

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-26-2794*

2 messages

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

Tue, Aug 25, 2026 at 4:44 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-26-2794

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*
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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 2:18 PM

Subject: Item shared with you: "F3-67S39 A219 Palomo, Tedtaotao, Tedtaotao 2025-07.PDF"

To: <speakerblas@guamlegislature.gov>

MaCristina Gutierrez shared an item



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

Hafa Adai,

We are resubmitting Zone Change Application No. 2025-07.

Please acknowledge receipt of this email.

Thank you.



F3-67S39 A219 Palomo, Tedtaotao, Tedtaotao 2025-07.PDF



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.

! MaCristina Gutierrez is outside your organization.

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 **38GL-26-2794.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, 4:34 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: "F3-67S39 A219 Palomo,Tedtaotao,Tedtaotao 2025-07.PDF"

2 messages

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

Tue, Aug 25, 2026 at 2:18 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,

We are resubmitting Zone Change Application No. 2025-07.

Please acknowledge receipt of this email.

Thank you.

Doc Type: 38GL-26-2794
OFFICE OF THE SPEAKER
FRANK F. BLAS, JR.
August 25, 2026
Time: 2:18 PM
Received:



F3-67S39 A219 Palomo,Tedtaotao,Tedtaotao 2025-07.PDF



MaCristina Gutierrez is outside your organization.

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

Tue, Aug 25, 2026 at 3:19 PM

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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**GUAM LAND USE COMMISSION
ZONE CHANGE
APPLICATION NO.: 2025-07
LOT 10062-1-R7
MUNICIPALITY OF DEDEDO**

COPY



ATTACHMENT 1

Space for Recordation

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

1020649

File for Record is Instrument Number _____

On the Year 20 26 Month 07 Day 10 Time 9:19am

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

Deputy Recorder Stephanie Duenas
Stephanie Duenas

GLUC ZONE CHANGE

APPLICATION NO.: 2025-07

**APPLICANTS: EDDIE C. PALOMO
JASON S. TEDTAOTAO &
MARY AUDREY C. TEDTAOTAO**

PREPARED ON MAY 7, 2026

FROM: "R1" (ONE-FAMILY DWELLING)

TO: "C" (COMMERCIAL)

LOT NO.: 10062-1-R7

BLOCK: N/A

TRACT: N/A

MUNICIPALITY: DEDEDO

AMENDMENT NO.: A-219

ZONING MAP NO.: F3-67839

THE GUAM LAND USE COMMISSION, AT ITS
HEARING ON JANUARY 8, 2026
APPROVED IN WHOLE THE ZONE CHANGE
FROM "R1" TO "C" ON LOT 10062-1-R7
MUNICIPALITY OF DEDEDO

☐ APPROVED IN WHOLE
☐ APPROVED IN PART
☒ DISAPPROVED

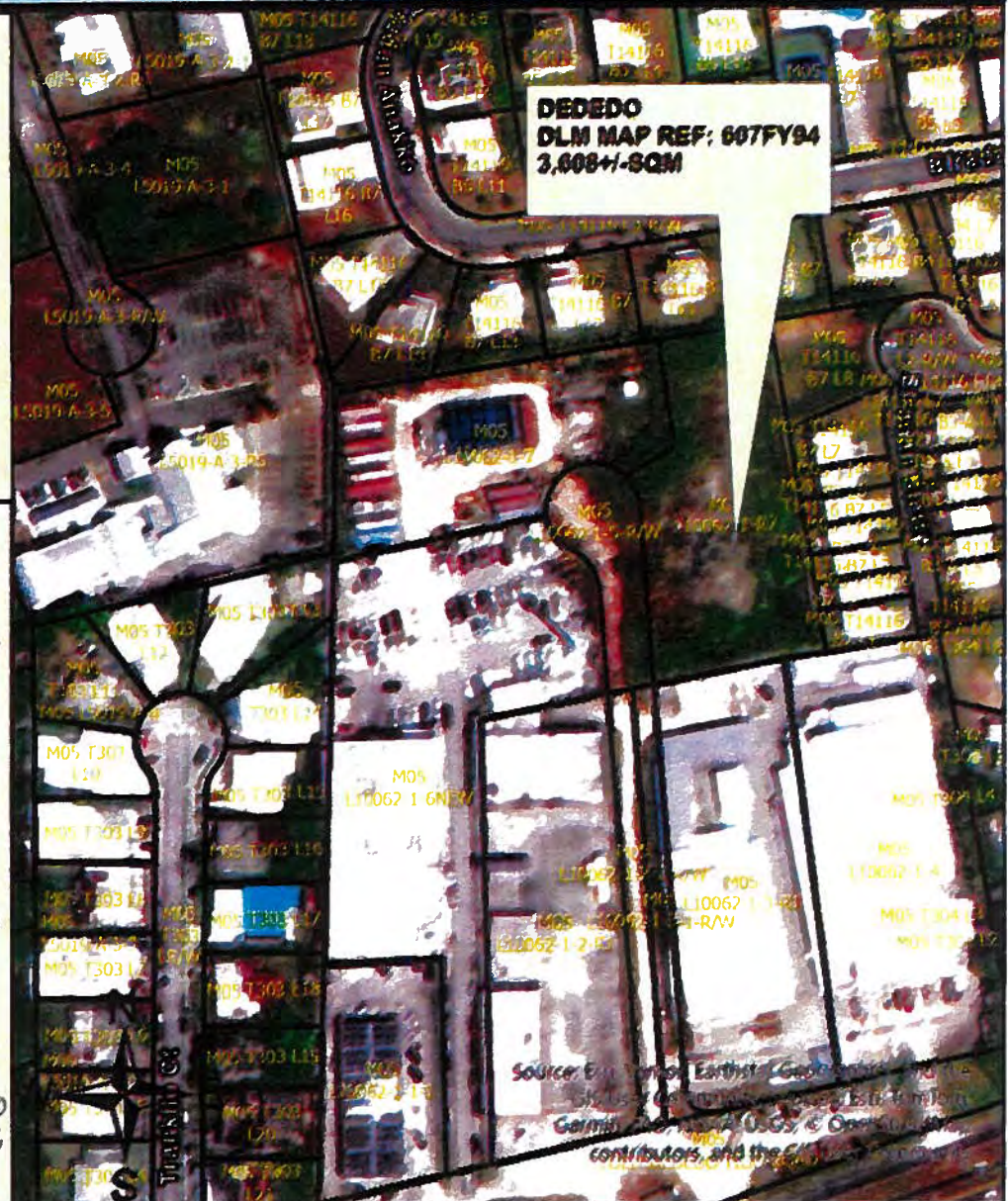
ARITA B. ENRIQUEZ
CHAIRPERSON
GUAM LAND USE COMMISSION

☒ APPROVED IN WHOLE
☐ APPROVED IN PART
☐ DISAPPROVED

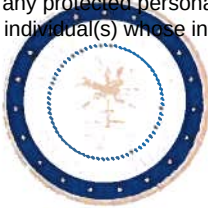
Loures A. Leon Guerrero
LOURDES A. LEON GUERRERO
GOVERNOR OF GUAM

6/8/26
DATE

6/25/20
DATE 26



LOURDES A. LEON GUERRERO
GOVERNOR



JOSHUA F. TENORIO
LI. GOVERNOR

UFISINAN I MAGA'HÅGAN GUÅHAN
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

Hagatna, Guam 96932

Re: GLUC Zone Change approval for Application No. 2025-07 from "R1" to "C" zone, Lot 10062-1-R7, in the Municipality of Dededo

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** Eddie C. Palomo, Jason S. Tedtaotao and Mary A.C. Tedtaotao's request for a Zone Change from "R1" zone to "C" zone, on Lot 10062-1-R7, in the Municipality of Dededo.

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-26-2794
Messages and Communications

RECEIVED

COMMITTEE ON RULES

August 25, 2026

4:44 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

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

LOURDES A. LEON GUERRERO
MAGA HAGA • GOVERNOR

JOSHUA F. TENORIO
SIGUNDO MAGA LAHI • LIEUTENANT GOVERNOR

JOSEPH M. BORJA
DIRECTOR

ROSSANA SAN MIGUEL TISTON
DEPUTY DIRECTOR

JUN 18 2026

Memorandum

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

To: The Governor

From: Executive Secretary, Guam Land Use Commission

Subject: **GLUC Zone Change Approval from "R1" (One-Family Dwelling) zone to "C" (Commercial) zone, for the proposed construction of a wholesale and retail hardware store with an accessory storage building.**

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

Submitted for your consideration and action is Zone Change Application No. 2025-07. The Applicant, Eddie C. Palomo, Jason S. Tedtaotao and Mary A.C. Tedtaotao, requests a Zone Change from "R1" zone to "C" zone, on Lot 10062-1-R7, in the Municipality of Dededo.

Telephone:
671-649-LAND (5263)

Application chronology is as follows:

- January 25, 2025 – Official acceptance date of application
- February 6, 2025 – Reviewed by the Application Review Committee (ARC)
- August 6, 2025 – Public Hearing, Mangilao Community Center
- January 8, 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.

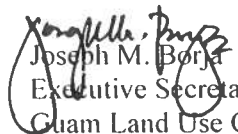


Facsimile:
671-649-5383

Memorandum to the Governor
Zone Change, Palomo-Tedtaotao-Tedtaotao
Lot 10062-1-R7, in the Municipality of Dededo
Page 2

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

Si Yu'os Ma'ase.


Joseph M. Borja
Executive Secretary
Guam Land Use Commission

Attachments:

- 1) Amendment No. A-219, Zoning Map F3-67S39
- 2) Zone Change Application, 2025-07
- 3) Formal letter to Mayor for Public Hearing, July 11, 2025
- 4) Public Hearing Attendance Sheet, August 6, 2025
- 5) Staff Report with Summary of ARC Position Statements
- 6) Notice to Rezone – Billboard Sign
- 7) GLUC Agenda Notice – Guam Daily Post [December 30, 2025 & January 6, 2026]
- 8) GLUC Agenda of January 8, 2026 – Disposition
- 9) GLUC Minutes of January 8, 2026 [Doc #1016758]
- 10) Notice of Action – Findings of Facts
 - Exhibit A – Affidavit of Publication
 - Attachment A – Official Memorandum to GDP [July 23, 2025]
 - Attachment B – Public Hearing Publication [July 27, 2025]
 - Exhibit B – Affidavit of Mailing
 - Attachment A – U.S. Postal Certified Receipts [July 25, 2025]
 - Attachment B – Official Notice Public Hearing [July 24, 2025]
 - Exhibit C – GLUC Agenda Notices, Guam Daily Post [December 30, 2025 & January 6, 2026]

**ZONE CHANGE FROM
“R-1” TO “C”**

**PALOMO-TEDTAOTAO-
TEDTAOTAO**

LOT 10062-1-R7
MUNICIPALITY OF DEDEDO

SUBMITTED BY:
FC BENAVENTE, PLANNERS
JUNE 2024

ATTACHMENT 2

Eddie Cruz Palomo Jason S. Tedtaotao Mary Audrey C. Tedtaotao

Zone Change For Lot 10062-1-R7 From "R-1" Zone To "C" Zone

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Land Use W/in 750 Feet (Exhibit G)	Page 10
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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: fclouben@gmail.com

June 9, 2024

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

Subject: Zone Change Application from "R-1" to "C" zone on Lot 10062-1-R7,
located in Dededo, Guam

Hafa Adai Mr. Borja,

On behalf of Mr. Palomo and Mr. and Mrs. Tedtaotao, 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 "R-1" (Single Family Dwelling). This application seeks GLUC approval to rezone the property to "C" (Commercial) for a retail and wholesale hardware business. The proposed building design is a compatible fit with the site and will include full stormwater drainage management control and ample parking. See Concept Site Plan (Exhibit D).

A previous zone change application on this lot was submitted as application No. 2015-30. That application was subsequently withdrawn during the review process, necessitated primarily due to a change in ownership. We have addressed issues of concern raised by the Dededo Municipal Planning Council, including neighbor complaints about wall encroachment and noise during business operations by a potential tenant of the property, who does not presently have a lease on the property.

Project Description.

- There will be two 1-story commercial buildings.
- There will be 32 (including 1 for ADA) total vehicle parking spaces.
- Space for a trash dumpster will be provided.
- Landscaping will be provided throughout the property.
- Stormwater will be managed via infiltration trenches.

The project site has a total land area of 0.63 acres (27,566 SF). The project site is presently vacant and undeveloped and is located in the Municipality of Dededo. The project site is located at the end of a cul-de-sac and faces an unnamed 40' public access and utility easement at its west boundary. This road connects to Harmon Loop Road at its south

terminus. The south boundary is adjacent to the Tsang Brothers hardware warehouses. The north and east boundaries are adjacent to the Summer Palace apartments and subdivision. The northwest boundary faces the Docomo open storage yard.

The south perimeter of the property is adjacent to its sister properties owned by the same owners and leased by Tsang Brothers Corporation. Both of these properties i.e. lots 10062-1-3-R1 and 10062-1-4 are presently zoned "C" (commercial). Utilities located within Harmon Loop Road, a 100' R/W, includes 5 paved travel lanes with paved shoulders, power, water, sewer, telephone lines, fire hydrants, and streetlights. The property has been fully cleared and graded and is ready for development. A preliminary field review has not revealed the existence of any threatened or endangered flora and fauna on the project site, nor the presence of any historic properties.

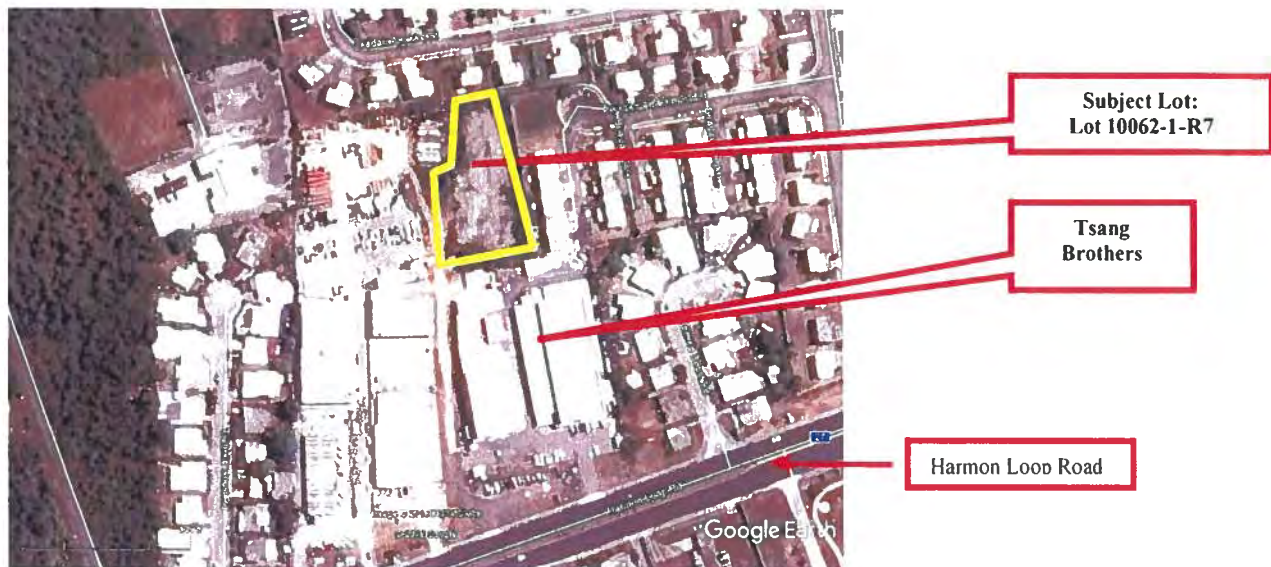


Figure 1. Aerial photo showing the subject property's location inside the yellow border outline.

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

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.

Exhibit A.

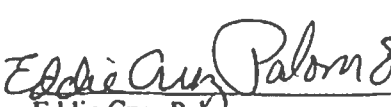
Affidavit of Authorization

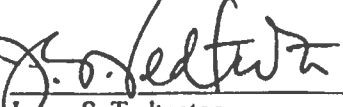
AFFIDAVIT OF AUTHORIZATION

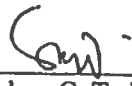
We, Eddie Cruz Palomo, a single man, Jason S. Tedtaotao and Mary Audrey C. Tedtaotao, husband and wife, of legal age, and as co-owners of Lot 10062-1-R7, Municipality of Dededo, Guam, through this instrument hereby depose and say the following:

- 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 Application approval process.

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


Eddie Cruz Palomo
PO Box 4453
Hagatna, Guam 96932


Jason S. Tedtaotao
PO Box 4453
Hagatna, Guam 96932


Mary Audrey C. Tedtaotao
PO Box 4453
Hagatna, Guam 96932

ACKNOWLEDGEMENT

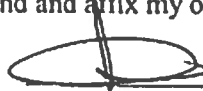
GUAM)

)ss.

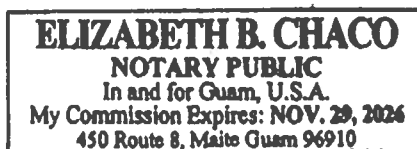
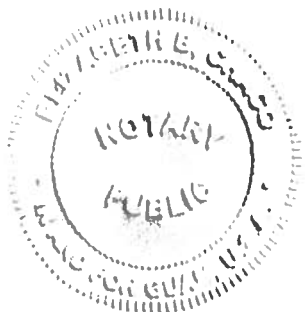
City of Hagatna)

On this 4th day of April, 2024, before me personally appeared Eddie Cruz Palomo, 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



NP 22-0511 P

ACKNOWLEDGEMENT

GUAM)

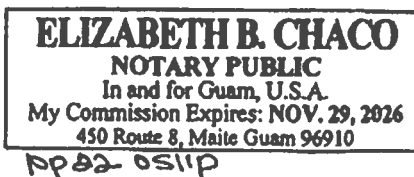
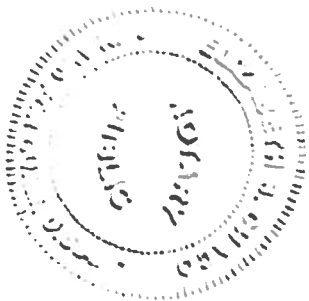
)ss.

City of Hagatna)

On this 14th day of April, 2024, before me personally appeared Mary Audrey C. Tedtaotao, 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



ACKNOWLEDGEMENT

GUAM)

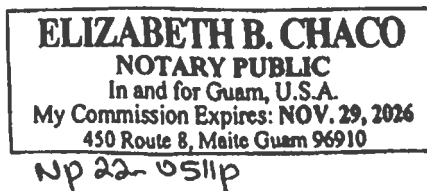
)ss.

City of Hagatna)

On this 14th day of April, 2024, before me personally appeared Jason S. Tedtaotao, 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



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.

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: E.C. Palomo, J.S. Tedtaotao, and M.A.C. Tedtaotao U.S. Citizen: ☒ Yes ☐ No

Mailing Address: PO Box 4453, Hagatna, GU 96932

Telephone No.: Business: (671) 688-4249 Home: ----

2. Location, Description and Ownership:

Subdivision Name: N/A

Lot(s): Lot 10062-1-R7 Block: N/A Tract: N/A

Lot Area: Acres: 0.63 Sq Meters: 3,608 Sq Feet: 27,566

Village: Dededo Municipality: Dededo

Registered Owner: Eddie Cruz Palomo, Jason S. Tedtaotao, & Mary Audrey C. Tedtaotao

Certificate of Title No.: _____ Recorded Doc No.: Deed of Gift No. 965404

3. Current and Proposed Land Use:

Current Use: Vacant and Undeveloped Zoned: R1 (Single Family)

Proposed Use: Wholesale and Hardware Store

Master Plan Designation: C (Commercial)

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 the affect the process of assessment of this application)

ZONE CHANGE

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

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

Eddie C. Palomo, Jason S. Tedtaotao, and Mary Audrey C. Tedtaotao (See Affidavit of Authorization)

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



FC Benavente, Planners (See Affidavit of Authorization)

(Representative, if any, and Date)

6/11/2024

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

We submit the following justification requirements for this Zone Change application as required by 21 GCA, Chapter 61, Section 61630.

a. Compatibility of the proposed project with adjacent and neighborhood developments as they exist;

Response:

The property is adjacent to two properties which are presently zoned “C” (commercial) and are the site of an actively operated building materials wholesale and retail supply company (i.e. Tsang Brothers Corporation). This company is located along a fully improved major Guam highway (i.e. Harmon Loop Road). Located directly across this property, to the east side is an active pocket commercial district. The proposed use, for a retail and wholesale business will provide immediate convenience to the neighborhood and the vicinity as well as other island wide consumers. The adjacent Summer Palace subdivision is physically separated by a high concrete wall on its west side. This zone change from “R-1” to “C” is very compatible with adjacent and neighborhood developments as they exist.

