EDDIE BAZA CALVO
Governor

RAY TENORIO
Lieutenant Governor

Office of the Governor of Guam

May 23, 2017

GL# 34-17-535
Speaker Benjamin J.F. Cruz

MAY 23 2017
Time: 3:15 [ ] AM [ ] PM File No: 34-350
Received By: [illegible]

Honorable Benjamin J.F. Cruz
Speaker
I Mina'trentai Kuåttro Na Liheslaturan Guåhan
The Thirty-Fourth Guam Legislature
163 Chalan Santo Papa
Hagåtña, Guam 96910

2017 MAY 23 PM 3:45

Re: GLUC Zone Change Approval from "A" (Rural) to "M-1" (Light Industrial) zone for Lot 5221-1-6, in the Municipality of Barrigada, under Application No. 2014-33

Bueñas Yan Hafa Adai Speaker Cruz:

I am pleased to submit for you and your colleagues, the above-referenced zoning documents for the Legislature's consideration. This is pursuant to **Title 21, Guam Code Annotated (Real Property), Chapter 61 (Zoning Law), Part 4, Section 61647.**

I have **APPROVED** the Applicant, **Sang Hon Hi represented by W.B. Flores & Associates; a request for a Zone Change from "A" (Rural) to "M-1" (Light Industrial) zone, for the proposed construction of an automotive repair and construction fabrication shops, on Lot 5221-1-6, in the Municipality of Barrigada, under Application No. 2014-33.**

I am sure you recognize the public benefits of this endeavor, and respectfully ask your expeditious response.

RAYMOND S. TENORIO
Acting Governor of Guam

0535

GUAM LAND USE COMMISSION
ZONE CHANGE APPLICATION NO. 2014-33
LOT 5221-1-6
MUNICIPALITY OF BARRIGADA

COPY

ATTACHMENT 1

Space for Recordation

Island of Guam, Government of Guam
Department of Land Management Officer of the Recorder

File for Record is Instrument No. 907536

On the Year 17 Month 05 Day 22 Time 1:24

Recording Fee DE OFICIO Receipt No. _____

Deputy Recorder _____

MAY M. CASTRO

Doc No. 849147-0535

ZONE CHANGE APPLICATION NO.: 2014-33

APPLICANTS:
SANG HON YI

PREPARED ON: AUGUST 29, 2016

FROM: "A"
(AGRICULTURAL)

TO: "M-1"
(LIGHT INDUSTRIAL)

LOT: 5221-1-6

BLOCK: N/A

TRACT: N/A

MUNICIPALITY: BARRIGADA

PLACE NAME: N/A

SCALE: N/A

AMENDMENT NO.: A-113

ZONING MAP NO.: F3-67S35

THE GUAM LAND USE COMMISSION, AT ITS REGULAR HEARING ON JULY 28, 2016, TOOK THE FOLLOWING ACTION ON LOT 5221-1-6, IN THE MUNICIPALITY OF BARRIGADA.

==========

[✓] APPROVED IN WHOLE
[ ] APPROVED IN PART
[ ] DISAPROVED

JOHN Z. ARROYO
CHAIRMAN
GUAM LAND USE COMMISSION

4/7/17
DATE

==========

[✓] APPROVED IN WHOLE
[ ] APPROVED IN PART
[ ] DISAPROVED

RAYMOND S. TENORIO
Acting Governor of Guam

5/11/17
DATE



EDDIE BAZA CALVO
Governor

RAY TENORIO
Lieutenant Governor

Office of the Governor of Guam

May 23, 2017

Honorable Benjamin J.F. Cruz
Speaker
I Mina'trentai Kuåttro Na Liheslaturan Guåhan
The Thirty-Fourth Guam Legislature
163 Chalan Santo Papa
Hagåtña, Guam 96910

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RAYMOND S. TENORIO
Acting Governor of Guam

Ricardo J. Bordallo Governor's Complex • Adelup, Guam 96910
Tel: (671) 472-8931/6 • Fax: (671) 477-4826 • www.governor.guam.gov

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

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

Website:
http://dlm.guam.gov

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

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383

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

EDDIE BAZA CALVO
Governor

RAY TENORIO
Lieutenant Governor

MICHAEL J.B. BORJA
Director

DAVID V. CAMACHO
Deputy Director

May 5, 2017

Memorandum

To: The Governor

From: Executive Secretary, Guam Land Use Commission

Subject: **GLUC Zone Change Approval from "A" (Rural) to "M-1" (Light Industrial) zone for Lot 5221-1-6, in the municipality of Barrigada; Applicant, Sang Hon Yi.**

Submitted for your consideration and action is Zone Change Application No. 2014-33. The Applicant Sang Hon Yi, requests for a Zone Change from "A" (Rural) to "M-1" (Light Industrial) zone for the proposed construction of an automotive repair and construction fabrication shops.

Application chronology is as follows:

- April 7, 2015 – Application officially accepted
- October 1, 2015 – Reviewed by the Application Review Committee (ARC)
- November 5, 2015 – Public Hearing, Barrigada Community Center
- July 28, 2016 – 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 states, *"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 being sent to you for your action.

This application is being sent to you pursuant to Title 21, GCA, Chapter 61 (Zoning), Section 61634.

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

Very Respectfully,

MICHAEL J.B. BORJA
Executive Secretary
Guam Land Use Commission

Attachments:

1) Amendment No. A-113, Zoning Map No. F3-67S35
2) Zone Change Application
3) Formal letter to Mayor(s) for Public Hearing (dated October 20, 2015)
4) Minutes of Public Hearing (dated November 5, 2015)
5) Staff Report with Summary of ARC Position Statements
6) GLUC Agenda Notice – Guam Daily Post (dated July 20, 2016 and July 26, 2016)
7) GLUC Agenda of July 28, 2016 – Disposition
8) GLUC Minutes of July 28, 2016 (Document No. 898204)
9) Notice of Action – Findings of Facts
    - Exhibit A – Affidavit of Publication
        - Attachment A – Official Memorandum to PDN (Dated October 20, 2015)
        - Attachment B – Public Hearing Advertisement (October 26, 2015)
    - Exhibit B – Affidavit of Mailing
        - Attachment A – U.S. Postal Certified Receipts (dated October 23, 2015)
        - Attachment B – Official Notice Public Hearing (dated October 21, 2015)

Application No.:	**2014-33**
	Sang Hon Yi
	Zone Change
Accepted Date:	**7-Apr-15**
Case Planner:	PenmerG

APPLICATION FOR ZONE CHANGE FROM "A" TO "M-1"

Lot 5221-1-6
Barrigada, Guam

Submitted to: GUAM LAND USE COMMISSION
June, 2014

Prepared for:

Sang Hon Yi

d.b.a.

Asia Motors

ATTACHMENT 2

Prepared by:

W.B. Flores & Associates
CONSULTING ENGINEERS

P.O. Box 27747
Barrigada, Guam 96921

Tel: 671-646-1714
Fax: 671-646-1715
www.wbflores.com

Doc No. 24OL-17-0535

W.B. Flores & Associates
CONSULTING ENGINEERS

June 2, 2014

Mr. Lawrence Rivera
Chairman
Guam Land Use Commission
Department of Land Management
590 S. Marine Corps Drive
ITC Bldg. Suite 733
Tamuning, Guam 96913

Subject: **Request for Zone Change from "A-1" to "M-1"**
Lot 5221-1-6, Barrigada, Guam

Hafa Adai Mr. Rivera:

On behalf of the owner, Mr. Sang Hon Yi, we are hereby submitting the following request for Zone Change from "A" to "M-1" for Lot 5221-1-6 located in Barrigada, Guam, for the construction of an automotive repair shop and construction fabrication shop (See Exhibit "E").

Description

The property sits along the Tiyan boundary and is adjacent to the Nissan overflow parking lot, which is currently zoned "M-1" (See Exhibits "H" and "I"), making the proposed zone change and uses ideal for this particular lot.

Additionally while there are residential lots adjacent and near the property, other primary uses within a 1,000' radius are government industrial (ABWP-GIAA), commercial ("Mom and Pop" stores), light industrial and warehousing activities and a major thoroughfare, Route 16.

Access to the site will be from the southern end of the lot via Pangelinan Way, just off of Route 16.

Archaeological impacts are anticipated to be non-existent. However, if any artifacts are uncovered, reporting and monitoring will be immediately implemented.

Zone Change Justification as required by 21 GCA, Chapter 61, Section 61630

Compatibility

Although there are residences in the general vicinity, the lot is primarily surrounded by M-1 property and vacant Agricultural land, and is not far from other Commercial and light industrial operations and activities.

The site is just southeast of the eastern end of the Guam A.B. Won Pat Guam International Airport runways.

The neighborhood is acquainted and acclimated to this type of light industrial activity. Most of the work will be conducted in the shop and will not be visible to the neighborhood. Asia Motors historically maintains a very clean shop and car storage area and we expect this to continue.

The additional space not occupied by the automotive repair shop will be utilized for clean construction fabrications including forms, trusses, metal assemblies and cast minor structures.

The neighborhood is currently served by a rental and equipment repair shop, commercial and mini-storage, equipment rental and construction office, storage and yards, funeral mortuary, warehousing and distribution and construction supplies retailing.

There are also fish stores, card shops and specialty novelty shops in buildings originally designed as office buildings.

The compatibility is unquestionably amicable with the mix of uses in the neighborhood.

Public Necessity, Convenience & General Welfare

The proposed shops will help provide additional resources for the construction requirements on Guam and additional repair and maintenance services for Guam's rapidly growing automotive population.

The current location for the Owner's operation is at a very restricted location just south of the Airport Underpass with difficult entrances from the north and exits heading southbound. The Owner has successfully satisfied the automotive repair needs for thousands of satisfied customers and the proposed location will enhance access, remove visibility from Route 16 and remain in conformance with the existing prominent uses in the region.

Landscape composed of hibiscus hedges and coconut trees will be planted to create a buffer along the adjoining lots to the east of the property, minimizing the visibility of the site and helping the residential neighbors retain a sense of privacy.

At present even with the adjacent lots being used just for vehicle storage the neighbors cannot experience privacy because there are no physical barriers providing both visual and actual separation. The proposed landscaped hedge will provide this separation.

Noise levels will be increased slightly, but will be limited to working hours only (8:00a.m. – 5:00 p.m.), and will not exceed existing noise from neighborhood traffic and will certainly be drowned out by the noise levels from the airport.

Thank you for this opportunity to submit this request for Zone Change and we look forward to presenting it to the Guam Land Use Commission.

Sincerely,

William B.S.M. Flores, P.E.

Attachments:

EXHIBIT A: Application for Zone Change
EXHIBIT B: Letter of Authorization
EXHIBIT C: Property Ownership Document
EXHIBIT D: Property Map
EXHIBIT E: Conceptual Site Plan
EXHIBIT F: Environmental Impact Assessment Short Form (EIA)
EXHIBIT G: Parcels within 500' Radius
EXHIBIT H: Parcels and Uses within 750' Radius
EXHIBIT I: Zoning within 1,000' Radius

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EXHIBIT B: Letter of Authorization

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EXHIBIT D: Property Map

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EXHIBIT F: Conceptual Site Plan & Parking Calculations

EXHIBIT G: Environmental Impact Assessment Short Form (EIA)

EXHIBIT H: Parcels within 500' Radius

EXHBIIT I: Parcels and Uses within 750' Radius

EXHIBIT J: Zoning within 1,000' Radius

EXHIBIT A

Application for Zone Change

ZONE CHANGE

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

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

1. Information on Applicant:

Name of Applicant: SANG HUN YI U.S. Citizen: [ ] Yes [ ] No

Mailing Address: P.O. BOX 7851 TAMUNING, GU 96913

Telephone No.: Business 632-6629 Home: _____

2. Location, Description and Ownership:

Subdivision Name: N/A

Lot(s): 5221-1-6 ✓ Block: _____ Tract: _____

Lot Area: Acres 1.18 Square Meters 4,745 ✓ Square Feet: 51,614 ✓

Village: BARRIGADA ✓ Municipality: BARRIGADA ✓

Registered Owner: SANG HUN YI

Certificate of Title No.: _____ Recorded Document No.: _____

3. Current and Proposed Land Use:

Current Use: AUTOMOBILE STORAGE ? Zoned: A

Proposed Use: AUTOMOTIVE REPAIR SHOP & CONSTRUCTION FABRICATION Proposed Zone: M-1

Master Plan Designation: _____

4. Attached 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 ***Guåhan Code Annotated 21 GCA, Chapter 61, Section 61630***.

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

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

5. Supporting Information (Continuation):

b. All parcels and their uses within 750 feet radius from the subject lot's boundaries. The map shall also contain:

(1) Lot number for every parcel(s);
(2) Identify by name and use all existing activities on all parcel(s) through a legend/code reference;
(3) All adjacent inclusive and exclusive easements and roads to the property, their widths, and condition of surfaces;
(4) The nearest location of all public utilities to the subject lot;
(5) All natural or topographic peculiarities.

c. 8 1/2" X 14" map, drawn to scale, showing all parcels within 500 feet radius of the subject lot's boundaries. Each parcel shall be identified with property lot number.

d. The most recent survey map, certified and recorded at the Department of Land Management, showing the subject property.

e. A detailed As-Built Plan of the lot shall include the following:

(1) Total number and types of building;
(2) Parcel size in square meters/feet;
(3) Layouts of utilities and drainage;
(4) Proposed lot coverage of building(s) and accessories in square meters/feet;
(5) Approximate gross and net densities allowed on parcel;
(6) Feasibility study;
(7) Topography;
(8) Existing earth faults and sinkholes;
(9) Water courses and lens;
(10) Reservation, conservation and historic places;
(11) Total percentage of open spaces exclusive of parking stalls and other man-man features;
(12) Percentage of building footprint (PD only); and
(13) Compatibility to surrounding uses (PD only).

f. If leased, lease agreement (the assignment of lease and the covenant).

g. An initial comprehensive ***Environmental Impact Assessment (EIA)*** in accordance with Executive Order 90-10.

h. Additional information as required by the Guåhan Chief Planner

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

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

7. **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 is 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."

_____

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

_____ 6/2/14

(Representative, if any, and Date)

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

FOR OFFICIAL USE ONLY

Date Accepted: _____ Accepted By: _____

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

Date of Public Hearing: _____

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

Receipt No.: _____ Application Number: _____

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

Conditions of Approval: _____

_____

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

EXHIBIT B

Letter of Authorization

September 29, 2014

Mr. Michael Borja
Executive Secretary
Guam Land Use Commission
Department of Land Management
590 S. Marine Corps Drive
ITC Bldg. Suite 733
Tamuning, Guam 96913

Subject: **Request for Zone Change**
Lot 5221-1-6 Municipality of Barrigada, Guam

Dear Mr. Borja:

This authorizes W.B. Flores & Associates and Felix Benavente to represent me, Mr. Sang Hon Yi, and my wife, Mrs. Chun Dan Yi in the processing of a Zone Change application.

This authorization is valid until the Guam Land Use Commission provides a final decision on the zone change application, or unless revoked by the undersigned

I may be reached at 482-0421 or 632-6629 if you should have any questions or need clarification.

Sincerely,

Sang Hon Yi
Owner

Subscribed and sworn to before me this 9th day of October, 2014

NORALYN A. BAZA
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: **July 12, 2015**
102 Julale Center, 424 West O'Brien Dr.,
Hagatna, Guam 96910

Doc. No. 34GL-17-0535.

EXHIBIT C

Property Ownership Document

TO: TITLE GUARANTY OF GUAM, INC.
P.O. BOX 771, AGANA, GUAM 96932
TELEPHONE NOS. 477-7147, 477-8618 OR 477-2330
FAX NO. 477-1071

You will collect and hold all documents and funds as shall be appropriate and necessary to close this escrow as provided in said Contract and these instructions. If the parties have not delivered to you all appropriate and necessary documents, you are authorized to have them drawn for execution. You are authorized to deliver and/or record said documents and to thereafter apply and disburse the funds coming into your hands pursuant to said Contract and these instructions according to the following tentative statement when you have obtained said documents and funds and can obtain a (standard form of Title Insurance policy), (Certificate of Title), (Lien Letter), with coverage equal to the total consideration and showing record title to said property vested in the Buyer subject only to: real property taxes and assessments not delinquent; covenants, conditions, restrictions, rights, rights of way, easements and reservations now of record or in the instrument(s) to be recorded; and such other encumbrances, if any, as may be specified in said Contract. Seller authorize you, but you shall not be required, to pay from funds due him upon the escrow closing and for his account such sums as may be necessary to place title in the state required at the closing date.

It is agreed by the undersigned that the foregoing statement is tentative and that it may change if a change in the escrow closing date occurs or if other unforeseen contingencies arise. In the event changes in the statement become necessary, you are nevertheless authorized to close this escrow, if such changes do not modify the above totals by more than $1,500.00. Any changes in excess of such amount shall require the prior approval of the undersigned.

IT IS AGREED THAT THE GENERAL PROVISIONS ON THE REVERSE SIDE OF THIS PAGE ARE A PART OF THESE INSTRUCTIONS AND IT IS ACKNOWLEDGED THAT THEY HAVE BEEN READ AND APPROVED.

========== BUYER'S STATEMENT ==========

Buyer/Borrower: YI, CHUN DAN and YI, SANG HON
Seller: WAN SUN CHANG and HAN CHUN CHANG
Settlement Agent: Title Guaranty of Guam, Inc.
320 TGOG Bldg, Hernan Cortez Ave. 477-7147
Agana, GU 96910
Settlement Date: 03-16-98
Property Location: LOT 5221-1-6
BARRIGADA, GU 96913

DEBITS		
Purchase Price		300,000.00
Settlement or Closing Fee	Title Guaranty of Guam, Inc.	200.00
Title Insurance	Title Guaranty of Guam, Inc.	727.00
Recording Fees	Title Guaranty of Guam, Inc.	312.00
Gross Amount Due From Buyer/Borrower	TOTAL DEBITS	301,239.00

CREDITS		
Deposit or Earnest money		300,000.00
Less Total Credits to Buyer/Borrower	TOTAL CREDITS	300,000.00

BALANCE	
From:X or To: Buyer/Borrower	1,239.00

APPROVED:

YI, CHUN DAN

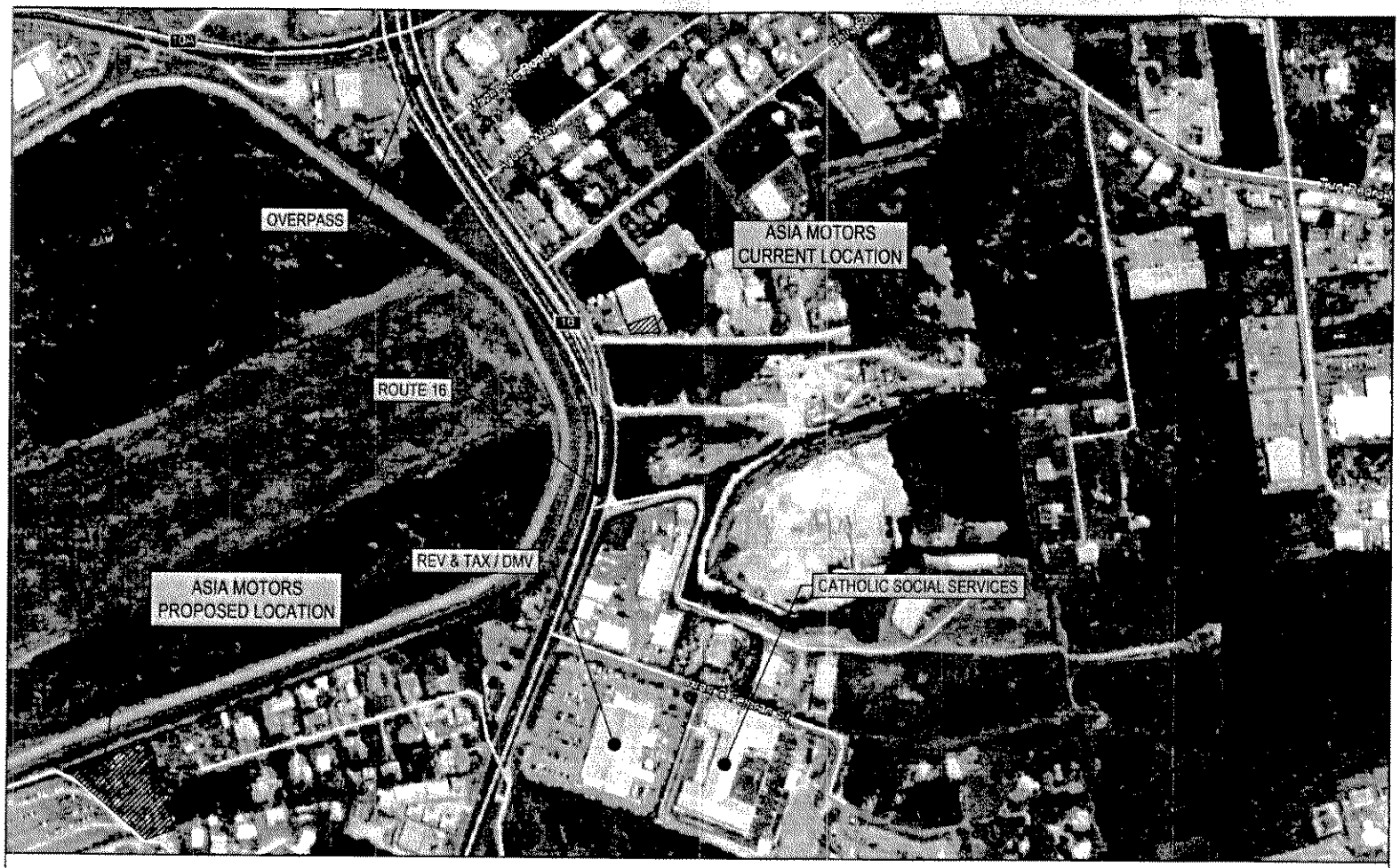
YI, SANG HON

Ronald B. Sabla
Title Guaranty of Guam, Inc.

(1/249.98)

EXHIBIT D

Property Map



ASIA MOTORS - CURRENT LOCATION

SCALE: N.T.S.

Doc. No. 34GL-17-0535.

