EDDIE BAZA CALVO
Governor

RAY TENORIO
Lieutenant Governor

Office of the Governor Of Guam

November 14, 2018

2018 NOV 16 PM 4:43

Honorable Therese M. Terlaje
Acting Speaker
I Mina'trentai Kuåttro Na Liheslaturan Guåhan
Guam Congress Building
163 Chalan Santo Papa
Hagåtña, Guam 96910

Re: GLUC Zone Change Approval from "A" (Rural) to "M-1" (Light Industrial) zone for Lot 5223-6-NEW-9-R1, in the Municipality of Barrigada, under Application No. 2012-43.

Hafa Adai Madame Speaker:

I am pleased to submit 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, **Christine Joon Chang represented by Ignacio F. Santos; request for a Zone Change from "A" (Rural) to "M-1" (Light Industrial) zone, for the proposed construction of two (2) warehouse structures, on Lot 5223-6-NEW-9-R1, in the municipality of Barrigada, Application No. 2012-43.**

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

EDDIE BAZA CALVO
Governor of Guam

Vice Speaker Therese M. Terlaje
34GL-18-2570
NOV 16 2018
Time: 1455
Received by:

2570

GUAM LAND USE COMMISSION
ZONE CHANGE
APPLICATION NO: 2012-43
LOT 5223-6-NEW-9-R1
MUNICIPALITY OF BARRIGADA

COPY
Sequestre

ATTACHMENT 1

Space for Recordation

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

File for Record is Instrument Number 928637

On the Year 20 18 Month 11 Day 13 Time 3:54

Recording Fee DE-OFFICIO Receipt No. _____

Deputy Recorder Jane Yamasaki
JANE T YAMASAKI

Doc. No. 34GL-18-2570.

GLUC ZONE CHANGE

APPLICATION NO.: 2012-43

APPLICANT: CHRISTINE JOON CHANG

PREPARED ON JULY 9, 2018

FROM: "A" (AGRICULTURAL/RURAL)

TO: "M-1" (LIGHT INDUSTRIAL)

LOT: 5223-6-NEW-9-R1

BLOCK: N/A

TRACT: N/A

MUNICIPALITY: BARRIGADA

PLACE NAME: N/A

SCALE: N/A

AMENDMENT NO.: A-50

ZONING MAP NO.: F3-67S50

THE GUAM LAND USE COMMISSION, AT ITS HEARING ON JUNE 28, 2018
APPROVED IN WHOLE THE ZONE CHANGE
FROM "A" TO "M-1" ON LOT 5223-6-NEW-9-R1
MUNICIPALITY OF BARRIGADA

[X] APPROVED IN WHOLE
[ ] APPROVED IN PART
[ ] DISAPPROVED

TAE S. OH
ACTING CHAIRMAN
GUAM LAND USE COMMISSION

10/5/2018
DATE

[ ] APPROVED IN WHOLE
[ ] APPROVED IN PART
[ ] DISAPPROVED

EDDIE BAZA CALVO
GOVERNOR OF GUAM

10/12/18
DATE



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://dlm.guam.gov

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

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383

October 9, 2018

Memorandum

To: The Governor

From: Executive Secretary, Guam Land Use Commission

Subject: **GLUC Zone Change Approval from "A" (Rural/Agricultural) to "M-1" (Light Industrial) zone, for Lot No. 5223-6-NEW-9-R1, in the Municipality of Barrigada; Applicant, Christine Joon Chang. [2012-43]**

Submitted for your consideration and action is Zone Application No. 2012-43. The Applicant, Christine Joon Chang represented by Ignacio F. Santos; requests for a Zone Change from "A" (Rural) to "M-1" (Light Industrial) zone for the proposed construction of two warehouse structures to house building materials, on Lot 5223-6-NEW-9-R1, in the Municipality of Barriada.

Application chronology is as follows:

- July 25, 2012 – Application officially accepted
- August 16, 2012 – Reviewed by the Application Review Committee (ARC)
- April 2, 2013 – Public Hearing, Barrigada Community Center
- June 28, 2018 – Guam Land Use Commission (GLUC) Public Hearing (approval of Zone Change)
- The six (6) year gap in the completion of the Zone Change process was due to personal reasons with the applicant's consultant.

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.

Si Yu'os Ma'ase,

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

Attachments:

1) Amendment No. A-50, Zoning Map No. F3-67S-50
2) Zone Change Application
3) Formal letter to Mayor(s) for Public Hearing (March 12, 2013)
4) Minutes of Public Hearing (dated April 2, 2013)
5) Staff Report with Summary of ARC Position Statements
6) GLUC Agenda Notice – Guam Daily Post (dated June 21st and June 26th, 2018)
7) GLUC Agenda of June 28, 2018, – Disposition
8) GLUC Minutes of June 28, 2018 (Document No. 925108)
9) Notice of Action – Findings of Facts
    - Exhibit A – Affidavit of Publication
        - Attachment A – Official Memorandum to PDN (dated March 12, 2013)
        - Attachment B – Public Hearing Advertisement (March 23, 2013)
    - Exhibit B – Affidavit of Mailing
        - Attachment A – U.S. Postal Certified Receipts (dated March 18, 2013)
        - Attachment B – Official Notice Public Hearing (dated March 12, 2013)

EDDIE BAZA CALVO
Governor

RAY TENORIO
Lieutenant Governor

Office of the Governor Of Guam

November 14, 2018

Honorable Therese M. Terlaje
Acting Speaker
I Mina'trentai Kuåttro Na Liheslaturan Guåhan
Guam Congress Building
163 Chalan Santo Papa
Hagåtña, Guam 96910

Re: GLUC Zone Change Approval from "A" (Rural) to "M-1" (Light Industrial) zone for Lot 5223-6-NEW-9-R1, in the Municipality of Barrigada, under Application No. 2012-43.

Hafa Adai Madame Speaker:

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I have **APPROVED** the Applicant, **Christine Joon Chang represented by Ignacio F. Santos; request for a Zone Change from "A" (Rural) to "M-1" (Light Industrial) zone, for the proposed construction of two (2) warehouse structures, on Lot 5223-6-NEW-9-R1, in the municipality of Barrigada, Application No. 2012-43.**

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

EDDIE BAZA CALVO
Governor of Guam

Doc. No. 34GL-18-2570.

DLM Case No.	2012-43
Christine Joon Chang	
Accepted	July 25, 2012
Case Planner	Celine Aguilar

Zone Change

Lot No. 5223-6-NEW-9-R1

Barrigada, Guam

Christine Joon Chang

ATTACHMENT 2

IGNACIO F. SANTOS
Land-Use Consultant
P.O. Box 651
Hagåtña, Guam 96932

Suite 201, Guam United Plaza, Hagåtña, Tel: (671) 646-0629 Cell: (671) 777-3862 email: ifszoneland@yahoo.com

May 30, 2012

Mr. Monte Mafnas
Acting, Executive Secretary
Guam Land Use Commission
c/o Planning Division
Department of Land Management
Government of Guam
P.O. Box 2950
Hagatna, Guam 96932

Dear Mr. Mafnas,

On behalf of Christine Joon Chang, enclosed is an application for a Zone Change request to rezone Lot 5223-6-NEW-9-R1 from an "A" (Rural) zone to a "M-1" (Light Industrial) zone. The subject lot is located within the Municipal District of Barrigada and contains a land area of 5,271 square meters or 56,733 square feet.

The applicant's petition for a Zone Change request through the Guam Land Use Commission will be to construct two warehouse buildings to house building materials.

The proposed request will be in compliance with the provisions outlined in sections 61630 through 61637et seq., Part 3-Changes of Zones, Article 6-Administration and Enforcement, Chapter 61-Zoning Law, Title 21, Guam Code Annotated.

The lot is in close proximity to other existing warehouses in the area. A typical land-use that is consistent with the proposed development of the area.

I request your attention on the enclosures and look forward on presenting this application before the commissioners of the Guam Land Use Commission.

Si Yuus Maase,

IGNACIO F. SANTOS
Principal in Charge

Affidavit of Authorization

THAT I, duly authorized representative of **Lot No. 5223-6-NEW-9-R1** located within the Municipal District of Barrigada.

THAT, Ignacio F. Santos is the duly authorized representatives to act on my behalf to file for consideration an application for:

a. Zone Change

THAT, the extent of my authorization to Ignacio F. Santos and he may conduct himself accordingly to arbitrate, negotiate, commit, revocate, represent, mitigate and abate the proposed request for a Zone Change approval through all the reviewing instrumentalities involved along the process.

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

Further, the affiant sayeth naught.

Authorized Representative of
Lot No. 5223-6-NEW-9-R1, Barrigada

4/3/12

Christine Joon Chang

SUBSCRIBED and SWORN to before me this 3rd **day of April 2012.**

BY CHRISTINE JOON. CHANG.

Notary Public

JESSICA KYONGMI CHANG
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: July 07, 2012
816 North Marine Drive Eva Bldg.
Suite 106 Tumon, Guam 96913

Doc. No. 34GL-18-2570.

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: Christine Joon Chang U.S. Citizen: [X] Yes [ ] No

Mailing Address: P.O. Box 6143 Tamuning, Guam 96931

Telephone No.: Business 777-3862 Home: 687-1123

2. Location, Description and Ownership:

Subdivision Name: N/A

Lot(s): 5223-6-NEW-9-R1 Block: N/A Tract: N/A

Lot Area: Acres 1.42 Square Meters 5,271 Square Feet: 56,733

Village: Barrigada Municipality: Barrigada

Registered Owner: Christine Joon Chang

Certificate of Title No.: 800110 Recorded Document No.: 387831

3. Current and Proposed Land Use:

Current Use: Vacant Zoned: "A"

Proposed Use: Warehouse Proposed Zone: "M-1"

Master Plan Designation: Rural

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.

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).*

ZONE CHANGE

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."

Christine Joon Chang April 01, 2012
(Owner(s) or Lessee(s) and Date)

Ignacio F. Santos April 01, 2010
(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 Filed: _____ 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: _____

I. Intent and Purpose

Christine Joon Chang proposes to construct two 5,000 square feet warehouses for storing building materials. The proposed project will be located on Lot 5223-6-NEW-9-R1, located within the Municipal District of Barrigada. The property is currently zoned "A" (Rural) and contains a cumulative land area of 5,271 square meters or 56,733 square feet.

II. Authority

A zone change request through the Guam Land Use Commission is petition to approve the proposed development. The request is in compliance to the provisions as outlined in Sections 61630 through 61637et seq., Part 3 Changes of Zones of Article 6, Chapter 61 - Zoning Law, Title 21, Guam Code Annotated.

III. Location

Lot 5223-6-NEW-9-R1 is located within the Municipal District of Barrigada. It is specifically located along an unnamed street approximately 1,650 feet from Route 16. The entrance to this street is just north of Conwood hardware store, and runs along the side yard of the store. The ingress and egress to the project site is a forty feet wide public access and utility easement which connects to Route16 the main thoroughfare.

IV. Site Description

Lot 5223-6-NEW-9-R1 is currently vacant with no permanent or temporary structures within its boundaries. The project site contains a cumulative land area of 5,271 square meters or 56,733 square feet and is currently zoned "A" (Rural). The property is accessible via a 40-foot wide Public Access and Utility Easement (see property map). The property is currently occupied by overgrown vegetation and trees. Topographically, the property has 2 to 3 percent slopes with no ponds or streams occurring within its boundaries. A chain-linked fence runs along the eastern boundary of the neighboring lot. The underlying soils consist of Guam cobbly clay loam, 3 to 7 percent slopes. Shallow and well-drained soil on limestone plateaus make this class of soil poorly suited to subsistence farming, being the main limitations is the very shallow soil depths and doughtiness. Permeability of this soil is moderately rapid. Runoff is slow and the hazard of water erosion is slight. The need for a community sewage system would be required to prevent contamination of ground water, being the site is located within ground water protection zone. It is not known at this time whether archeological or historical resources are located within the project boundaries however; clearances would be required prior to any clearing or grading of the property. The project site is also located within the Air Installation Compatible Use Zones, Accident Potential Zone I, with a noise exposure level of 65 -70.

V. Project Description

The proposed project entails the construction of two butler style buildings, each consisting of 5,000 square feet. Occupancy of these structures will consist of building materials. The on-site improvements will consist of twenty-two parking stalls with two accessible parking

stalls, a catchment system to handle all surface runoffs within the project boundaries. A six foot high concrete and fencing wall will be installed along the rear and side yards of the property. All utility infrastructures such as power and water and to service the project will be located underground and within the property boundaries.

VI. Project Analysis

i. Density

Zoning, land-use, land area, and the availability of a sewer system were the basis for determining the density of a lot. The project site is presently zoned "A" (Rural) and is accessible to a public sewer system. The density of the project site under its current zoning designation equates to 3 single-family dwelling units without sewer. The proposed project plans does not include the construction of any dwelling units.

ii. Height

The height limitation for the proposed project site is determined, based on its zoning and uses within the zone. The project proposes for the construction of two, one story warehousing facilities with a maximum building height of twenty-two feet six inches from ground level to the apex of the building.

The zoning code of Guam promulgates a height limitation of three stories not to exceed a height limit of thirty feet. The proposed project is within this criterion under its requested zone.

iii. Setbacks

The criterion for yard depths and widths within the project is base upon the approval of the zone change request. The setback criterions for a light industrial zone versus the proposed setbacks are as follows.

Yards	Minimum	Proposed
Front	0′ – 0″	35′ – 0″
Side - L	8′ – 0″	20′ – 0″
Side - R	8′ – 0″	20′ – 0″
Rear	20′ – 0″	80′ – 0″

iv. Parking

Parking requirements of the project will be in conformance to Part 4 of Article 5, Zoning Law. The criterion for parking under the proposed project was based on its proposed use as a storage facility. A total of twenty-two parking spaces including two accessible parking stalls are being proposed versus the required thirteen stalls.

VII. Infrastructure

Impact to the existing utilities will be nominal and will not require the construction of new facilities. General utility services for power, water, sewer, and telephone are available along Route16 the main thoroughfare accessing the access road. A potable water line located along the access road consists of two-inch line. A sanitary holding tank will be used to handle all wastewater form the proposed project.

Water

A two-inch waterline will be used to service the demand of the proposed development. This line will then be tied into a backflow preventer to the meter which will then be connected to a proposed six-inch line which will then be tied into the existing waterline along Route 16. See attached engineering calculations.

Sewer

A sanitary holding tank will be used to handle all wastewater form the proposed project.

Power

The estimated electrical load calculations for the proposed development were based on preliminary load assumptions and conventional utilization equipment commonly used for this type of development and occupancies. The projected electrical load for the development is 81.2 KVA.

Drainage

All storm water generated within the project boundaries will be collected on site via catchments facilities. The catchments facilities will then discharge the storm water run-offs into underground pipes.

Solid Waste

Urban pollution is a concern due to the increase of solid waste. All solid waste generated by the proposed

project will be recycled and disposed of by a commercial sanitation system.

VIII. Land Use

The subject lot is presently zoned "A" (Rural). The land-use of the property under its present zone is restricted to one-family dwellings, duplexes, farming fisheries, cockpits and uses customarily accessory to any of these listed. These types of permitted land uses may not be the best desired setting to the health, safety and general welfare in the development of the property and its surrounding areas under its present zone. Existing land-uses surrounding the project site within the periphery of 750-feet consists primarily of quarry activities, warehousing, auto repair shop, equipment storage yard, Catholic Social Services and single-family dwellings. The proposed land-use change will provide an improvement to the lot and increase the quality of life of the area. Impacts associated with the proposed development will exhibit an orderly form of development. The impact on the environment of the area by the proposed project will greatly enhance its aesthetic value. The proposed land-use of the property will be in association to the neighboring land-uses in the area.

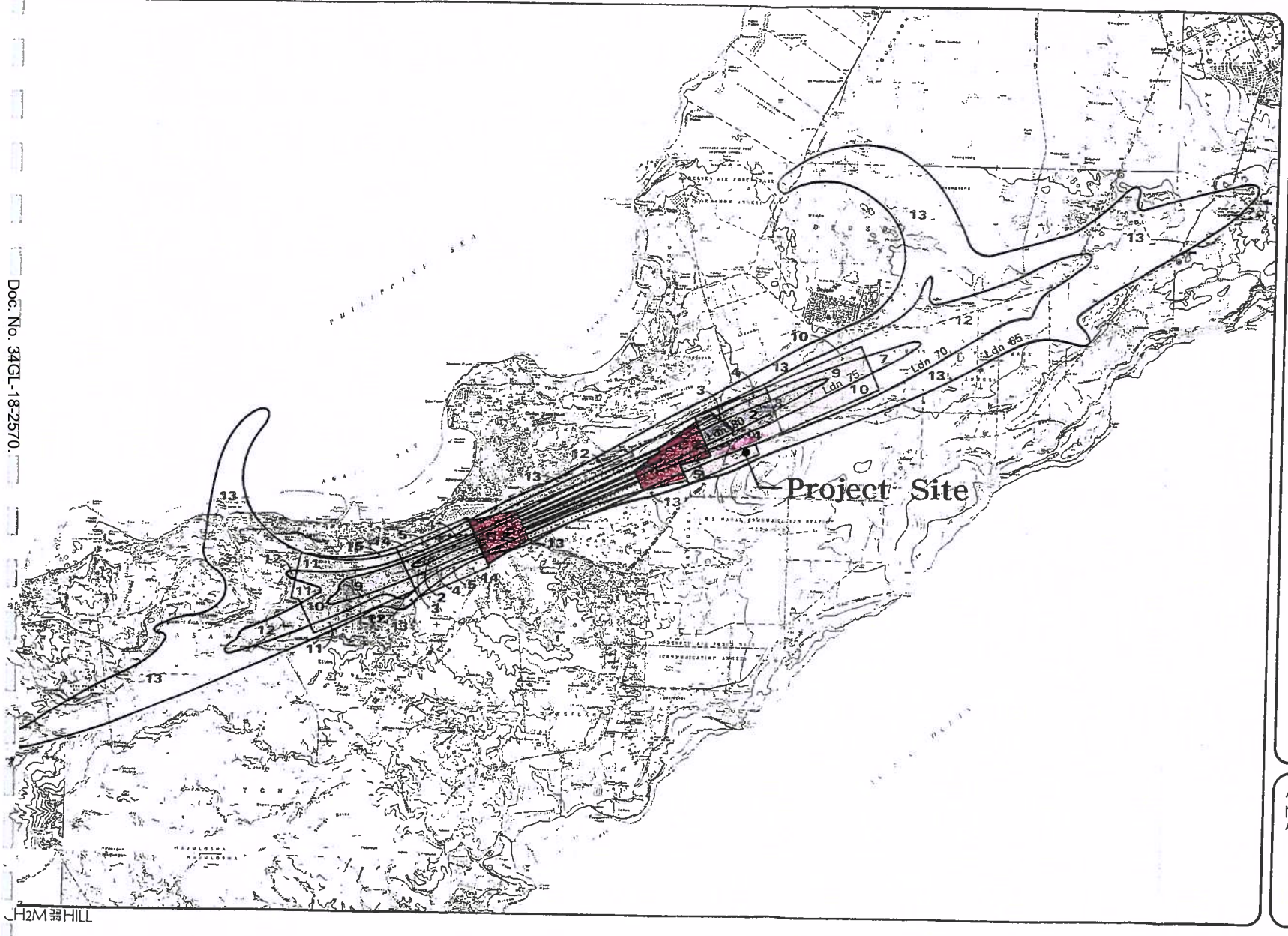
IX. Compatibility of Project

The subject lot is presently zoned "A" (Rural). Existing land-uses surrounding the project site within the periphery of 750-feet consists of quarry activities, warehousing, auto repair shop, equipment storage yard, Catholic Social Services and single-family dwellings. Permitted land uses on the property under its present zone consist of one-family dwellings, duplexes, farming, fisheries, cockpits and uses customarily

accessory to any of those listed. These types of permitted land uses may not be the best desired setting to the health, safety and general welfare in the development of the property. Impacts from the nearby A.B. Wonpat Guam International Airport situate the property within the foot prints of the Air Installation Compatible Use Zone (AICUZ). An area classified as Accident Potential Zone 1, Ldn 65 - 70 (APZ Ldn 65-70) see Figure 1. The AICUZ area represents the environs an air facility both on and off station that are impacted by either safety hazards or noise from aircraft operations. The APZ 1 although described as imposing a lessened of hazard, it is still of strong enough impact to seriously affect residential or populated areas. The Ldn 65-70 is the day-night average sound level used to delineate the noise counter and its noise exposure zone. The AICUZ study describes the impacts within the APZ 1, Ldn 65-70 as loud, but more tolerable in soundproofed structures. Industrial and commercial activities would be accepted along with agricultural uses. Figure 2 briefly describes this study entitled Air Installation Compatible Use Zone and Figure 3 is an excerpt from the AICUZ study prepared by CH2M Hill Corvallis, Oregon describing the noise impacts.

X. Zone Change Request

The site does not contain any known historical or archaeological resources. The surrounding zoning within the periphery of 1,000 feet consists of "M-1" (Light Industrial), "C" (Commercial) and "A" (Rural) zone. Surrounding land-uses within the periphery of 750 feet consists of quarry activities, warehousing, auto repair shop, equipment storage yard, Catholic Social Services and single-family dwellings. The proposed project is in a reasonable association to the desired land use pattern for this area.



AICUZ STUDY
NAVAL AIR STATION
AGANA, GUAM

I-2

THE AICUZ

H2M HILL

Doc. No. 34GL-18-2570.

Implementation Plan. The development of a compatible land use plan for the areas surrounding NAS Agana/GIAT calls for a series of actions by the Navy, GAA, and the GOVGUAM Bureau of Planning. These actions should be towards creating public awareness, formulating public policies, and controlling/influencing local land uses. The following sections summarize the various recommended strategies for compatible development of the adjacent areas. The letter keys are in reference to the map on the previous page.

Areas A. These are sections of the Clear Zone that currently extend beyond the station boundaries. The Navy should acquire these areas and include them within the station boundaries. The Clear Zones, after acquisition, should be cleared and maintained as open space.

Areas B. The APZ I and APZ II areas are high hazard areas with high noise exposure. Stringent controls over the future use of this land should be developed. The density of population within these zones should be kept low; only some industrial uses and agricultural uses are fully suited. The high noise exposure prevalent through most of the APZ's preclude those land uses for residential, commercial, and for some industrial uses. At the present time there are residential, commercial, industrial, and agricultural zones within the B1 and B2 areas. Only the agricultural use is fully compatible. Zoning should be changed to eliminate further incompatible development. Also, the agricultural zone itself should be changed to prevent the possibility of churches, schools and other public buildings from being constructed.

Areas C. These are high noise areas outside the APZ's. The only incompatibility in these areas is the residential and some commercial land uses. Area C1 is almost totally compatible now, with very little development and mostly undeveloped open space. Efforts should be made to assure that it remains this way in the future. Area C2, however, is much larger and encompasses some residential areas. Existing zoning is mostly agricultural. Because of the high noise exposure, it is recommended that the zoning remain agricultural with the change in zoning description to eliminate the construction of residences and other structures. Where zoning changes cannot be made, soundproofing should be a requirement of any new construction.

Areas. D. These are the largest areas, and encompass most residential land use. Because of the noise in these areas it is recommended that the zoning and building codes be changed to call for soundproofing in any new residential and commerical construction. With modest soundproofing, these residential areas can be classified as compatible.

Area of Concern. All land uses are compatible within this area, but because aircraft can be seen and heard in all of these areas, they must be considered within the area of concern of the station. No zoning controls or changes are recommended; but any request for intensive public assembly — e.g., sports stadiums, theme parks, large auditoriums, etc. — should be reviewed in light of the then existing flight paths and noise contours surrounding the station.

AICUZ

AIR INSTALLATIONS COMPATIBLE USE ZONES STUDY

U. S. NAVAL AIR STATION
FPO SAN FRANCISCO 96637

18000:CPJ:drb
11000
Ser 721
23 Nov 1978

Officials and Citizens,
Territory of Guam

The purpose of this letter and pamphlet is to introduce you to the concepts and findings of the Air Installation Compatible Use Zone (AICUZ) Study for the U. S. Naval Air Station, Agana, Guam. NAS Agana is unique because our runways are shared with commercial aircraft. Therefore, the AICUZ Study must account for the activities of NAS Agana as well as the Guam International Air Terminal (GIAT). It is our objective to continue to conduct both military and civilian flight operations with minimum adverse effect. In keeping with our policy of not only complying with the law but of providing leadership in environmental matters, we commissioned an AICUZ Study to define areas of adverse impact from air facility operations and then attempt, through procedural and operational changes, to lessen those impacts by reducing the area affected. A second goal of the study is to develop long range strategies that would provide both military and civilian communities with information on areas that are impacted by aircraft operations so that planning for future developments can take these factors into account.

The study was made by the firm of CH2M Hill, Corvallis Oregon, Engineers-Architects-Consultants, a leading consultant on airports. A private firm was selected to get the most objective study possible.

Let me allay any fear regarding noise and accident potential mentioned in the study. Noise zone designations and contours are developed from data collected on aircraft types, flight paths and power settings and the effect they have on people exposed to airfield operations. I assure you that everything possible, short of reducing operational capability, will be done to lessen the noise. In fact, three operational changes to decrease noise have already been implemented.

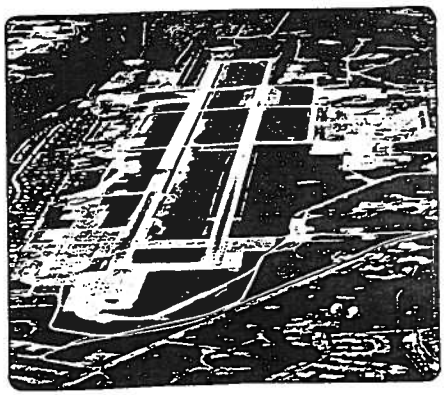
Potential for accidents exist in all areas where aircraft operate. Statistically, those areas immediately beyond the ends of the runways experience more aircraft accidents than any other area, and these areas have been identified as Accident Potential Zones. The Navy and all commercial carriers have effective air safety programs and the probability of a crash is very, very unlikely. However, our interest is to ensure that damage to life and property due to a possible aircraft crash is reduced by promoting a minimal exposure of people within significant accident potential zones.

I take this opportunity to thank you, the officials and citizens of the Territory of Guam for your past cooperation. I am sure that this same cooperation will continue and that Naval Air Station Agana, vital to the national defense, will remain a good neighbor to all of you.

If you wish to see the entire AICUZ Study, it is available in the Main Library in Agana and at various Government of Guam agencies. If you have any questions on the study, you may call my Staff Civil Engineer, Phone 342-1156.

Sincerely,

E.D. ESTES
Captain, United States Navy
Commanding Officer



WHAT IS AN AICUZ?