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

Response:

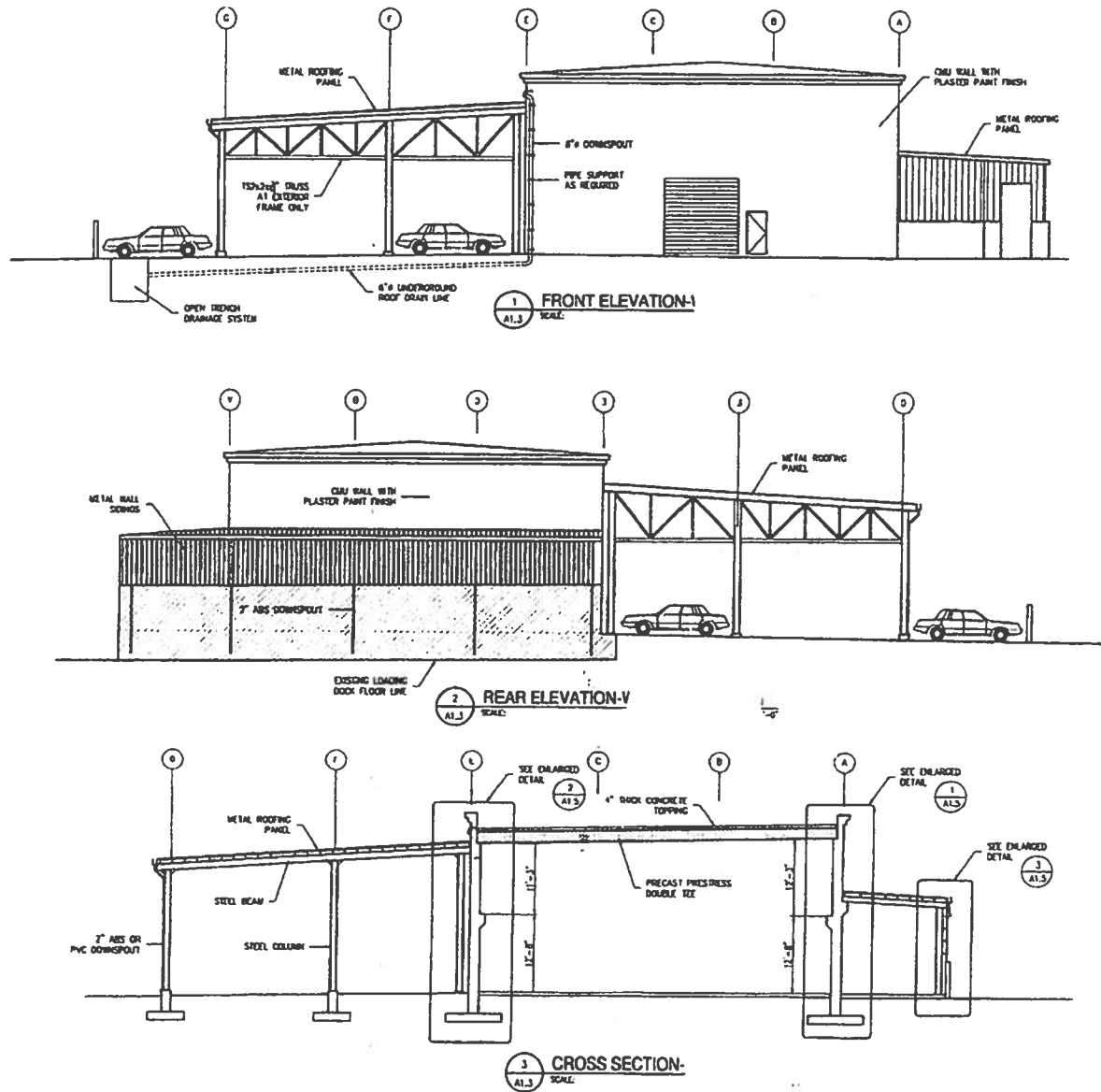
The public necessity is demonstrated in responding to a demand for increased building materials wholesale and retail outlets on this side of Harmon Loop Road in this area of Dededo. Facilities such as these are necessary and will serve to benefit the entire neighborhood, vicinity, and the entire Guam community generally located along this Harmon Loop Road highway corridor.

The public convenience is enhanced by locating such facilities in closer proximity to this area along Harmon Loop Road in Dededo; where a sizeable population of neighborhood residents are presently located. Un-needed travel far away, for wholesale and retail building materials and supplies and other convenience items will be reduced if not eliminated significantly, thus saving on energy, fuel costs, and minimizing resident inconvenience and stress.

The general welfare is elevated because there will be new and community-responsive facilities to provide much-needed services. Furthermore, there are increased employment opportunities and tax-generating revenue and 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



A

OSCAR A. COLOMA, R.A.
 P.O. BOX 20300
 SAN BARRIBAGA, GUAM 96901



THIS SEAL WAS PREPARED BY ME OR
 SOME OTHER OF MY SUBMITTANCE

PROJECT NO. 1
 LOCATION
 LOT NO. 10023-1-87
 MARION LOOP, GUAM

CONTRACTOR
 SHEET CONTAINS
 FRONT ELEVATION-1
 REAR ELEVATION-1
 CROSS SECTION-1

REVISION

DESIGNED BY
 DRAWN BY
 CHECKED BY
 SHEET NUMBER

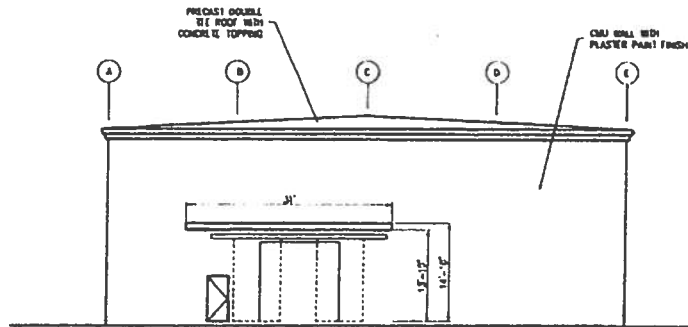
A1.3

SHEET 1 OF 1

Doc. No. 38GL-26-2794.*

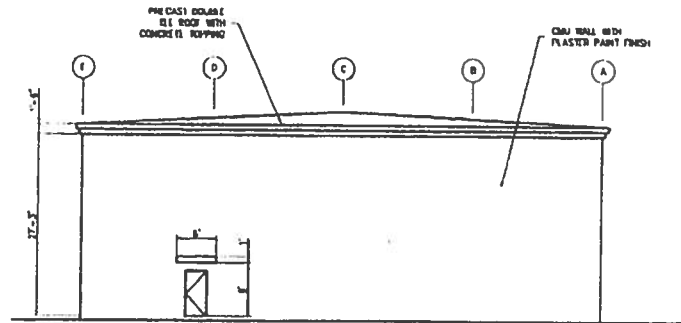


Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privacy of any individual(s) whose information has been included as part of this transmittal.

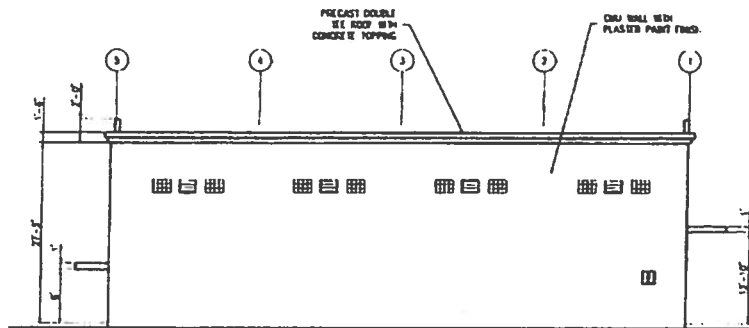


1 FRONT ELEVATION
A2.0 SCALE

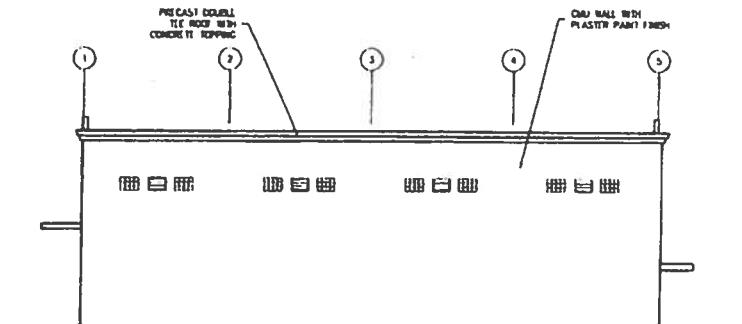
1/8" = 1'-0"



1 REAR ELEVATION
A2.0 SCALE



1 LEFT SIDE ELEVATION
A2.1 SCALE



1 RIGHT SIDE ELEVATION
A2.1 SCALE

B

OSCAR A. COLONA, P.E.
P.O. BOX 88280
SAN JUAN, PUERTO RICO 00908

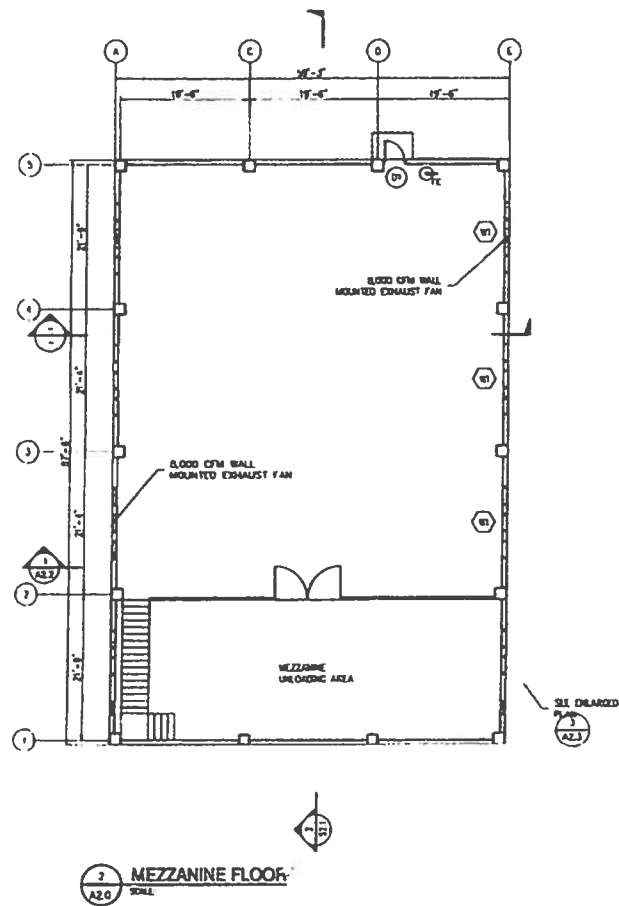
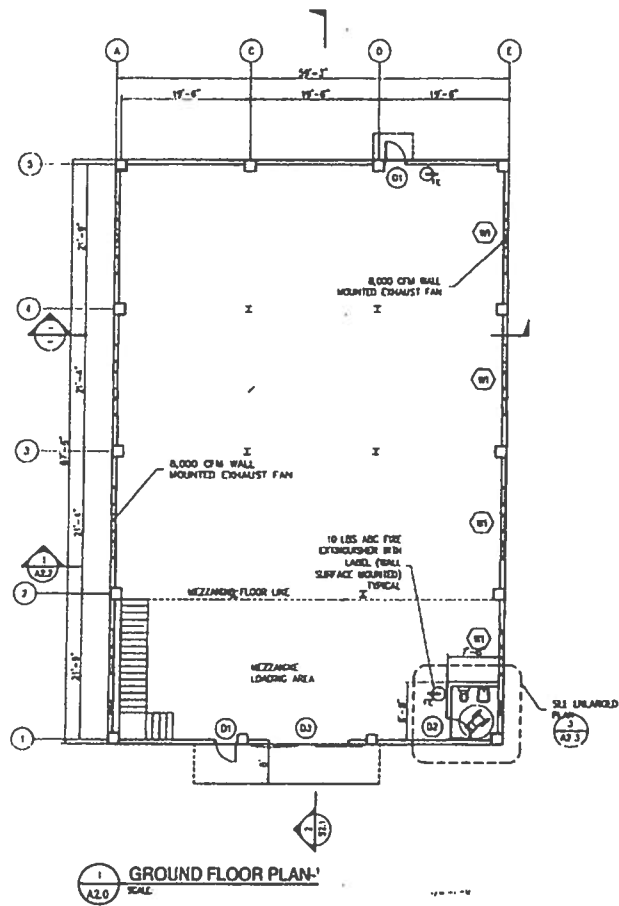


THIS SEAL WAS ISSUED BY ME OR BY THE STATE OF PUERTO RICO

PROJECT 1
LOCATION
LOT NO. 10082-1-87
HARRISON LOOP DEDECO, GUAYAMA

CONTRACTOR
SHEET CONTENTS
FLOOR PLAN
FRONT, REAR, RIGHT & LEFT SIDE
ELEVATION, FINISH SCHEDULE

REVISION
DESIGNED BY
DRAWN BY
CHECKED BY
SHEET NUMBER
A2.1
SHEET 1 OF 1



B

OSCAR A. COLEMAN, P.A.
P.O. BOX 26200
OF BIRMINGHAM, ALABAMA 35202



THIS SEAL IS PROVIDED BY THE STATE OF ALABAMA TO BE USED BY THE ENGINEER

PROJECT TITLE
LOCATION
OWNER

CONTRACTOR
SHEET NO. 10083-1-87
MEZZANINE LOADING AREA, GUM
FLOOR PLAN-1
ROOFPLAN-1

REVISION
DESIGNED BY
DRAWN BY
CHECKED BY
SHEET NUMBER

A2.0

SHEET 1 OF 1

Exhibit E. Environmental Impact Assessment (FONSI)

Eddie Cruz Palomo
Jason S. Tedtaotao
Mary Audrey C. Tedtaotao

Zone Change Application
From R-1 to C

Lot 10062-1-R7

Short Form EIA

June 2024

Prepared By: FC Benavente, Planners

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: **Eddie Cruz Palomo-Jason S. Tedtaotao-Mary Audrey C. Tedtaotao - Zone Change Application From "R-1" to "C" on Lot 10062-1-R7, Dededo.**

1. Name, address and business telephone of applicant:

Name: **Eddie Cruz Palomo, a single man; and Jason S. Tedtaotao & Mary Audrey C. Tedtaotao, husband and wife**
Address: **PO Box 4453 Hagatna, Guam 96932**
Tel: **(671) 688-4249**

2. Name, title and telephone number of representative:

FC Benavente, Planners
127 Bejong Street
Barrigada, GU 96913
Tel: (671) 687-9865

3. Name, title and telephone number of EIA document preparer:

Felix C. Benavente, Principal
FC Benavente, Planners
127 Bejong Street
Barrigada, GU 96913 Tel: (671) 988-7911

4. Location of the proposed project: (include tract, block, lot, municipality and a location map)

Lot 10062-1-R7 is located along Off Harmon Loop Road in Dededo.



Figure 1. Aerial Vicinity Map Showing Location of Project Site.

5. Describe the general nature or type of proposed project:

This Zone Change request seeks to rezone the property from “R-1” to “C” for retail and wholesale of hardware products with accessory storage.

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 Dededo, is acknowledged to be within the boundary of the Northern Guam Water lens area, which encompasses the northern half of the entire island. This Zone Change application anticipates building two (2) retail and wholesale buildings with storage facilities. All activities within the property will be subject to stringent GEPA permitting regulations and processes. Approval of this application is not expected to impact the water recharge area significantly. See GEPA Northern Guam Sole Source Aquifer Map – Figure 2.

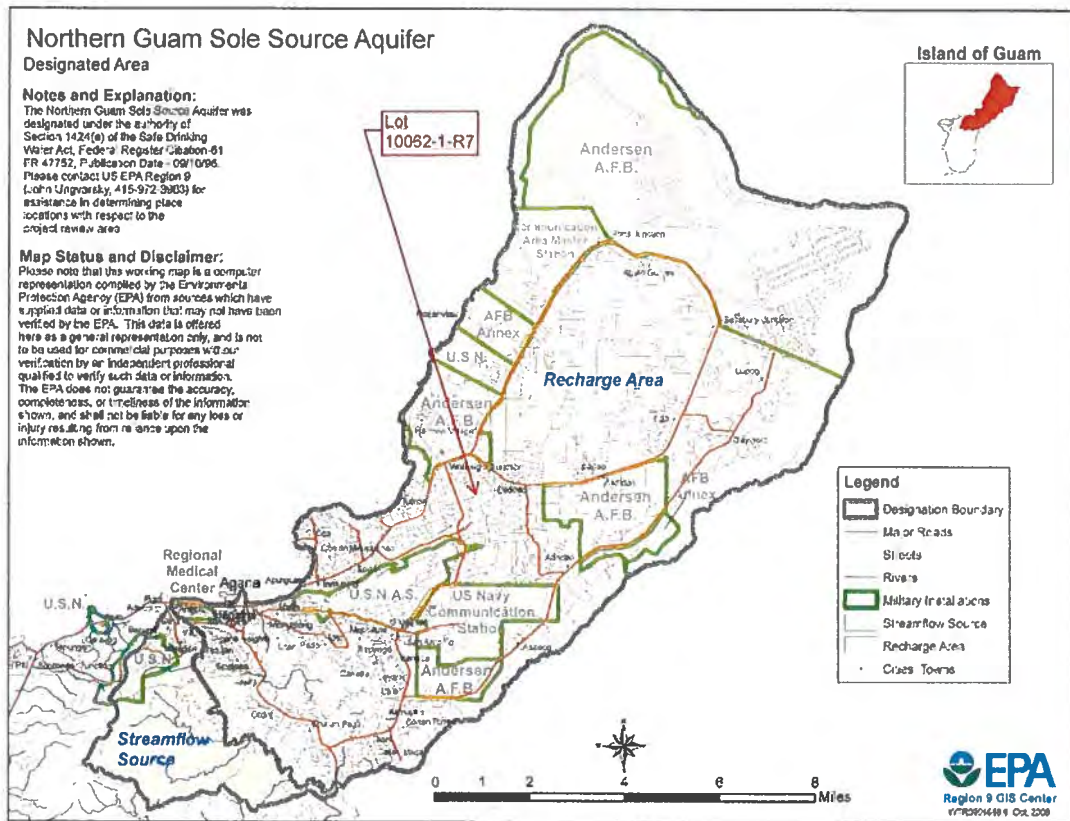


Figure 2. Northern Guam Sole Source Aquifer Map.

b. Watersheds:

No. Although located within a watershed area, as all property on Guam within the Northern Aquifer, the impact of the Zone Change is not expected to be significant.

- c. Wellhead protection zone:

No. The property is not known to be located within a wellhead protection zone. Further assessment is ongoing for verification with GWA.

- d. Streams, lakes, or ponds:

No. There are no natural streams, lakes or ponds on the property.

- e. Marine waters:

No. The property is not close to or within marine waters.

- f. Reef flats:

No. The property is not close to or within a reef flat.

- g. Pristine forest:

No. The property is not close to or within a known pristine forest.

- h. Critical habitat area:

No. The property is not close to or within a known designated critical habitat area.

- i. Wetlands:

No. The property is not close to or within a known wetland area.

- j. Flood hazard area:

No. The property is not close to or within a designated flood hazard area.

- k. Archaeological feature(s) or historical sites:

No. Preliminary research and discussions with DPR Historic Resources Division has revealed no known archaeological or historical features on site or within the immediate vicinity of the property.

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

a. Production of toxic or hazardous waste:

No. Any effects during any site preparation will be temporary in nature and mitigation will be provided within the Environmental Protection Plan. Proper permits will be acquired as needed.

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):

Yes. Any effects during site preparation and operation will only be temporary in nature and mitigation will be provided within the Environmental Protection Plan. Dust control measures, such as, dampening the soil or crushed rock when needed, will be practiced to minimize the generation of dust and keep within the allowable GEPA air pollution standards. Any machinery used on site will restrict work to the daylight hours and will possess functional mufflers.

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 proposes contributions or mitigation to offset impacts, describe the contribution or mitigation.

a. Drinking water:

Yes. However, this Zone Change is expected to have minimal impact on water facilities.

b. Sewage disposal (public system):

Yes. However, this Zone Change is expected to have minimal impact on sewerage facilities. The activities will comply with GEPA sewerage requirements.

c. Vehicle traffic:

Yes. However, traffic generated by this Zone Change is not expected to be significant. The proposed retail and wholesale activities propose to provide large building and construction products typically requiring extensive display and storage buildings.

d. School System.

No.

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 total area of the property is approximately 0.63 acres. There are no major slopes within the property. During any site preparation, all stormwater will be retained and controlled on-site using temporary silt control basins. An Environmental Protection Plan, including the Storm Water Control Plan, will be prepared and submitted along with the building permit application.

10. Will the project utilize an individual waste water 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?

No. There are none anticipated at this time.

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

No.

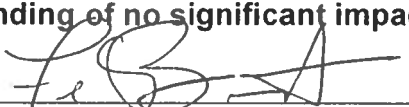
13. Does the project include any special or unique features that are not covered above?

No. The project does not include special or unique features not covered above.

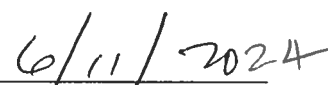
If preliminary construction drawing, site plans, or related documents are available please provide such as attachments. For more information and assistance you may call GEPA Environmental Planning & Review Division at 475-1662/3.

DECLARATION BY APPLICANT

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



Applicant (Signature)
Felix C. Benvente, Applicant's Representative

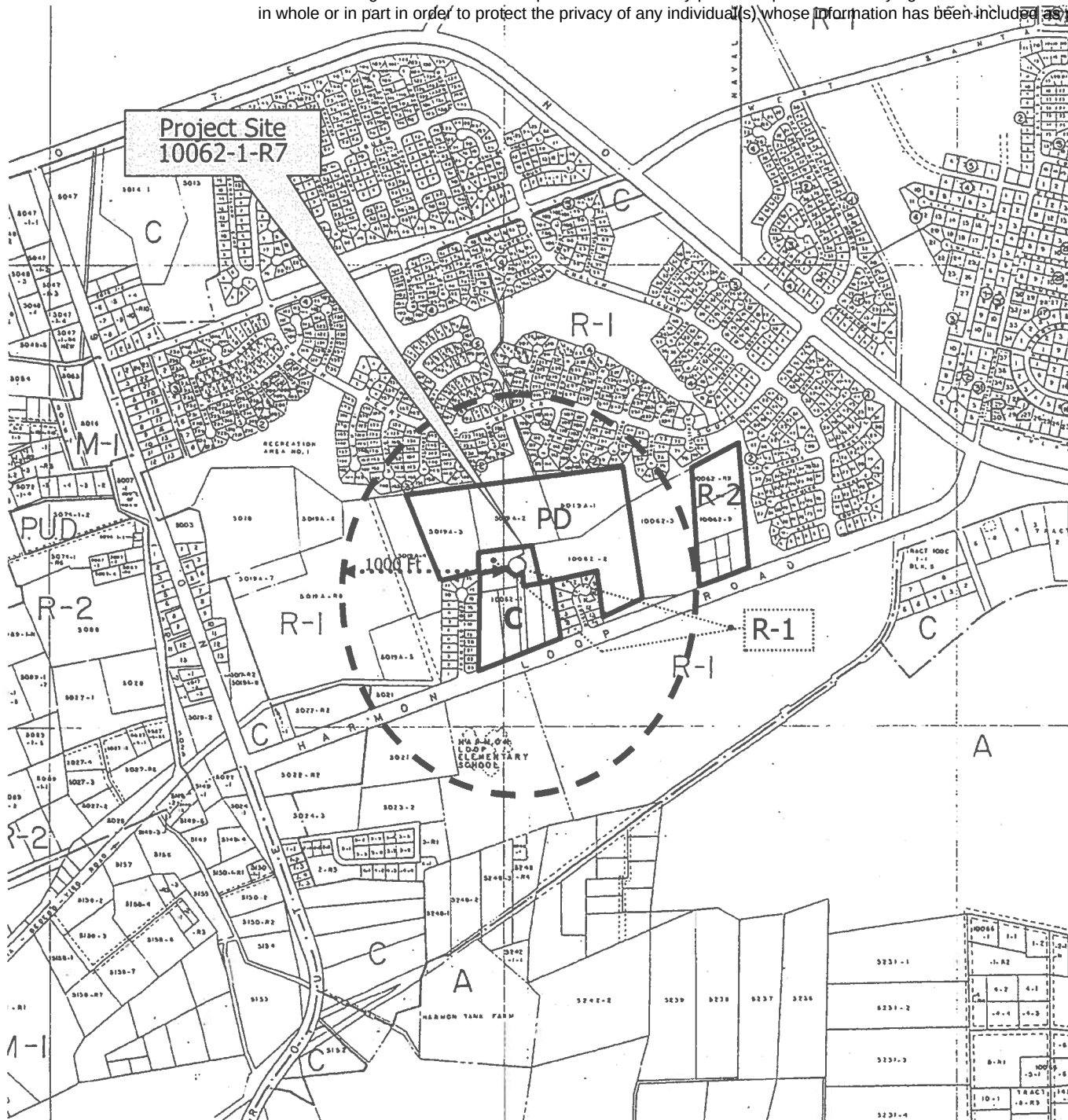


Date

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

GEPA-EPR001 (12/12/96)

Exhibit F. Map – Zoning Within 1,000 Feet



NORTH

Graphic Scale

EXHIBIT D

EXISTING ZONING WITH-
IN 1,000 FT RADIUS of
Lot 10062-1-R7
Municipality of Deddo

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: Dept of Land Management
Official Zoning Map, Mangilao.
Sheet 7 of 17*

FC Benavente, Planners

- Planning,
- Zoning
- Land Development Consulting
- Permitting

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

Exhibit G. Map – Land Use Within 750 Feet



NORTH
Graphic Scale

LAND USE MAP
EXISTING LAND USE WITHIN
750 FT RADIUS OF
Lot 10062-1-R7
Municipality of Dededo

LAND USE LEGEND

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

Road Conditions:

1. **Harmon Loop Road** is paved, W 4 travel lanes, and a center turning lane or median landscaping strip. W sidewalks, streetlights, fire hydrants. Good condition. Utilities include power, water, sewer, telephone, & cable.
2. **Un-Named Rd** is a gravel based dead end cul-de-sac, W 2 travel lanes. W fire hydrants. Fair condition. Utilities include power, water, telephone, & cable.