October 20, 2015
Public Hearing Notice for Residents
Sang Hon Yi - Application No. 2014-33

Accordingly, a GLUC Hearing for this application will be advertised in the Pacific Daily News open ad, Government meeting, and the website.

Should the public hearing be canceled due to unforeseen circumstances beyond our control, please consult with the village mayor's office.

You may review the development application at our office or your Mayor's Office.

Thank you for your interest.

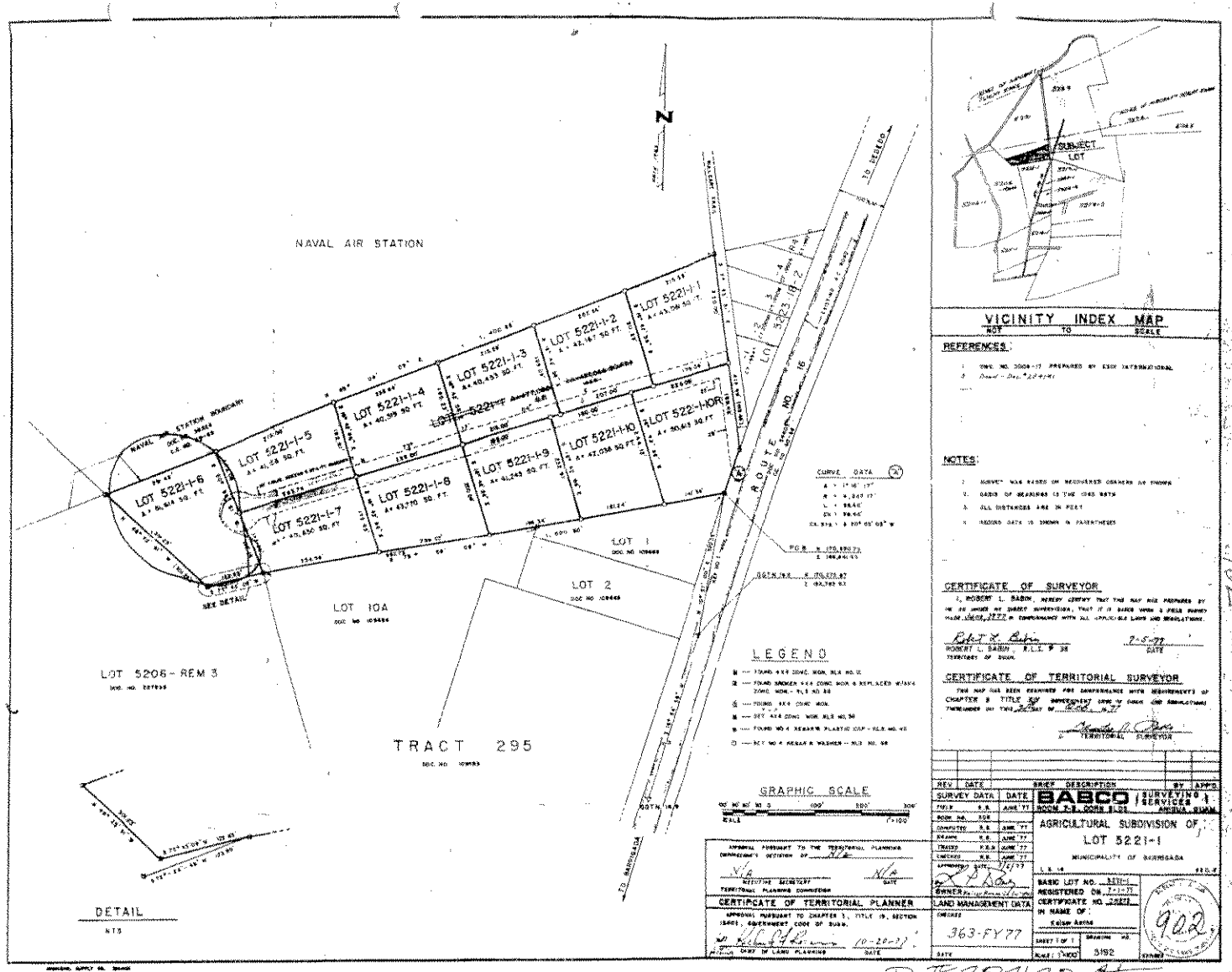
Si Yu'os Ma'ase,

MARVIN Q. AGUILAR
Guam Chief Planner

OFFICE OF THE GOVERNOR
CENTRAL FILES
RECEIVED BY
TIME 2:47 DATE 5-3-17

EXHIBIT E

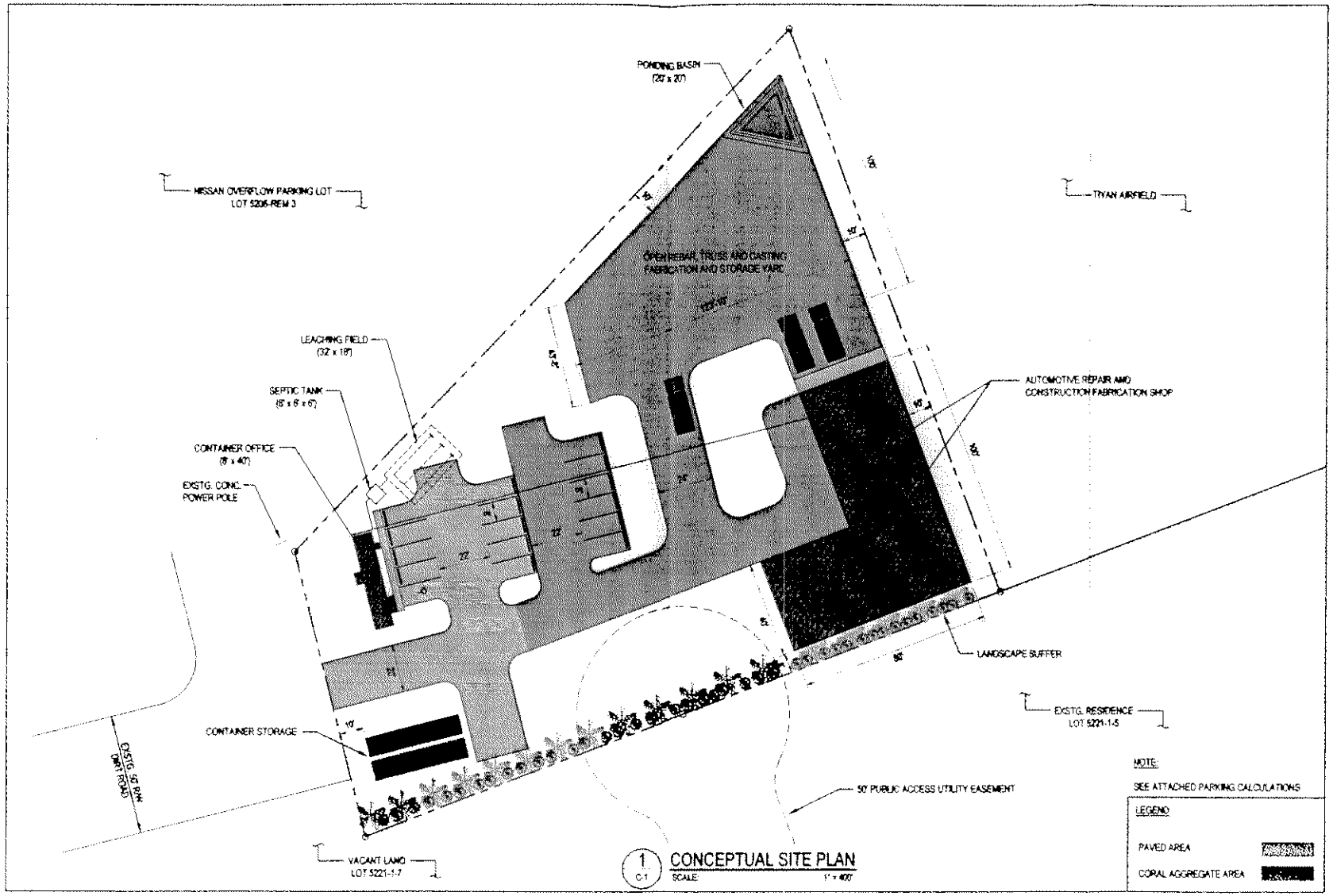
Current Location



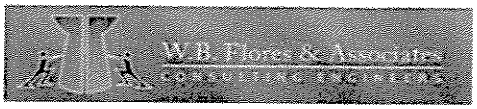
Doc. No. 34GL-17-0535.

EXHIBIT F

Conceptual Site Plan & Parking Calculations



Doc. No. 34GL-17-0535.



Parking Calculations Based on Square Footage

Customer: Sang Hon Yi D.B.A. Asia Motors
Project Name: Office, Automotive and Construction Fabrication Shop

Parking Requirements based on GCA : 21 Ch. 61 - Zoning Law
SS 61531 ; g - Automobile Parking Space

Description	Total Square Footage	Parking Based on (1:400 Ratio)
Office	320	1

Parking Requirements based on GCA : 21 Ch. 61 - Zoning Law
SS 61531 ; e - Automobile Parking Space

Description	Total Square Footage	Parking Based on (1:800 Ratio)
Automotive Shop / Construction Fabrication Shop	5,600	7
***Sub-Total*	5,920	*8*

Other:

Description	No. of Employees	Parking Based on Employee # (3:4 Ratio)
Office	1	1
Automotive	4	3
Construction Fabrication	5	3

Total Number of Parking Spaces **15**

**Includes one (1) Stall Reserved for Accessible Parking (Based on IBC Section 1106.1 - Accessible Parking Spaces)

EXHIBIT G

Environmental Impact Assessment (EIA)

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 detailed 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: Application for Zone Change

1. Name, address and business telephone of applicant: Sang Hon Yi
P.O. Box 7851, Tamuning, Guam 96913
632-6629

2. Name, title and telephone number of representative: Felix Benavente

3. Name, title and telephone number of EIA document preparer
William B.S.M. Flores, P.E.
646-1714

4. Location of the proposed project: (include tract, block, lot, municipality and a location map) Lot 5221-1-6, Barrigada, Guam

5. Describe the general nature or type of proposed project: Request for zone change from "A" to "M-1" for relocation of office, automotive repair shop and additional construction fabrication shop.

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. Groundwater recharge area: No, net recharge and water quality volume will be maintained. Groundwater recharge will be constructed as per Guam/CNMI Stormwater Management manual

b. Watersheds: N/A, see 6a.

c. Wellhead protection zone: No, the property is not known to be located within a wellhead protection zone.

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 known archaeological features on the property. However, if any artifacts are uncovered during clearing/construction, reporting and monitoring will be immediately implemented.

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

a. Production of toxic or hazardous waste: No Yes

b. Dislocation of existing businesses, residents or public areas: No

c. Production of air contaminants (temporary or permanent): Dust control measures will be implemented throughout operations, especially during dry season, as trucks move in and out of the property.

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

a. Drinking water: Potable water requirements will be 160 gallons per day for combined toilet, lavatory and kitchen sink uses (see attached calculations).

b. Sewage disposal (public system) : No, site will require a septic tank and leaching field

c. Vehicle traffic: Traffic is expected to increase when customers bring their vehicles to the auto shop, while flat bed trucks will be moving in and out of the property for construction fabrication. All traffic will be entering and exiting from the southern end of the lot during working hours (8:00a.m. to 5:00p.m.)

9. Will clearing and/or grading be required (include the number of acres and a general description of site soil and slope conditions):
Yes, primarily clearing of approximately 51,614 sf (4,795 sm)

10. Will the project utilize an individual waste water disposal system such as septic tank/leaching field system, secondary package treatment system..etc.?) Yes, the site will require a septic tank and leaching field.

11. Will the project include the use of above or below ground storage tanks for fuel or water? No, see 8a. Potable water above ground tank for emergency may be installed

12. Does the project require permitting, land resources, financial aid 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

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 environmental impacts. I/we hereby declare a "finding of no significant impact".

Applicant (signature)

6/2/14
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)

Projected Water Consumption

Project Name:	Asia Motors - Barrigada, Lot 5221-1-6
Project Type:	Planning Information

Building/Facility Information

Calculation Unit	Gallons
Days per year building is occupied	304
Number of male occupants:	12
Number of female occupants:	4

Use/Category	Proposed Bldg.	Published	LEED Baseline
Toilets			
Gallons Per Flush	2	2.0	1.6
Flushes Per Day (Men)	1	1	1
Flushes Per Day (Women)	3	3	3
Water Use (Gallons/Day)	**42**	**48**	**38**
Urinals			
Gallons Per Flush	0.5	1.5	1.0
Uses Per Male Per Day	3	3	3
Water Use (Gallons/Day)	**18**	**54**	**36**
Bathroom Sink Faucets			
Gallons Per Minute	1	2.0	0.5
Minutes Per Person Per Day	3	3	3
Water Use (Gallons/Day)	**48**	**96**	**24**
Showers			
Gallons Per Minute:	2.0	2.0	2.5
Average Shower Duration Per Staff	5.00	5.00	5.00
% of Staff Using Showers:	10.00	100	100
Water Use (Gallons/Day)	**16.00**	**16.00**	**20.00**
Kitchen/Dining Area Faucets			
Gallons Per Minute:	2.2	2.0	2.2
Minutes Per Person Per Day:	7.50	5.00	5.00
Water Use (Gallons/Day)	**26.40**	**16.00**	**17.60**

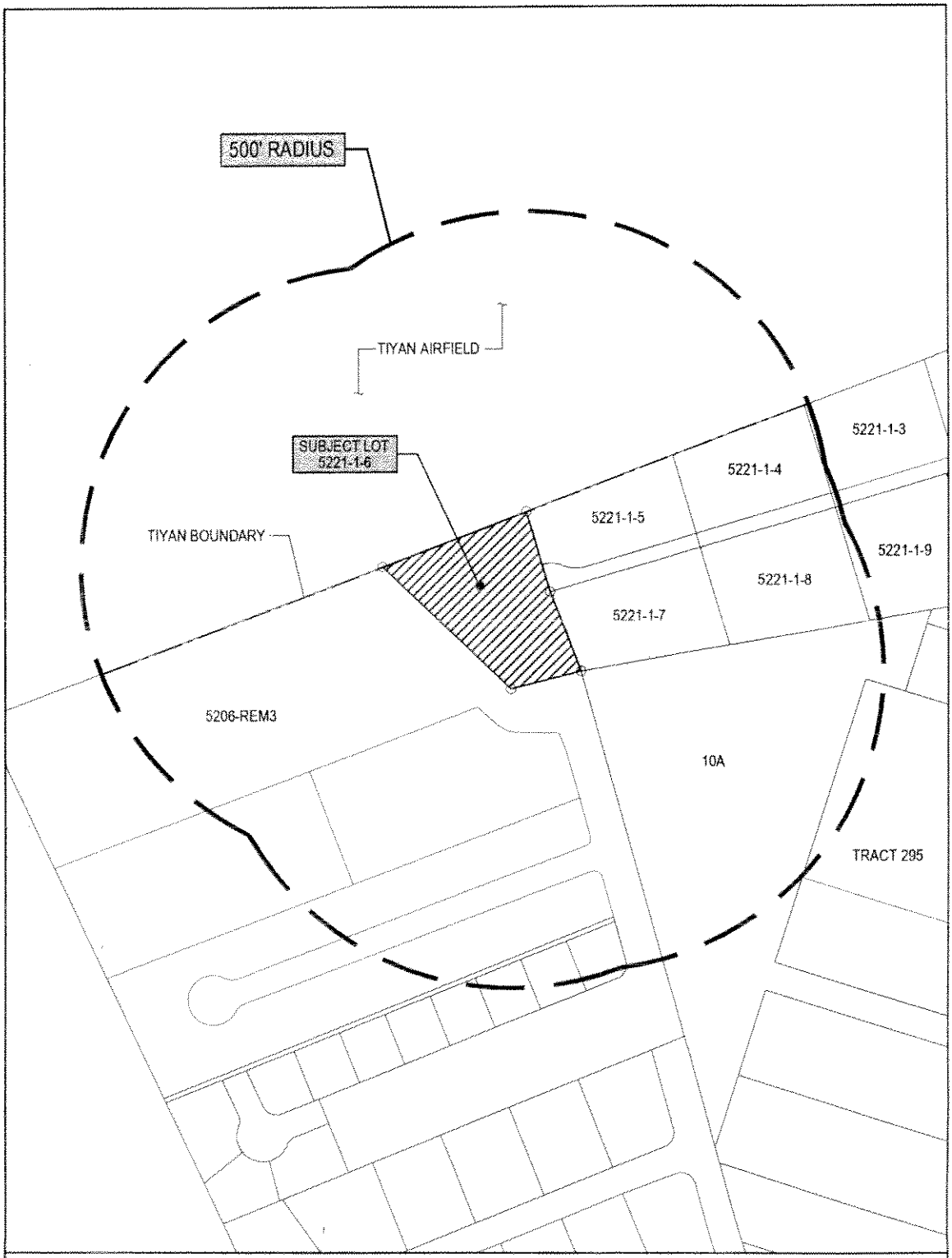
Calculation Results

Gallons Per Person Per Day:	9.40	14.38	8.50
Gallons Per Day:	150.40	230.00	136.00
Gallons Per Month:	4,575.17	6,996.60	4,137.12
Gallons Per Year:	54,902.02	83,959.20	49,645.44

% Use vs. Average:	65.39%
% Use vs. LEED Baseline:	110.59%

EXHIBIT H

Parcels within 500' Radius



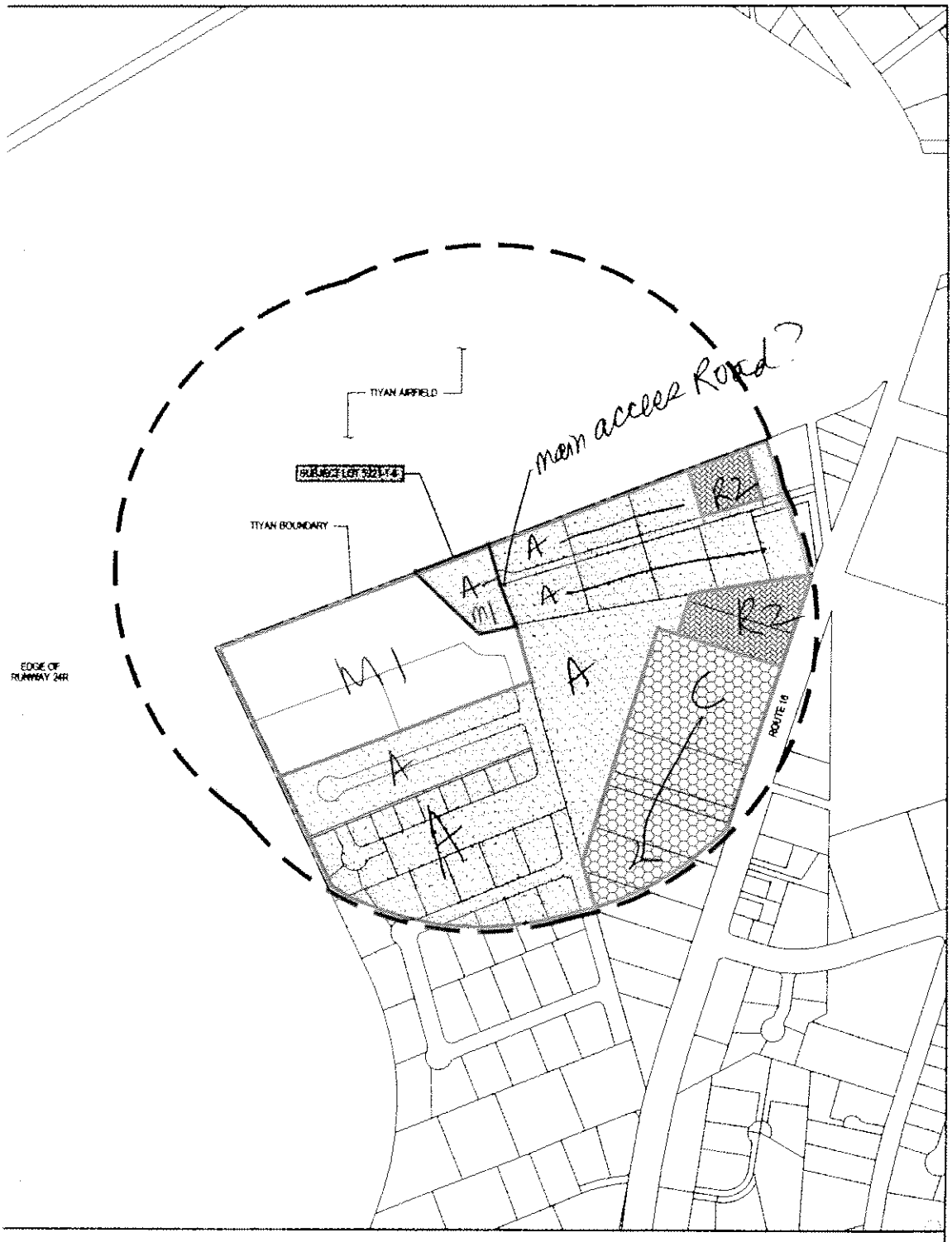
APPLICATION FOR ZONE CHANGE FROM "A" TO "M-1"
SANG HON YI
LOT 5221-1-6, MUNICIPALITY OF BARRIGADA

PARCELS WITHIN 500' RADIUS

SCALE: N.T.S.

