Outlook

Messages & Communications Doc. No. 38GL-26-2890 through 2895.

From 38th Committee On Rules <committeeonrules@guamlegislature.gov>
Date Thu 9/24/2026 11:40 AM
To Guam Legislature Clerks <clerks@guamlegislature.gov>
Cc Frank Blas Jr. <speakerblas@guamlegislature.gov>

6 attachments (20 MB)
ATT00001.htm; 92426COMM Doc. No. 38GL-26-2892.pdf; 92426COMM Doc. No. 38GL-26-2890.pdf; 92426COMM Doc. No. 38GL-26-2893.pdf; 92426COMM Doc. No. 38GL-26-2894.pdf; 92426COMM Doc. No. 38GL-26-2895.pdf;

Håfa Adai Clerks Office,

Please see attached, **Messages & Communications Doc. No. 38GL-26-2890 through 2895** for processing:

√	**38GL-26-2890**	Guam Land Use Commission	Board Meeting Packet for August 13, 2026*
√	**38GL-26-2891**	Guam Land Use Commission	Board Meeting Packet for June 25, 2026*
√	**38GL-26-2892**	Bureau of Budget and Management Research	Consolidated Revenue/Expenditure Report (CRER) and Special Revenue Fund Tracking Report for the period ending August 31, 2026*
√	**38GL-26-2893**	Guam Memorial Hospital Authority	Statement of Revenues and Expenses for the month of August 2026.
√	**38GL-26-2894**	Civil Service Commission	Board Meeting Packet for September 22, 2026*
√	**38GL-26-2895**	Guam Solid Waste Authority	Documents Relative to Small Purchases and Sole Source and Emergency Purchases for the month of August 2026*

Please retrieve Doc. No. 38GL-26-2891 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-26-2891*

2 messages

Speaker Frank Blas Jr. <speakerblas@guamlegislature.gov> Tue, Sep 22, 2026 at 11:39 AM
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-26-2891

38GL-26-2891	Guam Land Use Commission	Board Meeting Packet for June 25, 2026*

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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GHLUC JUN252026.pdf

38GL-26-2891.pdf

On Mon, Sep 21, 2026 at 2:04 PM Cristina Gutierrez <cristina.gutierrez@land.guam.gov> wrote:

> Hafa Adai,
>
> I have attached the approved and recorded Minutes from the last Guam Hybrid Land Use Commission held on Thursday, June 25, 2026.
>
> Best regards,
>
> **M. Cristina Gutierrez**
> **Planning Division**
> **cristina.gutierrez@land.guam.gov**
> **Tel.**: **(671) 649-5263 Ext. 375**

38th Committee On Rules <committeeonrules@guamlegislature.gov> Tue, Sep 22, 2026 at 4:04 PM
To: "Speaker Frank Blas Jr." <speakerblas@guamlegislature.gov>

Håfa Adai,

Received, and thank you.

Si Yu'os ma'åse',

Marie Crisostomo

Committee on Rules Assistant

COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson

I Mina'trentai Ocho Na Liheslaturan Guåhan

38th Guam Legislature

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[Quoted text hidden]

THE GUAM LEGISLATURE

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

Re: GHLUC Minutes, JUNE252026

2 messages

Cristina Gutierrez <cristina.gutierrez@land.guam.gov> Mon, Sep 21, 2026 at 2:04 PM
To: "Honorable Speaker Frank F. Blas Jr." <speakerblas@guamlegislature.gov>

Hafa Adai,

I have attached the approved and recorded Minutes from the last Guam Hybrid Land Use Commission held on Thursday, June 25, 2026.

Best regards,

Doc Type: 38GL-26-2891
OFFICE OF THE SPEAKER
FRANK F. BLAS, JR.
September 21, 2026
Time: 2:04 PM
Received:

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

GHLUC JUN252026.pdf
30732K

Speaker Frank Blas Jr. <speakerblas@guamlegislature.gov> Mon, Sep 21, 2026 at 3:34 PM
To: Cristina Gutierrez <cristina.gutierrez@land.guam.gov>

Håfa Adai,

Confirming receipt of your email.

Si Yu'os Ma'åse'

Bernice Rivera

Administrative Assistant

Office of Speaker Frank F. Blas, Jr.

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

Guam Congress Building, 163 Chalan Santo Papa, Hagatña

(671)969-6456
speakerblas@guamlegislature.gov

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[Quoted text hidden]

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

File for Record is Instrument Number 1022625

on the Year 20 26 Month 09 Day 18 Time 3:26 pm

Recording Fee DE-OFFICIO Receipt No. DE-OFFICIO

Deputy Recorder: Kerilyn D.P. Tuncap

Above Space for Recorder's Use only

COPY

GUAM-HYBRID LAND USE COMMISSION REGULAR MEETING MINUTES

Department of Land Management

Thursday, June 25, 2026
1:30 p.m. to 1:59 p.m.

38GL-26-2891
Messages and Communications
RECEIVED
COMMITTEE ON RULES
September 22, 2026
11:39 a.m.
Marie Crisostomo

GUAM-HYBRID LAND USE COMMISSION SPECIAL MEETING
Thursday, June 25, 2026 • 1:30 p.m. to 1:59 p.m.
Department of Land Management Conference Room
3rd Floor, ITC Building, Tamuning, Guam

GLUC MEMBERS PRESENT:

Mr. Ronald C. Pangilinan, Acting Chairman
Mr. Joseph A. Rios, Commissioner
Honorable Vicente Taitague, Mayor of Talo'fo'fo
Honorable Wayne Santos, Mayor of Chalan Pago & Ordot
Honorable Dale Christopher Alvarez, Mayor of Santa Rita
Honorable Brian J. Terlaje, Mayor of Yona

[Excused: Dr. Anita B. Enriquez, Chairperson, Commissioner Leilani Flores & Commissioner Gerald Yingling]

STAFF PRESENT:

Mr. Joseph M. Borja, Executive Secretary/Director
Ms. Rosanna D.S.M. Tiston, Deputy Director
Ms. Celine L. Cruz, Guam Chief Planner
Mr. Kyle Meno, Teleprocessing Network Coordinator
Ms. Cristina Gutierrez, Recording Secretary

[Excused: Asst. Attorney General Lee Miller, Legal Counsel]

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, June 25, 2026						
Time of Meeting:	GLUC:	GHLUC: 1:30pm					
			☐	GLUC	X	GHLUC	
			☐	Regular	X	Regular	
			☐	Special	☐	Special	
			☐	Quorum	✓	Quorum	
			☐	No-Quorum	☐	No-Quorum	

COMMISSION MEMBERS	SIGNATURE
Chairwoman Anita B. Enriquez	Excused
Vice Chairman Ronald C. Pangilinan	
Commissioner Leilani R. Flores	Excused
Commissioner Gerald P. Yingling	Excused
Commissioner Joseph A. Rios	
Mayor Vicente Taitague, Talo'fo'fo	
Mayor Wayne Santos, Chalan Pago-Ordot	
Mayor Dale Christopher Alvarez, Santa Rita	
Maepr Brian J. Perlaje, Yona	
STAFF	
Joseph M. Borja, Executive Secretary	
Rossana D.S.M. Tiston, Deputy Director	
Atty. N. Lee Miller, Jr., Legal Counsel (OAG)	excused
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	
Lorna Macaranas, Admin Assistant	

ADJOURNMENT	GLUC:	GHLUC: 1:59pm

GLUC Form 19 - GLUC Commission Attendance Sheet

GUAM LAND USE COMMISION
GUAM-HYBRID LAND USE COMMISSION
GUAM SEASHORE PROTECTION COMMISSION

Speaker's Sign-In Record

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

GLUC	☐	Regular	X	Date:	Thursday, June 25, 2026
GHLUC	X	Special	☐	Time:	1:30 pm
Quorum	✓	No Quorum	☐	Adjournment:	1:59 pm

(THIS RECORD WILL BE USED IN THE TRANSCRIPTION OF THE GLUC/GSPC MINUTES. PLEASE PROVIDE YOUR FULL NAME AND WHO YOU REPRESENT, I.E., ITEM ON AGENDA.)

PLEASE PRINT NAME CLEARLY	APPLICATION NAME AND/OR NUMBER	Telephone No.
Lina Rios	2025-24	646-1714
WILLY FLORES	"	"
Andrew Park	"	646-5248
Tyson Kim	"	"
~~Joe Senn~~		

GLUC Form 20 - GLUC Speaker Log Record Form - APRIL 2010

GUAM LAND USE COMMISSION
GUAM-HYBRID LAND USE COMMISSION
GUAM SEASHORE PROTECTION COMMISSION
Public Attendance Record
Location: Department of Land Management Conference Room
590 S. Marine Corps Drive, Third Floor, ITC Building, Tamuning

☐	GLUC	X	Regular	Date:	Thursday, June 25, 2026
X	GHLUC	☐	Special	Time:	1:30 pm
✓	Quorum	☐	No Quorum	Adjournment:	1:57pm

PLEASE PRINT NAME CLEARLY	APPLICATION NAME AND/OR NUMBER	Telephone No.
Katie Aizon	U/A - Media	(671) 788 5701
Jae Seung Park		646-5248
Lee Espino		11

GLUC Form 21 - GLUC Public Attendance Record Form - APRIL 2010

GUAM HYBRID LAND USE COMMISSION

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

Commissioner Gerald P. Yingling
Commissioner Joseph A. Rios

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

AGENDA

Thursday, June 25, 2026 @ 1:30 p.m.
Department of Land Management Conference Room
3rd Floor, ITC Building, Tamuning, Guam 96913
[As advertised in the Guam Daily Post on June 18, 2026 & June 23, 2026]
Livestreamed on YouTube at the Guam Department of Land Management Channel

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

II. Approval of Minutes

- GHLUC Regular Minutes, February 12, 2026

III. Old or Unfinished Business [None]

IV. New Business

Conditional Use

A. Application No. H2025-24, the Applicant, Pacific Energy Corporation, represented by W.B. Flores & Associates, is requesting a Conditional Use Permit to allow for the construction and operation of a photovoltaic solar power facility on Lot 177-1-4 and a portion of Lot 177-1-R6, in the Municipality of Yona, in an "A" (Agricultural/ Rural) Zone.
Case Planner: Celine Cruz

V. Administrative & Miscellaneous Matters

VI. Adjournment

GUAM HYBRID LAND USE COMMISSION REGULAR MEETING MINUTES
Thursday, June 25, 2026 • 1:30 p.m. to 1:59 p.m.
Department of Land Management Conference Room
3rd Floor, ITC Bldg., Tamuning, Gu 96913
[As advertised in the Guam Daily Post on June 18, 2026 & June 23, 2026]
Livestreamed on YouTube/Guam Department of Land Management Channel

I. Attendance/Roll Call

Acting Chairman Pangilinan called to order the regular meeting of the Guam Hybrid Land Use Commission for Thursday, June 25, 2026 at 1:30 p.m.

Present were: Acting Chairman Ronald Pangilinan, Commissioner Joseph Rios, Mayor Vicente Taitague, Mayor Brian Terlaje, Mayor Wayne Santos, Mayor Dale Alvarez, Executive Secretary Joseph Borja, Deputy Director Rosanna Tiston, Guam Chief Planner Celine Cruz, Planning Staff Kyle Borja, and Cristina Gutierrez, Recording Secretary.

