



I Mina'trentai dos na Liheslaturan Guåhan
The 32nd GUAM LEGISLATURE
Tel:(671) 472-3465 Fax: (671) 472-3547

TO: All Senators

FROM: Legislative Secretary, Tina Rose Muña Barnes

SUBJECT: 32nd Messages and Communications

Below is a list and attachments of Messages and Communications received pursuant to Rule 3, Section 3.01 of *I Mina'trentai dos na na Liheslaturan Guåhan* Standing Rules. These documents are available as well on our legislative website: www.guamlegislature.com.

Should you have any questions or concerns, please contact the Clerk's office at 472-3465/74.

Thank you

TINA ROSE MUÑA BARNES

32GL-13-511	Summary Zone Change Application No. SZC 2013-28 Lot 2299-3A, Lalo, Municipality of Mangilao; for Nancy S. Perampalam & Carmen G. Lujan	Department of Land Management
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COPY
LEGISLATURE
I

ACKNOWLEDGMENT OF RECEIPT
SUMMARY ZONE CHANGE PACKET

for

Lot 2299-3A, Lalo, Municipality of Mangilao

Nandy S. Perampalam & Carmen G. Lujan
c/o Harry D. Gutierrez

SZC 2013-28

2013 JUN 19 PM 3:26
M

Legislative Secretary
32nd Guam Legislature
Signature: Elaine McDonald
Name (print): Elaine McDonald
Date: 6-19-13
Time: 3:17 PM

Building Official (Director's Office)
Department of Public Works
Signature: [Signature]
Name (print): Carl V. Dominguez
Date: 6/6/13
Time: 3:00 pm

FOR RECORDATION ONLY:
Deputy Civil Registrar

Dept. of Public Works
Bldg. Permit/Bldg. Official
Joseph D. Guevara
Name (print)
[Signature]
Signature
6-6-13
Date

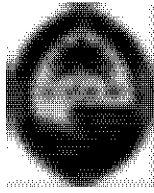
[]

**THIS SECTION IS NOT
APPLICABLE, SEE NOTICE OF ACTION
(NOA).**

Applicant's Name(s)

Nandy S. Peramplam & Carmen G. Lujan

Signature of Applicant or Auth Representative / Date 32-13-511
Office of the Speaker
Judith T. Wynn, Pet, Ed. D.
Date 6/19/13
Time 3:25 PM
Received by Faith SN



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



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

EDDIE BAZA CALVO
 Governor

MONTE MAFNAS
 Director

RAY TENORIO
 Lieutenant Governor

DAVID V. CAMACHO
 Deputy Director

April 24, 2013

Honorable Senator Tina Rose Muna-Barnes
 Legislative Secretary, 32th Guam Legislature
 155 Hessler Place
 Hagåtña, Guam 96932

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

Re: **Summary Zone Change Application No. SZC 2013-28**
Lot 2299-3A, Lalo, Municipality of Mangilao;
for Nandy S. Perampalam & Carmen G. Lujan

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

Buenas Yan Hafa Adai, Honorable Senator Tina Muna-Barnes:

Pursuant to 21 GCA (Real Property), Chapter 61 (Zoning Law), Part 3 (Changes of Zones), Section 61639 (Summary Procedure for Agricultural and Single - Family Residential Rezoning) and Executive Order 92-08 (Establishing Interim Rules and Regulations for Individual, Small Landowner Zone Changes), the Department of Land Management is herewith submitting to the Legislature, a Zone Change application for **Lot 2299-3A, Lalo, Municipality Mangilao from "R-1" (Single - Family Dwelling) to "R-2" (Multi - Family Dwelling) Zone in order to allow construction of a Fourplex (4-units) apartment for family and for rentals.**

As such, I have **APPROVED WITH CONDITIONS** the Zone Change.

Your expeditious response on this action is greatly appreciated.

Senseramente,

David V. Camacho
 Acting Director

PCG
 w/Attachment(s):

1. Staff Report and Notice of Action
2. Certifications of Utility Agencies/Application Review Committee (ARC)
3. Zone Change Application with supporting documents
4. Amendment Map No. 69 ; Zoning Map No. F3 67 S40





**SUMMARY ZONE CHANGE
APPLICATION NO: 2013-28
LOT 2299-3A
MUNICIPALITY OF MANGILAO**

COPY



Space for Recordation

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

File for Record is Instrument No. **851113**

On the Year 13 Month 04 Day 30 Time 3:40

Recording Fee DE-OFFICIO Receipt No. _____

Deputy Recorder Lisa O. Manggar

SUMMARY ZONE CHANGE
APPLICATION NO.: 2013-28
APPLICANT: NANDY S.
PERAMPALAM and CARMEN G.
LUJAN
PREPARED ON APRIL 22, 2013

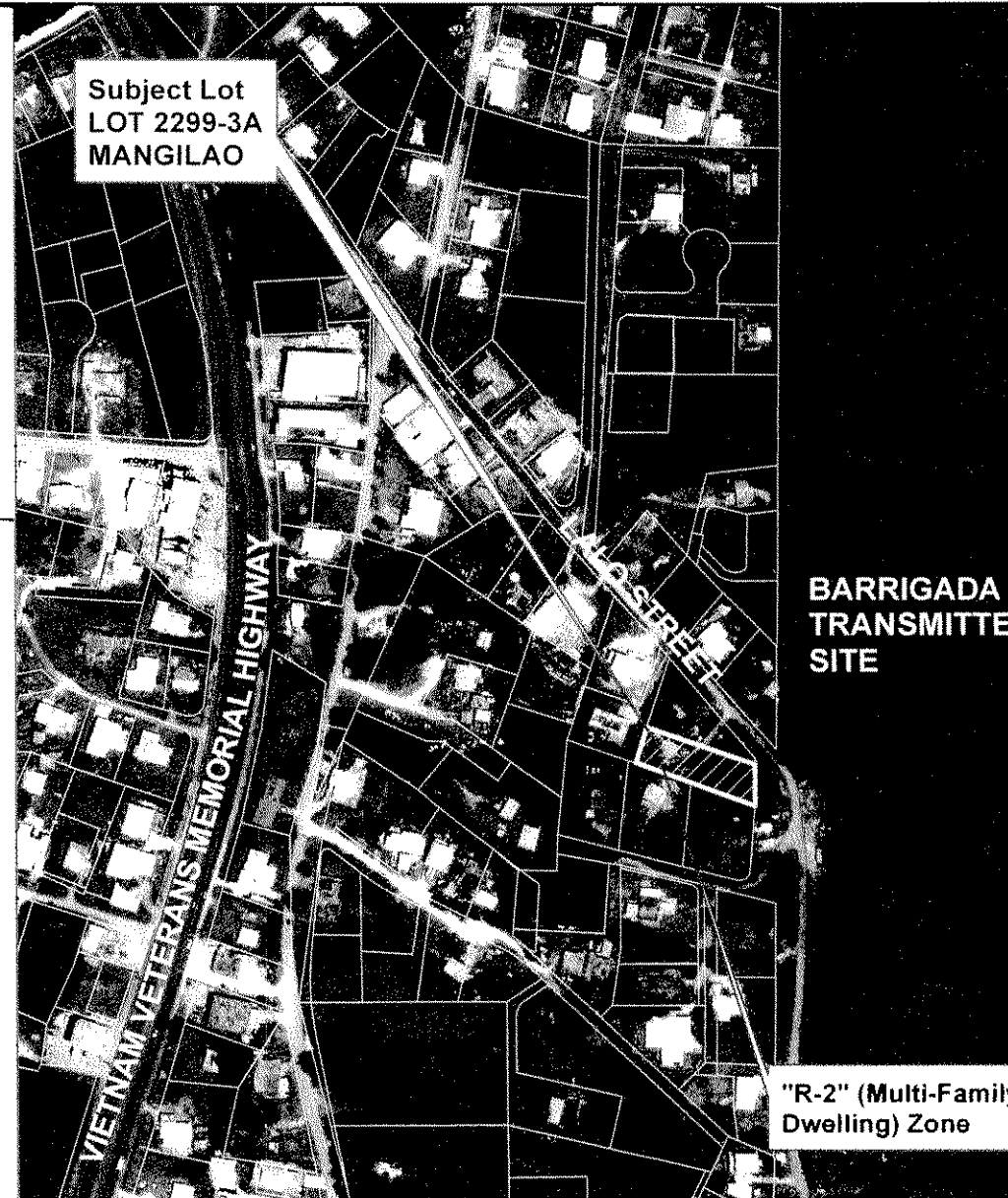
FROM: "R-1" (SINGLE FAMILY DWELLING)

