAM IN THE MATTER OF THE ESTATE OF DEMETRIO GARCIA CRUZ, Decedent.

PROBATE CASE NO. PRO124-25 NOTICE OF HEARING

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

1. NOTICE IS HEREBY GIVEN that Court Clerk Rivera has filed a Petition for Letters of Administration.

2. A hearing on the petition will be heard on **Wednesday, September 17, 2025, at 10:10 a.m., before the Hon. Judge Elyse M. Iriarte.**

3. It is desired or to participate in the hearing, you may appear in person at the Guam Judicial Center, appear remotely through <https://www.gjccourt.org/online> or call into the courtroom at 671-300-6703 at the designated hearing time. For connectivity issues, you may contact Janette Santana at (671) 425-0141 or email jmsantana@guamcourts.gov.

Dated: 15 AUG 2025

JANICE M. CAMACHO-PEREZ
 Clerk of Court, Superior Court of Guam
 /s/ Alta B. Mendosa
 Courtroom Chamber Clerk

little type
BIG RESULTS

EXPRESSION OF INTEREST FOR FIRE PROTECTION UPGRADE PROJECT
 Tristar Terminals Guam, Inc. is seeking proposals from qualified and experienced contractors to upgrade a Fire Protection System.

Interested parties may request a copy of the Request for Proposal (RFP) No. TFG 2025-0825 by emailing admin@tristar-guam.com.

Deadline to submit request is 5:00 p.m. Friday, September 12, 2025.

PUBLICATION NOTICE

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

JEONG, SKY DBA: Sky Billiard (New)

has applied for a Class Four (4) On Sale Beer Alcoholic Beverage License said premises being marked as lot Lot 5162 3 1-1 Harmon Industrial Park Unit #3 Tamuning Tumon Harmon

MARK WILLIAMS, ESQ. LAW OFFICES OF MARK E. WILLIAMS, P.C.
 166 West Marine Corps Drive, Suite 102, Dededo, Guam 96929
 Telephone: (671) 637-9620
 Facsimile: (671) 637-9620

IN THE SUPERIOR COURT OF GUAM IN THE MATTER OF THE ESTATE OF KEIICHI NAKANISHI and MASASHI NAKANISHI, Husband and Wife, Deceased.

PROBATE CASE NO. PRO079-25 NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN by Petitioner Kyoko Nakanishi, Administrator of the Estate of KEIICHI NAKANISHI and MASASHI NAKANISHI, decedents, to the creditors of, and all persons having claim against the said Estate or against said decedents, that within two (2) months after the first publication of this notice, all claims must be filed with the necessary vouchers in the office of the Clerk of the Superior Court of Guam, or must be established with the necessary vouchers to the Law Office of Mark E. Williams, P.C., 166 West Marine Corps Drive, 102 BankPacific Building, Dededo, Guam 96929 the same being the place for the transaction of said Estate.

Dated this 2nd day of September, 2025

By: Mark Williams, MARK E. WILLIAMS, ESQ.

WILLIAM L. CORTADO, ESQ. LAW OFFICES OF WILLIAM L. CORTADO
 166 West Marine Corps Drive, Suite 102, Dededo, Guam 96929
 Telephone: (671) 637-9620
 Facsimile: (671) 637-9620

IN THE SUPERIOR COURT OF GUAM IN THE MATTER OF THE ESTATES OF PATRICIO M. CORTADO and EVANGELINA M. CORTADO, Deceased.

PROBATE CASE NO. PRO039-23 NOTICE OF RENDERING ACCOUNTING FOR FINAL SETTLEMENT AND PETITION FOR FINAL DISTRIBUTION

NOTICE IS HEREBY GIVEN that WILLIAM L. CORTADO, Administrator of the Estates of PATRICIO M. CORTADO and EVANGELINA M. CORTADO, has rendered and presented his petition for a final settlement of the Estates, and filed in said court his account of such administration, together with the Petition for Distribution of said Estates, and that the day of SEP 17, 2025, 9:00 a.m. of said day in the courtroom of the Honorable Dana A. Gutierrez, Judge, Superior Court of Guam, 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 the said petition for further particulars.

Dated AUG 11, 2025.