[Excused: Chairperson Anita Enriquez, Commissioner Leilani Flores, Commissioner Gerald Yingling]

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

II. Approval of Minutes

Acting Chairman Pangilinan, before the members, is the approval of the Minutes from the last GHLUC meeting held on Thursday, February 12, 2026. Members were emailed a draft of the minutes for review. The Acting Chair was ready to entertain a motion for action.

Wayne Santos, Mayor moved to approve the Minutes of February 12, 2026.

Vicente Taitague, Mayor seconded the motion.

Acting Chairman Pangilinan accepted the motion made by Mayor Santos and seconded by Mayor Taitague. There were no discussions, edits, or omissions. Acting Chair Pangilinan put the motion to a vote, with all members in favor of approval. **[Motion carried; 6 ayes, 0 nays]**

III. Old or Unfinished Business [None]

IV. New Business

Conditional Use

A. Application No. H2025-24, the Applicant, Pacific Energy Corporation, represented by W.B. Flores & Associates, is requesting a Conditional Use Permit to allow for the construction and operation of a photovoltaic solar power facility on Lot 177-1-4 and a portion of Lot 177-1-R6, in the Municipality of Yona, in an "A" (Agricultural/Rural) zone.
Case Planner: Celine Cruz

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

Willie Flores is joined by Lina Rojas, the Project Manager, along with Andy Park and other members from Pacific Energy Corporation (PEC) in the audience.

Mr. Flores noted that the application under consideration today has been in the making for some time. The application was initially submitted in December of 2024. This project is part of the bids awarded through the Guam Power Authority's alternative energy solicitation. Pacific Energy Corporation (PEC) was awarded a total of 20 megawatts, with the subject site being one of the several planned sites for development by PEC. Additional sites include locations near Two Lover's Point, Radio Barrigada, and Inalahan (at the entrance of the Dan Dan landfill). Each site is expected to generate close to 5 megawatts of power, enough power to supply between 175 and 225 residences. To meet the requirements of their contract, PEC must develop each of these sites.

This particular site is located along Pulantat Road, which connects Yona and the Leo Palace Resort. PEC purchased approximately 27 acres of property to build the project, just east of where the Guam Waterworks Authority is building the new water tank. It lies halfway between Yona and Leo Palace.

As shown on the location map (displayed), the GWA water tank and subject lot sites, outlined in yellow further down, are clearly indicated. The project involves two lots: Lot 177-1-R6 (the top lot) and Lot 177-1-4 (the bottom lot), with an easement in between serving as a right-of-way. Mr. Flores stated that they have been working with the government to have this right-of-way deleted, a process that has taken a year to accomplish.

Mr. Flores added that they have submitted a supplement adjustment to the application to show that the right-of-way has been deleted, and the entire lot has become a new consolidated lot that has been recorded with the Department of Land Management.

During the initial survey of the property, the next exhibit shows the proposed layout of the solar farm before the deletion of the right-of-way (the easement is the green strip line). Mr. Flores mentioned that most of the property remains untouched (shown in light grey), due to natural constraints, such as wetlands, a river crossing, seasonal streams, or the topography, which are just too difficult to address.

The next exhibit displays the updated footprint of the facility, indicating that the easement has been removed and the lots have been consolidated. During the initial archeological survey and scouting, some latte stones were discovered off-site. However, further clearing revealed that the area containing the latte stones was significantly larger than what was initially discovered. What is shown in the exhibit is the cut-out that will preserve and protect the latte stones (located on the top left corner). Through consultation with the Department of Parks and Rec's historical preservation office, the Yona Mayor's Office, and the project's archeological consultant, the site where the latte stones were discovered will be protected.

Mr. Flores added that there was no physical intrusion or disturbance of the latte stones. However, at the start of the project, a technical disturbance occurred when the clearing and grading crew accidentally pushed debris onto some off-site latte stones. This issue has since been resolved.

At present, clearing and grading of the subject lots are ongoing for about another two months, and thereafter, the actual development on site will begin.

The applicant is requesting a Conditional Use for utilities on the subject lots. The previously submitted requirements of the application include the vicinity map, site plan, ingress/egress, all parcels within 500 feet and 700 feet, a registered survey map, and the preliminary environmental assessment. All water runoff will be contained on site; however, they are in discussion with Guam EPA because if they treat the water mechanically, Guam EPA may want the development to discharge into the stream.

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

Acting Chairman Pangilinan thanked Mr. Flores for his presentation and turned the floor over to the Commissioners for questions.

Commissioner Rios commented that the discovery of the latte stone area was made known to the Mayor of Yona, because the Mayor had dated his letter May 29th, and asked if this had already been resolved.

Mayor Terlaje, Yona responded that there had been two townhome meetings on this matter; however, he was already aware of the situation before those meetings took place. Mayor Terlaje mentioned that he visited the site and halted the clearing and grading due to the disturbance of the latte stones. Shortly after, a meeting was held with the developers and the Yona MPC to address their concerns regarding the latte stones, wetland areas, and artifacts. Following this discussion, the townhome meetings continued, during which the MPC presented a resolution outlining the stipulations for moving forward with the project, and the question of the latte stones was addressed.

Commissioner Rios noted that he did not see any documents provided to the Commission and was unsure whether it had been cleared with the Mayor's Office.

Mayor Santos, Chalan Pago-Ordot made a comment regarding Item 2 from the Guam Environmental Protection Agency, which stated that an environmental protection plan must be prepared and signed by a professional engineer. Mayor Santos inquired whether this has been completed. Additionally, he asked if Item 1, which pertains to the containment of water runoff, has also been addressed.

Willie Flores replied yes, that both matters have been addressed through the clearing and grading permit process and through discussions with the developer.

Acting Chairman Pangilinan inquired if the ponding basin is adequate for heavy downpours and typhoon season.

Willie Flores replied that the ponding basin was adequate, as it was oversized for this project, but they will ensure that stormwater treatment requirements are met as well as storage requirements.

Acting Chairman Pangilinan any other questions.

Mayor Taitague, Talo'fo'fo remarked that a project located by Route 17 is installing power poles and asked if these were for transmission lines.

Willie Flores replied that it is his understanding that it is GPA's transmission lines and was unsure where it was coming from.

[Brief discussion ensues]

Acting Chairman Pangilinan there were no additional comments or questions from the Commission; Acting Chairman turned the floor over to Chief Planner Cruz for the staff report.

Celine Cruz, Chief Planner read a summary of the staff report for Application No. H2025-24 for the applicant, Pacific Energy Corporation, who is requesting a Conditional Use permit to allow for the construction of a photovoltaic solar power facility on Lot 177-1-4 and a portion of Lot 177-1-R6 in Yona.

The subject lots can be accessed via a public right-of-way known as Chalan Teleforo, and located approximately 300 feet south of the project site are the GPA Pulantat Substation and the GPA Manenggon Power Plant. The terrain is relatively flat but gently slopes to the south end of the property. The masterplan has this area designated as agricultural, and the community design plan designates this area as open space.

Chief Planner Cruz continues with the application's chronological facts, public hearing, staff analysis to address the site plan, disposal of sewage, access, parking, structural locations and dimensions of buildings, impacts on adjacent land uses and any covenants or performance standards associated with the proposed use. [For full content/context, see attachment]

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

Based on staff's review of the application, applicable zoning regulations, and comments from the ARC members recommending approval with conditions, and support from the Yona MPC, staff concludes that the proposed use is appropriate and beneficial to the community's health, safety, and general welfare, and recommends that the Guam Land Use Commission consider the application favorably.

Ms. Cruz added that before staff presents their recommendation, staff acknowledges receipt of the revised project materials by the applicant today as supplemental information to the application. Updates to the application primarily affect the overall site plan and responses to comments and concerns that were raised during public hearings, as well as ongoing map processing development that is currently under review by DLM.

The revised site plan reflects the removal of an easement that previously ran between the two properties, resulting in an adjusted access point and internal circulation for the project. It also incorporates the reservation of additional areas to protect newly identified latte stone sites, including the establishment of appropriate buffer zones.

To conclude, Chief Planner Cruz stated that staff recommends approval with conditions.

Acting Chairman Pangilinan turned the floor over to the Commission for questions.

Commissioner Rios commented that one of the comments received from the Department of Agriculture expressed concerns about the protected species, including the Marianas Fruit Bat, etc. Upon the staff's review and findings from the ARC, Commissioner Rios asked if there was a plan in place in case of any discoveries during the construction period.

Celine Cruz, Chief Planner replied that when the applicant presents a building permit for review, it will be vetted by the Department of Agriculture (DoAG), and that plan to address any findings will have to be approved by DoAG before they sign off on the building permit. It will be addressed during the permitting process. Ms. Cruz added that the position statements submitted by the ARC are attached to the Notice of Action for original conditions imposed, and the agencies can impose additional conditions at the point of permitting.

Willie Flores reassured the Commission that the project goes through a process and, as part of the GEPA process and DoAG process, it will also be reviewed by the Division of Fish and Wildlife Guam as well as the U.S. Fish and Wildlife Service (federal division).

Commissioner Rios remarked that the Commission's purpose is to address the application for a conditional use permit, and understands that the application goes through a lengthy process before getting to this point, and thanked Mr. Flores for the clarification.

Acting Chairman Pangilinan noted there were no additional comments or questions from the Commission. Acting Chair Pangilinan opened the floor for public comment.

Public Comment [Noting none, Mr. Chair closed the public comment period.]

Acting Chairman Pangilinan noted there was no further discussion on the application; Acting Chair was ready to entertain a motion for action for Application No. H2025-24 for the applicant, Pacific Energy Corporation.

Mayor Taitague, Talo'fo'fo made a motion to approve Application H2025-24 for Pacific Energy Corporation subject to conditions outlined in the staff report.

Mayor Terlaje, Yona seconds the motion.

Acting Chairman Pangilinan accepted the motion made by Mayor Taitague and seconded by Mayor Terlaje. There was no discussion on the motion. Acting Chair Pangilinan put the motion to a vote with all members in favor of approval. **[Motion carried; 6 ayes and 0 nays]**

V. Administrative & Miscellaneous Matters

Acting Chairman Pangilinan stated that there were no administrative or miscellaneous matters for today's Hybrid Commission. Acting Chair asked for a motion to adjourn.

VI. Adjournment

Mayor Taitague made a motion to adjourn; Mayor Alvarez seconded the motion. Acting Chairman accepted the motion made by Mayor Taitague and seconded by Mayor Alvarez. The motion was put to a vote with members in favor of adjournment.

The regular meeting of the Guam Hybrid Land Use Commission for Thursday, June 25, 2026 was adjourned at 1:59 p.m.