FC Benavente, Planners

- Planning,
- Zoning
- Land Development Consulting
- Permitting

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

**Subject Lot
10062-1-R7**

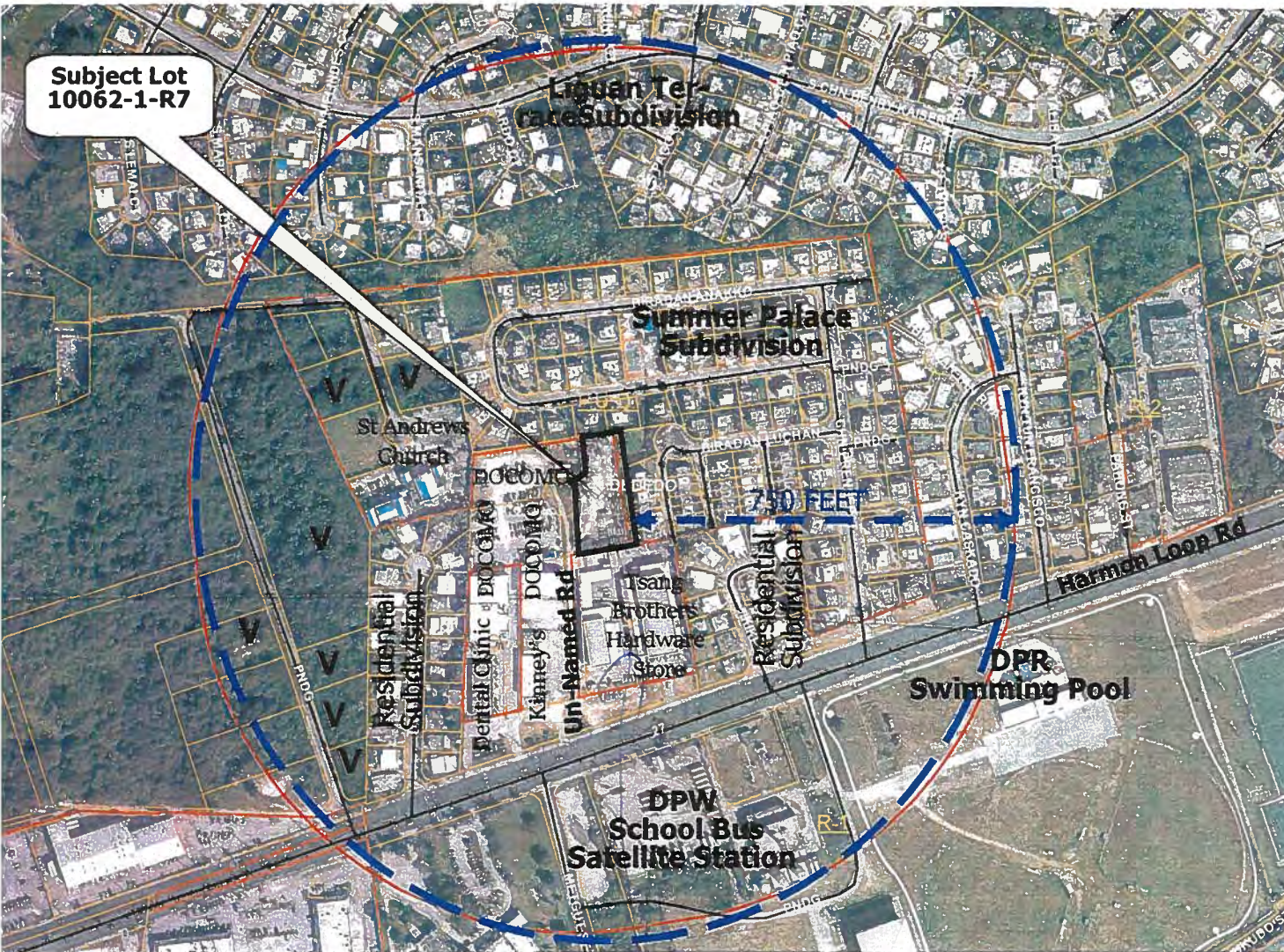


Exhibit H. Map – Adjacent Property Within 500 Feet



NORTH

Graphic Scale

EXHIBIT F

PROPERTY WITHIN 500 FT
RADIUS of

Lot 10062-1-R7
Municipality of Dededo

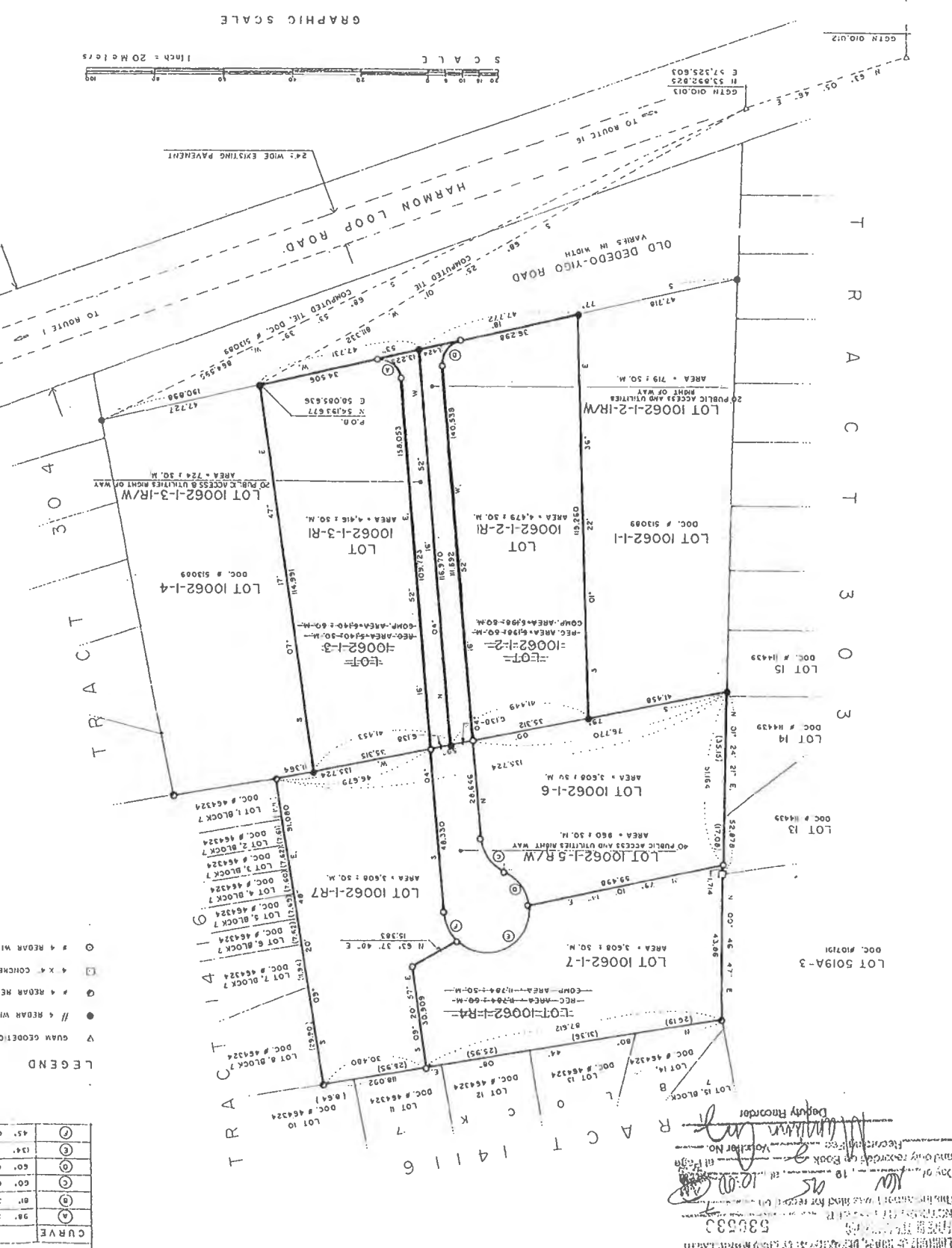
NOTES:

FC Benavente, Planners

- Planning,
- Zoning
- Land Development Consulting
- Permitting

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

Exhibit I. Property Map



CURVE		CURVE DATA	
(A)	98.24 15	8.956	9.250
(B)	87.35 43	6.610	7.956
(C)	60.00 00	12.767	12.092
(D)	50.00 25	12.182	12.092
(E)	134.35 35	12.692	20.772
(F)	45.00 00	12.182	9.531
			2.26 48 55 E

NOT TO SCALE

HARMON LOOP

HARMON SCHOOL

PROJECT LOCATION

LOT 10062-1-R4

LOT 10062-1-2

LOT 10062-1-3

10062-1-1

10062-1-2

10062-1-3

10062-1-4

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FOR
RECORDING
AT THE
DEPARTMENT
OF LAND
MANAGEMENT

GOVERNMENT OF GUAM- Department of Land Management Office of the Recorder	
File for Record Is Instrument Number	965404
On the Year 20 <u>21</u> Month <u>10</u> Day <u>05</u> Time <u>2:56pm</u>	
Recording Fee <u>45.00</u>	Receipt No. <u>391694</u>
Deputy Recorder <u>[Signature]</u>	
MAY M. CASTRO	

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY



DEED OF GIFT

KNOW YE, that I, EDDIE C. PALOMO also known as EDDIE CRUZ PALOMO, whose mailing address is PO Box 4453 Hagatna, GU 96932, (hereinafter referred to as the "Grantor"), for in and consideration of the LOVE AND AFFECTION, which I have and bear unto, EDDIE CRUZ PALOMO, a single man, whose mailing address is PO Box 4453 Hagatna, GU 96932, and JASON S. TEDTAOTAO and MARY AUDREY C. TEDTAOTAO, husband and wife, whose mailing address is PO Box 4453 Hagatna, GU 96932, (hereinafter referred to as the "Grantees"), as joint tenants with rights of survivorship, the following described real properties (the "Properties"), to wit:

Description of Property Gifted

(PARCEL I) LOT NO. 10062-1-3-R1, DEDED0, GUAM, (ESTATE NO. 71938 under Basic Lot No. 10062-1-3), SUBURBAN, as said lot is marked and designated on Map Drawing No. 09R06M94 LM#607FY#94, dated 10/31/1995 and recorded on 11/07/1995 under Instrument No. 530538, in the Department of Land Management, Government of Guam.

The following is shown for information purposes only: Said map shows the area to be 4,416 +/- square meters; Last Certificate of Title No. 109680 under Basic Lot No. 10062-1-3 issued to Eddie Cruz Palomo.

(PARCEL II) LOT NO. 10062-1-R7, DEDED0, GUAM, (ESTATE NO. 79091), SUBURBAN, as said lot is marked and designated on Map Drawing No. 09R06M94 LM#607FY#94, dated 10/31/1995 and recorded on 11/07/1995 under Instrument No. 530538, in the Department of Land Management, Government of Guam.

The following is shown for information purposes only: Said map shows the area to be 3,608 +/- square meters; Certificate of Title No. 123392 issued to Eddie Cruz Palomo, an unmarried man, as his sole and separate property.

(PARCEL III) LOT NO. 2290-REM-3-R2, MANGILAO, GUAM, (ESTATE NO. 16831), SUBURBAN, as said lot is marked and designated on Map Drawing No. 7302-05 LM#518FY#73, dated 04/03/1973 and recorded on 05/10/1973 under Instrument No. 223985, in the Department of Land Management, Government of Guam.

The following is shown for information purposes only: Said map shows the area to be 1559 +/- square meters; Certificate of Title No. 35840 Issued to Eddie C. Palomo.

Property Includes Improvements and appurtenances

Together with the buildings, improvements, ways, other easements, tenements, privileges and appurtenances belonging, or in any way pertaining to the Properties, and the reversion or reversions, remainder or remainders, rents, issues and profits of the Properties; and also all the estate, right, title, interest, property, possession, claim and demand whatsoever, at law or in equity, either and all, of the Grantor, in and to the Properties, and every part and parcel thereof.

Water and Power

The Grantees are aware of the fact that water and power are immediately available on the Properties or within 100 feet of the properties and that the Government of Guam is not required to pay for any water or power hookups.

Execution

IN WITNESS WHEREOF, I the Grantor and Grantees hereunto set our hands this ____ day of October, 2021.

GRANTOR:

Eddie Cruz Palomo
EDDIE C. PALOMO also known as
EDDIE CRUZ PALOMO

GRANTEES:

Eddie Cruz Palomo
EDDIE CRUZ PALOMO
Jason S. Tedtaotao
JASON S. TEDTAOTAO

Mary Audrey C. Tedtaotao
MARY AUDREY C. TEDTAOTAO

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

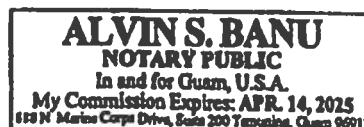
On this 4th, day of October, 2021, before me, a Notary Public, in and for GUAM, U.S.A., personally appeared EDDIE C. PALOMO also known as EDDIE CRUZ PALOMO, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and he/she/they acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and official seal.

) seal (



Alvin S. Banu
Notary Public





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



Street Address
590 S. Manne 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 LAHI • LIEUTENANT GOVERNOR

ROSSANA SAN MIGUEL TISTON
DEPUTY DIRECTOR

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

July 11, 2025

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

Honorable Peter John Benavente
Municipality of Dededo

Hafa Adai Mayor Benavente,

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

Application No. 2025-07, the Applicants, Eddie Cruz Palomo, Jason S. Tedtaotao, and Mary Audrey C. Tedtaotao, represented by FC Benavente, Planners, are requesting a Zone Change from "R1" (One-Family Dwelling) Zone to "C" (Commercial) Zone for the proposed construction of a wholesale and retail hardware store with an accessory storage building on Lot 10062-1-R7, in the Municipality of Dededo.

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 **Dededo Senior Citizen Center on Wednesday, August 6, 2025, at 6:00 p.m.**

Si Yu'os Ma'ase,

CELINE L. CRUZ
Guam Chief Planner

RECEIVED
[Handwritten signature]

7/14/25

Attachments: Application No. 2025-07
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 **Dededo Senior Ctr. Ar**

DATE **Aug 6, 2025**

TIME: **6 pm**

APPLICATION TYPE **Zone Change**

APPLICATION NO **2025-07**

DESCRIPTION **Zone change "R1" to "C" (Commercial) proposed construction of a wholesale/retail hardware store w/accessory storage building**

APPLICANT REF **Eddie Cruz Palomo, Jason S. and Mary Audrey C. Tedtao**
O/O FC Banquete Planners

LOT NO **10062 -1- R7 Dededo**

PRINT NAME

MAILING ADDRESS FOR

TELEPHONE

Penmar C. Gulac **Team Land Planning DIV** **(6**

John Howerton

Anna S.A. L.G.

Edward Sanchez **ID.M**

Lugette Concepcion

Carmencita CORTEZ

LIZALDY CORTEZ

Hernandez, Juan

Walls Peter

STEVE HARGETT

Roma BASA

Guilfred YAMAMOTO

Julie YAMAMOTO

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

PLACE: *Dededo Senior Ctr. Gr*

DATE: *Aug 6, 2025*

TIME:

APPLICATION TYPE: *Zone Change*

APPLICATION NO: *2025-07*

DESCRIPTION: *Zone change "R1" to "C" (Commercial) proposed construction of a wholesale/retail hardware store w/accessory storage building*

APPLICANT REF: *Eddie Cruz Palomo, Jason S. and Mary Audrey C. Tedtao*
O/O FC Benavente Planners

FOI NO: *10062-1-R7 Dededo*

PRINT NAME

MAILING ADDRESS FOR

TELEPHONE

zhizhong zheng

Mayor Peter Benavente

Chief Planner Dion Celine Cruz

Adjunct: 7:16 PM
✶



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



LOURDES A. LEON GUERRERO
MAGA HAGA • GOVERNOR

JOSEPH M. BORJA
Director

JOSHUA F. TENORIO
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Deputy Director

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590 S. Marine Corps Drive
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Tamuning, GU 96913

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

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

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

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383

December 30, 2025

Memorandum

To: Chairperson, Guam Land Use Commission

From: Guam Chief Planner

SUBJECT: **Application No. 2025-07, Zone Change** Lot 10062-1-R7, Municipality of Dededo

1. PURPOSE

- A. Application Summary:** Applicants Eddie C. Palomo, Jason S. Tedtaotao, and Mary Audrey C. Palomo, represented by FC Benavente, Planners, request a zone change from "R-1" (One-Family Dwelling) to "C" (Commercial) for the proposed construction of a wholesale and retail hardware store with an accessory storage building on Lot 10062-1-R7, Municipality of Dededo.
- 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 abuts "C" (Commercial) zoned lots to the west (Docomo Yard) and south (Tsang Brothers Hardware outlet). To the north and northeast, within a 750-foot radius, is a Planned Development, Tract 14116, zoned "R-2" (Multi-Family Dwelling) subdivision (Summer Palace). (See *VIC MAP Attachment*.)
- B. Lot Area:** 3,608 square meters (27,566 square feet or approximately 0.63 acre).
- C. Present Zoning:** "R1" (One-Family Dwelling) Zone.
- D. Field Description:** The subject lot is rectangular, vacant, and overgrown with large trees and vegetation. The topography is generally flat and fronts a 40-foot right-of-way. The main access is via Harmon Loop Road (Route 27).
- E. Surrounding Land Uses:** Within a 750-foot radius is the Liguán Terrace Housing Subdivision (Tract 100 to the north). There are other small residential subdivisions (Kaiser Development Tracts 303 and 304) to the southwest and southeast of the property. Also south of the property, along Harmon Loop Road is an elementary

Continuation of Memorandum

RE: Staff Report – Zone Change - Application No. 2025-07

Page 2 of 3

school, DPW Bus Satellite station, a GPA Substation, and Department of Parks & Recreation swimming pool. The site is approximately 800 feet north of Compadres Mall commercial complex.

- F. Master Plan:** Refer to the Community Design Plan for Harmon-Dededo – Mixed Uses, Residential and Commercial Districts.
- G. Community Design Plan:** Urban/Residential. The area is designated for low- to medium-high density development.
- H. Previous Commission Action:** None.

3. APPLICATION CHRONOLOGY

- A. Date Application Accepted:** January 25, 2025
- B. Date of ARC Review:** February 6, 2025
- C. Date of Public Hearing:** August 6, 2025 *A public hearing was conducted by planning staff at 6:00 PM at the Dededo Community Senior Citizen/Community Center. (See Attachment A.)*

4. STAFF ANALYSIS

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

PUBLIC NECESSITY

The requested zone change to Commercial meets a public necessity as the Harmon Loop area of Dededo is transitioning toward increased commercial development. The proposed wholesale and retail hardware store responds to growing demand for building materials and related services due to population growth in Harmon, Dededo, and northern villages along Routes 1, 3, and 9 as well as ongoing military buildup activities.

The proposed use will provide essential goods and services for residential, commercial, and military communities, supporting long-term development needs.

PUBLIC CONVENIENCE

Rezoning the subject lot will provide convenient access to retail hardware goods and related services for residents and businesses in Harmon Loop-Dededo and surrounding villages. The site's location is strategic—close to high-density residential areas and major roadways—making it ideal for commercial development. The project aligns with existing land use patterns and will allow for accessory uses and on-site inventory storage.

Continuation of Memorandum

RE: Staff Report – Zone Change - Application No. 2025-07

Page 3 of 3

GENERAL WELFARE

The proposed rezoning and development will promote public welfare by maintaining consistency with surrounding commercial uses, minimizing impacts on adjacent properties through landscaping, buffering, and stormwater management and finally, if approved, the development will ensure compliance with permitting requirements and environmental standards.

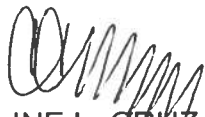
The project will create local employment opportunities and contribute positively to Guam's economy. No significant impacts related to noise, lighting, or traffic are anticipated. The applicants have committed to proper site management, including drainage containment and landscaping.

The municipal public hearing was generally well-received. Concerns raised by residents were addressed satisfactorily. No major objections were noted, except for one denial from the Application Review Committee member, Guam EPA, which requires coordination of permitting requirements prior to development.

Based on the analysis, the Department of Land Management Planning Staff recommends favorable action by the Guam Land Use Commission on 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: Penmer C. Gulac

ATTACHMENT – A

PUBLIC HEARING RESULTS OF August 6, 2025 Meeting

Location: Dededo Community/Senior Center

Time: 6:05 PM

Attendance: 15 participants, including the Case Planner, Mr. Felix Benavente, the applicant's representative, Mayor Peter Benavente, 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.