JANICE M. CAMACHO-PEREZ, ESQ.
 Clerk of Court, Superior Court of Guam
 By: /s/ Pauline I. Untalan
 Chamber Courtroom Clerk

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Call us at 671.649.1924 or email: krista@postguam.com

By: Mark Williams, MARK E. WILLIAMS, ESQ.



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



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

LOURDES A. LEON GUERRERO
MAGA HAGA • GOVERNOR

JOSEPH M. BORJA
DIRECTOR

JOSHUA F. TENORIO
SIGUNDO MAGA HAGA • LIEUTENANT GOVERNOR

ROSSANA SAN MIGUEL TISTON
DEPUTY DIRECTOR

Mailing Address
P.O. Box 2950
Hagåtña GU 96932

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 **September 5, 2025**, I, **Sonoga I. Gogue**, deposited in the United States Postal Service in Barrigada, Guam, via certified return receipt mail (**Attachment A**), [34 certified mail], with postage fully paid, each containing a copy of the Notice of Public Hearing for Carlito B. Pamintuan and Violeta T. Pamintuan, Application 2025-26, (**Attachment B**) addressed to the following property owners:

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

E-mail Address
dlmdir@land.guam.gov

Telephone
671-649-LAND (5263)

Facsimile
671-649-5383

	Owner	Delivery Address	Delivery Address 2
1	BELLA BELLO MARTINEZ		BARRIGADA GU 96921
2	BELLO ENTERPRISES, INC.		TAMUNING GU 96913
3	BELLO FAMILY TRUST		BARRIGADA GU 96921
4	BELLO FAMILY, LLC		TAMUNING GU 96913
5	CARLINE BELLO BUKIKOSA		BARRIGADA GU 96921
6	CHARLES X. LENG AND NING HUANG		TAMUNING GU 96931
7	CRYSTAL NADINE BELLO DUENAS		BARRIGADA GU 96913
8	DEEPAK SADHWANI AND KIRAN SADHWANI		TAMUNING GU 96931
9	DIAN HONG SONG AND ZHI XIA YANG		TAMUNING GU 96931
10	DONGGEN LI AND YING YU HAN		BARRIGADA GU 96913
11	ECD PROPERTIES, LLC		HAGATNA GU 96910
12	FRANCISCO G. BENAVENTE		BARRIGADA GU 96921
13	GAYLENE BELLO CRUZ AND KALEB SHANE-JOSE CRUZ		MANGILAO GU 96923

14	GEORGE BENAVENTE BELLO		BARRIGADA GU 96921
15	GEORGETTE BELLO CONCEPCION		BARRIGADA GU 96913
16	GLENN CLEMENTE AND PAULYN PACIFICADOR CLEMENTE		TAMUNING GU 96931
17	GUAM PROPERTIES, LLC		TAMUNING GU 96913
18	HONGFENG ENTERPRISES, INC.		TAMUNING GU 96931
19	HUI LI		TAMUNING GU 96913
20	JAE SHIN KIM		TAMUNING GU 96931
21	JOSE B. BELLO AND DOLORES B. BELLO		TAMUNING GU 96913
22	JOSE BELLO JR.		TAMUNING GU 96913
23	JOSEPHINE BELLO DUENAS		BARRIGADA GU 96921
24	KORANDO CORPORATION, A GUAM CORPORATION		BARRIGADA GU 96921
25	KUM SOON LEE KIM AND DOMINGO OCAMPO		BARRIGADA GU 96921
26	KYUNG HA LEE		TAMUNING GU 96913-4115
27	MEC, LLC		DEDEDO GU 96929
28	ORION CONSTRUCTION CORP. (GUAM)		BARRIGADA GU 96913
29	PEJMAN GOUNIAI AND JACQUELIN MENO GOUNIAI		TAMUNING GU 96931
30	PONIKEALA EMILIA BORJA C/O LAURA PONIKEALA BAMBA		TAMUNING, GUAM 96931
31	SEA YONG RA AND MISOOK PARK		TAMUNING GU 96931
32	SIN-HUNG CONSTRUCTION CORPORATION, A GUAM CORPORATION		BARRIGADA GU 96921
33	TRIPLE TECH INCORPORATED		BARRIGADA GU 96921
34	MAYOR JUNE U. BLAS		Hagåtña, Guam 96932

AFFIDAVIT OF MAILING

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

IN WITNESS, WHEREOF, I hereby affix my signature this 11th day of June, 2026.



