



Office of the Governor of Guam

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Felix P. Camacho  
Governor

Michael W. Cruz, M.D.  
Lieutenant Governor

2010 DEC 17 PM 4:04

DEC 14 2010

The Honorable Judith T. Won Pat, Ed.D.  
Speaker  
Mina' Trenta Na Liheslaturan Guåhan  
155 Hessler Street  
Hagåtña, Guam 96910

Dear Speaker Won Pat:

Transmitted herewith is Substitute Bill No. 453-30 (COR): "AN ACT TO APPROVE THE OFFICIAL ZONING MAP F3 67S 52, THE DOS AMANTES PLANNING AREA AND ALL RELATED ZONING AMENDMENT" which was signed into law on December 13, 2010 as **Public Law 30-211**.

*Sinseryan Magåhet,*

FELIX P. CAMACHO  
I Maga'låhen Guahan  
Governor of Guam

Attachment: copy of Bill

I MINA'TRENTA NA LIHESLATURAN GUĀHAN  
2010 (SECOND) Regular Session

CERTIFICATION OF PASSAGE OF AN ACT TO I MAGA'LAHEN GUĀHAN

This is to certify that **Substitute Bill No. 453-30 (COR), "AN ACT TO APPROVE THE OFFICIAL ZONING MAP F3 67S 52, THE DOS AMANTES PLANNING AREA AND ALL RELATED ZONING AMENDMENTS"**, was on the 30<sup>th</sup> day of November 2010, duly and regularly passed.



Judith T. Won Pat, Ed. D.  
Speaker

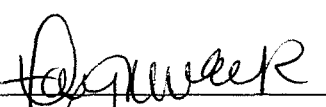
Attested



Tina Rose Muña Barnes  
Legislative Secretary


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This Act was received by *I Maga'lahaen Guāhan* this 1st day of DEC, 2010, at  
1100 o'clock A.M.



Assistant Staff Officer  
*Maga'laha*'s Office

APPROVED:



FELIX P. CAMACHO  
*I Maga'lahaen Guāhan*

Date: 13 Dec. 2010

Public Law No. P.L. 30-211

***I MINA'TRENTA NA LIHESLATURAN GUÅHAN***  
**2010 (SECOND) Regular Session**

**Bill No. 453-30 (COR)**

As substituted by the Committee on Appropriation,  
Taxation, Banking, Insurance, Retirement, and Land  
and amended on the Floor.

Introduced by:

v. c. pangelinan  
Judith P. Guthertz, DPA  
T. C. Ada  
V. Anthony Ada  
F. B. Aguon, Jr.  
F. F. Blas, Jr.  
E. J.B. Calvo  
B. J.F. Cruz  
J. V. Espaldon  
T. R. Muña Barnes  
Adolpho B. Palacios, Sr.  
R. J. Respicio  
Telo Taitague  
Ray Tenorio  
Judith T. Won Pat, Ed.D.

**AN ACT TO APPROVE THE OFFICIAL ZONING MAP  
F3 67S 52, THE *DOS AMANTES* PLANNING AREA AND  
ALL RELATED ZONING AMENDMENTS.**

1           **BE IT ENACTED BY THE PEOPLE OF GUAM:**

2           **Section 1. Legislative Findings and Intent.** *I Liheslaturan Guåhan* finds  
3 that certain lands formerly held by the federal government have been returned to  
4 original landowners in the area north of *Tumon* Bay and west of Route 3, which is  
5 generally referred to as the “*Dos Amantes*”. These returned lands remained  
6 unzoned for decades while it was under the ownership of the United States

1 Government. These lands were subsequently returned to the government of Guam  
2 and in turn transferred to the Guam Ancestral Lands Commission (GALC).  
3 Pursuant to enabling legislation and mandate these lands were returned to the  
4 original landowners, heirs and descendants. The properties were returned without a  
5 zoning designation.