Public Comments and Responses:

- **Mr. Romeo Hernandez (MPC Member):** Asked about potential tax increases and requested assurance that neighbors' interests are protected. Emphasized the need for properly designed ponding basins to manage stormwater runoff.
Response: Mr. Benavente confirmed taxes will increase with the zone change and explained that the site will include landscaped buffers, internal traffic circulation, parking, and drainage infrastructure with strategically placed ponding basins. A security fence and additional trees will be installed to reduce noise. Stormwater will be managed through a French drain system. The applicant will coordinate with the Mayor and relevant agencies to meet all requirements and hire local employees.
- **Mr. John Howerton (Neighbor, Summer Palace):** Asked if the site would resemble an "M-1" industrial yard like Docomo across the street.
Response: Mr. Benavente clarified the project will consist of two one-story commercial structures:
 - Building A:** Accessory warehouse
 - Building B:** Retail/customer service buildingNo industrial activities will occur. Noise will be controlled, and green buffers will be provided.
- **Mr. Peter Walls (Neighbor, Summer Palace):** Recommended limiting structures to one story to preserve views.
Response: Confirmed. Both buildings will be one story, not exceeding 30 feet, with 32 parking stalls.
- **Mr. Hernandez (MPC Member):** Asked about remaining hearings.
Response (Chief Planner): Two additional hearings will be conducted by the Dededo MPC, followed by a resolution submission to the Guam Land Use Commission. Notices will be published in the newspaper.
- **Mr. and Mrs. Yamamoto (Neighbors, Summer Palace):** Expressed preference for residential development but had no objections to the proposal.

MUNICIPALITY OF DEDEDO

PETER JOHN SALAS BENAVENTE
MAYOR



ANN S. SAN AGUSTIN LEON GUERRERO
VICE MAYOR

RESOLUTION NO. 2025-04

Introduced by:

Mayor Peter John S. Benavente, Chairperson
Vice Mayor Ann S.A. Leon Guerrero, Co-Chairperson

MEMBERS

Chan, Jose Arthur D. Jr. Cruz, Acie Jo Sablan
Gaza, Edgar L. Paulino, Robert R.



Relative to the approval for GLUC Application No. ZC2025-07 by the Applicants, Eddie Cruz Palomo, Jason S. Tedtaotao, and Mary Audrey C. Tedtaotao, represented by FC Benavente, Planners, are requesting a Zone Change from "R1" (One-Family Dwelling) Zone to "C" (Commercial) Zone for the proposed construction of a wholesale and retail hardware store with an accessory storage building on Lot 10062-1-R7, in the Municipality of Dededo

BE IT RESOLVED BY THE DEDEDO MUNICIPAL PLANNING COUNCIL:

WHEREAS, the Applicants, Eddie Cruz Palomo, Jason S. Tedtaotao, and Mary Audrey C. Tedtaotao, represented by FC Benavente, Planners, have submitted Guam Land Use Commission (GLUC) Zone Change Application No. 2025-07, requesting a zone change from "R-1" (One-Family Dwelling) to "C" (Commercial) for the purpose of constructing and operating a wholesale and retail hardware store with an accessory storage building on Lot 10062-1-R7, in the Municipality of Dededo, and

WHEREAS, the Dededo Municipal Planning Council held two public hearings on the application on September 8 and 9, 2025, and the applicants' representative, FC Benavente, appeared before the Council during those hearings and again at the regular Council meeting on September 10, 2025, and

WHEREAS, notice of the public hearings and regular meeting was duly published in the Guam Daily Post and posted on the Government of Guam Public Notice Portal, in accordance with the required public notification procedures, and

WHEREAS, the Dededo MPC voted to approve this Resolution for the Guam Land Use Commission, and be conditioned upon the inclusion of enforceable Covenants, Conditions, and Restrictions (CC&Rs) in the property deed to ensure responsible commercial use, specifically prohibiting welding-related operations and any other industrial activities not in line with a general retail hardware store environment, and

BE IT RESOLVED that the Dededo Municipal Planning Council hereby supports GLUC Application ZC2025-07 approves, with conditions, the zone change from "R-1" to "C" for Lot 10062-1-R7, subject to the inclusion of the above-referenced Covenants, Conditions and Restrictions (CC&Rs) in the property deed, and

FURTHER RESOLVED, that the Chairperson of the Dededo Municipal Planning Council certify to and the secretary attest the adoption hereof and that copies of the same be therefore transmitted to the Department of Land Management, Applicants, Eddie Cruz Palomo, Jason S. Tedtaotao, and Mary Audrey C. Tedtaotao and Representative, FC Benavente.

DULY RECORDED AND REGULARLY ADOPTED BY THE DEDEDO MUNICIPAL PLANNING COUNCIL
ON THIS 11th DAY OF SEPTEMBER, 2025.


PETER JOHN S. BENAVENTE
Mayor, Chairperson


AMBRIA MARIE SANTOS
Secretary, DMPC



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



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

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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

December 30, 2025

MEMORANDUM

TO: Guam Land Use Commission (GLUC) Members

FROM: Chairman, Application Review Committee (ARC)

SUBJECT: Summary of Position Statements by ARC Members
RE: Zone Change: Application No. 2025-07

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

DEPARTMENT OF LAND MANAGEMENT (DLM):

Planning staff recommends Approval with the following condition:

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

DEPARTMENT OF PUBLIC WORKS (DPW):

The Department of Public Works (DPW) has no objection to the request and recommends Approval with stated conditions, and recommendations. (Position Statement is Attached)

GUAM WATERWORKS AUTHORITY (GWA):

GWA supports the application and in favor of the approval with conditions for compliance to GWA's Service Requirements (Position Statement is attached)

GUAM POWER AUTHORITY (GPA):

GPA has no objection to the request subject to the conditions applicable. (Position Statement attached)

GUAM ENVIRONMENTAL PROTECTION AGENCY (GEPA):

The agency has denied the approval, with conditions noted relevant to adhering to stormwater management and connection to public sewer, adhering to environmental laws, and other pertinent regulations on development on subject lot (Position Statement is attached)

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

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

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383



SUBJECT: Summary of Position Statements by ARC Members
RE: Conditional Use Permit; Application No. 2025-07

Page 2 of 2

DEPARTMENT OF PARKS AND RECREATION (DPR):

The agency has no objections and supports the approval of the application.
(Position Statement is attached)

BUREAU OF STATISTICS AND PLANS (BSP):

The Bureau states they recommend approval with conditions noted applicable to management of stormwater runoffs and other comments noted.
(Position Statement is attached)

DEPARTMENT OF AGRICULTURE (DoAg):

Agriculture has reviewed the application and no objections or concerns on the application; recommends actively monitor endangered species present in the Dededo area, and to coordinate with DoAG on other conditions and recommendations noted.
(Position Statement is attached)

GUAM ECONOMIC DEVELOPMENT & COMMERCE AUTHORITY (GEDCA):

No Position Statement has been received as of the date of this Memorandum

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

No Position Statement has been received as of the date of this Memorandum

GUAM FIRE DEPARTMENT (GFD):

No Position Statement has been received as of the date of this Memorandum

GUAM DEPARTMENT OF EDUCATION (GDOE):

No Position Statement has been received as of the date of this Memorandum

DEPARTMENT OF CHAMORRO AFFAIRS (DoCA):

No Position Statement has been received as of the date of this Memorandum



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

26 FEB 2025

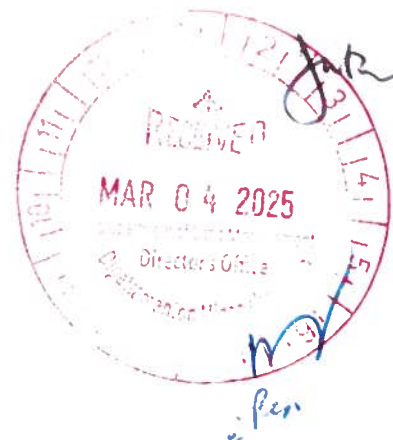
MEMORANDUM

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

FROM: Director

APPLICANT: Palomo - Tedtaotao - Tedtaotao

SUBJECT: **Application No. 2025-07**
Zone Change "R-1" to "C"
Lot No. 10062-1-R7, Dededo



Applicant is requesting a zone change from Single Family Dwelling to Commercial. The owner's intent is to construct and operate a retail store and wholesale hardware on Lot 10062-1-R7, located in the Municipality of Dededo. The lot area is approximately 3,608.00 square meters or 27,566 square feet. The owner's intent is to construct and operate a franchise warehouse hardware.

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

The site plan submitted as part of your application needs a revision to include the following:

- a) Ingress/ egress must be wide enough for public access.
- b) To incorporate in your site plan an additional accessible parking space for American Disability Act (ADA) requirement.
- c) To provide a total percentage footprint for building A and B of the proposed development.
- d) Once application is approved to submit a plan to design the infiltration system.

NOTE: Must comply with all the applicable rules and 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.

42
VINCENT P. ARRIOLA



To: Pen
3.12.25



GUAM WATERWORKS AUTHORITY

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



MEMORANDUM

February 12, 2025

TO: Joseph Borja, Director, Department of Land Management

CC: Mayor Peter J. Benevento Municipality of Dedado
(peterjohn.benevento@gmco.guam.gov)

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

SUBJECT: Position Statement on Zone Change Application 2025-07 for Lot 10062-1-R7 in the Municipality of Dedado

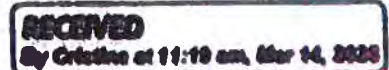
APPLICANT: E.C. Palomo, J.S. Tedaotao, and M.A.C. Tedaotao

The Guam Waterworks Authority (GWA) has reviewed the applicant's request for a zone change from "R2" (Multi-family) to "C" (Commercial) zone for the proposed development of retail spaces, offices.

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

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

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



GWA Position Statement

Application 2025-07

Applicant: E.C. Palomo, J.S. Tedesco, and M.A.C. Tedesco

Page 2 of 3

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

4. GWA does not guarantee that water service will meet Guam Fire Department's fire suppression requirements. The applicant is responsible for any onsite or offsite utility improvements needed to meet fire suppression requirements.
5. The applicant shall install GWA water meters and sewer cleanout for government use in the public right of way or easement, in accordance with GWA standards.
6. 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.
7. New development is subject to water and/or sewer system development charges.
8. 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.
9. Only wastewater shall be discharged to the sanitary sewer system. Stormwater, pool water, and pool backwash water discharge to the sanitary sewer system is prohibited.

GWA Position Statement

Application 2025-07

Applicant: E.C. Palomo, J.S. Tedesco, and M.A.C. Tedesco

Page 3 of 3

10. 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 Prudencio F. Aguon, GWA Permits and New Area Development Supervisor ((671) 300-6065 or prudencio@guamwaterworks.org) for water and sewer system standards or additional information.

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



GUAM POWER AUTHORITY

ATURIDÀT ILEKTRESEDÀT GUAHAN
P.O. BOX 2977 • AGANA, GUAM U.S.A. 96932-2977

March 05, 2025



MEMORANDUM

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

From: General Manager

Subject: Lot 10062-1-R7, Municipality of Dededo, (E.C. Palomo, J.S. Tedtaotao, and M.A.C. Tedtaotao); Zone Change Application Current Use R1 (Single-Family) Vacant and Undeveloped, to C (Commercial) Proposed use: Wholesale and Hardware Store. Application No. 2025-07

A. Comments and Recommendations Concerning GPA requirements:

1. Applicant 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 any revisions to scheduling and magnitude of project power demand requirements for new loads.
 - All relocation costs for GPA's facilities, if necessary, are 100% chargeable to the applicant including but not limited to labor and materials.
 - Required system upgrades will be charged to the applicant. This includes relocation costs, new installation costs and all costs associated with modification of GPA facilities.
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. Further system impact assessment may be required to determine the effect of this facility on GPA's existing power facilities.

John M. Benavente
JOHN M. BENAVENTE, P.E.

To: Pen
[Signature]
2-17-25

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.

INFRASTRUCTURE CERTIFICATION FORM

Agency Certifying: **Guam Power Authority**

Applicant: **E.C. Palomo, J.S. Tedtaotao, and M.A.C. Tedtaotao**

Location: **Lot 10062-1-R7, Municipality of Dededo**

Type of Application: **Zone Change Application**

GLUC/GSPC Application No. **2025-07**

Brief Project Description: **Current Use R1 (Single-Family) Vacant and Undeveloped, to C (Commercial)**

Proposed use: **Wholesale and Hardware Store.**

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

3/10/2025

Date

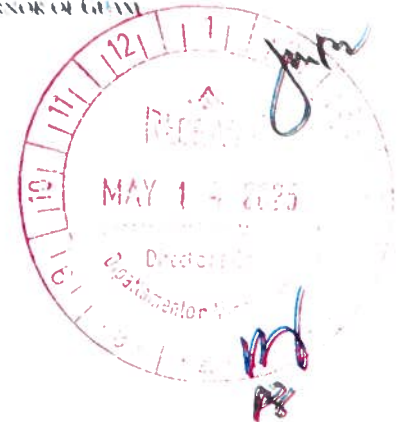
Comments:

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



GUAM ENVIRONMENTAL PROTECTION AGENCY - AGENSIAN PROTIEKSION LINA LA GUAHAN
TORRESIA TION GUERERO - GOVERNOR OF GUAM, ASHLEY TENGRO - DEPUTY GOVERNOR OF GUAM,
ARCHIELO R. LANTANAS - 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. 2025-07, the Applicants, Eddie C. Palomo, Jason S. Tedtaotao, and Mary Audrey C. Tedtaotao, represented by FC Benavente, Planners, request a Zone Change from "R-1" (Single Family Dwelling) to "C" (Commercial) zone for the proposed construction and operation of a retail & wholesale hardware business on Lot 10062-1-R7 in the Municipality of Dededo.

Hafa adai Dr. Enriquez.

Buenas yam Saluda. The Guam Environmental Protection Agency (EPA) has reviewed the proposed Zone Change Application (ZCA) for Lot 10062-1-R7 in Dededo, which seeks to rezone the property from R-1 to C. The agency has denied approval for the construction and operation of a retail and wholesale hardware business on this site, citing the following conditions:

1. The property is currently vacant and undeveloped. The developer or contractor must comply with the Guam Soil Erosion and Sediment Control Regulation (Chapter 10) and implement pre-construction and post-construction stormwater controls as outlined in the 2006 CNMI and Guam Stormwater Management Manual, in accordance with Executive Order No. 2012-02.
2. The developer must install a sewer tap to connect the property to the nearest public sewer main, which is located approximately 528 feet away via the L10062-1-5 right-of-way cul-de-sac adjacent to the subject property and Harmon Loop Road. This sewer connection is essential for compliance with Guam Water Quality Standards (Plate 22 GAR, Chapter 5, § 5101(c)(1)(A)), as the property is situated within the Groundwater Protection Zone (GPZ). The regulation states: "No industrial development should occur without adequate sewer infrastructure."
3. The owner must consult with Guam Waterworks to assess the adequacy of nearby water service and sewer lines, considering the expected rise in demand. Storing materials outside the proposed hardware store is prohibited unless the Guam EPA approves a revised drainage plan and stormwater disposal system.



7-Gen
CASH
5-19-25

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

If you have any questions or need additional information, please do not hesitate to contact the Water Resources Management Program or the Water Division Acting Chief Engineer, Mr. Johnny Abedania, at Tel No. (671) 588-4796 or (671) 588-4786, respectively.

Dangkolu na si Yu'us ma'dse'.

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 Dibuetston
Government of Guam

Director's Office, Parks and Recreation Divisions
#1 Paseo de Susana, Hagåtña, Guam 96910
P.O. Box 2930, Hagåtña, Guam 96932
(671) 475-6282 Facsimile: (671) 475-0997
Guam Historic Resources Division
490 Chalan Palayo, Agaña Heights, Guam 96910
(671) 475-6294/6335, Facsimile: (671) 477-2822



Angel R. Sablan
Acting Director
Warren Pelletier
Deputy Director

January 14, 2025

In reply refer to:
RC 2017-0014

Memorandum

To: Director, Department of Land Management

From: Director, Department of Parks and Recreation

Subject: Summary Zone Change Application No. 2025-07, Applicant FC Benavente, Planners c/o Eddie C. Palomo, Jason S. Tedtaotao and Mary Audrey C. Palomo proposed to rezone Lot 10062-1-R7 from "R-1" to "R-2" (Multi-Family Dwelling) zone in order to use as wholesale and hardware store in the Municipality of Dededo.



We reviewed the subject Summary Zone Change Application No. 2025-07, Applicant FC Benavente, Planners c/o Eddie C. Palomo, Jason S. Tedtaotao and Mary Audrey C. Palomo proposed to rezone Lot 10062-1-R7 from "R-1" to "R-2" (Multi-Family Dwelling) zone in order to use as wholesale and hardware store in the Municipality of Dededo.

Our office has concluded our review and will have No Objection to the Approval of this Zone Change Application.

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 L. Lujan
State Historic Preservation Officer

*TP: Per
CMM
2-13-25*

RECEIVED
By Cristina at 11:14 am, Jan 16, 2025



BUREAU OF STATISTICS AND PLANS

Sagan Planu Siha Yan Emfotmasion



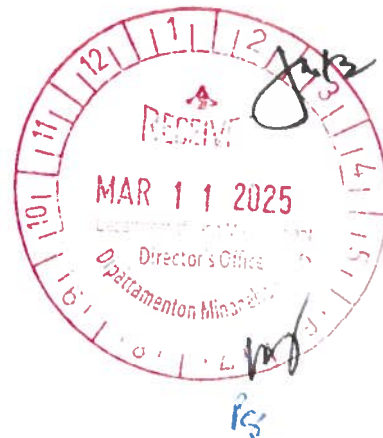
March 10, 2025

Memorandum

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

From: Director, Bureau of Statistics and Plans

Subject: Application No. 2025-07 Zone Change
Lot Number: Lot 10062-1-R7
Municipality: Dededo
Applicant: Palomo-Tedtaotao-Tedtaotao
Proposed Use: "C" Commercial



Buenas yan Håfa Adai! I am pleased to inform you that the Bureau of Statistics and Plans (Bureau) has completed its review of the above-mentioned application pursuant to its authorities under 5GCA Ch.1 Article 2 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 are submitting a Zone Change application to rezone the subject lot from R1 "Single-family Dwelling" zone to C "Commercial" zone in order to develop the property for a retail and wholesale hardware business. The subject lot is located in the municipality of Dededo and contains a total of 3,608 square meters or approximately 0.63 acres. Power, water, and sewer is available within 500 feet and will be connected.

Planning Considerations and Constraints

A. Surrounding Zone and Land Use Characterization

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-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

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By Cristina at 9:31 am, Mar 10, 2025

2 | Application No. 2025-07 Zone Change – Palomo - Tedtaotao

The subject lot is located in an unnamed culdesac that is accessible through Harmon Loop Road. The immediate surrounding area consists of commercial zoned properties that are surrounded by residential subdivisions. Some vacant land and public facilities are within close proximity.

The subject lot is located in a “General Residential”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. “The Residential category provides for a range of residential densities, ranging from low density single family residences to multiple family structures. Nonresidential uses are generally discouraged except for public facilities, schools, and institutions, provided their nature and location are not detrimental to the residential environment. Where neighborhood-scaled commercial and retail is desired in a residential zone, a special design review process should be established to ensure compatibility with surrounding residential neighborhoods.”⁵

The proposed use does not align with the “General Residential” land-use designation. However, BSP acknowledges the necessity for adaptability to Guam’s developmental requirements, while preserving the residential nature of the surrounding area and mitigating potential effects on coastal resources. Further analysis of the surrounding neighborhood’s development history reveals that the proposed commercial rezoning of the lot aligns with the established commercial presence within the culdesac, as demonstrated by Tsang Brothers Corporation, Kenny’s discount store, and Docomo Pacific, along with other commercial activities nearby and that have been in existence for several years.

B. Geographical Landscape Assessment Based on Watershed

The subject lot is in the Northern Watershed and above the Northern Guam Lens Aquifer. According to the National Oceanic and Atmospheric Administration’s Coastal Change Analysis Program (CCAP) land cover data, the surface area of this watershed has changed by 12.11% from 2005 to 2015.⁶

Regarding development impacts, as of 2015 land cover data, 30.6% of the watershed was developed, and 15.78% comprised impervious surfaces.⁷ An area is at greater risk of flooding the more an area is developed and the higher the levels of impervious surfaces. Areas with impervious surface rates will likely experience negative impacts on water quality. Impervious surfaces significantly reduce the water quantity and quality in a watershed. It is reported that the impervious surface degrades the watershed quality by significantly reducing the stream flow and increasing the stream temperature. They carry substantial pollutant loads downstream, causing harm to aquatic life. Severe degradation can be expected when rates reach 25%. Runoff effects include channeling and losing beach profile along untreated storm drain outfalls, sediment plumes, algae blooms, noxious odors due to poor water quality, and coral mortality.

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 February 2025 at <https://coast.noaa.gov/ccapAtlas/>

⁷ Ibid.

3 | Application No. 2025-07 Zone Change Palomo - Tedtaotao

Land cover within the subject lot is mostly bare land with some areas overgrown with grass, scattered trees, and shrubs. The proposed development will increase the impervious surface of the area and contribute to the cumulative impact to the watershed.

Effects Test and Conditions

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

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.⁸

Determination of Effects: Yes

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

Condition: The applicant must 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. Save as many high-value emerging tree species and or replicate the native forests through propagation and outplanting throughout open spaces of the property. It is recommended that the applicant coordinate with the Guam Department of Agriculture for the use of preferred native tree species.

Policy LU-9: Create development standards and practices that recognize and promote existing and desired community character of villages, while allowing for innovation and design excellence.⁹

Policy LU-12: Establish opportunities for localized services and recreation close to residential neighborhoods.¹⁰

Determination of Effects: Yes

The proposed development has the potential to advance policy LU-9 and policy LU-12 in addressing the need to promote and protect the long-term health, character and identity of the village communities, while also allowing for innovation and providing the opportunity for localized services close to residential neighborhoods.

⁸ ICF International. 2009. North and Central Guam Land Use Plan. September. (ICF International #00824.08.) Seattle, WA. Prepared for Bureau of Statistics and Plans—Government of Guam: 2-3

⁹ Ibid.

¹⁰ Ibid. 2-6

4 | Application No. 2025-07 Zone Change - Palomo - Tedtaotao

Condition: Prohibit or restrict activities that would detract from the residential nature of the area, such as large scale retail, or businesses that create excessive noise, or pollution. Consider incorporating detailed plans for landscaping, including strategically placed trees, shrubs, and hedges, to create effective visual buffers between the commercial development and adjacent residential properties. Where landscaping is insufficient, implement solid fencing or other appropriate screening measures, using materials that complement the village character. Design building layouts and window placements to minimize direct views into neighboring residences. Implement a lighting plan that uses fully shielded, downward-directed light fixtures to minimize light spillage onto adjacent residential properties and into the night sky. Implement restrictions on delivery and loading/unloading times to minimize noise during early morning and late evening hours. Restrict the use of noisy machinery, and equipment to certain times of day.

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.¹¹

Determination of Effects: *Yes*

The requested zone change would allow for construction activities which have the potential to adversely impact air quality.

