



Kumision Inangokkon Tano' CHamoru *(CHamoru Land Trust Commission)*

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CLTC PUBLIC HEARING MINUTES
For
Designation of Lot 17-1-1, Block F, Tract 9
Municipality of Barrigada for Commercial Use
Barrigada Community Center
124 Luayao Lane, Barrigada, Guam
Saturday, June 26, 2021; 1:00PM

Lourdes A. Leon Guerrero
Governor

Joshua F. Tenorio
Lieutenant Governor

Commission Members

John F. Reyes, Jr.
Chairman

Austin J. Duenas
Commissioner

Arlene P. Bordallo
Commissioner

Angela T. Santos
Commissioner

Vacant
Commissioner

Angela Camacho
Acting Administrative Director

Public Notice: Pacific Daily News on June 21, 2021 and June 24, 2021

Acting Administrative Director Angela Camacho: Public Notices for this public hearing was published on the Pacific Daily News on June 21st 2021 and June 24th 2021. Posted on June 22nd on CLTC's Facebook page, posted on June 22nd 2021 on CLTC's website, also posted on June 22nd 2021 on Government of Guam Notice Portal. Public Law 33-95, Subsection 75122, Chapter 75, Title 21 on Guam Code Annotated. Description of Lot 17-1, Block F, Tract 9. Location, South Sabana Drive, Barrigada about 365 meters approaching the end of South Sabana Drive on the right side containing an area of approximately 966 square meters. Zoning is agriculture, previous use if for an antenna site. Exceptional Term Lease, Determination of Need will be published, term of the lease fifty years with an option to renew for an additional fort-nine years. We'll now open this portion of the Public Hearing for public comment if there's anybody that would like to speak please join us. We will also be accepting written also. We're now in the portion of our public hearing for public testimonies so if anybody would like to speak in support or not in support of the commercial use. Yes, sir, would you like to speak? Sure. Please state your name.

Andres Mantanona: My name is Andres Mantanona, I'm a resident of Barrigada and I didn't know about this public hearing until just recently and then the Mayor suggested I attended because I have a few question. I just received the agenda, today, and my first question is I guess bullet No. 5; you guys are asking or they're asking for the renewal of the lease for forty-nine years; is this correct?

Acting Administrative Director Angela Camacho: Yeah, this public hearing is to receive public input on the extension of the lease.

Andres Mantanona: The question that I have on number 4, the zoning is agriculture but I was looking at the map and the way it's displayed is I asked the gentlemen over there to the left saying that all the lots designated as the blue squares are all those residential or agriculture and according to him it's still agriculture, still that correct?

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Acting Administrative Director Angela Camacho: So, in our Board Meeting, it was presented to the Board for conditional I mean commercial use.

Andres Mantanona: So all the lots that's highlighted in blue is commercial use

Acting Administrative Director Angela Camacho: This particular lot which Lot 17-1-1, Block F, Tract 9.

Andres Mantanona: No, I'm talking about the surrounding area; is that agriculture lots or is that residential lots.

Acting Administrative Director Angela Camacho: I'm not sure, we can look into that and...

Andres Mantanona: Yeah, because if you guys are going to extend the lease for an additional forty-nine years so I was kind of wondering are you guys I guess going to revisit this lease is still valid for agriculture use or not agriculture use.

Acting Administrative Director Angela Camacho: You're requesting if we're considering using this property for residential use?

Andres Mantanona: No, I'm saying, that if you guys are going to renew the lease for an additional forty-nine years that's one of the requests right so are they going to revisit to see if the lease is still or is this still going to be agriculture in the surrounding area?

Acting Administrative Director Angela Camacho: We are just talking about the subject lot, today.

Andres Mantanona: Correct but the subject lot is surrounded by other lots that I'm not sure if it's considered residential or agriculture and I think there's supposed to be an executive order that you can install I think antenna and cell tower only in a commercial or agriculture area correct?

Acting Administrative Director Angela Camacho: And our, like I mentioned, our Board did move to conditionally use the property for commercial use.

Andres Mantanona: Okay so I guess that's my... I guess you answered my question that you guys are going to go ahead and conditionally approve it for use of that lot for agriculture.

Acting Administrative Director Angela Camacho: You're requesting for the Board to consider conditionally...

Andres Mantanona: No, I'm assuming that you guys already approve it that since the lot is agriculture use that you guys are going to go ahead and approve...

Acting Administrative Director Angela Camacho: Well there's a process here that we're going through still which this is part of the process the public hearing, we'll do a Determination of Need, it still goes through the legislature so we're still in the process with regards to extending the lease.