SONEGA I. GOGUE
Planner III

Island of Guam)
) ss:
City of Tamuning)

Subscribed and sworn to before me this 11th day of June, 2026.



Notary

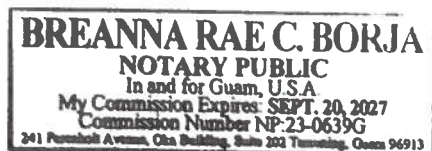


EXHIBIT B

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Joe Shin Kim

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Jose B. Betto and Dolores B. Betto

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Jose B. Betto

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Georgette Betty Concepcion

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Alfon Clemente and Paulina Pacheco Clemente

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Guam Properties, LLC

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Hongfeng Enterprises Inc

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Francisco B. Benavente

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Guilene Betto Cruz and Karich
Rodrigo Jose Cruz

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George Benavente Betto

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Recipient Name: Crystal Nadine Belle Dumas

City/State: [REDACTED]

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Recipient Name: Deepak Sadhwani and Kiran Sadhwani

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Recipient Name: Dean Hong Son and Zhu Xie Wang

City/State: [REDACTED]

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Recipient Name: Deagen Li and Ying Xu Han

City/State: [REDACTED]

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Recipient Name: Belle Family Trust

City/State: [REDACTED]

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Recipient Name: Belle Family, LLC

City/State: [REDACTED]

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Recipient Name: Corinne Belle Pinkerton

City/State: [REDACTED]

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Recipient Name: Charles X Long and Nina Huang

City/State: [REDACTED]

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Recipient Name: Belle Belle Martinez

City/State: [REDACTED]

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Recipient Name: Belle Enterprises Inc

City/State: [REDACTED]

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



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

LOURDES A. LEON GUERRERO
MAGA HAGA • GOVERNOR

JOSEPH M. BORJA
DIRECTOR

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

JOSHUA F. TENORIO
SIGUNDO MAGA LAHI • LIEUTENANT GOVERNOR

ROSSANA SAN MIGUEL TISTON
DEPUTY DIRECTOR

September 5, 2025

ZC 2025-26

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

E-mail Address:
dlmdir@land.guam.gov

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383

Dear Sir/Madam:

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

Application No. 2025-26, the Applicants, Carlito B. and Violeta T. Pamintuan, represented by FC Benavente, Planners, are requesting a Zone Change from "A" (Agricultural) Zone to "M1" (Light Industrial) Zone for the proposed construction of (2) five-unit, two-story apartment buildings with a total of ten-units on Lot 5224-1-16, Tract 308, in the Municipality of Barrigada.

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

PLACE: Barrigada Mayor's Office Conference Room
DATE: Wednesday, September 17, 2025
TIME: 6:00 p.m.

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

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

ATTACHMENT B

Public Hearing Notice
Carlito B. and Violeta T. Pamintuan
Page 2

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

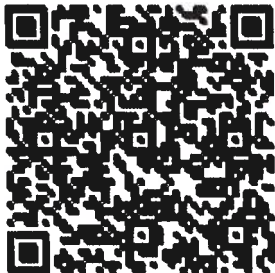
Thank you for your interest.

Si Yu'os Ma'ase,



CELINE L. CRUZ
Guam Chief Planner

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Dededo, Guam 96929
Telephone (671) 637-9620
Facsimile (671) 637-9660

IN THE SUPERIOR COURT OF GUAM IN THE MATTER OF THE ESTATE OF YVONNE TAM, Deceased. PROBATE CASE NO. **PR0185-25** NOTICE TO CREDITORS

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

Dated this 20th day of January, 2026.