This pamphlet briefly describes a detailed study entitled Air Installation Compatible Use Zones (AICUZ). The AICUZ study completed at NAS Agana in 1978 is concerned with noise, aircraft accidents, and incompatible development. It is intended to acquaint local officals, planners, developers, and concerned citizens with the study and recommendations so that solutions to a complex problem can be realized. The AICUZ program seeks to achieve compatible land use on nongovernment, undeveloped land areas around Naval Air Stations.

WHY IS THERE A PROBLEM?

Naval Air Stations attract development to the surrounding area in response to the need for services of military personnel, their dependents, and civilian employees. This situation is compounded at NAS Agana because the facility also serves as the commercial airport for the Island of Guam and this attracts additional businesses and services to the airport area. Without some form of compatible land use control this encroachment could spread to the point of impeding or inhibiting the use of the facility by aircraft. The land closest to the station is subject to high noise levels and aircraft accident potential from jet and propeller driven aircraft, helicopters, and the facilities which operate and maintain these aircraft. Aircraft noise often exceeds levels compatible with some land uses, and at NAS Agana/GIAT the areas most seriously impacted are Mongmong, Dededo, and portions of Barrigada and Agana.

DEFENSE AND ROLE IN THE ECONOMY.

NAS Agana, Brewer Field, is on the site of a World War II Japanese airfield built during the Japanese occupation of Guam. The U.S. Navy has continuously operated the Air Station since "Liberation Day" in 1944, and the Guam International Air Terminal was completed in 1967 to serve all major air passenger and cargo carriers stopping at Guam. In addition to service to Guam itself, GIAT acts as the primary hub for all air service to the Central and Western Pacific areas and to the Trust Territories of the Pacific Islands. The Naval Air Station hosts eight Navy tenant organizations and the Coast Guard, and has a total population (Navy, Dependents, and Civilians) of almost 4,000. Several hundred people work at GIAT in addition to the more than 600,000 passengers going through the terminal each year. The payroll alone for all these employees (Navy and Civilian) exceeds 15 million dollars each year, while the contribution of tourism and commercial dollars through GIAT is in the hundreds of millions each year. NAS Agana/GIAT is vital to the United States defense posture in the Central and Western Pacific as well as to the economic well being of the Island of Guam.

COMPATIBLE DEVELOPMENT URGED.

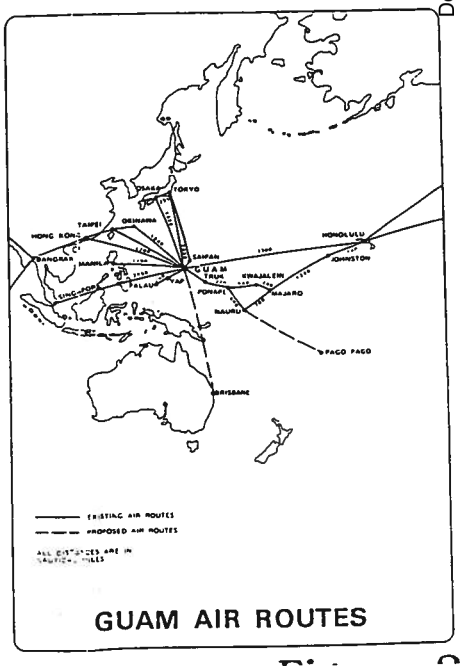
The purpose of the AICUZ is to provide a guide to compatible development through cooperation with local jurisdictions in order to minimize public exposure to aircraft noise and accidents, while at the same time protecting the operational capability of the Air Station and GIAT. By defining multiple compatible use zones the range of acceptable land uses is maximized. The result of the AICUZ and the recommendations for compatible land use are submitted to the local jurisdictions for considerations as a determinant in developing new or amending existing land use controls.

LESSENING OF CONFLICTS.

To eliminate the conflicts arising from encroachment of high density development the GOVGUAM Bureau of Planning, the Legislature, and the Guam Airport Authority working with the Air Station Command must take positive action to ensure that future land use and zoning will be compatible with all activities. A cooperative relationship exists between all parties, and progress is already being made towards resolving some of the encroachment problems.

WHO DID THE STUDY?

The AICUZ for NAS Agana/GIAT was prepared by CH2M HILL, a nationally known firm of engineering and planning consultants with offices in principal cities throughout the U.S. This study was conducted by staff from the firm's home office in Corvallis, Oregon. The firm has designed and master planned many major commercial and military airports, terminals, runways, control towers, and support facilities. The study was performed for NAS Agana/GIAT under supervision of the Pacific Division, Naval Facilities Engineering Command located in Pearl Harbor, Hawaii.



GUAM AIR ROUTES

Doc. No. 34GL-18-2570.

Ldn LAND USE COMPATIBILITY

GENERALIZED LAND USE	Ldn RANGE	GENERAL LAND USE RECOMMENDATION
Residential and Educational	less than 65	Satisfactory, with little noise impact and requiring no special noise insulation requirements for new construction.
	65 to 70	New construction or development should be undertaken only after an analysis of noise reduction requirements is made and needed noise insulation features included in the design.
	greater than 70	New construction or development should not be undertaken.
Commercial	less than 70	Satisfactory, with little noise impact and requiring no special noise insulation requirements for new construction.
	70 to 80	New construction or development should be undertaken only after an analysis of noise reduction requirements is made and needed noise insulation features included in the design.
	greater than 80	New construction or development should not be undertaken unless related to airport activities or services. Conventional construction will generally be inadequate and special noise insulation features should be included in construction.
Industrial	less than 75	Satisfactory, with little noise impact and requiring no special noise insulation requirements for new construction.
	75 to 85	New construction or development should be undertaken only after an analysis of noise reduction requirements is made and needed noise insulation features included in the design.
	greater than 85	New construction or development should not be undertaken unless related to airport activities or services. Conventional construction will generally be inadequate and special noise insulation features should be included in construction.
Open	less than 75	Satisfactory, with little noise impact and requiring no special noise insulation requirements for new construction.
	greater than 75	Land uses involving concentrations of people (spectator sports and some recreational facilities) or of animals (livestock farming and animal breeding) should generally be avoided.

Figure 3

NOISE DESCRIPTOR EQUIVALENTS

Noise Exposure Zone	Composite Noise Rating*	Noise Exposure Forecast*	Day-Night Average Sound Level
3	CNR Zone 3	NEF above 40	L_{dn} above 75
2	CNR Zone 2	NEF 30 thru 40	L_{dn} 65 thru 75
1	CNR Zone 1	NEF below 30	L_{dn} below 65

Ldn contours were produced for Ldn 65, 70, 75, and 80, resulting in the following noise exposure zones:

>Ldn 80

The noise level within this zone is intolerable for human living or working areas.

Ldn 75-80

Very annoying noise. Suitable for industrial if structures are heavily soundproofed.

Ldn 70-75

Also very loud, but more tolerable in soundproofed structures.

Ldn 65-70

Generally acceptable for all uses except residential. Residential might be acceptable if homes are thoroughly soundproofed.

<Ldn 65

Acceptable for all kinds of uses.

Figure 3

It is not anticipated that the proposed project will have an adverse impact to the government's ability to maintain the existing infrastructure of the area as the demand is very nominal.

Density, height, setbacks, and parking will be in compliance with the present Zoning law. The proposed project is not expected to impose a hardship on the available resources within the area. The developmental trends on Guam have had to adhere to additional requirements, above those imposed by law, to satisfy government agencies. These components are essential to ensure an orderly development of a project and the general protection of adjacent landowners. The proposed development has and will integrate these concerns in its development plans. . This zone change request will serve the public necessity, public convenience, and general welfare in the following manner.

i. Public Necessity

The location of the property within the restrictive AICUZ designations is more of a desired need of an "M-1" (Light Industrial) zone. The proposed project underscores the need for revitalizing the image of development within the area. The construction of the proposed warehouses, services this need by storing building materials indoor as compared to materials being stored in the open.

As Guam's economy prospers, many new or proposed developments designed to cater towards the military activities requires a need for storage of building materials. The rezoning of the subject lot to construct this facility serves as an integral aspect of Guam's expanding economic base. The proposed land use of the property

serves as an optimum land use for its strategic location and proximity to activities that will benefit from it.

ii. Public Convenience

The proposed zone change affords public convenience through the availability of this facility for warehousing within the area. Route 16 a major thoroughfare is primarily utilized to commute between the northern and central villages and other business districts of Guam. The location of their proposed projects locates the proposed development within close proximity.

iii. General Welfare

The locations of the lot in addition to the underlying soils make it unfeasible to utilize the property for rural activities such as commercial agricultural or subsistence farming. The rock exposure on the adjacent quarry pits to the west provides a description on the type of soils within the area. Rural activities within the project site are neither a desirable or recommended use for the location. The surrounding land uses restricts the property from its full potential as zoned. The requested zone change will not reduce any zoning standards in the immediate vicinity. The improvements to the lot will create a more stable environment providing for an orderly development scheme.

The proposed development will not be unreasonably detrimental, as the zone change is not anticipated to adversely alter the surrounding area drastically, artificially increase property values or decrease

the government's ability to construct service or maintain the infrastructures in the area. The proposed development will provide for a well-planned and integrated development and not de-characterize the surrounding area. The development will not detract from the usual land uses of the adjacent lots.

The developmental trends on Guam have received numerous requirements by the Government Agencies. Requirements on parking facilities, storm drainage and sewer hook-ups are now being enforce for new development projects. These components are essential to ensure an orderly development of a project and the general protection of adjacent landowners. The proposed project has and will integrate these concerns in its development plans.

Zoning within a 1,000-feet radius of the subject lot boundaries.

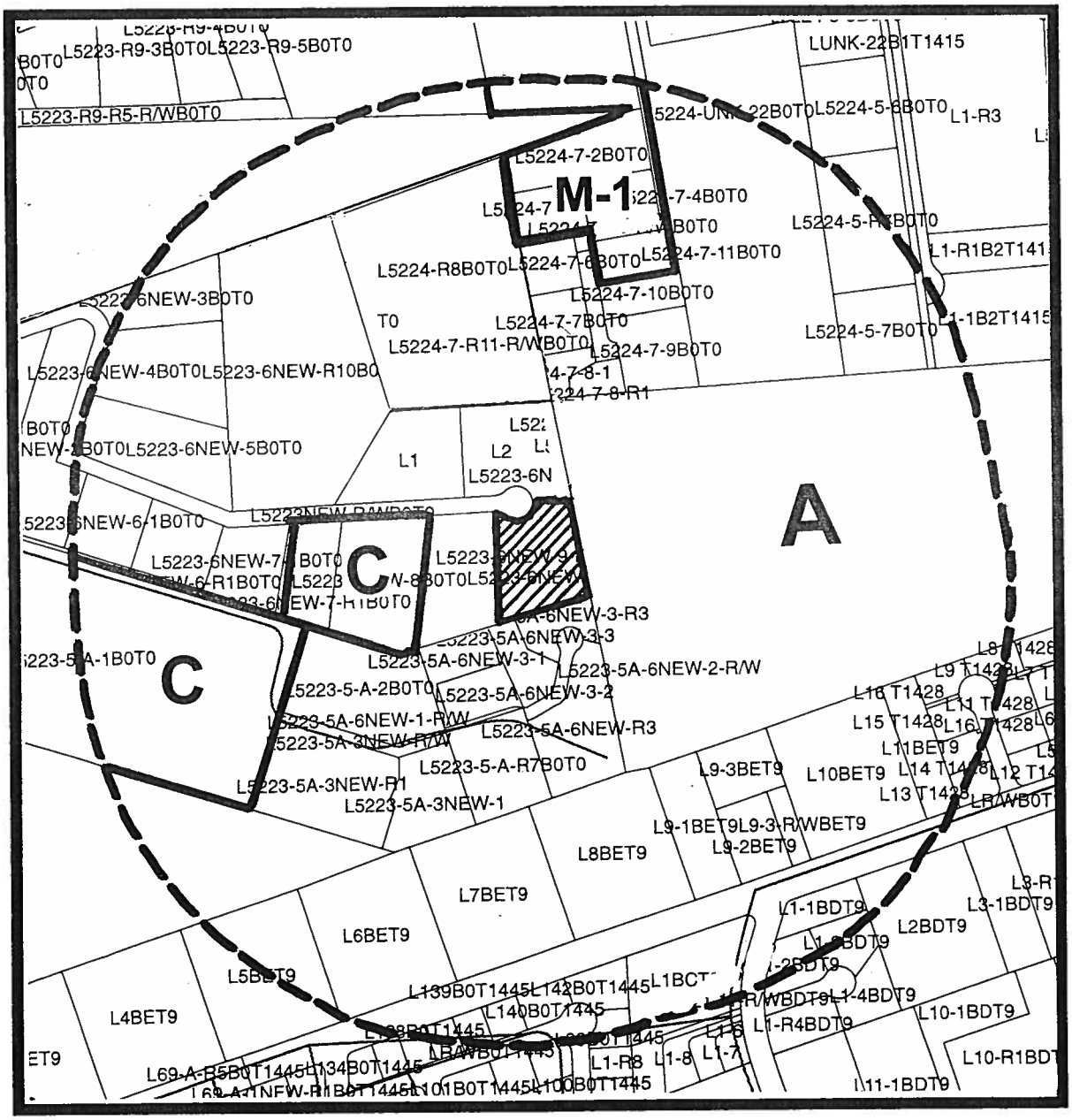
Legend

Project Site

M-1 (Light Industrial)

C (Commercial)

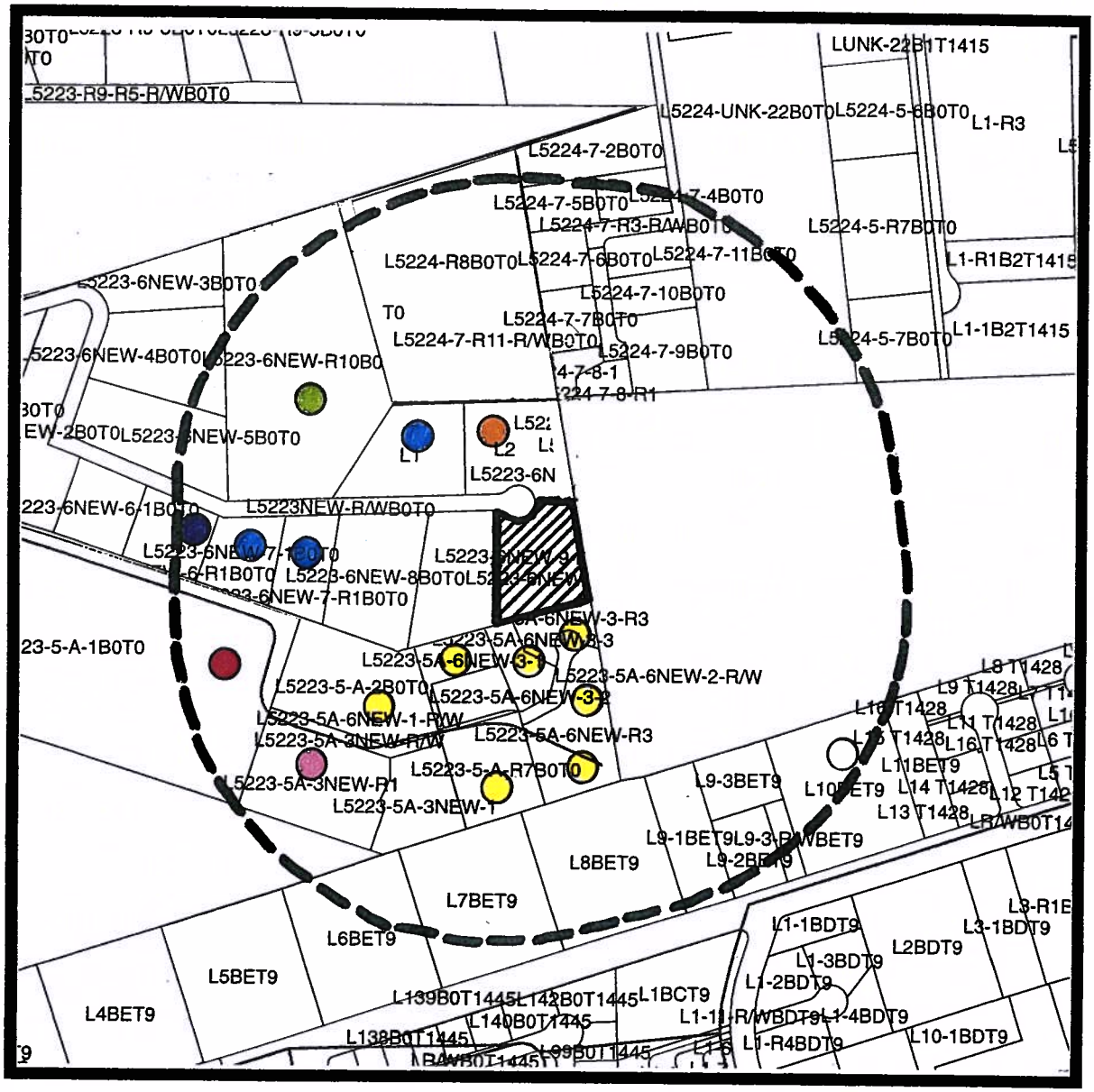
A (Agricultural)



Land-Uses within a 750-feet radius of the subject lot boundaries.

Legend

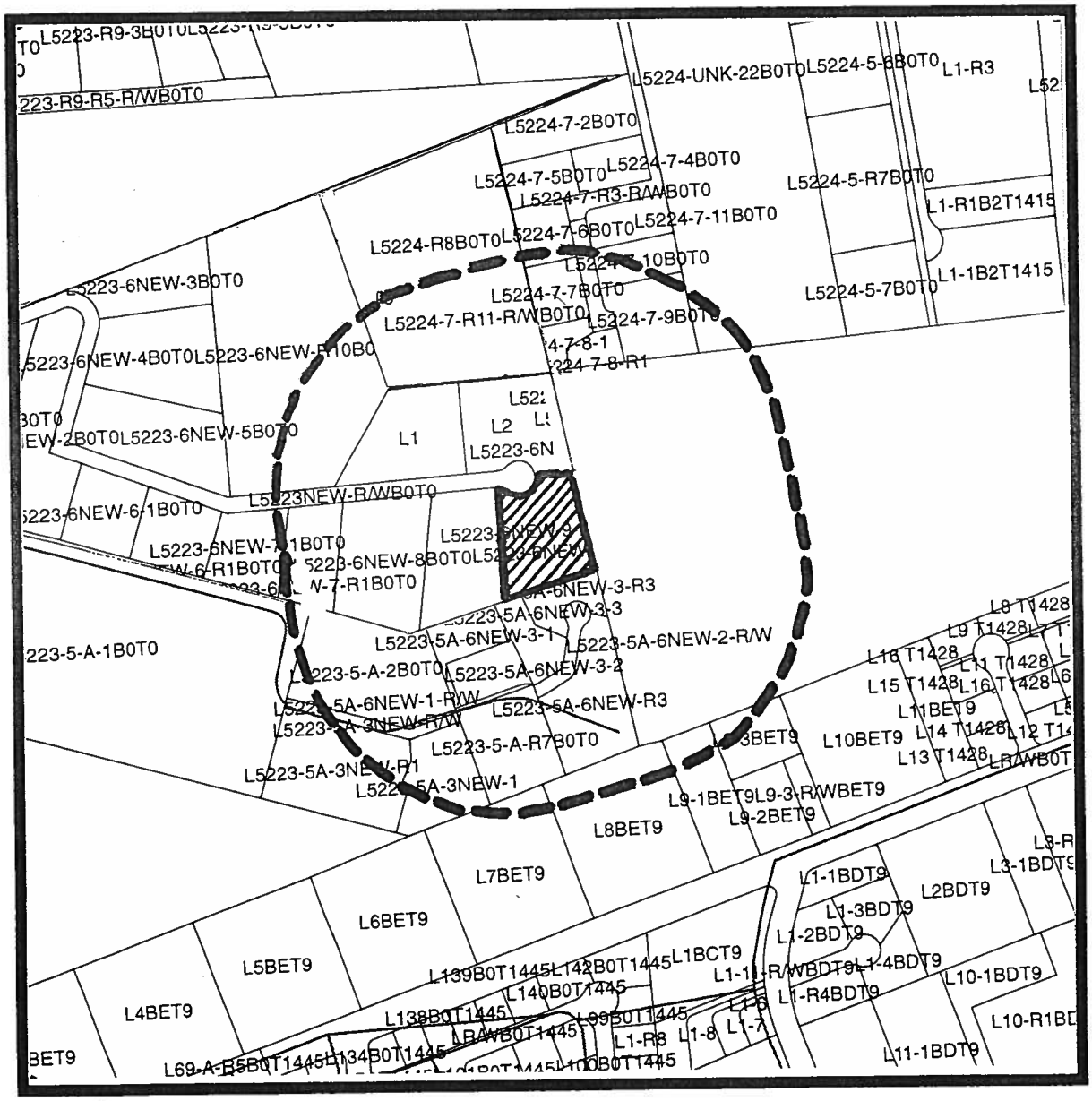
- Project Site
- Single Family
- Warehouse
- Coca Cola Plant
- Auto Repair Shop
- Equipment Storage
- Catholic Social Service
- Perez Bros. Quarry



Lot numbers within a 500-feet radius of the subject lot boundaries.

Legend

Project Site



GUAM ENVIRONMENTAL PROTECTION AGENCY
ENVIRONMENT IMPACT ASSESSMENT

CASE NO.: _____ **PROJECT TITLE:** Proposed Warehouse

APPLICATION FOR A FINDING OF NO SIGNIFICANT IMPACT

1. **Name, address and business telephone of applicant:**

   Christine Joon Chang
   P.O. Box 6143
   Tamuning, Guam 96931
   (671) 687-1123

2. **Name and title of representative if applicant is a business or governmental agency:**

   Ignacio F. Santos
   Land Use Consultant
   (671) 777-3862

3. **Location of proposed project: (Include tract, lot, municipality and a location map)**

   Lot No. 5223-6-NEW-9-R1
   Municipality of Barrigada
   The proposed project is located along unnamed street which borders the northern side of Conwood and is approximately 1,650 feet from the intersection of this street and Route 16. See Exhibit "A"

4. **General nature of project: (i.e. single family residence, gas station, parking lot, etc.)**

   The general nature of the project will be to construct two warehouses consisting of 5,000 square feet each.

5. **Are any of the following critical environmental factors affected by the proposed project? If yes, describe the impact, otherwise enter "none".**

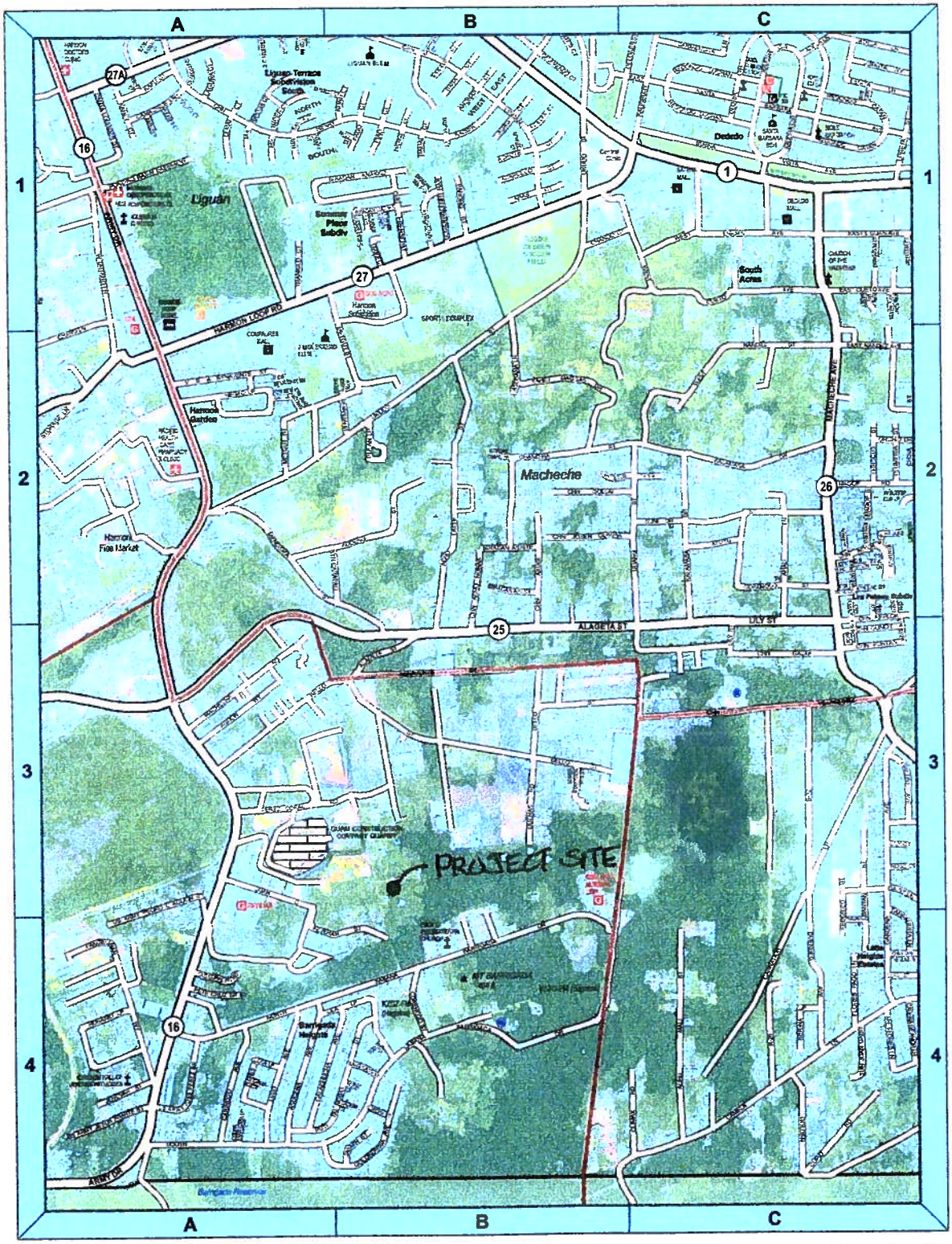
ENVIRONMENTAL FACTOR	IMPACT
Archaeological Feature	"None"
Critical Habitat Area	"None"

Guam

5R53

Dededo, Barrigada, Mangilao

48



© 2008 Bureau of Statistics & Plans

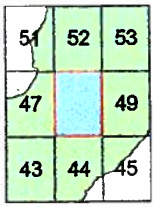






Exhibit "A"

Doc. No. 34GL-18-2570.

Groundwater recharge Area	"Yes*"
Marine Waters	"None"
Pristine Forest	"None"
Reef Flats	"None"
Streams, Lakes or Ponds	"None"
Watersheds	"None"
Wellhead Protection Zone	"None"
Wetlands	"None"

* The proposed project is located within the ground water recharge area. A sanitary holding tank will be used to collect all wastewater generated by the proposed project.