Approved by:

Ronald C. Pangilinan, Acting Chairman
Guam Hybrid Land Use Commission

Date approved:

8/27/26

Transcribed by:

M. Cristina Gutierrez, Recording Secretary
Planning Division, DLM

ATTACHMENT A

DIPÅTTAMENTON MINANEHAN TÅNO'
(Department of Land Management)
GUBETNAMENTON GUÅHAN
(Government of Guam)

LOURDES A. LEON GUERRERO
Governor

JOSHUA F. TENORIO
Lieutenant Governor

JOSEPH M. BORJA
Director

ROSSANA SAN MIGUEL TISTON
Deputy Director

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

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

Website:
http://dlm.guam.gov

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

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383

June 17, 2026

MEMORANDUM

TO: Chairperson, Guam Hybrid Land Use Commission

FROM: Guam Chief Planner

SUBJECT: Staff Report - Application No. H2025-24

1. PURPOSE:

A. Application Summary: The Applicant, Pacific Energy Corporation, represented by W.B. Flores & Associates, requests a Conditional Use Permit, to allow for the construction and operation of a Photovoltaic Solar Power Facility on Lot 177-1-4, and a portion of Lot 177-4-R6 in the Municipality of Yona, in an "A" (Rural) zone.

B. Legal Authority: Title 21, GCA (Real Property), Chapter 61 (Zoning Law) and Section 61303 (Conditional Use)

2. FACTS:

a. Location: Access to the property is via public right-of-way, Chalan Teleforo, a 50' wide Public Access and Utility Easement at the northeast corner boundary of Lot 177-1-R6. Located approximately 300 feet south of the project site is the GPA Pulantat Substation and the GPA Manenggon Power Plant.

b. Lot Area:

Lot Number	Area in Square Feet	Area in Square Meters	Area in Acres
Lot 177-1-4	193,868.79 ±SF	18,011±SM	4.45±Acres
Portion of Lot 177-4-R6	342,842 ±SF	31,808±SM	7.86±Acres
TOTAL AREA	**541,710.79 ±SF**	**49,819±SM**	**12.31±Acres**

c. **Present Zoning:** "A" (Rural) Zone

d. **Field Description:** The terrain is relatively flat but gently slopes to the south end of the property. Open ground is predominately secondary overgrowth or grass covered.

e. **Masterplan:** "Agriculture"

f. **Community Design Plan:** "Open Space"

g. **Previous Commission Action:** None

3. APPLICATION CHRONOLOGICAL FACTS:

A. **Date Application Accepted:** July 2, 2025

B. **Date Heard By ARC:** August 7, 2025

C. **Public Hearing Results:** February 25, 2026 **(See Attachment "A")**

4. STAFF ANALYSIS:

Pursuant to Section 61304(b)(8) of the Zoning Code, a conditional use permit for utilities within the "A" (Rural) zone may be permitted upon Commission approval of the site plan. As specified in Section 61303, the Commission's review encompasses, but is not limited to, sewage disposal, access, parking, structural locations and dimensions, impacts on adjacent land uses, and any covenants or performance standards associated with the proposed use. The Commission must also consider any additional factors reasonably related to the health, safety, and general welfare of the community. Based on these requirements, staff provides the following analysis:

SITE PLAN

The application package outlines a site plan that includes the installation of a photovoltaic (PV) panel system across designated areas within the two lots, along with a PCS Battery Control Building and a spare-parts container. A solar inverter will also be located on site. To address stormwater management, a ponding basin is proposed in the low-lying portion of the property to mitigate runoff, reduce flooding potential, and support water-quality protection.

DISPOSAL OF SEWAGE

The proposed facility will not generate wastewater. Accordingly, no additional demand or impact on the Guam Waterworks Authority (GWA) public sewer system is anticipated.

ACCESS

Access to the property is provided via a public right-of-way identified as Chalan Teleforo, consisting of a 50-foot-wide easement at the northeast corner boundary of Lot 177-1-R6. Within the project limits, internal roads are planned to run along the perimeter and extend through the property to support operational circulation.

PARKING

As a utility facility, access will be restricted to authorized personnel. Daily operations and maintenance activities will involve only a minimal number of staff. Parking will be provided in accordance with the minimum requirement of three parking spaces for every four employees. Because the facility is not intended for occupancy, only maintenance-related parking is necessary.

STRUCTURAL LOCATIONS and DIMENSIONS OF BUILDINGS

The site plan positions the solar PV arrays in accordance with the property's perimeter boundaries and overall site geometry. The applicant has confirmed that all solar panel assemblies are located within legally permissible setbacks. The control shed, designed to be minimal in size, will also comply with required setback standards and applicable building regulations.

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

The proposed use is permitted as a conditional use within the "A" (Rural) zone and therefore requires Commission review prior to implementation. The project does not require any deviation from existing zoning regulations. Upon completion, the facility is expected to adequately address public health, safety, and welfare considerations.

The site plan clearly identifies access points, structural locations, and relevant dimensions. The proposed development is characterized by low height and low density which is the primary use for all the surrounding properties, except for the Pulantat Power substation approximately 340' to the southeast of the proposed project site.

There are no covenants, restrictive or obligatory, associated with the property. The proposed use is not anticipated to introduce any elements detrimental to the health, safety, or general welfare of the surrounding community or the island as a whole.

Based on staff's review of the application, applicable zoning regulations, comments from ARC members recommending approval with conditions, and the supportive Yona MPC Resolution, staff concludes that the proposed use is appropriate and beneficial to the community's health, safety, and general welfare.

Staff finds that the requested Conditional Use complies with the requirements of Section 61303 of the Zoning Code and recommends that the Guam Land Use Commission consider the application favorably.

5. **RECOMMENDATION:** We recommend Approval with the following conditions:

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

B. If this Conditional Use Permit is granted, the Applicant is required to carefully read, Understand, and Comply with the Time Limitation Condition Noted on the First Page and the Acknowledgment Agreement at the Last Page of the Notice of Action that cites ***"Pursuant to Executive Order 96-26, Section 5, 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 the Notice of Action, otherwise, the approval of the project as granted by the Commission shall be null and void"; and***

C. An "As-Built" Site Plan is to be submitted to the Guam Chief Planner for approval prior to the issuance of an Occupancy Permit.

Celine L. Cruz
Guam Chief Planner

CASE PLANNER: Celine Cruz

ATTACHMENTS: ARC Memo to GLUC Members
Public Hearing Minutes
YMPC Resolution No. 2026-02

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

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

Website:
http://dlm.guam.gov

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

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383



DIPÅTTAMENTON MINANEHAN TÅNO'
(Department of Land Management)
GUBETNAMENTON GUÅHAN
(Government of Guam)

LOURDES A. LEON GUERRERO
MAGA'HÅGA • GOVERNOR

JOSHUA F. TENORIO
SIGUNDO MAGA'LÅHI • LIEUTENANT GOVERNOR

JOSEPH M. BORJA
DIRECTOR

ROSSANA SAN MIGUEL TISTON
DEPUTY DIRECTOR

June 16, 2026

MEMORANDUM

TO: Guam Land Use Commission (GLUC) Members

FROM: Chairperson, Application Review Committee (ARC)

SUBJECT: Summary of Position Statements by ARC Members
Conditional Use, Application No. H2025-24

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

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

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

DEPARTMENT OF PUBLIC WORKS (DPW):
DPW recommends approval of the request, subject to compliance with DPW mandates and permit requirements being met during the permitting process.

GUAM WATERWORKS AUTHORITY (GWA):
GWA has no objection to the approval of this application since there is no requested water or wastewater services.

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

GUAM ENVIRONMENTAL PROTECTION AGENCY (GEPA):
GEPA cites that approval of the proposed CUP is contingent upon fulfilling the following requirements:

1. Stormwater and Erosion Control
2. Environmental protection plan
3. Management of Water and Wastewater needs

In addition to the concerns above, the applicant is reminded that any development planner for the subject location must adhere to all applicable environmental laws and regulations.

DEPARTMENT OF PARKS AND RECREATION (DPR):
The agency has no objections to the approval of the conditional use for utilities in an A zone. This project does have archeological research design and so we anticipate a draft report to be submitted for review along with any permit application.

BUREAU OF STATISTICS AND PLANS (BSP):
The Bureau recommends approval based on noted conditions in the position statement. If conditions are not met by the applicant nor included in the GLUC's Notice of Action, this position statement is to be interpreted as a recommendation for disapproval.

DEPARTMENT OF AGRICULTURE (DOAG):
The Department provided its position statement regarding Conditional Use application H2025-24. The department does not oppose the request.

GUAM ECONOMIC DEVELOPMENT AUTHORITY (GEDA):
Ex-Officio, non-voting member, not required to submit a Position Statement.

GUAM FIRE DEPARTMENT (GFD):
Ex-Officio, non-voting member, not required to submit a Position Statement.

DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES (DPH&SS):
Ex-Officio, non-voting member, not required to submit a Position Statement.

GUAM PUBLIC SCHOOL SYSTEM (GPSS):
Ex-Officio, non-voting member, not required to submit a Position Statement.

DEPARTMENT OF CHAMORRO AFFAIRS (DCA):
Ex-Officio, non-voting member, not required to submit a Position Statement.

Celine L. Cruz

Attachments: ARC Position statements
Cc: Executive Secretary, GLUC

The Honorable
LOURDES A. LEON GUERRERO
Maga' Hågа · Governor

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

public works
DIPATTAMENTON CHE'CHO' PUPBLEKO
VINCENT P. ARRIOLA
Director
LINDA J. IBANEZ
Deputy Director
ERNEST G. CANDOLETA, JR.
Deputy Director

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NOV 07 2025
Department of Land Management
Director's Office
Dipåttamenton Minanehan

ORIGINAL

MEMORANDUM

To: Madam Chairwoman, and Guam Land Use Commission Members

From: Director, Department of Public Works

Subject: Application No. 2025-24 (Conditional Use Application)
Pacific Energy Corporation c/o W.B Flores and Associates
Lot No.177-1-4 and Portion of Lot 177-1-R6 Yona, Guam

Håfa Adai,

The Department of Public Works (DPW) has reviewed the Conditional Use Application for Pacific Energy Corporation (PEC), c/o W.B. Flores and Associates, for Lot No. 177-1-4 and a portion of Lot No. 177-1-R6 in the Municipality of Yona. These lots are located in an "A" Rural Zone. PEC was awarded the "Renewable Energy Resource Acquisition Phase IV" by the Guam Power Authority (GPA) on December 29, 2023.

This application seeks Guam Hybrid Land Use Commission (GHLUC) approval in accordance with 21 GCA, Chapter 61, §61303, based on the following:

* The proposed site plan indicates access locations, structure placement, and relevant dimensions. The proposal is for a low-height, low-density use, which is consistent with the primary use of all surrounding properties, with the exception of the Pulantat Power substation, located approximately 340 feet to the southeast of the project site. As such, there will be minimal impact on adjacent properties.

* The proposed facility will not be detrimental to the health, safety, and general welfare of the surrounding neighbors and will not generate wastewater.

*The lot development aligns with the existing loose proximity, which includes open areas, farming activities, and single-family dwellings that are distant from the project sites. Therefore, it will not be detrimental to surrounding neighbors.

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11.6.25
DLM / Planning Division

Given the above, DPW has no objection and recommends approval of the "Conditional Use Application" for Pacific Energy Corporation (PEC) for Lot No. 177-1-4 and a portion of Lot No. 177-1-R6, Municipality of Yona. This recommendation is conditional upon all DPW mandates and permit requirements being met during the permitting process, any comments or concerns raised by the GovGuam Application Review Committee (ARC) being addressed, and the Final the Occupancy Permit being signed off by the DPW Chief Planner and Director of the Department of Public Works.