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

LAW OFFICE OF DANIEL J. BERMAN
Suite 801 DNA Building
238 Archbishop Flores Street
Hagåtña, Guam 96910
Telephone No. (671) 922-7570
Email: djberman@pacificlaws.com
Attorneys for Petitioner
RICARDO T. GUERRERO

IN THE SUPERIOR COURT OF GUAM IN THE MATTER OF THE ESTATE OF TINA MARIE TAITANO ALVAREZ, Deceased. PROBATE CASE NO. **PR0001-26**

NOTICE OF HEARING

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

1. NOTICE IS HEREBY GIVEN that **Ricardo T. Guerrero** has filed a Petition for Probate of the Estate of Tina Marie Taitano Alvarez and for Appointment of Administrator and Letters of Administration.
2. A hearing on the Petition will be heard on **Feb. 25, 2026, at 9:30 a.m.**
3. To attend or to participate in the hearing, you may appear in person at the Guam Judicial Center, appear remotely at <https://guamcourts.org.zoom.us> and enter **Meeting ID: 839 7874 0380** and **Passcode: 189701**, or call into the courtroom at (671) 475-3207 at the designated hearing time.

Dated: **JAN 15 2026**

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

You may appear in person at Judge Dana A. Gutierrez's Courtroom, 120 West O'Brien Drive, Hagåtña, Guam or you may participate via Zoom by logging onto <https://guamcourts.org.zoom.us> and enter the Meeting ID: 839 7874 0380 and Passcode: 189701. For technical assistance, please call (671) 475-3207 five (5) minutes prior to the designated hearing time.



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

Link: <https://zoom.us/j/9140408814?pwd=TjZ3U0dHSVd0ajlKRjBhcWFrclZlZzY09>
Meeting ID: 914 040 8814 • Passcode: 777546

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

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

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

For more information, please contact GSWA Admin at admin@gswa.guam.gov or 671-646-3215

Persons needing telecommunication device for the Hearing/Speech Impaired (TDD) may contact 671-646-3111

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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, February 26, 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 the Guam Department of Land Management Channel.

- I. Notation of Attendance/Roll Call
- II. Approval of Minutes - January 22, 2026 & February 12, 2026
- III. Old or Unfinished Business [None]
- IV. New Business
 - A. Application No. 2024-21, Archway, Inc., Zone Change from "R1" to "C" for a proposed two-story coffee and tea restaurant, and a duplex on the second floor, on Lot 2322-NEW-1-2-R2, Mangilao.
 - B. Application No. 2025-26, Carlito B. Pamintuan and Violeta T. Pamintuan, Zone Change from "A" to "M1", for the proposed construction of two, two-story, five-unit apartment buildings for a total of ten units, on Lot 5224-1-16, Tract 308, Barrigada.
 - C. Application No. 2025-71, Guam Evergreen, Corp., Zone Change from "A" to "M1", for a proposed warehouse structure, Lot 6-R1, Block 1, Tract 221, Barrigada.
 - D. Application No. 2025-72, Guam Evergreen, Corp., Zone Variance for Use, to allow for the location, operation, and to maintain a space rocket tracking station in an "A" Lot 6-R1, Block 1, Tract 221, Barrigada.
 - V. Administrative & Miscellaneous Matters
 - VI. Adjournment

Funding Source provided by the Applicant.

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



Bldg. 13-16A Mariner Avenue, Tiyan, Barrigada, Guam 96913
P.O. Box 23909 Barrigada, Guam 96921

Telephone: (671) 475-8473 (Switchboard); (671) 475-8508 / 8509 / 8512 • Fax: (671) 475-3222

First Notice of Public Hearing

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

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

Agenda for each meeting:

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

How to Participate:

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

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

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We look forward to your attendance and participation.



NOTICE OF PUBLIC HEARING

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

In accordance with the requirements of 5 GCA § 1205 and Public Law 35-110, the Bureau of Statistics and Plans (BSP), will be conducting public hearings for The Guahan 2050 Sustainability Plan.

The public is invited to attend and provide comment on The Guahan 2050 Sustainability Plan, which is available for public review on the BSP's website at <https://bsp.guam.gov/gsp2050/>. Hard copies are available for review at the Bureau of Statistics and Plans, Office of the Director, 513 West Marine Corps Drive, Ricardo J. Bordallo Complex, Hagatña, 8:00 am-5:00 pm. Oral and written testimonies will be accepted at the hearing or may be submitted online to gsp2050@bsp.guam.gov. Please include your name when submitting testimonies online. The deadline to submit comments is March 11, 2026, by 5:00 pm.