6 *I Liheslaturan Guåhan* further finds the Department of Land Management  
7 (DLM) adopted Resolution 2008-01, establishing an Interim Zoning Map and  
8 Procedures for the *Dos Amantes* Planning Area (Plan). The final Plan was  
9 presented as Official Zoning Map F3 67S 52 to *I Maga'lahaen Guåhan* on  
10 December 11, 2009, and was approved December 15, 2009. The Official Zoning  
11 Map was then forwarded to the Speaker of *I Mina'Trenta Na Liheslaturan*  
12 *Guåhan*. The Plan was then referred to the Chairman for the Committee on  
13 Appropriations, Taxation, Banking, Insurance, Retirement and Land (Committee),  
14 which held a public hearing on March 11, 2010. During the public hearing,  
15 original landowners who were in attendance, testified on the Plan. However, there  
16 were some original landowners who were *not* adequately notified. To further  
17 ensure that as many landowners as possible were notified and have an opportunity  
18 to respond to the Plan, the Chairman of the Committee found it necessary to  
19 contact as many landowners affected by the Plan and bring forth their concerns on  
20 the zone designation assigned to their properties. It is with great importance to  
21 establish a zoning plan for *Dos Amantes*. By designating zones, property owners  
22 can utilize their property in accordance with zoning designations.

23 Therefore, after exhausting all efforts to ensure that all landowners, heirs and  
24 descendants had ample time to provide comments and request a change in the zone  
25 designation of their property, *I Liheslaturan Guåhan* intends to approve the  
26 Official Zoning Map F3 67S 52 and all related zoning amendments.

1           **Section 2.** The Official Zoning Map F3 67S 52, the *Dos Amantes* Planning  
2 Area, also known as *Ukudu*, is hereby approved, with the following amendments:

3           (a) Lot 5033 is hereby rezoned from Multiple Dwelling Zone (R2)  
4 to Commercial Zone (C).

5           (b) Lot 5034 is hereby rezoned from Multiple Dwelling Zone (R2)  
6 to Commercial Zone (C).

7           (c) Lot 5317-2 is hereby rezoned from Multiple Dwelling Zone  
8 (R2) to Commercial Zone (C).

9           (d) Lot 5317-3 is hereby rezoned from Multiple Dwelling Zone  
10 (R2) to Commercial Zone (C).

11           (e) Lot 5317-4 is hereby rezoned from Multiple Dwelling Zone  
12 (R2) to Commercial Zone (C).

13           (f) Lot 5044 is hereby rezoned from Multiple Dwelling Zone (R2)  
14 to Commercial Zone (C).

15           (g) Lot 5031 is hereby rezoned from Multiple Dwelling Zone (R2)  
16 to Light Industrial Zone (M1).

17           (h) Lot 5032 is hereby rezoned from Multiple Dwelling Zone (R2)  
18 to Light Industrial Zone (M1).

19           (i) Lot 5048-2 is hereby rezoned from Commercial Zone (C) to  
20 Light Industrial Zone (M1).

21           (j) Lot 5315 is hereby rezoned from Multiple Dwelling Zone (R2)  
22 to Light Industrial Zone (M1).

23           (k) Lot 5312 is hereby rezoned from Multiple Dwelling Zone (R2)  
24 to Light Industrial Zone (M1).

25           (l) Lot 5313 is hereby rezoned from Commercial Zone (C) to Light  
26 Industrial Zone (M1).

1 (m) Lot 5316 is hereby rezoned from Commercial Zone (C) to Light  
2 Industrial Zone (M1).

3 (n) The zone designation of Lot 5050 is hereby deleted.

4 (o) Lot 5317-5 is hereby rezoned from Multiple Dwelling Zone  
5 (R2) to Commercial Zone (C).

6 (p) Lot 5301 is hereby rezoned from Multiple Dwelling Zone (R2)  
7 to Commercial Zone (C).

8 **Section 3. Zone Designation of Lot 5311-REM.**

9 Lot 5311-Rem is hereby zoned as Commercial Zone (C).

10 **Section 4. Severability.** *If* any of the provisions of this Act or the  
11 application thereof to any person or circumstance is held invalid, such invalidity  
12 *shall not* affect any other provision or application of this Act which can be given  
13 effect without the invalid provision or application, and to this end the provisions of  
14 this Act are severable.