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

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

Policy NS-1 "Protect the Northern Aquifer and recharge areas through appropriate land use categories and development standards, including requirements for public sewer infrastructure for all residential subdivisions, low development density for unsewered areas, on-site stormwater disposal, and limiting heavy industrial activities."¹³

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

- e. Use of green street design principles, which emphasize low maintenance, stormwater management, aquifer recharge, beautification, and neighborhood collaboration and pride;
- f. Limit building and parking footprints and use alternative surface paving designs to reduce thermal pollution, promote groundwater recharge, and preserve space for landscaping;
- g. Use of percolation ponds and other low maintenance systems on large-scale development sites overlying recharge areas. Require that large scale and regional stormwater management plans and designs do not result in the transfer or movement of water from immediate area recharge to

¹¹ Guam Land-Use Policies, Executive Order 78-37 (1978): 3.

¹² Ibid.

¹³ ICF International, North and Central Guam Land Use Plan, 2009: 5-2

5 | Application No. 2025-07 Zone Change - Palomo - Tedaotao

sub-basins. There should be no new nonpoint or point source pollution discharges as part of this redevelopment.”¹⁴

Policy LU-15 “Encourage organic production and chemicals best management practices over the Northern Aquifer.”¹⁵

Determination of Effects: Yes

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

Condition: The applicant shall ensure that all proposed structures are connected to public sewer. The applicant shall comply with CNMI and Guam Stormwater Management Manual¹⁶ 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 Manual¹⁷ and 2) Stormwater Management in Pacific and Caribbean Islands: A Practitioner's Guide to Implementing LID¹⁸.

Determination

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

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

¹⁴ Ibid., 5-5

¹⁵ Ibid., 2-6

¹⁶ Horsley Witten Group. CNMI and Guam Stormwater Management Manual. Prepared for Commonwealth of the Northern Mariana Islands and the Territory of Guam. (2006) Volume 1: <https://bsp.guam.gov/wp-content/uploads/2020/07/StormwaterManual-Volume1-Final.pdf> Volume 2: <https://bsp.guam.gov/wp-content/uploads/2020/07/StormwaterManual-Volume2-Final.pdf>

¹⁷ 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

¹⁸ 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-leb2014_IslandBMPGuide_wAppendix.pdf



Louides A. Leon Guerrero
Governor
Jordana F. Fuenmayor
Lieutenant Governor

Department of Agriculture Dipattamenton Agrikottura

404 Perry Road, Mangilao, Guam 96913



Chelsa Muna
Director
Roy Camacho
Deputy Director

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

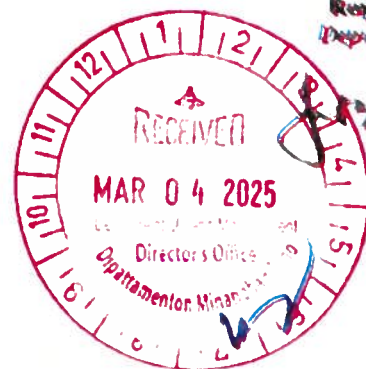
Attn: Executive Secretary
Guam Land Use Commission

From: **Chelsa Muna**, Director

Chelsa D. Muna
Director, Department of Agriculture
Guam
Tel: 472-5222
Fax: 472-5223

Date: February 28, 2025

Subject: **Position Statement for Application 2025-07, "Zone Change" from R-1 to C zone for Lot 10062-1-R7, located in Harmon Loop Road, Dededo, Guam (Palomo-Tedtaotao-Tedtaotao)**



The Department of Agriculture (DOAG) has reviewed **Application 2025-07**, requesting for certification to **rezone Lot 10062-1-R7 from Single Family Dwelling (R-1) zone to Commercial (C) zone**, located along Harmon Loop Road, Dededo, Guam. The purpose to rezone is to build two (2) single story commercial buildings, 32 total vehicle parking spaces, space for trash dumpster, landscaping, and stormwater infiltration trenches.

Upon review, DOAG has no objections or concerns regarding the requested rezoning of Lot 10062-1-R7. DOAG actively monitors Endangered Species present in the Dededo area. Landowner must consult with DOAG regarding any future development plans (reconstruction, renovations, or expansions) via permits@doag.guam.gov to assess potential impacts on protected species and identify solutions to avoid or minimize impacts to these species. Species observed in the area includes:

Yellow Bittern
Micronesian Starling
Mariana Fruit Bat
Common Moorhen
Guam Tree Snail

Landowner must consult DOAG's Biosecurity Division at biosecurity@doag.guam.gov to develop and implement a biosecurity plan for the subject lot to prevent the introduction or spread of Little Fire Ants and other invasive species.

DOAG concludes with the approval to certify the zone change for Lot 10062-1-R7 from R-1 zone to C zone for the purpose stated in the application. Should you have any questions or concerns, please contact us at permits@doag.guam.gov.

RECEIVED
By Cristina at 8:24 am, Mar 04, 2025

NOTICE TO REZONE

PUBLIC NOTICE

AN APPLICATION HAS BEEN FILED WITH THE GUAM LAND USE COMMISSION (GLUC) FOR A
ZONE CHANGE - APPLICATION NO. 2025-07

APPLICATION DESCRIPTION:	Zone Change From "R-1" Zone to "C" Zone	
APPLICANT / REPRESENTATIVE:	E. C. Palomo - J. S. Tedtaotao - M. A. C. Tedtaotao / FC Benavente, Planners	
LOT, BLOCK, TRACT:	Lot 18062-1-R7	
	MUNICIPALITY: Dedado	
PUBLIC HEARING:	Date: Aug 06, 2025 Time: 6:00 PM	Place: Dedado Senior Center
GLUC MEETING:	Date: Jan 08, 2026 Time: 1:30 PM	Place: DLM Conf Rm, 3rd Flr, ITC Bldg, Tofullung

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded

Douglas B. Moynihan
Attorney General of Guam
Office of the Attorney General
Family Division
590 S. Marine Corps Drive, ITC Bldg., Ste. 316
Tamuning, Guam 96913 • USA
(671) 475-2595 • (671) 475-3343 (fax)
tamuning@doj.guam.gp
Attorneys for the People of Guam

IN THE SUPERIOR COURT OF GUAM
In the Interest of:

D.G.Q. (DOB: 10/11/2025),
Minor.

Juvenile Case No. JP0312-25
Summons

To: **THOMAS CASTRO, Natural Father**
#16 N Comm Charlauros Court by Southern
Precinct Agat, Guam

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, Hagatna, Guam, for a
court hearing on:

TUESDAY, JANUARY 20, 2026 AT 2:00 P.M.
Zoom Meeting ID: 716 711 9213/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: DEC 03 2025

CLERK, SUPERIOR COURT OF GUAM
BY: /s/ Sheila K. Castro

Douglas B. Moynihan
Attorney General of Guam
Office of the Attorney General
Family Division
590 S. Marine Corps Drive, ITC Bldg., Ste. 316
Tamuning, Guam 96913 • USA
(671) 475-2595 • (671) 475-3343 (fax)
tamuning@doj.guam.gp
Attorneys for the People of Guam

IN THE SUPERIOR COURT OF GUAM
In the Interest of:

D.G.Q. (DOB: 10/11/2025),
Minor.

Juvenile Case No. JP0312-25
Summons

To: **Unknown Father**

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, Hagatna, Guam, for a
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Dated: DEC 03 2025

CLERK, SUPERIOR COURT OF GUAM
BY: /s/ Sheila K. Castro



GUAM LAND USE COMMISSION

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



AGENDA

A regular Guam Hybrid Land Use Commission meeting will be held on Thursday, January 8, 2026 at 1:30 p.m., Department of Land Management Conference Room, 590 S. Marine Corps Dr., 3rd Floor, ITC Building, Tamuning. Livestreamed on YouTube at Guam Department of Land Management Channel

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

A. Application No. H2024 26 Terry H. Kim and Veronica K. Lee, request approval of a Tentative Subdivision for the proposed development of the Majestic Estates Subdivision consisting of twelve single family house lots, one lot for a ponding basin, and one lot for right of way, on Lots 9NEW 3 1 9NEW 3 2 9NEW 3 3 9NEW 3 4 & Lot 9NEW 3 R4 Block D Tract 9 in the Municipality of Barrigada, in an "R1" (One Family Dwelling) zone

- V. Administrative & Miscellaneous Matters
- VI. Adjournment

Funding Source provided by the Applicant.

Person(s) requiring special accommodations, please call Cristina Gutierrez 671 649-5263, ext. 375



GUAM LAND USE COMMISSION

Department of Land Management
ITC Building, Third Floor, Tamuning, GU 96913
P.O. Box 2950, Hagatna, Guam 96932
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AGENDA

A regular Guam Land Use Commission meeting will be held on Thursday, January 8, 2026, at 1:30 p.m., Department of Land Management Conference Room, 590 S. Marine Corps Dr., 3rd Floor, ITC Building, Tamuning. Livestreamed on YouTube at Guam Department of Land Management Channel

- I. Notation of Attendance/Roll Call
- II. Approval of Minutes - [None]
- III. Old Business [None]
- IV. New Business

- A. Application No. 2025 42, Guam Waterworks Authority, requests a Zone Change from "A" (Agricultural/Rural) to "P" (Public Facility) for the proposed construction of a wastewater pump station on Lot 19 2, Tract 293, Mangilao.
- B. Application No. 2022 01, Guam Capital Investment Corporation, requests a Zone Change from "M2" (Heavy Industrial) to "M1" (Light Industrial) to allow for the conversion of vacant commercial spaces on the second floor of an existing building to be used for six (6) multi family dwelling units on a portion of Lot 236 REM, Parcels 49 411, and 413, Hagatna
- C. Application No. 2025 07, Eddie C. Palomo, Jason S. Tedtaotao and Mary Audrey C. Tedtaotao, request a Zone Change from "R1" (One Family Dwelling) zone to "C" (Commercial) zone, for the proposed construction and operation of a retail & wholesale hardware business with an accessory storage building, on Lot 10062 1 R7, Dededo.
- D. Application No. 2025 23, Henry M. Simpson, Jr. and Carolyn S. Simpson, are requesting approval of a Tentative Subdivision to create an agricultural subdivision consisting of 47 single family lots, on Tract 24405 (formerly Lot No. 401 21 R14NEW R6), Santa Rita Sumai, in an "A" zone.

- V. Administrative & Miscellaneous Matters

- E. Application No. 2021 298, Perez Properties, Inc. requests for its second extension of time pursuant to E.O. 96-26 for a previously approved Tentative Subdivision known as Villa Sirena on Tract 18208 (formerly Lots 1087 A 1 thru 1087 A 6, and Lot 1087 B 1) Barrigada, in an "R1" (One Family Dwelling) zone.
- F. Core Tech International Corporation Request for consideration of reinstatement of Conditional Use Permit for Temporary Workforce Housing Facility (TWHF) on Lot 10184 R17 (RE: Application No. 2009 56)
- G. Appointment of an alternate commission member to preside over meetings in the absence of the Chairperson and Vice Chairperson.

- VI. Adjournment

Funding Source provided by the Applicant.

Person(s) requiring special accommodations, please call Cristina Gutierrez 671 649-5263, ext. 375

APPLY NOW!!

144 - CARPENTER WITH 1 YEAR EXPERIENCE

\$18.34 PER HOUR*

Duties: Constructs, erects, installs and repairs structures and fixtures of wood, wallboard and plywood, including framework. Uses carpenter's hand tools and power tools conforming to local building codes. Reads blueprints, sketches, or building plans to determine type of work required and materials needed. Prepares layout using ruler, framing square, and calipers. Erects framework for structure and lay subfloor board. Builds and installs stairs, cabinets, closets, windows, and doorframes.

70 - CEMENT MASON WITH 1 YEAR EXPERIENCE

\$17.51 PER HR.*

Duties: Smooths and finishes surfaces of poured concrete floors, walls, sidewalks, or curbs to specified textures using hand tools or power tools including floats, trowels, and screeds. Signals concrete deliverer to position truck to facilitate pouring concrete. Spreads concrete into inaccessible section of forms using rake or shovel. Levels concrete to specified depth and workable consistency using hand screed and floats to bring water to surface and produce soft topping. Lays concrete blocks and mixes cement using shovel or cement mixing machine.

82 - REINFORCING METAL WORKER WITH 1 YEAR EXPERIENCE

\$16.98 PER HOUR*

Duties: Positions and secures steel bars in concrete. Determine number, sizes, shapes and locations of reinforcing rods from blueprints, sketches, or instruction. Select and places rod in forms, spacing and fastening them together using wires and pliers. Cuts bars required lengths, using back saw, bar cutters or acetylene torch. May weld reinforcing bars together using arc welding equipment.

Verification of qualifications required

*Special wage rate. Work to be performed on DPRI funded projects and projects covered by Davis Bacon, Service Contracts Act, and/or Executive Order 14026 will be paid no less than the indicated wage rate but may be paid more where special rates apply and may require paid holidays and/or paid sick leave.

Benefits: Roundtrip airfare for off island hire. Food and lodging provided @ \$80.00 per week or lodging only provided @ \$36.05 per week at GDOI approved locations. Local transportation from employer's designated lodging facility to/from jobsite, and Employer/employee-paid commercial medical insurance provided.

Must be able to obtain military base access. Off island hires must complete a health screening prior to working in Guam.

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.

Apply in person at the American Job Center
414 W. Soledad Avenue, Suite 300 GCIC Building Hagatna, Guam
Or apply online at www.hireguam.com; Enter Keyword: 2026-026

ISLAND-WIDE HOME DELIVERY

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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.



YIGO MUNICIPAL PLANNING COUNCIL

Regular Monthly Meeting • Wednesday, January 14, 2026, 6 pm

Yigo Senior Citizens Center • Livestreaming on Yigo Mayor's Office YouTube channel

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES - October & November 2025

IV. FINANCIAL REPORT

V. MAYOR'S REPORT

VI. OLD BUSINESS

A. CLTC

1. Lot 7055 - Conceptual Plan submitted to CLTC

B. Ghura DCBG-DR - Mitigation Flooding at East

Goyinero & Marianas Terrace Yigo Gym Tier 2 shelter

1. Survey was completed and submitted

2. Submission of Project Office of Civil Defense SHMO

VII. NEW BUSINESS

A. Public Hearing: Dept. of Land Management Fair day

In compliance with the American with Disabilities Act, individuals requiring special accommodations may contact the Yigo Mayor's Office at 671-653-9446/5248 or email yigomunicipaloffice@gmail.com.
Paid for by Yigo Mayor's Office funds.



CIVIL SERVICE COMMISSION

Beethoven Suite 201, 210 W. Marine Corps Drive, Hagatna, GU 96913 • Tel: 671-647-1855 • Fax: 671-647-1855

NOTICE OF MEETING

IN-PERSON MEETING AT 9:00 A.M. ON TUESDAY, JANUARY 13, 2026.

The public is invited to attend the meeting on the CSC agenda at the CSC meeting room, CSC Building, Beethoven Suite 201, 210 W. Marine Corps Drive, Hagatna, GU 96913. The meeting will be held on Tuesday, January 13, 2026, at 9:00 A.M. For more information, please contact the CSC at 671-647-1855. Meeting ID: 2666477466. Password: 06338464.

AGENDA

I. CALL TO ORDER

II. APPROVAL OF MINUTES: None

III. NEW BUSINESS: None

IV. OLD BUSINESS:

Hearing on the Merits (Continuation)

1. Deborah A. Duenas vs. Guam Behavioral Health

and Wellness Center (GBHWC), CSC Case No.

23 AAO71

V. GENERAL BUSINESS:

1) Bills and Laws affecting CSC: None

2) Administrative Counsel Litigation Update.

3) Administrative Matters:

a) Board Training; Civil Service

Commission Board Members

VI. ADJOURNMENT.

For special accommodations, please contact Maria P. Macayon, CSC ADA Coordinator at 671-647-1872 / 671-647-1855

Daniel D. Leon Guerrero, Executive Director
Paid for by the Civil Service Commission

VEHICLES FOR BID

YEAR	MAKE	MODEL	COLOR	MILEAGE (subject to change)	BID START	BID END	MINIMUM BID
2021	NISSAN	FRONTIER 2WD	BLUE	71,180	12/31/2025	1/6/2026	\$12,400.00
2025	MITSUBISHI	OUTLANDER SPORT	GRAY	2,151	12/31/2025	1/6/2026	\$15,200.00
2017	GMC	CANYON	GRAY	51,850	12/31/2025	1/6/2026	\$3,800.00
2025	NISSAN	VERSA	BLACK	16,065	12/31/2025	1/6/2026	\$11,900.00
2022	NISSAN	KICKS	BLACK	71,053	12/31/2025	1/6/2026	\$2,200.00

BID STARTS DECEMBER 31, 2025 AND ENDS JANUARY 6, 2026.

BIDS ARE DUE AT 4:00PM ON THE LAST DAY.

VEHICLES WILL BE SOLD AS IS, WITHOUT WARRANTIES. VEHICLES WILL BE SOLD TO THE HIGHEST BIDDER.

FINANCING AVAILABLE, SUBJECT TO CREDIT APPROVAL.



First Hawaiian Bank
Member FDIC

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



BOARD OF DIRECTORS SPECIAL MEETING

Thursday, January 8, 2026 at 3:00 PM in Terminal Conference Rooms 1 & 2 and by Videoconference and Live Streamed via GIAA website: www.guamairport.com or <https://www.guamairport.com/corporate/about-our-airport/board-of-directors/airport-board-meeting>

AGENDA

1. Call to Order and Attendance
 2. Approval of Agenda
 3. New Business
 - A. Adoption of GIAA Policies and Procedures for Competitive Solicitation, Selection, and Award of Concession Agreements authorized by Public Law 38-21
 - B. Adoption of GIAA Policies and Procedures for the Solicitation, Selection, Award, and Operation of Lease Agreements authorized by Public Law 38-21
 - C. Approval of Noise Compatibility Program Measures - 14 CFR Part 150
 4. Adjournment
- Parking is available in the Public Parking Lot. Call the Board Office at (671) 642-4717/18 for special accommodations auxiliary aids, or services. This ad is paid for by GIAA.



GUAM LAND USE COMMISSION

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



AGENDA

Regular Guam Land Use Commission meeting will be held on Thursday, January 8, 2026, at 1:30 p.m., Department of Land Management Conference Room, 590 S. Marine Corps Dr., 3rd Floor, ITC Building, Tamuning. Livestreamed on YouTube at Guam Department of Land Management Channel.

I. Notation of Attendance/Roll Call

II. Approval of Minutes - [None]

III. Old Business [None]

IV. New Business

- A. Application No. 2025-42, Guam Waterworks Authority, requests a Zone Change from "A" (Agricultural/Rural) to "PF" (Public Facility) for the proposed construction of a wastewater pump station on Lot 19-2, Tract 293, Mangilao.
- B. Application No. 2022-01, Guam Capital Investment Corporation, requests a Zone Change from "M2" (Heavy Industrial) to "M1" (Light Industrial) to allow for the conversion of vacant commercial spaces on the second floor of an existing building to be used for six (6) multi-family dwelling units on a portion of Lot 236 REM, Parcels #9, #11, and #13, Hagatna.
- C. Application No. 2025-07, Eddie C. Palomo, Jason S. Ledtaotao and Mary Audrey C. Ledtaotao, request a Zone Change from "R1" (One Family Dwelling) zone to "C" (Commercial) zone, for the proposed construction and operation of a retail & wholesale hardware business with an accessory storage building on Lot 10062-1 R7, Dededo.
- D. Application No. 2025-73, Henry M. Simpson, Jr. and Carolyn S. Simpson, are requesting approval of a Tentative Subdivision to create an agricultural subdivision consisting of 47 single family lots, on Tract 24405 (formerly Lot No. 401-21 R14NEW R6), Santa Rita Sumai, in an "A" zone.

V. Administrative & Miscellaneous Matters

- F. Application No. 2021-298, Perez Properties, Inc. requests for its second extension of time pursuant to E.O. 96-26, for a previously approved Tentative Subdivision known as Villa Sirena on Tract 18208 (formerly Lots 1087-A, 1 thru 1087-A 6, and Lot 1087-B 1) Barigada, in an "R1" (One Family Dwelling) zone.
- F. Core Tech International Corporation Request for consideration of reinstatement of Conditional Use Permit for Temporary Workforce Housing Facility (TWIF) on Lot 10184-R17 (RE. Application No. 2009-56).
- G. Appointment of an alternate commission member to preside over meetings in the absence of the Chairperson and Vice Chairperson.

VI. Adjournment

Funding Source provided by the Applicant.

APPLY NOW!!

- | | |
|--|--------------------------|
| 187 - CARPENTER WITH 1 YEAR EXPERIENCE | \$18.34 PER HOUR* |
| Performs carpentry duties for residential, commercial and government projects | |
| 62 - CEMENT MASON WITH 1 YEAR EXPERIENCE | \$17.51 PER HR.* |
| Performs cement mason duties for residential, commercial and government projects | |
| 4 - ELECTRICIAN with min 2 yrs. exp. | \$21.02 PER HR.* |
| Performs electrician duties for residential, commercial and government projects | |
| 12 - FIELD SUPERVISOR with min 2 yrs. exp. | \$29.61 PER HR.* |
| Performs field supervisor duties for residential, commercial and government projects | |
| 9 - HEAVY EQUIPMENT OPERATOR with min 1 yr. exp. | \$18.97 PER HR.* |
| Performs heavy equipment operator duties for residential, commercial and government projects | |
| 3 - SAFETY SUPERVISOR with min 2 yrs. exp.; Must possess an Associate's degree in Occupational Health and Safety or a related field (may be foreign equivalent), or an Associates' degree in Engineering (may be foreign equivalent); and possesses OSHA 30-Hour and EM 385-1-1 40-Hour training. | \$29.61 PER HR.* |
| Performs safety supervisor duties for residential, commercial and government projects | |
| 65 - PAINTER with min 1 yr. exp. | \$19.82 PER HR.* |
| Performs painter duties for residential, commercial and government projects | |
| 10 - PLUMBER with min 2 yrs. exp. | \$19.48 PER HR.* |
| Performs plumber duties for residential, commercial and government projects | |
| 68- REINFORCING METAL WORKER WITH 1 YEAR EXPERIENCE | \$16.98 PER HOUR* |
| Performs reinforcing metal worker duties for residential, commercial and government projects | |

Verification of qualifications required

*Special wage rate: Work to be performed on DPRI funded projects and projects covered by Davis Bacon Service Contracts Act, and/or Executive Order 14026 will be paid no less than the indicated wage rate but may be paid more where special rates apply and may require paid holidays and/or paid sick leave

Benefits: Round-trip airfare for off island hire, Meals and lodging provided @ \$80.00 per week, local transportation from employer's designated lodging facility to/from jobsite, and employer/employee paid medical insurance provided

Successful applicant must be able to obtain military base access. Off island hires must complete a health screening prior to working on Guam. Employees are required to take and pass a substance abuse test after hire.