EXHIBIT I

Parcels and Uses within 750' Radius



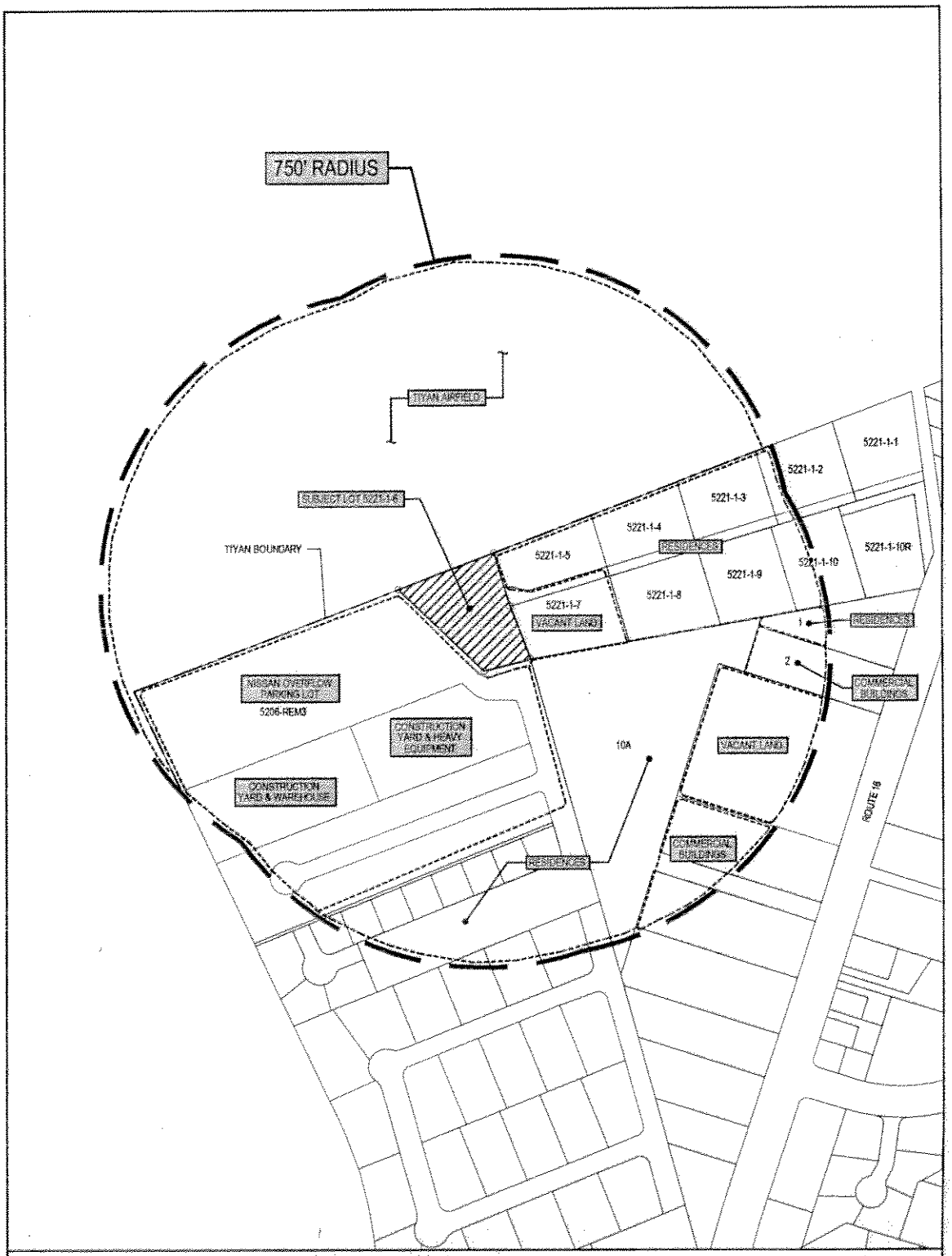
APPLICATION FOR ZONE CHANGE FROM "A" TO "M-1"
SANG HON YI
LOT 5221-1-6, MUNICIPALITY OF BARRIGADA

ZONING WITHIN 1000' RADIUS

SCALE: N.T.S.

LEGEND

- AGRICULTURAL "A"
- COMMERCIAL "C"
- RESIDENTIAL "R-2"
- LIGHT INDUSTRIAL "M-1"



APPLICATION FOR ZONE CHANGE FROM "A" TO "M-1"
SANG HON YI
LOT 5221-1-6, MUNICIPALITY OF BARRIGADA

PARCELS AND USES WITHIN 750' RADIUS

SCALE: N.T.S.

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

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

[2014-33]

Website:
http://dlm.guam.gov

E-mail Address:
dlm@mail.gov.gu

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383

EDDIE B. CALVO
Governor of Guam

RAY TENORIO
Lieutenant Governor of Guam

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

MICHAEL J.B. BORJA
Director

DAVID V. CAMACHO
Deputy

October 20, 2015

RECEIVED
10:00a

Honorable June Blas
Mayor of Barrigada

Dear Mayor:

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

The Applicant, Sang Hon Yi , represented by W.B. Flores & Associates and FC Benavente, request for a Zone Change from "A" (Rural) to "M-1" (Light Industrial) for a proposed automotive repair shop and construction fabrication shop, on Lot 5221-1-6, in the Municipality of Barrigada, under Application No. 2014-33.

For any **Zone Change** requests that may have adverse impact on the public's interests, the GLUC is mandated by law to conduct a public hearing in the municipality where the subject lot is located. Accordingly, we would like to schedule a public hearing to be held at the **Barrigada Community Center, Thursday, November 5, 2015 at 6:00 p.m.**

Please confirm the time, date and place.

Si Yu'os Ma'ase,

MARVIN Q. AGUILAR
Guam Chief Planner

Attachment:
Application Packet

ATTACHMENT 3

PUBLIC HEARING MINUTES
Page 1 of 3

The required public hearing was held at the Barrigada Mayor's Office / Community Center on November 5, 2015, at 6:00 P.M. Present were, the Case Planner, Mr. Harry D. Gutierrez, the Applicant's Rep, Mayor June Blas, Vice Mayor Jessie Bautista, a few MPC Members, neighbors and lot owners.

The Case Planner presented the proposed project and read the positions statements from Bureau of Statistics and Plans, Guam Power Authority, Parks and Recreation/Historical Preservation Office. Mr. Sana highlighted details of the application and clients intentions; he discussed the time frame of the application process, proposed construction, improvements and compliance of the building code, permits required for new development on the site; access to the site and area of development to maximize the proposed use and permitted uses on the subject lot.

Public comments and concerns that were noted are as follows:

Mr. James Castro, MPC member :

He was inquired about the sewer and water connection and surface water runoff on site and how large the ponding basin will be for the development.

Response (from the Case Planner) :

Public sewer is not available and water connection is available, the warehouse will be hooked up to utilities and set up Commercial meters that will be applied for by the applicants/owner. All other public utility infrastructure is available within 100 feet. The on-site ponding basin will be in place and is subject to approval of Guam Environmental Protection Agency, that a holding tank and other waste-water control system may be imposed on site by Guam EPA.

Response from Mr. Sana (representative):

Mr. Sana responded and stated that the warehouse will be repairs and fabricationsed storage and office, and house equipment under shelter will be erected as they are currently renting a warehouse in Harmon. They will fence the perimeter and will also improve the site security of parking area and premises. Further stated that the applicants will improve and hardened the access and drive way to their site fronting their premises at their expense. They will apply for highway encroachment clearance/permit with DPW, and the main access will be on the south side and not through residential area (on the east side of the lot).

Mr. Sana (representative):

Mr. Sana further stated that other requirements by GovGuam agencies on this application will be complied with, and that this company already has local residents

employed and will create more contract repair jobs at this new and bigger site. The warehouse will minimize impacts of dust, noise, etc, from the residents nearby.

Clarence Health: A resident nearby:

Doesn't support the rezoning application as the junk cars will pile up, more noise from the activity on the site, and at this time they are violating permitted land use in the zone. Further stated that Guam EPA does not do enough to monitor land use activities.

Mr. Camacho , lotowner in the neighborhood next to Nissan Motor Storage Site:

He understand that there are many issues in this area and is a Government of Guam issue to mitigate, access, maintain and repair road for safety of the community, drainage, flooding in the neighborhood and that GOVGUAM has failed to improve or correct these issues the neighborhood has been complaining every year..every election..and the Mayor can only do so much..to help her village. He further stated that he operates a light industrial operation on his property for many years supports the rezoning to M1 and work with the permitting agencies development requirements.

Mayor June Blas:

She stated that the municipal planning council will further review the application and will be work closely with DPW on some road widening , flooding issues, said that a safer road and access for the public is needed in this area .. she states that the MPC will further review the application and work with the consultant and owners ..as how they have invested interests in our village and community and if they can provide assistance and work together... she further encourage the owners to come in and see mayor and staff if they have other needs.

Mr. Sana (reperesentative):

He informed those in attendance that new construction permitting requirements will be adhered to... an on-site ponding basin will be coordinated with Guam EPA and on the approved location. The project will be hooked up to a Guam EPA waste-water system and he reassured those present there will be minimal impacts to infrastructure, traffic, noise...etc... the applicants will be good neighbors..that they will landscape, fence, install security lights on the site..further stated ..other lots were rezoned to M1 in the immediate area and neighborhood. The applicants/owners will clear the site for any debri, junks, and enhanced the site. He further stated the subject lot is within the area that is progressing more toward light industrial uses, rather than residential uses. Other neighboring lots were rezoned to M1 in the last 20 years by the Legislature by Public Law.

Planning Staff Summary of Public Hearing:

After discussion on rezoning and information given by the consultant, and clarification of the access, attendees were agreeable on the fact that majority of their concerns, frustrations, and objections were of the traffic/access on the existing public right of way. The road and flooding has not been addressed by the government...and issues on re-alignment of the narrow roads that commuters traverse on a daily basis on or nearby public access roads from Route No. 16 via Pangelinan Way, planning staff encouraged lot owners to be proactive in resolving property issues and that they need to work with the village mayor and her staff..the will assist and coordinate with DPW Highways and Right-of Ways section on subject matter.

There were concerns and recommendations, opposition on the proposed rezoning and activity at the hearing by those in attendance. Planning Staff reminded the Mayor to provide a Municipal Planning Council Resolution prior to the Land Use Commission hearing.

Planning informed those in attendance that the Application Review Committee (ARC) had no objections on the application. The next hearing will be with the Guam Land Use Commission (GLUC), ITC Building, and will be announced in the daily newspaper circulation 10 days prior to the hearing date and time.

There hearing was adjourned at 7:05 p.m.

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

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

Website:
http://land.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 Guahan)

EDDIE BAZA CALVO
Governor of Guahan

RAY TENORIO
Lieutenant Governor of Guahan

MICHAEL JB BORJA
Director

DAVID V. CAMACHO
Deputy Director

July 8, 2016

MEMORANDUM

TO: Chairman, Guam Land Use Commission

FROM: Guam Chief Planner

SUBJECT: Staff Report - Application No. 2014-33 Zone Change, Lot 5221-1-6, Municipality of Barrigada.

1. PURPOSE:

   A. Application Summary: The Applicant, Sang Hon Yi, represented by WB Flores & Associates, requests the approval of a Zone Change from "A" (Agricultural) to "M-1" (Light - Industrial) Zone, in order to allow construction of an automotive repair and fabrication shop on Lot 5221-1-6, Municipality of Barrigada.

   B. Legal Authority: Title 21 Guam Code Annotated, Chapter 61, Article 6, Part 3 (Changes of Zones), Sections 61630 through 61638 (Zoning Law).

2. FACTS:

   A. Location: The subject site abuts Guam International Airport (GIAA) property that facilitates GIAA's runway buffer. The property is supported by two (2) easements:

      i. A terminating Cal-De-Sac on the property's east boundary; and
      ii. 50-foot right of way abutting its southern boundary.

      The property is part of an 11-lot subdivision of basic lot 5221-1. It is a terminating lot that is supported by easements as noted above and can be accessed via Route 16. It abuts a vehicle parking/storage facility (M-1 Zone) as well as GIAA property on the northwestern border fence line. The main access to the site is via Pangelinan Way from Route No. 16 in Barrigada. **(See ATTACHMENT 1).**

   B. Lot Area: 4,795 square meters or 51,614 square feet or (1.18) acre

   C. Present Zoning: "A" (Agricultural) Zone.

D. Field Description: The subject lot currently maintains a container office that apparently supports a vehicle storage facility. We are uncertain if such facility is an extension of a similar and abutting facility owned by Nissan Motors, Guam or a stand-alone operation serving as a temporary storage area for vehicles awaiting repairs. The property is fairly flat. Land uses surrounding the site is a mix of light industrial to the west and residential uses to the east of the property.

As mentioned earlier the property maintains two easements, however, access through the agricultural subdivision, to which the lot was created remains covered is vegetation growth. Access is provided via its southbound easement.

The property maintains all necessary infrastructures with the exception of public sewer service.

E. Masterplan: Rural-Agricultural

F. Community Design Plan: Conservation – No Updated Land Use Masterplan to this date.

G. Previous Commission Action: None.

3. **APPLICATION CHRONOLOGICAL FACTS:**

A. Date Heard By ARC: October 1, 2015

B. Public Hearing: November 5, 2015

The required public hearing was held at the Barrigada Mayor's Office / Community Center on November 5, 2015, at 6:05 P.M. Present were, the Case Planner, Mr. Richard Sana, & William Flores (WB Flores & Associates), the Applicant's representatives, Mayor June Blas, Vice Mayor Jessie Bautista, a few MPC Members, neighbors and lot owners (**Note**: **Minutes of the hearing are provided in ATTACHMENT 2)**.

4. **STAFF ANALYSIS:** A Zone change must addressed **Public Necessity, Public Convenience and General Welfare** criteria. Our analysis is as follows:

PUBLIC NECESSITY and CONVENIENCE

The requested zone change to "Light Industrial" is a more prudent zone designation for the area. The fact that the area is within APZ-I Zone (Accident Potential Zone - I) requires a shift from residential to commercial or industrial uses, notwithstanding the fact that residential uses are permitted in the current zone "A" (Agricultural). Further, the sound level near the airport at this site is (Ldn 85), is not conducive for uses as provided under the property's current zoning designation. The surrounding and nearby parcels have also been zoned to "Light Industrial" and industrial activities are in operation has not been a detriment to other current residential or competing commercial or industrial uses.

The Commission is interested and has responsibilities to regulate zoning; and watches out for the "health, safety and welfare" of the community, but from zoning perspective. In the case at hand, the requested light industrial rezoning, is in our opinion, a much suitable zone and location for commercial or industrial uses for the primary reason that the area is within the AICUZ zone and in which an APZ-I factor exist based on the AICUZ study. If rezoned to Light Industrial, such zoning designation would appear to have the least impact on the "Health, Safety and General Welfare that would be more pronounced should a residential community exist.

The proposed rezoning for new construction of warehouse for auto repair and a parking area for vehicles and equipment are permitted light industrial uses on the subject lot that would be consistent with industrial or commercial-related uses in the immediate area within a range from 200' to 3,000'. The location is central to the Tamuning, Dededo and Yigo areas with large population. It is also in close proximity to the airport, airport industrial park, Harmon Industrial park and other commercial districts.

GENERAL WELFARE

Legitimate Agricultural activities and small subsistence farming in this area is either non-existent or negligible. While it is true that remaining parcels are still zoned "Agricultural", the prevalent use is heavy towards a more intense industrial and commercial uses; however, we do point out that there exists residential uses scattered throughout the area as well.

We received the required **Agricultural Impact Statement (AIS)** from Department of Agriculture and stated they do not oppose to the zone change and development with stated conditions and concerns in regard to preventing major ecological damage to the environment and the Northern Aquifer. The AIS recommendations a comprehensive landscaping plan that will be incorporated as part of the review and approval of existing or proposed development in the immediate area. Agriculture further offer assistance for proposed development. Based on existing land use of the site, appears that there are no significant impacts on agriculture (subsistence farming) and or existing lands uses in the immediate and near the proposed site.

Thus, the proposed zone change and land use development is the highest and best use for this site, is not a good site for agricultural activities. It is also affected by an APZ Factor of I. The propose activity on this site is more conducive for it is centrally located and near existing commercial and other light industrial properties.

Any development on the site will accommodate wastewater and storm water drainage to protect the residents and the groundwater (aquifer) in the area. The zone change will not reduce any zoning standards in the immediate vicinity, but rather, the improvements to the subject lot will create a more stable environment that will provide for an orderly development scheme within the area and adjacent surroundings. The Applicants are aware and will comply to all requirements and conditions and any concerns imposed by government agencies and other mandates in their development plans.

In supporting an industrial or commercial use, we find that the added note to the protection of the general welfare of the public is that the subject lot is abutting the airport; and that based on recent studies on noise impact in this specific area, residential development is not favorable or suitable within and or near this area which is within an area designated as Accident Potential Zone I. As such, it is the position of DLM Planning Staff that the area is best suited for industrial type uses followed by commercial activities/uses.

5. **RECOMMENDATION: Recommend Approval and the applicants shall adhere to all ARC recommendations, Commission conditions and requirements.**

Marvin Q. Aguilar
Guam Chief Planner

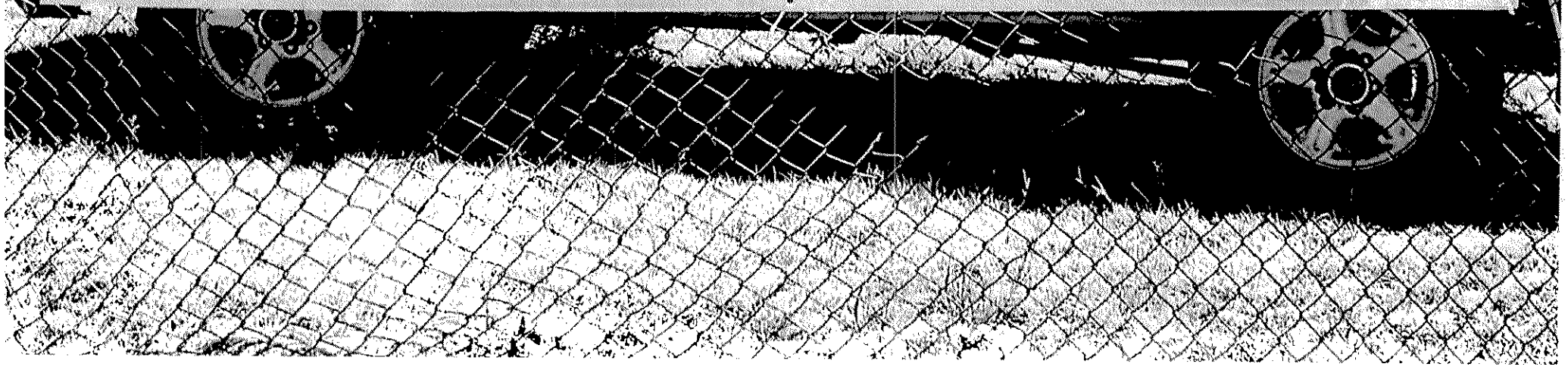
ATTACHMENTS
Case Planner: Penmer C. Gulac

REF: 2014-33 RECEIVED 6/9/16 GLUAC Land Plng

NOTICE TO REZONE

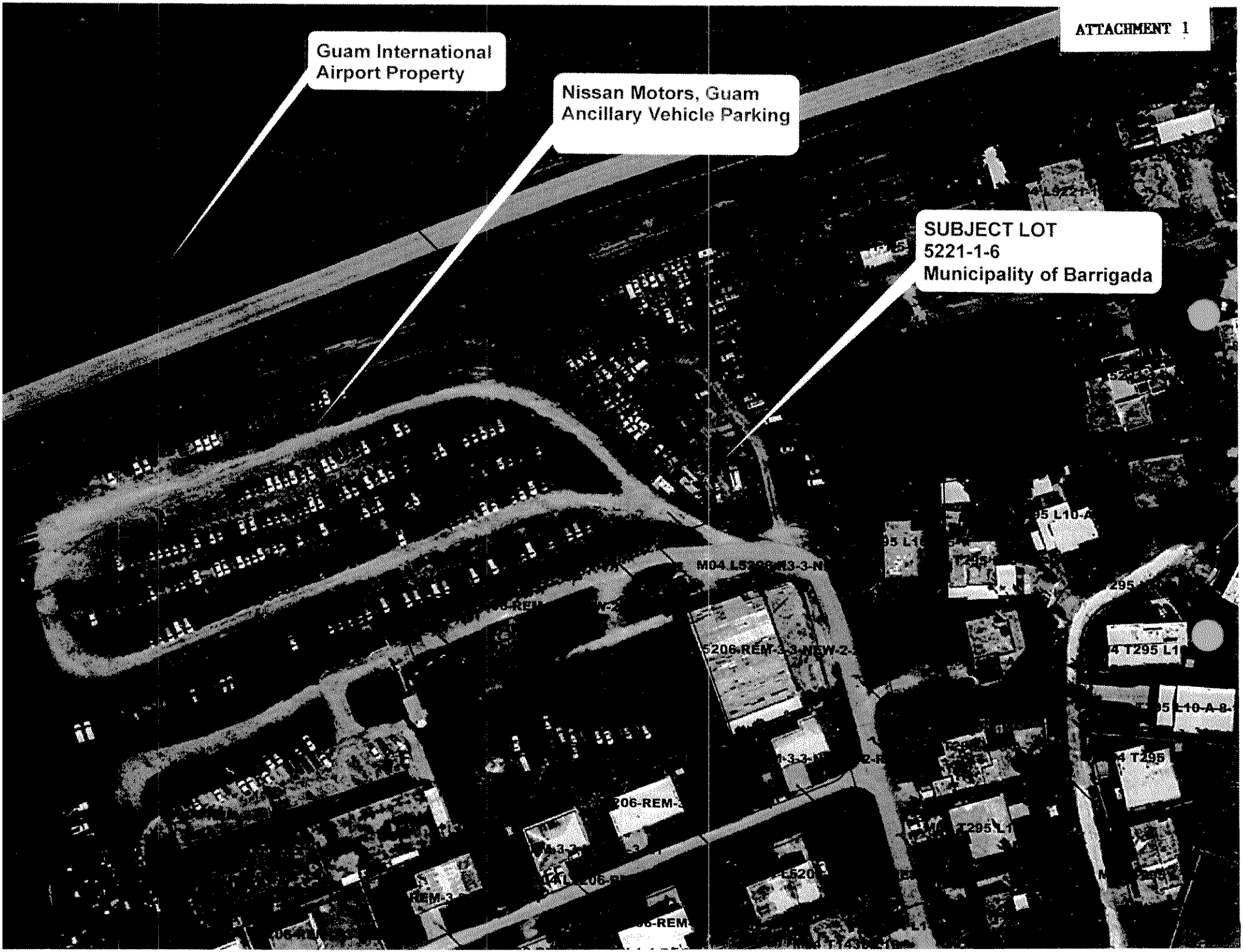
AN APPLICATION HAS BEEN FILED WITH THE GUAM LAND USE COMMISSION (GLUC) FOR A ZONE CHANGE: From "A" To "M1"