Andres Mantanona: Okay, I thought it's already been... alright, that's all.

Acting Administrative Director Angela Camacho: So if you would like to, did you sign in and provide us....

Andres Mantanona: Yes, I did.

Acting Administrative Director Angela Camacho: Okay, you could also submit a written testimony as well if you would prefer.

Andres Mantanona: No, I'm fine, verbal is just as good.

Acting Administrative Director Angela Camacho: Thank you.

Unknown: *inaudible* just a testimony?

Acting Administrative Director Angela Camacho: Yes.

Unknown: Oh, okay.

Acting Administrative Director Angela Camacho: I'm sorry.

Unknown: I'm with Docomo

Acting Administrative Director Angela Camacho: You're with Docomo, sure you can submit – can present.

Unknown (Identified as Diane Guzman, Representative from Docomo Pacific): Okay, so the reason why I'm up here is because we previously attended the public hearing online with regards to our other site which is in Inarajan. So like, I was asking Eileen earlier; is it still in the same process I believe the six month processing with the Guam Land Use Commission? Is that still in... because it's already expired.

Acting Administrative Director Angela Camacho: So part of the process is the public hearing again and then we'll have the Determination of Need, it'll go through the

legislature because of the term of the lease. So, correct this is the same process that we'll use for the Inalahan property.

Diane Guzman: We do have other lease agreements with you folks however they won't be expiring until such time in 2022 – 2024 so with regards to these two lease agreements that we have with you folks that expired I believe that our counsel and IT&E's they want to visit the legislature to see if there can be an amendment, will that be possible?

Acting Administrative Director Angela Camacho: So, we'll get the legal description on the other properties that you're referring to and take a look at the term lease that is coming up in 2022.

Diane Guzman: These are already expired so these I already expect

Acting Administrative Director Angela Camacho: Correct.

Diane Guzman: So I wanted to know if we can come back to CLTC and request to renew.

Acting Administrative Director Angela Camacho: Yeah, so it'll be the same process, come to the Board request and then we'll schedule the public hearings and so forth if the Board decides on....

Diane Guzman: And who do I visit at Land Management; would that be Joey or Jessica Dayday?

Acting Administrative Director Angela Camacho: You can email Joey Cruz. Did you want to talk about whether or not you're in support or not in support of this...?

Diane Guzman: Well we are in support of this lease agreement we would like to renew because of the fact that we've invested. We've invested in the properties and it's our you know coming from the Docomo side, it's our partnership to provide for the community and so we would like to continue that that's why I ask if we can continue the same process; sign up for a five year lease agreement and given fifteen additional years, we would like to extend it. – So, in support. We would like to continue to provide for the Island of Guam.

Acting Administrative Director Angela Camacho: Thank you, thank you. Is there anybody else? Mayor? Please state your name.

Mayor June Blas: For the record, I'm June, the Mayor of Barrigada and coming in this afternoon in reference to the lot that Docomo had currently been leasing, I guess for how many years; if I may ask?

Diane Guzman: Twenty-five

Mayor June Blas: Twenty-five years and they're...

Diane Guzman: Twenty years

Mayor June Blas: Twenty years and they're asking for an additional what fifty years for a renewal? That's... I was hoping that they kind for those that are present to do an actual presentation and you know with their request and I know that we have some concerns with residents that live in the area. The property that is existing I know that it's in agriculture property, I'm not mistaken. Properties there that are existing also, we do have Chamorro Land Trust recipients in the area and I know that they're just kind of concerns and the towers are they going to rebuild, are they going to use the same towers that they have?

Diane Guzman: Inaudible

Mayor June Blas: Yeah so what it is, is that our Municipal Planning Council, I always get with them and one of them is Steve Ignacio, he's our MPC he sits to my right there, the Chief and so we normally discuss this and I was hoping I had a packet to discuss this before this public hearing so that we can come in and better understand and if there's development of anything that needs to be done then of course the MPC needs to know and then we also inform our residents and so that's one thing that we were side blinded, we don't know. So with this being said, I hope that they could come up with their packet and the incentives or anything that can come together with this community because apparently things just go up in that area and nobody seems to know. So that's why I've been very adamant about a packet so that if the people call like Mr. Andres Mantanona that we have a better answer for him because all we can say is we don't have any and I know it's a last minute of an email that it was supposed to be for commercial use, right and so if we can have that please if you can provide us that will better understand and let the people the residents up that area know what is going on, okay? And then on the lease of this, what is the amount, I mean are we talking about every year or... you know because we have problems up there in the Chamorro Land Trust if you're aware that our people up there can't even afford to put in the infrastructure. I'm so fortunate that at least the roads are open but the infrastructure is not there... I'm talking about light and water so what are we doing? Are we able to take some of that funding so that we can assist in putting infrastructure on to Chamorro Land Trust properties; is that something that we can probably look into?