Should you have any comments or concerns please feel free to contact our office at (671) 646-3126 or Director Office (671) 646-3131

Si Yu'os Ma'ase,

Vincent P. Arriola

05 NOV 2025

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

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AUG 29 2025
Department of Land Management
Director's Office
Dipåttamenton Minanehan Tano'

FT

MEMORANDUM

August 12, 2025

TO: Joseph Borja, Director, Department of Land Management

CC: Mayor Brian Jess Terlaje, Municipality of Yona
(brian.jess.terlaje@mcog.guam.gov)

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

SUBJECT: Position Statement on Conditional Use Application H2025-24 on Lot 177-1-4 and portion of Lot 177-1-R6 in the Municipality of Yona

APPLICANT: Pacific Energy Corp.

The Guam Waterworks Authority (GWA) has reviewed the applicant's request for a Conditional Use in an "A" (Agriculture) zone for the proposed installation of a photovoltaic solar power facility.

It is GWA's understanding that there is no request for water and wastewater services for this project. Therefore, GWA has no objection to the approval of this application. If your project requirements change and you need water and wastewater services, please contact GWA Permits and New Area Development at #671-300-6058 or permits@guamwaterworks.org for information on how to apply for utility services.

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

TD: Frank 9.5.25

RECEIVED
By Cristina at 3:24 pm, Aug 27, 2025

GUAM POWER AUTHORITY

ATURIDÅT ILEKTRESEDÅT GUAHAN
P.O.BOX 2977 • AGANA, GUAM U.S.A. 96932-2977

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AUG 14 2025
Department of Land Management
Director's Office
Dipåttamenton Minanahaga

August 12, 2025

MEMORANDUM

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

From: General Manager

Subject: Lot 177-1-4 and a Portion of Lot 177-1-R6 Municipality of Yona, (PACIFIC ENERGY CORPORATION) Conditional Use Application "A" (Agricultural). To install and construct a photovoltaic (PV) power facility to produce electric power to supply to the GPA grid. **Application No. H2025-24**

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

A. Comments and Recommendations Concerning GPA requirements:

1. Customer is required to comply with the following pursuant to the National Electric Code, National Electric Safety Code and GPA's Service Rules and Regulations:
   - Coordinate overhead/underground power requirements with GPA Engineering for new structures.
   - Maintain minimum clearances as defined by the current edition of the National Electrical Safety Code and National Electrical Code.
   - Maintain adequate clearance between any structures and electric utility easements in accordance with NESC and GPA requirements.
   - Developer/Owner shall provide necessary electric utility easements to GPA prior to final connection.
   - Provide scheduling and magnitude of project power demand requirements for new loads.
   - All relocation costs for GPA's facilities, if necessary, is 100% chargeable to the applicant including but not limited to labor and materials.

2. Primary distribution overhead and underground line extensions and GPA service connections must adhere to the guidelines outlined in the current issue of GPA's Service Rules and Regulations.

3. A system impact assessment may be required to determine the effect of this development on GPA's existing power facilities.

4. All costs associated with the modification of GPA facilities shall be chargeable to the customer. This includes relocation costs, new installation costs and any required system upgrades.

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

JOHN M. BENAVENTE, P.E.
VP

ASG/app

INFRASTRUCTURE CERTIFICATION FORM

Agency Certifying: **Guam Power Authority**
Applicant: PACIFIC ENERGY CORPORATION
Location: Lot 177-1-4 and a Portion of Lot 177-1-R6; Municipality of Yona.
Type of Application: Conditional Use
GLUC/GSPC Application No: **H2025-24**
Brief Project Description: Conditional Use Application "A" (Agricultural). To install and construct a photovoltaic (PV) power facility to produce electric power to supply to the GPA grid.

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

8/14/25
Date

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

ASG/app

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

SEP 12 2025

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SEP 18 2025
Department of Land Management
Director's Office
Dipåttamenton Minanehan Tano'

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. H2025-24, the Applicant, Pacific Energy Corporation, represented by W.B. Flores & Associates, requests a Conditional Use Permit (CUP) to allow for the construction and operation of a photovoltaic solar power facility on Lot 177-1-4 and a portion of Lot 177-1-R6 in the Municipality of Yona, in an "A" (Rural/Agricultural) zone.

Hafa adai Dr. Enriquez,

Buenas yan Saluda. The Guam Environmental Protection Agency (Guam EPA) has completed its review of the CUP application for the subject property. Based on our assessment, approval of the proposed CUP is contingent upon fulfilling the following conditions:

A. Stormwater and Erosion Control

1. The CUP application states that pre-development activities for two vacant and undeveloped properties involve clearing, grubbing, grading, and stockpiling, covering a total of approximately 12.31 acres. The documents do not specify a method for containing storm runoff within the site, but show two-ponding basins on the site plan. It was noted during the meeting that the drainage system will be designed and managed later during the project planning stages, which the Guam EPA will review during the building permit process. Therefore, the developer should design a stormwater disposal system and implement both pre- and post-construction stormwater controls in accordance with the requirements of the 2006 CNMI and Guam Stormwater Management Manual, as mandated by Executive Order No. 2012-02. Additionally, the developer or contractor must fully comply with all requirements, including obtaining all necessary permits, under the Guam Soil Erosion and Sediment Control Regulations (22 GAR Chapter 10).

2. An Environmental Protection Plan (EPP) must be prepared and signed by a professional engineer in accordance with 22GAR §10104 (c) (5) (D), where the core component of the EPP is the Erosion Control Plan (ECP). The EPP should include, among other things, fugitive dust control, solid and hazardous waste management and disposal procedures, work site maintenance, and plans for typhoon recovery.

OFFICE OF THE GOVERNOR
CENTRAL FILES OFFICE
Rec'd By: Jomichael C. Quinata
Date: 9-16-25 Time: 9:35 AM

Doc. No. 38GL-26-2891.*

B. Water & Wastewater

1. The proposed facility is not an occupiable facility; therefore, the developer does not plan to build permanent office structures or maintenance buildings for workers who will perform periodic maintenance on the solar panels and supporting structures. If the developer intends to use portable toilets or porta-potties, they must submit a contract to the Guam EPA with a licensed sanitary company that details the frequency of sewage removal and the chemicals used for cleaning those temporary toilets. The contract must specify where the raw sewage is dumped and disposed of. This sanitary contract must be submitted to the Guam EPA for review and approval before issuing the Occupancy Permit.

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

If you have any questions or need additional information, please do not hesitate to contact the Water Resources Management Program or the Water Division Chief Engineer, Mr. Peter Bautista, PE, at Tel No. (671) 588-4796 or (671) 588-4702, respectively.

Dångkolu na si Yu'us ma'åse'.

Senseramente,

For MICHELLE C.R. LASTIMOZA
Administrator

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

Doc. No. 38GL-26-2891.*

Department of Parks and Recreation
Dipattamenton Plaset yan Dibuetsion
Government of Guam
Director's Office, Parks and Recreation Divisions
#1 Paseo de Susana, Hagåtña, Guam 96910
P.O. Box 2950, Hagåtña, Guam 96932
(671) 475-6288, Facsimile (671) 477-0997
Guam Historic Resources Division
490 Chalan Palasyo, Agana Heights, Guam 96910
(671) 475-6294/6355, Facsimile (671) 477-2822

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

Angel R. Sablan
Director
Warren Pelletier
Deputy Director

July 11, 2025

RECEIVED
JUL 18 2025
Department of Land Management
Director's Office
Dipåttamenton Minanehan Tano'

In reply refer to:
RC 2024-0400

Memorandum

To: Director, Department of Land Management

From: Director, Department of Parks and Recreation

Subject: The applicant, Pacific Energy Corporation propose a "Conditional Use" for utilities in an "A" Agriculture Zone for the construction of a Photovoltaic Solar Power Facility on Lot 177-1-4 and a Portion of Lot 177-1-R6 within the Municipality of Yona. DLM Application No. H2025-24

We reviewed the subject request by applicants, Pacific Energy Corporation propose a "Conditional Use" for utilities in an "A" Agriculture Zone for the construction of a Photovoltaic Solar Power Facility on Lot 177-1-4 and a Portion of Lot 177-1-R6 within the Municipality of Yona. The subject Lot has an overall size of 12.31 acres.

Our office has concluded our review and will have **No Objection** with the Approval of this Conditional Use application. This project does have an Archaeological Research Desing and so we anticipate a draft report to be submitted for review.

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

RECEIVED
By Cristina at 1:49 pm, Jul 17, 2025

LOLA E. LEON GUERRERO
Director
MATTHEW C. SANTOS
Deputy Director

BUREAU OF STATISTICS AND PLANS

Sagan Planu Siha Yan Emfotmasion

LOURDES A. LEON GUERRERO
Governor of Guam
JOSHUA F. TENORIO
Lieutenant Governor

September 18, 2025

Memorandum

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

From: Director, Bureau of Statistics and Plans

Subject: Application No. H2025-24 Conditional Use
Location: Lot 177-1-4 & Portion of Lot 177-1-R6
Municipality: Yona
Applicant: Pacific Energy Corporation
Proposed Use: Utilities in an Agricultural Zone

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SEP 19 2025
Department of Land Management
Director's Office
Dipåttamenton Minanehan Tano
FT

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

Application Overview

The applicant, Pacific Energy Corporation, has submitted a Conditional Use Application to allow for the proposed construction and operation of a Photovoltaic Solar Facility on a Lot 177-1-4 and a portion of Lot 177-1-R6, in the Municipality of Yona. The application characterizes the project as a "utility and public facility" allowable as a conditional use in an agricultural zone under 21 GCA §61304(b)(8). The subject lot contains a total of 49,819 square meters or approximately 12.31 acres. Power and water are available to the property. Sewer is not available to the project area.

Planning Considerations and Constraints

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

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

RECEIVED
By Cristina at 9:21 am, Sep 19, 2025

Doc. No. 38GL-26-2891.*

A. Surrounding Zone and Land Use Characterization

The subject lot is accessible via Chalan Teleforo Road. The immediate surrounding area comprises vacant and undeveloped land. Also within close proximity are rural residences, Leo Palace Golf Resort, GPA Pulantat Substation, and GPA Manenggon Power Plant.

The subject lot is located in an Agricultural designated land-use area under the Guam Land Use Districting Map established by Executive Order 78-23[3]. Agricultural districts are primarily intended to support the cultivation of crops, orchards, forage, and forestry; farming activities related to animal husbandry; and services and uses clearly accessory to these activities, including but not limited to living quarters or dwellings, storage facilities, processing facilities, roadside stands for the sale of products grown on the premises, and open recreation facilities.

While utility scale solar farms are generally not compatible with agricultural use because of the competing nature over space, past GLUC decisions have set precedent for allowing such uses under Conditional Use provisions in an A zone. The proposed solar facility does not require water or sewer infrastructure and will not generate wastewater, reducing potential service demands and pollution impacts in this undeveloped area.