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.

Apply in person at the American Job Center

414 W. Soledad Avenue, Suite 300 GCIC Building Hagatna, Guam



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)

GUAM LAND USE COMMISSION

AGENDA - Disposition

Thursday, January 8, 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 – December 30, 2025 and January 6, 2026]
Livestreamed on YouTube at the Guam Department of Land Management Channel*

- I. **Notation of Attendance/Roll Call** ☒ Quorum 1:53 p.m. ☐ No Quorum
Present: Chairperson Anita Enriquez, Vice Chairman Ron Pangilinan, Commissioner Leilani Flores, Executive Secretary Joseph Borja, Legal Counsel Lee Miller, Chief Planner Celine Cruz, Planning staff Penmer Gulac, Sonny Gogue, Theresa Guevara and Kyle Meno.

[Excused: Commissioner Joseph Rios and Commissioner Gerald Yingling]

II. **Approval of Minutes**

- GLUC Regular Minutes [None]

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

IV. **New Business**

Zone Change

- A. Application No. 2025-42, the Applicant, Guam Waterworks Authority, is requesting a Zone Change from "A" (Agricultural/ Rural) to "PF" (Public Facility) for the proposed construction of a wastewater pump station on Lot 19-2, Tract 293, in the Municipality of Mangilao.
Case Planner: Sonny Gogue
Motion to approve the applicant's request was passed unanimously with a vote of 3 ayes and 0 nays; subject To the applicant adhering to the permitting ARC agencies' conditions and requirements as stipulated in their official position statements.
- B. Application No. 2022-01, the Applicant, Guam Capital Investment Corporation, represented by FC Benavente, Planners, is requesting a Zone Change from "M2" (Heavy Industrial) to "M1" (Light Industrial) to allow for the conversion of vacant commercial spaces on the second floor of an existing building to be used for six (6) multi-family dwelling units on a portion of Lot 236-REM, Parcels #9, #11, and #13, in the Municipality of Hagat.
Case Planner: Grace Vergara
Motion to approve the applicant's request was passed unanimously with a vote of 3 ayes and 0 nays; subject to the applicant adhering to the permitting ARC agencies' conditions and requirements as stipulated in their official position statements.

GLUC Agenda
January 8, 2026
Page 2

- C. Application No. 2025-07, the Applicants, Eddie C. Palomo, Jason S. Tedtaotao and Mary Audrey C. Tedtaotao, represented by FC Benavente, Planners; requests a Zone Change from "R1" (One Family Dwelling) zone to "C" (Commercial) zone, for the proposed construction and operation of a retail & wholesale hardware business with an accessory storage building, on Lot 10062-1-R7, in the Municipality of Dededo. Case Planner: Penmer Gulac
Motion to approve the applicant's request was passed unanimously with a vote of 3 ayes and 0 nays; subject to the applicant adhering to the permitting ARC agencies' conditions and requirements as stipulated in their official position statements.

Tentative Subdivision

- D. Application No. 2025-73, the Applicants, Henry M. Simpson, Jr. and Carolyn S. Simpson, represented by Duenas, Camacho & Associates, are requesting approval of a Tentative Subdivision to create an agricultural subdivision consisting of 47 single-family lots, on Tract 24405 (formerly Lot No. 401-21-R14NEW-R6), in the Municipality of Santa Rita-Sumai, in an "A" (Agricultural/Rural) zone. Case Planner: Grace Vergara
Motion to approve the applicants' request was passed unanimously with a vote of 3 ayes and 0 nays; subject to the following conditions:
1. That the new tract number for the proposed subdivision will be Tract 24406;
 2. That the applicants adhere to the ARC conditions and requirements as stipulated on their official position statements; and,
 3. All infrastructure improvement requirements must be installed throughout the proposed development site within the prescribed one-year time frame pursuant to Title 21GCA, Chapter 62, Section 62504(a). The applicants may further elect to secure a bond pursuant to Title 21GCA, Chapter 62, Section 62504(b)

V. Administrative & Miscellaneous Matters

- E. Application No. 2021-29B, Perez Properties, Inc., requests its second extension of time pursuant to E.O. 96-26, for a previously approved Tentative Subdivision known as Villa Sirena on Tract 18208 (Formerly Lots 1087-A-1 through 1087-A-6, and Lot 1087-B-1) in the Municipality of Barrigada, in an "R1" (One-Family Dwelling) zone. Case Planner: Grace Vergara
Commission approved the applicant's request with a vote of 3 ayes and 0 nays; subject to the applicant's continued compliance with the conditions as specified on the Notice of Action, dated October 27, 2023, under Document No. 992767.
- F. Core Tech International Corporation: Request for consideration of reinstatement of Conditional Use Permit for Temporary Workforce Housing Facility (TWHF) on Lot 10184-R17 (Application No. 2009-56). The Commission voted to approve the applicant's request to reinstate the applicant's conditional use permit for its temporary workforce housing facility on Lot 10184-R7, under Application No. 2009-56.
- G. Appointment of an alternate commission member to preside over meetings in the absence of the Chairperson and Vice-Chairperson.
The Commission elected Commissioner Leilani Flores as the alternate member to preside over Commission meetings in the absence of both the Chairperson and Vice Chairman.

VI. Adjournment [There was no further business for the Commission; the meeting was adjourned at 3:25 p.m.]

GOVERNMENT OF GUAM - Department of Land Management	
Office of the Recorder	
File for Record is Instrument Number	1016758
on the Year 20 26	Month 02 Day 19 Time 12:00 pm
Recording Fee DE-OFFICIO	Receipt No. DE-OFFICIO
Deputy Recorder:	 Lillian I Nauta

Above Space for Recorder's Use only

GUAM LAND USE COMMISSION MEETING MINUTES



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



Thursday, January 8, 2026
1:53 p.m. to 3:25 p.m.

GUAM LAND USE COMMISSION GUAM HYBRID LAND USE COMMISSION Attendance Sheet

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

Date of Meeting Thursday, January 8, 2026

Time of Meeting GLUC: 1:53pm GHLUC: 1:14pm

☒	GLUC
☒	Regular
☐	Special
☒	Quorum
☐	No-Quorum

☒	GHLUC
☒	Regular
☐	Special
☒	Quorum
☐	No-Quorum

COMMISSION MEMBERS

Chairwoman Anita B. Enriquez

Vice Chairman Ronald C. Pangitinan

Commissioner Leilani R. Flores

Commissioner Gerald P. Yingling

Commissioner Joseph A. Rios

Mayor June Blas, Barrigada

Mayor Peter Benavente, Dededo

Mayor Wayne Santos, Chalan Pago-Ordot

Mayor Allan Ungacta, Mangilao

STAFF

Joseph M. Borja, Executive Secretary

Rossana D.S.M. Tiston, Deputy Director

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

Celine L. Cruz, Chief Planner

Frank Taitano, Planner IV

Penmer Gulac, Planner IV

M. Grace Vergara, Planner IV

Sonny Gogue, Planner III

Theresa Guevara, Planner II

Kyle Meno, TN Coordinator

M. Cristina Gutierrez, Recording Secretary

SIGNATURE

[Handwritten signatures]

Excused

Excused

[Handwritten signatures]

[Handwritten signatures]

[Handwritten signatures]

[Handwritten signatures]

[Handwritten signatures]

[Handwritten signatures]

[Handwritten signatures]

[Handwritten signatures]

ADJOURNMENT

GLUC: 3:25pm GHLUC: 1:47pm

GUAM LAND USE COMMISSION REGULAR MEETING MINUTES

Thursday, January 8, 2026 • 1:53 p.m. to 3:25 p.m.

Department of Land Management Conference Room

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

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

Livestreamed on YouTube at the Guam Department of Land Management Channel

I. Attendance/Roll Call

Chairperson Enriquez called to order the regular meeting of the Guam Land Use Commission for Thursday January 8, 2026 at 1:53 p.m.

Present were **Chairperson Anita Enriquez**, **Vice Chairman Ronald Pangilinan**, **Commissioner Leilani Flores**, **Executive Secretary Joseph Borja**, **Legal Counsel Lee Miller**, **Chief Planner Celine Cruz**, **Planning Staff Penner Gulac**, **Sonny Gogue**, **Theresa Guevara** and **Kyle Meno**.

[Excused: Commissioner Gerald Yingling and Commissioner Joseph Rios]

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

II. Approval of Minutes

Chairperson Enriquez there are no Minutes for approval today.

III. Old or Unfinished Business [None]

IV. New Business

Zone Change

- A. **Application No. 2025-42**, **Guam Waterworks Authority** is requesting a **Zone Change** from **'A'** (Agricultural/Rural) zone to **'PF'** (Public Facility) zone for the proposed construction of a wastewater pump station on **Lot 19-2 Tract 293**, in the Municipality of **Mangilao**.
Case Planner: Sonny Gogue

Chairperson Enriquez welcomed the applicant to the meeting, asked that they state their names for the record, and proceed with their presentation.

Joseph Calvo representing the **Guam Waterworks Authority** and **Ken Rekdall** with **Duenas Camacho and Associates**, consultant for **GWA**.

Mr. Rekdall presented the following to the Commission:

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; 3 ayes and 0 nays]**

Next item on the agenda

C. Application No. 2025-07, the Applicants Eddie C. Palomo, Jason S. Tedtaotao, and Mary Audrey C. Tedtaotao, represented by FC Benavente Planners, requests a Zone Change from 'R1' (One Family Dwelling) zone to 'C' (Commercial) zone for the proposed construction and operation of a retail and wholesale hardware business with an accessory storage building on Lot 10062-1-R7 in the Municipality of Dededo. Case Planner: Penner Gulac.

Chairperson Enriquez welcomed Mr. Benavente to the meeting and asked him to proceed with his presentation.

Felix Benavente Mr. Benavente provided a presentation to the Commission that included the following:

Slide 1 the application is for a zone change for the applicants Mr. Palomo and Mr. and Mrs. Tedtaotao.

Slide 2 - image of the site location. The property is located along Harmon Loop Road between Harmon Loop Road and the Tsang Brothers hardware store and across the street is the DPW school bus depot and the DPR swimming pool.

Slide 3 - image of the entire property map that was parceled and all zoned commercial except the subject lot. Mr. Palomo would like to rezone the parcel to commercial.

Slide 4 - map of the existing land use. Mr. Benavente explained that there is a concrete wall that separates the property from the Summer Palace subdivision.

Slide 5 - the applicant is proposing two one-story buildings that will be connected to public sewer. Stormwater will be retained on-site; there will be a dumpster on-site with trash pick-up by a private contractor. 32 parking spaces, which include ADA parking, and the area will be fully fenced with landscaping throughout.

Slide 6 - Site Plan. Building A will be the warehouse, and building B in the back will be the retail area.

Slide 7 - concept drawing of the elevation of the proposed buildings.

Slide 8 through Slide 14 - photos of the project site and surrounding properties.

To close, Mr. Benavente stated that they are trying to paint the picture of the subject lot so that it should be a commercial lot and not a single family residential lot in this area right off of Harmon Loop Road.

Chairperson Enriquez questions for Mr. Benavente.

Vice Chairman Pangilinan inquired if there were any other concerns for the neighboring homes other than those mentioned in the public hearing.

Felix Benavente explained that there were neighbor concerns with the Tsang Brothers' operations for about ten years, that was not caused by this applicant. The Tsang Brothers were placing materials against the concrete wall that separated the warehouse from the residences. There were complaints of welding and work being conducted after closing hours. Tsang Brothers has since provided a letter addressing these concerns, and the activities no longer exist.

Chairperson Enriquez turned the floor over to the Chief Planner for their staff report.

Celine Cruz, Chief Planner summarized the staff report dated December 30, 2025, to include purpose, facts, application chronological history, staff analysis addressing public necessity, public convenience, and general welfare. [For full content/context, see attached report].

[Attachment C – Staff Report dated December 30, 2025]

To conclude, Chief Planner Cruz stated that staff recommends approval, subject to the applicants adhering to all ARC recommendations, conditions, and requirements as noted in their official position statements.

Chairperson Enriquez there were no questions from the Commissioners. Madam Chair raised a concern that was brought up at the public hearing regarding the structure not going beyond one story. Madam Chair asked whether the Commission had the purview to set such limits.

Celine Cruz, Chief Planner responded that zone changes are somewhat unique in that staff cannot place conditions on a zone change, however, the recommendation is that the applicant is required to comply with ARC conditions that are noted in their position statements that usually surface during the permitting process. The law already allows for three-story, 30-feet, and perhaps Legal Counsel could provide some input on this.

Atty. Lee Miller, Legal Counsel replied that if the Commission makes the change, the applicant will have the opportunity to take advantage of everything that is permitted in that zone.

Chairperson Enriquez commented which is already within statute. There were no comments and/or questions from Vice Chairman Pangilinan and Commissioner Flores. Madam Chair opened the floor for public comment.

Public Comment [None]

Chairperson Enriquez noted no public comment. Madam Chair closed the public comment period and was ready to entertain a motion for action for Application No. 2025-07.

Commissioner Flores made a motion to approve Application No. 2025-73 based on the recommendation stated in the December 30, 2025 staff report.

Vice Chairman Pangilinan seconds the motion.

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

Next item on the agenda –

Tentative Subdivision

D. Application No. 2025-73 the Applicants Henry M. Simpson Jr. and Carolyn S. Simpson represented by Duenas, Camacho & Associates, are requesting approval of a Tentative Subdivision to create an agricultural subdivision consisting of 47 single family lots on Tract 24405 (formerly Lot 401-21-R14NEW-R6) in the Municipality of Santa Rita-Suma in an A (Agricultural/Rural) zone. Case Planner Grace Vergara.

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

John Duenas is with Duenas, Camacho & Associates, representing the applicants, Mr. and Mrs. Simpson.

Slide 1 – Mr. Duenas pointed out that the application that is before the Commission today is for a Tentative Agricultural Subdivision application, under 2025-73. The environmental impact assessment was prepared by ARC Environmental Services, and Mae Sablan is present today to answer any questions regarding the impact assessment.

Slide 2 – Tract 24405, which will change, is located in southern Guam in the village of Santa Rita in the region commonly known as Apra Heights. The project site is situated south of Route 17 and east of the GWA side-by-side Sinifa water reservoirs adjacent to Buena Vista Drive. Development of the project began in 2007. Infrastructure (roads and water system) was provided along with the creation of single-family house lots.

Phase I consists of 13 single family lots, 5 houses have been built.

Phase II consists of 53 single-family lots, 11 houses have been built.

Phases III through IV consist of 40 single-family lots, with 9 houses built, and

The proposed Phase V will have 47 single-family lots.

Slide 3 – Phase V will have a total of 47 single-family lots, 44 lots in the 25.28-acre northern subregion, and 3 lots in the 3.02-acre western subregion. All parcels significantly exceed the minimum Agricultural Subdivision lot size of 10,000 square feet.

Slide 4 – is the key map of the subdivision of Tract 24405.

The regular meeting of the Guam Land Use Commission for Thursday January 8, 2026 was adjourned at 3:25 p.m.

Approved by

Date approved


Anita B. Enriquez, Chairperson
Guam Land Use Commission


1-8-26

Transcribed by


M. Cristina Gutierrez, Recording Secretary
Planning Division

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

Reference No.: Application 2025-07

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

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

☒ APPROVED

☐ DISAPPROVED


LOURDES A. LEON GUERRERO
Governor of Guam

6/25/2024
Date

DECISION GRANTING ZONE CHANGE
(with findings)

Guam Land Use Commission

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

WHEREAS, prior to consideration of the application by the Guam Land Use Commission, public hearing on the Zone Change was held on the 6th day of August, 2025, in the Municipal District of Dededo 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 27th day of July, 2025 as evidenced by an affidavit of publications attached as **Exhibit "A"**.

Decision Granting Zone Change (with findings)

Ref. No. Application 2025-07

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 **Eddie C. Palomo, Jason S. Tedtaotao and Mary Audrey C. Tedtaotao** for a Zone Change, hearing of the Guam Land Use Commission (GLUC) was held on the **8th** day of **January, 2026** as evidenced of publications attached as **Exhibit C**.

BE IT RESOLVED, that on the **8th** day of **January, 2026**, the Guam Land Use Commission, **Approved with Condition(s)** the Zone Change from **"R1" to "C"** for **Lot 10062-1-R7**, Municipality of Dededo.

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**

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 2025-07
Page 3

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

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

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

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

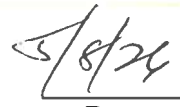
The members, after due consideration voted to approve the application. The vote of the members was as follows:

3 Ayes 0 Nays 0 Abstentions

This decision was adopted this 8th day of January, 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)

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

1019295

File for Record is Instrument Number _____

on the Year 2026 Month 05 Day 22 Time 8:48a.m.

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

Deputy Recorder: Stephanie Ouenas

(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 4, 2026

Date

To: **Eddie C. Palomo, Jason S. Tedtaotao & Mary Audrey C. Tedtaotao**
Represented by FC Benavente, Planners
127 Bejong Street
Barrigada, Guam 96913

Application No. 2025-07

The Guam Land Use Commission, at its meeting on **Thursday, January 8, 2026,**

 X Approved / Disapproved / Approved with Conditions:

Your request for a Zone Change for Lot 10062-1-R7, “R1” (One Family Dwelling) to “C” (Commercial) zone, in the Municipality of Dededo.

NOTICE OF ACTION

Application No.: **2025-07**

Eddie C. Palomo, Jason S. Tedtaotao, Mary A.C. Tedtaotao

Represented by FC Benavente Planners

Lot 10062-1-R7, Dededo

GLUC Meeting of Thursday, January 8, 2026

Page 2 of 4

ZONING

☒ / "C" (Commercial)

☐ / Conditional Use

☐ / Zone Variance

☐ Height

☐ Use

☐ Density

☐ Other (Specify)

☐ Setback

☐ / TENTATIVE DEVELOPMENT PLAN

☐ / Subdivision Variance

☐ / Tentative Subdivision

☐ / Final Subdivision

☐ / Extension of Time

☐ / PL 28-126, SECTION
1(A)

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 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

☐ / Supplementary (Specify)

MISCELLANEOUS

☐ / Determination of Policy and/or
Definitions

☐ / Other (Specify)

NOTICE OF ACTION

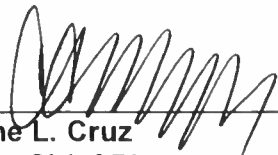
Application No. 2025-07

Eddie C. Palomo, Jason S. Tedtaotao, Mary A.C. Tedtaotao
Represented by FC Benavente, Planners
Lot 10062-1-R7, Dededo
GLUC Meeting of Thursday, January 8, 2026
Page 3 of 4

APPLICATION DESCRIPTION: The Applicants, Eddie C. Palomo, Jason S. Tedtaotao, and Mary Audrey C. Tedtaotao, represented by FC Benavente, Planners, requests a Zone Change from "R1" (One Family Dwelling) to "C" (Commercial) zone, for the proposed construction of a wholesale and retail hardware store with an accessory storage building, on Lot 10062-1-R7, in the Municipality of Dededo.

COMMISSION DECISION: The Guam Land Use Commission **Approved** the applicants' request subject to the following condition(s):

1. That the applicants shall adhere to all applicable ARC recommendations, conditions and requirements as noted in their official position statements.



Celine L. Cruz
Guam Chief Planner

5/8/26
Date



Anita B. Enriquez
Chairperson
Guam Land Use Commission

5/8/26
Date

Case Planner: Penmer Gulac
Attachment(s): ARC Distribution List
Cc: Building Permits Section, DPW

NOTICE OF ACTION

Application No. 2025-07

Eddie C. Palomo, Jason S. Tedtaotao, Mary A.C. Tedtaotao
Represented by FC Benavente, Planners
Lot 10062-1-R7, Municipality of Dededo
GLUC Meeting of Thursday, January 8, 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 an application of a Zone Change

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

Signature of Applicant

Date



Signature of Representative

7/14/2026

Date

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

Applicant

Date



Representative

7/14/2026

Date



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



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

LOURDES A. LEON GUERRERO
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

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 **July 23, 2025**, I submitted the Official Memorandum (attached as **Attachment A**) from the Guam Chief Planner to the Guam Daily Post, Tamuning, GU; a request to publish the 2 x 2 legal notice to appear on **July 27, 2025** for Application No. 2025-07, Eddie C. Palomo, Jason S. Tedtaotao, and Mary Audrey C. Tedtaotao to be heard on Wednesday, August 6, 2025 at the Dededo Senior Citizen Center. Proof of publication is attached as **Attachment B**.
5. This Affidavit is executed as proof of compliance with 21 G.C.A. Section 61633 (Hearing Date – Notice).

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



M. Cristina Gutierrez
WPS II
MARIA CRISTINA GUTIERREZ



Island of Guam)
) ss:
City of Tamuning)

Subscribed and sworn to before me this 10th day of June, 2026.



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





GUBERNAMIENTON GUAHAN



Mailing Address
P.O. Box 2950
Hagåtña GU 96932

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

E-mail Address
dlnidir@land.guam.gov

Telephone
671-649-LAND (5263)

Facsimile
671-649-5383

July 23, 2025

COPY

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

Hafa Adai Ms. Pablo:

Please publish the attached legal notice on a 2x2 inch column ad to appear in the Guam Daily Post on Sunday, July 27, 2025.

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

Thank you for your attention to this request.

Regards,


CELINE L. CRUZ
Guam Chief Planner

Attachments: Public Hearing Notice – Application 2025-07, Palomo-Tedtaotao-Tedtaotao
Check #1080

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 maintain the privacy of any individual(s) whose information has been included as part of this transmittal.



Department of Land Management
110 Building Third Floor, Tamuning, GU 96911
P.O. Box 2950 Hagåtña, Guam 96932
Tel: 671 649 5263 Tel: 300 • Fax: 671 619 5383

PUBLIC HEARING NOTICE

Date: Wednesday, August 6, 2025
Time: 6:00 p.m.
Place: Deddo Senior Citizen Center

Application No. 2025-07, Eddie Cruz Palomo, Jason S. Tebatao & Mary Audrey C. Tebatao, request a Zone Change from "R1" zone to "C" zone, for the proposed construction of a wholesale and retail hardware store with an accessory storage building for 100621 R1 Deddo.

Funding Source provided by the Applicant

Person(s) requiring special accommodations, please call Cristina Gutierrez at 671 649 5263 ext. 375

PHILLIPS & BORDALLO

A Professional Corporation
110 West O'Brien Drive, Suite 102
Hagåtña, Guam 96910-5044
Telephone: 671-477-2800, 271
Fax: 671-477-2549, 2529
Attorneys at Law

IN THE SUPERIOR COURT OF GUAM IN THE MATTER OF THE ESTATES OF SIMON QUICHOCHO IRIARTE, Deceased

PROBATE CASE NO. PR0161-24

NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN by the undersigned, SABINA IRIARTE TAJERON, Administratrix of the ESTATE OF SIMON QUICHOCHO IRIARTE, deceased, to the creditors of, and all persons having claims against the deceased, that within sixty (60) days after the date of the first publication of this Notice, they either file their claims with the necessary vouchers in the office of the Clerk of the Superior Court of Guam, or present them with the necessary vouchers at the place of business of DARLEEN E. HITON, ESQ., at the Law Offices of Phillips & Bordallo P.C., 410 West O'Brien Drive, Hagåtña, Guam 96910, the same being the place for the transaction of the estate.