Acting Administrative Director Angela Camacho: Yes, ma'am. Chamorro Land Trust and this applies to all of our properties. We are actually evaluating where water where power is. We've made a request with Guam Waterworks, Guam Power Authority to provide us with their shape files so that we can understand also where the needs are. So that's something that at least since I've been here which is just over a month that I requested as well just to understand.

Mayor June Blas: Yes, because we do have a lot of residents that were given the leases but still cannot avail or even build because of the problems that they're having up there and so hopefully that you know whatever monies that come in for the rent can also assist us or them per say you know we really appreciate it, people up there will really appreciate with that being said but if having a packet if I may that will be very helpful with us with the Municipal Planning Council and I know you're going to need... is this is it with this public hearing that we have is there any other more further discussion that we're going to have after this?

Acting Administrative Director Angela Camacho: This actually will go to the legislature at some point.

Mayor June Blas: Okay you're going to need a position from our community correct, from my office?

Acting Administrative Director Angela Camacho: That's what this process is about.

Mayor June Blas: Okay so we're going to go ahead and write on behalf of this and see what the outcome. I know it's only asking for an additional fifty years so we'll see and I hope that you can provide us with the packet.

Unknown: Inaudible

Mayor June Blas: Great, I appreciate. And to also to also maintain, if we can partner on some maintenance on that area?

Unknown: Inaudible

Mayor June Blas: Yes, that's one of the things because somehow our Vice Mayor goes up and he's the one cutting the grass because we want to make sure that we do a lot of prevention up there because there's not really well lit and so we want to make sure that the properties are maintained and cleaned and thank you so much.

Acting Administrative Director Angela Camacho: Thank you, Mayor. Is there anybody that would like to speak today?

Diane Guzman: I have a question *inaudible* if I may I ask, would that be okay to ask a question? Like for example if someone was granted a lease in 1995 and they had built a structure, so back in the days I guess this is during the year '95 *inaudible* CLTC didn't provide for like water structure, power structure it had to be on the lessee so come back now, we're hearing that Chamorro Land Trust is going to be providing those to the lessees; can those lessees in the past, can the avail to that now if there was a situation ongoing for like example their waterline? .

Acting Administrative Director Angela Camacho: So we're... like I mentioned to the Mayor, we're just really assessing the situation now, we're hoping that monies will be available so that we can provide some waterlines or sewer or you know there's many things that we understand that goes along with leasing a property, owning a property infrastructure is a big thing so we're just really evaluating and assessing it and a lot of it really depends on funding.

Diane Guzman: Okay, so because that's in the process right now, is there anyone that can be approached about this currently? Is there anyone that we can go and see and seek info and advice like...

Acting Administrative Director Angela Camacho: My best advice to you is come into our office if you're talking about a specific property so we can get the details and...

Diane Guzman: And who will be the individual that we approach?

Acting Administrative Director Angela Camacho: So you can come in we have several land agents that should be able to assist you. I'm available as well to meet with you and see what I can do.

Diane Guzman: Okay, and your name again, I'm sorry.

Acting Administrative Director Angela Camacho: Angela Camacho, I'm the Acting Director at this time.

Diane Guzman: Oh, okay, thank you.

Acting Administrative Director Angela Camacho: Thank you.

Andres Mantanona: I have a question again. I guess this public meeting is mostly for Chamorro Land Trust properties, is that right?

Acting Administrative Director Angela Camacho: To discuss this particular lot.
inaudible

Andres Mantanona: Well *inaudible* power *inaudible* cell sites are within the law but the only reason why I'm concern is because I keep hearing this thing that you guys hold public meetings for I guess installation for radio, cell antennas and I know of a place where they already installed the equipment but there's no public hearing and that's why I ask, if this mostly for Chamorro Land Trust properties.

Acting Administrative Director Angela Camacho: Correct. We're discussing Chamorro Land Trust property today.

Andres Mantanona: And so maybe you guys can direct me as to who or when for the meetings for the all properties that's not Chamorro Land Trust so I can ask questions as to why the equipment is installed without any public hearing or notification to the surrounding area.