TO: "R-2" (MULTI-FAMILY DWELLING)

LOT: 2299-3A
BLOCK: N/A
TRACT: N/A
MUNICIPALITY: MANGILAO
PLACE NAME: N/A
SCALE: N/A
AMENDMENT NO.: A-69
ZONING MAP NO.: F3-67S40

Approved with Conditions
(As noted on Notice of Action and Prusuant to Title 21, GCA, Chapter 61 Section 61639 and Executive Order 92-08)

David V. Camacho 4/24/13
Date
DAVID V. CAMACHO
Acting Director
Department of Land Management



(Space above for Recordation)

SUMMARY ZONE CHANGE

Department of Land Management
Government of Guam
P.O. Box 2950
Hagåtña, Guam 96932

NOTICE OF ACTION

April 19, 2013

Date

To: **Nandy S. Perampalam and Carmen G. Lujan** Application No. 2013-28
Represented by **Harry D. Gutierrez**
#119 Gutierrez Way
Agana Heights, Guam 96910

The Director of Land Management Pursuant to 21 Guam Code Annotated, Chapter 61, (Zoning Law), Part 3 (Changes of Zone), §61639 (Summary Procedures for Agricultural and Residential rezoning), and Executive Order No. 92-08:

DEPARTMENT ACTION

N/A / APPROVED

XX / **APPROVED WITH
CONDITIONS**

N/A / Disapproved

ZONE CHANGE REQUEST

NA / From "A" (RURAL/AGRICULTURAL) TO
"R-1" SINGLE-FAMILY

N/A / FROM "A" (RURAL/AGRICULTURAL) TO
"R-2" MULTI-FAMILY DWELLING

XX / FROM "R-1" (SINGLE-FAMILY DWELLING) TO
"R-2" MULTI-FAMILY DWELLING IN ORDER TO
ALLOW CONSTRUCTION OF A FOUR-PLEX (4-UNITS)
APARTMENT FOR FAMILY AND RENTALS.

N/A / OTHER:

**NOTICE OF ACTION
SUMMARY ZONE CHANGE**

Application No. 2013-28

**Nandy S. Perampalam and Carmen G. Lujan
Lot 2299-3A, Lalo, Municipality of Mangilao
Date of Preparation of NOA: April 19, 2013**

Page 2 of 5

1. APPLICATION SUMMARY:

The Applicants and owners, requests approval for rezoning Lot 2299-3A, Lalo, in the Municipality of Mangilao from "R-1" (Single-Family Dwelling) to "R-2" (Multi-Family Dwelling) Zone in order to allow for construction of a Four-Plex (4-) units apartment for family and rentals.

- 2. JUSTIFICATION :** The criteria of **PUBLIC NECESSITY, CONVENIENCE and GENERAL WELFARE AND SAFETY** must be justified.

We provide the following:

PUBLIC NECESSITY and CONVENIENCE

The requested zone change is from "R-1 to "R-2" for the purpose of constructing a multi-family dwelling (4-units) for family and for rentals. In this regard, applicants have cited primary purpose for residential uses for their family. One primary purpose of this program (Summary Zone Change) is to allow the property owners to rezone their properties in order to utilize their property in a manner that enhances their livability or livelihood unlike those major zone changes that result in major developments.

We find that the rezoning is required for zoning conformance in order for the Applicants to realize future construction/expansion for increase in density and for rentals to the general public and still provide housing for their siblings and their immediate families.

GENERAL WELFARE AND SAFETY

We have concluded our site inspection and did physically find that water, power, sewer, roadways and other utilities are existing and available fronting the property. Guam Power Authority have submitted their certification and have no objections. While we have not received certification from Guam EPA, GWA, and DPW, we note that water and sewer are fronting the property. It will be obvious that during the permitting phase, that requirements for water and sewer connections will be required for the propose development on the subject lot.

**NOTICE OF ACTION
SUMMARY ZONE CHANGE**

Application No. 2013-28

Nandy S. Perampalam and Carmen G. Lujan
Lot 2299-3A, Lalo, Municipality of Mangilao
Date of Preparation of NOA: April 19, 2013

Page 3 of 5

Relative to the rezoning action, we find that there are no objections to the request. The zone change is for residential purposes and all utility infrastructures are available for this development. We find that the zone change will not have any detrimental impact on the neighbors or the community, and will further provide housing for their family and the general public.

Therefore, it is our conclusion that the criteria as cited above has been satisfied.

3. DIRECTORS'S DECISION: APPROVED WITH CONDITIONS

4. CONDITIONS OF APPROVAL: Applicant(s) shall:

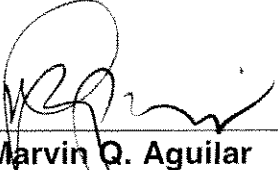
- a. Comply with all permitting Agency Conditions and requirements; and
- b. That the revised Building construction Site Development Plan shall show details of structure location, parking layout, landscaping plan, sewage disposal type and connection; and further, that a copy of the floor plans shall be submitted to the Guam Chief Planner; and
- c. That any future increase in dwelling units or on the "intensity of use" from the approved revised plans shall require the Applicant to resubmit a new request and the proposed new Site Development Plan to the Chief Planner, Land Management for his reevaluation; and
- d. That such reevaluation may include another review by the appropriate Application Review Committee Agency and/or by the Municipal Planning Council to determine the physical, social and environmental impacts of the revised changes; and
- e. That under this Zone Change process, it shall not include conversions to: HORIZONTAL PROPERTY REGIMES (under 21 GCA, Chapters 45); TIME SHARE OWNERSHIP (under 21 GCA, Chapter 47); HOTELS/MOTELS; and RESIDENTIAL COMMERCIAL ACTIVITIES SUCH AS LAUNDRY ROOMS, GIFT SHOPS, AND THE LIKE; and TEMPORARY WORKFORCE HOUSING FACILITIES ; and
- f. That the development be hooked up to public sewer and comply with GEPA's wastewater disposal system requirements and conditions; and
- g. That the Development shall be service with a Government approved Trash Receptacle; and

**NOTICE OF ACTION
SUMMARY ZONE CHANGE**

Application No. 2013-28

Nandy S. Perampalam and Carmen G. Lujan
Lot 2299-3A, Lalo, Municipality of Mangilao
Page 4 of 5

h. That each dwelling unit constructed shall be provided 2-parking.



