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**IN THE UNITED STATES DISTRICT COURT
DISTRICT OF GUAM**

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**MARIA A. GANGE, JESUS C.
CHARFAUROS, ANA A.
CHARGUALAF, and JESUS G.
AGUIGUI, for themselves and on behalf of
all others similarly situated,**

Civil Case No. 10-00018

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Plaintiffs,

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vs.

**ORDER DENYING MOTION FOR
TEMPORARY RESTRAINING ORDER
AND ORDER TO SHOW CAUSE**

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**GOVERNMENT OF GUAM, GUAM
ANCESTRAL LANDS COMMISSION, by
and through its individual Commissioners,
and DOES 1 THROUGH 300, inclusive,**

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Defendants.

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Before the court is Plaintiffs' application for a temporary restraining order ("the TRO Application").¹ See Docket No. 5. Also before the court is the motion to dismiss Plaintiffs' complaint ("the Motion to Dismiss") that Defendants included in their opposition to the TRO Application. See Docket No. 16.

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A. Denial of TRO Application

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The TRO Application is **DENIED**. It seeks equitable relief to enjoin what is alleged to be a taking of private property "without requiring advance payment of just compensation as required by the [Fifth] Amendment of United States Constitution and the Organic Act of Guam."

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¹ The TRO Application originally sought *ex parte* relief. In a prior order, though, the court denied the TRO Application in that respect, because Plaintiffs failed to explain why the court should proceed *ex parte*. See Docket No. 12. Thus, the court uses the short form "TRO Application," rather than "*ex parte* TRO Application."

1 Docket No. 5 at 2:2-4. But “[e]quitable relief is not available to enjoin an alleged taking of
2 private property for a public use, duly authorized by law, when a suit for compensation can be
3 brought against the sovereign subsequent to the taking.” *Ruckelshaus v. Monsanto Co.*, 467 U.S.
4 986, 1016 (1984). And “[t]he Fifth Amendment does not require that compensation precede the
5 taking.” *Id.* Here, a suit for compensation can be brought against the sovereign subsequent to
6 the alleged taking. *See* 7 G.C.A. § 11311.1. Thus, the court cannot grant the relief sought in the
7 TRO Application.²

8 **B. Order to Show Cause**

9 Plaintiffs are **ORDERED** to show cause why this case should not be dismissed. They
10 assert three bases of jurisdiction: (1) diversity; (2) federal question; and (3) the original
11 jurisdiction of the District Court of Guam. *See* Docket No. 4 at ¶¶5-8. Diversity jurisdiction
12 clearly does not exist, because all parties to this case are, if anything, citizens of Guam. The
13 court has serious questions about the other two bases.

14 **1. Federal question**

15 Relying on the *Williamson* case, Defendants have argued that the federal question in this
16 case, if any, is not yet ripe. *See* Docket No. 16 at 2:15-4:16 (citing *Williamson County Regional*
17 *Planning Com’n v. Hamilton Bank of Johnson City*, 473 U.S. 172 (1985)). *Williamson* remains
18 good law, even though it “*all but guarantees that claimants will be unable to utilize the federal*
19 *courts to enforce the Fifth Amendment’s just compensation guarantee.*” *San Remo Hotel, L.P. v.*
20 *City and County of San Francisco, California*, 545 U.S. 323, 351 (2005) (Rehnquist, C.J.,
21 concurring) (emphasis added).

22 Plaintiffs have briefly argued that the case is ripe. *See* Docket No. 17 at 2:13-3:15. But
23 the court rejects Plaintiffs’ assertion that *Williamson* and its progeny are limited to regulatory
24 takings. *See, e.g., Sinaloa Lake Owners Ass’n v. City of Simi Valley*, 864 F.2d 1475, 1479 (9th
25 Cir. 1989) (“Even in physical taking cases, compensation must first be sought from the state if

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27 ² Also, the fact that Plaintiffs sought an injunction to prevent an alleged taking shows that—contrary to their
28 reply—no taking has yet occurred.

1 adequate procedures are available.”). The court also rejects Plaintiffs’ assertion that *Williamson*
2 and its progeny do not apply unless the case is predicated on Section 1983 of Title 42, United
3 States Code, as no case appears to stand for such a rule.³ Nonetheless, the court would like to
4 give Plaintiffs a chance to make a more considered ripeness argument.

5 **2. Original jurisdiction of the District Court of Guam**

6 Plaintiffs seem to suggest that this case is within the original jurisdiction of the District
7 Court of Guam. *See* Docket No. 4 at ¶5; *cf.* 48 U.S.C. § 1424(c). In their reply in support of
8 their TRO Application, Plaintiffs suggest that their case is authorized by Guam’s inverse
9 condemnation law. *See* Docket No. 17 at 2:6-13 (citing 7 G.C.A. § 11311.1). Setting aside the
10 fact that the operative complaint does not cite Section 11311.1, the court does not see how this
11 case is within its original jurisdiction.

12 **C. Conclusion**

13 Accordingly, the TRO Application is **DENIED**, and Plaintiffs are **ORDERED** to show
14 cause why the court should not dismiss this case. Plaintiffs are specifically **ORDERED** to
15 explain why the court should find (1) that some federal question in this case is ripe for
16 adjudication, and that this case should not be dismissed on prudential grounds under *Williamson*;
17 and (2) that this case is within the court’s Section 1424(c) original jurisdiction.

18 Plaintiffs shall file their brief by 3 p.m. on Friday, September 2, 2010. Defendants shall
19 file their response by 3 p.m. on Friday, September 16, 2010.

20 **SO ORDERED.**



/s/ Frances M. Tydingco-Gatewood
Chief Judge
Dated: Aug 23, 2010

25 ³ The court does not follow Plaintiffs’ argument about Guam being an instrumentality of the United States.
26 Of course, “Guam should be viewed as a federal instrumentality for *some* purposes.” *Blas v. Government of Guam*, 941
27 F.2d 778, 779 (9th Cir. 1991) (emphasis added). But if Plaintiffs are claiming that their takings claim actually runs
28 against the United States, then they need to avail themselves of the process prescribed by the Tucker Act; and, if not
satisfied with the result, they can only file an action in the Court of Federal Claims (given the value of their claim). *See*
28 U.S.C. §§ 1346(a)(2), 1491.