Dated this 22 day of July, 2025.

By: /s/ SABINA IRIARTE TAJERON

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Facility: Guam Mini Storage
Address: 380 East Harmon Industrial Park Rd
Tamuning, GU 96913
Date of Sale: Saturday, August 9th 2025
Time: 10:00AM (registration begins at 9:00AM)

Tenant Name / Unit #
- Toyoda, M. / Unit D7D46
- Baza, B. / Unit F21F42
- Dixon, B. / Unit C4
- Reortutur, J. / Unit C48
- Herbert, M. / Unit E25E42

All items will be sold "as is, where is," to the highest bidder. Sale is for cash only \$100.00 dollar refundable cleaning deposit is required. Please bring an I.D. to register and must be 18+ to bid. Contents must be removed within 24 hours after sale.

Right to Withdraw: Facility reserves the right to cancel or withdraw any unit from the sale at any time before or during the auction.

Contact: For more information,
call (671) 647-5720 or visit
www.guamministorage.net

Unit: 200, 20a Apt., Furnished, Gated

Ready to move in - \$1,250/month

Call Ron: 727-8740/649-8746

JOB ANNOUNCEMENT

AUTO MECHANIC: High school/GED (may be foreign equivalent) 48 months of experience as an Auto Mechanic. The duties of the offered position of Auto Mechanic is limited to diagnose, adjust, repair, or overhaul automotive vehicles such as sedans and SUVs with gasoline engines. Perform routine and scheduled maintenance services such as oil changes, lubrication, and tune ups. Does other duties as assigned from time to time.

Send resume to
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P.O. Box 500137 Saipan, MP 96950
Email Address: hjd@joeten.com

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THE GUAM
DAILY POST

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Clients must be located in Hawai'i, Florida, Guam, or North Carolina

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LCSWcag@protonmail.com or 901-249-0463

(Most insurance accepted, though I am currently unable to accept clients who are active duty servicemembers (or their spouses or dependents) or who have retired from the military in the past 6 months.)



POST

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



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

Mailing Address
P O Box 2950
Hagåtña, GU 96932

LOURDES A. LEON GUERRERO
MAGA HAGA • GOVERNOR

JOSHUA F. TENORIO
SIGUNDO MAGA HAGA • LIEUTENANT GOVERNOR

JOSEPH M. BORJA
DIRECTOR

ROSSANA SAN MIGUEL TISTON
DEPUTY DIRECTOR

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 **July 25, 2025**, I, **Celine L. Cruz**, deposited in the United States Postal Service in Tamuning, Guam, via certified return receipt mail (**Attachment A**), [127 Certified Mail] with postage fully paid, each containing a copy of the Notice of Public Hearing for Eddie Cruz Palomo Jason S. Tedtaotao, Mary Audrey C. Tedtaotao, Application 2025-07, (**Attachment B**) addressed to the following property owners:

	Owner	Delivery Address	Delivery Address 2
1	ALBIE GABRIEL LEON PERALTA		TAMUNING GU 96931
2	ALFREDO V. GLORIA		DEDEDO GU 96929
3	ALICE SHIU CHIN CHEN CHOU		TAMUNING GU 96931
4	ALPHA INSURERS		HAGATNA GU 96910
5	ALVIN R. HARRELL and CHUNG-LING HARRELL		HAGATNA GU 96932
6	AN-CHI TSAI		Tamuning, GU 96931
7	ANDREW DANIEL LEON PERALTA		TAMUNING GU 96931
8	ANDREW J. MILLER AND SARAH A. DAVID		PITI GU 96915
9	ARCHDIOCESE OF AGANA, A CORPORATION SOLE		HAGATNA GU 96910
10	ARCHDIOCESE OF AGANA, A Corporation Sole, Anthony Sablan Apuron, Archbishop, A Guam Corporation Sole		HAGATNA GU 96932
11	BELINDA S. HERNANDEZ		LAS VEGAS, NEVADA 89107
12	BENSON F.F. AU-YEUNG, TRUSTEE OF THE BENSON F.F. AU-YEUNG LIVING TRUST DATED APRIL 17, 2024		TAMUNING GU 96931

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

E-mail Address
clm@hagatna.guam.gov

Telephone
671-649-LAND (5263)

Facsimile
671-649-5383



13	BILBOB, LLC	HAGATNA GU 96910
14	BRIAN P. DOWNEY AND NAOMI F. DOWNEY	TAMUNING GU 96913
15	CANDY C. OKUHAMA, TRUSTEE OF THE ALICE S.C. CHOU, REVOCABLE TRUST	TAMUNING GU 96931
16	CARLA LYNETTE AGUON	HAGATNA GU 96932
17	CARLITO ANDRES	SOUTH ANAHEIM CA 92806
18	CHANGWOO KIM	DEDEDO GU 96929
19	CHAO LI and HONG JUN CAI	BARRIGADA GU 96921
20	CHARLES K. DOUGLAS, JR. and RACHEL M. DOUGLAS	BARRIGADA GU 96921
21	CHEN HSIANG HSIU HSU AND HSIEN-CHI HSU	TAMUNING GU 96931
22	CHING-WAN ANGEL WANG	DEDEDO GU 96929
23	CHRISTOPHER R. WOLSELEY AND JULITHA WOLSELEY	TAMUNING GU 96913
24	CLOTILDO CASTILLO BORROMEO	TAMUNING GU 96931
25	CONCORDIA L. EDUSMA	DEDEDO GU 96929
26	CONRADO V. ALEGRIA and MARIA CORAZON V. ALEGRIA	DEDEDO GU 96929
27	CREATIVE PROPERTIES LLC	TAMUNING GU 96913
28	CYNTHIA C. LUJAN AND JAMES MICHAEL LUJAN	DEDEDO GU 96929
29	CYNTHIA CENZON CABOT	SINAJANA GU 96910
30	DANIEL J. BERMAN	HAGATNA GU 96910
31	DANIELLE MARTINEAU-BELL AS TRUSTEE OF THE DANIELLE MARTINEAU-BELL REVOCABLE LIVING TRUST DATED FEBRUARY 10, 2017	BARRIGADA GU 96921
32	DENNIS G. RODRIGUEZ and ASUNCION S. RODRIGUEZ	DEDEDO GU 96929
33	DOMINGO A. PAET AND JULIANA A. PAET	DEDEDO GU 96929
34	DONGHYUN MIN	BARRIGADA GU 96921
35	EDDIE CRUZ PALOMO and JASON S. TEDTAOTAO and MARY AUDREY C. TEDTAOTAO	HAGATNA GU 96932
36	EDLENE PAULETTE AGUON TOVES	HAGATNA GU 96932
37	ELLEN J. WILKINSON	Tamuning, Guam 96931
38	ELLEN P. PETRA	DEDEDO GU 96929
39	ERIN WANG	DEDEDO GU 96929

EXHIBIT B

40	EVERGREEN INVESTMENT, LLC	TAMUNING GU 96931
41	FEDERICO P. FRANCO AND LEONOR A. FRANCO	TAMUNING GU 96913-3634
42	FRANKLIN E. BADAR	DEDEDO GU 96929
43	GABRIEL PABLO AGUON AND ROSARIO F. AGUON	DEDEDO GU 96929
44	GLEN LEONARD DAVIES	BARRIGADA GU 96921
45	GRAND HARVEST, INC., A GUAM CORPORATION	HAGATNA GU 96910
46	HAING MI KIM	Dededo, Guam 96929
47	HIDEO MEREB AND VERONICA T. MEREB	HAGATNA GU 96932
48	HONGKI YOON AND YU SEON PARK	BARRIGADA GU 96921
49	HSIU-CHIEH LU and LO FENG-CHIAO LU	HAGATNA GU 96932
50	IMELDA C. QUINTANILLA, JOSHUA ANTHONY A. CAASI, AND ESTER A. CAASI	DEDEDO GU 96929
51	IN CHUL CHUNG AND YOUNG MI CHUNG	TAMUNING GU 96931
52	JAE HOON CORPORATION	BARRIGADA GU 96913
53	JAE HOON KIM and JIN A. KIM	DEDEDO GU 96929
54	JAMES U. HOFSCHEIDER AND PENELOPE B. HOFSCHEIDER, CO-TRUSTEES OF THE JAMES AND PENELOPE HOFSCHEIDER TRUST DATED JUNE 14, 2011	SAIPAN MP 96950
55	JO LYN ROSE QUENGA TERLAJE, JUDITH MARIE QUENGA ROBERTO, MARY JO QUENGA	HAGATNA GU 96932
56	JOAQUIN C. LUJAN, ROSA M. LUJAN, AND NICHOLE ROSE MAFNAS LUJAN	DEDEDO GU 96929
57	JOHN W. HOWERTON	DEDEDO GU 96929
58	JOHN W. HOWERTON and NOELLA D. HOWERTON	DEDEDO GU 96929
59	JOOHYUNG LEE AND SOOYOUNG KWAK	TAMUNING GU 96913
60	JOSE R. AND RESELINA L. CURA	DEDEDO GU 96929
61	JOSE U. GARRIDO AND CAROLYN R. GARRIDO	DEDEDO GU 96929
62	JOSEFINA G. MENO, JERRY G. GLORIA, AND RISHEENA J.G. MENO	HAYWARD CA 94541
63	JOSEPH T. CHUA and ROWENA TAN CHUA	TAMUNING GU 96931
64	JUANITA PALOMO SALAS	BARRIGADA GU 96921
65	JUI SHENG HUANG and SHU CHU HUANG	TAMUNING GU 96931
66	JUNG JU HONG	DEDEDO GU 96929

EXHIBIT B

67	JUNG JU HONG PETERSON and JUNG JU HONG PETERSON, as Trustee for JESS MASAO MIYOSHI	DEDEDO GU 96929
68	JUSTINE ASIA CAMACHO	DEDEDO GUAM 96929
69	KALEO S. MOYLAN	HAGATNA GU 96910
70	KEN KUANG LIANG LIU and MEI-EN W. LIU	BARRIGADA GU 96921
71	KIM HO KIM and KIM JYONG KANG	BARRIGADA GU 96921
72	KIM, HO YIM and KIM, EUNG KYU	BARRIGADA GU 96921
73	KUM HANG KOO and HENRIETTA KOO	DEDEDO GU 96929
74	LI FEN HUANG	TAMUNING GU 96931
75	LIFANG ZHENG	DEDEDO GU 96929
76	LINDA E. SHIN AND NAMGYU KIM	TAMUNING GU 96913
77	LIZA A. INVENCION	DEDEDO GU 96929
78	Mae Yuen and Nam Wai Wong	BARRIGADA GU 96921
79	MANSHINE ENTERPRISES CO., LTD.	TAMUNING GU 96931
80	MI RA GIM	BARRIGADA GU 96921
81	MICHAEL A. PANGELINAN AND SHERRY D. PANGELINAN	HAGATNA GU GU 96932
82	PATRICIA AHUMADA-CORTEZ AND EDDIE CORTEZ	LAKEWOOD CA 90715
83	PATRICIA O. DELA CRUZ	DEDEDO GU 96929
84	PAUL TIN PO WAN AND LILI WAN	TAMUNING GU 96913
85	RAY I. LADRIDO AND NANCY C. LADRIDO	DEDEDO GU 96929
86	RAYMOND C. IBANEZ	DEDEDO GU 96929
87	RAYMOND L. MATHEWS and DENISE S. MATHEWS and NORMA J. MATHEWS	DEDEDO GU 96929
88	RHIA CONSTANTINO AND MICHELLE MARIE PEREZ TERLAJE	BARRIGADA GU 96921
89	RIZALDY B. CORTEZ AND CARMENCITA C. CORTEZ	DEDEDO GU 96929
90	ROBERTO BALUYOT DI RAMOS, YOLANDA HABELITO DI RAMOS, AND ROBINSON HABELITO DI RAMOS	DEDEDO GU 96929
91	ROBERTO I. PANGILINAN and VELMA F. PANGILINAN, Trustees for THE ROBERTO I. PANGILINAN and VELMA F. PANGILINAN LIVING TRUST	DEDEDO GU 96929
92	ROBERTO O. LEE AND SONIA P. LEE	DEDEDO GU 96929
93	ROD CARVAJAL	TAMUNING GU 96931

94	RODRIGO R. SIDON JR. AND PRINCES JOY G. SIDON		BARRIGADA GU 96921
95	RORY P. PLATT and ELLEN PLATT PETRA		TAMUNING GU GU 96931
96	SALVADOR V. PERALTA AND MARIA VERONICA LEON PERALTA		TAMUNING GU 96931
97	SEAN YI		DEDEDO GU 96929
98	SHIH CHUNG HUANG AND HUEI CHING CHEN		BARRIGADA GU 96921
99	SHU TSAN LIN HUANG, YEE CHEN, AND PIN FONG CHEN		TAMUNING GU 96931
100	SHYH JYE HUANG, YEN CHIEN HUANG, AND CHANG CHIN-YUE HUANG		TAMUNING GU 96931
101	STEVEN M. HARGETT AND SUNTOK J. HARGETT		BARRIGADA GU 96921-6443
102	SUMMER PALACE SUBDIVISION HOMEOWNERS ASSOCIATION, INC.		BARRIGADA GU 96921
103	SUNG HEE KIM		TAMUNING GU 96913
104	SUNG HEE KIM		TAMUNING GU 96913
105	SY-CHUNG HSIANG A.K.A. SPENCER HSIANG AND CINDY YAO HSIANG, AS TRUSTEES OF THE SY-CHUNG AND CINDY HSIANG TRUST UNDER AGREEMENT DATED JUNE 2, 2016		DEDEDO GU 96929
106	TAE H. YANG and JAE HYOK YANG AND MI SOOK YANG		BARRIGADA GU 96921
107	TAEKYONG KIM AND TAE YOUNG KIM		BARRIGADA GU 96921
108	TAKEFUMI OYAMA and MUTSUOKO OYAMA		TAMUNING GU 96913
109	THOMAS J. CARUSO AND ALICIA A. CARUSO		TAMUNING GU 96931
110	THOMAS MARCUS MICK		DEDEDO GU 96929
111	TRI A. BUI AND NATIVIDAD B. BUI		TAMUNING GU 96931
112	TYDOWAVE TAIWEI HSU and NENG-TSAI HSU		TAMUNING GU 96931
113	VAN ROBERT SHELLEY AND CECILIA P. SHELLEY		DEDEDO GU 96929
114	VICENTE RIVERA BENAVENTE, ANA OGO BENAVENTE, MICHAEL JOSEPH OGO BENAVENTE, AND KENNETH PETER BENAVENTE		DEDEDO GU 96929
115	VICTOR CRUZ PALOMO		INARAJAN GU 96915
116	VIVIAN S. HERNANDEZ AND ROMEO M. HERNANDEZ		HAGATNA GU 96932
117	WILFRED K. YAMAMOTO and JULIE LEE YAMAMOTO, as Trustees of the WILFRED K. and JULIE L. YAMAMOTO TRUST		HAGATNA GU 96910
118	WILLIAM SANG HOON MOON		BARRIGADA GU 96921
119	WON SEOG HAN and JIYON KANG KIM		BARRIGADA GU 96921
120	XIANGDONG LIU		TAMUNING GU 96931

121	YOUNG IM JEON and SUNG EUN AN	TAMUNING GU 96913
122	YOUNG SOOK LEE and ELIZABETH K. SONG	BARRIGADA GU 96921
123	YUE XIN LIU now known as SHANNON YUEXIN LIU	TAMUNING GU 96931
124	ZHANG CHAO SU AND HAI YAN LIN	DEDEDO GU 96929
125	ZHI ZHONG ZHENG	TAMUNING GU 96931
126	ZHONG YE , INC.	TAMUNING GU 96931
127	MAYOR PETER JOHN BENAVENTE	HAGATNA GU 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.

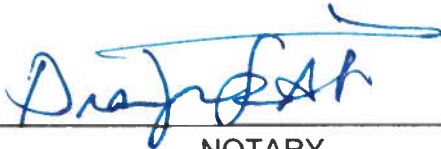
IN WITNESS, WHEREOF, I hereby affix my signature this 07th of June, 2026.


 Celine L. Cruz
 Guam Chief Planner

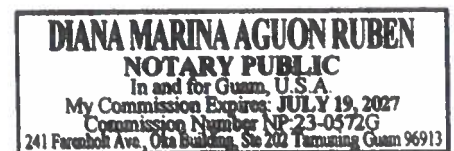
EXHIBIT B

Island of Guam)
) ss:
City of Tamuning)

Subscribed and sworn to before me this 9th day of JUNE, 2026



NOTARY



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Total Postage and Fees

PS Form 3800, January 2023 PSN 7530-02-000-9000 See Reverse for Instructions

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

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

Certified Mail fee \$
 Return Receipt by First-Class Mail® and Return Receipt by Certified Mail® ☐
☐ Return Receipt by First-Class Mail® \$
☐ Return Receipt by Certified Mail® \$
 and/or Mail Insurance \$
 Actual postage required \$
 Actual Signature Mail® fee for return \$
 Postage \$
 Total Postage and Fees \$

Sum of Postage and Fees \$ 10.00

City/State San Francisco, CA

PS Form 3800, January 2002 (PSN 7530-02-000-9000) See Reverse for Instructions

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

Certified Mail Fee

☐ 1st Class Certified Mail (with or without return receipt)	\$ _____
☐ Return Receipt (hardcopy)	\$ _____
☐ Return Receipt (electronic)	\$ _____
☐ Certified Mail Restricted Delivery	\$ _____
☐ Adult Signature Requirement	\$ _____
☐ Adult Signature Restricted Delivery	\$ _____

PSN: _____

Total Postage and Fees \$ _____

PSN: _____

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

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

Control Number: 5270 2382 5353 56

☐ **First-Class Mail®** ☐ **First-Class Mail® International**
☐ **Registered Mail™** ☐ **Registered Mail™ International**
☐ **Priority Mail®** ☐ **Priority Mail® International**
☐ **Signature Required** ☐ **Signature Required**
☐ **Adult Signature Required** ☐ **Adult Signature Required**

Postage: \$

Total Postage and Fees: \$

Sent: Friday, E. 10/10/07
 By:
 City:

[illegible][illegible]

U.S. Postal Service

PS Form 3800, January 2023 (651) 300-0200 See Reverse for Instructions

[illegible]

U.S. Postal Service™
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Certified Mail Fee: \$

Extra Services & Fees (check box and fee as appropriate):

- ☐ Return Receipt by First-Class Mail® \$
- ☐ Return Receipt by Registered Mail® \$
- ☐ Certified Mail Restricted Delivery® \$
- ☐ Adult Signature Required® \$
- ☐ Adult Signature Restricted Delivery® \$

Postage: \$

Total Postage and Fees: \$

City: **Concord, L. E. F.**

PS Form 3800, January 2023 PSN 753007-000-602 See Reverse for Instructions

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

Certified Mail Fee: \$

Extra Services & Fees (check box and fee as appropriate):

- ☐ Return Receipt by First-Class Mail® \$
- ☐ Return Receipt by Registered Mail® \$
- ☐ Certified Mail Restricted Delivery® \$
- ☐ Adult Signature Required® \$
- ☐ Adult Signature Restricted Delivery® \$

Postage: \$

Total Postage and Fees: \$

City: **Concord, L. E. F.**

PS Form 3800, January 2023 PSN 753007-000-602 See Reverse for Instructions

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

Certified Mail Fee: \$

Extra Services & Fees (check box and fee as appropriate):

- ☐ Return Receipt by First-Class Mail® \$
- ☐ Return Receipt by Registered Mail® \$
- ☐ Certified Mail Restricted Delivery® \$
- ☐ Adult Signature Required® \$
- ☐ Adult Signature Restricted Delivery® \$

Postage: \$

Total Postage and Fees: \$

City: **CREATIVE PROPERTIES, LLC**

PS Form 3800, January 2023 PSN 753007-000-602 See Reverse for Instructions

U.S. Postal Service™
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Certified Mail Fee: \$

Extra Services & Fees (check box and fee as appropriate):

- ☐ Return Receipt by First-Class Mail® \$
- ☐ Return Receipt by Registered Mail® \$
- ☐ Certified Mail Restricted Delivery® \$
- ☐ Adult Signature Required® \$
- ☐ Adult Signature Restricted Delivery® \$

Postage: \$

Total Postage and Fees: \$

City: **Cynthia C. Lujan and James Michael Lujan**

PS Form 3800, January 2023 PSN 753007-000-602 See Reverse for Instructions

U.S. Postal Service™
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Certified Mail Fee: \$

Extra Services & Fees (check box and fee as appropriate):

- ☐ Return Receipt by First-Class Mail® \$
- ☐ Return Receipt by Registered Mail® \$
- ☐ Certified Mail Restricted Delivery® \$
- ☐ Adult Signature Required® \$
- ☐ Adult Signature Restricted Delivery® \$

Postage: \$

Total Postage and Fees: \$

City: **Chen Hsiang Hsu Hui and Hsien-chih Hsu**

PS Form 3800, January 2023 PSN 753007-000-602 See Reverse for Instructions

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

Certified Mail Fee: \$

Extra Services & Fees (check box and fee as appropriate):

- ☐ Return Receipt by First-Class Mail® \$
- ☐ Return Receipt by Registered Mail® \$
- ☐ Certified Mail Restricted Delivery® \$
- ☐ Adult Signature Required® \$
- ☐ Adult Signature Restricted Delivery® \$

Postage: \$

Total Postage and Fees: \$

City: **Ching-Nan Angel Wang**

PS Form 3800, January 2023 PSN 753007-000-602 See Reverse for Instructions

U.S. Postal Service™
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Certified Mail Fee: \$

Extra Services & Fees (check box and fee as appropriate):

- ☐ Return Receipt by First-Class Mail® \$
- ☐ Return Receipt by Registered Mail® \$
- ☐ Certified Mail Restricted Delivery® \$
- ☐ Adult Signature Required® \$
- ☐ Adult Signature Restricted Delivery® \$

Postage: \$

Total Postage and Fees: \$

City: **Christopher K. Wiscley and Mike Wiscley**

PS Form 3800, January 2023 PSN 753007-000-602 See Reverse for Instructions

U.S. Postal Service™
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Certified Mail Fee: \$

Extra Services & Fees (check box and fee as appropriate):

- ☐ Return Receipt by First-Class Mail® \$
- ☐ Return Receipt by Registered Mail® \$
- ☐ Certified Mail Restricted Delivery® \$
- ☐ Adult Signature Required® \$
- ☐ Adult Signature Restricted Delivery® \$

Postage: \$

Total Postage and Fees: \$

City: **Chih-Ing Chen**

PS Form 3800, January 2023 PSN 753007-000-602 See Reverse for Instructions

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Certified Mail Fee: \$

Extra Services & Fees (check box and fee as appropriate):

- ☐ Return Receipt by First-Class Mail® \$
- ☐ Return Receipt by Registered Mail® \$
- ☐ Certified Mail Restricted Delivery® \$
- ☐ Adult Signature Required® \$
- ☐ Adult Signature Restricted Delivery® \$

Postage: \$

Total Postage and Fees: \$

City: **Carlito Andres**

PS Form 3800, January 2023 PSN 753007-000-602 See Reverse for Instructions

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Certified Mail Fee: \$

Extra Services & Fees (check box and fee as appropriate):

- ☐ Return Receipt by First-Class Mail® \$
- ☐ Return Receipt by Registered Mail® \$
- ☐ Certified Mail Restricted Delivery® \$
- ☐ Adult Signature Required® \$
- ☐ Adult Signature Restricted Delivery® \$

Postage: \$

Total Postage and Fees: \$

City: **Changwoo Kim**

PS Form 3800, January 2023 PSN 753007-000-602 See Reverse for Instructions

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

Certified Mail Fee: \$

Extra Services & Fees (check box and fee as appropriate):

- ☐ Return Receipt by First-Class Mail® \$
- ☐ Return Receipt by Registered Mail® \$
- ☐ Certified Mail Restricted Delivery® \$
- ☐ Adult Signature Required® \$
- ☐ Adult Signature Restricted Delivery® \$

Postage: \$

Total Postage and Fees: \$

City: **Chen J. and Anna Yun Cai**

PS Form 3800, January 2023 PSN 753007-000-602 See Reverse for Instructions

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

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

Certified Mail Fee: \$

Extra Services & Fees (check box and fee as appropriate):

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- ☐ Certified Mail Restricted Delivery® \$
- ☐ Adult Signature Required® \$
- ☐ Adult Signature Restricted Delivery® \$

Postage: \$

Total Postage and Fees: \$

City: **Charles K. Douglas Jr and Rachel H. Douglas**

PS Form 3800, January 2023 PSN 753007-000-602 See Reverse for Instructions

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U.S. Postal Service™
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Postage and Fees

Return FF. Au-Yang, Thane of the
Return FF. Au-Yang Living Trust

PS Form 3800, January 2003 PSN 7530-02-000-9001

[illegible]

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.