6

# I MINA' TRENTA NA LIHESLATURAN GUAHAN

2010 (SECOND) Regular Session

Date: 11/30/10

## VOTING SHEET

SBill No. 453-30(LS)


Resolution No. \_\_\_\_\_

Question: \_\_\_\_\_

<u>NAME</u>	<u>YEAS</u>	<u>NAYS</u>	<u>NOT VOTING/ ABSTAINED</u>	<u>OUT DURING ROLL CALL</u>	<u>ABSENT</u>
ADA, Thomas C.	✓				
ADA, V. Anthony	✓				
AGUON, Frank B., Jr.	✓				
BLAS, Frank F., Jr.	✓				
CALVO, Edward J.B.	✓				
CRUZ, Benjamin J. F.					EA
ESPALDON, James V.	✓				
GUTHERTZ, Judith Paulette	✓				
MUNA-BARNES, Tina Rose	✓				
PALACIOS, Adolpho Borja, Sr.	✓				
PANGELINAN, vicente (ben) cabrera	✓				
RESPICIO, Rory J.	✓				
TAITAGUE, Telo	✓				
TENORIO, Ray	✓				
WON PAT, Judith T.	✓				

TOTAL 14 \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ 1

CERTIFIED TRUE AND CORRECT:

  
Clerk of the Legislature

\* 3 Passes = No vote  
EA = Excused Absence



Mina'Trenta Na Liheslaturan Guåhan

Senator vicente (ben) c. pangelinan (D)

NOV 19 2010

**The Honorable Judith T. Won Pat, Ed.D.**

Speaker

I Mina'trenta na Liheslaturan Guåhan

155 Hesler Place

Hagåtña, Guam 96910

**VIA: The Honorable Rory J. Respicio**

Chairperson, Committee on Rules

**RE: Committee Report on Bill No.453-30 (COR), As Substituted**

Dear Speaker Won Pat:

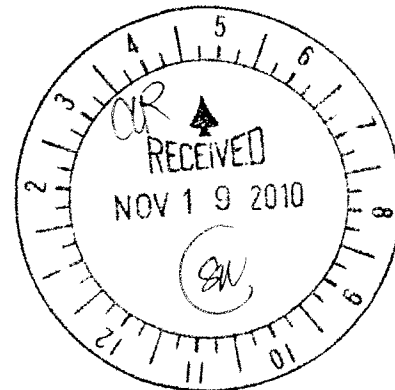
Transmitted herewith is the Committee Report on Bill No.453-30 (COR), As Substituted: "An act to approve the Official Zoning Map F3 67S 52, the Dos Amantes Planning Area and all related zoning amendments" and which was referred to the Committee on Appropriations, Taxation, Banking, Insurance, Retirement, and Land.

Committee votes are as follows:

- 1 TO PASS
- 0 NOT TO PASS
- 6 TO REPORT OUT ONLY
- 0 TO ABSTAIN
- 0 TO PLACE IN INACTIVE FILE

*Si Yu'os Ma'åse.*

vicente c. pangelinan  
Chairman



2010 NOV 22 PM 12:08  
M

Chairman  
Committee on Appropriations,  
Taxation, Banking, Insurance,  
Retirement, and Land

Member  
Committee on Education

Member  
Committee on  
Municipal Affairs,  
Aviation, Housing, and  
Recreation

Member  
Committee on Labor, the  
Public Structure,  
Public Libraries, and  
Technology

COMMITTEE  
REPORT  
ON

Bill No.453-30 (COR), As Substituted:  
“An act to approve the Official Zoning Map  
F3 67S 52, the Dos Amantes Planning Area  
and all related zoning amendments”



Mina' Trenta Na Liheslaturan Guåhan

Senator vicente (ben) c. pangelinan (D)

NOV 19 2010

**MEMORANDUM**

**To:** All Members  
Committee on Appropriations, Taxation, Banking, Insurance,  
Retirement, and Land

**From:** Senator vicente "ben" c. pangelinan  
Committee Chairman

**Subject:** **Committee Report on Bill No.453-30 (COR), As Substituted**

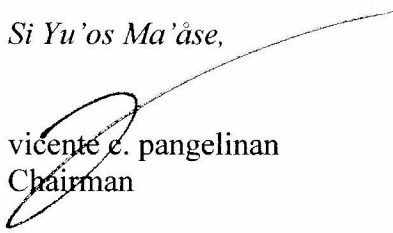
Transmitted herewith for your consideration is the Committee Report on Bill No.453-30 (COR), As Substituted: "An act to approve the Official Zoning Map F3 67S 52, the Dos Amantes Planning Area and all related zoning amendments" sponsored by Senator vicente "ben" c. pangelinan.