PROJECT NAME:	Zone Change "A" Zone To "M1" Zone	
APPLICANT/REPRESENTATIVE:	Sang Hon Yi / W.B. Flores & Associates, Richard Sana	
PROJECT DESCRIPTION:	To Rezone From "A" Zone To "M1" Zone	
LOT, BLOCK, TRACT:	LOT 5221-1-6 MUNICIPALITY: Barrigada	
PUBLIC HEARING:	Date: NOV. 5 2015 Time: 6:00 PM	Place: BARRIGADA MAYOR'S OFFICE
GLUC MEETING:	Date: JUNE 23, 2016 Time: 1:30 PM	Place: DLM Conf Rm, 3rd Flr, ITC Bldg, Tamuning



Doc. No. 34GL-17-0535

ATTACHMENT 1



DEPARTMENT OF LAND MANAGEMENT
LAND USE PROPERTY RESEARCH ADMINISTRATION (LUPRA)

Application No. 2014-33
Applicant SANG HON YI
Parcel Description Lot 5221-1-6
Municipality Barrigada

Public Hearing Date: November 5, 2015 (Thursday)
Research by: Ernest Santos, Supervisor
Processed by: Ernest Santos, Supervisor

PH Location:

Zone Change

Date 13-Jul-15

A	Landowners	Lot Description	Address 1	Address 2	Postage Cost Certified $3.45	Postage Cost Stamp $ 0.49	Total Cost $3.94	Certified Mail - Receipt No.				
1	Caluya Francisco S. & Rogelia Z.(Trustee)	L5221-1-5-R1-NEW-R2; -2; -1 & L5221-1-4-1	P.O. Box 25430	GMF, Barrigada, GU 96921	$3.45	$ 0.49	$3.94	7012	1640	0001	0149	[redacted]5
2	Bugayong Therese M.	L5221-1-4-R1	1821B Fulton Street	Everett, WA 98201	$3.45	$ 0.49	$3.94	7012	1640	0001	0149	1663
3	Mercado Jaime C. & Joseph Homer C.	L5221-1-4-R1	2148th PL SW	Lynnwood, WA. 98087	$3.45	$ 0.49	$3.94	7012	1640	0001	0149	1670
4	Mercado Elmer C.	L5221-1-4-R1	P.O. Box 217782	Barrigda, GU 96921	$3.45	$ 0.49	$3.94	7012	1640	0001	0149	1687
5	Carangan Herminia M.	L5221-1-9	P.O. Box 22326	Barrigda, GU 96921	$3.45	$ 0.49	$3.94	7012	1640	0001	0149	1694
6	Pascual Ciraco V.	L5221-1-9	P.O. Box 21214	GMF, Barrigada, GU 96921	$3.45	$ 0.49	$3.94	7012	1640	0001	0149	1700
7	Arangel Ricardo T. & Maria P.	L5221-1-9	P.O. Box 26401	GMF, Barrigada, GU 96921	$3.45	$ 0.49	$3.94	7012	1640	0001	0149	1717
	Field Annette Pascual, Kaneshi Mildred Pascual, Pascual Roderick Patrick, Pascual Marie Clarrisa	L5221-1-9	NO ADDRESS	NO ADDRESS								[redacted]
8	Heath Clarence B. & Julie Ulloa	L5221-1-8-1	P.O. Box 2851	Hagatna, Guam 96932	$3.45	$ 0.49	$3.94	7012	1640	0001	0149	1724
9	Caser Eddy C. & Ruthie	L5221-1-8-R1	P.O. Box 27368	GMF, Barrigada, GU 96921	$3.45	$ 0.49	$3.94	7012	1640	0001	0149	1731
	Clundrina Bayani C. & Mercedes A.	L5221-1-7	NO ADDRESS	NO ADDRESS								
10	Fermin Sandra J. nka: Wyatt Sandra Jean	T295 L10-A-5-1	264 Pangelinan Way	Barrigada, GU 96913	$3.45	$ 0.49	$3.94	7012	1640	0001	0149	1755

Doc No. 340L-0696

ATTACHMENT "A"

11	Tudela Al P. & Fermina D.C.	T295 L10-A-5-R1	P.O. Box 20346	GMF, Barrigada, GU 96921	$3.45	$ 0.49	$3.94	7012	1640	0001	0149	1748
12	Blas Thelma Blanco & Michael B.	T295 L10-A-6-1	232-D Pangelinan WY	Barrigada, GU 96913	$3.45	$ 0.49	$3.94	7012	1640	0001	0149	1762
13	Negishi Reiko Yoshikazu	T295 L10-A-6-R1	P.O.Box 21486	GMF, Barrigada, GU 96921	$3.45	$ 0.49	$3.94	7012	1640	0001	0149	1779
14	Yasuko Kurakawa Trust & Kennedy Michael W.	T295 L10-A-7-R1 & L10-A-7-1	2175 Route 16 #2	Dededo, GU 96929	$3.45	$ 0.49	$3.94	7012	1640	0001	0149	1786
15	Lai Richard K., Lai Stephanie G. & Lai Shaneika G.	T295 L10-A-8-1, -L10-A-8-2 & -L10-A-8-R2	P.O. Box 4338	Hagatna, Guam 96932	$3.45	$ 0.49	$3.94	7012	1640	0001	0149	1793
16	Kim Han Shik & Ok Lim	T295 L10-A-R9	P.O. Box 22974	Barrigada, GU 96921	$3.45	$ 0.49	$3.94	7012	1640	0001	0149	1809
17	Lai George K.	T295 L10-A-9	P.O. Box 8780	Tamuning, GU 96931	$3.45	$ 0.49	$3.94	7012	1640	0001	0149	1816
18	Hightower William C.SR. & Rose R.	T295 L3-A	237 Lirio Ave.	Barrigada, GU 96913	$3.45	$ 0.49	$3.94	7012	1640	0001	0149	1823
19	Soriano Segundina G. (Trustees Of)	T295 L4-A	2 Southfield DR.	Dover, MA 02030	$3.45	$ 0.49	$3.94	7012	1640	0001	0149	1830
	World Trading Center Inc.	T295 L10-A-2	NO ADDRESS	NO ADDRESS								
20	Kelly Ornchuma	T295 L10-3-R1	P.O. Box 6596	Tamuning, GU 96931	$3.45	$ 0.49	$3.94	7012	1640	0001	0149	1847
21	Lum Peter H.B., Chan Stephanie W.M.	T295 L10-A-3-1	P.O. Box 7565	Tamuning, GU 96931	$3.45	$ 0.49	$3.94	7012	1640	0001	0149	1854
22	Kim Si Hyung	T295 L10-A-4	P.O. Box 24701	GMF, Barrigada, GU 96921	$3.45	$ 0.49	$3.94	7012	1640	0001	0149	1861
23	Leon Guerrero Joe C. & Rita I.	T1433 L16	215 Pangelinan Way	Barrigada, GU 96913	$3.45	$ 0.49	$3.94	7012	1640	0001	0149	1878
24	Hon Billy Ka Ming, Wu Yan Yun	T1433 L15	P.O. Box 27162	GMF, Barrigada, GU 96921	$3.45	$ 0.49	$3.94	7012	1640	0001	0149	1885
25	Gonzalvo Manuelino & Belinda	T1433 L14	P.O. Box 12208	Yigo, GU 96929	$3.45	$ 0.49	$3.94	7012	1640	0001	0149	1892

Doc. No. 341-17-9935

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

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

Website:
http://dlm.guam.gov

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

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383

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

EDDIE BAZA CALVO
Governor

RAY TENORIO
Lieutenant Governor

MICHAEL J.B. BORJA
Director

DAVID V. CAMACHO
Deputy Director

October 20, 2015

Dear Sir/Madam:

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

The Applicant, Sang Hon Yi, represented by W.B. Flores & Associates and F.C. Benavente, request for a Zone Change from "A" (Rural) to "M-1" (Light Industrial) for a proposed automotive repair shop and construction fabrication shop, on Lot 5221-1-6, in the Municipality of Barrigada, under Application No. 2014-33.

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

PLACE: **Barrigada Community Center**
DATE: **November 5, 2015, Thursday**
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, **November 4, 2015, Wednesday.** Written comments should be addressed to:

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

ATTACHMENT "B"

26	Melwani Manu P.	T1433 L13	145 E. Harmon Industrial Park Unit A	Tamuning, GU 96913	$3.45	$ 0.49	$3.94	7012	1640	0001	0149	1915
27	Callang Michael Jon C. & Callang Ruveramor R.	L5206-REM-3-3-NEW-1-1-R1	P.O. Box 26514	Barrigada, GU 96921	$3.45	$ 0.49	$3.94	7012	1640	0001	0149	1922
28	Jeong Seong Do	L5206-REM-3-3-NEW-1-1-1	P.O. Box 7316	Tamuning, GU 96931	$3.45	$ 0.49	$3.94	7012	1640	0001	0149	1939
29	Byerly Willi C. & Chee Kearn Law	L5206-REM-3-3-NEW-1-4-R1	P.O. Box 25465	Barrigada, GU 96921	$3.45	$ 0.49	$3.94	7012	1640	0001	0149	1946
30	Markham Mark B.	L5206-REM-3-3-NEW-1-2-R1	149 Charles Torres ST.	Tamuning, GU 96913	$3.45	$ 0.49	$3.94	7012	1640	0001	0149	3
31	Meade Danny J. II & Hyeon Suk	L5206-REM-3-3-NEW-1-2-1	P.O. Box 4519	Yigo, GU 96929	$3.45	$ 0.49	$3.94	7012	1640	0001	0149	1960
32	Koo Elton Koon Pong & Ha Cheung	L5206-REM-3-3-NEW-1-3-R1	P.O. Box 23996	Barrigada, GU 96921	$3.45	$ 0.49	$3.94	7012	1640	0001	0149	1977
33	Bamba Patrick A. & Tammy A.	L5206-REM-3-3-NEW-1-3-1	P.O. Box 24175	Barrigada, GU 96921	$3.45	$ 0.49	$3.94	7012	1640	0001	0149	1984
34	Camacho Family Partnership	L5206-REM-3-3-NEW-2-2; -R2 & -1	P.O. Box 3509	Hagatna, Guam 96932	$3.45	$ 0.49	$3.94	7012	1640	0001	0149	1991
35	Nissan Motors	L5206-REM-3-3-NEW-R2	1012 N Marine DR. Route 1	Tamuning, GU 96913	$3.45	$ 0.49	$3.94	7012	1640	0001	0149	2004
36	A. B. Won Pat Guam International Airport Authority	Lot Naval Air Station Agana-R10 (Airport Parcel 1) within formerly lot 5206 & 5221.	P. O. Box 8770	Tamuning, GU 96931	$3.45	$ 0.49	$3.94	7012	1640	0001	0149	2011
37	June Ulloa Blas	Mayor of Barrigada	P.O. Box 786	Hagatna, Guam 96932	$3.45	$ 0.49	$3.94	7012	1640	0001	0149	2028
							$145.78					

Doc No. 940-17-0538

Hon Billy Ka Ming, Wu Yan Yun	P.O. Box 27162	GMF, Barrigada, GU 96921
Gonzalvo Manuelino & Belinda	P.O. Box 12208	Yigo, GU 96929
Melwani Manu P.	145 E. Harmon Industrial Park Unit A	Tamuning, GU 96913
Callang Michael Jon C. & Callang Ruveramor R.	P.O. Box 26514	Barrigada, GU 96921
Jeong Seong Do	P.O. Box 7316	Tamuning, GU 96931
Byerly Willi C. & Chee Kearn Law	P.O. Box 25465	Barrigada, GU 96921
Markham Mark B.	149 Charles Torres ST.	Tamuning, GU 96913
Meade Danny J. II & Hyeon Suk	P.O. Box 4519	Yigo, GU 96929
Koo Elton Koon Pong & Ha Cheung	P.O. Box 23996	Barrigada, GU 96921
Bamba Patrick A. & Tammy A.	P.O. Box 24175	Barrigada, GU 96921
Camacho Family Partnership	P.O. Box 3509	Hagatna, Guam 96932
Nissan Motors	1012 N Marine DR. Route 1	Tamuning, GU 96913
A. B. Won Pat Guam International Airport Authority	P. O. Box 8770	Tamuning, GU 96931
June Ulloa Blas	P.O. Box 786	Hagatna, Guam 96932

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 the compliance with 21 G.C.A. Section 61633.

IN WITNESS, WHEREOF, I hereby affix my signature this 1st day of May, 2017.

ERNEST V. SANTOS

Island of Guam)
) ss:
City of Tamuning)

Subscribed and sworn to before me this 1st day of May, 2017.

Notary

TERESITA A.C. TOVES
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: JULY 13, 2019
P.O. Box 2950 Hagatna, Guam 9691

EXHIBIT B

Doc. No. 34GL-17-0535.

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 **October 23, 2015, I**, Ernest V. Santos deposited in the United States Postal Service in Tamuning, Guam, via certified return receipt mail (attached as **Attachment A**), [37 envelopes), with postage fully paid, each containing a copy of the Notice of Public Hearing for **Sang Hon Yi** (attached as **Attachment B)** addressed to the following property owners:

Caluya Francisco S. & Rogelia Z.(Trustee)	P.O. Box 25430	GMF, Barrigada, GU 96921
Bugayong Therese M.	1821B Fulton Street	Everett, WA 98201
Mercado Jaime C. & Joseph Homer C.	214 8th PL SW	Lynnwood, WA. 98087
Mercado Elmer C.	P.O. Box 217782	Barrigda, GU 96921
Carangan Herminia M.	P.O. Box 22326	Barrigda, GU 96921
Pascual Ciraco V.	P.O. Box 21214	GMF, Barrigada, GU 96921
Arangel Ricardo T. & Maria P.	P.O. Box 26401	GMF, Barrigada, GU 96921
Heath Clarence B. & Julie Ulloa	P.O. Box 2851	Hagatna, Guam 96932
Caser Eddy C. & Ruthie	P.O. Box 27368	GMF, Barrigada, GU 96921
Fermin Sandra J. nka: Wyatt Sandra Jean	264 Pangelinan Way	Barrigada, GU 96913
Tudela Al P. & Fermina D.C.	P.O. Box 20346	GMF, Barrigada, GU 96921
Blas Thelma Blanco & Michael B.	232-D Pangelinan WY	Barrigada, GU 96913
Negishi Reiko Yoshikazu	P.O.Box 21486	GMF, Barrigada, GU 96921
Yasuko Kurakawa Trust & Kennedy Michael W.	2175 Route 16 #2	Dededo, GU 96929
Lai Richard K., Lai Stephanie G. & Lai Shaneika G.	P.O. Box 4338	Hagatna, Guam 96932
Kim Han Shik & Ok Lim	P.O. Box 22974	Barrigada, GU 96921
Lai George K.	P.O. Box 8780	Tamuning, GU 96931
Hightower William C.SR. & Rose R.	237 Lirio Ave.	Barrigada, GU 96913
Soriano Segundina G. (Trustees Of)	2 Southfield DR.	Dover, MA 02030
Kelly Ornchuma	P.O. Box 6596	Tamuning, GU 96931
Lum Peter H.B., Chan Stephanie W.M.	P.O. Box 7565	Tamuning, GU 96931
Kim Si Hyung	P.O. Box 24701	GMF, Barrigada, GU 96921
Leon Guerrero Joe C. & Rita I.	215 Pangelinan Way	Barrigada, GU 96913

EXHIBIT B

Lion Fight win came too quickly for Guam's Gogo

GRANT WIEMAN
GWIEMAN@GUAMPDN.COM

Professional fighter Joe Gogo trained harder than ever before leading up to Saturday's Muay Thai fight against Marvin Madariaga, so when the bout was stopped with two minutes left in the second round, Gogo was a bit disappointed.

He won, beating the more experienced Madariaga via technical knockout at Lion Fight 25 in Temecula, California, but the fight was stopped by the referee because of bleeding rather than by a knockout.

"Of course it's nice to win," Gogo said. "It's not my fault the referee stopped the fight because of the cut or the doctor stops the fight. It's unfortunate that they stopped the fight due to the cut because I had so much energy left. I could have kept going."

Gogo (2-0 muay thai, 2-0 MMA) was hoping to use the opportunity against Madariaga (4-1 muay thai) to improve as a fighter. The best way to do that, he believes, is time in the ring.

That meant better conditioning and endurance, so Gogo committed himself to his training.

Instead of generic cross training workouts, Gogo focused on running, plyometrics and agility. He cleaned up his diet, started taking supplements for the first time and did everything he could to prepare for a lengthy contest.

"I could definitely feel the difference," he said.

Gogo came in two pounds underweight (135, instead of 137) at the Lions Fight weigh-in and was ready to go the distance.

Instead, midway through round two, Gogo dodged a knee, pinned Madariaga against the ropes and delivered a powerful elbow that opened a huge gash above Madariaga's right eye.

While there have been no such talks yet, Gogo said he'd welcome a rematch, especially if it meant he would be signed to a multi-fight contract with Lion Fight.

The fight was broadcast nationally on AXS TV and he had a private room to prepare before the fight.

"It was awesome to be in that kind of setting," Gogo said. "I've never been treated so good ... It was nice to finally be taken care of."

Gogo said Madariaga was the crowd favorite, but he had a large group of fans supporting him as well. Family, coworkers, students from his gym and Guam supporters watching him get the win.

Despite his early professional success, Gogo is still missing two essential pieces for any fighter.

He needs a nickname, and he needs sponsors.

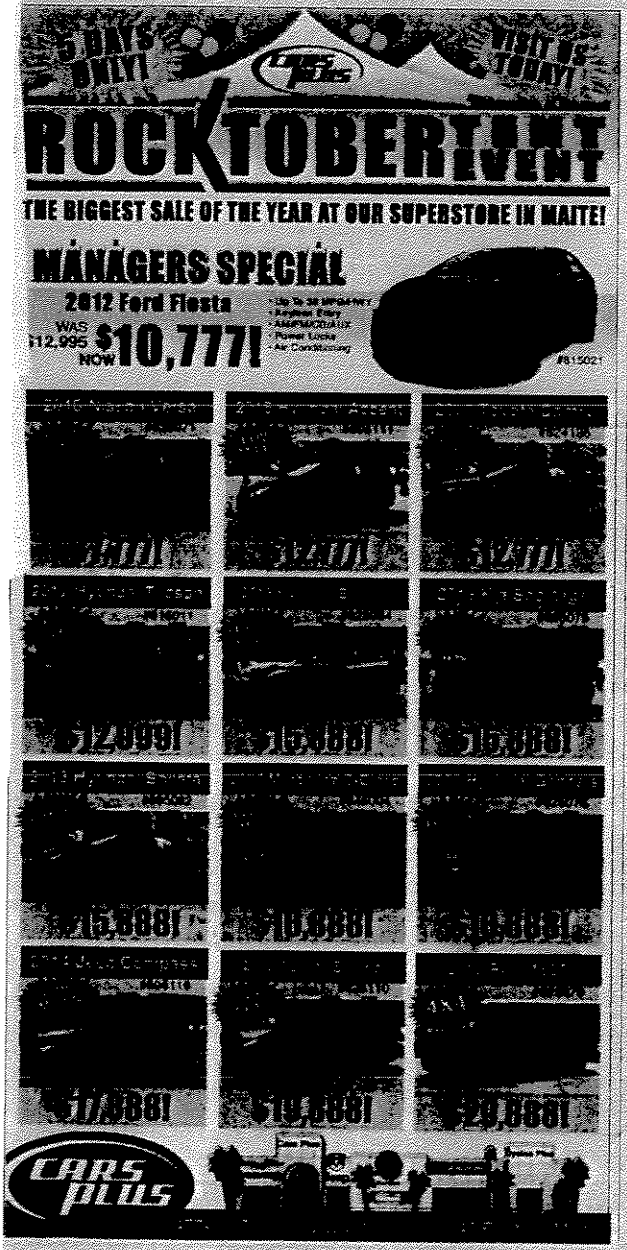
Before the weigh-in last week, Gogo said the public address announcer asked him for a nickname to hype up the crowd. Gogo didn't have an answer.

The easiest route is a play on his name — Go, go Power Rangers, go, go gadget legs — but the fighter doesn't care for those.

"I've heard that my whole life," Gogo said. "Most people think they're the first one to come up with it, too. Growing up one of the youngest in a house full of kids, I've heard it all."

The announcer got a quick bio and stuck him with the nickname the Island Assassin, an interim fix until something becomes permanent, Gogo said.

The absence of a sponsorship is more challenging. Despite his budding career, Gogo still works two jobs and has to train around them.



Run: Encouraging good health

Continued from Page 32

and Jack Soichy (20:56).

Submaster 7K: Shin Miyagi (26:57), and Sherwin Paet (31:08) and Erik So (32:55).

Masters 5K: Yosuke Imazu (23:37), Geoff Criss (23:46) and Dave Arriola (24:55).

Masters 7K: Corman Smau (32:05), Arthur Soriano (34:51) and Ferdinand Lazago (36:09).

Senior 5K: Dan Velte (22:10), James Taijeron (24:18) and Mark Baden (25:06).

Senior 7K: Peter Blas (30:21), Robert Bartonico (34:01) and Tomakira Yamada (35:00).

Grandmaster 5K: Bill Pesch (23:09), Mathews Pother (24:46) and Vincent Dela Cruz (25:39).

Grandmaster 7K: Jimmy An (36:56), Robert Navarro (39:15) and Mig Fernandez (43:12).

Manamko 5K: Gaynell Marsh (37:19), Robert Wresch (41:25) and Jose Tayama (43:11).

Manamko 7K: Johnny Yu (46:14).

Female results

» **Youth 5K:** Jordan Baden (24:42), Janalyn Criss (25:20) and Mikayla Criss (26:35).

» **Youth 7K:** Isabella Clement (38:56) and Reina Nozaki (59:00).

» **Junior 5K:** Jessica Buckwalter (21:15), Adrienne Edrose (22:49) and Maurine Delapaz (24:19).

» **Junior 7K:** Genina Criss Piolo (33:59), Tara Lee (46:43) and Verrah Pedernal (58:59).

» **Open 5K:** J. Anderson (22:50), Jasmine Pieper (24:14) and Monique Esparza (24:54).