6. **Will the project result in any of the following environmental impacts:**

Production of toxic or hazardous waste?

The project will not involve the production of any toxic or hazardous waste.

Dislocation of existing business?

A General land use activity of existing business within the area consists primarily of warehouses, auto repair shops and quarry activities. Land-uses that is consistent with the proposed project. Therefore, the proposed project will not dislocate any of the existing business within the area.

Dislocation of existing residences?

The proposed project does not anticipate an adverse impact to the existing residences of the area as the proposed project is in a reasonable association to the desired land use pattern for its location. Nearby residences are located on a higher elevation.

Dislocation of existing public areas?

The project will not dislocate any of the existing public areas within the vicinity. There are no public areas or parks within miles from the proposed project site.

Production of air contaminants?

The project does not anticipate nor will it involve itself in the production of any air contaminants.

Increase in the requirements for drinking water supply?

The proposed development is a relatively small project as compared to a permitted residential land use of the site. Impacts to the existing facilities will be nominal and will not require the construction of new facilities. A two-inch diameter waterline will be used to supply the proposed project.

Increase in the requirements for sewage disposal?

The project will not significantly increase the requirements for sewage disposal. The project proposes to dispose of any wastewater generated from its use via a holding tank.

Increase in the requirements for vehicle traffic?

The proposed project will not significantly increase the requirements for vehicular traffic. Based on existing road improvements, the flow of vehicle traffic from the project should not be disruptive to affect the normal living patterns of the area.

Clearing and grading?

The project site exhibits a relative 2-3 percent grade with overgrown vegetation. Prior to any construction on the site a clearing permit will be required to initiate the proposed development.

On-site, individual wastewater disposal system?

The project will require the installation of an on-site, individual wastewater disposal system. Any and all wastewater generated from by the proposed development will be disposed of via a holding tank.

Above ground or below ground storage tank?

The project will not require a storage tank below ground level to store all wastewater generated by the proposed project.

DECLARATION BY APPLICANT

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



Christine Joon Chang
Applicant

April 01, 2012
Date

FOR RECORDATION AT THE DEPARTMENT OF LAND MANAGEMENT

Island of Guam. Government of Guam
Department of Land Management Office of the Recorder
File for Record is Instrument No. 800108
On the Year 09 Month 12 Day 22 Time 11:52
Recording Fee 25 Receipt No.
Deputy Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

DEED OF GIFT

TO ALL TO WHOM THESE PRESENTS MAY COME GREETING:

Parties to Gift Deed

KNOW YE, that I, **JOON OK CHANG also known as CHANG JOON OK now known as CHRISTINE JOON CHANG**, a married woman, whose mailing address is P.O. Box 6143, Tamuning, GU 96931 (hereinafter the "Grantor"), for and in consideration of the LOVE AND AFFECTION, do by these presents hereby give, grant, deed, transfer, alienate and confirm unto myself, **CHRISTINE JOON CHANG**, a married woman, whose mailing address is P.O. Box 6143, Tamuning, GU 96931 (hereinafter the "Grantee"), **as my sole and separate property**, the following described real property (the "Property"), to wit:

Description of Property Gifted

LOT NO. 5223-6-NEW-9-R1, BARRIGADA, GUAM, ESTATE NO. 64365, SUBURBAN, as said lot is marked and designated on Map Drawing No. 4686 (LM#247FY86), dated September 16, 1986 and recorded on July 27, 1987 under Instrument No. 387831, in the Department of Land Management, Government of Guam.

The following is shown for information purposes only: Said map shows the area to be 56,733 ± square feet/5,271 ± square meters; Last Certificate of Title No. 83635 issued to Margaret Quintanilla Lambert.

Property includes improvements and appurtenances

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

Water and Power

The Grantees are aware of the fact that water and power Are available on the Property and the the Government of Guam is not required to pay for any water or power hookups.

Execution

IN WITNESS WHEREOF, we the Grantor and Grantees hereunto set our hands this 18th day of December, 2009.

GRANTOR:

12/18/09
Date

Joon Ok Chang
JOON OK CHANG
also known as

12/18/09
Date

Joon Ok Chang
CHANG JOON OK
now known as

12/18/09
Date

Christine Joon Chang
CHRISTINE JOON CHANG

GRANTEE:

12/18/09
Date

Christine Joon Chang
CHRISTINE JOON CHANG

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

ON THIS 18th day of December, 2009, before me, a Notary Public, in and for GUAM, U.S.A., personally appeared **JOON OK CHANG also known as CHANG JOON OK now known as CHRSTINE JOON CHANG,** who executed the foregoing instrument and she acknowledged to me that she executed the same as she free and voluntary act and deed for the uses and purposes therein set forth.

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

Notary Public

Seal

PATSY JEAN T. T. GOGUE
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: **Aug. 18, 2010**
888 N. Marine Corps Drive, Ste. 200
Tamuning, Guam 96913

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

ON THIS 18th day of December, 2009, before me, a Notary Public, in and for GUAM, U.S.A., personally appeared **CHRSTINE JOON CHANG,** who executed the foregoing instrument and she acknowledged to me that she executed the same as she free and voluntary act and deed for the uses and purposes therein set forth.

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

Notary Public

Seal

PATSY JEAN T. T. GOGUE
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: **Aug. 18, 2010**
888 N. Marine Corps Drive, Ste. 200
Tamuning, Guam 96913

FOR

RECORDATION

AT THE

DEPARTMENT

OF

LAND

MANAGEMENT

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

File for Record is Instrument No. 800110

On the Year 09 Month 12 Day 22 Time 11:55

Recording Fee 300.— Receipt No. _____

Deputy Recorder _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

WARRANTY DEED

TO ALL WHOM THESE PRESENTS MAY COME, GREETINGS:

Parties, Consideration and Grant

KNOW YE, that I, **JONG CHUL LEE**, a married man, whose mailing address is 3270 Northcliff Dr., Shwanee, GA. 30024, who are hereinafter referred to as the **"GRANTOR"**, for good and in lawful consideration in the sum of ($25.00), and other valuable consideration paid to us by, **CHRISTINE JOON CHANG**, a married woman, whose mailing address is P.O. Box 6143, Tamuning, GU 96931 who is hereinafter referred to as the **"GRANTEE"**, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY unto the GRANTEES, **as her sole and separate property,** in fee simple, forever, the following described parcel of property:

PROPERTY DESCRIPTION

LOT NO. 5223-6-NEW-9-R1, BARRIGADA, GUAM, ESTATE NO. 64365, SUBURBAN, as said lot is marked and designated on Map Drawing No. 4686 (LM#247FY86), dated September 16, 1986 and recorded on July 27, 1987 under Instrument No. 387831, in the Department of Land Management, Government of Guam.

The following is shown for information purposes only: Said map shows the area to be 56,733 ± square feet/5,271 ± square meters; Last Certificate of Title No. 83635 issued to Margaret Quintanilla Lambert.

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

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

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

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

WATER AND POWER

Grantors further state that water and power (electricity) is/are immediately available on the property or within 100 feet of the property, and that the Grantees are aware that the Government of Guam ***is not*** required to pay for water and power (electricity) hookups or extensions.

IN WITNESS WHEREOF, the Grantors and the Grantees have caused these presents to be duly executed this _____ day of **December, 2009.**

GRANTOR:

12/17/09
Date

JONG CHUL LEE

GRANTEE:

Date

CHRISTINE JOON CHANG

STATE OF GEORGIA)
) **ss:**
CITY OF Suwanee)

ON THIS 17 day of December, 2009, before me, a Notary Public, in and for STATE OF GEORGIA personally appeared **JONG CHUL LEE**, who executed the foregoing instrument and he acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

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

Becky Litwiler
Notary Public

BECKY LITWILER
NOTARY PUBLIC
Gwinnett County - State of Georgia
My Comm. Expires May 11, 2013

Seal

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

ON THIS _____ day of December, 2009, before me, a Notary Public, in and for GUAM, U.S.A., personally appeared **CHRISTINE JOON CHANG**, who executed the foregoing instrument and she acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

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

_____
Notary Public

Seal

CONSENT OF GRANTOR'S SPOUSE

I, **YOUNG SOOK LEE**, wife of JONG CHUL LEE, "Grantor" of the WARRANTY DEED on **LOT NO. 5223-6-NEW-9-R1, BARRIGADA, GUAM**, executed on December 17, 2009. I have read the foregoing WARRANTY DEED carefully and I hereby consent to its execution and performance in all respect; I, **YOUNG SOOK LEE**, acknowledge that I have no claim or interest in **LOT NO. 5223-6-NEW-9-R1, BARRIGADA, GUAM**, and to the extent that I do have any interest, I hereby consent in the execution of the WARRANTY DEED, executed by my spouse, JONG CHUL LEE.

Dated: This 17 December, 2009.

youngSookLee

YOUNG SOOK LEE

STATE OF GEORGIA)
) ss:
CITY OF Suwanee)

ON THIS 17th day of December, 2009, before me, a Notary Public, in and for STATE OF GEORGIA personally appeared **YOUNG SOOK LEE**, who executed the foregoing instrument and she acknowledged to me that she executed the same as herfree and voluntary act and deed for the uses and purposes therein set forth.

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

Becky Litwiler

Notary Public

Seal

BECKY LITWILER
NOTARY PUBLIC
Gwinnett County - State of Georgia
My Comm. Expires May 11, 2013

FOR

RECORDATION

AT THE

DEPARTMENT

OF

LAND

MANAGEMENT

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

WARRANTY DEED

TO ALL WHOM THESE PRESENTS MAY COME, GREETINGS:

Parties, Consideration and Grant

KNOW YE, that I, **JONG CHUL LEE,** a married man, whose mailing address is 3270 Northcliff Dr., Shwanee, GA. 30024, who are hereinafter referred to as the **"GRANTOR"**, for good and in lawful consideration in the sum of ($25.00), and other valuable consideration paid to us by, **CHRISTINE JOON CHANG,** a married woman, whose mailing address is P.O. Box 6143, Tamuning, GU 96931 who is hereinafter referred to as the **"GRANTEE"**, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY unto the GRANTEES, **as her sole and separate property,** in fee simple, forever, the following described parcel of property:

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

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

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

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

WATER AND POWER

Grantors further state that water and power (electricity) Are immediately available on the property or within 100 feet of the property, and that the Grantees are aware that the Government of Guam ***is not*** required to pay for water and power (electricity) hookups or extensions.

IN WITNESS WHEREOF, the Grantors and the Grantees have caused these presents to be duly executed this 18th day of **December, 2009.**

GRANTOR:

Date

JONG CHUL LEE

GRANTEE:

12/18/09
Date

CHRISTINE JOON CHANG

STATE OF GEORGIA)
) **ss:**
CITY OF _____)

ON THIS _____ day of December, 2009, before me, a Notary Public, in and for STATE OF GEORGIA personally appeared **JONG CHUL LEE**, who executed the foregoing instrument and he acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

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

_____
Notary Public

Seal

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

ON THIS 18th day of December, 2009, before me, a Notary Public, in and for GUAM, U.S.A., personally appeared **CHRISTINE JOON CHANG**, who executed the foregoing instrument and she acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

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

_____
Notary Public

Seal

PATSY JEAN T. T. GOGUE
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: **Aug. 18, 2010**
888 N. Marine Corps Drive, Ste. 200
Tamuning, Guam 96913

CONSENT OF GRANTOR'S SPOUSE

I, **YOUNG SOOK LEE,** wife of JONG CHUL LEE, "Grantor" of the WARRANTY DEED on **LOT NO. 5223-6-NEW-9-R1, BARRIGADA, GUAM,** executed on December _____, 2009. I have read the foregoing WARRANTY DEED carefully and I hereby consent to its execution and performance in all respect; I, **YOUNG SOOK LEE,** acknowledge that I have no claim or interest in **LOT NO. 5223-6-NEW-9-R1, BARRIGADA, GUAM,** and to the extent that I do have any interest, I hereby consent in the execution of the WARRANTY DEED, executed by my spouse, JONG CHUL LEE.

Dated: This _____ December, 2009.

_____
YOUNG SOOK LEE

STATE OF GEORGIA)
) **ss:**
CITY OF _____)

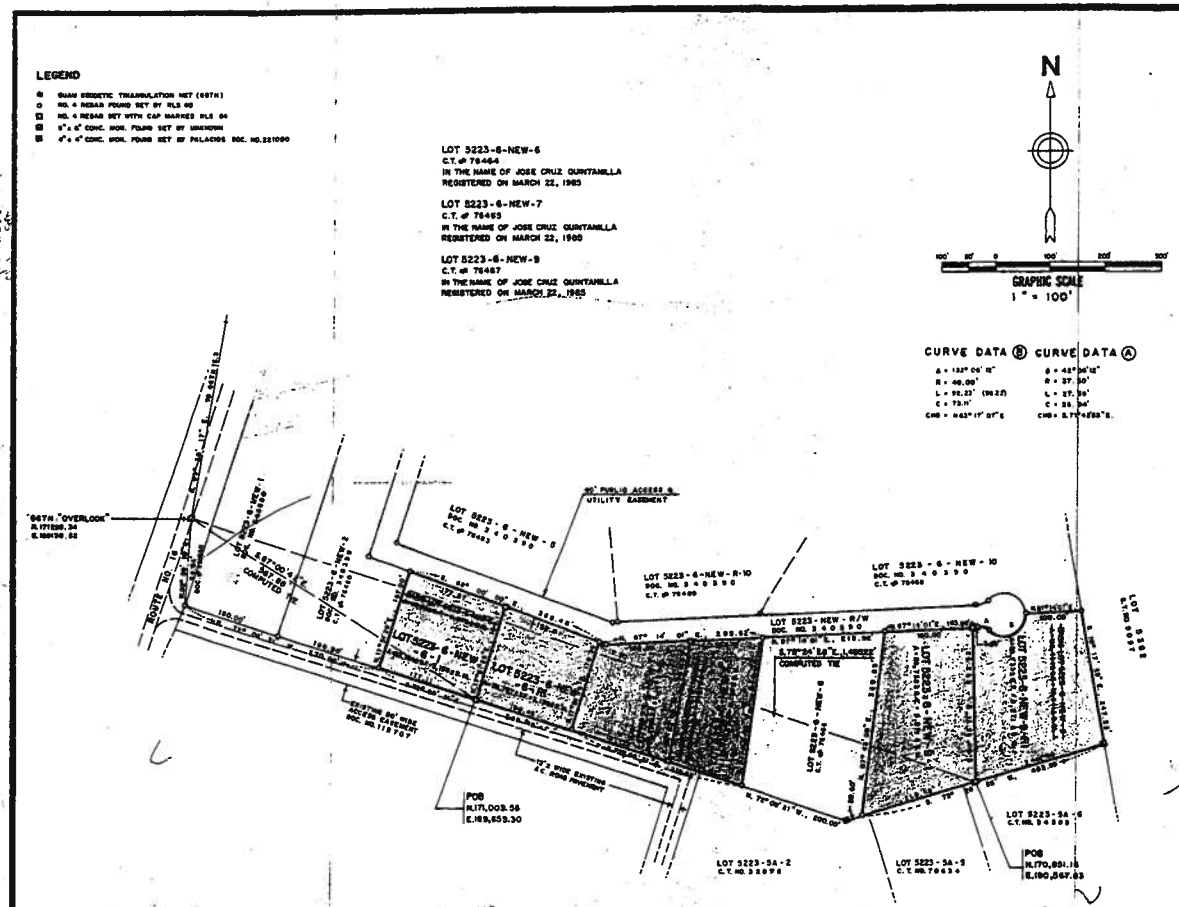
ON THIS _____ day of December, 2009, before me, a Notary Public, in and for STATE OF GEORGIA personally appeared **YOUNG SOOK LEE,** who executed the foregoing instrument and she acknowledged to me that she executed the same as herfree and voluntary act and deed for the uses and purposes therein set forth.

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

Seal

_____
Notary Public

Doc. No. 34GL-18-2570



REFERENCES

1. DWG. NO. 5654, CONSOLIDATION AND AGRICULTURAL SUBDIVISION OF LOT 5223-6-NEW, PREPARED BY EFREN S. SANTOS RLS 60, DOC. NO. 540898.

NOTES

1. ALL DISTANCES ARE IN FEET UNLESS OTHERWISE NOTED.
2. SURVEY WAS BASED ON FOUND CORNERS AS SHOWN.
3. ALL BEARINGS ARE BASED ON 1993 VALUES.

THIS MAP HAS BEEN EXAMINED FOR CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 9, TITLE 21 GCA, CODE OF GUAM, AND REGULATIONS THEREUNDER ON THIS 7th DAY OF September 19 86

(A DULY REGISTERED TERRITORIAL SURVEYOR)

APPROVAL PURSUANT TO PUBLIC LAW 6-134

TERRITORIAL PLANNER — DATE 9/6/86

CERTIFICATE OF SURVEYOR

DATE 9/6/86

REVISION	DESCRIPTION	BY	APPROVED DATE

AGRICULTURAL RE-SUBDIVISION SURVEY OF

LOTS 5223-6-NEW-6, 5223-6-NEW-7, & 5223-6-NEW-9

MUNICIPALITY OF BARRIGADA

LS 14 MC 4

SURVEY DATA		DATE	BASIC LOT DATA
FIELD		MARCH '86	BASIC LOT NO. SEE MAP
BOOK NO			CERTIFICATE NO. SEE MAP
COMPUTED	SAV	APRIL '86	REGISTERED BY SEE MAP
DRAWN	RJB	APRIL '86	IN THE NAME OF:
PLOTTED BY	SAV	APRIL '86	SEE MAP
CHECKED BY:	SAV	APRIL '86	

PREPARED FOR: SATISFACTORY TO AND APPROVED BY

DATE

SCALE AS SHOWN

SHEET 1 of 1

DWG # 4686

LAND MANAGEMENT

NO. 247 PT. 86

GENERALISMO A. VILLAFLORES

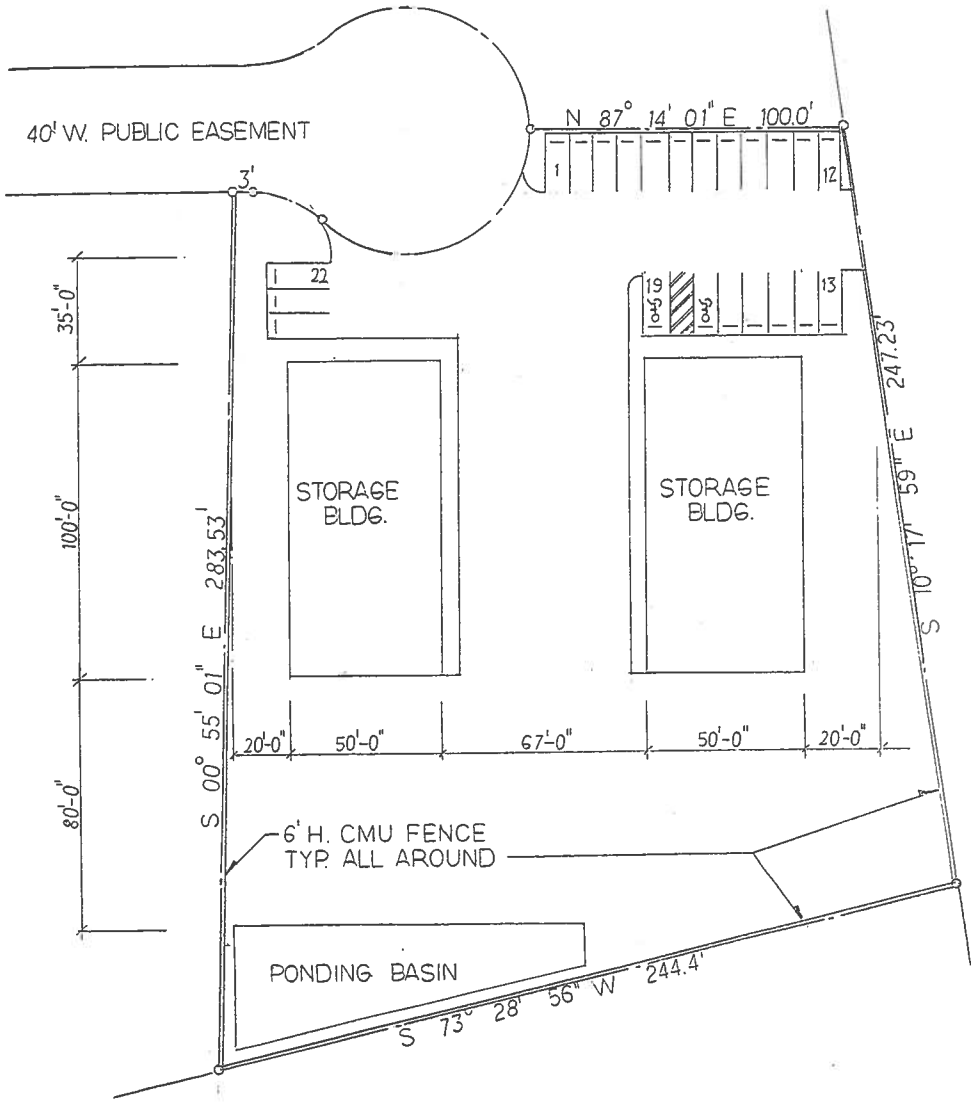
REGISTERED LAND SURVEYOR #84

P.O. BOX 6000, TAMUNING, GUAM 96911 TEL. 649-8227

DEPARTMENT OF GUAM, DEPARTMENT OF LAND MANAGEMENT
OFFICE OF THE RECORDER 387831
INSTRUMENT NUMBER
This Instrument was filed for record on 17
day of 19 87 at 3:44 PM
and duly recorded in Book at Page
of Records. Voucher No. 207058

Deputy Recorder

5778



1 / C-1 SITE PLAN
SCALE 1" = 40'-0"

LEGEND/SYMBOLS/ABBREVIATIONS

EXISTING	NEW	DESCRIPTION	REMARKS
		PROPERTY	

NOTES

1. HIGHWAY ENCROACHMENT PERMIT REQUIRED PRIOR TO THE EXECUTION OF WORK WITH IN THE RIGHT OF WAY LIMITS.
2. COMPLY WITH DPW-HIGHWAY STANDARD FOR RESTORATION OF PANEMENT DAMAGED BY CONTRUCTION WORK.
3. CONTRACTOR SHALL CLEAR AND GRUB ALL SURFACE VEGETATION, TREES SURFACE DEBRIS AND BOULDERS, STRIPPING WILL BE 12" MINIMUM. FILL MATERIAL SHALL BE LIMESTONE SAND GRAVEL SOIL FREE OF ROCK FRAGMENTS NOT BIGGER THAN 6" , DEGRIS AND PERISHABLE MATTER AND SHALL BE REASONABLY GRADED FROM COARSE TO FINE NOT MORE THAN 25% PASSING NO. 200 MESH SIEVE. PLACE MATERIALS IN 10" LOOSE MAYERS AND COMPACT TO 95% RELATIVE DENSITY.