For more information, please contact Director Lola E. Leon Guerrero, at 671-472-4201/2. Any persons needing special accommodations, please email raymond.dungca@bsp.guam.gov or call 671-475-9683.

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

This advertisement is paid with Government of Guam funds by the Bureau of Statistics and Plans.

AVAILABLE JOBS FOR ELIGIBLE U.S. WORKERS

- | | |
|--|--------------------------|
| 10 - CARPENTERS WITH ONE YEAR EXP.
Construct, erect, install, and repair structures and fixtures of wood, plywood and wallboard using carpenters hand tools and power tools conforming to local building codes. | *\$18.34 PER HOUR |
| 25 - CONSTRUCTION SUPERVISORS WITH TWO YEARS EXP.
Supervises, coordinates and schedules the activities of construction workers at project site. Reads and inspects specifications and blueprints to determine construction requirements to plan procedures. | *\$29.61 PER HOUR |
| 50 - ELECTRICIANS WITH TWO YEARS EXP.
Plans, layout, installs, maintains and repair electrical wiring, equipment, and fixtures. Plan new or modified installations to minimize waste of materials. Prepares sketches or follows blueprints to determine location of wiring to ensure conformance to building and safety codes. | *\$21.02 PER HOUR |
| 2 - HEAVY EQUIPMENT MECHANIC WITH TWO YEARS EXP.
Diagnose, adjust, repairs, and overhauls mobile mechanical, electrical, construction, hydraulic and pneumatic equipment, such as bulldozers, graders, conveyors, dump trucks, backhoes, excavators, and other heavy equipment. | *\$21.77 PER HOUR |
| 15 - HEAVY EQUIPMENT OPERATORS WITH ONE YEAR EXP.
Operate multiple types of power construction equipment such as motor graders, bulldozers, scrapers, compressors, pumps, derricks, shovels, tractors, or front-end loaders. | *\$18.97 PER HOUR |
| 20 - LINEMEN WITH ONE YEAR EXP.
Install or repair cables or wires used in electrical power or distribution systems. May erect poles and light or heavy-duty transmission towers. | *\$25.14 PER HOUR |
| 20 - PIPEFITTERS WITH TWO YEARS EXP.
Assemble, install, alter, and repair pipelines or pipe systems that carry water, steam, air, or other liquids or gasses. May install heating and cooling equipment and mechanical control systems. | *\$19.48 PER HOUR |
| 20 - PLUMBER WITH TWO YEARS EXP.
Assemble, install, alter, and repair pipelines or pipe systems that carry water, steam, air, or other liquids or gasses. May install heating and cooling equipment and mechanical control systems. | *\$19.48 PER HOUR |
| 29 - SHEET METAL WORKER WITH ONE YEAR EXP.
Fabricates, assembles, installs, and repairs sheet metal products and equipment such as ducts, control boxes, drainpipes, and casings. Set up and operates prefabricated sheet metal ducts used for heating, air conditioning, or other purposes. | *\$20.44 PER HOUR |
| 15 - STRUCTURAL STEEL WORKERS WITH ONE YEAR EXP.
Erect, place, and join steel girders, columns, and other pieces to form structural frameworks. May assemble precast metal buildings and the cranes and derricks that move materials and equipment around the construction site. | *\$17.34 PER HOUR |
| 10 - WELDERS WITH ONE YEAR EXP.
Uses hand-welding, flame-cutting, hand soldering, or brazing equipment to weld or join metal components or to fill holes, indentations or seams of fabricated metal products. Welds components in flat, vertical, or overhead positions. | *\$20.30 PER HOUR |

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

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

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

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

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

Doc. No. 38GL-26-2793.*

INVITATION FOR BID

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

IFB No. GIAA-001-FY26
RFQ No. 1 66 0001 134 2025

Pre-Bid Conference	Deadline for Receipt of Written Questions	Bid Submission Deadline
02/05/2026 10:00 a.m. (ChST)	02/11/2026 5:00 p.m. (ChST)	03/03/2026 10:00 a.m. (ChST)

For additional information, contact Ms. Kathrina Bayson, the Single Point of Contact, via email at: giaaifb126@guamairport.net