Marvin Q. Aguilar
Guam Chief Planner

4/24/2013
Date




David V. Camacho
Acting Director

4/24/13
Date

ATTACHMENTS

Cc: Building Permits Section, DPW (Attn: Administrator or Designee)
Real Property Tax Division, Department of Revenue and Taxation

 Case Planner: Penmer Gulac

**NOTICE OF ACTION
SUMMARY ZONE CHANGE**

Application No. 2013-28

Nandy S. Perampalam and Carmen G. Lujan
Lot 2299-3A, Lalo, Municipality of Mangilao
Page 4 of 5

CERTIFICATION OF UNDERSTANDING AND AGREEMENT

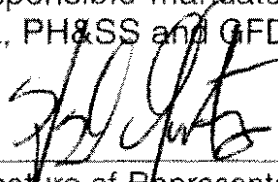
I/We _____ / Harry D. Gutierrez
(Applicant [Please print name]) (Representative [Please print name])

I/We _____
(Applicant [Please print name])

Understand and accept the Conditions cited above; and further agree to adhere to all of said Conditions made a part of and/or attached to this Notice of Action as approved by the Director of the Department of Land Management. I/We, acknowledged receipt of this Notice of Action.

I/WE, acknowledged that this Zone Change Approval does not constitute automatic approval or guarantee the issuance of any "**PERMITS**" for the construction of the proposed Development or issuance of any "**LICENSE**" for rentals or leases. I/We further understand that the issuance of any required "**PERMITS**" or "**LICENSE**" shall be contingent on the availability and/or adequacy of infrastructure in the area. Such infrastructure availability and/or adequacy shall be as determined by the appropriate and responsible mandated permitting Agency/Department (i.e., DPW, GEPA, GWA, GPA, PH&SS and GFD, etc).

Signature of Applicant (s)

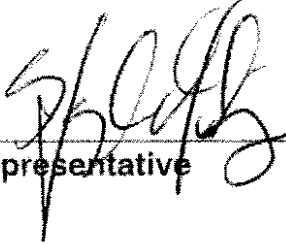


Signature of Representative

Date: _____

Date: 4-30-13

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

_____ Applicant	_____ Date	 _____ Representative	<u>4-30-13</u> _____ Date
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NOTICE OF ACTION
SUMMARY ZONE CHANGE

Application No. 2013-28

Nandy S. Perampalam and Carmen G. Lujan
Lot 2299-3A, Lalo, Municipality of Mangilao

Page 5 of 5

Planning Staff Review and Recommendation(s):


1. Frank P. Taitano, Planner IV Approved Disapproved

Comments: in good form/context justification provided

Signature  Date: 4.24.13

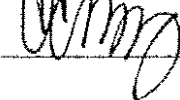
2. Marvin Q. Aguilar, Planner III Approved Disapproved

Comments: Approved in form/context

Signature  Date: 4/24/13

3. Celine Cruz- Aguilar, Planner III Approved Disapproved

Comments: Applicant justifies criteria for the zone change and therefore should be considered for zoning

Signature  Date: 4.24.13



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



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

EDDIE BAZA CALVO
Governor

RAY TENORIO
Lieutenant Governor

MONTE MAFNAS
Director

DAVID V. CAMACHO
Deputy Director

April 19, 2013

To: Director, Department of Land Management

From: Guam Chief Planner

Subject: Staff Report - Case No. SZC 2013-28

Re: Summary Zone Change- Lot 2299-3A, Lalo, Municipality of Mangilao

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

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

E-mail Address:
ldmdir@dlm.guam.gov

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383

1. PURPOSE:

- a. Application Summary. The Applicants, **Nandy S. Perampalam and Carmen G. Lujan** are requesting for a zone change on **Lot 2299-3A , (Lalo)**, in the Municipality of Mangilao, from "R-1" (Single-Family Dwelling) Zone to "R-2" (Multi-Family Dwelling) Zone for a proposed construction of a Four-Plex (4-units) apartment for family and rentals.
- b. Legal Authority. 21 GCA (Real Property), Chapter 61 (Zoning Law), Part 3 (Changes of Zones, Section 61639 (Summary Procedure for Agricultural and Single Family Residential Rezoning) and Executive Order 92-08 (Establishing Interim Rules and Regulations for Individual, Small Landowner Zone Changes), Public Law 21-82:4 as amended by P.L. 21-144:8.

2. FACTS:

- a. Location. The subject lot is accessible thru a public easement approximately 1,500 feet east of old Price road and 1,800 feet east of Route No. 10 (Vietnam Veteran's Highway) and is approximately 300 feet west of Radio Barrigada (US Government Property) U.S. Air Force Antenna Site in Mangilao (**see attached vicinity map**).
- b. Field Description. The subject lot is occupied with temporary structures and storage. The topography is fairly flat within the subject the lot. All public utilities such as sewer, water, power, telephone service connections are within 100 feet located on the public easement.
- c. Lot Area. 1,470 square meters or 15,822.8 square feet



**Director of Land Management
Staff Report- Case No. SZC 2013-28
Nandy S. Perampalam and Carmen G. Lujan
Lot 2299-3A, Lalo, Mangilao
Page 2**

- d. Present Zoning. "R-1" (Single-Family Dwelling) Zone
- e. 1967 Master Plan. None
- f. Community Design Plan. Conservation/Open space
- g. Surrounding Area. The surrounding area consists of vacant lots, a single family dwellings, residential duplexes, tri-plexes, and four-plexes in the immediate area and within 1,000 feet. The proposed development is conducive to the existing land use trend comprising of mix uses of residential single-family, duplexes and multi-family development and commercial activities nearby (along Route No. 10). The proposed development is not expected to have a major impact to existing infrastructure or immediate surroundings.

3. APPLICATION CHRONOLOGICAL FACTS.

- a. Date Application Accepted: March 26, 2013
- b. Certifications:

DPW: No Official Certification have been received from DPW as of Staff Report Date. Per Planning Staff inspection, the property is accessible from a 40-foot right-of-way fronting the subject lot. Planning staff advises the applicants to obtain all required permits before any clearing, construction or improvements on said lot. DLM is mandated by law to continue and process the application and file it to the legislature for their review and further actions.

GWA: Their Official Certification have not been received to date. DLM staff inspection verified there is existing public sewer line and a public water line located along Lalo Street fronting the lot. DLM advises the applicants to coordinate with GWA Engineering Staff and obtain the required permits and clearances before any additional connections/construction on said lot. DLM is mandated by law to continue and process the application and file it to the legislature for their review and further actions.

Director of Land Management
Staff Report- Case No. SZC 2013-28
Nandy S. Perampalam and Carmen G. Lujan
Lot 2299-3A, Lalo, Mangilao
Page 3

GEPA: No Official Certification have been received from Guam EPA as of Staff Report Date. Per Planning Staff inspection, the proposed project is near all utility infrastructure. The project will be connected to all public utilities, such as sewer, water, power, etc... Planning staff advises the applicants to obtain the required permits from the agency before any clearing, or construction on said lot. DLM is mandated by law to continue and process the application and file it to the legislature for their review and further actions.

GPA: The Authority has submitted their official certification. GPA has no objections to the proposed zone change, however, the customer/applicants are required to comply with all requirements pursuant to the National Electric Safety Code and GPA's Service Rules and Regulations as noted in their official certification. **(Certification is Attached).**

Note): Pursuant to Section 61639 (a)((1), failure to provide the Department of Land Management, from any infrastructure agency as to the availability and/or adequacy of infrastructure (water, power, sewer), within ten (10) working days from receipt of this request, shall constitute an assumption by DLM that the agency not answering the request has no objection to the rezoning.