SCOPE OF WORK

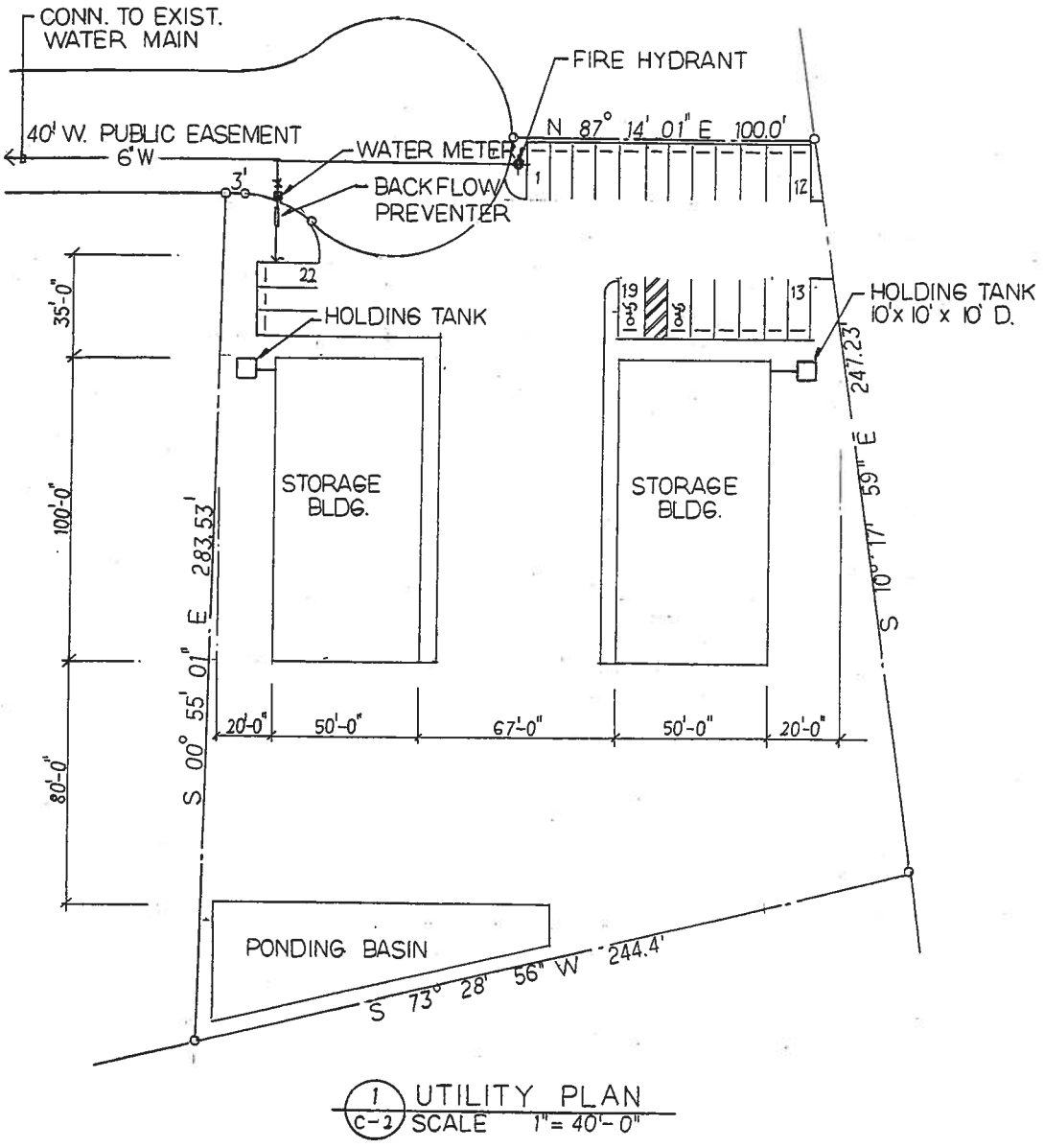
1. STORAGE BUILDING SIZE : 100'-0" L. x 50'-0" W. x 20'-0" H. – TWO BUILDINGS
2. 6'-0" HIGH ALL AROUND 8" THK. CMU FENCE
3. 2" THK. ALPHALT PAVING
4. CONC. WHIRL STOP
5. CONC. WALKWAY
6. HANDICAP SIGN BOARD
7. CONC. CURB
8. TRASH CONTAINER

PARKING CALCULATION

STORAGE --- 100' x 50' x 2 BUILDING = 10,000 SF / 800 SF =	13 PARKING STALLS
EMPLOYEE	3 PARKING STALLS
TOTALS	16 PARKING STALLS
TOTAL PARKING REQ.	16 PARKING STALLS
TOTAL PARKING SPACE	22 PARKING STALLS

OWNER	
LOCATION	LOT NO. 5223-6-NEW-9-R1, BARRIGADA, GUAM
PROJECT NAME	PROPOSED STORAGE BUILDING
SHEET CONTENTS	SITE PLAN
SCALE	1" = 40'-0"
DRAWING NO.	C - 1

Doc. No. 34GL-18-2570



1 / C-2 UTILITY PLAN
SCALE 1"= 40'-0"

LEGEND/SYMBOLS/ABBREVIATIONS

EXISTING	NEW	DESCRIPTION	REMARKS
		PROPERTY	
	— 1" W —	1" WATER LINE	
	— 6" S —	6" SEWER LINE	
		FIRE HYDRANT	

NOTES

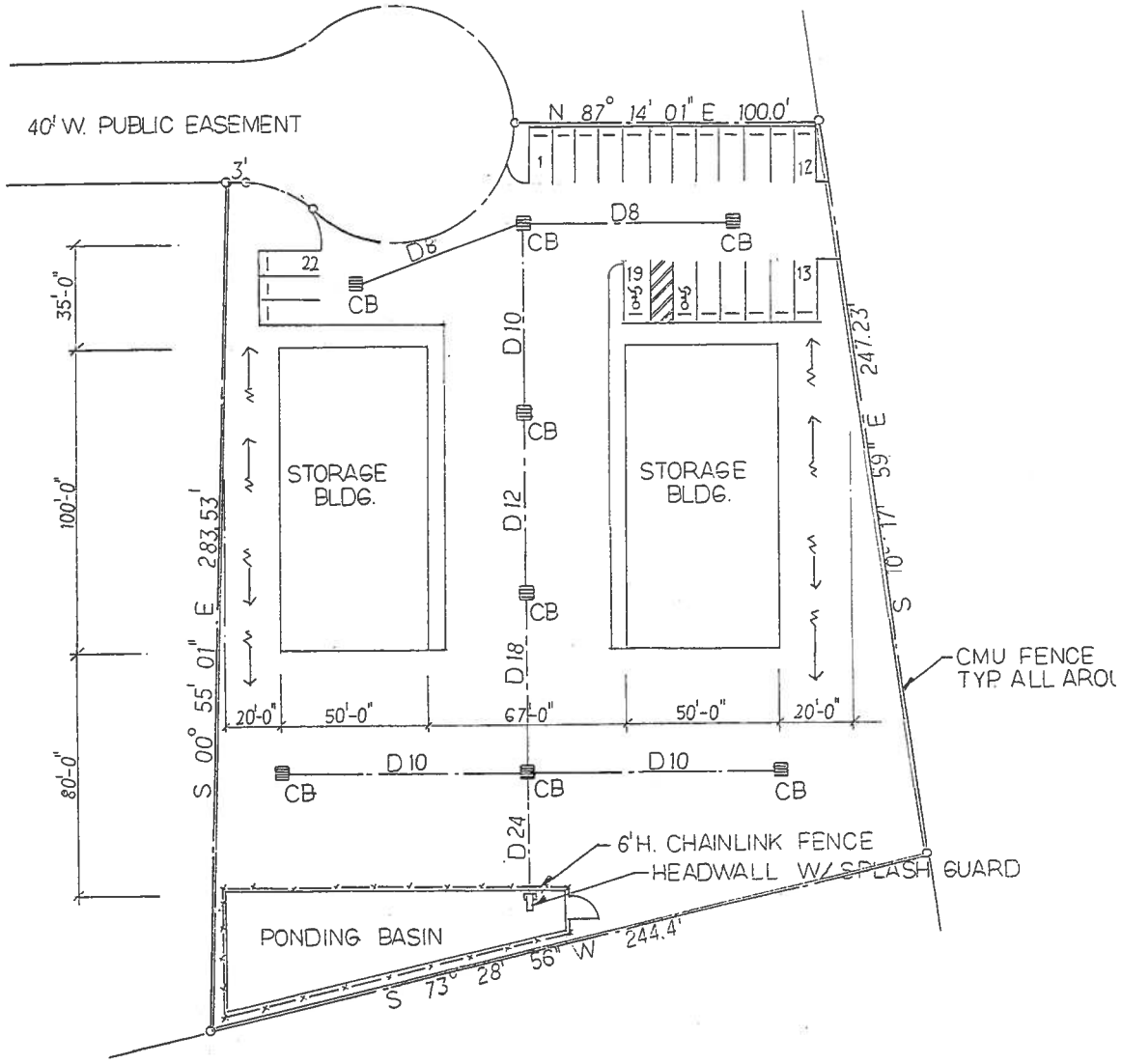
1. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY LOCATIONS / DEPTH OF ALL EXISTING UTILITIES PRIOR TO THE START OF WORK AND CARE TO PROTECT EXISTING UTILITY LINES AND OTHER STRUCTURES FROM DAMAGE.
2. TAPPING CONNECTION TO EXISTING WATER LINE SHALL BE COORDINATED AND APPROVED BY GWA PERMIT DIVISION.
3. MATERIALS, EQUIPMENT AND SCHEDULE OF TAPPING TO EXISTING WATER LINE SHALL BE APPROVED GWA ENGINEERING DIVISION.

SCOPE OF WORK

1. CONNECTION TO EXISTING WATER LINE – GO TO ROUTE 16
2. PROVIDE FIRE HYDRANT
3. NEW 2" DIA. WATER METER
4. NEW BACKFLOW PREVENTER
5. NEW HOLDING TANK : 10'-0" W. x 10'-0" L. x 10'-0" H.

OWNER	
LOCATION	LOT NO. 5223-6-NEW-9-R1, BARRIGADA, GUAM
PROJECT NAME	PROPOSED STORAGE BUILDING
SHEET CONTENTS	UTILITY PLAN – WATER AND SEWERLINE
SCALE	1" = 40'-0"
DRAWING NO.	C - 2

Doc No. 34GL-18-2570



1 / C-3 DRAINAGE PLAN
SCALE 1"= 40'- 0"

LEGEND/SYMBOLS/ABBREVIATIONS

EXISTING	NEW	DESCRIPTION	REMARKS
		PROPERTY	
00	00	CONTOURS	
	0.00	SPOT ELEVATIONS	
	W	RUN OFF FLOW	

NOTES

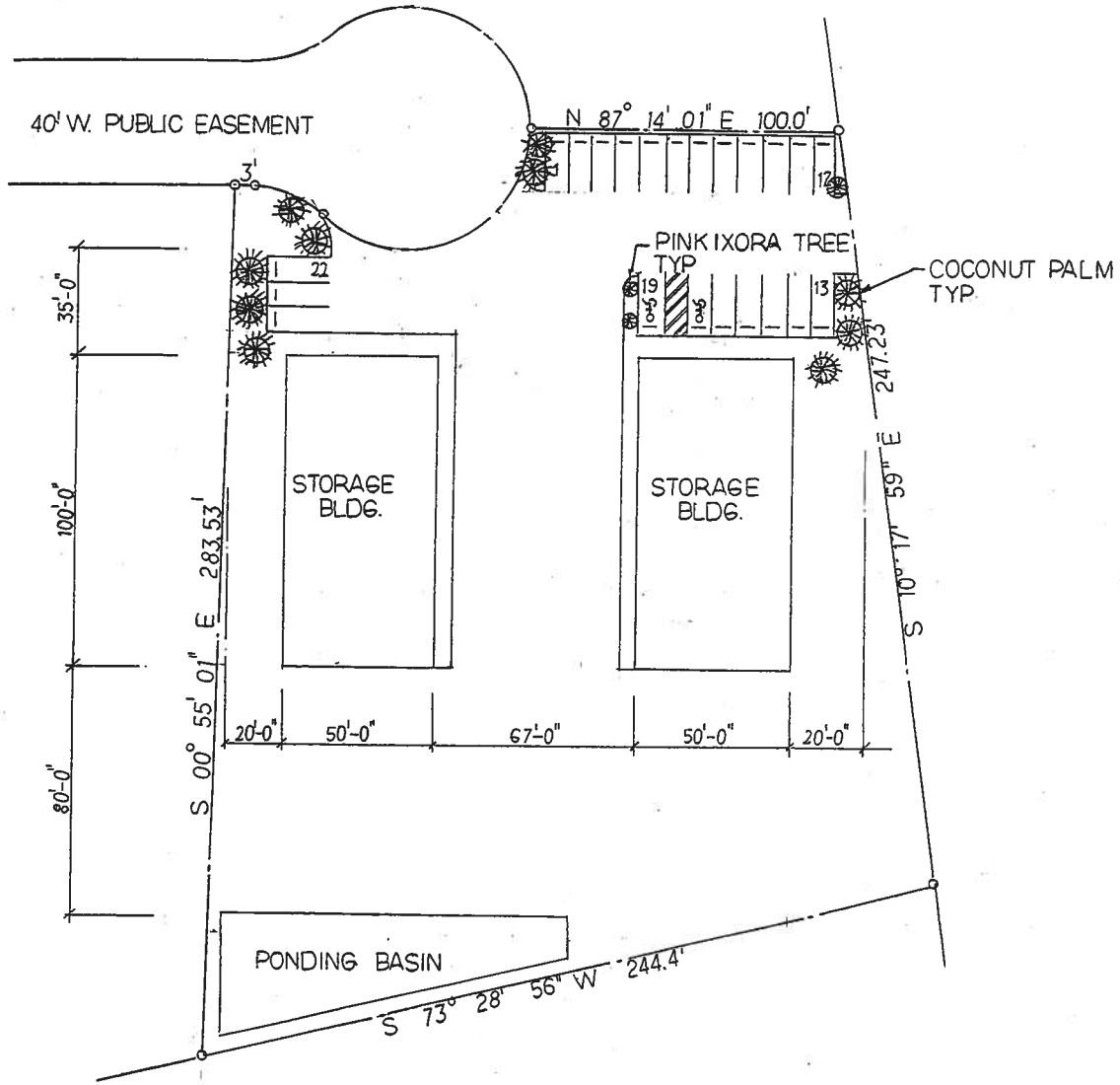
1. CONTRACTOR SHALL CLEAR AND GRUB ALL SURFACE VEGETATION, TREES SURFAC DEBRIS AND BOULDERS, STRIPPING WILL BE 12" MINIMUM. FILL MATERIAL SHALL BE LIMESTONE SAND GRAVEL FREE OF ROCK FRAGMENTS NOT BIGGER THAN 6" DEGRIS AND PERISHABLE MATTER AND SHALL BE REASONABLY GRADED FROM COARSE TO FINE NOT MORE THAN 25% PASSING NO. 200 MESH SIEVE. PLACE MATERIALS IN 10" LOOSE MAYERS AND COMPACT TO 95% RELATIVE DENSITY.

SCOPE OF WORK

1. NEW CATCH BASIN: 8 SETS
2. PONDING BASIN

OWNER	
LOCATION	LOT NO. 5223-6-NEW-9-R1, BARRIGADA, GUAM
PROJECT NAME	PROPOSED STORAGE BUILDING
SHEET CONTENTS	DRAINAGE PLAN
SCALE	1" = 40'-0"
DRAWING NO.	C - 3

Doc. No. 34GL-18-2570.



1 / C-4 LANDSCAPING PLAN
SCALE 1"= 40'-0"

■ LEGEND/SYMBOLS/ABBREVIATIONS

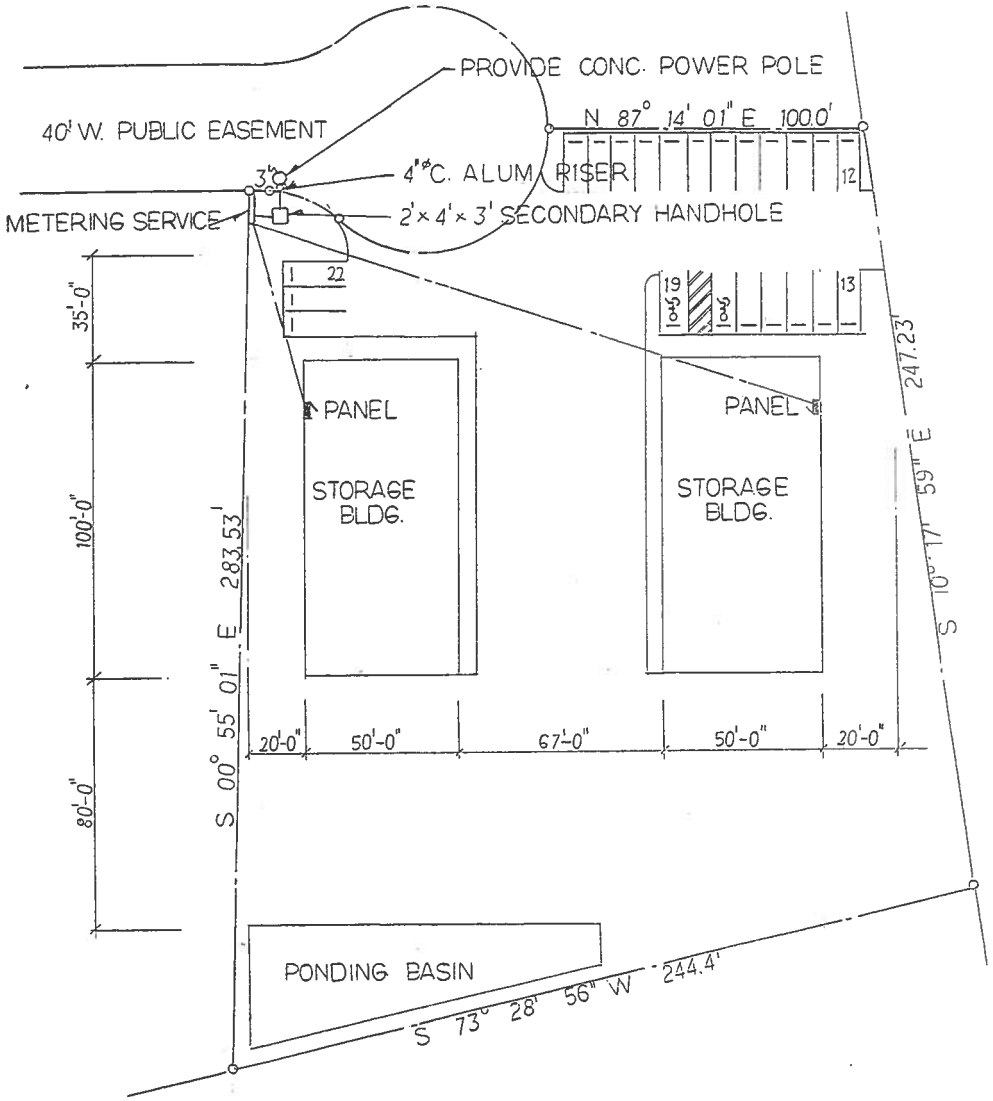
EXISTING	NEW	DESCRIPTION	REMARKS
		PROPERTY	

■ SCOPE OF WORK

1. CHINESE BETEL – NUT PALM
2. WEDELIA
3. UMBRELLA TREE
4. COCONUT PALM BREE
5. PINKIXORA TREE
6. GRASS

OWNER	
LOCATION	LOT NO. 5223-6-NEW-9-R1, BARRIGADA, GUAM
PROJECT NAME	PROPOSED STORAGE BUILDING
SHEET CONTENTS	LANDSCAPING PLAN
SCALE	1" = 40'-0"
DRAWING NO.	C - 4

Doc No. 34GL-18-2570



1 / E-1 ELECTRICAL SITE PLAN
SCALE 1"= 40'- 0"

GPA NOTES

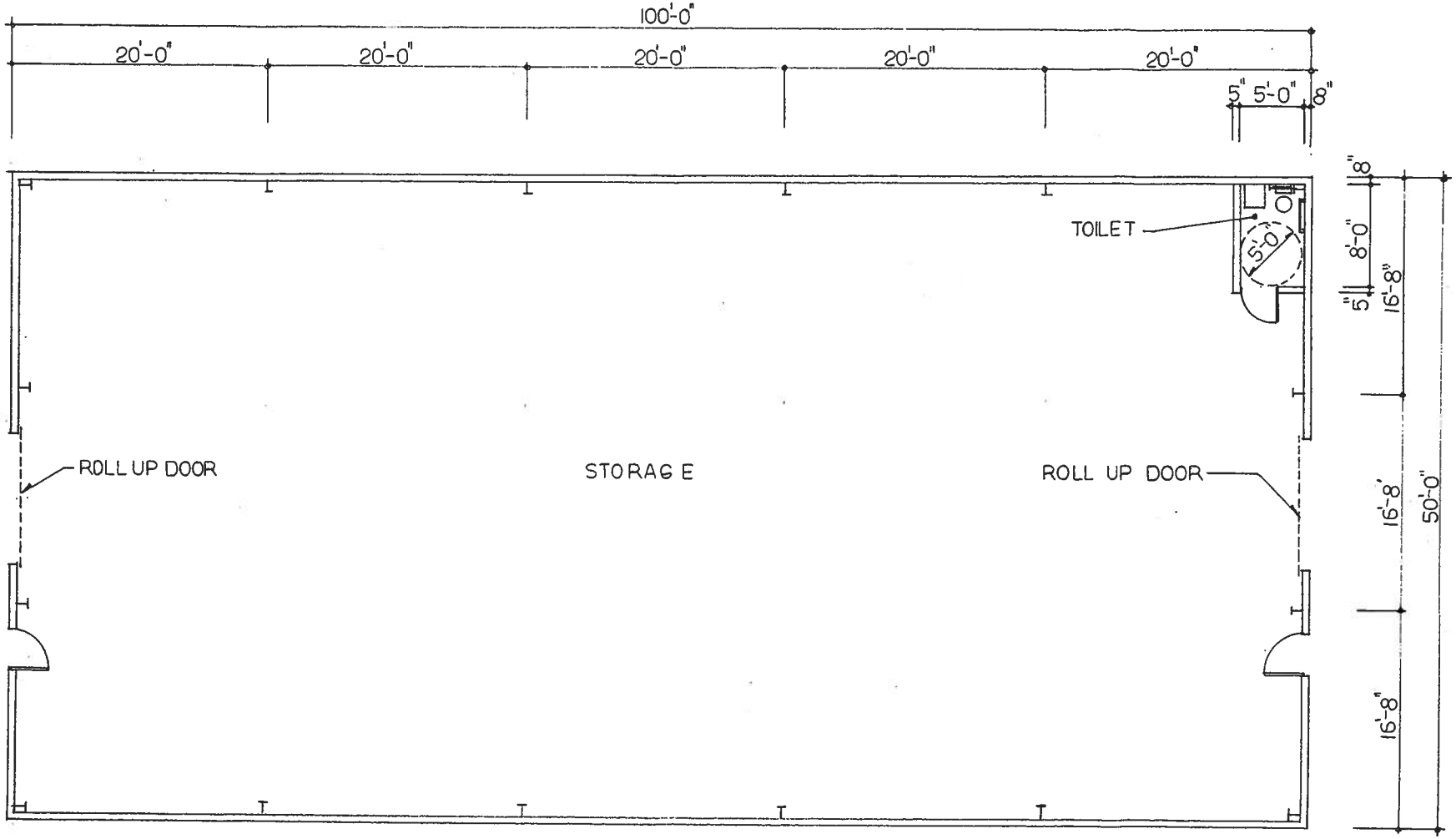
1. APPLICATION OF POWER MUST BE SUBMITTED 8 MONTHS IN ADVANCE BEFORE ACTUAL SERVICE CONNECTION TO ALLOW FOR DELIVERY OF GPA MATERIALS AND EQUIPMENT.
2. OWNER MUST GRANT EASEMENT FOR THE ROUTING AND LOCATION OF UNDERGROUND POWER LINES AND EQUIPMENT.
3. OWNER/CONTRACTOR MUST COORDINATE WITH GPA FOR THE INSPECTION OF TRENCH, CONDUIT LAYOUT, HANDHOLE, PAD & ETC. 48 HOURS ADVANCE NOTICE IS REQUITED.
4. ALL CONDUITS MUST BE CLEANED AND MANDRELLED IN THE PRESENCE OF GPA INSPECTOR.
5. ALL CONDUIT MUST BE PROVIDED WITH NYLON ROPE PULL WIRE OF 200 LBS. MINIMUM PULL STRENGTH.
6. ALL UNDERGROUND DUCTS, BENDS AND ELBOWS SHALL BE CONCRETE ENCASED THROUGHOUT THE WHOLE ROUTE.
7. ALL ABOVE GROUND GPA CONDUITS SHALL BE RIGID ALUMINUM CONDUIT. ALL BELOW GRADE GPA CONDUIT SHALL BE CONCRETE ENCASED PVC SCHEDULE 40.
8. GPA HANDHOLE, TRANSFORMER AND METER SHALL BE ACCESSIBLE 24 HOURS A DAY FOR MAINTENANCE AND METER READING.
9. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST NATIONAL ELECTRICAL CODE (NEC) AND NATIONAL ELECTRICAL SAFETY CODE (NESC).
10. CONTRACTOR/OWNER SHALL IDENTIFY THE REGISTERED LAND SURVEYOR (RLS) PROPERTY MARKERS/POINTS TO THE GPA INSPECTOR AT THE JOB SITE.
11. PROVIDE 3 FEET MIN. CLEARANCE ALL AROUND HANDHOLES, TRANSFORMERS, AND METERING EQUIPMENT FROM FENCE, WALLS, AND STRUCTURES.
12. CONTRACTOR/OWNER SHALL OBTAIN A REGISTERED LAND SURVEYOR TO PROVIDE NEW POLE STAKEOUT AND DOWN-GUY LOCATIONS. COORDINATE WITH GPA ENGINEERING FOR SPECIFIC REQUIREMENTS.
13. CONTRACTOR/OWNER SHALL OBTAIN A REGISTERED LAND SURVEYOR TO PREPARE EASEMENT EXHIBITS FOR GPA POLES, HANDHOLES, TRNSFORMERS, OVERHEAD/UNDERGROUND POWER LINES AND OTHER ASSOCIATED POWER FACILITIES. COORDINATE WITH GPA ENGINEERING FOR SPECIFIC REQUIREMENTS.
14. ALL SURVEY STAKEOUTS, MAPS, AND EASEMENT DOCUMENTS SHALL BE FIELD VERIFIED BY GPA.

SCOPE OF WORK

1 1-4" C. ALUM. RISER
2 PROVIDE CONC. POWER POLE
3 4" C. WITH CONCRETE. ENC.
4 SECONDARY HANDHOLE
5 GUARD POST
6 METERING SERVICE
7 PANEL "A" & PANEL "B" : STORAGE

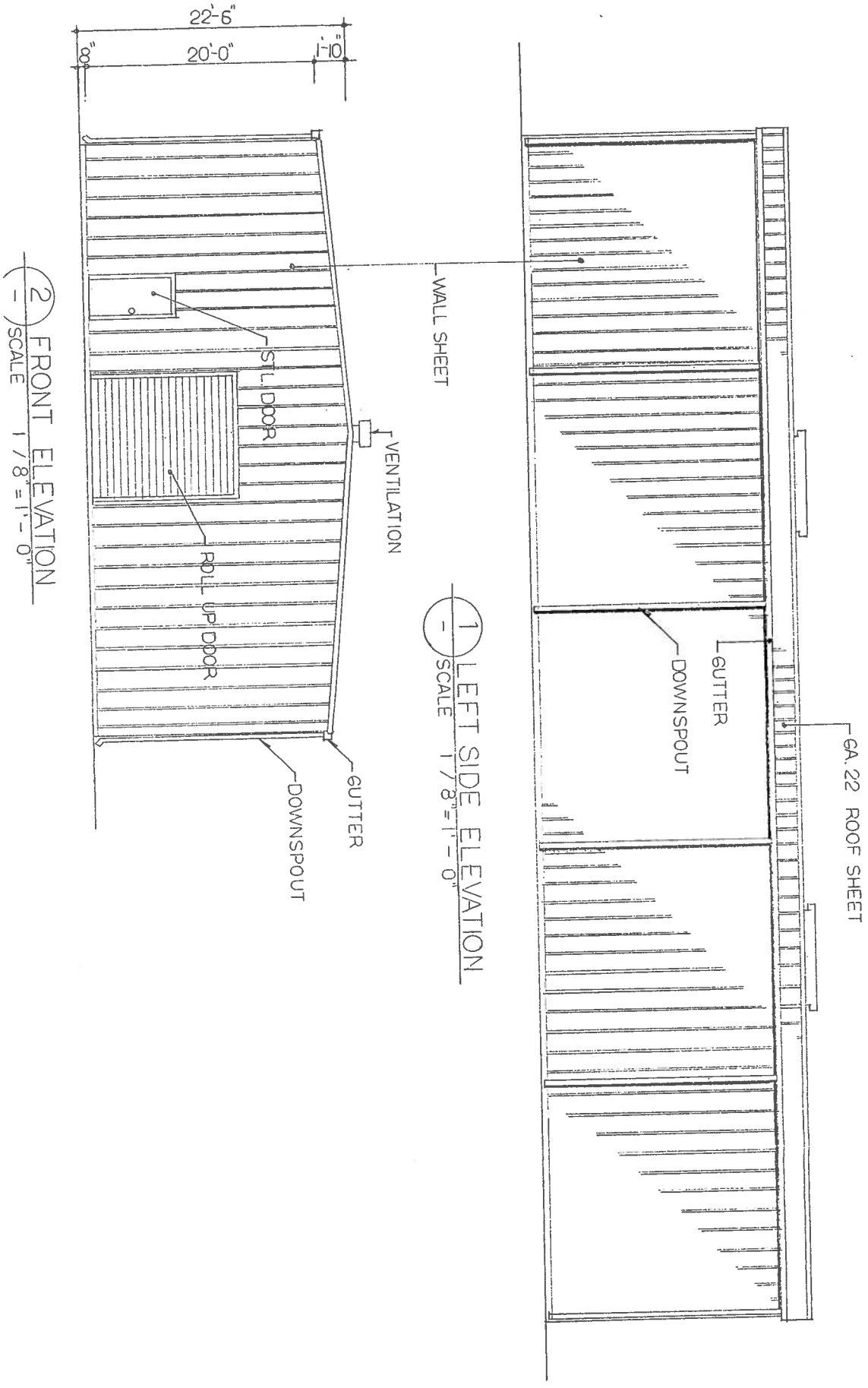
OWNER	
LOCATION	LOT NO. 5223-6-NEW-9-R1, BARRIGADA, GUAM
PROJECT NAME	PROPOSED STORAGE BUILDING
SHEET CONTENTS	ELECTRICAL SITE PLAN
SCALE	1" = 40'-0"
DRAWING NO.	E - 1

Doc. No. 34GL-18-2570.