B. Geographical Landscape Assessment Based on Watershed

The subject lot is in the Ylig Watershed. 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 9.73% from 2005 to 2015.[4]

Regarding development impacts, as of 2015 land cover data, 16.74% of the watershed was developed, and 5.65% comprised impervious surfaces.[5] Increased development and more impervious surfaces lead to a higher risk of flooding. Areas with impervious surface rates will likely experience negative impacts on water quality. Impervious surfaces significantly reduce the water quantity and quality in a watershed. Impervious surface degrades the watershed quality by greatly reducing the stream flow and increasing the stream temperature. They carry huge pollutant loads downstream, causing due harm to aquatic life. Severe degradation can be expected when rates reach 25%. Runoff effects include channeling and loss of beach profile along untreated storm drain outfalls, sediment plumes, algae blooms, noxious odors due to poor water quality, and coral mortality.

Land cover within the subject lot comprises bare land, shrub and grassland forest. The proposed project will increase the extent of impervious surfaces due to the placement of solar panels, access roads, and associated infrastructure. This change in land cover may reduce natural infiltration, increase surface runoff, and contribute to localized erosion if not properly managed. The alteration could potentially impact downstream water quality and hydrology by introducing pollutants and sediment through stormwater runoff. To mitigate these impacts, the project should implement stormwater management practices consistent with the 2006 CNMI and Guam Stormwater

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[3] Government of Guam. 1978. Executive Order 78-23.

[4] 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 September 2025 at https://coast.noaa.gov/ccapatlas/

[5] Ibid

Management Manual, including permeable surfaces, vegetated buffers, and erosion control measures to maintain watershed function and support sustainable land use.

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:

Agricultural Lands Policy: Critical agricultural lands shall be preserved and maintained for agricultural use.[6]

Determination of Effects: ***No***

An assessment of the slope and soil characteristic for the subject lot was conducted utilizing the National Resources Conservations Service's Web Soil Survey. The subject lot's top soil consists of Akina-Atate silty clays with 7% to 15% slopes and Ylig clay with 3% to 7% slopes. The farmland classification for both map units are "not prime farmland."[7] Therefore, the project area is not considered critical agricultural land.

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.[8]

Determination of Effects: ***Yes***

The proposed development has the potential to adversely impact air quality. Site preparation and construction activities generate air pollutant emissions from ground-disturbing activity, and the operation of work vehicles and construction equipment.

Condition: Incorporate Best Management Practices (BMPs) in accordance with the Guam Air Pollution Control Standards and Regulations during any future 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 area and habitat are 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.[9]

Determination of Effects: ***Yes***

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

[7] United States Department of Agriculture - Natural Resources Conservation Service, Web Soil Service. https://websoilsurvey.nrcs.usda.gov/app/

[8] Government of Guam 1978 Executive Order 78-37 November. 2. https://bsp.guam.gov/wp-bsp-content/uploads/2017/01/E.O.-78-37-Guam-Land-Use-Policies.pdf

[9] Ibid.

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

Condition: The applicant must comply with CNMI and Guam Stormwater Management Manual[10] Standards and implement Island Best Management Practices specifications. Concepts, design and performance standards can be found in the GCMP publications 1) Island Stormwater Practice Design Specifications Manual[11] and 2) Stormwater Management in Pacific and Caribbean Islands: A Practitioner's Guide to Implementing LID[12]. The applicant should consider incorporating green infrastructure into the project's design. This includes preserving and maintaining vegetation beneath the solar panel installations to allow for natural infiltration and aquifer recharge, as well as integrating features such as native plant buffers and bioretention areas, permeable access roads and minimal land disturbance. These practices, detailed in the CNMI and Guam Stormwater Management Manual, will help protect water quality, preserve infiltration, and improve the project's overall environmental performance. These design features and blueprints for consideration in commercial sites on Guam are found in the CNMI and Guam Stormwater Management Manual, specifically under Chapter 4, "Design Examples".[13]

Determination

Pursuant to Executive Order 96-26, Appendix A § 700 (g), the Bureau hereby recommends approval of the conditional use 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

LOLA E. LEON GUERRERO
Director

---

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

[11] 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

[12] Center for Watershed Protection & Horsley Witten Group, Inc.. Stormwater Management in pacific and Caribbean Islands: A Practitioners Guide to Implementing LID. Prepared for NOAA Coral Reef Conservation Program. (2014):
https://www.ncei.noaa.gov/data/oceans/coris/library/NOAA/CRCP/project/1906/Feb2014_IslandBMPGuide_wAppendix.pdf

[13] Ibid.

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

Department of Agriculture
Dipåttamenton Agrikottura
163 Dairy Road, Mangilao, Guam 96913

Chelsa Muña
Director
Roy Gamboa
Deputy Director

RECEIVED
AUG 15 2025
Department of Land Management
Director's Office
Dipåttamenton Minan

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

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

From: Chelsa Muña, Director

Date: August 08, 2025

Subject: **Position Statement for "Conditional Use" Application H2025-24, for a proposed Photovoltaic Solar Power Facility, on Lot 177-1-4 and a portion of Lot 177-1-R6, in an "A" (Agriculture) Zone, along Chalan Tailagan, Yona. Pacific Energy Corp.**

The Department of Agriculture (DOAG) provides the following position statement regarding Conditional Use Application H2025-24, submitted by Pacific Energy Corp., for a proposed photovoltaic solar power facility (solar farm) on Lot 177-1-4 and a portion of Lot 177-1-R6, located in an Agriculture (A) zone along Chalan Tailagan, Yona. The proposed development involves a solar farm on a 12.31-acre property.

An environmental assessment was conducted by PCR Environmental Inc. on September 30, 2023. They identified that the property has the potential presence of federal and locally endangered and protected plant, mammal, bird, reptile, snail, and insect species.

The following are conditions from the various divisions within DOAG that must be met prior to any development activity:

1. **Division of Aquatic and Wildlife Resources (DAWR):**
   a. If the property is greater than one (1) acre in size, a biological survey is required prior to any ground disturbance or development activity. This survey must be conducted by a qualified biologist and submitted to the Department of Agriculture for review. The purpose of the survey is to identify any protected species or sensitive habitats present on the lot and to guide appropriate avoidance or mitigation measures.
   b. Conservation measures must be developed to address the presence of protected species, including but not limited to the Mariana Fruit Bat, Yellow Bittern, Micronesian Starling, Guam Tree Snail, federally listed native orchids, and other flora and fauna species of concern that may occur on-site. These measures must focus on avoidance and/or minimization of impacts to these species and must be clearly outlined in the biological survey report submitted to the Department of Agriculture.

Doc. No. 38GL-26-2891.*

c. Eco-friendly development practices must be incorporated in the plans to minimize impacts to the environment and natural resources. Examples of eco-friendly development include but are not limited to: planting native plants for landscaping, shielding light posts, permeable pavers for parking, screened stormwater drains, rain gardens, water catchments, anti-bird strike windows, and green roofs.

d. Landowner and the contractor conducting the Biological Survey must consult with DAWR to discuss the methodology and findings of the survey and determine conservation measures that best address impacts to the natural resources.

e. Mitigation measures must be proposed to address potential impacts to native waterbirds such as the Mariana Common Moorhen, which may perceive solar panels as open water due to reflective glare.

f. A hazardous waste management plan must be submitted with the development proposal. This plan must identify potential sources of hazardous waste and outline containment, disposal, and spill response procedures to prevent contamination of surrounding habitats.

2. **Biosecurity Division:**

a. A biosecurity plan must be developed and submitted to the DOAG for approval prior to the start of any work. This plan must outline avoidance measures to prevent the introduction and spread of Little Fire Ants (LFA) and other noxious or invasive species that may pose a risk to nearby residents and the surrounding environment. Development activities may not proceed until DOAG has reviewed and approved this plan.

b. Landowner and the contractor must consult with the Biosecurity Division.

3. **Forestry and Soil Resource Division:**

a. A stormwater plan must be submitted to DOAG for review prior to development. The plan should assess mitigation measures for runoff, flooding, and erosion. Percolation rates in stormwater collection and drainage areas must be sufficient to prevent attraction of migratory bird species such as moorhens. If the landowner intends to create habitat for these species, consultation with DOAG is required.

b. The Biological Survey must identify vegetation on-site. Upon review, DOAG will notify the landowner of any culturally valued, protected, or rare plant species that may require seed collection for nursery inventory. These may be used in conservation or reforestation projects.

4. **Agricultural Development Services:**

a. If clearing is to occur, six to eight inches of topsoil must be preserved and designated for agricultural use. This nutrient-rich layer supports native plant seedlings, seasonal crops, and fruit trees. The preserved soil must be reused or donated to benefit

community-based agricultural efforts. For more information on donation options, contact DOAG at agriculture@doag.guam.gov.

b. If vegetation will be cleared, the material must be mulched on-site and made available to the community. Mulch helps reduce erosion, conserve water, suppress weeds, and protect landscaped areas. To prevent the spread of invasive species such as the Coconut Rhinoceros Beetle, all mulch piles must be covered with a protective net or barrier until they are removed or treated.

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

ATTACHMENT A
PUBLIC HEARING MINUTES/RESULTS
Pacific Energy Corporation
Application No. H2025-24
February 25, 2026
Public Hearing Minutes:

CU H2025-24, Pacific Energy Corp.

The meeting was called to order at 6:04PM. Present were Planning Division staff, representatives of Pacific Energy Corporation and five concerned citizens. The applicant briefly explained the project for Pacific Energy Corporation. PEC was awarded a contract by Guam Power Authority (GPA) to produce 20 MW total across four sites. Each site is designed to produce 5 MW capacity (powers ~175–200 homes per site). The sites include: Palantat area (this meeting's site), Inalahan (near road to landfill), near Two Lovers Point, and a site adjacent to the old Navy golf course in Barrigada/Mangilao area.

This site location reference is that it is east of new GWA tank, along former RCA easement in Yona, with an area of approximately 26 acres. Part of the plan is to delete an easement which would allow a single contiguous solar field.

The property the project will be developed on is relatively level land; terrain beyond current development design area is costly to expand into. On-site structures will include solar arrays, battery storage, maintenance building; possible small office. For security, this will be a fenced site with limited maintenance activity after construction. No wireless transmissions expected; nearby telecommunication/teleport facilities will remain unaffected (hardwired).

Questions Raised / Community Concerns

- Will easement deletion landlock adjacent lots? (DLM/DPW will verify; deletion will not proceed if landlocked.)
- Will the project increase local heat? (Only a small heat envelope above panels; not a broad heat source.)
- Will telecommunication/telemetry be affected? (No — teleport/telemetry sites are hardwired.)
- Flooding / drainage after clearing? (Contractor will use staged clearing and enhanced erosion/sediment controls.)
- Access to power for neighbors? (Neighbors must apply to GPA through standard process once grid-connected.)