- c. Municipal Planning Council : The Mayor of Mangilao received a copy of the application packet for the proposed development.
- d. Municipal Public Hearing Results: Pursuant to P.L. 21-144:3, the public hearing on this zone change application has been waived by Director of Land Management and any hearing is deferred to the Mayor and the Municipal Planning Council of Mangilao.

4. **DISCUSSION AND ANALYSIS:** The criteria of **PUBLIC NECESSITY, CONVENIENCE and GENERAL WELFARE AND SAFETY** must be justified.
We provide the following:

PUBLIC NECESSITY and CONVENIENCE

The requested zone change is from "R-1" (Single-Family Dwelling) to "R-2" (Multi-Family Dwelling) zone for the purpose of allowing construction of a 4-unit apartment for family and rentals. In this regard, applicants have cited primary purpose for residential uses for family members. One primary purpose of this program (Summary Zone Change) is to allow the property owners to rezone their properties in order to utilize their property in a manner that enhances their livability or livelihood and also to provide affordable housing rental for the community.

We find that the rezoning is required for zoning conformance in order for the Applicants to realize future plans for construction of a multi-family apartment for family and for rentals to the general public and still provide housing for their siblings and or their immediate families.

GENERAL WELFARE AND SAFETY

We have concluded our site inspection and did physically find that water, power, sewer, roadways fronting the property. Guam Power Authority submitted their certification with no objection. The proposed development will be connected to public sewer to ensure a safe environment for the applicants and the adjacent neighbors. While we have not received certification from Guam EPA and DPW, GWA we note that access to the property is available. That water and sewer connections are fronting the property. It will be obvious that during the permitting phase, that requirements for new water and sewer connections will be required for the proposed development.

Relative to rezoning action, we found no objections from immediate neighbors and or immediate lot owners. The proposed rezoning and development is conducive to the immediate land uses of single-family and multi-family residences within immediate and nearby surroundings, all infrastructure are available and we therefore, find that there will be no significant impact on existing infrastructure and surrounding neighborhood.

Therefore, it is our conclusion that the criteria as cited above has been satisfied.

5. **STAFF RECOMMENDATION:** Planning Staff recommends **Approval** of the Summary Zone Change request with the following conditions:
- a. Comply with all permitting Agency Conditions and requirements; and
 - b. That any revised Building construction Site Development Plan shall show details of structure location, parking layout, landscaping plan, sewage disposal type and connection; and further, that a copy of the floor plans shall be submitted to the Guam Chief Planner; and
 - c. That any future increase in dwelling units or on the "intensity of use" from the approved revised plans shall require the Applicant to resubmit a new request and the proposed new Site Development Plan to the Chief Planner, Land Management for his reevaluation; and
 - d. That such re-evaluation may include another review by the required Application Review Committee Agency and/or by the Municipal Planning Council to determine the physical, social and environmental impacts of the revised changes; and
 - e. That under this Zone Change process, it shall not include conversions to: HORIZONTAL PROPERTY REGIMES (under 21 GCA, Chapters 45); TIME SHARE OWNERSHIP (under 21 GCA, Chapter 47); HOTELS/MOTELS; and RESIDENTIAL COMMERCIAL ACTIVITIES SUCH AS LAUNDRY ROOMS, GIFT SHOPS, AND THE LIKE; and TEMPORARY WORKFORCE HOUSING FACILITIES; and
 - f. That the development be hooked up to public sewer and comply with GEPA's wastewater disposal system requirements and conditions;
 - g. That the Development shall be serviced with a Government approved Trash Receptacle; and
 - h. That each dwelling unit shall be provided for 2 parking stalls per unit.


Penner C. Gulac 4 / 19 / 2013
Planner III, Project Planner Date

Attachments: Application packet and Posn Statement from GPA



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



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

EDDIE BAZA CALVO
Governor

RAY TENORIO
Lieutenant Governor

MONTE MAFNAS
Director

DAVID V. CAMACHO
Deputy Director

April 18, 2013

MEMORANDUM

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

TO: Frank P. Taitano, Planner IV
Marvin Q. Aguilar, Planner III
Celine Cruz-Aguilar, Planner III

FROM: Director

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

SUBJECT: Appointment as Panel Members ref: SZC Program

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

Buenas Yan Hafa Adai:

Pursuant to Summary Zone Change Guidelines, Paragraph 17, effective April 18, 2013, I hereby appoint you as panel members to review and provide recommendations relative to **SZC Application No. 2013-28 (Nandy S. Perampalam and Carmen G. Lujan)**.

Telephone:
671-649-LAND (5263)

Coordinate with Mr. Penmer Gulac who oversees the SZC Program on the matter.

Facsimile:
671-649-5383

Your appointment as panel members shall expire upon your submittal of your recommendations to the Guam Chief Planner.

Senseramente,

David V. Camacho
Acting Director

Cc: Masterfile



DIPĀTTAMENTON MINANEHAN TĀNO'
 (Department of Land Management)
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April 24, 2013

Honorable Senator Tina Rose Muna-Barnes
 Legislative Secretary, 32th Guam Legislature
 155 Hessler Place
 Hagåtña, Guam 96932

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

Re: **Summary Zone Change Application No. SZC 2013-28**
Lot 2299-3A, Lalo, Municipality of Mangilao;
for Nandy S. Perampalam & Carmen G. Lujan

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

Buenas Yan Hafa Adai, Honorable Senator Tina Muna-Barnes:

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

Pursuant to 21 GCA (Real Property), Chapter 61 (Zoning Law), Part 3 (Changes of Zones), Section 61639 (Summary Procedure for Agricultural and Single - Family Residential Rezoning) and Executive Order 92-08 (Establishing Interim Rules and Regulations for Individual, Small Landowner Zone Changes), the Department of Land Management is herewith submitting to the Legislature, a Zone Change application for **Lot 2299-3A, Lalo, Municipality Mangilao from "R-1" (Single - Family Dwelling) to "R-2" (Multi - Family Dwelling) Zone in order to allow construction of a Fourplex (4-units) apartment for family and for rentals.**

Telephone:
 671-649-LAND (5263)

As such, I have **APPROVED WITH CONDITIONS** the Zone Change.

Your expeditious response on this action is greatly appreciated.

Senseramente,

David V. Camacho
 Acting Director

Facsimile:
 671-649-5383

PCG
 w/Attachment(s):

1. Staff Report and Notice of Action
2. Certifications of Utility Agencies/Application Review Committee (ARC)
3. Zone Change Application with supporting documents
4. Amendment Map No. 69 ; Zoning Map No. F3 67 S40





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(Department of Land Management)
GUBETNAMENTON GUAHAN
(Government of Guam)



Street Address:
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EDDIE BAZA CALVO
Governor

RAY TENORIO
Lieutenant Governor

MONTE MAFNAS
Director

DAVID V. CAMACHO
Deputy Director

April 24, 2013

MEMORANDUM

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

TO: Acting Director
FROM: Guam Chief Planner

SUBJECT: **SZC Application No. 2013-28;**
Nandy S. Perampalam & Carmen G. Lujan

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

Buenas Yan Hafa Adai:

Submitted is the Summary Zone Change Packet for your review and action.

I have reviewed the Application and concur with the recommendations of the Case Planner and the Panel of Senior Planners for approval with conditions.

I am available should you have additional questions or need further clarification.