The bidding information and drawings are available for public inspection at the GIAA's Procurement Office, 1000 Airport Road, Suite 100, Hagatña, Guam 96913. All prospective bidders must first obtain a Bidder's Registration Form (BRF) from the GIAA's Procurement Office. The BRF is available for download at www.guamairport.net. The BRF is valid for 12 months from the date of issuance. The BRF is not valid for use in any other bidding process. The GIAA's Procurement Office is located at 1000 Airport Road, Suite 100, Hagatña, Guam 96913. The GIAA's Procurement Office is open from 8:00 a.m. to 5:00 p.m. ChST, Monday through Friday. The GIAA's Procurement Office is closed on Saturdays, Sundays, and public holidays. The GIAA's Procurement Office is not responsible for any delays or omissions in the bidding process. The GIAA's Procurement Office is not responsible for any damages or losses incurred by bidders. The GIAA's Procurement Office is not responsible for any legal actions or claims against the GIAA or its employees. The GIAA's Procurement Office is not responsible for any other matters not mentioned in this invitation for bid.

GUAM LAND USE COMMISSION

Department of Land Management
 ITC Building, Third Floor, Tamuning, GU 96913
 P.O. Box 2950, Hagatña, 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, February 26, 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 the Guam Department of Land Management Channel.

- I. Notation of Attendance/Roll Call
- II. Approval of Minutes - January 22, 2026 & February 12, 2026
- III. Old or Unfinished Business [None]
- IV. New Business
 - A. Application No. 2024-21, Archway, Inc., Zone Change from "R1" to "C" for a proposed two-story coffee and tea restaurant, and a duplex on the second floor, on Lot 2322 NEW-1 2 R2, Mangilao.
 - B. Application No. 2025-26, Carlito B. Pamintuan and Violeta T. Pamintuan, Zone Change from "A" to "M1", for the proposed construction of two, two-story, five-unit apartment buildings for a total of ten units, on Lot 5224-1-16, Tract 308, Barrigada.
 - C. Application No. 2025-71, Guam Evergreen, Corp., Zone Change from "A" to "M1", for a proposed warehouse structure, Lot 6-R1, Block 1, Tract 221, Barrigada.
 - D. Application No. 2025-72, Guam Evergreen, Corp., Zone Variance for Use, to allow for the location, operation, and to maintain a space rocket tracking station in an "A" Lot 6-R1, Block 1, Tract 221, Barrigada.
 - V. Administrative & Miscellaneous Matters
 - 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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ZONE CHANGE PACKET

CARLITO B. PAMINTUAN & VIOLETA T. PAMINTUAN

Application No. 2025-26



1. Amendment No. A-125 Zoning Map No. F3-67S41 ✓
2. Zone Change Application, 2025-26 ✓
3. Formal Letter to the Mayor for Public Hearing [September 4, 2025] ✓
4. Public Hearing Attendance Sheet [September 17, 2025] ✓
5. Staff Report with Summary of ARC Position Statements ✓
6. Notice to Rezone – Billboard
7. GLUC Agenda Notice – Guam Daily Post on [February 19, 2026 & February 24, 2026] ✓
8. GLUC Agenda, February 26, 2026 – Disposition ✓
9. GLUC Minutes, February 26, 2026 [#1018443] ✓
10. Notice of Action – Findings of Facts ✓
 - Exhibit A – Affidavit of Publication ✓
 - Attachment A – Official Memorandum to Guam Daily Post [September 3, 2025] ✓
 - Attachment B – Public Hearing Advertisement [September 7, 2025] ✓
 - Exhibit B – Affidavit of Mailing ✓ Attachment A – U.S. Postal Certified Receipts [September 5, 2025] ✓
 - Attachment B – Official Notice of Public Hearing [September 5, 2025] ✓
 - Exhibit C – GLUC Agenda Notice – Guam Daily Post [February 19, 2026 & February 24, 2026]

OFFICE OF THE GOVERNOR
GOVERNOR'S CHAMBER



DATE: 6-25-26

TIME: 10:31a

RECEIVED BY: DB
GC2026-06089 #4

OFFICE OF THE GOVERNOR
CENTRAL FILES OFFICE

Rec'd By: Jomichael C. Quinata

Date: 06/23/2026 Time: 2:05pm

2026-26173