» **Open 7K:** Sheryl Padilla (31:58) Yumika Sugahara (33:04) and Riz Ubaldo (36:49).

» **Submaster 5K:** Jennifer Paz (28:41), Winnie Sharma (28:43) and Quenie Fisher (29:52).

» **Submaster 7K:** Rhea Macaluso (31:12), Aya Vessels (36:07) and Jocelyn Cabe (37:36).

» **Master 5K:** Lisa Jones (24:18), Cheryl Buckwalter (28:03) and Tracey Bader (28:25).

» **Master 7K:** Nobuko Sugag (34:27), Namiko Kawasaki (35:08) and Wendy Messner (47:15).

» **Senior 5K:** Joy Advincula (22:45), Kay Garner (27:13) and Julie Cruz (27:30).

» **Senior 7K:** Imelda Waldron (36:37).

» **Grandmaster 5K:** Doris Flores Brooks (36:01) and Bertha Meno (36:48).

VEHICLES FOR BID "AS IS"
2015 Mitsubishi Outlander 009073
2012 Mazda 3 645965
2011 Kia Sedona 426278
UNITED PACIFIC COLLECTION AGENCY
646-8163
www.upcguamsaipan.com
We Reserve The Right To Refuse Any Or All Bids

Department of Land Management
P.O. Box 2950, Hagåtña, Guåhan 96932
Tel: 649-5263 Ext. 371 • Fax: 649-5383

PUBLIC HEARING NOTICE
Date: November 5, 2015
Time: 6:00 pm
Place: Barrigada Community Center

For: Sang Hon Yi, Zone Change from "A" (Rural) to "M-1" (Light Industrial) zone, on Lot 5221-1-6, Barrigada [2014-33]

Funding Source provided by the Applicant.

Guam Solid Waste Authority
Board of Directors Meeting
11:00 a.m. Wednesday, October 28, 2015
Large Conference Rm. Adelup

The Guam Solid Waste Authority Board of Directors will have a board meeting on Wednesday, October 28, 2015 at 11:00 a.m. in the Large Conference Room, Ricardo J. Bordallo Governor's Complex, Adelup, Guam. The public is invited to attend this regular meeting.

AGENDA: Call to Order, Roll Call, Approval of Minutes, Reports, Unfinished Business, New Business, Open Discussion, Public Forum, Next Meeting Date, Adjournment

Individuals requiring special accommodations, auxiliary aids or services should contact Guam Solid Waste Authority by calling 646-3111 or e-mailing customerservice.gswa@gmail.com

ATTACHMENT "B"

Department of Land Management
P.O. Box 2950, Hagåtña, Guåhan 96932
Tel: 649-5263 Ext. 371; Fax: 649-5383

PUBLIC HEARING NOTICE

Date: November 5, 2015
Time: 6:00 pm
Place: Barrigada Community Center

For: Sang Hon Yi, Zone Change from "A" (Rural) to "M-1" (Light Industrial) zone, on Lot 5221-1-6, Barrigada. [2014-33]
Funding Source provided by the Applicant.

DIPÅTTAMENTON MINANE[illegible] TÅNO'
(Department of Land Management)
GUBETNAMENTON GUÅHAN
(Government of Guam)

EDDIE B. CALVO
Governor of Guam

RAY TENORIO
Lieutenant Governor of Guam

MICHAEL J.B. BORJA
Director

DAVID V. CAMACHO
Deputy

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

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

Website:
http://dlm.guam.gov

E-mail Address:
dlm@mail.gov.gu

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383

October 20, 2015

COPY

Pacific Daily News Advertising
P. O. Box DN
Agana, Guam 96910

Dear Sir/Madame:

Please publish this legal notice on a **2 X 2 inch** column, to appear on **October 26, 2015.**

Attached are check(s)/monies amounting to **$ 146.00** to cover the enclosed advertisement fee scheduled.

Thank you for your anticipated cooperation in this matter.

Si Yu'os Ma'ase,

Marvin Q. Aguilar
Guam Chief Planner

Attachments:
Public Hearing Notice 2" x 2" = $146.00
(Government rate per inch column - $36.50)
Check(s)

Received Ariel Dimalanta
11:58am 10/21/15

ATTACHMENT "A"

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 **October 20, 2015**, I submitted the Official Memorandum (attached as **Attachment A**) from the Guam Chief Planner to the Pacific Daily News, Hagatna, Guam; a request to publish the 2 x 2 legal notice to appear on October 26, 2015 for Application No. **2014-33 (Sang Hon Yi)** to be heard on November 5, 2015, at the Barrigada Community Center. Proof of advertisement is attached as **Attachment B**.

5. This Affidavit is executed as proof of the compliance with 21 G.C.A. Section 61633 (Hearing Date – Notice).

In WITNESS, WHEREOF, I hereby affix my signature this 1st day of May, 2017.

PATRICIA A. MUNA
Administrative Assistant

Island of Guam)
) ss:
City of Tamuning)

Subscribed and sworn to before me this 1st day of May, 2017.

Notary

TERESITA A.C. TOVES
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: **JULY 13, 2019**
P.O. Box 2950 Hagatna, Guam 96932

EXHIBIT A

We have reviewed the submitted Application Review Committee's positions and find that there are "No Objections with conditions" for the zone change. The Agricultural Impact Statement (AIS) from Department of Agricultural find that there are " no significant impacts " upon agricultural components for the proposed rezoning. Therefore, we further find that within the context of the application, its justification, that the public necessity, convenience and general welfare, supports a positive action on the zone change request.

We, the Commission, find that from a planning perspective the area is best suited for industrial type uses followed by commercial activities/uses.

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

4 Ayes 0 Nays 0 Abstentions

This decision was adopted this 28th day of July, 2016, and shall be submitted to the Governor for final approval pursuant to Title 21 GCA §61634.

John Z. Arroyo
Chairman,
Guam Land Use Commission

We, the Commission, find that the surrounding parcels have also been zoned to "Light Industrial" with industrial activities and other commercial related activities in the immediate area has served the community and existed in the immediate area for many years and there has not been a detriment to other current residential or competing commercial or industrial uses designation would appear to have the least impact on the "Health, Safety and General Welfare that would be more pronounce and has a greater impact on a residential development.

Another land use element considered in our analysis is the impact of the AICUZ (Air Installation Compatible Use Zone) generated by aircraft activities utilizing the Guam International Air Terminal. Based on the existing AICUZ, the subject property falls within an area designated as Accident Potential Zone I (APZ I) and Ldn (noise level) of 70-75 decibels. Any type of activity within the surrounding area will be affected by noise levels not conducive to residential use within this area but can be addressed through appropriate soundproofing.

We, the Commission, find that the AICUZ requirements do not favor residential development within the area as opposed to industrial, commercial, agricultural, or open space.

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

We, the Commission, find that the owners of the subject lot will obtain all required permits and conform to all necessary requirements and conditions for the proposed improvements and development of the site.

We, the Commission, find that in supporting a light Industrial use, we find that the added note to the protection of the **general welfare of the public** is that the subject lot is near the airport; and that based on recent studies on noise impact in this specific area, residential development is not favorable or suitable within and or near this area which is within an area designated as Accident Potential Zone I.

We, the Commission, further find that the rezoning of this lot is best suited for light industrial type uses. We, the Commission, find that the proposed development's location also appears centrally located to areas of the military's planned build-up locations e.g., Barrigada, Dededo, Andersen South, etc. It is also near the Guam International Airport (GIAA) and other local commercial/light-industrial activities whereby translating to more jobs for local residents and positive economic impact to Guam's tax base.

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**.

BE IT RESOLVED, that on the **28th** day of **July**, **2016**, a hearing of the Guam Land Use Commission (GLUC) was held in accordance with notices duly issued to consider the application of **Mr. Sang Hon Yi** for a Zone Change of **Lot No. 5221-1-6**, Municipality of **Barrigada**.

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

1. **Mr. John Z. Arroyo, Chairperson**
2. **Mr. Victor Cruz, Vice, Commissioner**
3. **Ms. Conchita Bathan, Commissioner**
4. **Mr. Tae Oh, Commissioner**

Appearing for the applicant were: **Mr. William Flores or W.B. Flores & Associates**

Also appearing and testifying on the above project was:

none in favor/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, b) **Public Necessity and Convenience**: **The following facts support a finding that public necessity and convenience justifies the zone change**:

We, the Commission, have determined that the requested zone change to "M-1" (Light-Industrial) is a compatible use since the area is fast becoming more light industrial with shops, warehouses, and accessory support structures to serve **public necessity** and **convenience.** The fact that the area is in the APZ-1 Zone (Accident Prone Zone - 1) requires a shift from rural residential to light industrial uses notwithstanding the fact that residential uses are permitted in the current zone.

Reference No.: **Application 2014-33**

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**

[ ] **APPROVED IN WHOLE**

[ ] **DISAPPROVED**

RAYMOND S. TENORIO
Acting Governor of Guam

5/11/17
Date

DECISION GRANTING ZONE CHANGE
(with findings)

Guam Land Use Commission

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

WHEREAS, prior to consideration of the application by the Guam Land Use Commission, a hearing on the Zone Change was held on the **5th day** of **November**, **2015**, in the Municipal District of **Barrigada** where the property to be rezoned was located pursuant to Title 21 GCA §61633.

WHEREAS, notice of the time and place of the hearing was published in a newspaper of general circulation on the **26th** day of **October**, **2015** as evidenced by an affidavit of publication attached as **Exhibit A**.

NOTICE OF ACTION
Sang Hon Yi
Represented by W.B Flores & Associates, Inc.
Lot 5221-1-6, Municipality of Barrigada
Date of GLUC Hearing: July 28, 2016
Date of Preparation of NOA: October 26, 2016

Application No. 2014-33

CERTIFICATION OF UNDERSTANDING

I/We, _____/ **W.B. Flores, & Associates, Inc. Rep**
(Applicant [Please print name]) (Representative [Please print name])

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

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

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

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

_____ _____ _____ 4/26/17
Signature of Applicant Date Signature of Representative Date

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

_____ _____ _____ _____
Applicant(s) Date Representative Date

NOTICE OF ACTION **Application No. 2014-33**
Sang Hon Yi
Represented by W.B Flores & Associates, Inc.
Lot 5221-1-6, Municipality of Barrigada
Date of GLUC Hearing: July 28, 2016
Date of Preparation of NOA: October 26, 2016

APPLICATION DESCRIPTION:

The Applicant, Sang Hon Yi, Represented W.B. Flores & Associates, Inc., request for a Zone Change from "A" (Agriculture) to "M-1" (Light-Industrial) Zone in order to allow construction of an automotive repair and fabrication shop on Lot 5221-1-6, in the Municipality of Barrigada.

COMMISSION DECISION:

The Guam Land Use Commission **APPROVED** the Applicants request without Conditions.

3.31.17
Marvin Q. Aguilar **Date**
Guam Chief Planner

3.31.17
John Z. Arroyo **Date**
Chairman
Guam Land Use Commission

Case Planner: Penmer c. Gulac
Attachment(s): Staff Report ; GLUC Meeting, July 28, 2016

Cc: Building Permits Section, DPW (Attn: Mr. Joseph Guevara)
Real Property Division, Department of Revenue and Taxation

NOTICE OF ACTION
Sang Hon Yi
Represented by W.B. Flores & Associates, Inc.
Lot 5221-1-6, Municipality of Barrigada
Date of GLUC Hearing: July 28, 2016
Date of Preparation of NOA: October 26, 2016

Application No. 2014-33

ZONING

__XX__ / **Zone Change*****

_____/ Conditional Use Permit

_____/ Zone Variance

[ ] Height
[ ] Density
[ ] Setback
[ ] Use
[ ] Other (Specify)

_____/ TENTATIVE DEVELOPMENT PLAN

SUBDIVISION

____/ Tentative

____/ Final

____/ 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 his approval. Applicant shall be notified upon action taken by the Governor. [Reference 21 GCA (Real Property), Chapter 61(Zoning Law), Section 61634 (Decision by the Commission).]

SEASHORE

____/ Wetland Permit

____/ Seashore Clearance

HORIZONTAL PROPERTY REGIME

____/ Preliminary

____/ Final

____/ Supplementary (Specify)

MISCELLANEOUS

____/ Determination of Policy and/or Definitions

____/ Other (Specify)

(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

October 26 , 2016
Date

To: **Sang Hon Yi** **Application No. 2014-33**
Represented by W.B Flores & Associates, Inc.
P.O. Box 27747 GMF
Barrigada, Guam 96921

The Guam Land Use Commission, at its meeting on: **July 28, 2016**.

____/ Approved ____/ Disapproved **XX / Approved with No Conditions**

____/ Tabled

Your request for a **Zone Change for Lot 5221-1-6, from from "A" (Agricultural) to "M-1" (Light-Industrial) Zone in the Municipality of Barrigada,**

ATTACHMENT 9

VI. **Adjournment**

Vice Chairman Cruz motion to adjourn.

Commissioner Bathan second.

Chairman Arroyo we are adjourned.

The regular meeting of the Guam Land Use Commission for Thursday, July 28, 2016 was adjourned at 3:15 p.m.

Approved by:

John Z. Arroyo, Chairman
Guam Land Use Commission

Date approved: 9.8.2016

Transcribed by:

M. Cristina Gutierrez, Pro Tem
Planning Division, DLM

Chairman Arroyo seconded by Commissioner Bathan; any discussion? [None] All in favor of the motion say "aye" [Chairman Arroyo, Vice Chairman Cruz, Commissioners Oh and Bathan], all opposed say "nay."

[Motion approve Application 2014-33 was passed unanimously; 4 ayes, 0 nay]

Chairman Arroyo next item on the agenda –

V. Administrative and Miscellaneous Matters

Chairman Arroyo just a real quick thing. This evening at 6:00 p.m. at the Legislative Hearing Hall is a round-table discussion on Senator Aguon's Bill 318. This was postponed and was initially scheduled for Monday (last week). So, if you guys can show up and provide whatever input it would be helpful. At least letting him know a different point of view.

Kristan Finney I just want to remind you guys that discussion about current litigation comes up to just be mindful that that it is still .....

Vice Chairman Cruz we can't discuss it.

Kristan Finney yes.

Chairman Arroyo I know that given...who will most likely attend this thing ... a lot of discussion will be focused on that. I'm hoping that we're taking a look at a bigger picture because this is just going to affect what happens to the south, but it's going to affect other areas of the island.

Vice Chairman Cruz the wording of his bill still remains the same.

Michael Borja no they haven't modified it. Now there was another bill Senator Ada's version he provided us a copy of the ... he had made some changes. He had made some amendments to it which basically took into account the things that we asked for; five million dollars and .... It would just be Mayors ....

Vice Chairman Cruz Mr. Chairman I don't mind him having his public hearing, round table hearing, but know that there's two separate bills that's basically on the table, I mean...for me going in there and sitting down in there and I know I see the enemy in front of me what am I going to say. Do they want us to participate?

Chairman Arroyo I believe so. I think it's probably good for us anyway to be there even if it would be difficult for us to get our point across. Just to show that we're there ... this whole thing with that Pago Bay development has taken a life all of its own and appears that this small group of people who appear want to make a battle of it and any mis-steps that we make I'm sure they're going to take advantage of it and use it in the biggest way they can.

Chairman Arroyo okay, so if there aren't any questions --- Guam EPA no position statement from them.

Penmer Gulac no sir; just the agriculture impact.

Chairman Arroyo we're not talking about a brand new business that's being started this is an existing business. He has a set of policies and procedures with respect to environmental hazards and those kinds of concerns. He's going to implement these things as well in his new location?

William Flores yes, there will be spill kits, response procedures, fire ... all that kind of stuff will be ....yeah. He's very aware of it, and again like I mentioned earlier we discussed any concerns with Asia Motors with Guam EPA, and they said that he's been very compliant all these years.

Commissioner Oh I have a quick question for the staff. For the zone change would you be able to some type of restriction on access. Is that possible.

Marvin Aguilar access is taken into consideration for the compatibility of the use. So, it becomes more of a ... with respect to the cul-de-sac becomes more a community effort to a community and property owner relationship to make sure that access is not ... and then there's that opportunity to delete the easement.

Commissioner Oh it's just a little bit of a concern to me considering there is a residential area right next door, and I've seen wrecker shop during the middle of the night sometimes they pull in vehicles that's going through a residential area right in the middle of the night. It's going to disturb the neighbors. Based on the current design, I think it's ideal because of the fact that the access is coming from the other side instead of the residential road. If the owner is willing to keep that access as the primary access then it would probably ideal. Another set up is the landscaping on that one ... southern side of the property which would also separate the property from industrial and residential use and that would really be beneficial for both the industrial use and also the neighbors. Other than that I really don't have any other comment.

Chairman Arroyo anything else? (None) I am ready to entertain a motion.

Commissioner Oh I will make a motion. I would like to make a motion to approve the zone change request from the applicant Mr. Sang Hon Yi represented by W.B. Flores & Associates from "A" to "M-1" zone for the proposed construction of an automotive repair and fabrication shop on Lot 5221-1-6 in the municipality of Barrigada, under Application 2014-33.

Chairman Arroyo moved by Commissioner Oh.

Commissioner Bathan I second.

Marvin Aguilar they were referring to the area mainly behind J.K. Tiles. It doesn't come from the commercial area it comes from the subdivision. The subdivision doesn't have water retention program for the subdivision as opposed to the commercial side; they do have that for storm water retention. If there's any water coming in it's actually coming from the road, its elevation and the subdivision. Likewise, with the road that's coming into from the eleventh (undecipherable) subdivision from behind Our Lady of Peace there is a low point there but that water there if I'm not mistaken kind of settles mid-point and comes in from the south side of the road.

William Flores in response to your question, you know, it's the concerns the neighbors have about how will affect the neighborhood.

Chairman Arroyo that road that was recently opened, you said the neighbors their concern was having wrecking trucks or commercial trucks being used on that road; that was their concern?

William Flores the thing is that you know Dirt Doctor is located right there and so is the USDA warehouse, and there are trucks going in and out of there. My understanding and I could be wrong is the biggest concern from the neighbors that live along this cul-de-sac up on the north side of .... in that area there. That's the biggest concern because this cul-de-sac was mentioned many, many times. USDA is going in and out, Dirt Doctor is going in and out and then Nissan of course.

Chairman Arroyo and that's going to be your primary access.

William Flores yes.

Chairman Arroyo and so you have intention of using that road, the cul-de-sac at all.

William Flores no, no. In fact, that's why you see it blocked off. If you look at the conceptual site plan under Exhibit F you'll see that there's nothing around that space because we acknowledge that's an easement we're not going to touch it. But Agriculture asked us to put the line of trees all the way across and so we'll go back and talk to them about it.

Chairman Arroyo any other questions? [None] Okay, I'll open the floor to public comments. Is there anyone who would like to make a comment regarding the application?

Public Comments [Seeing none, Chairman Arroyo closed the public comment period]

Chairman Arroyo so what we are really looking at is just the use not necessarily paying attention to the drawings; but also recognizing that that apex of a cul-de-sac is private property, and you need to recognize that. I don't know if in this drawing the dotted lines are representative of your boundaries, but I think you need to make sure you recognize the cul-de-sac as being outside of your property boundary.

William Flores yeah, he would have to definitely get two business licenses, two different entities if he was going to do it.

Commissioner Bathan right. Then the current location of the Asia Motors what will that … does he own that place or is he ….

William Flores no, he's leasing that. He would just leave the place.

Commissioner Oh I have a quick question. Did any of the, just the immediate neighbors attend the hearing, the public hearing?

William Flores most them and there was some very strong opposition because nobody wants the thought of an M-1 right up to …. But, it was as both Mr. Aguilar and Mr. Benavente mentioned most of it is centered around the access issue which I think the Mayor resolved. And then the families … my understanding is that families that I mentioned earlier that lived along this cul-de-sac where the ones that were strongly did not want any traffic going through there. That was their position; please no traffic going through here.

Commissioner Oh there wasn't any opposition in terms of any like industrial activity.

William Flores oh yeah … they said, you know it's scary to bring industrial activity into a neighborhood. That was their … they were worried about the dust; they brought up the dust, and then the noise from the body shop. But if you go to Mr. Yi's automotive shop the largest noise will be a grinding and that would be it, and that was in the shop.

Michael Borja they were complaining about the noise that could be created and not the airplanes?

William Flores yeah, that's what we were trying to say to them. You live by an airport and it's really noisy there. The valid concerns that I thought that the neighbors had was that; well the two valid concerns were the traffic if this cul-de-sac were to open up that's a valid concern, and they were also concerned about how this would affect water pressure. The water usage in this type of activity is very minimal. We are looking at the maximum a three-quarter inch, almost like a residential water line. And then they mentioned something about flooding but it's not in this area. It was further up to where that new road was opened and that was big issue with the neighbors. I understood the issue, but I couldn't connect it to this. I guess they were just saying will this development increase the …. will that exacerbate that problem up there.

Ray Benavente the Mayor mentioned that was the reason why they didn't want to open that road because of the excess flooding from the main road. I think they worked something out where that flooding (inaudible).

happen. And then number two of course, the ponding basin will be configured; you're all familiar with the CNMI/Guam Stormwater Management Plan. It requires for a (undecipherable) like this that we have one or two (undecipherable) to catch anything that goes in there. The drawing that you see there is a conceptual site plan, and definitely in the permit process we will be required to catch all of this stuff. It's nothing that anyone wants to get around, nobody wants to mess up our water. And I believe that's all I have.

Thank you Commission members.

Chairman Arroyo any questions? (None) There's a request to take a short recess; so we'll take a short five minute recess.

[Commission recessed at 2:40 p.m. and reconvened at 2:45 p.m.]

Chairman Arroyo let's go ahead and reconvene. I think you finished with your presentation. Did you have more to add?

William Flores I think we're done. We would just like to ask the Commission to consider that the gentleman has been an outstanding member of the community both his family...was born and raised and he's an outstanding member. According Guam EPA, I would like to say they really have had no problems with him. He operates a good clean shop, and we would ask that the Commission favorably review the application.

Commissioner Bathan I just have one question. I know that it's the application that you're moving the Asia Motors to this location once it's approved right? **[Mr. Flores responds "yes, ma'am."]** And then you're going to have construction, a rebar shop also.