Senseramente,

Marvin Q. Aguilar
Guam Chief Planner, Acting

Attachments

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383





GUBETNAMENTON GUÅHAN
(Government of Guam)



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

EDDIE BAZA CALVO
Governor
RAY TENORIO
Lieutenant Governor

MONTE MAFNAS
Director
DAVID V. CAMACHO
Deputy Director

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

March 26, 2013

Honorable Mayor Nito C. Blas
Mayor of Mangilao
c/o Municipal Planning Council

Subject: SZC 2013-28 Public Hearing Waiver

Hafa Adai Mayor Blas:

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

An application has been filed with the Department of Land Management, Division of planning by: **Nandy S. Perampalam and Carmen G. Lujan (owners) represented by Harry D. Gutierrez**, owner of Lot 2299-3A, Lalo, Municipality of Mamngilao, under Application No. SZC 2013-28, for a Zone Change from "R-1" (Single-Family Dwelling) to "R-2" (Multi-Family Dwelling) Zone for a proposed construction of a Four-Plex (4-units) apartment for family and rentals.

E-mail Address:
dlmdir@dlm.guam.gv

Pursuant to Public Law 21-144, Section 3 (Waiver of Formal Public Hearing), the Department of Land Management hereby waives the requirement of a formal public hearing and defers any hearing on the application to your Municipal Planning Council (the MPC).

Telephone:
671-649-LAND (5263)

On the basis of the application contents and availability of infrastructure in the immediate area, and that proposed zone change is for residential use and is conducive and consistent to the surroundings, as Director I have waived the requirements of a formal public hearing and have made my final decision to approve the application with conditions. The "R2" Zone is the proper zoning designation for the intended use for residential dwellings.

Please contact Planning Division of this Department at 649-5383 extension 371 should you have questions or need further clarification on the matter.


Facsimile:
671-649-5383

Thank you for your attention to this matter.

Senseramente,


DAVID V. CAMACHO
Acting Director

Attachments: Application No. SZC 2013-28

Project Planner: Penmer C. Gulac 

RECEIVED
DATE: 3/27/13

COPY



GUAM POWER AUTHORITY

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

April 5, 2013

MEMORANDUM

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

From: General Manager

Subject: Lots 2299-3A, Municipality of Mangilao, (Nandy S. Perampalam and Carmen G. Lujan); Summary Zone Change Application from "R-1" (Single-Family Dwelling) to "R-2" (Multi-Family Dwelling) to construct a Four-Plex (4-units) apartment. **Application No. 2013-28 SZC**

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

INFRASTRUCTURE CERTIFICATION FORM

Agency Certifying: **Guam Power Authority**
 Applicant: Nandy S. Perampalam and Carmen G. Lujan
 Location: Lots 2299-3A, Mangilao
 Type of Application: Summary Zone Change
 GLUC/GSPC Application No. 2013-28 SZC
 Brief Project Description:
 From "R-1" to "R-2" to construct a Four-Plex (4-units) apartment.

For the purposes of this Certification, GOVERNMENT SERVICES, FACILITIES, and INFRASTRUCTURE include, but are not limited to: **power lines poles and facilities; water lines, pumps and facilities; sewer and liquid waste disposal; storm water disposal; solid waste disposal; telephone lines and facilities; schools; health facilities; police and fire fighting service and facilities; roads; traffic and street lights; parks and recreational activities.**

1. I hereby certify that the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE are currently **AVAILABLE AND IN PLACE** to support this project:
 Yes No

2. If the answer to #1 above is YES, then:
 I hereby certify that the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE are currently **ADEQUATE** to support this project:
 Yes No

3. If the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE currently in place are **NOT AVAILABLE** or they are **AVAILABLE, BUT NOT ADEQUATE**, itemize the services, facilities and infrastructure that are needed, the estimated cost thereof and whether funds are currently available and identified to develop such services, facilities and infrastructure:

Services, Facilities and Infrastructure Needed	Cost of Upgrades	Funds Available	Date Available	Funds Identified
Please see comments below				

I hereby certify that the foregoing is true and correct to the best of my knowledge.


 JOAQUIN C. FLORES, P.E.
 General Manager

4/10/13
 Date

Comments:

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

ASG/arp



DIPARTAMENTON MIINANEHAN IANU
 (Department of Land Management)
GUBETNAMENTON GUÅHAN
 (Government of Guam)



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

EDDIE BAZA CALVO
 Governor
 RAY TENORIO
 Lieutenant Governor

MONTE MAFNAS
 Director
 DAVID V. CAMACHO
 Deputy Director

March 26, 2013

To: Certifying Agencies/Departments
 Application Review Committee (ARC)
 From: Guam Chief Planner, Acting
 Subject: Request for Certification

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

Attached for your review and action is an application under Public Law 21-82, Section 4; Summary Zone Change Program.

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

Applicant(s): **Nandy S. Perampalam & Carmen G. Lujan**
c/o Harry D. Gutierrez, Rep

Application No. **SZC 2013-28**

E-mail Address:
llmdir@dlm.guam.g
OV

Project Description: To rezone the property from "R-1" (Single-Family) Dwelling to "R-2" (Multi-Family Dwelling) Zone in order to construct a Four-Plex (4-units) apartment for family and rentals, on Lot 2299-3A, Lalo, Municipality of Mangilao.

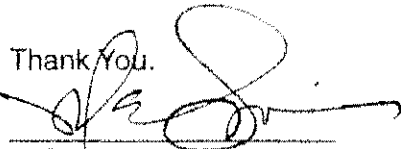
Date Received: **February 28, 2013**

Date Accepted: **March 26, 2013**

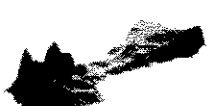
**** Due Date for Certification: April 8, 2013**
 (Public Law 21-144, Section 8(b)(A)(1))

Certification must be directed to Director, Department of Land Management, Division of Planning. If you have any questions, please call 649-5385 or 5390, and ask for Penner C. Gulac, the assigned case planner.

Thank You.


 Marvin Q. Aguilar

Attachment: SZC Application No. 2013-28 and supporting documents



HARRY D. GUTIERREZ
Consultant
119 Gutierrez Way
Agana Heights, Guam 96910
482-5315

February 25, 2013

To: Mr. David V. Camacho,
Acting Director, Department of Land Management
Attention: Land Planning Division
P.O. Box 2950, Hagatna, Guam 96932

Subject: Summary Zone Change Application for Lot 2299-3A, Mangilao, Guam;
Rezoning from "R-1" (Single-Family) Dwelling to "R-2" (Multi-Family)
Dwelling Zone; For Nandy S. Perampalam & Carmen G. Lujan (Owners)

P. Loujac 2/28/13
RECEIVED
Planning Div.

Dear Mr. Camacho:

Pursuant to Public Law 21-82, (as amended by P.L. 21-144, Section 8,) I am submitting an application for Summary Zone Change on the above property. The following information are required and are provided to you as follows:

- a. What is the current zone on the property ? "R-1" (Single-Family)
- b. Who currently owns the property ? Nandy S. Perampalan & Carmen G. Lujan
- c. How did you acquire the property ? Purchased thru Quitclaim Deed; Doc No. 831712, see attached with property map, ref Doc No. 037069
- d. From who did you acquire the property? (see Quitclaim Deed attached).
- e. What is currently on the property? Vacant
- f. Are you hooked up to public sewer ? No, There is Public Sewer and is available within 100 feet on Lalo street fronting the property.
- g. What are your intentions or plans? Future construction of a four-plex (4-units) apartment for family and for rentals.
- h. Surrounding land uses: There are single family dwellings, many vacant lots and Federal Government property (Radio Barrigada) within 300 of the subject lot. There are duplexes nearby and commercial activities to the west near and along Route No. 10.
- i. Topography: Fairly flat .
- j. Access: The property is accessible via a public easement known as Lalo Street from Route No. 10, also known as Vietnam Veteran's Highway (see vicinity map).
- k. All others: Today we see more residential developments and improvements in the area of Barrigada and nearby Mangilao as there are trends of continued growth of residential development and its a few minutes from downtown Agana and the airport. The island is preparing to engage the incoming military forces build up in a few years and we must provide additional housing and support activities for our community. Federal/military excess lands are being returned to owners and are being developed. More schools are also being built and improved and infra-structure is being upgraded by our government. Our proposed rezoning and plans will not have a significant impact to existing infrastructure as there already sewer lines and power existing. This project will provide additional