1 / — FLOOR PLAN
SCALE 1/8"=1'-0"

Doc. No. 34GL-18-2570


22'-6"
20'-0"
1'-10"
WALL SHEET
STL. DOOR
VENTILATION
ROLL UP DOOR
GUTTER
DOWNSPOUT
2 FRONT ELEVATION
SCALE 1/8" = 1'-0"
1 LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"
DOWNSPOUT
GUTTER
6A. 22 ROOF SHEET

Storm Drainage Calculations

Lot 5223-6-NEW-9-R1

Barrigada, Guam

DESIGN OF STORM DRAINAGE CALCULATION

1.0 DESIGN CRITERIA

1.1 EXCEEDANCE FREQUENCY	5 % STORM DRAINAGE SYSTEM
1.2 RAINFALL INTENSITY	2.6 iph AT 5 % PERCENT EXCEEDANCE - 1 HOUR RAINFALL
1.3 TIME OF CONCENTRATION	10 MINUTES MINIMUM - PIPE SYSTEM AND LAND TRAVEL DRAINING 100 ACRES OR LESS
1.4 VELOCITY RANGE	2 FPS MINIMUM, 10 FPS MAXIMUM
1.5 ROUGHNESS COEFFICIENT, n	0.015
1.6 RUN-OFF COEFFICIENT, c	
1.6.1 A.C. OR CONCRETE	0.90
1.6.2 ROOF	0.95
1.6.3 GROUND	0.65
1.7 ASSUME PERCOLATION RATE	0.496 INCH PER MINUTE 0.0413 FEET PER MINUTE

2.0 REFERENCES

2.1 GUAM STORM DRAINAGE MANUAL
2.2 FLOODING AND DRAINAGE MANUAL, CORPS OF ENGINEERS

3.0 ATTACHMENTS

3.1 FIGURE 5-8, 5-20, 5-32 OF THE GUAM STORM DRAINAGE MANUAL
3.2 FIGURE 6.1 DEPTH-DURATION GRAPH OF THE GUAM STORM DRAINAGE MANUAL,

1. DETERMINE OF RAINFALL INTENSITY I AT VARIOUS TIME INTERVAL;

DURATION	DEPTH (INCH)	INTENSITY (IN/HR.)
30 MIN.	2.5	5.0
1 HR..	3.2	3.2
2 HR..	4.3	2.15
3 HR..	5.0	1.67
6 HR..	6.7	1.11

2. DETERMINE RUN-OFF COEF. "C"

a) PAVED PARKING	13,705 SF	= 0.301 AC.
b) BUILDING	10,000 SF	= 0.22 AC
c) GROUND	17,600 SF	= 0.387 AC
TOTAL AREA	41,305 SF	= 0.908 AC

COMPUTATION OF "C"

a) PAVED PARKING	0.301 / 0.908	x 0.90	= 0.298
b) BUILDING	0.22 / 0.908	x 0.95	= 0.230
c) GROUND	0.387 / 0.908	x 0.65	= 0.277
TOTAL "C"			= 0.805

3. RUN-OFF COEFFICIENT "C" = 0.81

4. INFLOW VOLUME, Q AT DIFF. RAINFALL INTENSITIES WITH CORRESPONDING TIME INTERVALS

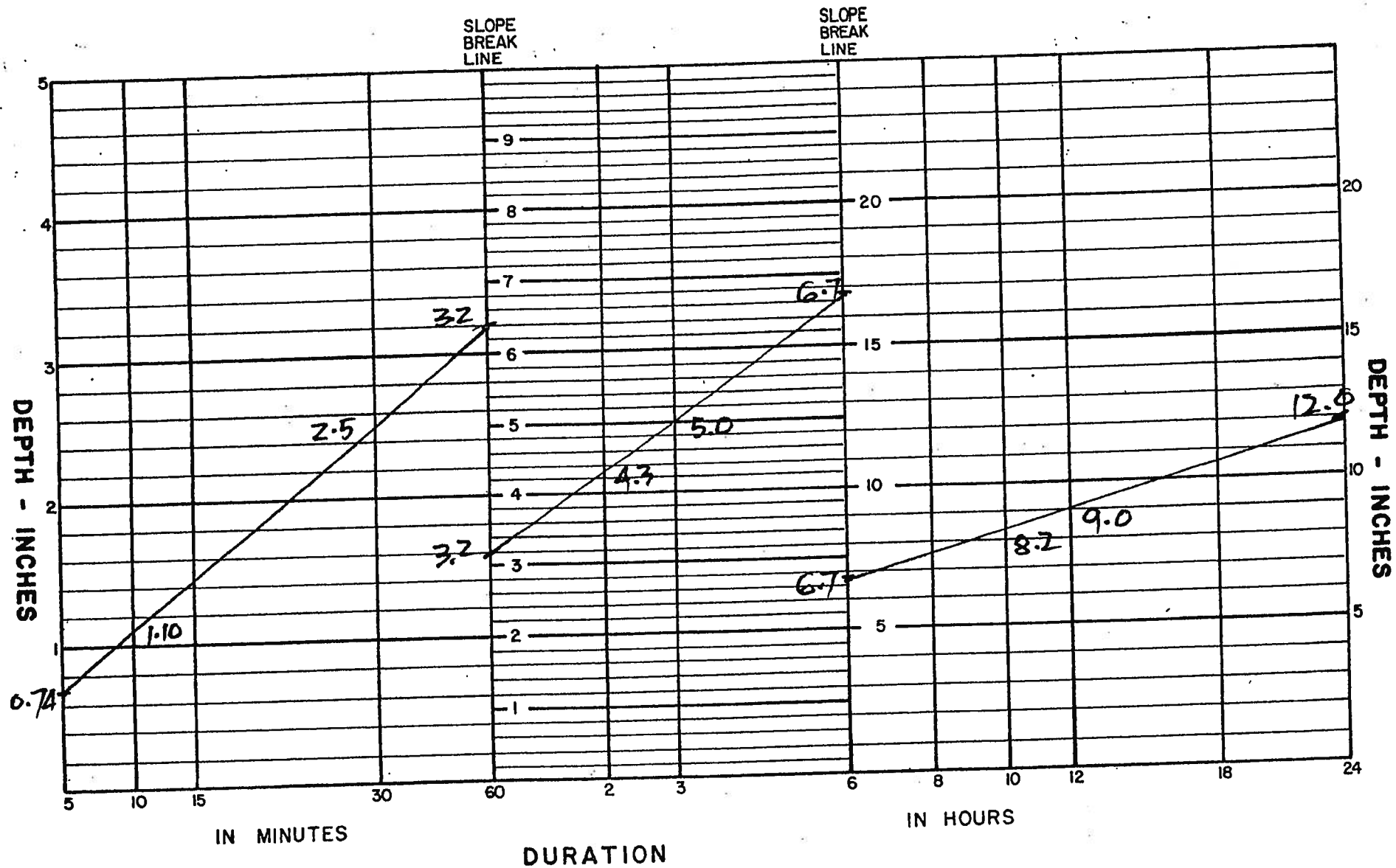
DURATION	INTENSITY (IN/HR.)	FLOW RATE Q = CIA	INFLOW VOLUME (CF)
30 MIN.	5.0	3.67	6,619
1 HR..	3.2	2.35	8,472
2 HR..	2.15	1.58	11,385
3 HR..	1.67	1.22	13,265
6 HR..	1.11	0.81	17,633

5. PERCOLATION & STORAGE CALCULATIONS

TRY PONDING BASIN AREA	= 20' X 60' = 1,200 SF
DESIGN PERCOLATION RATE	= 0.496 INCH / MINUTE
AS PER GEO-ENG'G & TESTING	= 0.0413 FT / MIN.

DURATION	INFLOW VOLUME (CF)	OUTFLOW VOLUME (CF)	REQUIRED STORAGE VOLUME (CF)
30 MIN.	6,619	1,486	5,133
1 HR..	8,472	2,974	5,498
2 HR..	11,385	5,947	5,438
3 HR..	13,265	8,920	4,345
6 HR..	17,633	17,841	- 208

6. MAXIMUM REQUIRED STORAGE = 5,498 CF
TRIAL PONDING BASIN = 20' x 60' x 5.~~0~~' D = 6,000 CF > 5,498 CF
BOTTOM AREA OF PONDING BASIN = 1,200 SF



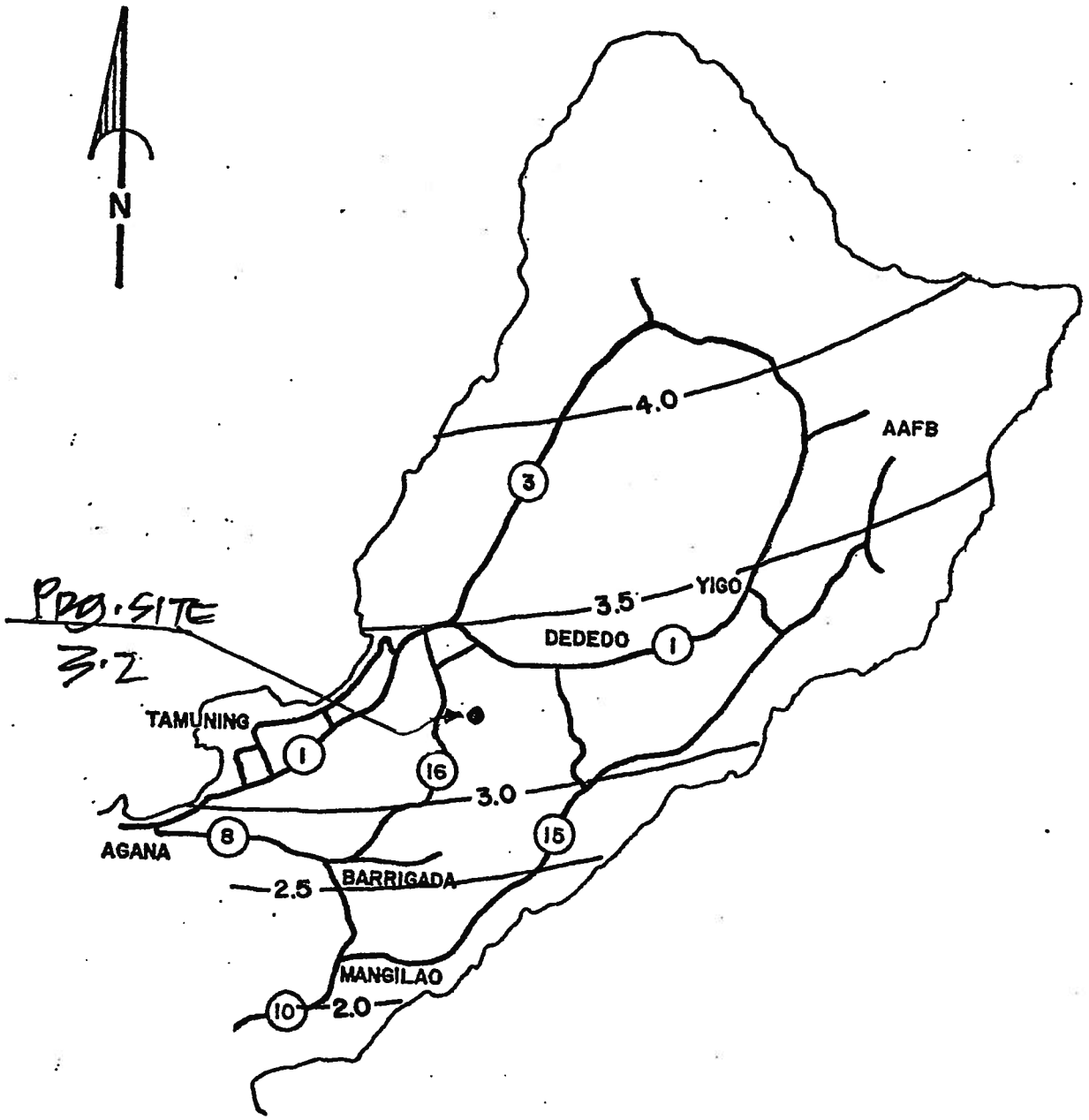
NOTE: 5 - MIN = 0.23 x 1-HR

= 0.23 × 3.2

= 0.736

FIGURE 6-1: DEPTH - DURATION GRAPH

Doc. No. 34GL-18-2570.



GRAPHIC SCALE

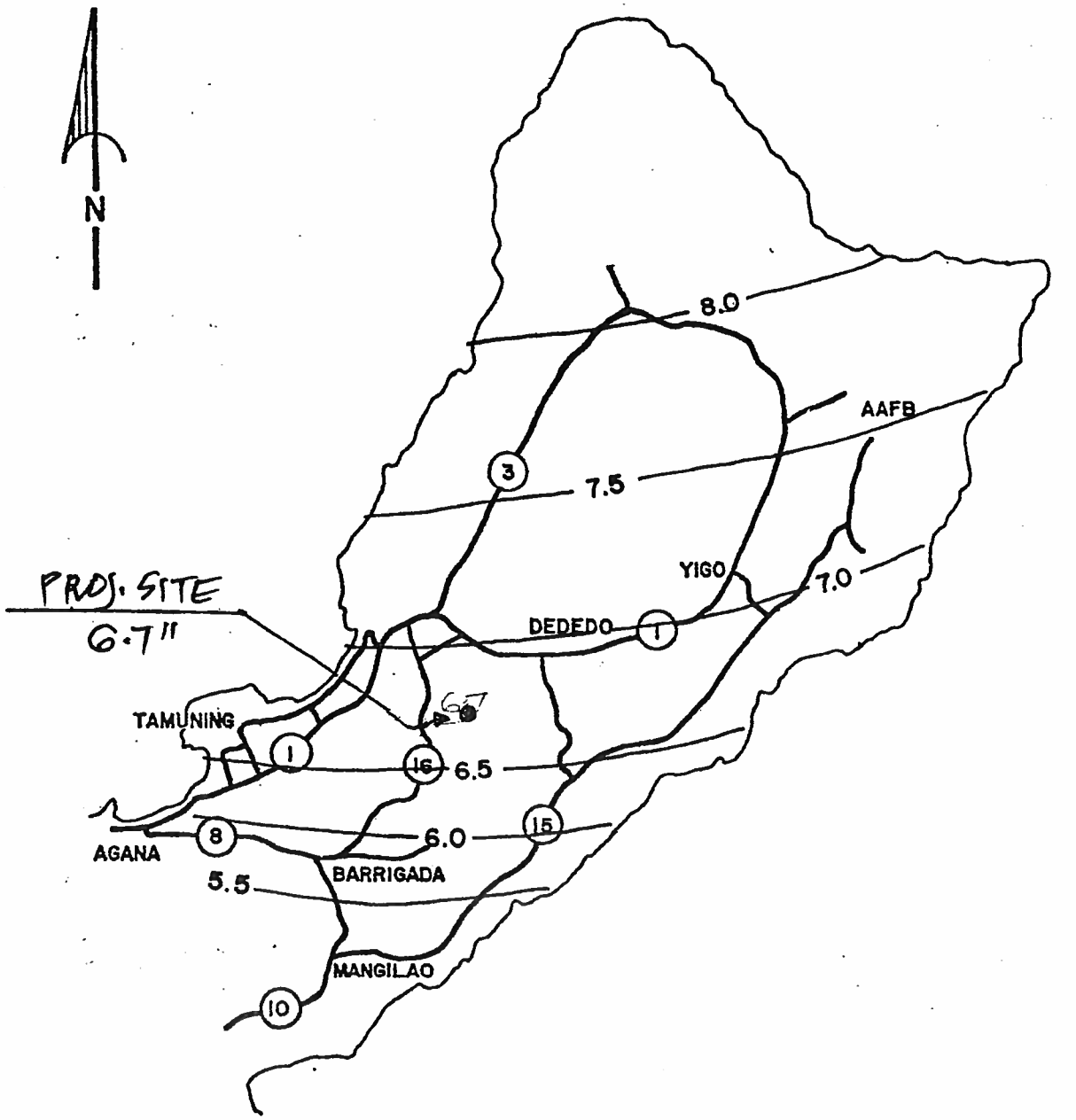
1 .5 0 1 2 3

MILES

GUAM STORM DRAINAGE MANUAL
GUAM COMPREHENSIVE STUDY
U. S. Army Corps of Engineers
Honolulu District

NORTH GUAM
1 HOUR RAINFALL, IN INCHES
AT 5% EXCEEDANCE FREQUENCY

FIGURE 5 - 8



GRAPHIC SCALE

1 .5 0 1 2 3

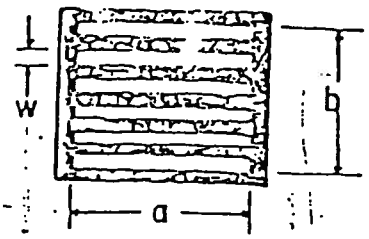
MILES

GUAM STORM DRAINAGE MANUAL
GUAM COMPREHENSIVE STUDY
U. S. Army Corps of Engineers
Honolulu District

NORTH GUAM
6 HOUR RAINFALL, IN INCHES
AT 5% EXCEEDANCE FREQUENCY

FIGURE 5 - 20

Doc. No. 34GL-18-2570.



$P = 2(a + b)$

$A = 6\,aW$

INLET CAPACITY OF GRATE AT SAC

Plate 2.6-0658

Cold Water Calculations

Lot 5223-6-NEW-9-R1

Barrigada, Guam

POTABLE WATER PIPE

REFERENCE : GWA STANDARD OF SEWER SYSTEM
UNIFORM PLUMBING CODE 1997 EDITION

USE ACTUAL FUTURE UNIT COUNTING

TABULATED EQUIVALENT FIXTURE UNITS

FIXTURE	NO. OF FIX. UNITS	NO. OF FIXTURE	TOTAL NO. OF FIXTURE UNITS
WATER CLOSET	3	4	12
LAVATORY	1	4	4
MOP SINK	2	4	8
HOSE BIBB	3	3	9
GRAND TOTAL OF NUMBER OF FIXTURE UNITS			33 FU

PER TABLE 7-5 OF UNIFORM PLUMBING CODE THE CAPACITY OF 4" PIPE IS 216 FU WHICH IS EQUAL TO 130 GPM

ACTUAL CALCULATED MAXIMUM NUMBER OF UNITS IS = 33 FU

CONVERT FIXTURE UNIT TO GAL PER DAY

500 FU = 124 GPM
CONVERT 33 FU TO GAL PER MIN.
500 FU / 33 FU = 124 GPM / X
X = 8.184 GAL. / MIN.
AVERAGE USE AT 60 MIN. INTERVAL
DEMAND "Q" = 8.184 GAL/MIN. x 24 HR. / DAY x 60 MIN. / HR. = 11,785 GPD

THE REQUIRED FLOW FOR 8.184 GPM < ACTUAL CAPACITY OF 4" PIPE = 130 GPM

Electrical Calculations

Lot 5223-6-NEW-9-R1

Barrigada, Guam

ELECTRICAL DESIGN ANALYSIS

" ELECTRICAL CALCULATIONS"

DEMAND LOAD – NEW PANEL "A" & "B" – STORAGE BLDG.

DESCRIPTION	C.L.	D.F.	D.L.
LIGHTS	7.5	1.0	7.5
RECEPTACLE	7.6	1.0	7.6
WATER HEATER	3.0	1.0	3.0
SIGN BOARD	1.5	1.0	1.5
FACP	1.0	1.0	1.0
AIR CON	10.0	1.0	10.0
SPARE	10.0	1.0	10.0
	40.6 KVA		40.6 KVA

D.F. = 40.6 / 40.6 = 1.0
I = 40.6 / 0.36 = 112.77 AMPS

USE 120/208 VOLTS, 3P, 4W, 200 AMPS MAIN BREAKER
AND 4#3/0 THW, 1#4 GRD. WIRE IN 2-1/2"C.

TOTAL DEMAND LOAD

PANEL "A" + "B" = 40.6 KVA + 40.6 KVA = 81.2 KVA

I = 81.2 KVA / 0.36 = 225.55 AMPS

USE 120/208 VOLTS, 3P, 4W, 400 AMPS MAIN BREAKER
AND 1 SET OF 4#500 MCM AND 1 # 4/0 GRD. WIRE IN 4" C.

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

EDDIE B. CALVO
Governor of Guam

RAY TENORIO
Lieutenant Governor of Guam

MONTE MAFNAS
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

[2012-43]

Website:
http://dlm.guam.gov

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

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383

March 12, 2013

Honorable June Blas
Mayor of Barrigada

Dear Mayor:

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

The Applicant, Christine Joon Chang, represented by Ignacio F. Santos, request for a Zone Change from "A" (Rural) to "M-1" (Light Industrial) zone to construct two warehouse buildings to house building materials, on Lot 5223-6-NEW-9-R1, in the Municipality of Barrigada, under Application No. 2012-43.

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, Tuesday, April 2, 2013 at 6:00 p.m.**

Please confirm the time, date and place.

Si Yu'os Ma'ase,

MARVIN Q. AGUILAR
Guam Chief Planner, Acting

Received
3.19.13
Barrigada Mayor's Office
124 Luayao Lane
Barrigada, Guam 9691[illegible]

Attachment:
Application Packet

ATTACHMENT 3

ATTACHMENT 4

PUBLIC HEARING MINUTES

[PLEASE REFER TO ATTACHMENT 5 – STAFF REPORT]

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

June 21, 2018

MEMORANDUM

To: Chairman, Guam Land Use Commission

From: Guam Chief Planner

Subject: Staff Report – Zone Change Request
(Application No. 2012-43)
Lot 5223-6-NEW-9-R1, Municipality of Barrigada

1. PURPOSE:

a. **Application Summary:** The applicant, Christine Joon Chang, represented by Mr. Igancio Santos is requesting approval for a Zone Change of Lot 5223-6-NEW-9-R1, Municipality of Barrigada, from "A" (Rural) to "M-1" (Light Industrial) Zone for a proposed warehouse.

b. **Legal Authority:** Sections 61630 to 61638 of Chapter 61 (Zoning Law), Title 21, GCA (Real Property)

2. FACTS:

a. **Location:** The subject lot is located along a 40-foot unnamed public access street about 1,650 feet east and inward of Route 16, with the entrance to this street located north and at the corner of the Conwood hardware store (**see Attachment 1).**

b. **Lot Area:** 5,271 Square Meters or 56,733 Square Feet
(Ref: LM Map No. 274FY86)

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

d. **Field Description:** The property is vacant with no structures located within the lot. It is occupied by overgrown vegetation and trees.

e. **Masterplan:** Rural-Agricultural

f. **Community Design Plan:** Conservation/Open-Space

g. **Previous Commission Action:** None.

3. **APPLICATION CHRONOLOGICAL FACTS:**

a. **Date Application Accepted:** July 25, 2012

b. **Date Heard by ARC:** August 16, 2012

c. **Public Hearing Results:** On April 2, 2013, a Public Hearing was conducted at the Barrigada Community Center. Present were DLM Planning Division staff, the applicant's representative, the Barrigada Mayor and Vice Mayor, members of the Municipal Planning Council and two concerned citizens.

Mr. Ike Santos presented the application to those in attendance; the requested zone change is to allow the construction of two warehouses to store building materials. Mayor June Blas expressed concern about the proposed use over the Northern Aquifer. Another concern of the public is that if the zone change is approved, any light industrial activity can occur in those warehouses. There is concern for the storage of paint and other chemicals that will affect air quality and impact the surrounding residents. Mr. Castro, a member of the Barrigada Municipal Planning Council noted that the road is in poor condition but recommended that the applicant seek out the other property owners to share the cost for making road improvements to the 40 feet wide right of way. There was also a request to install a 6-inch water line as opposed to a 2-inch water line so that existing uses are not negatively impacted. There were no other concerns or comments and the hearing concluded shortly after.

a. **Posting of Public Notice:** Pursuant to Title 21GCA, Ch.61, §61633 (b)(1-2) regarding posting of public notice, a photo of the billboard is provided (**see Attachment 2).**

b. **Review by Municipal Planning Council (MPC):** Pursuant to Title 21GCA, Ch.61, §61638, no MPC resolution from the Barrigada MPC has been forwarded to Planning Division as of preparation of this report.

4. **STAFF ANALYSIS:** As proposed by this application, the request is to change the existing designated "A" (Agricultural/Rural) zone of the subject lot to "M-1" (Light Industrial) in order to construct two warehouses. If favorably considered, the proposed development must to meet the minimum requirements for setbacks, height, parking, on site storm water retention, and landscaping.

A request for a change of zone must address positive impacts contributing to Public Necessity, Convenience and General Welfare. Justification to support these caveats is provided for in the application as the proposed construction of warehouses underscores the need for revitalizing the image of development within the area and perhaps from a perspective of providing consistency as may be vetted to surrounding development. It affords convenience through the availability of warehousing service, or for such matter activities associated light-industrial services within the area of a major thoroughfare, Route 16.

The development trend shows growth from rural residential to commercial/light industrial uses within the area, and future commercial/light industrial growth is

foreseeable as this property lies less than 500 feet inland from Route 16. This and the existence of adequate infrastructure will accommodate and serve the growth of this area.

With respect to protecting the welfare of the general public, a critical 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 1 (APZ I) and Ldn (noise level) of 65-70 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. The AICUZ requirements do not favor residential development within the area as opposed to commercial/industrial, agricultural, golf courses or open space. As such, it is the position of Planning Staff that the area is best suited for industrial type uses followed by commercial activities/uses.