This report includes the following:

1. Committee Voting Sheet
2. Committee Report Narrative
3. Copy of Bill No.453-30 (COR)
4. Copy of Bill No.453-30 (COR), As Substituted
5. Public Hearing Sign-in Sheet
6. Copies of Submitted Testimony & Supporting Documents
7. Copy of COR Referral of Bill No.453-30 (COR)
8. Notices of Public Hearing
9. Copy of the Public Hearing Agenda
10. Fiscal Note

Please take the appropriate action on the attached voting sheet. Your attention to this matter is greatly appreciated. Should you have any questions or concerns, please do not hesitate to contact my office.

*Si Yu'os Ma'åse,*

  
vicente c. pangelinan  
Chairman

Chairman  
Committee on Appropriations,  
Taxation, Banking, Insurance,  
Retirement, and Land

Member  
Committee on Education

Member  
Committee on  
Municipal Affairs,  
Aviation, Housing, and  
Recreation


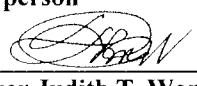

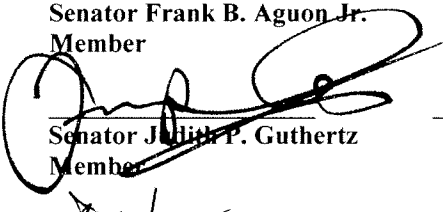
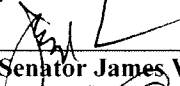


Member  
Committee on Labor, the  
Public Structure,  
Public Libraries, and  
Technology

I MINA' TRENTA NA LIHESLATURAN GUÅHAN

Committee Voting Sheet

Committee on Appropriations, Taxation, Banking, Insurance, Retirement, and Land

**Bill No.453-30 (COR), As Substituted: "An act to approve the Official Zoning Map F3 67S 52, the Dos Amantes Planning Area and all related zoning amendments"**

Committee Members	To Pass	Not To Pass	Report Out	Abstain	Inactive Files
 Senator Vicente C. Pangelinan Chairperson	✓				
 Speaker Judith T. Won Pat, Ed.D. Vice Chairperson			✓		
 Vice Speaker Benjamin J.F. Cruz Member			11/22/10		
Senator Tina Rose Muña-Barnes Member					
Senator Frank B. Aguon Jr. Member					
 Senator Judith P. Guthertz Member			✓		
 Senator James V. Espaldon Member			✓		
 Senator Telo T. Taitague Member			✓		
 Senator Frank Blas, Jr. Member			✓		



**Committee Report**

Bill No.453-30 (COR): “An act to approve the Official Zoning Map F3 67S 52, the Dos Amantes Planning Area and all related zoning amendments”

**I. OVERVIEW**

Chairman  
Committee on Appropriations,  
Taxation, Banking, Insurance,  
Retirement, and Land

The Committee on Appropriations, Taxation, Banking, Insurance, Retirement, and Land convened a public hearing on September 15, 2010 at 9:00 am in *I Liheslatura's* Public Hearing Room.

Member  
Committee on Education

**Public Notice Requirements**

Notices were disseminated via hand-delivery and e-mail to all senators and all main media broadcasting outlets on September 8, 2010 (5-Day Notice), and again on September 13, 2010 (48 Hour Notice).