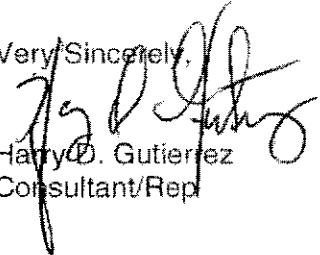
Re: Summary Zone Change
Page 2 - Lot 2299-3A, Mangilao, Guam
For Nandy S. Perampalam & Carmen G. Lujan (Owners)

affordable rental units to the public as well contribute to our economic tax base. Therefore, this proposed project is compatible to the existing land uses and is not expected to have a significant impact to the surrounding residential neighborhood. This project is in line with the governments proposals to increase the housing needs of the community.

Thanking you and your fine staff to review the proposed rezoning. My clients and I are hoping for your favorable consideration so that this project can move forward. My clients are aware that all building permit requirements and conditions will be adhered to as required by law.

Should you need more information on this application, please feel free to contact me at 482-5315.

Very Sincerely,



Harry D. Gutierrez
Consultant/Rep

Attachments as noted

SUMMARY ZONE CHANGE

(P. L. 21-82:4 Short Form as Amended by P.L. 21-144:8)

TO: Director, Department of Land Management
c/o Division of Land Planning
Government of Guåhan
P.O. Box 2950, Hagatna, Guåhan 96932

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

1. Information on Applicant:

Name of Applicant: Nandy S. Perampalam & Carmen G. Lujan
c/o Harry D. Gutierrez (Rep) U.S. Citizen: Yes No
Mailing Address: c/o 119 Gutierrez Way, Agana Hts, Guam 96910
Telephone No.: Business: 482-5315 Home: _____

2. Location, Description and Ownership: (NOTE: The maximum lot cannot exceed two (2) acres or 8,093.743 square meters or 87,120 square feet, gross area.)

Subdivision Name: N/A
Lot(s): 2299-3A Block: N/A Tract: N/A
Lot Area: Acres: _____ Square Meters: 1,470 Square Feet: 15,822.8
Village: _____ Municipality: Mangilao (Formerly Barrigada)
Registered Owner(s): Nandy S. Perampalam & Carmen G. Lujan
Certificate of Title No.: N/A Recorded Document No.: N/A
Deed (Gift, Warranty, etc.): Quitclaim Deed Document No.: 831712
Dated 1/26/2012

3. Current and Proposed Land Use:

Current Use: Container/Temp Storage Current Zoned: "R-1" (Single-Fam. Dwelling)
Proposed Use: Four-Plex (4-units) apartment for family and rentals Proposed Zone: "R-2" (Multi-Fam. Dwelling)

4. Justification Letter: Attach a typed, brief and concise justification (letter format possible) explaining your intentions and purpose of the Zone Change. Your letter should be addressed to the Director of Land Management.

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

- b. A map, drawn to scale, showing existing zoning within 1000 feet radius and all parcels and their uses within 750 feet radius from the subject lot boundaries. The map shall contain:
 - (6) Lot number for every parcel(s);
 - (7) Identify by name and use all existing activities on all parcel(s) through a legend/code reference;
 - (8) All adjacent easements and roads leading to, and serving property, their widths, and condition of surfaces;
 - (9) The nearest location of all public utilities to the subject lot; and
 - (10) Show any/all features of property such as flat/hilly terrain, flood hazard, etc.
- e. The most recent survey map certified and recorded at the Department of Land Management, of the subject property.
- f. For "R-1" Zone Change request: A proposed property map showing how many lots are to be subdivided.
- g. For "R-2" Zone Change request: Preliminary sketch plan shall be drawn to scale and show the following items:
 - (1) Density: Number of units and type. (i.e. Eight (8) units, three (3) bedroom, two baths, etc.)
 - (2) All setback or distances from proposed building to property boundary line.
 - (2) Parking Stalls must be numbered. Also, show one parking for persons with disabilities for every sixty (60) regular stalls (minimum).
 - (4) Recreational area or playground must be provided for children of tenants.
 - (5) Show nearest location of sewer, water, power connection or hook-up.
 - (6) Entrance and Exit of project area.
 - (9) Etc...Any other information you feel is necessary or pertinent to your request.
 - (10) In addition the following information is required by the Agencies as follows:

GUÅHAN POWER AUTHORITY

2. Include Ownership and Encumbrance Title Report.

2. Provide Proposed Power Demand in Kilovolt Amps (KVA).

GUÅHAN ENVIRONMENTAL PROTECTION AGENCY

3. Copy of Site Layout showing the existing building structures and the outline of the septic tank and leaching field system, if not connected to public sewer.

4. Copy of building Permits for any extensions (additional structures) to the existing dwelling unit.

6. **Filing Fee: Twenty-Five Dollars (\$25.00)** filing fee, signed and approved by the Governor of Guåhan on May 18, 2007, under Public Law 29-02, Chapter V, Part III (*Fees and Charges Assessed by the Department of Land Management*).

SUMMARY ZONE CHANGE

Mangilao

(P. L. 21-82:4 Short Form as Amended by P.L. 21-144:8)

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

I/We hereby certify that all information contained in this application and supplements are true and correct. I/We also understand that any misrepresentation in t application shall void the entire submission.

Nandy S. Perampalam & Carmen G. Lujan

Owner (Print/Sign)

Owner (Print/Sign)

Date

Date

FOR:  HARRY D. GUTIERREZ (REP/CONSULTANT)

2/25/2013

Representative (If any)

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
RECORDATION
AT THE
DEPARTMENT
OF
LAND
MANAGEMENT

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

File for Record is Instrument No. 831712

On the Year 12 Month 01 Day 26 Time 2:47

Recording Fee 50 Receipt No 31145

Deputy Recorder Juan Villanueva

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT ON THIS 26 day of JANUARY, 2012, ELLEN J. WILKINSON, whose mailing address is P.O. Box 12062 Tamuning, Guam 96931, hereinafter referred to as "GRANTOR", for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby assign, remise, release and forever quitclaim unto **NANDY S. PERAMPALAM CARMEN G. LUJAN**, who are husband and wife, whose mailing address are 105 Papato Ln. Sinajan, GUAM 96910, as joint tenancy with joint survivorship, herein referred to as "Grantees", all of GRANTOR'S rights, title and interest, in and to the following described premises:

DESCRIPTION OF PROPERTY

Lot No. 2299-3A, Mangilao (formerly of Barriagda), Guam, Estate Number 10905, Suburban, as said Lot is described in that Property Map Lot Nos. 2299-3, -3A, -3B & 3C, under Instrument No. 37069 at Land Management.

For informational purposes only, the above referenced map indicates the property contains an area of 1,470± square meters.

Certificate of Title Number: 65098 – Rosalia Cruz Charfauros.

GRANTEE, hereby acknowledges that the Government of Guam is not responsible in any way for water and power hookup and that water and power are immediately available on the property or within 100 feet of the above mentioned property.

IN WITNESS WHEREOF, we have hereunto set our hands this 25th day of January, 2012.