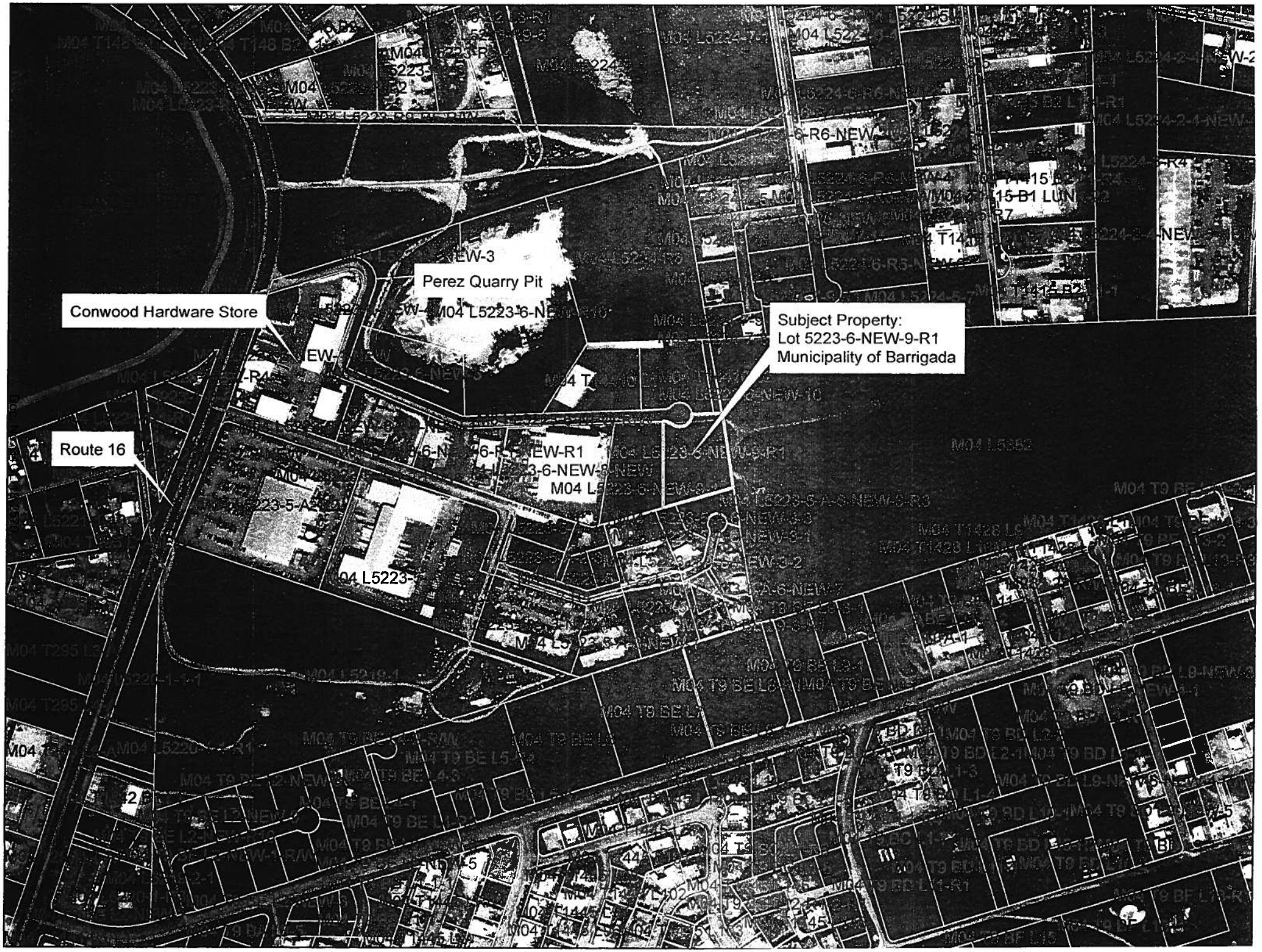
Since the lot is presently zoned "A", the required "Agricultural Impact Statement" indicated no major impacts to any agricultural activity and to any environmental issues regarding endangered species and habitat. We have reviewed the submitted ARC positions and find that there are "No Objections with conditions" for the zone change. We find within the context of the application, justification that the public necessity, convenience and general welfare, adequately supports a positive action on the zone change request.

5. **RECOMMENDATION:** Based on the above, Planning Staff recommends **Approval** with the following condition:

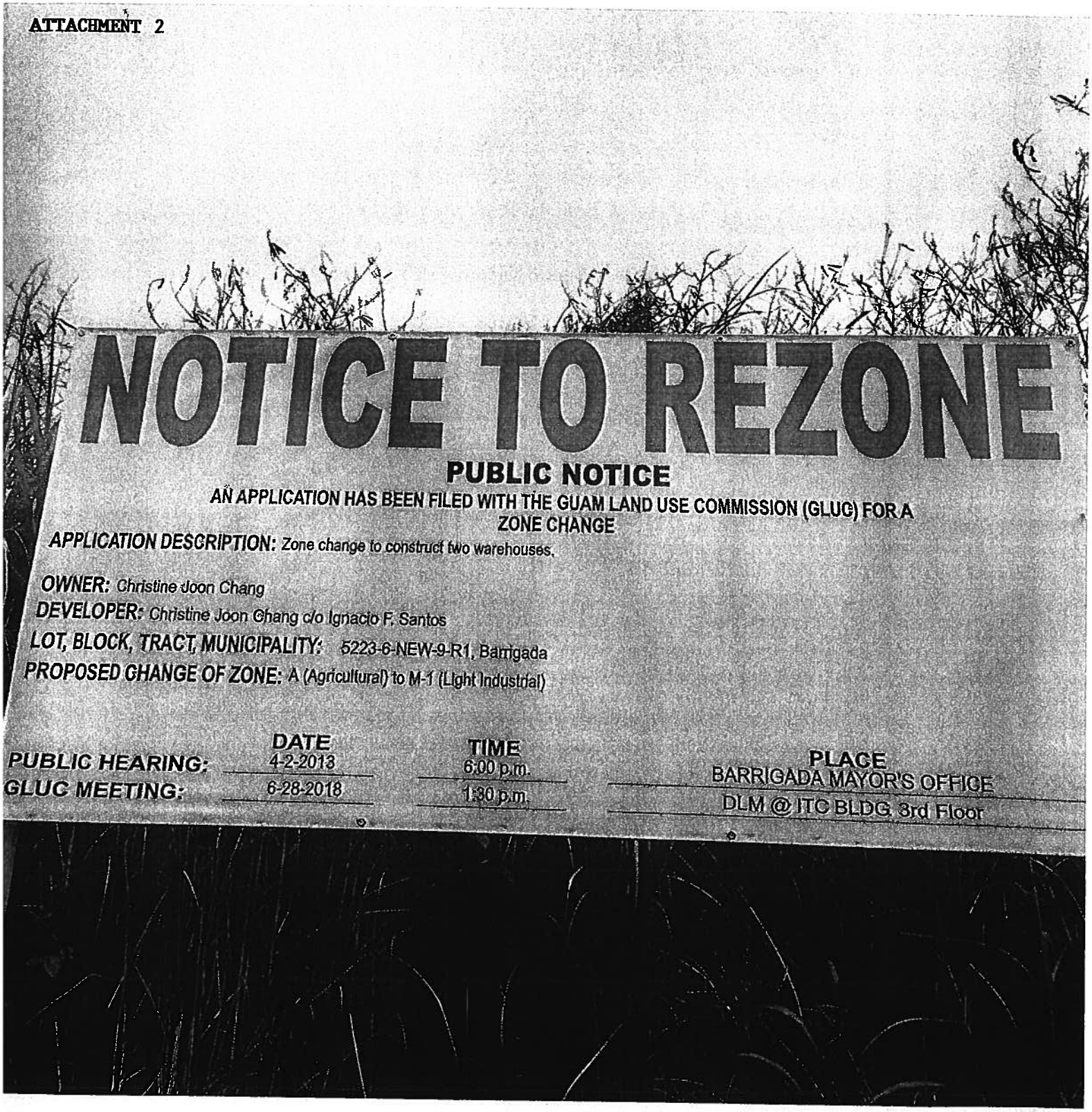
That the applicant adheres to the ARC conditions as stipulated on their Position Statements.

Marvin Q. Aguilar

Attachments: Location Map
Public Notice Sign


Perez Quarry Pit
Conwood Hardware Store
Subject Property:
Lot 5223-6-NEW-9-R1
Municipality of Barrigada
Route 16

ATTACHMENT 2



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

June 21, 2018

MEMORANDUM

TO: Guam Land Use Commission (GLUC) Members

FROM: Chairman, Application Review Committee (ARC)

SUBJECT: Summary of Position Statements by ARC Members

RE: Zone Change Application – 2012-43

Listed below are the APPLICATION REVIEW COMMITTEE POSITION STATEMENTS as submitted:

PERMANENT VOTING MEMBERS

1. DEPARTMENT OF LAND MANAGEMENT: Recommend APPROVAL WITH CONDITIONS as follows:
   That the Applicants adhere to all ARC recommendations as provided in their respective position statements.

2. GUAM ENVIRONMENTAL PROTECTION AGENCY:
   No Position Statement has been received as of the date of this Memorandum of June 21, 2018.

3. DEPARTMENT OF AGRICULTURE:
   Agriculture has reviewed the subject lot and request for a "Zone Change" from an "Agricultural" to an "M1" zone and finds that there are no major impacts to any agricultural activity and to any environmental issues regarding endangered species and habitat. However, our agency does recommend and require that proper mitigation measures are in place to prevent spillage of any industrial chemicals associated with any development activities. This is to protect our "Northern Aquifer" the major source of Guam's drinking water. To also aide in protecting our environment Agriculture encourages the land owner and developer to incorporate a landscaping plan that includes indigenous and/or fruit tree species planted on the site. These trees will help filter chemical pollutants and have the added benefits of windbreak protection, shading and an aesthetic component to enhance the area.

4. GUAM WATER WORKS AUTHORITY:
   No Position Statement has been received as of the date of this Memorandum of June 21, 2018.

5. GUAM POWER AUTHORITY:
Comments and Recommendations Concerning GPA requirements:
   - 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 structure.
   - 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 electrical utility easements in accordance with NESC and GPA requirements.
   - Developer/Owner shall provide necessary electrical 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.
   - 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.
   - A system impact assessment may be required to determine the effect of this facility on GPA's existing power facilities.
   - 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.

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

6. DEPARTMENT OF PARKS AND RECREATION:
No Position Statement has been received as of the date of this Memorandum of June 21, 2018.

7. DEPARTMENT OF PUBLIC WORKS:
No Position Statement has been received as of the date of this Memorandum of June 21, 2018.

8. BUREAU OF STATISTICS AND PLANS:
Based on our review of the subject application as submitted, the Bureau provides the following comments and/or concerns:

   1. The Bureau believes the proposed activity is consistent with existing activities in this particular area. According to the AICUZ (Air Installation Compatible Use Zone) study and maps, this area is classified as APZ 1 (Accident Potential Zone), Ldn 65-70 (day-night average sound level). The AICUZ area represents the environs of an air facility, both on and off station, that are impacted by either safety hazards of noise from aircraft operations. APZ 1, Ldn 65-70 is described as imposing a lessened degree of hazard but is still of strong enough impact to seriously affect residential or populated areas. The area is loud, but more tolerable in soundproofed structures. Industrial and commercial activities would be acceptable, along with agricultural uses.
   2. Given that the adjacent lot and lots nearby are a warehouse/equipment storage type activity and the activity due west is a light industrial/commercial land use

(Conwood Hardware), the Bureau views the proposed zone change for auto repair and safety inspection activity expansion as a compatible activity.

3. Because the subject lot is located over the Northern Lens, we are concerned with oil petroleum and lubricants that may be stored or used on site. Also, we are concerned with the potential of these fluid accidentally making their way to the ground and seeping below. Steps must be taken to ensure that the Pollution Protection Plan is submitted to Guam Environmental Protection Agency (GEPA) for approval.

4. Should the zone change be approved, the Bureau recommends that there are measures to ensure that the property will be landscaped in such a way to provide a buffer between the subject lot and residential dwellings. This will improve the area in order to be aesthetically pleasing but also help reduce storm water runoff.

5. Because the site is presently an agricultural designated lot, we suggest that the applicant coordinate with the Department of Agriculture for an Agricultural Impact Statement.

6. This area is not served by public sewer. The closest sewer line in the immediate vicinity is along Route No. 16. The applicant proposes a sanitary holding tank to handle all wastewater from the proposed project. Due to the activity proposed, the Bureau believes waste water generated from the site will be minimal. However, the Guam Environmental Protection Agency (GEPA) and the Guam Waterworks Authority (GWA) will be the entities to determine the appropriateness of a sanitary holding tank.

In light of the increase of development and need for warehouse activity, the Bureau finds the proposed zone change request to adequately justify public necessity, public convenience and general welfare, and therefore recommends approval. With regards to the proposed church, the use is permitted in an "M-1" zone. The Bureau hopes our concerns and recommendations are taken into consideration as the commission reviews this application and makes its final decision.

EX-OFFICIO MEMBERS

1. DEPARTMENT OF PUBLIC HEALTH and SOCIAL SERVICES:
   No Position Statement has been received as of the date of this Memorandum of June 21, 2018.

2. GUAM FIRE DEPARTMENT:
   No Position Statement has been received as of the date of this Memorandum of June 21, 2018.

3. GUAM ECONOMIC DEVELOPMENT AUTHORITY:
   No Position Statement has been received as of the date of this Memorandum of June 21, 2018.

4. GUAM PUBLIC SCHOOL SYSTEM:
   No Position Statement has been received as of the date of this Memorandum of June 21, 2018.

5. DEPARTMENT OF CHAMORRO AFFAIRS:
No Position Statement has been received as of the date of this Memorandum of June 21, 2018.

Marvin Q. Aguilar
Chairman, ARC

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

Thomas A. Morrison
Director

RECEIVED
SEP 28 2012
Department of Land Management
Time: 3:55 Init: CB

RECEIVED
SEP 28 2012
POSTED
CB

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. 2012-43**; Lot 5223-6-NEW-9-R1, Barrigada; Christine Joon Chang; Zone Change – A to M-1; Proposed Use: Storage & Warehouse.

The applicant is requesting to rezone the subject lot from "A" (agriculture) to "M-1" (light industrial) in order to construct two warehouse facilities with an area of 5,000 square ft. per warehouse. According to the applicant's representative, the warehouses will be used to store construction materials. The property is 5,271 square meters or 1.42 acres in land area and is adjacent to an existing heavy equipment, construction and warehouse facility. Access to the property is via Route 16 onto an unnamed street north of Conwood Products Inc. on the foot of Barrigada Heights. The surrounding land uses within a 750 feet radius consists of a warehouse, construction material sales yard, auto repair shop, a quarry and single family dwellings.

Based on our review of the subject application as submitted, the Bureau provides the following comments and/or concerns.

1. The Bureau believes the proposed activity is consistent with existing activities in this particular area. According to the AICUZ (Air Installation Compatible Use Zone) study and maps, the area is classified as APZ 1 (Accident Potential Zone), Ldn 65-70 (day-night average sound level). The AICUZ area represents the environs of an air facility, both on and off station, that are impacted by either safety hazards of noise from aircraft operations. APZ 1, Ldn 65-70 is described as imposing a lessened degree of hazard, but is still of strong enough impact to seriously affect residential or populated areas. The area is loud, but more tolerable in soundproofed structures. Industrial and commercial activities would be acceptable, along with agricultural uses.

2. Given that the adjacent lot is a warehouse/equipment storage activity and the activities due west and northwest are all light industrial/commercial land uses, the Bureau views the proposed zone change for construction storage and warehousing as a compatible activity.

3. Because the subject property is located above the Northern Lens, we are concerned with the type of construction materials that will be stored within the

10.3.12

proposed warehouses. Steps must be taken to ensure that the Pollution Protection Plan is submitted to Guam Environmental Protection Agency (GEPA) for approval.

4. Should the zone change be approved, the Bureau recommends that there are measures to ensure that the property will be landscaped in such a way to provide a buffer between the subject lot and residential dwellings. This will improve the area in order to be aesthetically pleasing but also help reduce storm water runoff.

5. Because the site is presently an agricultural designated lot, we feel that the Department of Agriculture should provide an Agricultural Impact Statement.

6. The area is not served by public sewer. The closest sewer line in the immediate vicinity is along Route No. 16. The Applicant proposes a sanitary holding tank to handle all wastewater from the proposed project. Due to the activity proposed, the Bureau believes waste water generated from the site will be minimal. However, the Guam Environmental Protection Agency (GEPA) and the Guam Waterworks Authority (GWA) will be the entities to determine the appropriateness of a sanitary holding tank.

In light of the increase of development and need for warehouse activity, the Bureau finds the proposed zone change request to adequately justify public necessity, public convenience and general welfare, and therefore recommends approval. In addition, the Bureau hopes our concerns and recommendation are taken into consideration as the commission reviews this application and makes its final decision.

THOMAS A. MORRISON

Cc: GEPA
DoAG
DPW
DPR
GWA

GUAM POWER AUTHORITY

ATURIDÅT ILEKTRESEDÅT GUAHAN

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

August 23, 2012

RECEIVED

AUG 28 2012

Department of Land Management

Time: 2:40 Intl: CB

MEMORANDUM

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

From: General Manager

Subject: Lot 5223-6-NEW-9-R1, Municipality of Barrigada, (Christine Joon Chang); Zone Change Application from "A" (Agricultural) to "M-1" (Light Industrial) to construct two (2) warehouse buildings. **Application No. 2012-43**

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.

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.

JOAQUIN C. FLORES, P.E.

ASG/arp

Department of Agriculture
Dipåttamenton Agrikottura

RECEIVED
JUL 11 2016
Department of Land Management
Time 7:58 Intl

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

POSTED 7.11.16

July 8, 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 & Environmental Impact Statement" for a "Zone Change" request from an "Agricultural Zone" to an "M1" on Lot 5223-6-NEW-9-R1 located on a private road off of Rte. 16 and behind Conwood Lumber in the Municipality of Barrigada (Christine Joon Chang).**

Agriculture has reviewed the subject lot and request for a "Zone Change" from an "Agricultural" to an "M1" zone and finds that there are no major impacts to any agricultural activity and to any environmental issues regarding endangered species and habitat. However, our agency does recommend and require that proper mitigation measures are in place to prevent spillage and contamination by any industrial chemicals associated with any development activities that are typical of "M1" Light Industrial Zones. These measures include absorption mats and catchment basins this is to protect our **"Northern Aquifer"** the major source of Guam's drinking water. To also aide in protecting our environment Agriculture encourages the land owner and developer to incorporate a landscaping plan that includes indigenous and/or fruit tree species planted on the site. These trees will help filter chemical pollutants and have the added benefits of windbreak protection, shading and an aesthetic component to enhance the area.

Please contact our **Agricultural Development Services & Forestry** divisions here at the agency for further assistance and guidance at 300-7972 & 7976 respectively. Our Forestry division grows and maintains these native tree species should you choose to incorporate them into the project. Contact their office for assistance and consultation at 300-7976. Please be aware that the increased loss of Guam's native habitat contributes to a diminished capacity to sustain and support a healthy island community.

ATTACHMENT 6

Candidate responds to Klitzkie petition

ELECTION'18

By Louella Losinio
louella@postguam.com

Lieutenant governor candidate David Cruz has responded to the petition filed by former Sen. Bob Klitzkie, who is seeking Cruz's removal from the Guam Department of Education payroll.

Cruz, who is running alongside gubernatorial candidate Sen. Dennis Rodriguez Jr., said his contract with the education department has been fully vetted.

"My contract went through all the legal vetting and approval process with GDOE, the (attorney general) and the governor's office. Bob Klitzkie is entitled to his own legal opinion. My pay and/or other issues with my contract are irrelevant to his argument. Those are memorandum of agreement conditions between the Air Force and GDOE," Cruz said.

Klitzkie sent the petition on Monday.

Attorney general's opinion sought

Meanwhile, GDOE already has asked the Office of the Attorney General to weigh in on the Klitzkie petition.

GDOE spokeswoman Isa Baza confirmed the department has received the petition.

"This is a contract that was reviewed and approved by the attorney general and governor of Guam," Baza said. "We have forwarded his concerns to the AG and will wait for input as we continue to review his argument."

Cruz, a retired Air Force officer, is a Junior Reserve Officer Training Corps instructor at John F. Kennedy High School. Just before he began campaigning for public office, the status of his employment changed from being a direct employee of GDOE to a contractor who is paid under a professional service agreement.

The petition, which was sent to GDOE Superintendent Jon Fernandez, stated he should "stop the illegal spending."

Klitzkie stated that if Fernandez agreed to change Cruz to a contract employee so Cruz could continue to receive pay from GDOE and run for public office, Fernandez would be in violation of campaign law.

Barrigada Heights review to wrap up in July, AG says

By John O'Connor
john@postguam.com

The Office of the Attorney General is a little more than half a month away from completing its review of leasehold files related to Chamorro Land Trust Commission properties in Barrigada Heights.

Attorney General Elizabeth Barrett-Anderson wrote to the commission on June 20 that her office anticipates completing the review by early July, with a recommendation to follow afterward.

In the meantime, the attorney general suggested that the commission consider hiring an administrative director.

The commission already has a director through Department of Land Management Director Michael Borja, who plays the role of administrative chief as the commission was merged with DLM.

The attorney general, however, is suggesting that CLTC hire a director dedicated only to the commission.

Sen. Frank Aguon Jr., on the other hand, is "absolutely" against the hiring of an administrative director. Aguon, who is a gubernatorial candidate, has been pursuing CLTC issues after constituents complained of flooding from development in the Barrigada Heights properties.

He has since introduced bills promising to improve government accountability. One of these include establishing a temporary receivership on DLM and CLTC. This would also displace the DLM director from duties related to CLTC.

"What is needed is a wholesale approach of establishing a moratorium on land leases, adoption of administrative rules and regulations, and the appointment of a local judge as the temporary receiver to weed out corruption and mismanagement from the root," Aguon said in a press release.

"The attorney general stopped short of saying that Director Michael Borja should be stripped of both his executive and administrative duties, effective immediately; and that the decision of the CLTC chair to place Director Borja in charge of auditing all other CLTC files was wrong."

The attorney general previously issued an opinion that leases without CLTC approval were voidable and leases issued after applicants switched or transferred lease rights were expressly void.

The CLTC is moving to rectify these issues.

Kumision Tano I Saina'ta
Guam Ancestral Lands Commission

NOTICE OF AWARD OF TITLE

The GUAM ANCESTRAL LANDS COMMISSION, pursuant to law, intends to Deed the following lot to the respective Grantee, which will extinguish the Claim only to the portion of the Lot addressed during the Title Hearing of June 13, 2018. Persons who wish to contravene the Determinations by the Commission must do so in writing within 10 days from the publication of this ad and submit it to the Director's Office at 590 S. Marine Corps Dr, ITC Bldg, Ste 733, Tamuning, Guam 96913.

Lot No	Municipality	Within Released Parcel	Awardee/Grantee
5294	Barrigada	GLUP Parcel 1AF nka Lot 5433 Mangilao (formerly Barrigada)	Juan Duenas Muna

Michael J.B. Borja, Director — This ad paid for with Government of Guam Funds.

GHURA
Guam Housing and Urban Renewal Authority
Aturidat Ginima' Yan Rinueban Siudat Guahan
117 Bien Venida Avenue • Sinajana Guam 96910
Phone: (671) 477-9851 • Fax: (671) 300-7565 TTY# (671) 472-3701
GHURA Website: www.ghura.org
EQUAL HOUSING OPPORTUNITY

INVITATION FOR BID
IFB#-GHURA-COCC-018-008-AMPS
This Ad is paid with funds from HUD

For: Sign Posts and Wall/Fence Signs with Installation for GHURA AMP Sites 1-4

Due Date & Time: Friday, July 6, 2018, 2:00 PM at the GHURA Main Office. Copies of the Bid Packet will be available at the GHURA Main Office in Sinajana starting June 21, 2018 between the hours of 8:00 A.M. - 12:00 P.M. and from 1:00 P.M. - 4:00 P.M. except on weekends and holidays. A PDF copy is available upon request. GHURA reserves the right to waive minor informalities, cancel this solicitation at any time and reject any and all bids. For more information please call the Procurement Office at 475-1356 or visit the GHURA website: www.ghura.org.

/s/ MICHAEL J. DUENAS
Executive Director

GHURA does not discriminate against persons with disabilities.
The Chief Planner has been designated as Section 504 Coordinator. The Coordinator can be contacted at the above address and telephone numbers.

GUAM LAND USE COMMISSION
Department of Land Management
ITC Building, Third Floor, Tamuning, GU
P.O. Box 2950, Hagatna, Guam 96932
Tel: (671) 649-5263, Fax: (671) 649-5383

EDDIE BAZA CALVO, Governor
RAY TENORIO, Lieutenant Governor
MICHAEL J.B. BORJA, Director
DAVID V. CAMACHO, Deputy Director

AGENDA

A regular meeting of the Guam Land Use Commission will be held on Thursday, June 28, 2018 at 1:30 pm, Department of Land Management Conference Room, 590 S. Marine Corps Dr., 3rd Floor, ITC Building, Tamuning.

I. Roll Call
II. Approval of Minutes – May 24, 2018
III. Old Business
IV. New Business
A. 2012-43, Christine Joon Chang; Zone Change request from "A" to "M-1" zone, for proposed construction of warehouses, Lot 5223-6-NEW-9-R1, Barrigada.
B. 2013-25, Han Sun Reep; Zone Change request from "A" to "M-1" zone, for proposed construction of a church/warehouse, Lot 5223-6-NEW-9-1, Barrigada.
C. 2015-28, Ben & Jae Chong; Zone Variance/Tentative Development Plan for proposed construction of a six-story, apartment complex, Lot 5137-4-3, Tamuning.
V. Administrative & Miscellaneous Matters
D. 2008-78I, Karen Young S. Kim; requests issuance of its Ninth Supplementary Final Public Report for Happy Condo, Lot 10, Blk 1, Tamuning. HPR No. 160.
E. 2008-003B, Grandview Development LLC; requests acceptance of its six-month status report in continuance of an Order to Show Cause for failure to comply with conditions of approval of an approved amended TDP for Tumon Bay Mall, Tumon.
F. 2015-29; Guam Wanfang Construction; Order to Show Cause as to reason and/or failure to submit its required six-month status report in a timely manner (Pago Bay Resort), Lot 164-4-NEW-1, Yona.
VI. Adjournment

Funding Source provided by above Applicants

Doc. No. 34GL-18-2570.

Trial date set for teacher, 53, accused of sexual misconduct



Peregrine San Nicolas

A Bishop Baumgartner Memorial Catholic School physical education teacher will go to trial on July 25.

Although there was discussion about a possible plea agreement, the parties have not reached a deal.

Peregrine San Nicolas, 53, was arrested in August 2017 on charges of second-degree criminal sexual conduct and child abuse, following accusations that he had inappropriately touched a 10-year-old female student. He was placed on leave.

According to court documents, the girl accused San Nicolas of asking her to remain behind after class and walk with him. She alleged San Nicolas placed his hand "on her breast area." The girl told police she asked her friends to stay with her after class, and said, "If you guys are with me, he won't do it," according to court documents.

The parties agreed they will notify the court should they reach an agreement.

A pretrial conference is scheduled for July 9. ***(Daily Post Staff)***

Bill takes school funding from governor's office

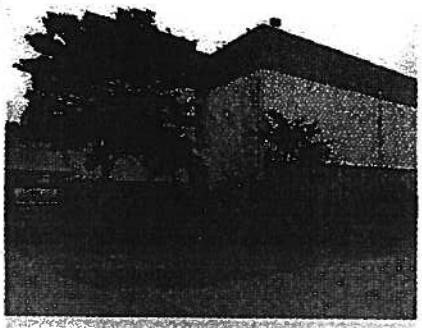
By John O'Connor
john@postguam.com

Sen. Frank Aguon Jr., a gubernatorial candidate, has introduced a measure that would shift $1 million from the Office of the Governor to fund the procurement of engineering and other services related to the construction of a new Simon Sanchez High School.