The meeting was adjourned at 6:28 PM

MUNICIPALITY OF YONA
Mayors' Council of Guam
Konsehalon Mahot Guahan
P.O. Box 786 Agana, Guam 96932

RECEIVED
MAY 29 2026
Department of Land Management
Director's Office
Chattamenton Office

RESOLUTION NO. 2026-002

INTRODUCED BY:

Hon. Mayor Brian Jess Terlaje
Elizabeth Cruz, Member
John Paul Aguon, Co-Chair
Alan Borja, Sergeant at Arm
Lynnette Cruz, Secretary
Marie Perez, Treasury
Juanita Torres, Member
Joanna George-Member
Jesse Garcia-Member
Joel Terlaje-Member
Matthew Muna-Member
Cathy Calvo Cruz-Member

RELATIVE TO THE YONA MUNICIPAL PLANNING COUNCIL'S REVIEW AND ASSESSMENT OF CONDITIONAL USE PERMIT APPLICATION NO. H2025-024 SUBMITTED TO THE GUAM LAND USE COMMISSION FOR THE CONSTRUCTION AND OPERATION OF A PHOTOVOLTAIC SOLAR FACILITY ON LOT 177-1-4 AND A PORTION OF LOT 177-1-R6, LOCATED IN AN "A" (AGRICULTURAL) ZONE ALONG CHALAN TAILAGAN IN THE MUNICIPALITY OF YONA

BE IT RESOLVED BY THE YONA MUNICIPAL PLANNING COUNCIL:

WHEREAS, pursuant to Title 5 Guam Code Annotated, Chapter 8, Open Government Law, and Title 5 Guam Code Annotated, Chapter 40, specifically §40128 relative to the powers of the Yona Municipal Planning Council, the Yona Municipal Planning Council conducted two (2) separate public hearings on May 12, 2026, at 6:00 p.m. and 6:30 p.m., respectively; and

WHEREAS, pursuant to the same authority, notice of the two (2) separate public hearings was advertised in the *Guam Daily Post* on May 6 and May 10, 2026, and the hearings were livestreamed and recorded on the Yona Mayor's Office Zoom platform at:

[https://us06web.zoom.us/j/82012682534?pwd=MvEO7bdZirvZfeYGGcD6DBXTldMtQ4.1]; and

WHEREAS, during the second Municipal Planning Council meeting, the members unanimously voted to support Conditional Use Permit Application No. H2025-024, submitted by Pacific Energy Corporation, to allow the construction and operation of a photovoltaic solar facility on Lot 177-1-4 and a portion of Lot 177-1-R6, located in an "A" (Agricultural) Zone along Chalan Tailagan in the Municipality of Yona; and

WHEREAS, the Yona Municipal Planning Council recognizes the importance of renewable energy development while emphasizing the protection of the health, safety, environment, infrastructure, cultural resources, and long-term interests of the residents of Yona; and

WHEREAS, the Council encourages the developer to prioritize local hiring opportunities for residents of Yona, including apprenticeship programs, workforce training opportunities, and partnerships with educational institutions; and

WHEREAS, the Council further encourages community benefit initiatives, including support for village improvement projects, youth and senior programs, emergency preparedness efforts, and other community development activities; and

RECEIVED
5.28.26
DLM / Planning Division

MUNICIPALITY OF YONA
Mayors' Council of Guam
Konsehelon Mahot Guahan
P.O. Box 786 Agana, Guam 96932

WHEREAS, the Council requests continued coordination and consultation with village leadership, cultural stakeholders, and government agencies to ensure the protection and preservation of latte stones, archaeological resources, CHamoru cultural sites, and other historic resources located within or surrounding the project area; and

WHEREAS, the Council expresses concern regarding the protection of natural spring water resources, aquifer recharge areas, nearby agricultural lands, and environmentally sensitive areas, and encourages ongoing environmental monitoring and safeguards throughout all phases of construction and operation; and

WHEREAS, the Council encourages the developer to implement appropriate stormwater management, drainage improvements, erosion control measures, dust mitigation practices, and landscaped buffer zones to minimize impacts on neighboring properties and surrounding communities; and

WHEREAS, the Council further requests that the developer assist in the maintenance, repair, and improvement of public roadways impacted by project-related traffic, including Pulantat Circle roadway and the roadway leading to LeoPalace Resort, and implement traffic safety measures during construction activities; and

WHEREAS, the Council requests coordination with the Guam Fire Department, Guam Environmental Protection Agency, Guam Power Authority, and other relevant agencies regarding emergency response planning, fire safety standards, grid reliability, and hazardous material safeguards, particularly if battery storage systems are included within the project; and

WHEREAS, the Council encourages the developer to conduct regular public meetings, provide advance notice of major construction activities, designate a community liaison for resident concerns, and submit periodic compliance and environmental monitoring reports to the Mayor's Office and relevant agencies; and

WHEREAS, the support of the Yona Municipal Planning Council for Conditional Use Permit Application No. H2025-024 is made with the expectation that the applicant will continue good-faith coordination with the Municipality of Yona, relevant government agencies, and affected residents to address community concerns and implement reasonable environmental, cultural, infrastructure, and public safety protections associated with the proposed development.

NOW, THEREFORE, BE IT RESOLVED,

that the Yona Municipal Planning Council, by majority vote, hereby supports Conditional Use Permit Application No. H2025-024 as described herein; and

BE IT FURTHER RESOLVED,

that the Chairman of the Yona Municipal Planning Council certifies and attests to the adoption of this Resolution in support of Conditional Use Permit Application No. H2025-024 to allow the

MUNICIPALITY OF YONA
Mayors' Council of Guam
Konsehelon Mahot Guahan
P.O. Box 786 Agana, Guam 96932

construction and operation of a photovoltaic solar facility on Lot 177-1-4 and a portion of Lot 177-1-R6, located in an "A" (Agricultural) Zone along Chalan Tailagan in the Municipality of Yona; and

BE IT FURTHER RESOLVED,

that failure to comply with applicable laws, permit conditions, environmental safeguards, cultural preservation requirements, and reasonable community protection measures may constitute grounds for the Municipality of Yona and the Mayors' Council of Guam to formally request review, suspension, modification, or enforcement action by the appropriate territorial and federal agencies.

DULY RECORDED AND REGULARLY ADOPTED BY THE YONA MUNICIPAL PLANNING COUNCIL ON THE 18th DAY OF MAY, 2026.

MAYOR BRIAN JESS TERLAJE, CHAIRMAN
YONA MUNICIPAL PLANNING COUNCIL

John Paul Aguon, Co-Chair
YONA MUNICIPAL PLANNING COUNCIL

W.B. Flores & Associates

P.O. Box 27747 Barrigada, Guam 96921
Office: (671) 646-1714 Fax: (671) 646-1715

June 25, 2026

Anita B. Enriquez
Chairperson
Guam Hybrid Land Use Commission
Department of Land Management
P.O. Box 2950
Hagatna, Guam 96932

Subject: Supplemental Justification for Pacific Energy Corporation (PEC) Conditional Use Application in an "A" zone Lot 177-1-4 and 177-1-R6, Municipality of Yona, Guam

Håfa Adai:

In December, 2024, on behalf of Pacific Energy Corporation, (PEC) we submitted a Conditional Use Application for Utilities in an "A" zone in compliance with ***Guam Code Annotated 21 GCA, Chapter 61, § 61303.*** This application requires Guam Hybrid Land Use Commission (GHLUC) approval for the construction of a Photovoltaic Solar Power Facility.

At that initial submittal we included the following:

1) Vicinity Map Depicting General Location of Subject Lots
2) Proposed Site Layout to Delineate Ingress, Egress
3) 8 ½ x 14 Scaled Map Showing all Parcels within 750 Feet from the Site Boundaries
4) 8 ½ x 14 Scaled Map Showing all Parcels within 500 Feet from the Site Boundaries
5) Copy of Registered Survey Map
6) Preliminary Environmental Assessment

PROJECT DESCRIPTION:

The application was submitted after Pacific Energy Corporation (PEC), a Guam-registered corporation, was awarded the "Renewable Energy Resource Acquisition Phase IV" on December 29, 2023. The competitively procured contract was solicited as GPA bid no. GPA-012-23.

To satisfy the project requirements PEC must design, install and construct a photovoltaic (PV) power station, to produce electrical power to supply to the GPA grid. The solar station, or farm, is a utility use so requires a Conditional Use Permit if to be constructed in this "A" zone, as per **§61304. *A* Rural Zone,** (b) (8) Utilities.

Received 6/25/26

SITE DESCRIPTION:

The solar power facility will sit on approximately 27-acres located in the Municipality of Yona.

At the time of initial submittal, the recorded subject lot areas in square feet, square meters and acres were:

Lot No. 177-1-4	193,868.79 ± SF;	18,011 ± SM;	4.45 ± Acres
Lot No. 177-1-R6	989,827.67 ± SF;	91,958 ± SM;	22.72 ± Acres

The proposed project is compatible with the surrounding development and uses. The surrounding uses include undeveloped land, open spaces, the periphery of the Leo Palace Golf Resort and some residential homes. Located approximately 300 feet to the south of the project site is the GPA Pulantat Substation and the GPA Mañenggon Power Plant. The terrain is relatively flat but gently slopes to the south end of the property. Open ground is predominantly secondary overgrowth or grass covered.

DELETION OF EASEMENT:

At the time of initial submittal, these lots were separated by Lot 177-1-2R/W, Yona, a 50' wide easement running generally east to west.

The owner submitted an application for the deletion of easement, and after over a year of processing through various Government of Guam agencies and private entities from which approval for the deletion was required, this request was approved on May 11, 2026 and recorded May 19, 2026 under Instrument (Document) No. 1019131, at the Department of Land Management.

LOT CONSOLIDATION:

After the deletion had been approved or noted as not objectionable by affected or interested parties of record or with jurisdiction parties, Lots 177-1-4, Lot 177-1-R6 and Lot 177-1-2R/W were consolidated and are now Lot 177-1-R6NEW.

Note that with the consolidation, all original exterior property boundaries remained without change. This is reflected in the consolidation under the deletion of easement referred to under **DELETION OF EASEMENT** above.

SETASIDE FOR CULTURAL RESOURCE PROTECTION:

Clearing of the property has commenced. During the clearing, additional latte stones and artifacts were discovered at the northwest corner of the lot. Upon consultation with the State Historic Preservation Officer, the Office of the Yona Mayor and the PEC's archaeological consultant, it has been decided to amend the project layout to protect the latte stone site which is larger than the originally mapped site.

AMENDED SITE PLAN:

The site plan has been updated and amended to reflect both the lot consolidation (deletion of easement) and the additional set-aside to protect the lattes.

Chalan Teleforo is a legal access for the property, however because Pulantat Road is also a legal access and developed, this is the primary road being used for the project at this time and will likely be the main access during operations.

A copy of the consolidated map (deletion of easement), the updated site plan showing the development incorporation the deletion of easement and the culturally significant artifact and latte stone protection zones are herein enclosed.

We trust that the information provided addresses the requirements for a Conditional Use Permit and confirms that the project meets the intent of the zoning law applicable to appropriate Conditional Uses, and that this supplemental update accurately portrays the proposed updated application.

We thank you for allowing us to present this project, including supplements, before the Guam Hybrid Land Use Commission and appreciate your consideration of this Conditional Use Application.