Member  
Committee on  
Municipal Affairs,  
Aviation, Housing, and  
Recreation

**(a) Committee Members and Senators Present**

Senator vicente “ben” pangelinan, Chairman  
Senator Telo Taitague, member  
Senator Adolpho B. Palacios  
Senator Thomas C. Ada  
Senator Rory J. Respicio  
Senator Edward J.B. Calvo  
Senator Ray Tenorio  
Senator Anthony Ada

Member  
Committee on Labor, the  
Public Structure,  
Public Libraries, and  
Technology

**(b) Appearing before the Committee**

Chris Duenas  
Carlos Untalan  
Marcel Camacho  
Vicente Garrido  
Patrick Leon Guerrero  
Joaquin Leon Guerrero  
Jose Garrido

**(c) Written Testimonies Submitted**

Department of Land Management – Chris Duenas  
Heirs of Vicente Manglona Manglona  
Margarita Manibusan Palomo  
Estate of Jose P. Leon Guerrero – Wenceslao C. Leon Guerrero  
Margarita Manibusan Palomo  
Family of Vicente Manglona Manglona  
Guam Ancestral Lands Commission

## II. COMMITTEE PROCEEDINGS

### **(a) Bill Sponsor Summary**

Senator vicente pangelinan: Before we begin let me provide a brief history of Bill No. 453. Bill No. 453 was introduced to provide the legislative approval for the Dos Amantes Planning Area. This is an area of Ancestral Lands that have been returned to the original landowners or heirs of original landowners with no zoning designations. It was not the practice that federal properties were subject to the zoning plans of Guam. There were numerous attempts to provide zoning designation on a piecemeal basis. Rather than moving in that direction the Guam Land Use Commission (GLUC) and the Department of Land Management (DLM) through an authorization in statute proceeded to move forward a zoning plan for the entire area, that would be a little more integrated than piecemeal zoning. The GLUC then provided about a year, I believe, of comment period for the affected landowners, to come to the (GLUC) at DLM, to take a look at the zoning designation provided under this plan. The families then had the opportunity to see the zoning designation of their property and make requests for zone changes. This occurred, a year has passed, there were some changes made based upon input and then it was transmitted to the Legislature. When we received it at the Legislature we began the process of reviewing the requirements. The Dos Amantes Planning Area is already in statute and those zoning designations are legal and binding.

During a public hearing on the zoning plan, numerous affected property owners said they were not aware or notified of the zoning designation that had been placed upon their property. They requested an opportunity to provide further comment and to request changes to the zoning designation provided to them. The Committee on Land obtained the mailing address from DLM of all the property owners and land administrators because there was a great need to contact them personally. The committee then sent letters to each of the individual lot owners or their designated representative, informing them of this zoning plan that exists. The committee provided them another opportunity to request for changes to their zoning designation. We have done this over the course of this year and we conducted another public hearing several months ago and again sent letters informing the landowners. We did receive some requests from affected landowners requesting a change in their zoning designation. Whenever we got a request, we sent it to DLM for additional review and comment. Once we received all of the comments from DLM, the committee then made final amendments to the zonings map in the bill that you have before you. We are here to receive the final input from DLM and from any other affected landowners as we move forward to provide the legislative approval on that zoning map. That is the short history on this and we will go ahead and begin with Mr. Duenas.

### **(b) Testimony**

#### **1. Chris Duenas – Department of Land Management, Director**

Chris Duenas: Good morning Mr. Chair, Senator pangelinan, and members of the 30<sup>th</sup> Guam Legislature. My name is Chris Duenas and I am the director of the Department of Land Management. Excellent job Mr. Chair. We appear today in full support of this legislation as it is

and as the history you have presented. We will go over some additional history and then we will be open to any questions you may have.

First of all, while I have been only a director of the DLM for little over a year, I have attended every meeting of the GLUC in my capacity as the executive secretary. This issue was brought before us numerous times and you have known Mr. Chair my involvement has been quite extensive since I have been on board. While this issue goes back to 2002, I wasn't there, however this is the sentiments of the department.