Aguon introduced the measure after a Guam Department of Education budget hearing in which Superintendent Jon Fernandez notified lawmakers that funding reserved for the school project was no longer available.

A prior measure from Aguon handed the reigns to GDOE with regard to the Simon Sanchez procurement. But the superintendent stated during a budget hearing in mid-June that no funds were set aside from the Territorial Education Financing Fund to support the school.

Adelup, however, said lawmakers didn't appropriate money for this purpose.



CAMPUS: *Simon Sanchez High School is shown.* *Post file photo*

"Sen. Frank Aguon authored a bill giving the Department of Education authority to oversee Simon Sanchez High School's reconstruction, but failed to provide funding," the governor's office stated.

Public Law 32-120, the enabling legislation for the Simon Sanchez reconstruction, did authorize $5 million from property taxes for lease payments.

"And there is no lease payment," the release added.

Aguon's new measure, Bill 305-34, specifies that the $1 million would be used for hiring an owner's agent engineer and architectural, engineering and other services. The superintendent is to report on the status of this procurement within 60 days after the end of the fiscal year.

The enabling law for the reconstruction or rehabilitation of Simon Sanchez High School was enacted in 2014, but procurement delays and protests have kept the school from being rebuilt.

Introducing his measure on Monday, Aguon said the administration needed to be held accountable, beginning with Adelup.

"For the past eight years, rebuilding Simon Sanchez High School has fallen short of this administration's list of top priorities."

Extended tax amnesty ends today

The Department of Revenue and Taxation extended deadline to apply for tax amnesty ends today, the governor's office has announced.

The application period was supposed to end June 19.

The registration period for the tax amnesty was extended by a week due to overwhelming response on June 19, the governor's office has stated.

The Department of Revenue and Taxation previously has stated the primary reason for taxpayers' requests is for additional time to secure money for the taxes that will be due in full by Aug. 6.

The amnesty allows taxpayers to avoid paying fines and penalties, but they must pay the tax due. ***(Daily Post Staff)***

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AGENDA

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C. 2015-28, Ben & Jae Chong; Zone Variance/Tentative Development Plan for proposed construction of a six-story, apartment complex, Lot 5137-4-3, Tamuning.

V. Administrative & Miscellaneous Matters

D. 2008-78I, Karen Young S. Kim; requests issuance of its Ninth Supplementary Final Public Report for Happy Condo, Lot 10, Blk 1, Tamuning. HPR No. 160.
E. 2008-003B, Grandview Development LLC; requests acceptance of its six-month status report in continuance of an Order to Show Cause for failure to comply with conditions of approval of an approved amended TDP for Tumon Bay Mall, Tumon.
F. 2015-29; Guam Wanfang Construction; Order to Show Cause as to reason and/or failure to submit its required six-month status report in a timely manner (Pago Bay Resort), Lot 164-4-NEW-1, Yona.

VI. Adjournment

Funding Source provided by above Applicants
Person(s) requiring special accommodations please call Cristina Gutierrez at 649-5263 Ext. 316.

GUAM DEPARTMENT OF EDUCATION

OFFICE OF SUPPLY MANAGEMENT
500 Mariner Avenue, Suite A-13 Barrigada, Guam 96913-1608
Telephone 671-475-0438 Fax 671-472-5001
Website: www.gdoe.net/procurement

JON J.P. FERNANDEZ
Superintendent of Education

CARMEN T. CHARFAUROS
Supply Management Administrator

INVITATION FOR BID

GDOE IFB 014-2018

OUTRIGHT PURCHASE OF 22-PASSENGER MINI BUSES FOR DIVISION OF SPECIAL EDUCATION

SUBMISSION DATE: Thursday - July 12, 2018 at 10:00 a.m. ChST

Note: It is solely the Offeror's responsibility to review the website on a daily basis for the issuance of Amendments/Clarifications for any possible changes to the IFB.

IFB packages are available for download at on the GDOE website at **http://www.gdoe.net/procurement.**

A hard copy may also be picked up at the GDOE Office of Supply Management at
500 Mariner Avenue, Suite A-13
Barrigada, Guam 96913-1608

A non-refundable fee of $10.00 (cash only) is required upon pick-up.

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Grant Award No. H027A170013 / CFDA 84.027A

/S/ CARMEN T. CHARFAUROS
SUPPLY MANAGEMENT ADMINISTRATOR
For: **JON J. P. FERNANDEZ**
SUPERINTENDENT OF EDUCATION

GUAM LAND USE COMMISSION

Chairman John Z. Arroyo
Vice Chairman Tae S. Oh
Commissioner Conchita D. Bathan

Commissioner Victor F. Cruz
Commissioner Hardy T.I. Vy

Michael J.B. Borja, Executive Secretary
Nicolas E. Toft, Legal Counsel (OAG)

AGENDA - Disposition

Regular Meeting
Thursday, June 28, 2018 @ 1:30 p.m.

Department of Land Management Conference Room
590 S. Marine Corps Drive, 3rd Floor, ITC Building, Tamuning
[As advertised in the Guam Daily Post on June 21st and June 26th, 2018]

I. Notation of Attendance [X] Quorum 1:37 p.m. [ ] No Quorum
Present were: Chairman John Arroyo, Commissioner Victor Cruz, Commissioner Hardy Vy, Executive Secretary Michael Borja, Legal Counsel Nick Toft, Guam Chief Planner Marvin Aguilar, Planning Staff Frank Taitano, Celine Cruz and Recording Secretary Cristina Gutierrez.

II. Approval of Minutes

- GLUC Regular Meeting of Thursday, May 24, 2018

[Approval of the May 24, 2018 will be moved to the next scheduled hearing date]

III. Old or Unfinished Business [NONE]

IV. New Business

Zone Change

A. **Application No. 2012-43**, Christine Joon Chang represented by Ignacio Santos; Zone Change request from "A" (Rural) to "M-1" (Light Industrial) zone, for the proposed construction of warehouse structures, on Lot 5223-6-NEW-9-R1, in the Municipality of Barrigada. Case Planner: Celine Cruz
Motion – approved unanimously. Applicant to adhere to the ARC conditions and requirements as stipulated in the agencies' official position statements.

B. **Application No. 2013-25**, Han Sun Reep represented by Ignacio Santos; Zone Change request from "A" (Rural) to "M-1" (Light Industrial) zone, for the proposed construction of a church/ warehouse facility, on Lot 5223-6-NEW-9-1, in the Municipality of Barrigada. Case Planner: Celine Cruz
Motion – approved unanimously. Applicant to adhere to the ARC conditions and requirements as stipulated in the agencies' official position statements.

Zone Variance/Tentative Development Plan

C. **Application No. 2015-28A/B**, Ben & Jae K. Chong represented by FC Benavente, Planners; Zone Variance for Height and Tentative Development Plan for the proposed construction of a six-story, eighteen dwelling apartment complex, on Lot 5137-4-3, in an "H" (Hotel/Resort) zone, in the Municipality of Tamuning. Case Planner: Frank Taitano
Due the cost of this project, the motion was approved to move the review/hearing of this application to the Hybrid Land Use Commission. Consultant to work with Case Planner on scheduling of the application for HLUC.

ATTACHMENT 7

V. Administrative & Miscellaneous Matters

Horizontal Property Regime

D. **Application No. 2008-78I**, Karen Young S. Kim represented by Melinda S. Swavely, Esq.; requests issuance of its Ninth (9th) Supplementary final Public Report for Happy Condo, on Lot 10, Block 1, in an "R-2" (Multi Family Dwelling) zone, in the Municipality of Tamuning, HPR No. 160.
Case Planner: Celine Cruz
Motion – passed unanimously to issuance of Happy Condo's 9th supplementary final public report for a period of 13 months to expire on July 28, 2019.

Status Report

E. **Application No. 2008-003B**, Grandview Development LLC; requests acceptance of its six-month status report in continuance of an Order to Show Cause for failure to comply with the conditions of approval of an amended TDP for the Tumon Bay Mall. Case Planner: Frank Taitano
Commission accepts the applicant's six-month status report, and that the applicant to continue with its timely submission of its reports.

Order to Show Cause

F. **Application No. 2015-29**, Guam Wanfang Construction Ltd., Order to Show Cause as to reason(s) and/or failure to submit its required six-month status report in a timely manner for the Pago Bay Resort project, on Lot 164-4NEW-1, in the Municipality of Yona. Case Planner: Marvin Aguilar
Motion – It was the order of Chairman Arroyo to continue the hearing of the Order to Show CAuse until July 26, 2018. Mr. Flores will provide for the Commission the required status report as stated at today's meeting. Mr. Flores will address the grading plan/permit, re-burial of human remains, and demolition bond issue that the Commission has addressed.

- **Additional discussion on sign law**
- **AG's written opinion on GLUC voting**

VI. Adjournment [Adjourned at 4:20 p.m.]

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

File for Record is Instrument Number 925108

on the Year 20 18 Month 08 Day 02 Time 11:20

DE-OFFICIO

Recording Fee _____ Receipt No. _____

Deputy Recorder: Janet 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, June 28, 2018
1:37 p.m. to 4:20 p.m.

ATTACHMENT 8

GUAM LAND USE COMMISSION REGULAR MEETING
Department of Land Management Conference Room
3rd Floor ITC Building, Tamuning
Thursday, June 28, 2018 • 1:37 p.m. to 4:20 p.m.

MEMBERS PRESENT:

Mr. John Z. Arroyo, Chairman

Mr. Victor F. Cruz, Commissioner

Mr. Hardy T.I. Vy, Commissioner

[Excused: Vice Chairman Tae Oh and Commissioner Conchita Bathan]

PLANNING STAFF PRESENT:

Mr. Michael Borja, Executive Secretary

Mr. Nicolas Toft, Legal Counsel

Mr. Marvin Aguilar, Guam Chief Planner

Mr. Frank Taitano, Case Planner

Ms. Celine Cruz, Case Planner

Ms. Cristina Gutierrez, Recording Secretary

GUAM LAND USE COMMISSION REGULAR MEETING MINUTES
Department of Land Management Conference Room, 3rd Floor, ITC Bldg., Tamuning
Thursday, June 28, 2018 • 1:37 p.m. to 4:20 p.m.

I. Notation of Attendance

Chairman Arroyo called the regular meeting of the Guam Land Use Commission for Thursday, June 28, 2018 to order at 1:37 p.m., noting a quorum.

Present were: Chairman John Arroyo, Commissioner Victor Cruz, Commissioner Hardy Vy, Executive Secretary Michael Borja, Legal Counsel Nick Toft, Guam Chief Planner Marvin Aguilar, Planning Staff Frank Taitano, Celine Cruz and Recording Secretary Cristina Gutierrez.

[Excused: Vice Chairman Tae Oh and Commissioner Conchita Bathan]

Chairman Arroyo before the Commission is today's agenda. Is the order of the agenda okay with the Commissioners.

Marvin Aguilar (Chief Planner) FC Benavente, Planners requested to go before the Commission as the first item on the agenda; Item IV-C.

Chairman Arroyo acknowledges the request for Application 2015-28 to move to the top of New Business; with no objection from the Commissioners.

II. Approval of Minutes

Chairman Arroyo the Minutes of May 24, 2018 was just mailed out this morning. Chairman Arroyo was unsure if the Commissioners present had had the chance to review the draft. In addition, there are two Commissioners who are not present at today's meeting. Therefore, Chairman Arroyo postponed the approval of the Minutes of May 24, 2018 meeting minutes until the next available scheduled GLUC meeting. **[No objections noted from the Commissioners]**

III. Old or Unfinished Business [None Noted]

IV. New Business

Zone Variance & Tentative Development Plan

A. **Application No. 2015-28 A/B**, Applicants Ben and Jae K. Chong represented by FC Benavente, Planners; request for a Zone Variance and Tentative Development Plan for the proposed construction of a six-story, eighteen units, apartment complex, on Lot 5137-4-3-, in an "H" (Hotel/Resort) zone, in the Municipality of Tamuning.
Case Planner: Frank Taitano

Marvin Aguilar (Chief Planner) reads the staff report to include purpose, facts, public hearing results, staff analysis/discussion, recommendation and conditions. [For full contents/context, please see attached report]

[Attachment A – Staff Reports dated July 22, 2018]

work with the Chief Planner and the Case Planner to be reschedule this application through the Hybrid Commission.

Richard Sana requested for a written legal opinion from the AG's Office on today's decision. This application was submitted in 2015, has gone through the ARC and public hearing process before the new law passed requiring a hybrid commission for projects with development costs of over three-million dollars.

Nick Toft it will state exactly what was stated at today's meeting.

Chairman Arroyo the request will be submitted to the AG's Office. The position of the Commission is to protect the applicant and it does not want to make a decision that would raise undo scrutiny for this project. The Commission reviews and approves this application today, Chairman Arroyo stated that he does not want the applicants to be in a situation later on where the decision of the Board is challenged which will cause further delays in moving forward with the development. It is better for the Board to be safe than to not be.

Richard Sana agreed with Chairman Arroyo, and just asked that he has something in writing to provide to his client.

Nick Toft requested that a written request be forwarded to the Attorney General for a memorandum of opinion.

[Discussion ensues]

Michael Borja (Executive Secretary) suggested that the Chairman's decision to move this application to the hybrid commission be made by motion.

Nick Toft concurred with Mr. Borja's suggestion.

Chairman Arroyo requested for a motion.

Commissioner Vy made a motion to present Application No. 2015-28A/B before the Hybrid Commission.

Commissioner Cruz second.

Chairman Arroyo motion by Commissioner Vy, seconded by Commissioner Cruz. No discussion noted on the motion, Chairman put the motion to a vote.

All in favor say "aye" [Chairman Arroyo, Commissioner Vy, Commissioner Cruz], all opposed say "nay." **[Motion passed; 3 ayes, 0 nay]**

Next item on the agenda –

Zone Changes

B. Application No. 2012-43, the Applicant Christine Joon Chang represented by Ignacio Santos; Zone Change request from "A" (Rural) to "M-1" (Light Industrial) zone for the proposed construction of warehouse structures, on Lot 5223-6-NE-9-R1, in the Municipality of Barrigada. Case Planner: Celine Cruz

Celine Cruz (Case Planner) reads the staff report to include summary, facts, public hearing results, staff analysis/discussion, and recommendation. [For full content/context, please see attached report.]

[Attachment B – Staff Report dated June 21, 2018]

Chairman Arroyo no questions noted for staff, Chairman Arroyo opened the floor to the applicant's representative.

Ike Santos (representing Christine Joon Chang) the applicant currently owns a couple of hair salon businesses; one at GPO and the other at Micronesia Mall. The applicant proposes to build two 5,000 square foot warehouses; one to be used for by the applicant and her husband and the other one for lease.

There is also a lot next door which is the next item on the agenda for a zone change. Both applicants have agreed to share the expense of improving the infrastructure which includes the road and the water and sewer lines. The Mayor of Barrigada has requested access to use government land that is located on the other side (referring to the drawing displayed). There is an 80-foot setback.

(Using drawing for reference) This is the subject lot, and all the parcels indicated in blue are all zoned M1.

Chairman Arroyo what are zones of lots that are located to the left, above and below the subject lot.

Ike Santos explained the location of the Department of Revenue and Taxation, directly behind that is Foremost building, auto repair shop, Guam Construction warehouse which is zoned agricultural.

Commissioner Cruz is there a structure on the lot.

Celine Cruz there is a warehouse on the lot, but does not appear that it is being utilized.

[Discussion ensues on zoning of lots close to the vicinity of the subject lot; access to the subject property.]

Chairman Arroyo no additional comments and/or questions, Chairman Arroyo opened the floor for public comment.

Public Comments [There was no public comments noted, Chairman Arroyo closed the public comment period.]

Chairman Arroyo the Commission has been reviewing several application requests for this particular area to rezone from agriculture to M-1 zone, and it seems that it is a better zoning for properties in this area, and did not see that this request for a zone change as an exception.

There were no additional comments from the Commissioners, Chairman Arroyo was ready to entertain a motion.

Commissioner Cruz made a motion to approve Application No. 2012-43 for the applicant Christine Joon Chang represented by Ignacio Santos requesting for a zone change for Lot 5223-66-NEW-9-R1 in the municipality of Barrigada from agricultural to light industrial zone for the purpose of constructing warehouses; subject to the applicant adhering to the ARC conditions and requirements as stipulated in the official position statements.

Chairman Arroyo motion has been made by Commissioner Cruz to approve Application 2012-43 to change the zone of Lot 5223-6-NEW-9-R1 in the municipality of Barrigada from rural to light industrial zone. Is there a second.

Commissioner Vy second.

Chairman Arroyo seconded by Commissioner Vy. Noting no discussion on the motion, Chairman Arroyo put the motion to a vote. All in favor of the motion say "aye" [Chairman Arroyo, Commissioner Cruz and Commissioner Vy], all opposed say nay. **[Motion passed; 3 ayes, 0 nay]**

Zone Change

C. **Application No. 2013-25,** the Applicant, Han Sun Reep represented by Ignacio Santos; Zone Change Request from "A" (Rural) to "M-1" (Light Industrial) zone, for the proposed construction of a church and warehouse facility, on Lot 5223-6-NEW-9-1, in the Municipality of Barrigada. Case Planner: Celine Cruz

Marvin Aguilar asked that the Commissioners take into consideration, for the record, that the attributes of this property is similar if not identical to the previous property that the Commission had just approved. An AIS has been provided for this application and this requirement has been fulfilled; the property is within the AICUZ, LDN 1. (Air Installation Compatible Use Zone, noise level). And requested, from the Commission, to proceed to the public comment portion.

Chairman Arroyo what is staff's recommendation.

Marvin Aguilar Planning is recommending approval of the request subject to the applicant adhering to the ARC conditions and requirements stipulated in the official position statements.

[Attachment C – Staff Report/Summary of Position Statement Report dated June 22, 2018]

Chairman Arroyo similar to the last application, this property is adjacent to the one that was just approved. No questions noted for staff, Chairman Arroyo opened the floor to the applicant's representative.

Ike Santos (representing the applicant Han Sun Reep] stated that his client owns a retail store that is located in Mangilao. She currently has two warehouses and has a business selling toys to retailers. There are two warehouses proposed for this parcel; one will be used for her business, and the other for her church.

[Discussion ensues on location of the project site, joint effort with Christine Chang to develop the road and water/sewer lines.]

Chairman Arroyo the two properties together will jointly develop the water, sewer and the roads. Will improvement be from where their respective lots are located all the way to Route 16.

Ike Santos that is correct. There are other owners situated on this side (referring to the drawing) that will more than likely contribute to the development of the access road and the infrastructure.

Chairman Arroyo opened the floor for public comments.

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

Chairman Arroyo there were no additional comments and/or comments, Chairman Arroyo was ready to entertain a motion.

Commissioner Cruz Mr. Chairman, I would like to make a motion to approve Application No. 2013-25, Han Sun Reep represented by Ike Santos; Zone Change for Lot No. 5223-6-NEW-9-1, in the municipality of Barrigada, from "A" (Rural) to "M-1" (Light Industrial) zone for the proposed construction of a church and warehouse facility; subject to the condition that the applicant adheres to the ARC conditions and requirements as stipulated in their official position statements.

Chairman Arroyo there's a motion on the floor by Commissioner Cruz to approve Application No. 2013-25 to change the zone on Lot 5223-6-NEW-9-1, in the municipality of Barrigada from "A" (Rural) to "M1" (Light Industrial) zone subject to ARC conditions. Is there a second.

Commissioner Vy I second.

Chairman Arroyo seconded by Commissioner Vy. No discussion noted, Chairman Arroyo puts the motion to a vote. All in favor of the motion say aye [Chairman Arroyo, Commissioner Cruz, Commissioner Vy], all opposed say nay. **[Motion passed; 3 ayes, 0 nay]**

V. Administrative and Miscellaneous Matters

Horizontal Property Regime

D. **Application No. 2008-78I**, the Applicant, Karen Young S. Kim represented by Melinda S. Swavely, Esq.; requests issuance of its Ninth Supplementary Final Public Report for Happy Condo, located on Lot 10, Block 1, in an "R-2" (Multi Family Dwelling) zone, in the Municipality of Tamuning, HPR No. 160. Case Planner: Celine Cruz

Celine Cruz summarizes the staff report to include purpose, facts, staff analysis/discussion, recommendation and condition. Issuance of the 9th supplementary final public report will have an expiration date of thirteen months from the date of the GLUC meeting which is July 28, 2019. [For full content/context, refer to attached report]

[Attachment D – Staff Report dated June 11, 2018]

Chairman Arroyo questions for staff.

Commissioner Cruz verified with the Case Planner the bank for Happy Condo.

Celine Cruz it is Bank of Hawaii (not Bank of Guam as stated when reading the report).

Chairman Arroyo opened the floor to the applicant's representative.

Melinda Swavely (representing Happy Condo) as Ms. Cruz mentioned this is the 9th time before the Commission and they asking for a renewal. Ms. Swavely stated that her client is still not sure when she will be able to sell the remaining units and would like to keep her options open.

Chairman Arroyo any questions for Ms. Swavely. [None noted] Chairman Arroyo asked for a motion.

Commissioner Vy makes a motion to accept the issuance of the 9th supplementary final public report for Happy Condo on Lot 10, Block 1, in the municipality of Tamuning in an "R2" zone, HPR No. 160, under Application No. 2008-78I pursuant to Sections 54101 to 54155, Chapter 45, Horizonal Property Regime Act.

Chairman Arroyo the motion is to accept the 9th supplementary final public report for Happy Condo on Lot 10, Block 10 in the municipality of Tamuning; made by Commissioner Vy, is there a second.

Commissioner Cruz second.

Chairman Arroyo seconded by Commissioner Cruz. No discussion noted; Chairman Arroyo puts the motion to a vote. All in favor of the motion say aye [Chairman Arroyo, Commissioner Vy and Commissioner Cruz], all opposed say nay. **[Motion passes; 3 ayes, 0 nay]**

Next item on the agenda –

Status Report

E. **Application No. 2008-003B** the Applicant, Grandview Development LLC; requests acceptance of its six-month status report in continuance of an Order to Show for failure to comply with conditions of approval of an amended TDP for Tumon Bay Mall.
Case Planner: Frank Taitano

Marvin Aguilar summarizes the Commission Brief [for full content/context, please see attached report]

[Attachment E – Commission Brief dated June 18, 2018]

Chairman Arroyo inquires on item number two with respect to a traffic control light and the removal of curbs and center lane median.

Marvin Aguilar perhaps the applicant and/or the representative can speak on this matter.

Chairman Arroyo no questions noted, Chairman Arroyo opened the floor to the applicants.

Richard Sana (with Phillip Schrage and Fred Yamon, Grandview Development LLC) the Case Planner had suggested that a supplemental report for the Commission was needed to further explain the reasons leading up to the issuance of the Order to Show Cause by the Commission which began in 2008 and moving forward to date.

Mr. Sana stated that the applicants are still preserving the integrity of this development by completing Phase I of the construction and was completed a few months back. They are now moving forward with discussion with DPW with respect to the removal of the center-lane median.

Chairman Arroyo is the traffic light that is being installed permanent or temporary.

Richard Sana it is permanent. Mr. Sana assures the Commission that the property will not deteriorate because Grandview Development continues to maintain the property and has hired JJ Global to maintain the landscaping; private security company has been retained to monitor the property 24-7 to ensure that there is no vandalism and to protect the property.

Chairman Arroyo questions.

Commissioner Cruz how is the search for an anchor company coming along.

Phillip Schrage states that he had nothing to announce at this time, they are still looking.

Chairman Arroyo what is being constructed at the corner portion of the Mall.

Phillip Schrage Jollibee Restaurant; and the other construction that looks like an additional building is not, French drains are being added to the parking lot.

Chairman Arroyo there were no additional comments and/or questions, Chairman Arroyo was ready to entertain a motion.

Commissioner Vy Mr. Chairman, I make a motion to accept the six-month status report in compliance of an Order to Show cause for failure to comply with the conditions of approval of Application No. 2008-003B, of an amended tentative development plan for Lot numbers 5131NEW, 5131-1, 5126-3-1NEW, in the municipality of Tumon/Tamuning.

Chairman Arroyo there's a motion to accept the six-month status report for Application No. 2008-003B by Commissioner Vy. Is there a second.

Commissioner Cruz second.

Chairman Arroyo seconded by Commissioner Cruz; discussion on the motion. None noted, Chairman Arroyo puts the motion to a vote. All in favor say aye [Chairman Arroyo, Commissioner Vy and Commissioner Cruz], all opposed say nay. **[Motion passes; 3 ayes, 0 nay]**

[Chairman Arroyo calls for a 10-minute recess at 2:37 p.m. and reconvened the meeting at 2:45 p.m.] Next item on the agenda –

Order to Show Cause

F. **Application No. 2015-29**, Guam Wanfang Construction Ltd., Order to Show Cause as to reason(s) and/or failure to submit its required six-month status report in a timely manner for the Pago Bay Report project, on Lot 164-4NEW-1, in the municipality of Yona.
Case Planner: Marvin Aguilar/Celine Cruz

Marvin Aguilar reads the Commission Brief [for full content/context, please refer to attached report].

[Attachment F – Commission Brief dated June 27, 2018]

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

File for Record is Instrument Number _____

On the Year 20 _____ Month _____ Day _____ Time _____

Recording Fee _____ Receipt No. _____

Deputy Recorder _____

(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

July 9, 2018
Date

To: **Christine Joon Chang**
Represented by Ignacio Santos
P.O. Box 6143
Tamuning, Guam 96931

Application No. 2012-43

The Guam Land Use Commission, at its meeting on **June 28, 2018,**

____/ Approved ____/ Disapproved **XX/** Approved with Conditions

____/ Tabled

Your request on **Lot 5223-6-NEW-9-R1, Municipality of Barrigada, for a zone change from "A" (Rural/Agricultural) to "M-1" (Light Industrial).**

ATTACHMENT 9

NOTICE OF ACTION
Christine Joon Chang
Lot 5223-6-NEW-9-R1
Municipality of Barrigada
GLUC Meeting of June 28, 2018

Application No. 2012-43

ZONING

XX/ Zone Change***

___/ Conditional Use

___/ Zone Variance
[ ] Height [ ] Use
[ ] Density [ ] Other (Specify)
[ ] Setback

_____/ 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)

Application No. 2012-43

APPLICATION DESCRIPTION:

The applicant, Christine Joon Chang, is requesting approval for a Zone Change from "A" (Agricultural/Rural) to "M-1" (Light Industrial) zone for the proposed construction of warehouse structures on Lot 5223-6-NEW-9-R1, Municipality of Barrigada.