William Flores well he's asking ... because of everybody wants to get in on the military buildup? So, all he is asking if he be allowed, in a small way, he's not going for anything big; in a small way if someone wants to cast small stuff in his yard that's what he's asking for. If you notice it's not a big lot and he has no intensive activity plan.

Vice Chairman Cruz but that operation is bigger than the automotive.

William Flores well you know what he said, frankly you what he said is that once he retires his family may not decide to move forward with the automotive business and they may want to involve themselves with some small construction activities. That's why ... that was one of the things that I pointed was that the request was for that to allow M-1 use consisting both of the repair and the light construction activities which is mostly just storage.

Commissioner Bathan so, there will be two business licenses?

in the safe flight zone, make sure we complied with the AICUZ (Air Installation Compatibility Use Zone). And so that building, that building that you show there one of the things that's going to have to happen is that building has to move to the left end of the project anyway because it intrudes about two-feet into the transition zone; the safe flight zone. So in order to get passed Building Permit, we have to get it over there anyway.

The other thing interesting that I wanted to point out was that the cul-de-sac issue. Very interesting because the neighbors, it wasn't our idea, the neighbors asked if that cul-de-sac could be chopped off and closed. The reason why was they did not want the traffic coming in and out; as you see, they already have a garden in the easement. That easement if you look at it it's being used by the neighbors as their...you know, their own (I guess) private property and we don't have any problems with that. I don't know if Mr. Yi would want to take time to go and delete the easement and apply for the deletion of easement. But the ... I think Mr. Chair you asked if this cul-de-sac was the road that was opened that just recently opened? I don't think it is ... no, it's not. The cul-de-sac is there on paper but it's not physically there. But it is a legal easement. So that is why you see that there is nothing planned for that.

Now, I have one question for staff; that setback, is that a structure setback only or would he be allowed to put some of his parking there and stuff like that.

Marvin Aguilar you can use it for open uses like parking, but if it's something that's going to become, adversely affect the residential use ... nothing permanent. Normally, what we do when they require that we request of them that's where you put your ponding basin, that's where you put your hedging. It reminds everybody whoever is going to be owning the property, utilizing it, renters or leasers that it's don't touch that, don't go in there.

William Flores by the way, the hedges, that's not really a hedge that's actually trees probably eucalyptus that Agricultural asked us to put in the master plan. So, we have to go back and iron this out because the trees are provide a visual and sound barrier between us, between Asia Motors and the neighbor. Then there was one more issue if the Commission will indulge us. In their December 11th, 2015 letter, the Barrigada Mayor asked that Mr. Yi operate only Monday thru Friday. I would respectfully request that leave that up to the business owner to operate their business within the Revenue and Tax regulations and all that. I believe that concern came from the traffic concern, if I recall correctly. I don't know why it was put in there. But I would respectfully request that ... we would ask that Mr. Yi ... right now he operates six days a week.

Commissioner Bathan what about hours, hours of operation.

William Flores 8:00 am to 5:00 pm, regular hours. So, I would respectfully request that that be...allow him to operate six days a week. From our point of view, other than the fact that Mr. Castro I believe who wrote the position statement for the Municipal Planning Council. You know he brought up a lot of good concerns; but number one the shop won't be discharging wash off into the ponding basin. That's a federal offense and a local offense so that is not going to

Chairman Arroyo any other questions? [None] Okay, so I'll open the floor to the applicant or the applicant's representative. If you could state your name for the record.

William Flores [President of W.B. Flores & Associates] Mr. Yi is a personal friend of mine and asked us to assist him on this. He operates Asia Motors. Very clean, a shop with a very good reputation as you can see from the testimonials provided. And later on we'll have come comments on the earlier discussion. Actually, the application and the public input and interaction was actually handled by FC Benavente, Planners. In fact, Mr. Richard Sana is not here with us today assisted Mr. Gulac with the public hearing. But, I do have Mr. Benavente who works with Mr. Sana and I'm sure you're familiar with him; Mr. Benavente, to kind of go over the general overview and then we'll discuss some of the technical issues and concerns that we would like to bring up also.

Raymond Benavente I've been kind of multi-tasked, my specialty is building permits but now assisting Mr. Flores and company here with the agriculture/M-1 industrial zone. I eventually coordinated on the public hearings and coordinated on the design of packaging of the application.

On the public hearing there was a quite groups, almost like 30 to 40 people that...a lot of them are from the residents. A lot of them were basically vocal on again the water, power, sewer, the noise and all that stuff. Most of all they were basically vocal on the road. The entry was one-way in from the church and Besta Mart. The Mayor was there and they basically discussed ... during that hearing, they kinda proposed to open up that ... the existing road that never was open. I think it became a reality a couple of months ago. One vocal opponent was Mr. Camacho who was against the program itself and wants it opened it up. He kinda now supported the program because he has an M-1 project out there.

Chairman Arroyo what road are we talking about? Is that the one coming from our Lady of Peace, this is the cul-de-sac we're talking about?

Raymond Benavente yeah; without the road opening there was only one way in and that at Besta Mart. The residents were all concerned of the wreckers and everybody coming in the middle of night wrecking cars back there or whatever. The road is kind of crazy during the daytime and so that kind of stirred up the Mayor and everybody to push for that road to open. And I think in three or four months it kinda opened up and so Mr. Camacho because now supportive of the project because now his M-1 became valuable with that access opening up. And all the other hearings everybody else was the usual follow the government rules and regulations; EPA, the Airport and everybody they're all in support. So now we're at this level to seek approval of the project.

William Flores a couple of things. It's interesting that we talk about the cul-de-sac. One of the concerns that Land Management asked us to make sure it that we cleared, and of course we did was the coordination with the Guam International Airport Authority to make sure we are not

Chairman Arroyo forty?

Penmer Gulac because of the residential subdivision.

Chairman Arroyo so forty-feet around this apex?

Marvin Aguilar because that's a front.

Vice Chairman Cruz he's got two front right? He's got two access in?

Marvin Aguilar yes sir. If they were to go, to go to secure a building permit they would be restricted from those setbacks.

[Lengthy discussion ensues on setback requirements and the location of the container. Mr. Aguilar further explained that the zoning boundary restrictions; whatever setbacks are required for an M-1 zone it would have to be doubled if it adjoins a residential subdivision and if it not residential the applicant would follow the standard setback for and M1. In addition, lengthy discussion continues on the zoning of the surrounding properties that ranged from agricultural and M-1 zones.]

Marvin Aguilar if I may, the application is trying to express how it can be developed. The issue here is whether this proposal zone change is compatible with the area.

Chairman Arroyo so we're not actually looking at the structure itself just the zone.

Marvin Aguilar however it does serve a value. The property is a little over an acre and you want to see how it can actually be exploited for this type of use.

Chairman Arroyo any other questions?

Vice Chairman Cruz the only concern we have is where the cul-de-sac is. They were go to work around because right now that seems to be the cul-de-sac going to into that property is considered a utility and public access right. So, you can't put a fence there. If they were going to do away with and take away the cul-de-sac what would they need to do?

Marvin Aguilar like in a recent case they would have to come for a deletion of an easement sir.

Vice Chairman Cruz change that into a hammer-shape a .....

Marvin Aguilar yes sir. But clearly they would have to get permission from the subdivision; for those who not necessarily use it today, but has the potential to use it in the future.

Marvin Aguilar no ... if we're talking about the same access road it actually comes off of .... you can come through Besta Market which everyone generally follows. This access road through residential area is the one they are referring to in respect to the eleventh lot subdivision that they're part of actually comes in past the through the funeral home. That's the access into that ... official access into that lot.

Chairman Arroyo the Lady of Peace?

Marvin Aguilar yes; you can go straight through and it ends at a cul-de-sac. This would be the eleventh lot of that subdivision. But the actual persistent use is through Besta Market, through the back.

Chairman Arroyo that cul-de-sac ... looking at, I'm looking at and I'm kind of comparing the terminating end of it. Part of the cul-de-sac is on their property?

Marvin Aguilar yes; I took some photos of the property and I couldn't really figure out if it was actually looping the apex of the cul-de-sac; but you could see that there was an obvious bow in there, but they are clearly severing themselves because they're not using the cul-de-sac. And what they should do is bring it out to the (undecipherable) so the cul-de-sac can be used by the subdivision itself. But if you go in through that road you can actually see that at that point between the southern and northern lot with the subject lot in the middle, it actually encroaches onto the cul-de-sac itself. They're farming on it, they're storing .....

Chairman Arroyo but that's public though right?

Marvin Aguilar yes it is, yes it is.

Chairman Arroyo this is kind of similar to the Jim Atkins issue where he asked for the cul-de-sac to be deleted.

Marvin Aguilar under no circumstance unless requested by the applicant that this part of the cul-de-sac be removed for the use or included into their site plan and encourage them to remove whatever obtrusion they have into the public easement. Likewise, this property is going to be ... by rezoning this property they are going to be adjacent to residential development. And so in the Zoning Law they're going to be subject to more restrictive setback requirements. And so in this case, whatever they decide to build permanently or for that matter to store vehicles has to occur at a minimum of twenty-feet from the edge of that cul-de-sac.

[Discussion ensues on setback requirements. Mr. Aguilar explains that the applicant should loop the cul-de-sac so that it can be left alone for right-of-way use and re-emphasized that any type of activity within the property has to occur at 20-feet.]

Marvin Aguilar actually it maybe forty.

Chairman Arroyo so there's a motion on the floor by Commissioner Bathan **[Vice Chair Cruz – "I second."]**, seconded by Vice Chair Cruz. Any discussion? [None noted.] All in favor of the motion say "aye" **[Chairman Arroyo, Vice Chair Cruz, Commissioners Bathan and Oh]**, all opposed say "nay." Motion passes.

[Motion to issue the applicant's supplementary final public report was passed unanimously; 4 ayes, 0 nay]

Zone Change

B. The Applicant, Mr. Sang Hon Yi represented by W.B. Flores & Associates and FC Benavente, Planners; request for a zone change from "A" (Rural) to "M1) (Light Industrial) zone for the proposed construction of an automotive repair and fabrication shop, on Lot 5221-1-6, in the Municipality of Barrigada, under Application No. 2014-33. [Withdrawn – GLUC hearing of 7/14/2016]. Case Planner: Penmer Gulac

Chairman Arroyo this was on our agenda for the last meeting, but was withdrawn because of an issue on the date of the sign. For the record, we have a received a copy of the picture of the sign that shows the correct date of the Land Use Commission meeting. We've also received a copy of Page 1 of the public hearing minutes of November 5, 2015.

[Please see attached Exhibit 1 (Notice to Rezone) and Exhibit 2 (Public Hearing results) for full contents/contexts]

Marvin Aguilar summarizes staff report to include purpose, facts, staff analysis/discussion, public hearing and recommendation. [For full content/context see attached staff report]

[Attachment B – Staff Report dated July 8, 2016]

Marvin Aguilar continues to read Letter of Support from the Barrigada Mayor's Office. **[For full content/context please see Exhibit 3]**

It wasn't an MPC Resolution, but a letter from the Mayor's Office with these findings and comments.

Chairman Arroyo that access road that you said was an alternative access road that you said was open?

Marvin Aguilar yes sir.

Chairman Arroyo that was recently done?

GUAM LAND USE COMMISSION REGULAR MEETING MINUTES

Department of Land Management Conference Room, 3rd Floor ITC Bldg., Tamuning

Thursday, July 28, 2016 • 1:43 p.m. to 3:15 p.m.

I. Notation of Attendance

Chairman Arroyo called the regular meeting of the Guam Land Use Commission for Thursday, July 28, 2016 to order at 1:43 p.m., noting a quorum.

Present were: Chairman John Arroyo, Vice Chairman Victor Cruz, Commissioner Conchita Bathan, Commissioner Tae Oh, Executive Secretary Michael Borja, Legal Counsel Kristan Finney, Chief Planner Marvin Aguilar, Planning Staff Penmer Gulac and Celine Cruz, and Recording Secretary Cristina Gutierrez

Chairman Arroyo the agenda, you all have the agenda in front of you. Does anybody want to make any changes to the order of the business today?

Commissioner Oh yes, I just wanted to quickly mention that I would like to suggest probably moving up the applicant TriVision Media to the beginning of the agenda.

Chairman Arroyo any problem with anybody doing that? [No objections noted from Vice Chairman Cruz and Commissioner Bathan]. Okay, we'll move the TriVision Media Group application under New Business up to the very front, at the top of our agenda.

Any other changes? [None noted]

II. Approval of Minutes

Chairman Arroyo the Minutes of our last meeting for July 14, 2016; we had a special Recording Secretary, and the Minutes are not ready for review yet so we will postpone the review and approval of those Minutes. If that's okay with everybody? [No objections noted from the Commissioners]

IV. New Business

Tentative Development Plan/Zone Variance

C. The Applicant, TriVision Media Group LLC represented by Christopher A. Morato; request for a Tentative Development Plan and Zone Variance to erect a 30'0" high LED billboard sign on a portion of the Pacific Bay Hotel, Tumon parking lot, Lot No. 5114#1-2-2 NEW, in an "H" (Hotel) zone, in the Municipality of Tamuning, under Application 2016-01A/B. Case Planner: Celine Cruz

GUAM 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

[X]	GLUC	[X]	Regular	Date:	Thursday, July 28, 2016
[ ]	GSPC	[ ]	Special	Time:	1:43pm
[✓]	Quorum	[ ]	No Quorum	Adjournment:	3:15pm

PLEASE PRINT NAME CLEARLY	APPLICATION NAME AND/OR NUMBER	Telephone No.
Tim Armour	Haderu	477-2111
Ruby Benavente	M-1 Golf Bang	988-4141
R. Bobby Sachdev	TUMG	688-7807
Christopher Morato	TUMG	687-0369
MATT BECK	TUMG	687-7323
WILLY FLORES	M-1 Zone Change Request	646-1716
~~Joy White~~		

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

GUAM 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

[X]	GLUC	[X]	Regular	Date:	Thursday, July 28, 2016
[ ]	GSPC	[ ]	Special	Time:	1:43 pm
[✓]	Quorum	[ ]	No Quorum	Adjournment:	3:15 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.
MICHAEL J. FLYNN	LADERA TOWERS	483-2059

GUAM LAND USE COMMISSION
GUAM SEASHORE PROTECTION COMMISSION
Attendance Sheet

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

Date of Meeting: Thursday, July 28, 2016

Time of Meeting: 1:43 pm

	GLUC		GSPC
X	Regular		Regular
	Special		Special
✓	Quorum		Quorum
	Non-Quorum		Non-Quorum

COMMISSION MEMBERS	SIGNATURE
John Z. Arroyo, Chairman	
Conchita D. Bathan, Commissioner	
Victor F. Cruz, Vice Chairman	
Tae S. Oh, Commissioner	
Vacant, Commissioner	
Vacant, Commissioner	

Michael J.B. Borja, Executive Secretary	
Kristan K. Finney, Legal Counsel	
Marvin Q. Aguilar, Chief Planner	
Frank Taitano, Planner IV	
Penmer Gulac, Planner IV	
Celine Cruz, Planner IV	
Jeffrey Baker, Planner II	
M. Cristina Gutierrez, WPS II	

ADJOURNMENT: 3:16pm

GLUC Form 19 - GLUC Commission Attendance Sheet

GUAM LAND USE COMMISSION
Regular Meeting
Thursday, July 28, 2016

Department of Land Management Conference Room
3rd Floor ITC Building, Tamuning

MEMBERS PRESENT:

Mr. John Arroyo, Chairman

Mr. Victor Cruz, Vice Chairman

Ms. Conchita Bathan, Commissioner

Mr. Tae Oh, Commissioner

Mr. Michael Borja, Executive Secretary

Ms. Kristan Finney, Legal Counsel

PLANNING STAFF PRESENT:

Mr. Marvin Aguilar, Guam Chief Planner

Mr. Penmer Gulac, Case Planner

Ms. Celine Cruz, Case Planner

Ms. Cristina Gutierrez, Recording Secretary

Island of Guam, Government of Guam
Department of Land Management Officer of the Recorder

File for Record is Instrument No. 898204

On the Year 16 Month 10 Day 03 Time 11:19

Recording Fee DE-OFFICIO Receipt No. _____

Deputy Recorder Jane Yamasaki
JANET YAMASAKI

Above Space for Recorder's Use only

ORIGINAL

GUAM LAND USE COMMISSION REGULAR MEETING MINUTES

Department of Land Management Conference Room
ITC Building, Tamuning

Thursday, July 28, 2016
1:43 p.m. to 3:15 p.m.

ATTACHMENT 8

IV. New Business

Tentative Development Plan/Zone Variance [Moved to the top of the agenda after Item II]

B. The Applicant, TriVision Media Group LLC represented by Christopher A. Morato; request for a Tentative Development & Zone Variance to erect a 30'0" high LED billboard sign on a portion of the Pacific Bay Hotel parking lot in Tumon, on Lot 5114# 1-2-2 NEW, in the Municipality of Tamuning in an "H" (Hotel/Resort) zone, under Application No. 2016-01A/B.
Case Planner: Celine Cruz
Action – Commissioner Oh advised that due to personal issues he did not feel comfortable with participating in the review/approval of Application No. 2016-01 A/B and requested to be recused. Chairman Arroyo accepted Commissioner Oh's recusal, and advised applicant that the Commission did not have the minimum number of votes to make a decision on the application. And until such time additional members are confirmed the application will be on hold.

Zone Change

C. The Applicant, Mr. Sang Hon Yi represented by W.B. Flores & Associates; request for a zone change from "A" (Rural) to "M1" (Light Industrial) zone for the proposed construction of an automotive repair and fabrication shop, on Lot 5221-1-6 in the Municipality of Barrigada, under Application No. 2014-33. [Withdrawn – GLUC hearing of 7/14/2016]
Case Planner: Penmer Gulac
Action – motion to approve the applicant's zone change request was passed unanimously; 4 ayes, 0 nay.

V. Administrative and Miscellaneous Matters

- **Discussion on Senator Aguon's round-table meeting scheduled for 6:00 p.m., 7/28/2016**

VI. Adjournment [There being no further business for discussion the meeting was adjourned at 3:15 pm]

GUAM LAND USE COMMISSION

Chairman John Z. Arroyo
Vice Chairman Victor F. Cruz

Commissioner Conchita D. Bathan
Commissioners Tae S. Oh

Michael J.B. Borja, Executive Secretary
Kristan Finney, Assistant Attorney General

AGENDA - Disposition

Regular Meeting

Thursday, July 28, 2016 @ 1:30 p.m.

Department of Land Management Conference Room
590 S. Marine Corps Drive, 3rd Floor, ITC Building, Tamuning

I. Notation of Attendance

[X] Quorum 1:43 p.m. [ ] No Quorum

Present were: Chairman John Arroyo, Vice Chairman Victor Cruz, Commissioners Conchita Bathan and Tae Oh, Executive Secretary Michael Borja, Legal Counsel Kristan, Finney, Chief Planner Marvin Aguilar, Planning Staff Penmer Gulac and Celine Cruz, and Recording Secretary Cristina Gutierrez

[NOTE: ORDER OF AGENDA WAS REVISED TO HEAR UNDER NEW BUSINESS, APPLICATION NO. 2016-01A/B AT THE TOP OF THE AGENDA.]

II. Approval of Minutes

- GLUC Regular Meeting of Thursday, July 14, 2016

Action – the July 14th, 2016 were not ready for review by the Commission; and therefore, the review and approval of the Minutes will be postponed until the next available GLUC hearing. [No objections noted by the Commissioners]

III. Old or Unfinished Business

Horizontal Property Regime

A. The Applicant, LGI Pacific Guam LLC represented by Michael D. Flynn, Jr., Esq. and Timothy Armour; request to accept the amended and restated Declaration of Horizontal Property Regime and restated floor plans for Ladera Towers Condominium, Lot Nos. 4 and 5, Tract 1822, in the Municipality of Mangilao, in an "R-2" (Multi Family Dwelling) zone, under Application No. 1993-01D, HPR No. 104. **[Continued – GLUC hearing of 6/9/2016]**
Case Planner: Celine Cruz

Action – applicant's request to accept its amended and restated Declaration of Horizontal Property Regime and restated floor plans for Ladera Towers was accepted by the Commission and approved the issuance of its supplemental final public report. [4 ayes, 0 nay]

ATTACHMENT 7

PUBLICATION NOTICE

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

GUAM WOOJUNG CORPORATION
dba: WOOJUNG LOUNGE

has applied for a Class: 4 GENERAL ON SALE, ALCOHOLIC BEVERAGE LICENSE. said premises being marked as Lot: 5105-7-5-1 #295 Harmon Industrial Park Polaris Bldg. Harmon .

GUAM LAND USE COMMISSION

Department of Land Management
ITC Building, Third Floor, Tamuning, GU
P.O. Box 2950, Hagatna, Guam 96932
Tel: 649-5263 Ext. 371; Fax: 649-5383

AGENDA

The regular meeting of the Guam Land Use Commission will be held on Thursday, July 28, 2016 at 1:30 pm at the Department of Land Management Conference Room, 590 S. Marine Corps Dr., 3rd Floor, ITC Building, Tamuning.

I. Roll Call
II. Approval of GLUC Minutes – None
III. Old Business
Horizontal Property Regime
A. LGI Pacific GU LLC, request to accept the amended and restated Declaration of Horizontal Property Regime and restated floor plans for Ladera Towers Condominium, Lot Nos. 4 and 5, Tract 1822, Mangilao, Reg. No. 104. [1993-01D] **[Continued - GLUC hearing of 6/9/2016]**
IV. New Business
Zone Change
B. Sang Hon Yi, Zone Change from "A" to "M1" zone for the proposed construction of an automotive repair and fabrication shop, on Lot 5221-1-6, Barrigada. [2014-33]
Zone Variance/Tentative Development Plan
C. TriVision Media Group LLC, Zone Variance and Tentative Development Plan to erect a 30'0" high LED billboard sign on a portion of the Pacific Bay Hotel parking lot in Tumon, on Lot #5114 1-2-2 NEW, Tamuning. [2016-01]
VI. Adjournment

Funding Source for this ad provided by the Applicant(s) above.
Person(s) requiring special accommodations
please call 649-5263 Ext. 375

GHURA

Guam Housing and Urban Renewal Authority
Ataridat Gualom' Fan Rinaehan Siudat Guahan
117 Bien Venida Avenue • Sinajana, Guam 96910
Phones: (671) 477-9851 • Fax: (671) 300-7565 TTY# (671) 472-3701

Eddie B. Calvo, Governor of Guam — Ray Tenorio, Lt. Governor of Guam

Invitation for Bid
IFB # GHURA -07-25-2016- CPD
This ad is paid with Funds by GHURA

Guam Housing and Urban Renewal Authority (GHURA) will receive sealed proposals to **Repair 15 units at various sites** until ***2:00 pm*** on ***August 16, 2016***, in the Board Room located at Main office in Sinajana, bid proposals received after this time will not be considered.