9589 0710 5270 2392 5152 99

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Domestic Mail Only

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Certified Mail Fee

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postmark
JUL 25

Total Postage and Fees

To: Alfredo V. Gloria

City and Address [REDACTED]

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2392 5152 05

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

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

Certified Mail Fee

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postmark
JUL 25

Total Postage and Fees

To: Alice Shu Chin Chen Chou

City and Address [REDACTED]

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2392 5152 12

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

Certified Mail Fee

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postmark
JUL 25

Total Postage and Fees

To: Alohu Insurers

City and Address [REDACTED]

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2392 5152 82

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Certified Mail Fee

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postmark
JUL 25

Total Postage and Fees

To: Marie Antoinette Jeanne

City and Address [REDACTED]

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded from public release in order to protect the privacy of individuals whose information is part of this transaction.

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

Certified Mail Fee
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Additional Services & Fees (check box and fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage
\$
Total Postage and Fees
\$
9569 0710 5270 2392 5139 74
PS Form 3800, January 2022 PSN 7530-02-000-9047 See Reverse for Instructions

Northam Suna Hom Moon

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\$
Additional Services & Fees (check box and fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage
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Total Postage and Fees
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PS Form 3800, January 2022 PSN 7530-02-000-9047 See Reverse for Instructions

Northam Suna Hom Moon

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Additional Services & Fees (check box and fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage
\$
Total Postage and Fees
\$
9569 0710 5270 2392 5139 55
PS Form 3800, January 2022 PSN 7530-02-000-9047 See Reverse for Instructions

Wilfred K. & Julia L. Hernandez
As Trustees of the Will of K. and

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Additional Services & Fees (check box and fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
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Postage
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Total Postage and Fees
\$
9569 0710 5270 2392 5139 81
PS Form 3800, January 2022 PSN 7530-02-000-9047 See Reverse for Instructions

Vincent S. & Romeo M. Hernandez

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Certified Mail Fee
\$
Additional Services & Fees (check box and fee as appropriate)
☐ Return Receipt (hardcopy) \$
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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
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Postage
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Total Postage and Fees
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9569 0710 5270 2392 5135 92
PS Form 3800, January 2022 PSN 7530-02-000-9047 See Reverse for Instructions

John J. & Patricia A. Smith

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Certified Mail Fee
\$
Additional Services & Fees (check box and fee as appropriate)
☐ Return Receipt (hardcopy) \$
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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
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Postage
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Total Postage and Fees
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PS Form 3800, January 2022 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee
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Additional Services & Fees (check box and fee as appropriate)
☐ Return Receipt (hardcopy) \$
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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
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Postage
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Total Postage and Fees
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9569 0710 5270 2392 5139 98
PS Form 3800, January 2022 PSN 7530-02-000-9047 See Reverse for Instructions

Young J. & Sung G. Kim

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Certified Mail Fee
\$
Additional Services & Fees (check box and fee as appropriate)
☐ Return Receipt (hardcopy) \$
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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
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Postage
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Total Postage and Fees
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9569 0710 5270 2392 5139 81
PS Form 3800, January 2022 PSN 7530-02-000-9047 See Reverse for Instructions

Ylanadina Liu

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Certified Mail Fee
\$
Additional Services & Fees (check box and fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
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Postage
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Total Postage and Fees
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9569 0710 5270 2392 5136 39
PS Form 3800, January 2022 PSN 7530-02-000-9047 See Reverse for Instructions

Kate S. Meyer

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Certified Mail Fee
\$
Additional Services & Fees (check box and fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
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Postage
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Total Postage and Fees
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PS Form 3800, January 2022 PSN 7530-02-000-9047 See Reverse for Instructions

John J. & Patricia A. Smith

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Certified Mail Fee
\$
Additional Services & Fees (check box and fee as appropriate)
☐ Return Receipt (hardcopy) \$
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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
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9569 0710 5270 2392 5136 15
PS Form 3800, January 2022 PSN 7530-02-000-9047 See Reverse for Instructions

John J. & Patricia A. Smith

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Certified Mail Fee
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Additional Services & Fees (check box and fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
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Postage
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Total Postage and Fees
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PS Form 3800, January 2022 PSN 7530-02-000-9047 See Reverse for Instructions

John J. & Patricia A. Smith

part in order to protect the privacy of any individual(s) whose

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Customer Value Free

☐ First Class or First-Class Package International	\$ _____
☐ Return Receipt (Hardcopy)	\$ _____
☐ Return Receipt (Electronic)	\$ _____
☐ Certified Mail Restricted Delivery	\$ _____
☐ Adult Signature Required	\$ _____
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Postage \$ _____

Total Postage and Fees \$ _____

Signature: _____ Date: _____

PS Form 3800, January 2007 PSN 7530-02-000-904 See Reverse for Instructions

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Certified Mail Fee

\$ Extra Services & Fees when you add on to Certified Mail®
☐ Return Receipt (hardcopy) \$ _____
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☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
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Postage

\$ Total Postage and Fees _____

PS Form 3800, January 2010 PSN 7530-02-000-9000 See Reverse for Instructions

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Completed Mail Piece

☐ Return Receipt by First-Class Mail® with Restricted Delivery
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☐ Return Receipt by Registered Mail®
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Postage

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Special To

PS Form 3800, January 2013 PSN 7530-02-000-9001 See Reverse for Instructions

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U.S. Postage and Fees

1-800-762-7662

PS Form 3800, July 2009 PSN 7530-02-000-9047 See Reverse for Instructions

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

1 Certified Mail fee \$ 3.50

2 Return Receipt (hardcopy) \$ 2.80

3 Certified Mail Restricted Delivery \$ 0.00

4 Certified Mail Insured Delivery \$ 0.00

5 Adult Signature Required \$ 0.00

6 Adult Signature Restricted Delivery \$ 0.00

7 Signature Required \$ 0.00

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9 Total Postage and Fees \$ 3.50

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and Fees
\$

To: *Frederic Teiwai Hsu & Heng-Tsai Hsu*

Postmark: JUL 25 NEW

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2392 5138 99

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and Fees
\$

To: *Fri A. & Natibidad B. Bai*

Postmark: JUL 25 NEW

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2392 5138 89

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Additional Services & Fees (check box and fee as applicable)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and Fees
\$

To: *Thomas Marcus Mick*

Postmark: JUL 25 NEW

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2392 5138 79

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\$

Additional Services & Fees (check box and fee as applicable)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and Fees
\$

To: *Thomas T. & Alicia B. Casuso*

Postmark: JUL 25 NEW

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2392 5136 77

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Certified Mail Fee
\$

Additional Services & Fees (check box and fee as applicable)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and Fees
\$

To: *Rizaldu B. & Carmencita C. Larkz*

Postmark: JUL 25 NEW

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2392 5139 36

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Certified Mail Fee
\$

Additional Services & Fees (check box and fee as applicable)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and Fees
\$

To: *Victor Cruz Palomero*

Postmark: JUL 25 NEW

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2392 5139 29

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Certified Mail Fee
\$

Additional Services & Fees (check box and fee as applicable)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and Fees
\$

To: *Victor Cruz Palomero & Ana George
Bernardo Lopez & Jose Joseph*

Postmark: JUL 25 NEW

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9589 0710 5270 2392 5139 12

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Additional Services & Fees (check box and fee as applicable)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and Fees
\$

To: *Alon Robert & Cecilia P. Shelly*

Postmark: JUL 25 NEW

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9589 0710 5270 2392 5137 14

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Certified Mail Fee
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Additional Services & Fees (check box and fee as applicable)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and Fees
\$

To: *ROD BARVIAL*

Postmark: JUL 25 NEW

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee
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Additional Services & Fees (check box and fee as applicable)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
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Total Postage and Fees
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To: *Roberto O. Lee & Sonia P. Lee*

Postmark: JUL 25 NEW

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2392 5136 91

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Certified Mail Fee
\$

Additional Services & Fees (check box and fee as applicable)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and Fees
\$

To: *Roberto O. Lee & Sonia P. Lee
Roberto O. Lee & Sonia P. Lee*

Postmark: JUL 25 NEW

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2392 5136 84

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

Certified Mail Fee
\$

Additional Services & Fees (check box and fee as applicable)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
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Postage
\$

Total Postage and Fees
\$

To: *Roberto O. Lee & Sonia P. Lee
Roberto O. Lee & Sonia P. Lee*

Postmark: JUL 25 NEW

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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PS Form 3800, April 2007 Edition
 PSN 7530-01-000-9000

1. ☐ Certified Mail[®] Return Receipt for Merchandise[®] (Form 3800)
 2. ☐ Registered Mail[®] (Form 3800)
 3. ☐ Certified Mail Restricted Insurance[®] (Form 3800)
 4. ☐ Adult Signature Required[®] (Form 3800)
 5. ☐ Adult Signature Restricted Insurance[®] (Form 3800)

6. Total Postage and Fees

Zhang Xiao Su & Hai Yan Lin

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Postmark and Retail Fee

1 Extra Service(s) to be checked to add additional services to this item:

☐ Extra Postage and Insurance	\$
☐ Return Receipt (Hard Copy)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

2 Total Postage and Fees

3 *For Return Receipt (Hard Copy) Only*

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MAJOR PETER JOHN BERGRENDE

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



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

LOURDES A. LEON GUERRERO
MAGA HAGA • GOVERNOR

JOSEPH M. BORJA
DIRECTOR

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

JOSHUA F. TENORIO
SIGUNDO MAGA LAHI • LIEUTENANT GOVERNOR

ROSSANA SAN MIGUEL TISTON
DEPUTY DIRECTOR

July 24, 2025

ZC 2025-07

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. 2025-07, the Applicants, Eddie Cruz Palomo, Jason S. Tedtaotao, and Mary Audrey C. Tedtaotao, represented by FC Benavente, Planners, are requesting a Zone Change from "R1" (One-Family Dwelling) Zone to "C" (Commercial) Zone for the proposed construction of a wholesale and retail hardware store with an accessory storage building on Lot 10062-1-R7, in the Municipality of Dededo.

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: Dededo Senior Citizen Center
DATE: Wednesday, August 6, 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

Eddie Cruz Palomo, Jason S. Tedtaotao, and Mary Audrey C. Tedtaotao

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 Dededo Mayor's Office.

Thank you for your interest.

Si Yu'os Ma'ase,



CELINE L. CRUZ
Guam Chief Planner

Scan QR Code for Vicinity Map:



Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded.

Douglas B. Meyer
Attorney General of Guam
Office of the Attorney General
Family Division
590 S. Marine Corps Drive, ITC Bldg. Ste. 706
Tamuning, Guam 96913 • USA
(671) 475-2595 • (671) 475-3343 (fax)
familydivision@ag.guam.gp
Attorneys for the People of Guam

IN THE SUPERIOR COURT OF GUAM
In the Interest of:

D.G.Q. (DOB: 10/11/2025),
Minor.

Juvenile Case No. JP0312-25
Summons

To: **THOMAS CASTRO, Natural Father**
#16 N Comm Charfauros Court by Southern
Precinct Agat, Guam

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, JANUARY 20, 2026 AT 2:00 P.M.
Zoom Meeting ID: 716 711 9213 / 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: DEC 03 2025

CLERK, SUPERIOR COURT OF GUAM
BY: /s/ Sheila K. Castro

Douglas B. Meyer
Attorney General of Guam
Office of the Attorney General
Family Division
590 S. Marine Corps Drive, ITC Bldg. Ste. 706
Tamuning, Guam 96913 • USA
(671) 475-2595 • (671) 475-3343 (fax)
familydivision@ag.guam.gp
Attorneys for the People of Guam

IN THE SUPERIOR COURT OF GUAM
In the Interest of:

D.G.Q. (DOB: 10/11/2025),
Minor.

Juvenile Case No. JP0312-25
Summons

To: **Unknown Father**

You are hereby summoned to appear via zoom,
before the **HONORABLE LINDA L. INGLES**, at
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Dated: DEC 03 2025

CLERK, SUPERIOR COURT OF GUAM
BY: /s/ Sheila K. Castro



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 Hybrid Land Use Commission meeting will be held on Thursday, January 8, 2026, at 1:30 p.m., Department of Land Management Conference Room, 590 S. Marine Corps Dr., 3rd Floor, ITC Building, Tamuning. Livestreamed on YouTube at Guam Department of Land Management Channel.

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

A. Application No. H2024-26: Terry H. Kim and Veronica K. Lee, request approval of a Tentative Subdivision for the proposed development of the Majestic Estates Subdivision consisting of twelve single family house lots, one lot for a ponding basin, and one lot for right of way, on Lots 9NEW 3.1 9NEW 3.2 9NEW 3.3 9NEW 3.4, & Lot 9NEW 3.4 Block D Tract 9, in the Municipality of Barrigada, in an "R1" (One Family Dwelling) zone.

- V. Administrative & Miscellaneous Matters
- VI. Adjournment

Funding Source provided by the Applicant.

Person(s) requiring special accommodations, please call Cristina Gutierrez 671-649-5263, ext. 375



GUAM LAND USE COMMISSION

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AGENDA

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- I. Notation of Attendance/Roll Call
- II. Approval of Minutes - [None]
- III. Old Business [None]
- IV. New Business

- A. Application No. 2025-42, Guam Waterworks Authority, requests a Zone Change from "A" (Agricultural/Rural) to "PF" (Public Facility) for the proposed construction of a wastewater pump station on Lot 19-2, Tract 293, Mangilao.
- B. Application No. 2022-01, Guam Capital Investment Corporation, requests a Zone Change from "M2" (Heavy Industrial) to "M1" (Light Industrial) to allow for the conversion of vacant commercial spaces on the second floor of an existing building to be used for six (6) multi family dwelling units on a portion of Lot 236 REM, Parcels #9, #11, and #13, Hagåtña.
- C. Application No. 2025-07, Eddie C. Palomo, Jason S. Iedatlaotao and Mary Audrey C. Iedatlaotao, request a Zone Change from "R1" (One Family Dwelling) zone to "C" (Commercial) zone, for the proposed construction and operation of a retail & wholesale hardware business with an accessory storage building, on Lot 10062 1 R7, Dedado.
- D. Application No. 2025-73, Henry M. Simpson, Jr. and Carolyn S. Simpson, are requesting approval of a Tentative Subdivision to create an agricultural subdivision consisting of 47 single family lots, on Tract 24405 (formerly Lot No. 401 21 R14NEW R6), Santa Rita Sumai, in an "A" zone.

- V. Administrative & Miscellaneous Matters

- E. Application No. 2021-298, Perez Properties, Inc. requests for its second extension of time pursuant to E.O. 96-26, for a previously approved Tentative Subdivision known as Villa Sirena on Tract 18208 (Formerly Lots 1087 A 1 thru 1087 A 6, and Lot 1087 B 1) Barrigada, in an "R1" (One-Family Dwelling) zone.
- F. Core Tech International Corporation: Request for consideration of reinstatement of Conditional Use Permit for Temporary Workforce Housing Facility (TWHF) on Lot 10184 R17 (RE: Application No. 2009-56).
- G. Appointment of an alternate commission member to preside over meetings in the absence of the Chairperson and Vice Chairperson.

- VI. Adjournment

Funding Source provided by the Applicant.

Person(s) requiring special accommodations, please call Cristina Gutierrez 671-649-5263, ext. 375

APPLY NOW!!

144 - CARPENTER WITH 1 YEAR EXPERIENCE

\$18.34 PER HOUR*

Duties: Constructs, erects, installs and repairs structures and fixtures of wood, wallboard and plywood, including framework. Uses carpenter's hand tools and power tools conforming to local building codes. Reads blueprints, sketches, or building plans to determine type of work required and materials needed. Prepares layout, using ruler, framing square and calipers. Erects framework for structure and lay subfloor board. Builds and installs stairs, cabinets, closets, windows, and doorframes.

70 - CEMENT MASON WITH 1 YEAR EXPERIENCE

\$17.51 PER HR.*

Duties: Smooths and finishes surfaces of poured concrete floors, walls, sidewalks, or curbs to specified textures using hand tools or power tools including floats, trowels, and screeds. Signals concrete deliverer to position truck to facilitate pouring concrete. Spreads concrete into inaccessible section of forms using rake or shovel. Levels concrete to specified depth and workable consistency using hand screed and floats to bring water to surface and produce soft topping. Lays concrete blocks and mixes cement using shovel or cement mixing machine.

82 - REINFORCING METAL WORKER WITH 1 YEAR EXPERIENCE

\$16.98 PER HOUR*

Duties: Positions and secures steel bars in concrete. Determine number, sizes, shapes and locations of reinforcing rods from blueprints, sketches, or instruction. Select and places rod in forms, spacing and fastening them together, using wires and pliers. Cuts bars required lengths, using back saw, bar cutters or acetylene torch. May weld reinforcing bars together using arc welding equipment.

Verification of qualifications required

*Special wage rate: Work to be performed on DPRI funded projects and projects covered by Davis Bacon, Service Contracts Act, and/or Executive Order 14026 will be paid no less than the indicated wage rate but may be paid more where special rates apply and may require paid holidays and/or paid sick leave.

Benefits: Roundtrip airfare for off island hire. Food and lodging provided @ \$80.00 per week or lodging only provided @ \$36.05 per week at GDOI approved locations. Local transportation from employer's designated lodging facility to/from jobsite, and Employer/employee-paid commercial medical insurance provided.

Must be able to obtain military base access. Off island hires must complete a health screening prior to working in Guam.

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.

Apply in person at the American Job Center

414 W. Soledad Avenue, Suite 300 GCIC Building Hagatna, Guam
Or apply online at www.hireguam.com; Enter Keyword: 2026-026

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YIGO MUNICIPAL PLANNING COUNCIL

Regular Monthly Meeting • Wednesday, January 14, 2026, 6 pm

Yigo Senior Citizens Center • Livestreaming on Yigo Mayor's Office YouTube channel

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES - October & November 2025

IV. FINANCIAL REPORT

V. MAYOR'S REPORT

VI. OLD BUSINESS

A. CLTC

1. Lot 7055 - Conceptual Plan submitted to CLTC

B. Ghura DCBG-DR - Mitigation Flooding at East

Gayinero & Marianas Terrace Yigo Gym Tier 2 shelter

1. Survey was completed and submitted

2. Submission of Project Office of Civil Defense SIMO

VII. NEW BUSINESS

A. Public Hearing - Dept of Land Management Tuesday

In compliance with the American with Disabilities Act, individuals requiring special accommodations may contact the Yigo Mayor's Office at 671-653-9446/5248 or email yigomunicipaloffice@gmail.com. Paid for by Yigo Mayor's Office funds.



Room 101, 101B, 101C, 101D, 101E, 101F, 101G, 101H, 101I, 101J, 101K, 101L, 101M, 101N, 101O, 101P, 101Q, 101R, 101S, 101T, 101U, 101V, 101W, 101X, 101Y, 101Z, 102A, 102B, 102C, 102D, 102E, 102F, 102G, 102H, 102I, 102J, 102K, 102L, 102M, 102N, 102O, 102P, 102Q, 102R, 102S, 102T, 102U, 102V, 102W, 102X, 102Y, 102Z, 103A, 103B, 103C, 103D, 103E, 103F, 103G, 103H, 103I, 103J, 103K, 103L, 103M, 103N, 103O, 103P, 103Q, 103R, 103S, 103T, 103U, 103V, 103W, 103X, 103Y, 103Z, 104A, 104B, 104C, 104D, 104E, 104F, 104G, 104H, 104I, 104J, 104K, 104L, 104M, 104N, 104O, 104P, 104Q, 104R, 104S, 104T, 104U, 104V, 104W, 104X, 104Y, 104Z, 105A, 105B, 105C, 105D, 105E, 105F, 105G, 105H, 105I, 105J, 105K, 105L, 105M, 105N, 105O, 105P, 105Q, 105R, 105S, 105T, 105U, 105V, 105W, 105X, 105Y, 105Z, 106A, 106B, 106C, 106D, 106E, 106F, 106G, 106H, 106I, 106J, 106K, 106L, 106M, 106N, 106O, 106P, 106Q, 106R, 106S, 106T, 106U, 106V, 106W, 106X, 106Y, 106Z, 107A, 107B, 107C, 107D, 107E, 107F, 107G, 107H, 107I, 107J, 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