Si Yu'us Ma'åse,

Lina S. Rojas
WB Flores & Associates
Duly Authorized Representative

Attachments: Consolidated Property Map
Revised Site Plan

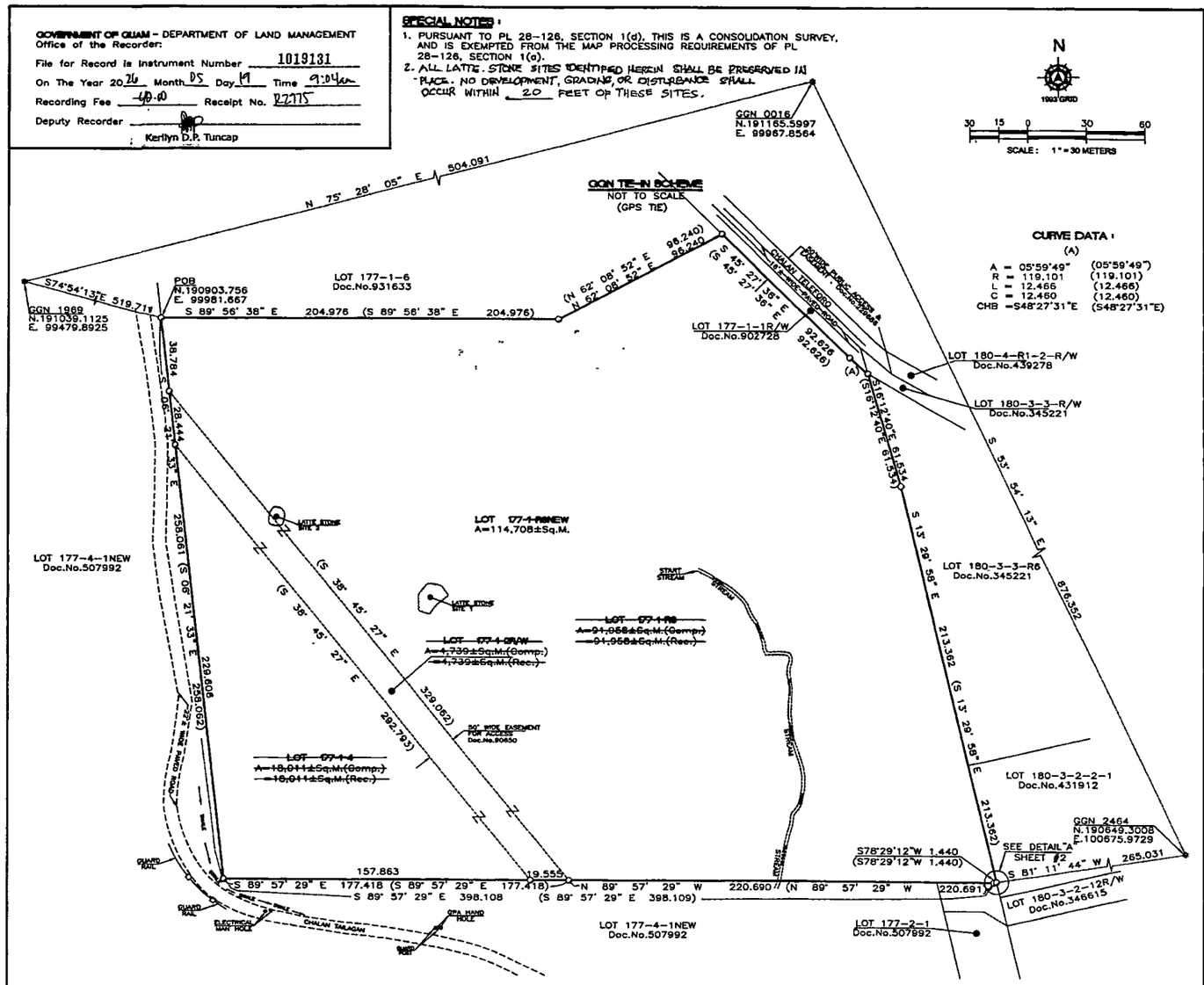
Doc. No. 38GL-26-2891.*

GOVERNMENT OF GUAM – DEPARTMENT OF LAND MANAGEMENT
Office of the Recorder:

File for Record is Instrument Number 1019131
On The Year 2026 Month 05 Day 19 Time 9:04am
Recording Fee 40.00 Receipt No. R2775
Deputy Recorder
Kerilyn D.P. Tuncap

SPECIAL NOTES:

1. PURSUANT TO PL 28-126, SECTION 1(d). THIS IS A CONSOLIDATION SURVEY, AND IS EXEMPTED FROM THE MAP PROCESSING REQUIREMENTS OF PL 28-126, SECTION 1(a).
2. ALL LATTE STONE SITES IDENTIFIED HEREIN SHALL BE PRESERVED IN PLACE. NO DEVELOPMENT, GRADING, OR DISTURBANCE SHALL OCCUR WITHIN 20 FEET OF THESE SITES.



CURVE DATA:

(A)

A =	05°59'49"	(05°59'49")
R =	119.101	(119.101)
L =	12.466	(12.466)
C =	12.460	(12.460)
CHB =	S48°27'31"E	(S48°27'31"E)

LEGEND:

- ⊙ GGN CONTROL STATION
- O #4 REBAR FOUND W/PLASTIC CAP MARKED PLS No 75.Doc.No.931623
- O #4 REBAR SET WITH PLASTIC CAP MARKED PLS No.60.
- ⊕ ELECTRICAL MAN HOLE
- LATTE STONE
- Z CONSOLIDATION

CHECKED BY:

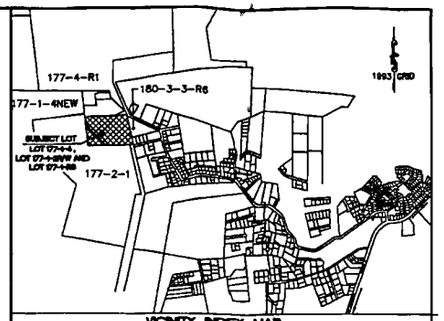
GRACE D. VERGARA
PLANNER, D.L.M. — 05/11/24 DATE

WAYNE S. QUINATA
ENGR. TECHNICIAN II, D.L.M. — 5/22/24 DATE

THOMAS J. TORRES
CARTOGRAPHIC SUPV., D.L.M. — 5/21/24 DATE

SATISFACTORY TO AND APPROVED BY:

HAYDEN CORPORATION ,a Guam Corporation
BY: H.CHENG TAN , PRESIDENT
Doc.No.913190 — 3/19/2026 DATE



VICINITY INDEX MAP
NOT DRAWN TO SCALE

NOTES:

1. SURVEY WAS BASED ON FOUND CORNERS AS SHOWN.
2. ALL DISTANCES ARE IN METERS UNLESS OTHERWISE NOTED.
3. BEARINGS AND DISTANCES WITHIN PARENTHESIS ARE RECORD ALL OTHERS ARE 1993 GRID.
4. SUBJECT LOT IS ZONE "A" AGRICULTURAL AS OF APPROVAL OF THIS MAP, F387550.
5. SUBJECT LOT IS OUTSIDE THE NORTHERN WATER RECHARGE AREA.
6. NO AS-BUILT EXISTING ON SUBJECT LOT AS OF APPROVAL OF THIS MAP.

REFERENCE:

1. DWG.# 2018171-PARCS, PARCELING SURVEY MAP OF LOT 177-1-R4 MUNICIPALITY OF YONA , LM#036-FY2019,PREPARED BY PLS No 75, Doc.No.931633.
2. DWG #DSB2015208A,PARCELLING SURVEY MAP OF LOT 177-1,MUN. OF YONA , LM#359FY2016, PREPARED BY PLS No.75, Doc.# 902728.

CERTIFICATION:

APPROVAL PURSUANT TO TITLE 21, GUAM CODE ANNOTATED, CHAPTER 61, ZONING LAW AND CHAPTER 62 , SUBDIVISION LAW.

CELINE L. CRUZ
GUAM CHIEF PLANNER — 5/12/26 DATE

THIS MAP HAS BEEN EXAMINED FOR CONFORMANCE WITH TITLE 21, GUAM CODE ANNOTATED, CHAPTER 60 ARTICLE 5, UNIFORM TRIANGULATION SYSTEM AND REGULATIONS THEREUNDER ON THIS 15th DAY OF MAY, 2026

PAUL L SANTOS P.L.S. No.68
GUAM CHIEF SURVEYOR/CHIEF OF CADASTRE

I, EFREN B.SANTOS , HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT IS BASED ON FIELD SURVEY MADE ON FEBRUARY 2025 IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATION .THAT I AM RESPONSIBLE FOR THE ACCURACY OF ALL DATA AND INFORMATION SHOWN HEREON. I ALSO CERTIFY THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON THIS MAP.

EFREN B. SANTOS PLS #60 — 07/31/25 DATE

EXPIRES:30 APRIL 2026

REVISIONS	DESCRIPTION	BY	APPROVED BY	DATE

CONSOLIDATION SURVEY MAP
OF
LOT 177-1-4, LOT 177-1-R6
AND LOT 177-1-2R/W
INTO
LOT 177-1-R6NEW

LAND SQUARE NO.25,26 MUNICIPALITY OF YONA SECTION NO.1,2

SURVEY DATA	DATE	BASIC LOT DATA
FIELD: EJ & ADA	FEB. 2025	LOT 177-1
BOOK NO: EBS-2025	———	CERTIFICATE NO. 59126
COMPUTED: ADA	FEB. 2025	REGISTERED ON: APRIL 25, 1977
DRAWN: ADA	FEB. 2025	IN THE NAME OF:
RESEARCH BY: ADA	FEB. 2025	RCA GLOBAL COMMUNICATIONS INC.
CHECKED BY: EBS	FEB. 2025	

PREPARED FOR , SATISFACTORY TO AND APPROVED BY:
SEE PLAN

OWNER:				
SHEET	SCALE	JOB ORDER	DRAWING NUMBER	LAND MANAGEMENT CHECK
1 OF 2	AS SHOWN	25-010	ES 25-103	NO: 069 FY 2025

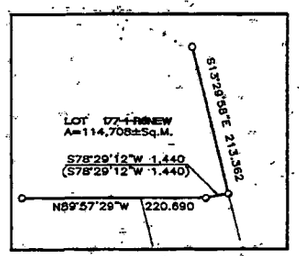
EFREN B. SANTOS
PROFESSIONAL LAND SURVEYOR No.60
147 DAMA de NOCHE LANE , LATTE HEIGHTS, MANGILAO , GU 96913
TEL.No.(671)632-1787
EMAIL ADDRESS: ebsantos_survey@yahoo.com

GOVERNMENT OF GUAM – DEPARTMENT OF LAND MANAGEMENT
Office of the Recorder

File for Record is Instrument Number 1019131
On The Year 2026 Month 05 Day 19 Time 9:04 a.m.
Recording Fee 40.00 Receipt No. R2795
Deputy Recorder
Kerilyn D.P. Tuncap

N
1993 GRID

30 15 0 30 60
SCALE: 1" = 30 METERS



DETAIL "A"
N.T.S.

CERTIFICATION / AGREEMENT :

WE, THE UNDERSIGNED REPRESENTATIVES OF THE RESPECTIVE AGENCIES, HAVE NO OBJECTION TO THE DELETION OF THE 50 FT. WIDE EASEMENT AS SHOWN HEREIN.