GRANTOR:

GRANTEE:

GRANTEE:

[Signature]
Ellen Wilkinson

[Signature]
Nandy S. Perampalam

[Signature]
Carmen G. Lujan

TERRITORY OF GUAM)
) ss:
VILLAGE OF TAMUNING)

ON THIS 25th day of January, 2012, before me, a Notary Public in and for GUAM, U.S.A., personally appeared **Nandy S. Perampalam**, and he acknowledged to me that he executed the foregoing **QUITCLAIM DEED**, as his voluntary act and deed for the purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hands this 25th day of January, 2012.

MELANIE MARIE BRETON
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: Dec. 01, 2014
P.O. Box 7766 Agat, Guam 96928

[Signature]
NOTARY PUBLIC
My commission expires: Dec 01, 2014

TERRITORY OF GUAM)
) ss:
VILLAGE OF TAMUNING)

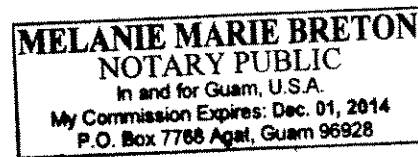
ON THIS 26th day of January, 2012, before me, a Notary Public in and for GUAM, U.S.A., personally appeared **Carmen G. Lujan**, and she acknowledged to me that she executed the foregoing **QUITCLAIM DEED**, as her voluntary act and deed for the purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hands this 26th day of January, 2012.

Melanie M. Breton

NOTARY PUBLIC

My commission expires: *Dec. 01. 2014*



TERRITORY OF GUAM)
) ss:
VILLAGE OF TAMUNING)

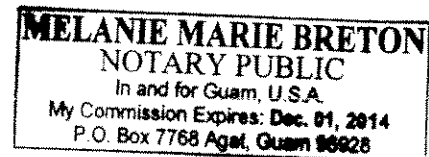
ON THIS 25th day of January, 2012, before me, a Notary Public in and for GUAM, U.S.A., personally appeared **Ellen Wilkinson**, and she acknowledged to me that she executed the foregoing **QUITCLAIM DEED**, as her voluntary act and deed for the purposes therein set forth.

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

Melanie M. Breton

NOTARY PUBLIC

My commission expires: *Dec. 01. 2014*



SPOUSAL CONSENT and RELEASE

I, **Peter R. Wilkinson**, spouse of Ellen J. Wilkinson, do hereby relinquish any interest I may have, on the following described property to Nandy S. Perampalam and Carmen G. Lujan.

DESCRIPTION OF PROPERTY

Lot No. 2299-3A, Mangilao (formerly of Barriagda), Guam, Estate Number 10905, Suburban, as said Lot is described in that Property Map Lot Nos. 2299-3, -3A, -3B & 3C, under Instrument No. 37069 at Land Management.

For informational purposes only, the above referenced map indicates the property contains an area of 1,470± square meters.

Certificate of Title Number: 65098 – Rosalia Cruz Charfauros.

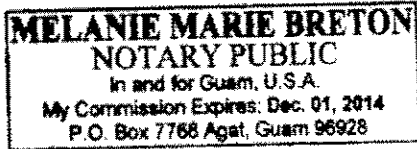
WITNESS WHEREOF, I have hereunto set my hand this 26 day of January 2012.

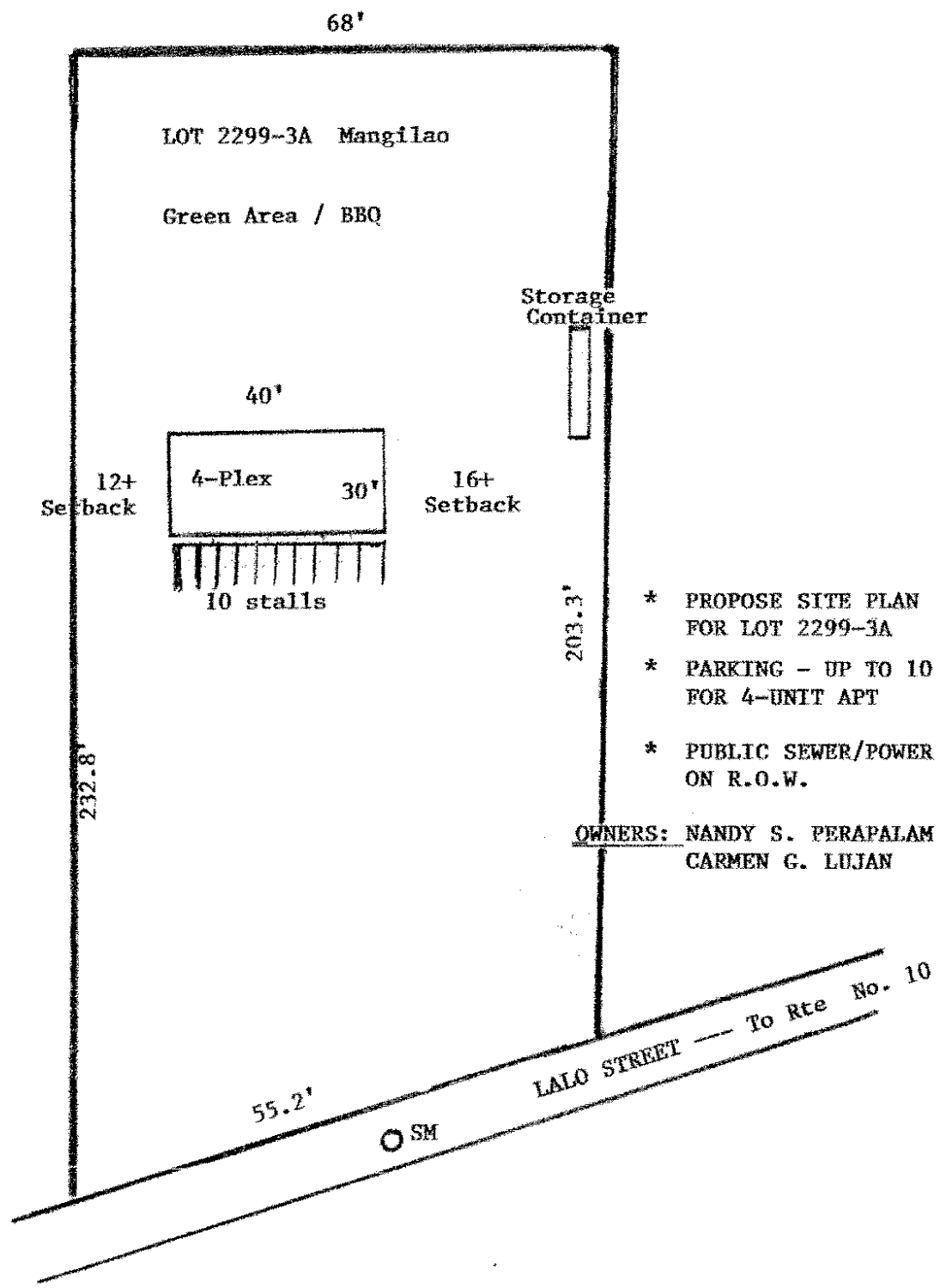
Peter R. Wilkinson
Peter R. Wilkison

TERRITORY OF GUAM)
) ss:
VILLAGE OF TAMUNING)

Subscribed and sworn before me this 26th day of January ~~2010~~ ²⁰¹², by
Peter R. Wilkinson.