Acting Administrative Director Angela Camacho: I just really suppose it depends on who the property owner is, if it's private, I'm quite confident it's a different process but definitely with public properties there's a process that we have to follow which is why we're here today.

Andres Mantanona: It used to be on private property but now I guess it's on an easement so you might call it public property but it's on a residential area and my understanding Chamorro Land Trust it's either commercial or agriculture designated its own areas.

Acting Administrative Director Angela Camacho: If you could provide us with the legal description or maybe show us where the property is at maybe we can figure out who the current property owners of the location that you are referring too.

Andres Mantanona: I could do the latter but like I said, it's on a public easement I guess it's on a I guess public power pole and but I just want to know to find out the process for a lot that is not commercial or I guess not on the Chamorro Land Trust. I just need to talk to this person that is responsible.

Diane Guzman: *inaudible*

Andres Mantanona: Well it's not next to Mona's house. Yes, that area.

Diane Guzman: So he's talking about, we have *inaudible*

Andres Mantanona: No it's not there no more.

Diane Guzman: I know, it's not *inaudible* So what you're saying on the easement on the power pole that *inaudible*

Andres Mantanona: Well I can understand legit but when you say legit what do you mean legit.

Diane Guzman: We went through the process, we applied for it *inaudible* we met the requirements so therefore we were approved and allowed to use *inaudible*

Andres Mantanona: No, I understand

Acting Administrative Director Angela Camacho: So if I may, maybe we can have this conversation in the event that there's anybody else.

Diane Guzman: So that's not Chamorro Land Trust, it's residential and it's on public easement.

Andres Mantanona: Right but my understanding those things according to executive order supposed to be only commercial or agriculture.

Diane Guzman: No like what Ms. Camacho said, if it's on public easement it's a process so we did follow the process.

Andres Guzman: As per the executive order that was published out on a so yeah we can discuss that earlier because I think that doesn't deal with Chamorro Land Trust and...

Acting Administrative Director Angela Camacho: Yeah and then for today's public hearing we're specifically speaking about Lot 17-1-1

Andres Mantanona: Right and your name again?

Diane Guzman: I'm Diane and with *inaudible*

Andres Mantanona: Okay.

Acting Administrative Director Angela Camacho: Thank you, Sir. Is there anybody else that would like to present their position?

I'd like to acknowledge the presence of our Chairman, John Reyes, Jr. Thank you for being here with us today as well as Mayor and Chief Ignacio, thank you for being here. I'd also like to thank the staff of Chamorro Land Trust Commission for setting helping to set up the place recording our public hearing. Also, if anybody would like to submit

written testimony, you can submit it cltc.admin@cltcguam.gov (email should be cltc.admin@cltc.guam.gov)

Break

Acting Administrative Director Angela Camacho: I'd like to acknowledge for Commissioner Santos for her presence here today, thank you very much. And if there is anybody else that would like to submit oral testimony, please have a seat and share your thoughts with us.

Land Agent I Tina Tainatongo: Good afternoon everyone. Again, we would like to extend our thanks to Barrigada Mayor June Blas, Vice Mayor Jesse Bautista and their staff for assisting us with their setup today here at their community center. Just as reminder, this is only a public hearing for the Designation of Lot 17-1-1, Block F, Tract 9 in the Municipality of Barrigada for Commercial Use. At this time, we have nobody who signed in to submit any oral testimonies however, accepting written testimonies and you can email those testimonies at cltc.admin@guam at cltc.admin@cltc.guam.gov, sorry. And we would also like to announce that our next public hearing will be scheduled for July 3rd, Saturday, from 1pm to 3pm down at the Inarajan Community Center. And again, it'll be for a Designation of Lot for Commercial use.

Land Agent I Tina Tainatongo: Again at this time we would like to thank our Barrigada Mayor, Mayor June and Vice Mayor Jesse for allowing us to use their facility and we thank everybody, the Chamorro Land Trust staff and management for showing up and Mr. Borja.

Municipal Planning Council Member for Barrigada, Mr. Borja: From the Barrigada Municipal Planning Council.

Land Agent I Tina Tainatongo: From the Barrigada Municipal Planning Council and also the Director for the Department of Land Management. Thank you, sir for your support. And the ladies from Docomo. Again, the next public hearing will be in Inarajan scheduled for July 3rd, from 1 to 3pm at the Inarajan Community Center. Thank you. And the end time is 3:00 p.m.

End time: 3:00 p.m.

Transcribed by Land Agent Tina Tainatongo

Approved by Motion in meeting of: August 19, 2021

Chairman John F. Reyes, Jr.:  , Date: 8/23/21