COMMISSION DECISION:

The Guam Land Use Commission **Approved** the applicants request provided the applicant adheres to ARC conditions and requirements as stipulated in the agencies' official position statements.

Marvin Q. Aguilar
Guam Chief Planner

July 26, 2018
Date

Tae S. Oh
Vice Chairman
Guam Land Use Commission

9/27/2018
Date

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

Application No. 2012-43

CERTIFICATION OF UNDERSTANDING

I/We_____ / _____
(Applicant [Please print name]) (Representative [Please print name])

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

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

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

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

_____ _____ _____ _____
Signature of Applicant Date Signature of Representative Date

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

_____ _____ _____ _____
Applicant **Date** **Representative** **Date**

Reference No.: **Application 2012-43**

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

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

[/] **APPROVED**

[ ] **DISAPPROVED**

EDDIE BAZA CALVO
Governor of Guam

10/12/18
Date

DECISION GRANTING ZONE CHANGE
(with findings)

Guam Land Use Commission

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

WHEREAS, prior to consideration of the application by the Guam Land Use Commission, public hearings on the Zone Change were held on the **2nd** day of **April, 2013**, in the Municipal District of **Barrigada** where the property to be rezoned is located pursuant to Title 21 GCA §61633.

WHEREAS, notice of the time and place of the hearings were published in a newspaper of general circulation on the **23rd** day of **March, 2013** as evidenced by an affidavit of publications attached as **Exhibit "A"**.

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

WHEREAS, in accordance with notices duly issued to consider the application of **Christine Joon Chang** for a Zone Change, hearing of the Guam Land Use Commission (GLUC) was held on the **28th** day of **June, 2018** as evidenced of publications attached as **Exhibit "C"**.

BE IT RESOLVED, that on the **28th** day of **June,2018**, the Guam Land Use Commission, **Approved** the Zone Change from **"A" to "M-1"** for **Lot 5223-6-NEW-R1**, Municipality of **Barrigada**.

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

1. **Mr. John Arroyo, Chairman**
2. **Mr. Victor Cruz, Vice Chairman**
3. **Mr. Hardy Vy, Commissioner**

Appearing for the applicant was: **Ignacio Santos;**

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

None in favor; **None** against:

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

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

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

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

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

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

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

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

3 Ayes **0** Nays **0** Abstentions

This decision was adopted this **28th** day of **June, 2018**, and shall be submitted to the Governor for final approval pursuant to Title 21 GCA §61634.

Tae S. Oh
Vice Chairman
Guam Land Use Commission

9/27/2018
Date

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

AFFIDAVIT OF PUBLICATION

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

1. I am an employee of the Department of Land Management, Government of Guam, and I am not an interested party in the above-entitled matter.

2. I have personal knowledge of all the facts herein.

3. I am competent to testify to the matters stated herein and would so testify in any hearing concerning this matter.

4. On **March 12, 2013**, 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 **March 23, 2013** for Application No. **2012-43 (Christine Joon Chang)** to be heard on April 2, 2013, 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 24th day of September, 2018.

M. CRISTINA GUTIERREZ
WPS II

Island of Guam)
) ss:
City of Tamuning)

Subscribed and sworn to before me this 24th day of September, 2018.

Notary

JOHN J. GUMATAOTAO
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: JULY 11, 2021
P.O. Box 2950 Hagatna, Guam 96932

EXHIBIT A

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

EDDIE B. CALVO
Governor of Guam

RAY TENORIO
Lieutenant Governor of Guam

MONTE MAFNAS
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

March 12, 2013

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 **March 23rd, 2013.**

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,

RECEIVED
03/15/13
Elsiana Tafano

Marvin Q. Aguilar
Guam Chief Planner, Acting

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

I'll never do that again! At least until the next time

By Helen Middlebrooke
For Pacific Daily News

Somewhere between 3 and 16, I forgot how to say "no."

I was as stubborn as a 3-year-old could get. I could stomp my feet and furrow my brow and say, "No!" with unshakable resolve.

But as I grew, that "no," turned into "maybe not" and then into "well, OK." By the time I was a high school sophomore, it was a full, "Yes, I can do that!" before I was even asked.


Middlebrooke

Fast forward 39 years. Although I really do try to say "no," all too often, a "yes, I can do that" slips out.

A month ago at a planning meeting, we decided to show a video at an event. Someone needed to make the video. And I found myself saying, "I can do that."

What was I thinking?

I had used the video program in my laptop for short segments for Deborah's home therapy program, but I had never created a video for public viewing. This would be a series of still pictures with some background music.

Is not that hard, I figured. After the first night, I had pictures, titles and transitions all in place. I went to bed relieved.

The next morning, my inbox was flooded with late contributions. I dropped them into the sequence, cleaned up the frames and ended the morning with a six-minute silent movie.

That evening, I figured there was a half-hour's work left. Just drop in the music, check it one last time, and export. No problem.

I called Tech Girl to assist. She added the music, started tweaking and then suddenly, the six-minute project became 35 minutes long! All of the segments had been lengthened significantly.

"iMovie has issues," she said.

No kidding.

It took about three times through to fix all the frames and transitions because the program kept switching the frame length.

When I finished, the video was nearly 90 seconds longer than it had been originally, even though I had cut all the frames to their original length. It must have been a cosmic burp in the space-time continuum. There was no explanation for it, although the additional time did make the music fit better.

Before anything else could happen, I exported the video, vowing the whole time I would never do it again.

Never!

Maybe not.

At least not until next year.

Helen Middlebrooke, of Toto, is a freelance writer and mother in need of a gag.

Pacific Daily News

Don't feel like cooking on Easter Sunday? Don't worry, there are plenty of tasty options for you and your family.

Jeff's Pirates Cove

■ Sara's Easter Brunch menu includes: maple sausage and bacon; cheddar cheese scrambled eggs; buttermilk pancakes; fresh fruit and fresh rolls; pineapple-mustard glazed ham; Cajun meat loaf with gravy; barbecue skinless/boneless chicken, pork ribs and yakiniku steak; Greek garden salad; baked cheddar cheese and mushroom spinach casserole; hummus and pita bread; chicken kelaguen; red rice; garlic cheese smashed potatoes; baklava; and Jeff's soft-serve yogurt, plus iced tea, fruit punch, champagne and select wines. Adults $24 and children age 11 and under $12. No service charge. For reservations call 789-1582/2683/8646.

Hilton Guam Resort & Spa

■ Easter Brunch at Islander Terrace: First seating 11 a.m. to 12:45 p.m., second seating 1 to 3 p.m. March 31. $44 per adult, $23 per child (ages 6 to 11), $12 per child (ages 3 to 5).

■ Easter Dinner Buffet at Islander Terrace from 6 to 9 p.m. March 31. Special Easter buffet includes free-flowing champagne, wines and iced tea. $41 per adult, $22 per child. For reservations call 646-DINE (3463) or visit hiltonguamresort.com.

Guam Plaza Hotel

■ Easter Sunday lunch buffet from 11 a.m. to 2 p.m. March 31 at Jia Asian Bistro. Fresh salad bar, appetizers, sushi corner, carving station, hot entrees, desserts. $27.50 per adult, $15 per child (ages 5-11) plus 10 percent service charge.

■ Blue Marlin at Kahiba from 11 a.m. to 2 p.m. March 31. Features a kids activity corner, fresh garden bar, appetizers, kids food corner, carving station, hot entrees and desserts. $27.50 per adult, $17 (ages 5-11) plus 10 percent service charge. For reservations call 646-7803 or 649-7760.

Pacific Daily News

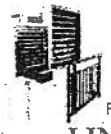
LAW OFFICE OF ANTHONY R. CAMACHO, ESQ.
Member, Guam & Missouri Bar Associations, U.S. Army Judge Advocate



AUTO ACCIDENTS & SLIP AND FALL
DIVORCE & CHILD CUSTODY
CORPORATE FORMATION & TRANSACTIONS
WILL & PROBATE
MILITARY JUSTICE

Suite 808, 8th Floor GCIC Building, Hagatna, Guam 96910
Tel: 477-8051 • Fax 477-5312
Email: arcesq@hotmail.com

WHY WAIT FOR TYPHOON
ACCORDION TYPHOON SHUTTERS, ALUMINUM WINDOWS & DOORS
WITH THIS AD GET
30% OFF
We Do Louver Windows & Doors
Railing • Auto Door • Roller Gates
Free Estimate • In-House Financing Available





LIN-IAN METALS CORP.
Located behind K-Mart next to Harmon Mart
8am-5pm Mon.-Sat. • Tel: (671) 646-9000 • Fax: (671) 646-9007

Department of Land Management
P.O. Box 2950, Hagåtña, Guåhan 96932
Tel: 649-5263 Ext. 341 • Fax: 649-5383

PUBLIC HEARING NOTICE
Date: April 2, 2013
Time: 6:00 pm
Place: Barrigada Community Center
For: Christine Joon Chang., Zone Change from "A" to "M-1" zone to construct two warehouse buildings to house building materials, on Lot 5223-6-NEW-9-R1, Barrigada. [2012-43]
Funding Source provided by the Applicant.

Micronesia Mall Stadium Theaters
$5.00 FIRST SHOWS EVERYDAY!! from $10

R	OLYMPUS HAS FALLEN	10:45AM 1:15PM 3:55PM 6:35PM 9:25PM	
	ADMISSION	10:20AM 12:50PM 2:55PM 5:15PM 7:30PM 9:45PM 11:55PM	
	THE CROODS	10:30AM 12:40PM 2:55PM 5:15PM 7:30PM 9:45PM 11:55PM	
PG	THE CROODS	10:30AM 12:40PM 2:55PM 5:15PM 7:30PM 9:45PM 11:55PM	
	MUST LOVE	10:30AM 12:40PM 2:55PM 5:15PM 7:30PM 9:45PM 11:55PM	
R	THE CALL	10:30AM 12:40PM 2:55PM 5:15PM 7:30PM 9:45PM 11:55PM	
	THE INCREDIBLE BURT WONDERSTONE	10:30AM 12:40PM 2:55PM 5:15PM 7:30PM 9:45PM 11:55PM	
	OZ THE GREAT AND POWERFUL	10:30AM 12:40PM 2:55PM 5:15PM 7:30PM 9:45PM 11:55PM	
	OZ THE GREAT AND POWERFUL	10:30AM 12:40PM 2:55PM 5:15PM 7:30PM 9:45PM 11:55PM	
PG-13	JACK THE GIANT SLAYER	10:45AM 1:15PM 3:55PM 6:35PM 9:25PM	
R	21 AND OVER	10:30AM 12:40PM 2:55PM 5:15PM 7:30PM 9:45PM 11:55PM	
PG-13	SNITCH	10:50AM 1:20PM 3:55PM 6:30PM 9:20PM 11:35PM	

Agana Center Stadium Theaters
PURCHASE TICKETS ONLINE TODAY! VISIT www.tangotheatres.com
docomo
SCAN ME 479 FILM 34861
RACE 3D EXPERIENCE

R	OLYMPUS HAS FALLEN	10:05AM 12:35PM 3:35PM 6:05PM 8:45PM 11:15PM	
PG-13	THE CROODS	10:00AM 12:35PM 2:40PM 4:50PM 7:00PM 9:10PM 11:20PM	
PG-13	THE INCREDIBLE BURT WONDERSTONE	10:20AM 12:45PM 2:55PM 5:05PM 7:15PM 9:25PM 11:35PM	
PG	OZ: GREAT AND POWERFUL	11:00AM 2:00PM 5:00PM 8:00PM 11:00PM	
PG-13	JACK THE GIANT SLAYER	3:15PM 8:20PM	
PG-13	SNITCH	12:40PM 5:45PM 11:00PM	

MSM3
MIDNIGHT SUMMER MADNESS
PROMO PERIOD MARCH 1ST – APRIL 30TH, 2013 | DRAW DATE MAY 1, 2013
COMING SOON: G.I. JOE: RETALIATION 3/27 7PM 3D / 10PM Advance tickets NOW ON SALE • THE HOST • TYLER PERRY'S TEMPTATION

Fortune BINGO!
OPEN DAILY (CLOSED TUESDAY)
COME & TRY YOUR LUCK!!!
Compadres Mall, Harmon Loop Road
Tel: 632-4886 Doors Open: 4:00PM
SATURDAY, MARCH 23, 2013
Game Start at 7:30pm

SPECIAL COVERALL
50 NOS OR LESS
$25,000
$500 CONSOLATION

20 PACKAGES $10 ONLY
$1,500 PAYOUT FOR 7 REGULAR GAMES
INDIAN STAR 35 NOS OR LESS $10,000 $1000 CONSOLATION
LUCKY 7 18 NOS OR LESS $5,000 $1000 CONSOLATION

BUILD YOUR OWN PROGRESSIVE JACKPOT 50 NOS. OR LESS $10,000 $1000 CONSOLATION
LETTER X 15 NOS OR LESS $2,500 $500 CONSOLATION

- Minimum Purchase 6 Across $10 plus 6 Free Package
- 6 Across All in or Split $10 plus 6 Free Package
- 10 Across All in or Split $10 plus 10 free package
- 20 Across All in or Split $20 plus 20 free package
- 30 Across All in or Split $30 plus 30 free package
- 40 Across All in or Split $40
- Special Games - $3.00
- Early Bird Games 2 for $5.00
- Paper Package $5 (No Special Game)

Get 10 More Package with your buy-in "JUST BECAUSE"
Receive an Entry Form with buy-in Weekly Drawing for a Chance to Win $3,000 (Must Be Present to Win)

GOODYEAR MORE DRIVEN. TIRE CENTER

WEST LAKE TIRES
10-/60R14 185/65R14 185/65R15 $72.00 ea SALE!
195/60R15 205/60R15 $81.00 ea SALE!
$100.00 ea SALE!

RUNWAY TIRES
235/75R15 $132.00 ea SALE!
265/70R16 $172.00 ea SALE!
$190.00 ea SALE!

646-8600
LOCATION: ATLANTICA BUILDING, UPPER TUMON
HOURS: MONDAY-SATURDAY 8:00AM-5:00PM • SUNDAY 9:00AM-4:00PM

AFFIDAVIT OF MAILING

I, the undersigned do hereby dispose and state that:

1. I am an employee of the Department of Land Management, Government of Guam, and I am not an interested party in the above-entitled manner.

2. I have personal knowledge of all the facts herein.

3. I am competent to testify to the matters stated herein and would so testify in any hearing concerning this matter.

4. On **March 18, 2013, I, Stephanie A. Duenas** prepared for mailing to the United States Postal Service in Hagatna, Guam, via certified return receipt mail (attached as **Attachment A**), twenty-four (25) with postage fully paid, each containing a copy of the Notice of Public Hearing for **Christine Joon Chang** (attached as **Attachment B**), addressed to the following property owners:

Owner	
Frank Benavente	P.O. Box 26005, Barrigada, GU 96921
John A. Benavente	15600 N.E., 37TH Street, Vancouver, WA 98682
Juan LG Borja	P.O. Box 7542, Tamuning, GU 96931
Lagrimas A. Camacho	P.O. Box 3424, Hagatna, GU 96932
Catholic Social Services	196-B Cuesta San Ramon, Hagatna, GU 96910
Chamorro Land Trust	P.O. Box 2950, Hagatna, GU 96932
Nami Chang	1001 Army Drive, Suite 101, Barrigada, GU 96913
First Pacific Exchange, Inc.	P.O. Box 24725, Barrigada, GU 96921
Joaquin L. Flores, III	P.O. Box 20486 Barrigada, GU 96921
Joaquin L. Flores, Jr.	P.O. Box 1578, Hagatna, GU 96932
Joseph F. Flores	P.O. Box 1578, Hagatna, GU 96932
Patrick J. Flores	261-C Juan C. Fejeran Street, Barrigada, GU 96913
Shawn B. Franquez	224 Pugua Street, Latte Plantation, Mangilao, GU 96913
Jesse B. Palican	P.O. Box 986, Hagatna, GU 96932
Kiaanina E. Puakela	1545 18th Street, NW, Apt. 820, Washington, DC 20036
Kim Eung Kyu	P.O. Box 25356, Barrigada, GU 96921
Kim Young Suk	P.O. Box 23762, Barriada, GU 96921
Bertha B. Miranda	P.O. Box 9204, Dededo, GU 96912
Miranda Laurie Palomo	258 Pedro J.G. Benavente Court, Barrigada, GU 96913
Perez Development Inc.	P.O. Box F, Hagatna, GU 96932
Perez Properties Inc.	P.O. Box F, Hagatna, GU 96932
James L. Peter, Jr.	P.O. Box 8062, Dededo, GU 96912

EXHIBIT B

Cesar M. Quinitio	P.O. Box 5449, Hagatna, GU 96932
Vitorio Reyes, Jr.	P.O. Box 315665, Tamuning, GU 96931
Sisters of Mercy of North Carolina	211 San Vitores Street, Yigo, GU 96913

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 24th day of September, 2018.

Stephanie Duenas

STEPHANIE A. DUENAS
Land Agent

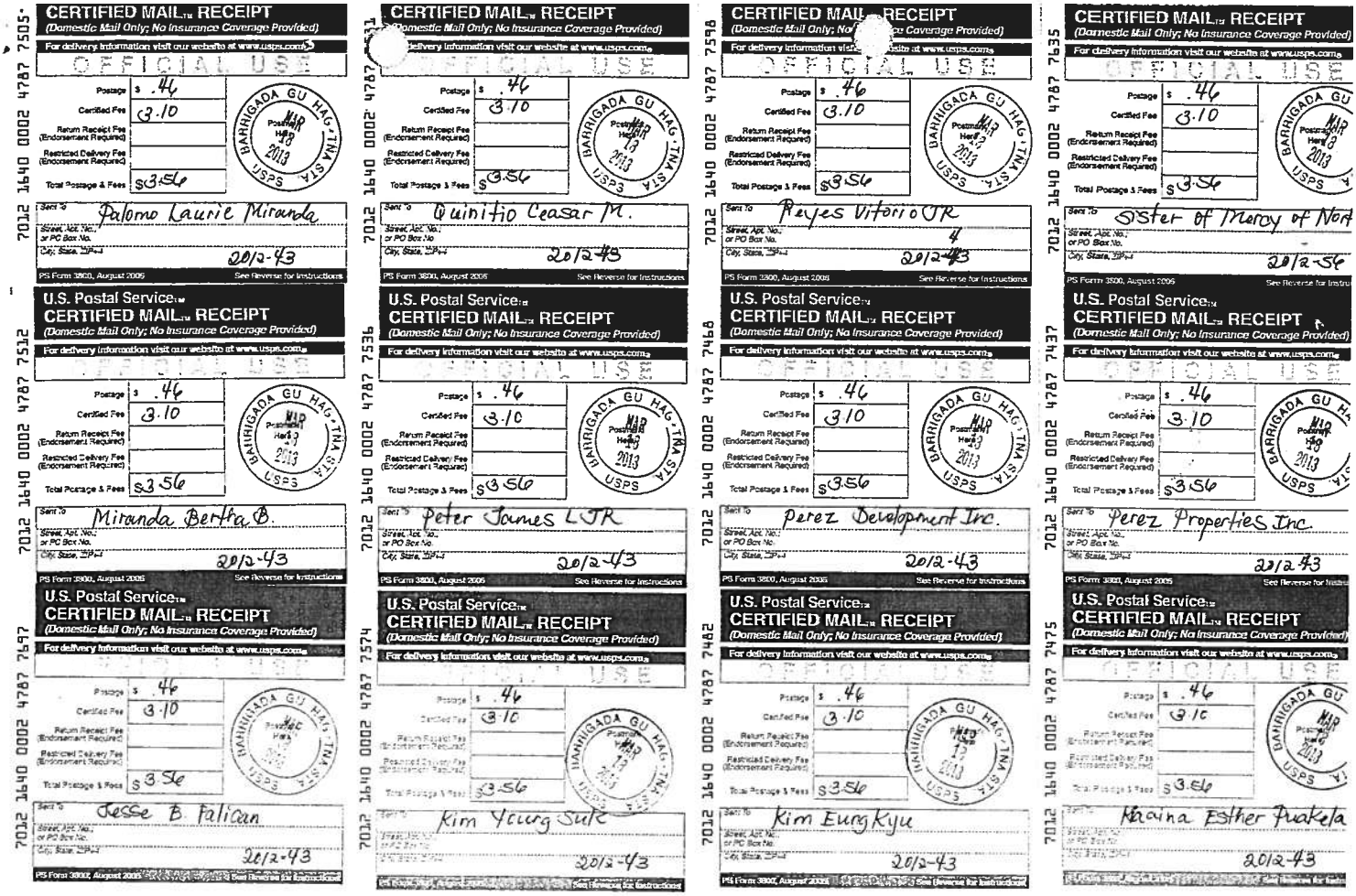
Island of Guam)
) ss:
City of Tamuning)

Subscribed and sworn to before me this 24th day of SEPTEMBER, 2018.

Notary

JOHN J. GUMATAOTAO
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: JULY 11, 2021
P.O. Box 2950 Hagatna, Guam 96932

EXHIBIT B



CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $ .46
Certified Fee 3.10
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $3.56
Postmark Here MAR 13 2013 USPS BARRIGADA GU HAG TNA STA
Sent To Palomo Laurie Miranda
Street, Apt. No., or PO Box No.
City, State, ZIP+4 Barrigada GU 96913
20/2-43
PS Form 3800, August 2006 See Reverse for Instructions
7012 1640 0002 4787 7505

CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $ .46
Certified Fee 3.10
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $3.56
Postmark Here MAR 13 2013 USPS BARRIGADA GU HAG TNA STA
Sent To Quinitio Ceasar M.
Street, Apt. No., or PO Box No.
City, State, ZIP+4 Barrigada GU 96913
20/2-43
PS Form 3800, August 2006 See Reverse for Instructions
7012 1640 0002 4787 7511

CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $ .46
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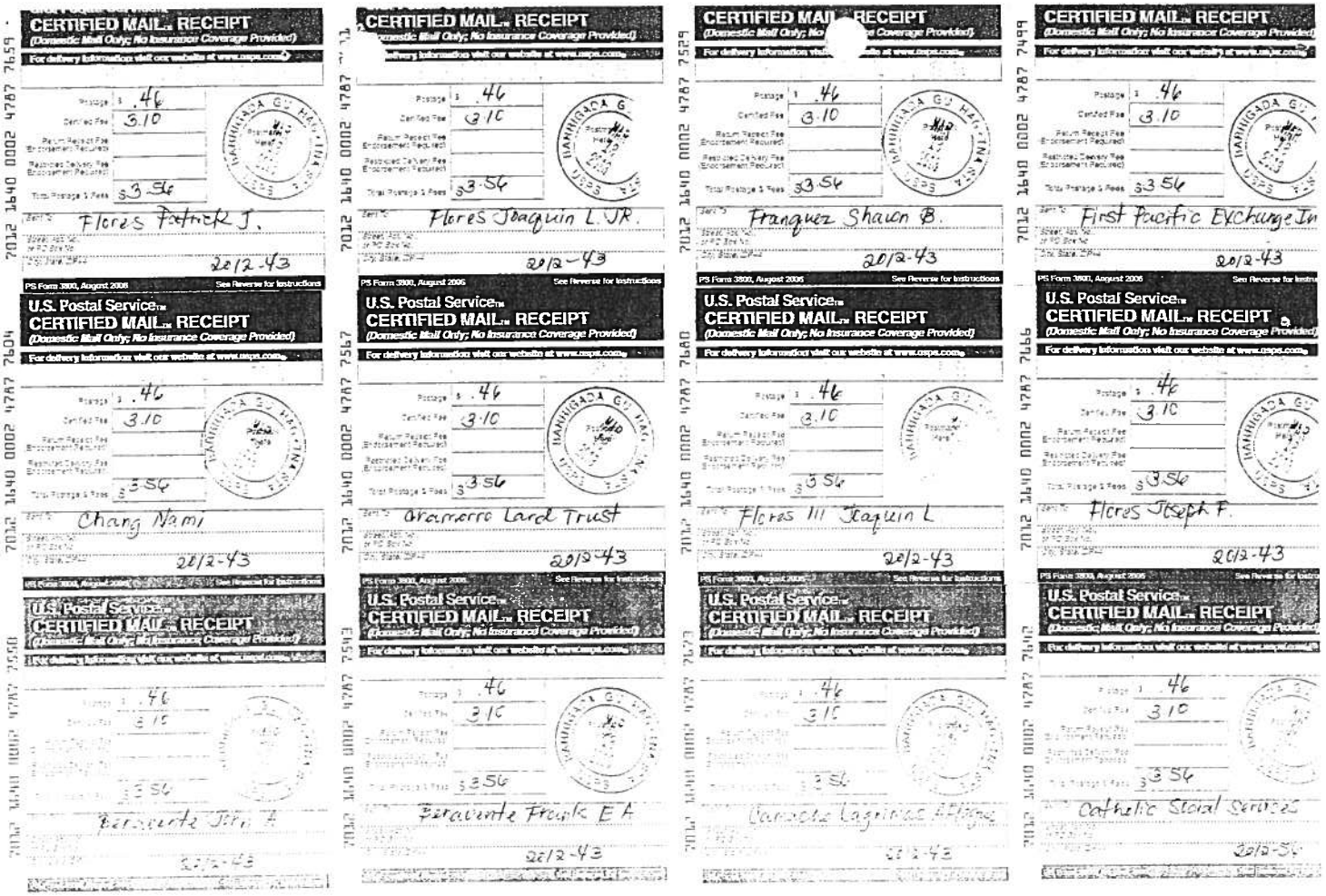
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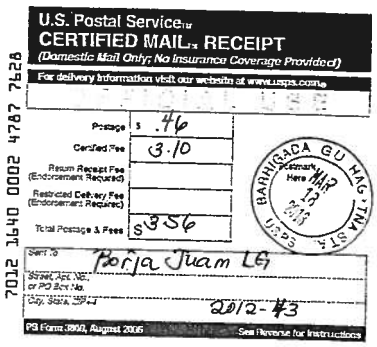
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DIPÅTTAMENTON MINANEHAN TÅNO'
(Department of Land Management)
GUBETNAMENTON GUÅHAN
(Government of Guam)

EDDIE B. CALVO
Governor of Guam

RAY TENORIO
Lieutenant Governor of Guam

MONTE MAFNAS
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

[2012-43]

Website:
http://dlm.guam.gov

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

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383

March 12, 2013

Dear Sir/Madam:

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

The Applicant, Christine Joon Chang., represented by Ignacio F. Santos, request for a Zone Change from "A" (Rural) to "M-1" (Light Industrial) zone to construct two warehouse buildings to house building materials, on Lot 5223-6-NEW-9-R1, in the Municipality of Barrigada, under Application No. 2012-43.

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:	**April 2, 2013, Tuesday**
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, **April 1, 2013, Monday.** 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

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, Acting