Melanie Marie Breton
NOTARY PUBLIC
My commission expires: Dec. 01, 2014





LOT 2299-3A Mangilao

Green Area / BBQ

Storage Container

40'

4-Plex

30'

12+
Setback

16+
Setback



10 stalls

203.3'

232.8'

- * PROPOSE SITE PLAN FOR LOT 2299-3A
- * PARKING - UP TO 10 STALLS FOR 4-UNIT APT
- * PUBLIC SEWER/POWER ON R.O.W.

OWNERS: NANDY S. PERAPALAM & CARMEN G. LIJAN

55.2'

○ SM

LALO STREET — To Rte No. 10

**GUAM ENVIRONMENTAL PROTECTION AGENCY (GEPA)
ENVIRONMENTAL IMPACT ASSESSMENT (SHORT FORM)**

October 1999

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

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

Case No : _____

Project Title : **Summary Zone Change**

1. Name, address and business telephone of applicant:

Nandy S. Perampalam & Carmen G. Lujan

**c/o Harry D. Gutierrez
#119 Gutierrez Way
Agana Heights, Guam 96910**

Cell: 482-5315

2. Name, title and telephone number of Representative:

**Harry D. Gutierrez
#119 Gutierrez Way
Agana Heights, Guam 96910**

Cell: 482-5315

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

Harry D. Gutierrez (Rep/Consultant)

4. Location of the proposed project: (include tract, block, lot, municipality and a location map): Lot 2299-3-A, Lalo, Mangilao (formerly Barrigada)

5. Describe the general nature or type of proposed project: Zone Change from "R-1" (Single-Family Dwelling) to "R-2" (Multi-Family Dwelling)-Zone for proposed 4-units

EIA : Short Form - Zone Change; Lot 2299-3-A, Mangilao (formerly Barrigada)

Page 2 of 5

6. Are the following critical environmental factors affected by the proposed project? If yes, describe the impact and state why it would not be significant. If not affected, provide reasons why. If more space is required refer to and attach additional sheets.

a. Groundwater recharge area: No, Appears be within the area, subject to Guam EPA verification and clearance

b. Watersheds: No, Subject to Guam EPA verification

c. Wellhead protection zone: No, subject to Guam EPA verification

d. Streams, lakes or ponds: None

e. Marine waters: None

f. Reef flats: None

g. Pristine forest: None

h. Critical habitat area: None

i. Wetlands: None

j. Flood hazard area: None

k. Archaeological feature(s) or historical sites: None; subject to DPR/HPO determination

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

a. Production of toxic or hazardous waste: None

b. Dislocation of existing businesses, residents or public areas:

None

c. Production of air contaminants (temporary or permanent): Temporary dust during construction phase and all environmental protection controls will be set in place in compliance to GEPA requirements and applicable permits to be obtained.

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

a. Drinking water: No, this project is comparable to 4 residential units with 4 new GWA accounts.

EIA : Short Form - Zone Change Lot 2299-3-A, Mangilao (formerly Barrigada)

Page 4 of 5

b. Sewage disposal (public system) : Public sewer is available and the complex will be hooked up to sewer to the public sewer system located in front on the right of way (Lalo Street)

c. Vehicle traffic: No Impact – applicable to 4 vehicles/cars on site

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

Minimal Clearing and grading for site preparation for the lot size less than ½ of an acre.

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

No; will be connected to public sewer

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

No.

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

No. all financing will be funded with private funds of the applicants/owners.

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

None.

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

DECLARATION BY APPLICANT

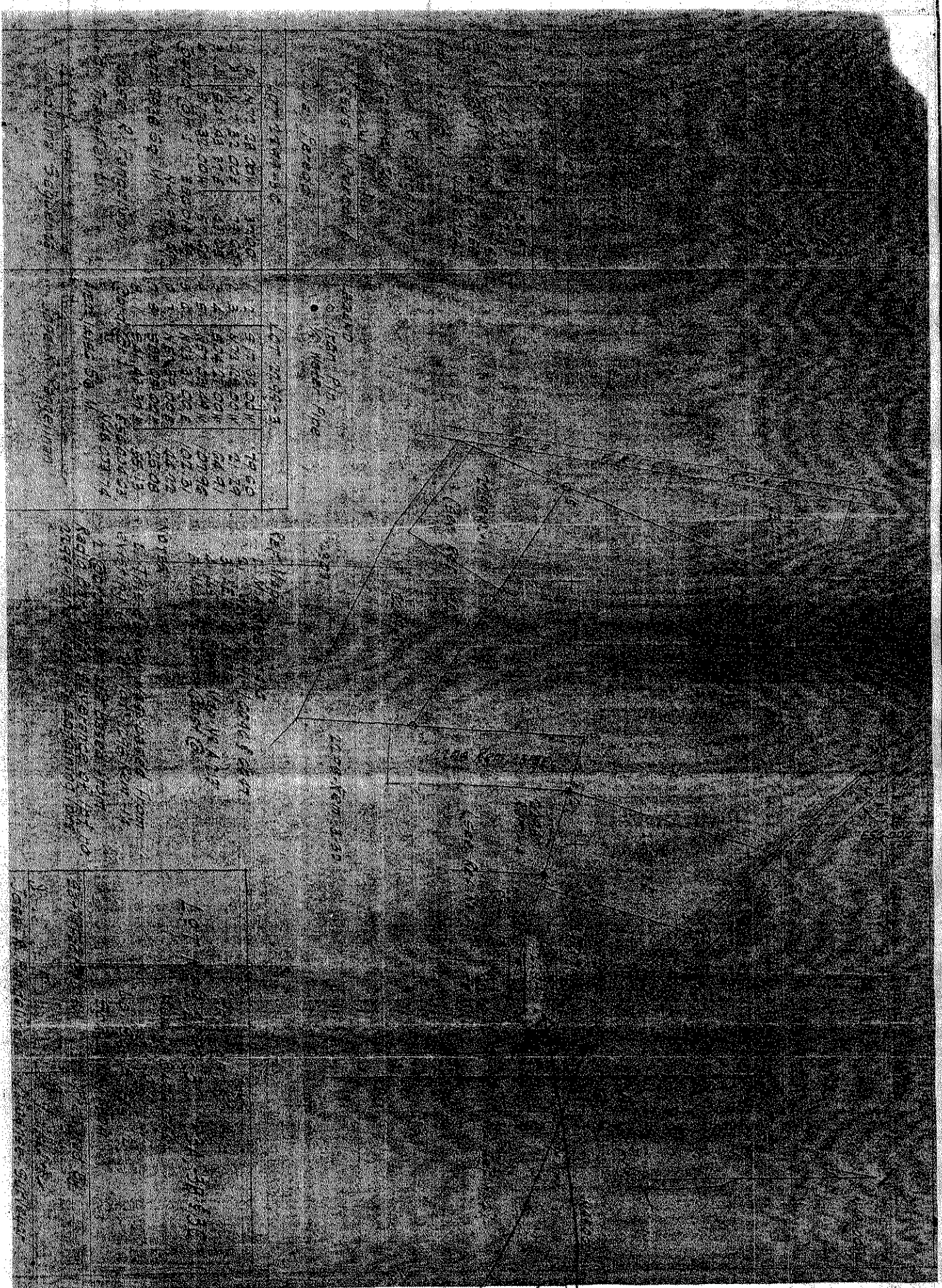
Based on this assessment, it is reasonable to expect that this project will not result in significant adverse environmental impacts. I/we hereby declare a "finding of no significant impact".

Applicant (s): NANDY S. PERAMPALAM & CARMEN G. LUJAN (OWNERS)

FOR: HARRY D. GUTIERREZ, REP/CONSULTANT 2/25/2013
Applicant or Representative(signature) Date

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

A
C
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