Our involvement began in 2002 when Ancestral Lands were being returned to original landowners and heirs. Specifically, parceling maps were being turned over for review and approval and we found it was difficult if not impossible to approve such requests. The challenges DLM had was how to approve the proper surveys when the zoning and subdivision laws were not applicable. So subsequently a discussion and recommendation paper was prepared. The items identified of concern were lack of legal (*inaudible*), allowable density development pursuant to Guam's zoning law, encroachments, and lack of official zoning designations. To summarize the paper, the return of Ancestral Lands to the original landowners by the government of Guam, caught everyone by surprise. When the lands were in the possession of the United States, land use laws that were enacted by the U.S. government did not apply to the ownership and stewardship to the U.S. government. Thus no land use plans were put in place in case they were returned, and quite frankly we thought they would never be returned.

Now that we are getting these lands back we are facing numerous challenges on many land use issues, such as who are the claimants, heirs or how do we subject these lands to immediate and future subdivision or how do we deal with land use issue as it relates to zoning, building codes, land use policies, etc. These issues are probably the most pressing or were at the time. The major reoccurring issues consistently raised at all levels of government were the same issues identified back in 2002; more specifically in the area of land use. The issues were that there are no statutory provision rules or regulations for solid waste management and there are no zoning designations and the lack of zoning could lead to chaotic development. There exists the need for land planning and zoning in order to prevent chaotic development.

On February 28, 2008 and 6 years after a 2002 assessment, the Dos Amantes Planning Area Zoning Map was presented to the GLUC for its review and adoption. Again the important point of justification for the adoption of the zoning map was to insure that there exists a zoning district map which would further require compliance to the current rules and regulations. That would then basically achieve the objectives and appropriate use of land, provide adequate open spaces about builds for light, air, and prevent undue concentration of population. It insured adequate facilities in general to promote public health safety and general wealth fair of the community and the whole island. As in any zone change it is not zones that bring the undesired development it is the area, rather these types of developments. How are they planned in the extent of such development in relation to other permitted uses adjacent to the immediate area? That sets the tone for development patterns. If there is no zoning district map the probability of uncontrolled development is a guarantee. While there is no guarantee that there will be no negative development in the area. If the zone map is approved it needs to ensure there are

minimal controls and enforcement actions that can bring about a logical, coherent and progressive development.

The potential for all type of improvements is within reach and can now be realized with the approval of this zoning map and district map with amendments. Improvements such as infrastructure, roads, water, power, sewer, etc. allows for future alignment and realignment of easements by following existing laws and policies. The assurance that the building permits can be pursued since zoning laws and building codes will be in effect and must be followed. The further division of properties since the subdivision law can now be followed paves the way for accurate property deeds to be recorded.

In conclusion, while the cost of the government for public improvements may be substantial there are alternate measures that can be undertaken to offset and mitigate its construction. Overall, with the zoning district map we foresee a more positive rather than a negative posture for improvements in growth in the area that can initiate business opportunities. Whether they are in housing, commercial buildings, lending service or industrial activities that can ultimately contribute to the economic base of the community. However, we must all be proactive in insuring any purposed plans are in concert with infrastructure systems and that such plans provide a logical and future growth and sustainment of that growth in the community as well.

Just to comment on that Mr. Chair, I believe you have seen in the news of late consistently the type of oversight that is being placed on the current Ukudu work force housing. In our last meeting when we got an update from them for the GLUC, we reiterated once again all the compliance measures we put in place to include their need to pay for their fair share of infrastructure. So as we discuss in our outline here, there is a potential for substantial cost to the government but the bottom line is we need to ensure that the private landowners, the developers, and those people that are putting the investments in to put in their fair share and that is being executed at this time. So that is the extent of our testimony. Thank you Mr. Chair.

### **Panel Comments and Questions**

Senator vicente pangelinan: Thank you very much and before I proceed with additional testimony I want to make this statement. The bill itself and the approval of the zoning plan are for zone designations purposes only and land use purposes only. It does not determine size of the property nor does it determine ownership of the property. So it is truly a map that would designate what would be the allowable and permitted use on that property based upon the zoning designation of that property. I just want to make that very clear because there are some people who that think we are now determining the alignment of the property and the shape of the property. It does not do that at all and it only determines what would be the allowable and permitted use of that property pursuant to the zoning designation attached to that property.

Chris Duenas: Absolutely Mr. Chair and actually in this exercise, what happened is that all the landowners did come forward, as you know, made the additional recommendations to you. So that allowed us to realize what were going to be dealing with in terms of recording and the like. We are

dealing with all the families one on one right now and they seem to be quite happy with your presentation.