On ***August 2, 2016 at 10:00 am***, GHURA will conduct a prebid conference at **GHURA office** in Sinajana. Site visits will be arranged by GHURA staff after the prebid conference to anyone who desires an onsite visit. All interested bidders are required to attend both the prebid conference and the site visit.

Copies of the bidding documents may be purchased by qualified contractors from the ***GHURA Main Office***. A non-refundable deposit of $25.00 is required for each set of bidding documents. Copies of the bidding documents will be on file and available for inspection beginning on ***July 25, 2016*** between the hours of 8:00 a.m. and 12:00 p.m. and between 1:00 p.m. and 4:00 p.m. Monday through Friday except on holidays.

A Bid Guarantee in the amount of 5% of the total base bid must accompany each bid, which exceeds $100,000.00. For all contracts, which exceed $100,000, the successful bidder will be required to furnish and pay for satisfactory Performance and Payment bonding for 100% of the contract price.

GHURA reserves the right to waive irregularities and to reject any or all bids. Failure to submit a bid properly shall result in rejection of the bid

Michael J. Duenas
Executive Director

Guam Environmental Protection Agency
Board of Director's Meeting

Thursday, July 28, 2016 @ 4:00pm Main Office Conference Room

AGENDA: I. Call to Order, II. Approval of Agenda, III. Approval of June 16, 2016 Minutes; IV. Administrator's Report; V. New Business; VI. Old Business Update on RRF for FY13 and FY14; **VII. Miscellaneous; VIII. Next Meeting Date/Adjournment.**

Individuals requiring special accommodation, auxiliary aids or services should contact Guam EPA by calling 300-4751-59 or e-mailing maria.duenas@epa.guam.gov.

The Honorable **EDDIE B. CALVO** Governor
The Honorable **RAY TENORIO** Lt. Governor

PUBLIC NOTICE

The Board of Directors of the **A.B. Won Pat International Airport Authority, Guam (GIAA)** will convene its Regular Board meeting on **Thursday, July 28, 2016 at 3:00 p.m.** in Terminal Conference Room No. 3. In addition to regular matters, pursuant to 5 G.C.A. §8111(c)(2), Executive Session will be held to discuss pending litigation to which GIAA is a party. Parking is available in the Public Parking Lot.

For special accommodations or agenda items, please call the Board Office at 642-4717/18.
(This ad paid for by GIAA)

FAMILY FINANCE CO.

Serving the People of Guam Since 1959

Personal Loan

$1,000 - $3,500

Dededo, Ada Commercial Bldg. behind Payless, Tel: 633-4473, Fax: 633-4474
Hagåtña, 200 South Route 4, Tel: 475-4545, Fax: 477-5662
Upper Tumon, Pacifica Bldg. Marine Drive, Tel: 647-5626, Fax: 646-6040

*subject to credit approval

GUAM
ECONOMIC DEVELOPMENT AUTHORITY
Ataridat Inadilamton Ilumuichan Guahan

Eddie Baza Calvo, Governor — GEDA — Ray Tenorio, Lieutenant Governor

NOTICE OF SALE
$245,450,000*
Government of Guam
Limited Obligation (Section 30) Bonds, Series 2016A

The Government of Guam through the Guam Economic Development Authority ("GEDA") is mandated by P.L. 30-191 to offer a portion of the $245,450,000* Limited Obligation (Section 30) Bonds, Series 2016A for sale to local retail investors. The Government of Guam and GEDA are committed to making bonds available to individuals, who are residents of Guam, on a first priority basis through an early order period known as the Retail Order Period ("ROP"). The ROP is scheduled to take place on or around July 29,2016. Bonds cannot be purchased directly from GEDA. Retail investors must have an account with one of the brokerage firms participating in the bond sale listed below. Contact the broker with whom you have an account to get more information about how to buy bonds during the ROP.

Asia Pacific Financial Management Group
Tel: (671) 472-6400

Bank of Guam Trust Services
Tel: (671) 472-5743
Raymond James
Tel: (671)969-5000

Guam "retail" order is defined as an order placed for the account of a Guam individual or investment advisor acting on behalf of a Guam individual, with a maximum of $500,000 per account. Guam retail orders do not include orders for bank portfolios, insurance companies, bond funds or municipalities. The Government of Guam and GEDA reserve the right to audit any retail order and request information verifying such orders. The Government of Guam and GEDA also reserve the right to make changes to the financing structure and interest rates after orders are placed, if it is in the best financial interest of the Government of Guam. The Government of Guam and GEDA do not endorse any particular brokerage firm. Additionally, the Government of Guam and GEDA do not guarantee that any one of these firms will open an account for an investor. Any questions related to this advertisement should be directed to GEDA at 647-4332. This advertisement does not constitute a recommendation or an offer or solicitation for the purchase or sale of any security or other financial instrument, including the Bonds, or to adopt any investment strategy. Any offer or solicitation with respect to the Bonds will be made solely by means of the Preliminary Official Statements and Official Statements, which describe the actual terms of such Bonds. Please note all orders should be directed to the firms listed above.

*Preliminary, subject to change

/s/ JAY ROJAS
Administrator

This ad was paid for by bond funds

ATTACHMENT 6

Can we feed the world without cutting forests? It can be done, says UN

ROME (Thomson Reuters Foundation) - Agriculture is the biggest driver of deforestation globally fuelled by a growing demand for food, yet it is possible to feed the world without cutting forests, the U.N. Food and Agriculture Organization (FAO) said on Monday.

Millions of hectares of tropical forest cut down for farming

Most forest loss occurs in the world's tropical regions, which lost 7 million hectares of forest a year between 2000 and 2010, while gaining 6 million hectares per year in agricultural land, FAO said in a report.

Some countries in Africa, Asia and Latin America have managed to change this pattern by improving land rights, boosting agricultural production and protecting forests, FAO said.

"There has always been the thinking that in order to produce more food to feed the growing population you need to clear more land for agriculture," said Eva Muller, director of the Forestry Policy and Resources Division at FAO.

"(But) it is possible (to produce more food without cutting forests)," she told the Thomson Reuters Foundation in an interview.

Some are increasing food security AND forest cover

The United Nations estimates that by 2050 the world will need to feed a population of more than 9 billion, up from 7.4 billion today. Yet 80 percent of arable land is already in use globally.

Chile, Vietnam, Gambia and Ghana were among more than 20 countries that in the past two decades improved their food security by increasing agricultural production, while maintaining or increasing forest cover, FAO said.

One of the key factors, Muller said, was investment in agriculture to boost production.

"The investment in agriculture was mainly to increase agriculture productivity through intensification rather than in clearing new land for agriculture," she said.

Improve land planning and land rights

Better land planning and improved land rights, which contribute to better protection of forests, and improved coordination between forest and agriculture policies, were also important, she said.

"Secure and clear land tenure is key because if people have the right to land they will treat the land differently than if they don't," Muller said.



FARMING IN A 'PROTECTED' FOREST: *A farmer stands among dead and destroyed trees in the protected Goum-Debe forest in Bloléquin department, western Ivory Coast, in this Aug. 17, 2015, photo. Reuters*

Learn more!

To download the report from the U.N. Food and Agriculture Organization, go to: www.fao.org/3/a-i5688e.pdf

Or scan this QR code.

Forests are important for agriculture because they protect soil against erosion, conserve water and reduce flood risk, FAO said.

"In the past, agriculture was focused on producing food, and forestry was focusing on something else. They were never talking to each other so sometimes their policies ended up being even contradictive," Muller said.

"If you're really looking at sustainable development, and this is what everybody wants, we need the forests because they are essential for regulating water flows, storing carbon and preserving soils," Muller said.

"Without forests you will not have those benefits any more and that will in a longer term create even more problems."

What do healthy forests have to do with food on our plates? Turns out, quite a lot

ROME (Thomson Reuters Foundation) - A growing demand for food has made agriculture the biggest driver of deforestation globally, yet forests are needed to put food on our plates, the U.N. Food and Agriculture Organization (FAO) said on Monday.

Here are some facts that explain how:

- Forests are home to more than 80 percent of all species of terrestrial animals, plants and insects. They are especially important for hundreds of millions of people in rural areas.
- Worldwide, 1.6 billion people depend on forests for their livelihoods, including around 70 million indigenous people.
- Forests are essential for conserving water resources, storing carbon and preserving soils, which is important for agriculture. They also help to protect people and land from storms and floods.
- In developing countries many people rely on forests for micronutrients found in leaves, seeds, nuts, fruits, mushrooms, honey, insects and wild animals, which are crucial to prevent micronutrient deficiency, or so-called "hidden hunger."
- Forests contribute to reducing poverty and improving food security. Some 2.4 billion people rely on forests for fuel for cooking and filtering the water they drink.
- Rivers fed by forests are essential to supplying water for nearly 50 percent of the world's largest cities, including New York, Jakarta and Caracas.

Sources: United Nations; Center for International Forestry Research (CIFOR)

Get results in our CLASSIFIEDS POST

PUBLIC NOTICE

Guam Board of Examiners for Pharmacy **Regular Session Meeting.** Thursday, **July 28, 2016 at 7:30 AM** at the Teriaje Professional Building, 194 Hernan Cortez Avenue, 2nd Floor, Suite 209 Health Professional Licensing Office Board Conference Room, Hagatna, Guam.

For more information please contact the Board office at 735-7405 thru 12. Persons with disabilities needing special accommodations may call Jimmy Stan at 735-7172 or the telecommunication device for the Hearing/Speech Impaired (TDD) at 649-1801. Executive meeting may be called if necessary.

GUAM LAND USE COMMISSION

Department of Land Management
ITC Building, Third Floor, Tamuning, GU
P.O. Box 2950, Hagatna, Guam 96932
Tel: 649-5263 Ext. 371; Fax: 649-5383

AGENDA

The regular meeting of the Guam Land Use Commission will be held on Thursday, July 28, 2016 at 1:30 pm, at the Department of Land Management Conference Room, 590 S. Marine Corps Dr., 3rd Floor, ITC Building, Tamuning.

I. Roll Call
II. Approval of GLUC Minutes – None
III. Old Business

Horizontal Property Regime

A. LGI Pacific GU LLC, request to accept the amended and restated Declaration of Horizontal Property Regime and restated floor plans for Ladera Towers Condominium, Lot Nos. 4 and 5, Tract 1822, Mangilao, Reg. No. 104. [1993-01D] **[Continued – GLUC hearing of 8/9/2016]**

IV. New Business

Zone Change

B. Sang Hon Yi. Zone Change from "A" to "M1" zone for the proposed construction of an automotive repair and fabrication shop, on Lot 5221-1-6, Barrigada. [2014-33]

Zone Variance/Tentative Development Plan

C. TriVision Media Group LLC, Zone Variance and Tentative Development Plan to erect a 30'0" high LED billboard sign on a portion of the Pacific Bay Hotel parking lot in TUmon, on Lot #5114 1-2-2 NEW, Tamuning. [2016-01]

VI. Adjournment

Funding Source for this ad provided by the Applicant(s) above.
Person(s) requiring special accommodations
please call 649-5263 Ext. 375

ATTACHMENT 6

Our **Forestry division** grows and maintains these native tree species should you choose to incorporate them into the project. Contact **Justin Santos** and **Christine Fejeran** at 300-7976/7 for assistance and consultation at 300-7976. For assistance in using fruit and ornamental tree species as well as vetiver grass a species of grass that helps lock in the soil structure preventing soil loss and landslide dangers contact our **Agricultural Development Services** where we maintain an **Organic and Environmental Demonstration Farm** that showcases proper erosion control measures using trees and vetiver grass. These can also be made available upon consultation.

Please be cognizant and aware that development of our lands comes with the responsibility to also protect and maintain it for the future of our island and its people.

For other questions or concerns regarding Agriculture's position please contact our office at 300-7973. Thank you in this regard.

MATTHEW L.G. SABLAN
Director

REF 2014-33 GLUC

Department of Agriculture
Dipåttamenton Agrikottura

Eddie Baza Calvo
Governor

Ray Tenorio
Lt. Governor

Director's Office 300-7970 / 7969 / 7966
Agricultural Development Services 300-7973 / 7972 / 7967
Plant Nursery 300-7974
Aquatic & Wildlife Resources 735-3955/56; Fax 734-6570
Forestry & Soil Resources 300-7975/6
Plant Inspection Station 475-1426/27; Fax 477-9487
Animal Health 300-7965 Fax 734-6569

Matthew L.G. Sablan
Director

Jessie B. Palican
Deputy Director

RECEIVED
APR 01 2016
Department of Land Management
Time 2:10 Intl

March 30, 2016
Memorandum

To: Director, Department of Land Management

Attn: Executive Secretary, Guam Land Use Commission and Guam Seashore Protection Commission

From: Director of Agriculture

Subject: **"Agricultural and Environmental Impact Statement" for a Zone change request from "A" to "M-1" on Lot 5221-1-6 Located in Barrigada (Sang Hon Yi c/o W.B. Flores and Associates (P.O.Box 27747 Barrigada Guam 96921).**

Agriculture has reviewed the subject lot for a "Zone Change" request from "Agricultural" to "M-1" Light Industrial and does not oppose the development provided the following conditions and concerns are met to prevent major ecological damage to include erosion and leaching of industrial and other chemicals and liquids associated with this type of zoning and usage. The removal of Guam's indigenous flora and fauna species creates the loss of the benefits that these species provide to our island such as sedimentation control and soil system preservation that helps prevent contamination of all of Guam's resources. It is therefore vital that a comprehensive **Landscaping Plan** that incorporates the use and replanting of **Indigenous** and or **fruit and ornamental** varieties of trees that will help restore capabilities of this micro and macro ecosystem. As Guam looses native habitat to increased development it is imperative that any future development replace and preserve these species that provide a valuable resource that protects important ecological habitat and the **"Northern Aquifer"** the primary source of drinking water for the island. As these trees disappear the function they perform in preventing erosion and filtering contaminants from entering the aquifer and coastal systems is lost. By replanting and ensuring that a healthy strand of these trees are in place the developer takes an important step in protecting our resources. In addition to these benefits of a landscaping plan the trees will also provide windbreak capabilities, shading, filtration system, habitat for indigenous and migratory species of birds and the overall aesthetic visual improvement appeal rather than just a concrete jungle.

Department of Parks and Recreation
Government of Guam
490 Chalan Palasyo
Agana Heights, Guam 96910
Director's Office: (671) 475-6296/7
Facsimile: (671) 477-0997
Parks Division: (671) 475-6288/9
Guam Historic Resources Division: (671) 475-6294/5
Facsimile: (671) 477-2822

Eddie B. Calvo
Governor

Ray Tenorio
Lt. Governor

Raymond F.Y. Blas
Director

William N. Reyes
Deputy Director

In reply refer to:
RC2015-0544

RECEIVED
JUN 10 2015
Department of Land Management
Time 10:30 am

June 9, 2015

Memorandum

To: Executive Secretary, Guam Land Use Commission

From: Director, Department of Parks and Recreation

Subject: DLM Application No. 2014-33, Zone Change
Lot 5221-1-6, Municipality of Barrigada
Applicant: Sang Hon Yi, c/o FC Benavente, Planners

We reviewed the above subject and determined that the Zone Change will not affect historic properties within the subject lot. Therefore, we have no objection to the approval of this Zone Change Application.

If you have any questions, please do not hesitate to call us.

Raymond F.Y. Blas

Raymond F.Y. Blas

INFRASTRUCTURE CERTIFICATION FORM

Agency Certifying: **Guam Power Authority**
Applicant: Sang Hon Yi
Location: Lot 5221-1-6, Barrigada
Type of Application: Zone Change
GLUC/GSPC Application No. 2014-33
Brief Project Description:
"A" to "M-1" for an automotive repair shop and a fabrication shop.

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 (Interim)

6-4-15
Date

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

ASG/arp

GUAM POWER AUTHORITY

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

May 29, 2015

MEMORANDUM

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

From: General Manager (Interim)

Subject: Lot 5221-1-6, Municipality of Barrigada, (Sang Hon Yi); Zone Change Application from Agricultural "A" to Heavy Industrial "M-1" for an automotive repair shop and a fabrication shop. **Application No. 2014-33**

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

A. Comments and Recommendations Concerning GPA requirements:

1. GPA has no objection, however customer is required to comply with the following pursuant to the National Electric Code, National Electric Safety Code and GPA's Service Rules and Regulations:
   - Coordinate overhead/underground power requirements with GPA Engineering for new structures.
   - Maintain minimum clearances as defined by the current edition of the National Electrical Safety Code and National Electrical Code.
   - Maintain adequate clearance between any structures and electric utility easements in accordance with NESC and GPA requirements.
   - Developer/Owner shall provide necessary electric utility easements to GPA prior to final connection.
   - Provide scheduling and magnitude of project power demand requirements for new loads.
   - All relocation costs for GPA's facilities, if necessary, is 100% chargeable to the applicant including but not limited to labor and materials.
   - GPA reserves its easement rights established under document number 287120 (363 FY 77).

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

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

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

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

JOHN M. BENAVENTE, P.E.

ASG/arp

VFSR

customers bring their vehicles to the auto shop, while flat bed trucks will be moving in and out of the property for construction fabrication." The Bureau is concerned that the proposed industrial activity will create a burden on the neighboring residents with heavy equipment vehicles, tow trucks, and flat beds that will be entering and leaving the automotive repair and construction fabrication shop. Should the application be approved, the applicant is advised to consult with Department of Public Works Traffic Division to determine if the ingress/egress is suitable for this site.

Emergency Access. The applicant is advised to consult with the Guam Fire Department (GFD) to ensure that the access to the subject development is sufficient and acceptable for emergency vehicles in the event of fire or an emergency.

In conclusion, the Bureau finds that activities of the proposed construction of an automotive repair shop and construction fabrication shop may adversely affect Guam's sole source aquifer. Moreover, increased traffic from heavy equipment, flat bed and tow trucks will pose a hindrance to the residential neighborhood nearby. Therefore, should this application be approved, the Bureau recommends that the applicant, Mr. Sang Hon Yi comply with the above listed conditions. The applicant is further advised to seek guidance from Guam EPA with respect to current unauthorized industrial activities within the property.

As government officials, it is our primary responsibility to ensure that the construction and operations of this proposed endeavor are in a manner designed to protect the public health, safety, and to promote the public welfare and convenience. We further encourage and promote the protection of Guam's natural resources for generations to enjoy.

WILLIAM M. CASTRO

cc: GEPA
DPW
GFD
DPR

> *implementing a stormwater pollution prevention plan (SWPPP) that involves a series of operational practices at the site that reduce the generation of pollutants from a site or prevent contact of rainfall with the pollutants."*

The manual further identifies vehicle service and maintenance facilities as a stormwater hotspot in which the land use or activities generate higher concentrations of hydrocarbons, trace metals or toxins than are found in typical stormwater runoff, based on monitoring studies.

The Bureau advises the applicant to consult with Guam EPA in submitting a SWPPP and to install appropriate stormwater methods that will address runoff and hazardous waste.

Erosion. Controlling erosion and sediment flow from construction sites are a priority with regard to stormwater impacts to receiving water bodies within the project site, which includes Guam's sole source aquifer.

The Bureau recommends the applicant to prevent adverse impacts from construction site runoff by installing perimeter sediment controls to retain or filter concentrated runoff from disturbed areas to trap or retain sediment before it leaves a construction site. Additional methods are listed in the CNMI Guam Stormwater Management Manual, which can be obtained at Guam EPA or the Bureau.

The applicant is additionally advised to consult with Guam EPA for effective implementation of erosion control methods and ensure that best management practices are maintained both during construction and throughout the life of the automotive repair and construction fabrication shop.

Other Environmental Impacts. Other potential environmental concerns include air pollution (including odors) from the releases of refrigerants, solvents, LPG and exhaust emission; air pollution caused by tampering with vehicle emission or anti-pollution controls and exhaust systems; and noise impacting neighbors.

The applicant is advised to consult with Guam EPA to address these impacts. At the same time, the applicant is commended for his proposal to landscape the site with hedges and other vegetation as a buffer to minimize industrial visibility from residential neighbors.

Traffic. The application states that "traffic is expected to increase when

is to safeguard human health and the environment by maintaining water quality for continued use.

The Bureau is concerned that the activities from the proposed automotive repair and construction fabrication shop would have adverse effects to Guam's sole source aquifer; therefore, we encourage the applicant to consult with Guam Environmental Protection Agency (Guam EPA) and to implement practices for managing industrial waste that would avoid potential contamination of our aquifer. Practices may include the following but are not limited to:

1. *Keeping a spill kit close to where spills are likely and ensure all staff know how to use it;*
2. *Mopping the workshop floor rather than hosing*

Additional practices are listed in the Resource Conservation and Recovery Act (RCRA) Vehicle Maintenance provided to the applicant by Guam EPA.

Stormwater Management. The project site plan proposes a 20' x 20' ponding basin on the northern end of the lot. This basin will capture stormwater and contaminated runoff generated from auto repair and construction shop; however, the ponding basin does not filter or treat pollutants before water re-enters the ground. It is also unclear on how the ponding basin will accept stormwater as the plan does not indicate inlets or drainage systems leading to the basin.

As industrial activities produce high concentrations of pollutants, the Bureau is concerned that activities generated from an automotive repair facility may severely impair the water quality of Guam's sole-source aquifer if stormwater runoff is not treated. Hazardous substances and liquid waste entering the groundwater may be caused by spills of liquids such as oil, coolant, paints, solvents and other chemicals.