WE CERTIFY THAT THE EASEMENT HAS NOT BEEN IMPROVED NOR IS IN USE , AND THAT NO UTILITIES EXIST WITHIN THE SAID EASEMENT.

NAME: ANGEL R. SABLAN — 10/7/25
TITLE: ACTING DIRECTOR
DEPARTMENT OF PARKS AND RECREATION(DPR)

NAME: MICHELLE C.R. LASTIMOZA — 11/17/2025
TITLE: DIRECTOR
GUAM ENVIRONMENTAL PROTECTION AGENCY GEPA)

NAME: JOHN M. BENAVENTE,PE — DATE
TITLE: GENERAL MANAGER
GUAM POWER AUTHORITY (GPA)

NAME: MIGUEL C. BORDALLO, PE — 2026.1.23
TITLE: GENERAL MANAGER
GUAM WATERWORKS AUTHORITY (GWA)

NAME: VINCENT P. ARRIOLA — DATE
TITLE: DIRECTOR
DEPARTMENT OF PUBLIC WORKS (DPW)

NAME: ANDREW GAYLE — 9/12/25
TITLE: CHIEF OPERATING OFFICER
GTA TELEGUAM (GTA)

For: CHRISTINE B. SALETO
HPC Consulting: ROGER MIYASAKI — 2/12/26
NAME: CHRISTINE SALETO
TITLE: PRESIDENT & CEO
DOCOMO PACIFIC

NAME: ANGELO PABUNAN — 09/12/2025
TITLE: OSP ADMINISTRATOR
PACIFIC DATA SYSTEMS (PDS)

NAME: RONALD FUELLAS — 09/12/2025
TITLE: OUTSIDE PLANT MANAGER
IT & E

N/A — DATE
NAME:
TITLE:
NCTS / DZSP-21

N/A — DATE
NAME:
TITLE:
ANDERSEN AIR FORCE BASE UTILITIES (AAFB)

NAME: RAJESH KURIAN — 09/12/2025
TITLE: GENERAL MANAGER
VERIZON/CALPAC

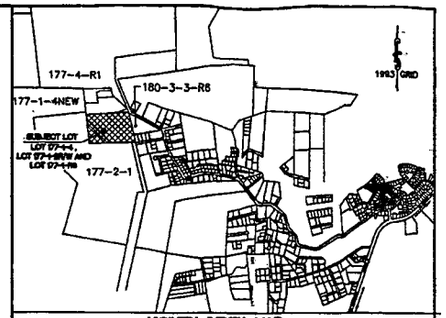
NAME: RAJESH KURIAN — 09/12/2025
TITLE: GENERAL MANAGER
TATA COMMUNICATION /CALPC

SATISFACTORY TO AND APPROVED BY :

HAYDEN CORPORATION ,a Guam Corporation — 3/14/2026
BY: H.CHENG TAN , PRESIDENT
Doc.No.913190

CHECKED BY :

GRACE D. BERGARA, PLANNER, D.L.M. — 05/11/26
WAYNE S. QUINATA, ENG'G TECHNICIAN II, D.L.M. — 3/26/26
THOMAS J. TORRES, CARTOGRAPHIC. SUPV., D.L.M. — 3/27/26



VICINITY INDEX MAP
NOT DRAWN TO SCALE

NOTES:
1. SURVEY WAS BASED ON FOUND CORNERS AS SHOWN.
2. ALL DISTANCES ARE IN METERS UNLESS OTHERWISE NOTED.
3. BEARINGS AND DISTANCES WITHIN PARENTHESIS ARE RECORD ALL OTHERS ARE 1993 GRID.
4. SUBJECT LOT IS ZONE "A" AGRICULTURAL AS OF APPROVAL OF THIS MAP, F367S50.
5. SUBJECT LOT IS OUTSIDE THE NORTHERN WATER RECHARGE AREA.
6. NO AS-BUILT EXISTING ON SUBJECT LOT AS OF APPROVAL OF THIS MAP.

REFERENCE:
1. DWG.# 2016171-PARCS, PARCELING SURVEY MAP OF LOT 177-1-R4 MUNCIPALITY OF YONA , L.M#036-FY2019,PREPARED BY PLS No 19, Doc.No.931633.
2. DWG #DSB2015206A,PARCELLING SURVEY MAP OF LOT 177-1,MUN. OF YONA , L.M#359FY2015, PREPARED BY PLS No.75, Doc.# 902728.

CERTIFICATION:
APPROVAL PURSUANT TO TITLE 21, GUAM CODE ANNOTATED, CHAPTER 61, ZONING LAW AND CHAPTER 62 , SUBDIVISION LAW.

CELINE L. CRUZ
GUAM CHIEF PLANNER — 5/12/26 DATE

THIS MAP HAS BEEN EXAMINED FOR CONFORMANCE WITH TITLE 21, GUAM CODE ANNOTATED, CHAPTER 60 ARTICLE 5, UNIFORM TRANSVERSATION SYSTEM AND REGULATIONS THEREUNDER ON THIS 13th DAY OF MAY 2026

PAUL L. SANTOS P.L.S. No.68
GUAM CHIEF SURVEYOR/CHIEF OF CADASTRE

I, EFREN B.SANTOS , HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT IS BASED ON FIELD SURVEY MADE ON FEBRUARY 2025 IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATION ,THAT I AM RESPONSIBLE FOR THE ACCURACY OF ALL DATA AND INFORMATION SHOWN HEREON. I ALSO CERTIFY THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON THIS MAP.

EFREN B. SANTOS / PLS #60 — 07/21/25 DATE
EXPIRES:30 APRIL ,2026

REVISIONS	DESCRIPTION	BY	APPROVED BY	DATE

CONSOLIDATION SURVEY MAP
OF
LOT 177-1-4 , LOT 177-1-R8
AND LOT 177-1-2R/W
INTO
LOT 177-1-R8NEW

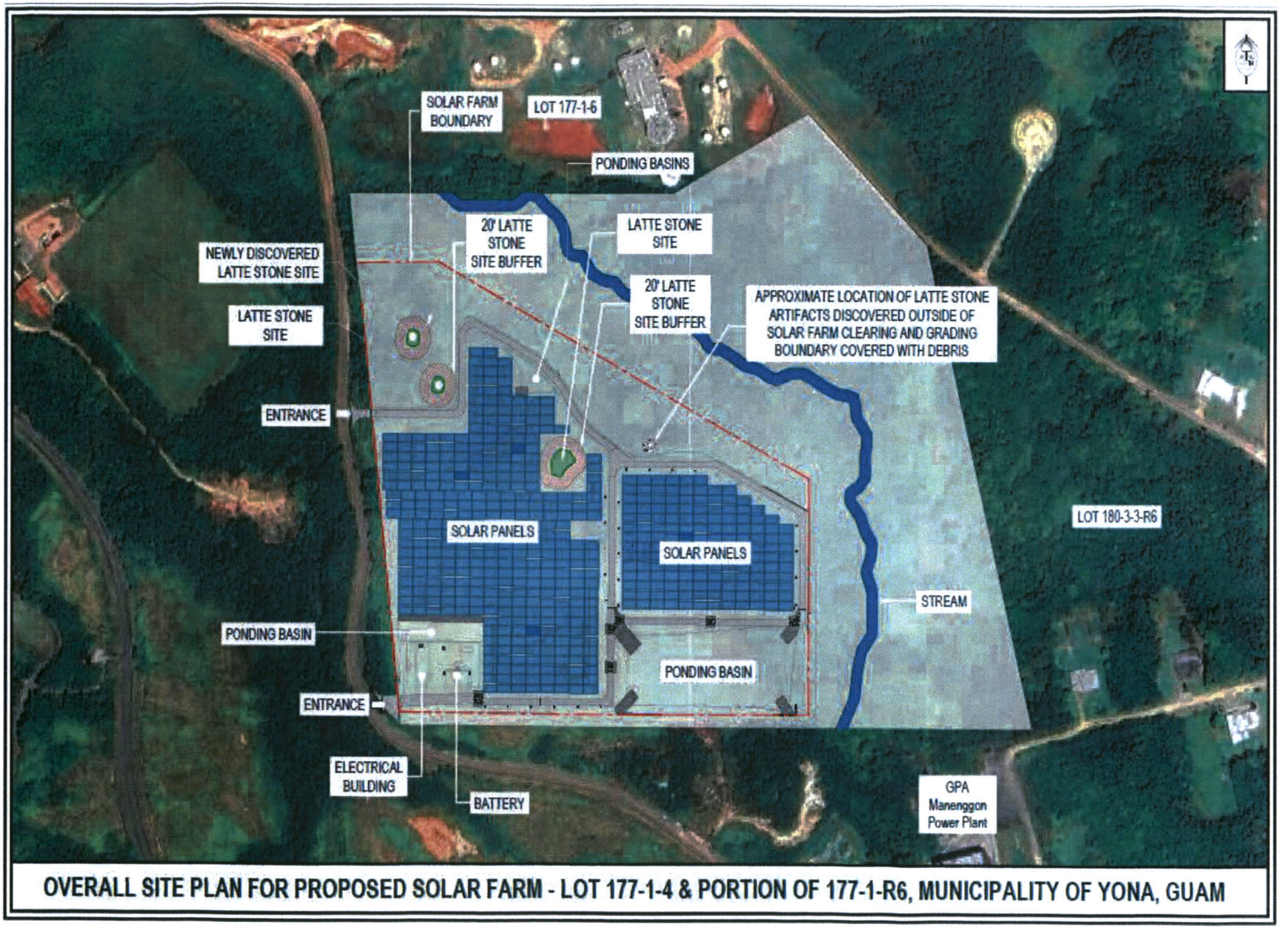
LAND SQUARE NO.25,26 MUNICIPALITY OF YONA SECTION NO.1,2

SURVEY DATA	DATE	BASIC LOT DATA
FIELD: EJ & ADA	FEB. 2025	LOT 177-1
BOOK NO: EBS-2025		CERTIFICATE NO. 59126
COMPUTED: ADA	FEB. 2025	REGISTERED ON: APRIL 25, 1977
DRAWN: ADA	FEB. 2025	IN THE NAME OF:
RESEARCH BY: ADA	FEB. 2025	RCA GLOBAL COMMUNICATIONS INC.
CHECKED BY: EBS	FEB. 2025	

PREPARED FOR , SATISFACTORY TO AND APPROVED BY:
SEE PLAN
OWNER:

SHEET	SCALE	JOB ORDER	DRAWING NUMBER	LAND MANAGEMENT CHECK
2 OF 2	AS SHOWN	25-010	ES 25-103	NO: 059 ,Y 2025

EFREN B. SANTOS
PROFESSIONAL LAND SURVEYOR No.60
147 DANA de NOCHE LANE , LATTE HEIGHTS, MANGILAO , GU 96913
TEL.No.(671)632-1767
EMAIL ADDRESS: ebsantos_survey@yahoo.com



OVERALL SITE PLAN FOR PROPOSED SOLAR FARM - LOT 177-1-4 & PORTION OF 177-1-R6, MUNICIPALITY OF YONA, GUAM