Senator vicente pangelinan: Mr. Untalan do you have any additional comments?

## **2. Carlos Untalan – Department of Land Management, Chief Planner**

Carlos Untalan: The only other comments Mr. Chair I have is it's been a long time since we had the Dos Amantes Zoning Map heard before all of us, beginning back in 2008. Of course at that time the landowners had one year to come in and submit their desires for the zoning change, whether they accepted the zoning or wished a different zoning designation. However at that time not everyone had that opportunity. Since then, from the time you had received the official zoning map from the Governor we had and entertained numerous request for up zones and I believe there is a total of 19 that had requested but one was disapproved at that time. As we had commented in our last discussion, which we had provided a zoning illustration map only not for official adoption but just to give the legislature an idea of what it would look like. The last thing I would like to re-emphasize again, as the Director had mentioned it is not the zones that create chaotic development but the development itself. So we must be proactive in ensuring that we monitor that at all levels. Thank you Mr. Chair.

Senator vicente pangelinan: Thank you very much Mr. Untalan. Mr. Camacho.

### **Panel Comment and Questions**

None

## **3. Marcel Camacho**

Marcel Camacho: Thank you Mr. Chairman. My name is Marcel Camacho. I am a co-administrator for the estate of Marcello Sgambelluri. Senator Ted Nelson is not here today and he asked me to sit in. He is one of the co-chairs along with Betty Yokoi Taitingfong. The three of us represent the Sgambelluri, Camacho, Taitingfong, Yokoi, and Scharff families and again we are all descendants of Marcello Sgambelluri. We thank the government for the opportunity to receive our ancestral lands back. We like to put it back in to productive use. We recognize when we got it back there was the absence of zoning. We at that point contacted the oversight chair and I believe it was Senator Forbes and submitted testimony requesting that the zone be applied. Unfortunately that slipped through the cracks. We thank you for the opportunity to resubmit our request and the opportunity to move this thing along. We are the owners of lot 5048-2. So I would like to request that on line 11 of page 3, the lot designation be amended to read lot 5048-2. Not 5048. Other than that we support the bill and thank you for the opportunity.

Senator vicente pangelinan: Thank you Senator Camacho. Mr. Garrido.

### **Panel Comment and Questions**

None

#### 4. Vicente Garrido

Senator vicente pangelinan: Before I recognize Mr. Garrido I want to mention that one lot here was “de-zoned”. It was an error pointed out during the first public hearing. This property is still in federal hands yet is now being provided a zone designation and had not been returned to the government of Guam. So we noted that from the testimony and we are deleting that zone designation on that federal piece of land. That would be line 21 on page 3; just for the record.

Vicente Garrido: My name is Vicente Ulloa Garrido, but I am also known as “Fa’et.” I believe that this land was to be released, but it was withheld because of the fuel tank farm. It’s been cleared since then. What other reason is this being withheld for, aside from the fact that it was in the possession for the Air Force. Is it for the build-up or is it for another dirty deal? As I look at the map, I see the R2 designation for Lot 50-50, which is shown as the official zoning map outside the fence. Can you do something, Sir? (I ask that) any of you or all of you to check with the AAFB on what is the present status of this property? What is the reason it is being held back? If they can release the other land outside our lot, why do they have to hold this lot?

My mother and her 11 brothers and sisters - the only living soul is my mother (96 yrs) and her 85-yr-old brother. If they can release the other lots outside, they can release ours too. We’re saying that if any interested party is thinking that they can have their roses to do something on our property, they’re mistaken, because we are not going to be idle on this issue. If you think you’ve seen protests on Potts Junction or other areas, then you haven’t seen us yet.

I want to thank you, Sir, for all that you’re doing. I support this bill, but I came because I noticed that this lot was deleted. We want an answer from the governor and the Air Force. I don’t care about the build-up. We are interested in this property. I am already shaken up about this. Sometimes I feel like fighting against all the nonsense that’s going on in our island. I’m trying to control myself. I’m tired of this—of coming back-and-forth. If I see that there is any activity on our property, I am ready to go to war about this issue. I’m not kidding. I am ready to die. I don’t want to see my 96-year-old mother die without benefiting from this. Please stop all this nonsense and this dirty work. If we already know... (pointing to the map)... if this says R2, and they’re going to use it for either military housing or whatever, the military is going to have a problem with me.