According to the CNMI Guam Stormwater Management Manual, Ch. 2 Stormwater Treatment Practice Criteria and Standards:

1. *"...stormwater runoff from hotspots cannot be allowed to infiltrate into groundwater without prior water quality treatment."*
2. *"...a greater level of stormwater treatment is needed at hotspot sites to prevent pollutant washoff after construction. This will involve preparing and*

advised to address the following issues and adhere to the conditions prior to approval.

Agricultural Zone. Lot 5221-1-6 is located in an "A" Rural zone in the municipality of Barrigada. On May 5, 2015, the Bureau staff conducted a site visit to the proposed project location. Access to the site is a road bounded by residential homes on both sides. The immediate surrounding area comprises predominantly residential homes. Also bordering the project site are an automobile overflow parking lot and storage, both are within their authorized zone (M-1). On the east side of the property is a vacant lot and more residential homes. Coincidentally, it was observed that the property is already being used to store damaged vehicles, which appeared to be a junkyard.

The Bureau finds the applicant to be in violation of Guam's zoning law by conducting industrial activities not allowed in an "A" (Rural) zone.

Additionally, the applicant is advised to submit an Agricultural Impact Statement pursuant to 21 GCA Real Property, Ch. 61 Zoning Law, §61637, which states:

> *"No additional land may be established as a rural zone and no land presently zoned "A" may be rezoned without the Commission first having considered an agricultural impact statement which shall be submitted by the Director of the Department of Agriculture. This statement shall provide a detailed statement of:*
>
> *(a) The agricultural impact of the proposed rezoning upon the agricultural components of the Guam Master Plan.*
>
> *(b) Any adverse conservation or agricultural effects which cannot be avoided should the rezoning be approved.*
>
> (c) *The Director's opinion whether said rezoning should be approved and reasons therefore."*

Water Source Protection from Idustrial Waste. The applicant's Barrigada property is located in the Northern Watershed, which is home to the Northern Guam Lens Aquifer (NGLA). The aquifer is an essential resource for Guam and is the primary source of drinking water for eighty percent of the island population. Moreover, the U.S. Environmental Protection Agency has designated the NGLA a sole source aquifer for Guam's drinking water. Therefore, it is of paramount importance to prevent sources of contamination from entering Guam's water supply. The primary goal for protecting the aquifer

Eddie Baza Calvo
Governor of Guam

Ray Tenorio
Lieutenant Governor

BUREAU OF STATISTICS & PLANS
SAGAN PLANU SIHA YAN EMFOTMASION
P.O. Box 2950 Hagåtña, Guam 96932
Tel: (671) 472-4201/3 Fax: (671) 477-1812

William M. Castro
Director

RECEIVED
JUL 14 2015
Department of Land Management
Time 4:25 pm

JUL 09 2015

RECEIVED
7/14/2015
Distribute to commissioners 7/15 ufi

MEMORANDUM

To: Chairman, Guam Land Use Commission

Via: Executive Secretary, Department of Land Management

From: Director, Bureau of Statistics and Plans

Subject: **Position Statement on Application No. 2014-33**; Sang Hon Yi; Lot 5221-1-6, Barrigada; Zone Change from "A" (Rural) to "M-1" (Light Industrial); Proposed Use: Automotive Repair Shop and Construction Fabrication

The applicant, Sang Hon Yi, represented by consultants W.B. Flores & Associates and Felix Benavente is requesting for a zone change for Lot 5221-1-6 located in Barrigada from Rural (A) to Light Industrial (M-1). The applicant proposes to construct an automotive repair shop and construction fabrication shop, inclusive of forms, trusses, metal assemblies, and cast minor structures in a rural zone. Lot 5221-1-6 is adjacent to residential lots and is also bordered by property currently zoned Light Industrial. The applicant proposes to access the site from the southern end of the lot through Pangelinan Way, just off of Route 16. The applicant wishes to relocate his current business, Asia Motors from its current location (industrial zone) to this rural area.

To justify public necessity, convenience, and general welfare, the applicant cited that the proposed project will help provide additional resources for the construction requirements on Guam and additional repair and maintenance services for Guam's rapidly growing automotive population. The application also states that noise levels will be increased, but will be limited to working hours from 8a.m. to 5p.m. The Environmental Impact Assessment (EIA) further specifies that the project will produce dust as trucks move in and out of the property in addition to increased traffic from customers and from flat bed trucks entering and exiting the property.

The Bureau of Statistics and Plans (Bureau) has completed its review of the attached application and provides the following comments. Should the Commission decide to approve the zone change request, the applicant is

7. **GUAM POWER AUTHORITY (GPA):**

No Objections with recommendations and requirements noted (See Attached)

8. **DEPARTMETN OF AGRICULTURE (DoAG):**

No Objections with Recommendations noted, see AIS (Attached)

EX OFFICIO

1. **GUAM FIRE DEPARTMENT (GFD):**
No Position Statement Received as of Staff Report Date

2. **GUAM ECONOMIC DEVELOPMENT AGENCY (GEDCA):**
NO OBJECTIONS.

3. **DEPARTMENT OF EDUCATION (DOE):**
Has not submitted a Position Statement as of Staff Report date.

4. **DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES (DPHSS):**
Has not submitted a Position Statement as of Staff Report date.

Marvin Q. Aguilar
Guam Chief Planner

Case Planner: Penmer Gulac
ATTACHMENTS: Position Statements as noted

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

EDDIE BAZA CALVO
Governor

RAY TENORIO
Lieutenant Governor

MICHAEL J.B. BORJA
Director

DAVID V. CAMACHO
Deputy Director

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

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

Website:
http://land.guam.gov

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

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383

July 8, 2016

MEMORANDUM

TO: Guam Land Use Commission (GLUC) Members

FROM: Chairman, Application Review Committee (ARC)

SUBJECT: Summary of Position Statements by ARC

Re: **Zone Change - Application No. 2014-33,**
GLUC Hearing – July 14, 2016

Listed below is the compilation of Positions received from various ARC Member Agencies as submitted to Planning Division. The conditions as imposed by the ARC Member Agencies are listed when applicable.

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

   Recommends APPROVAL

2. **BUREAU OF STATISTICS AND PLANS (BoPS)**
   The Bureau has comments with recommendations with no objection (Attached Certification). .

3. **DEPARTMENT OF PARK AND RECREATION/HISTORICAL PRESERVATION OFFICE (DPR/HPO)**: DPR/HPO have determined that the proposed project has low probability that cultural resource will be present in the area. They have no objections to approving the subject application.

4. **GUAM WATERWORKS AUTHORITY (GWA):**
   No Position Statement Received as of Staff Report Date.

5. **DEPARTMENT OF PUBLIC WORKS (DPW):**
   No Position Statement Received as of Staff Report Date.

6. **ENVIROMENTAL PROTECTION AGENCY (GEPA):**
   No Position Statement Received as of Staff Report Date.

32. Katherine A. Ho 1/28/16

33. CHARITO V. BATACLAN 1/25/16

34. Glenck G. Virtus 1/28/14

35. Jasmin P. Olalia

36. BAGHAC, WILLIAM 28 JAN 2016 1/28/16

10. Yonjo Choi 1/14/16.

11. JANICE D. BALUYUT 01/14/2016

12 K S. Kang 01/14/016

13 ERIC Hobson 01/14/16

14 HUR, JEONG MIN 1/17 '16

15 Ju Hyeong Kim 1/17/2016

16 BAIK. kukhyun 1/17/2016

17 DONG OK Kim 1-17-2016

18 SANG KI Lee 1-17-2016

19 Wan Sup Choi 1-17-2016

20 Young Cheang 1/17/2016

21. IM Hye kyung 11/17/2016

22 JONG KON SHIM 1/17/2016

23 SEUNG Doo Lim 1/17/2016

24 SUN OK 1/17/2016

25 Young Hee Yi 1/17/2016

26 KUN SHIK NAM 1/17/2016

27 Dou Kyun Mok 1/17/2016

28 BEOM S. HONG 1/17/2016

29 Jessica T Aguero 1/28/16

30. Pedro C. Paloma 1-28-16

31. ARMANDO G. BARINGO 1/28/16

From Friends of Mr. Yi, to put on their letterhead (if business)

January 7, 2016

Mr. Michael Borja
Executive Secretary
Guam Land Use Commission
Department of Land Management
590 S. Marine Corps Drive
ITC Bldg. Suite 733
Tamuning, Gu 96913

Subject: **Support for Zone Change Application No. 2014-33,**
Re: Lot 5221-1-6, Barrigada, Guam

Dear Mr. Borja:

This has reference to the zone change application request of Mr. and Mrs. Sang Hon Yi, owners of Lot No. 5221-1-6 in Barrigada, Guam.

The requested zone change will enhance economic activity in Barrigada and will assist Asia Motors as they provide good service and jobs. We believe the proposed activity to be compatible with existing surrounding uses.

We have known Mr. Yi to be an honest and hardworking citizen and friend and would appreciate your strong consideration of this letter of support for the proposed zone change.

Sincerely,

(Type Name and Sign Friend or Business Associate Name Here)

1. STAN Y. KO 1/14/16
2. Michele P. Harris 1/14/16
3. AGNES SY 1/14/2016
4. Miki R. Moylan 1/14/2016
5. Marie Hoog 1/14/2016
6. Myung Rae Kim 1/14/2016
7. Jae Joon Lee 1/14/2016
8. Brenda Liza C. Abay 1/14/2016
9. Ronalyne Manalo 1/14/2016

1) Diana Kreischer — 1/8/2016
2) Ariane Bocago — 1/8/2016
3) NATHAN DELICA — 1/8/2016
4) PJ YEBAN — 1/8/2016
5) LESTER CIPRIANO — 1/8/2016
6) CARMEN ADELLO — 1/9/2016
7) JEAN DIMAANO — 1/9/2016
8) Charlene Carlton — 1/9/2016
9) Jonathan Nonog — 1/9/2016
10) Christopher Kreischer — 1/10/2016
11) Alex Titingirhad — 1-11-2016
12) Nova Podigas — 1-11-2016
13) John Alfred Alfonso — 1-11-2016
14) Jeff Cayanan — 1/12/2016
15) Nelson Sangga — 1/12/2016
16) Enalee Tindungan — 1-12-2016
17)
18)
19)
20)

January 7, 2016

Mr. Michael Borja
Executive Secretary
Guam Land Use Commission
Department of Land Management
590 S. Marine Corps Drive
ITC Bldg. Suite 733
Tamuning, Gu 96913

Subject: **Support for Zone Change Application No. 2014-33,**
Re: Lot 5221-1-6, Barrigada, Guam

Dear Mr. Borja:

This has reference to the zone change application request of Mr. and Mrs. Sang Hon Yi, owners of Lot No. 5221-1-6 in Barrigada, Guam.

We have conducted business with Mr. Yi and Asia Motors for many years and find them to be very responsible and diligent in their work and transactions. This zone change will allow them to increase their productivity and efficiency, as well as enhance economic activity through sales and services, and the creation and maintaining of jobs.

The proposed zone change is compatible with the area's existing business activities.

We have known Mr. Yi to be an honest and hardworking citizen and friend and would appreciate your strong consideration of this letter of support for the zone change request.

Sincerely,

(Type Name and Sign Friend or Business Associate Name Here)
Title

GENO'S AUTO SERVICE
1354 Army Drive Barrigada 96913
633-7287 Fax 633-5759

Gerald Quichocho

Geno Quichocho

Geo Quichocho

Nora Quichocho

Edwin Manglona

Andre De Leon

Johnathon Topasna

Melissa Wolford

Summer Brub

GENO'S AUTO SERVICE
1354 ARMY DRIVE
BARRIGADA, GU 96913
633-5757 –633-7287 FAX 633-5759

January 7, 2016

Mr. Michael Borja
Executive Secretary
Guam Land Use Commission
Department of Land Management
590 S. Marine Corps Drive
ITC Bldg. Suite 733
Tamuning, Gu 96913

Subject: **Support for Zone Change Application No. 2014-33,**
Re: Lot 5221-1-6, Barrigada, Guam

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The proposed zone change is compatible with the area's existing business activities.

We have known Mr. Yi to be an honest and hardworking citizen and friend and would appreciate your strong consideration of this letter of support for the zone change request.

Sincerely,

Gerald E Quichocho

CONWOOD PRODUCTS, INC

PRINTED NAME :	SIGNATURE :
SOCORRO LAGMAN	
LLORENA NUNEZ	
MARIE TORRES	
LISA CAMACHO	
Brian Asuncion	

Main Office 1701 W.31 Street • Vancouver, Washington 98660
PH. 360-694-5195 • FAX : 360-694-5096
PH. 503-283-3151 • FAX : 503-289-1324
www.conwoodproducts.com

Guam Office PO Box 21448 • GMF Guam 96921
PH 671-632-3426~8 • FAX . 671-632-2824
Saipan Office PO Box 504459 • Saipan MP 96950
PH 670-235-3500~2 • FAX 670-235-3503

CONWOOD PRODUCTS, INC

Jan. 13th, 2015

Mr. Michael Borja
Executive Secretary
Guam Land Use Commiccion
Department of Land Management
590 S. Marine Corps Drive
ITC Bldg. Suite 733
Tamuning, Guam 96913.

Subject **Support for Zone Change Application No. 2014-33,**
Re: Lot 5221-1-6 , Barrigada , Guam

Dear Mr. Borja,

This has reference to the zone change application request of Mr. and Mrs. Sang Hon Yi, owners of Lot No. 5221-1-6 in Barrigada, Guam.

We have conducted business with Mr. Yi and Asia Motors for many years and find them to be very responsible and diligent in their work and transactions. This zone change will allow them to increase their productivity and efficiency, as well as enhance economic activity through sales and services, and the creation and maintaining of jobs.

The proposed zone change is compatible with the area's existing business activities.

We have known Mr. Yi to be an honest and hardworking citizen and friend and would appreciate your strong consideration of this letter of support for the zone change request.

Sincerely:

DANIEL MIN
General Manager

Main Office 1701 W.31 Street • Vancouver, Washington 98660
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VIVIAN M. EVARISTO

JUANITA S. PINEDA

MIGUELA A. BAUTISTA

Tingting Chen

Tingting Chen

LEED ELECTRIC & PLUMBING SUPPLY
P.O. Box 218150 GMF Barrigada, GU 96921
Tel: 671)632-1528/29 Fax:671)632-1530
E-mail:leedguam@hotmail.com

RECEIVED
6/5/2016
DLM
CG

January 7, 2016

Mr. Michael Borja
Executive Secretary
Guam Land Use Commission
Department of Land Management
590 S. Marine Corps Drive
ITC Bldg. Suite 733
Tamuning, Gu 96913

Subject: **Support for Zone Change Application No. 2014-33,**
Re: Lot 5221-1-6, Barrigada, Guam

Dear Mr. Borja:

This has reference to the zone change application request of Mr. and Mrs. Sang Hon Yi, owners of Lot No. 5221-1-6 in Barrigada, Guam.

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The proposed zone change is compatible with the area's existing business activities.

We have known Mr. Yi to be an honest and hardworking citizen and friend and would appreciate your strong consideration of this letter of support for the zone change request.

Sincerely,

Sang D. L PRESIDENT
LEED ELECTRIC, INC

6. **Erosion:** Controlling erosion and sediment flow is always a high priority. The applicant must ensure that erosion and stormwater does not the impact and neighborhood, therefore, we advise the Applicant to consult with Guam EPA on the effective implementation of erosion methods and to ensure that the best management practices are maintained both during the construction and throughout the life of the automotive repair and construction fabrication shop.

7. **Traffic:** We are concerned that the volume of traffic would increase when the shop opens and customers bring their vehicles to the auto shop. Also, flat bed trucks, tow trucks, heavy equipment, that will be traversing in and out of the area, in our opinion would create a burden on the neighboring residents.

8. **Alternative Access:** At the initial meeting, (held on Thursday, November 5, 2015 at the Barrigada Community Center) it was expressed by the residents that the volume of traffic would increase when the shop opens and customers bring their vehicles, thereby creating a burden on the residents.

   Through the efforts of the Mayor, the Department of Public Works, Mr. John Camacho, and other government agencies, an alternative access road to Route 16 [Army Corp Drive] has been opened.

Thank you for your time and please note that a resolution from the Barrigada Municipal Planning Council will be submitted once formal is taken for inclusion as part of your official records.

Sinseramente,

JUNE U. BLAS
Mayor

JESSIE P. BAUTISTA
Vice Mayor

They furthered assured all parties that the rezoning request will not have any adverse impact within the surrounding properties.

4. **Justification:** According to the Applicant's representative, the rezoning of the property would not be out of character in the area. The property is adjacent to residential lots and bordered by property currently zoned "M1" (Limited Industrial).

5. **Findings:** The Barrigada Municipal Planning Council finds the following:

Water Source Protection from Industrial Waste: Lot 5221-1-6, Barrigada is located in the Northern Watershed, which is home to the Northern Guam Lens Aquifer. The aquifer is an essential resource for the island and is the primary source of drinking water for 80% of the island's population.

Therefore it is of great importance to prevent sources of contamination from entering the island's water supply. The Barrigada Municipal Planning Council is concerned that the activities from the proposed automotive repair and construction fabrication shop would have adverse effects and therefore encourages that applicant to consult with Guam EPA and to implement practices for managing industrial waste that would avoid potential contamination.

These practices may include:

- insuring that a spill kit is kept close to where the spills are likely and ensure that all staff know how to use it;
- Mopping the workshop floor rather hosing.

We ask that Guam ERPA make available a copy of the Resource Conservation and Recovery Act (RCRA) Vehicle Maintenance to the Applicant.

Stormwater Management: We are also concerned about stormwater management because the plan indicates that a 20' x 20' ponding basin be located on the northern end of the property. It further states that the ponding basin is designed to capture stormwater and contaminated runoff generated from the auto repair and construction shop. We find that the ponding basin does not filter or treat pollutants before water reenters the ground and is unclear on how the ponding basin will accept stormwater as the plan does not indicate inlets or drainage systems leading to the basin.

Will there be a need to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) which will involve a series of operational practices at the site?

Doc. No. 34GL-17-0535.

BARRIGADA

Office of the Mayor & Vice Mayor
124 Luayao Lane, Barrigada, Guam 96913

RECEIVED
JUL 08 2016
Department of Land Management
Time 12:24 Init

7-8-16
RECEIVED
Planning Div.

June 7, 2016

Mr. John Z. Arroyo
Chairman, Guam Land Use Commission
590 S. Marine Drive, ITC Building
Tamuning, Guam 96913

Re: The Applicant, Sang Hon Yi, represented by W.B. Flores & Associates and FC Benavente, request for a Zone Change from "A" (Rural) to "M-1" (Light Industrial) for a proposed automotive repair shop and construction fabrication shop, on Lot 5221-1-6, in the Municipality of Barrigada, under Application No. 2014-33.

Mr. Chairman, Members of the Guam Land Use Commission, *enkuenta de i segundu mayot, guahu kumo mayot, yan i membros i konsehelon municipat Barigada, Buenas yan Saludu para todos hamyu ginen i komunidåt Barigada.* On behalf of Vice Mayor Jessie P. Bautista, myself as Mayor, together with members of the Barrigada Municipal Planning Council, greetings to all of you from the community of Barrigada.

With regards to Application No. 2014-33, requesting a Zone Change from "A" (Rural) to "M-1" (Light Industrial) for a proposed automotive repair shop and construction fabrication shop, on Lot 5221-1-6, in the Municipality of Barrigada, we present the following:

1. **The applicant**, Sang Hon Yi, through his representatives, W.B. Flores & Associates and FC Benavente, intends to rezone Lot 5221-1-6, in the Municipality of Barrigada, from "A" (Rural) to "M-1" (Light Industrial) for a proposed automotive repair shop and construction fabrication shop.

2. In reviewing the Application, we found that the rezoning request, when approved, is to transfer the existing operations of Asia Motors to Lot 5221-1-6, Barrigada.

3. **Current and Proposed Land Use and Assurances:** The Applicant proposes to construct an automotive repair shop and construction fabrication shop, inclusive of forms, trusses, metal assemblies and cast minor structures. Said lot is adjacent to residential lots and is also bordered by property currently zoned Light Industrial.

   During the November 5, 2015 meeting held at the Barrigada Community Center The Applicant's representative assured all parties concern that the landowner will comply with all conditions and other requirements from clearing, construction to final occupancy.

P.O. Box 786, Hagatña, Guam 96932 * Tel: (671) 734-3737 3859 * Fax: (671) 734-1988 * Email: bmoadmin @ teleguam.net

Barrigada Municipal Planning Council
Office of the Mayor & Vice Mayor
124 Luayao Lane, Barrigada, Guam 96913

December 11, 2015

Mr. John Arroyo
Acting Chairman
Guam Land Use Commission
Department of Land Management
Tamuning, Guam 96910

R Gulac 11/5/15
RECEIVED
Land Mgmt DLM

Re: Application No. 2014-33, the Applicant, Sang Hon Yi, represented by W.B. Flores & Associates and FC Benavente, request for a Zone Change from "A" (Rural) to "M-1" (Light Industrial) for a proposed automotive repair shop and construction fabrication shop, on lot 5221-1-6, in the Municipality of Barrigada.

Dear Mr. Chairman:

On November 5, 2015, your office conducted a public hearing on the above named application. The meeting was well attended, with residents from the surrounding area in attendance plus the Applicant's representative(s), the Vice Mayor and myself and members of our Municipal Planning Council.

To insure compliance, we strongly suggest that the Guam Land Use Commission place the following conditions on the Applicant.

(1) to widen and or provide an alternative roadway,

(2) to only operate the facility from Mondays through Fridays,

(3) not to wash nor remove any protective car coating on the site, and

(4) not to store any corrosive or petroleum solution at the facility.

The above four (4) items have resulted in providing essential environmental safeguards and improvements to the current roadway. It is also in the opinion of the Municipal Planning Council that the residents ingress and egress and also those attending the church located near the proposed property may have their worship disrupted by weekend operations of this facility.

We ask the GLUC members to consider our concerns so that the government may better enforce the commitments made by the Applicant.

Sinseramente,

JUNE U. BLAS
Mayor

JESSIE P. BAUTISTA
Vice Mayor

P.O. Box 786, Hagatña, Guam 96932 • Tel: (671) 734-3737 3859 • Fax: (671) 734-1988 • Email: bmoadmin @ teleguam.net

Doc. No. 34GL-17-0535.