I am getting fed up with all these land issues. What they’re telling us to do is very bad. Where we’re going with this build-up is terrible. The military is trying to tell us that they’re not going exercise eminent domain, but they’re doing it now on our properties, Sir. They’re doing it now. And it’s nothing new, even if you tell me that that information has not been released. I’ve been told that from a reliable source since three years ago that the Air Force is going to have a build-up. My brother and I approached the Governor, and we’ve asked him to help our parents and our families, but the governor told us, “This is not the right time.” I’m getting fed up. Please excuse me and what I’ve had to say. Everyone here, please excuse me.

Senator vicente pangelinan: Thank you very much. Is there any question for the panel? If not we will dismiss the panel and then we will call Mr. Patrick Leon Guerrero and Mr. Jose Garrido.

### **Panel Comment and Questions**

None

### **5. Patrick Leon Guerrero**

Patrick Leon Guerrero: Good morning Senators. I'm Patrick Leon Guerrero and this is my brother Joaquin Leon Guerrero. (We) are here on behalf of the estate of Jose P. Leon Guerrero. We have received lands back in Piti, near the Navy fuel depot. Have you received our plan?

Senator vicente pangelinan: We do have a copy of your plan and our office is in receipt of this also but this hearing is on the Dos Amantes Plan. Your property is outside of that.

Patrick Leon Guerrero: Right, but we were hoping the panel would consider under the similar purview the military returned lands under the Dos Amantes and our property is returned lands, a little south of the Dos Amantes.

Senator vicente pangelinan: Way south.

Patrick Leon Guerrero: But still military returned lands that were returned un-zoned and we were just hopeful your body would consider our request. We made submittals, we had made requests to try and get an M-1 zone for our property. We sort of want to take advantage of this situation and do a groundbreaking soon. We have the land surveyed, we have topography maps, and we had some environmental studies done. However we can't do groundbreaking until we are successful in the zoning.

Senator vicente pangelinan: Well, we will receive your testimony but I am not sure we can include it to this bill, if that is what you are requesting. We will deal with the issue of providing some relief to you in providing a zoning designation to that property.

Patrick Leon Guerrero: If need be, we are prepared to come back to answer any questions that the panel may have regarding are request. As I said earlier we would like to have a groundbreaking as soon as possible. We just don't want to get into trouble with all kinds of regulatory agencies until we get the proper zoning. That's the only hold back now. There is no residential housing in the area, its all industrial, the power plant is close. So we are real hopeful that we will get a favorable response on behalf of Jose P. Leon Guerrero. Thank you.

Senator vicente pangelinan: Yes and we are working towards that. Mr. Garrido.

### **Panel Comments and Questions**

None

## 6. Jose Garrido

Jose Garrido: My name is Jose Ulloa Garrido. I am a son of a original landowner Tan Maria Ulloa. I came here to testify not necessarily on behalf of the family but on behalf of myself. Pardon me I am very mad, very angry. I'm trying my best not to get mad. The area where my property is, it's not Ukudu and it's not Amantes; it's a part of Nâton. It's never been cliff line it always been where (*inaudible*) father farmed.

Let me give you a brief history, please allow me. My grandfather bought the property from Tun Juan Castro a long time ago. I'm not emotional because of the land; I'm emotional because of my Mom. Can you give me 20 seconds? The place where my Mom's property is Lot 5050, Nâton, (and) extends down to San Vitores and a good portion of those lands belong to my great grandmother Tan Maria Ulloa who married Balbino Perez Minor. So we belong to the minor, to the mendok family and we have always been Taotaotomhom except that Nâton.

I come here to just reiterate my opposition though I don't 100% oppose the plan. I do know there are various sections of Dos Amantes that have already been rezoned to M-1 and Commercial. The Dos Amantes Plan and purpose of the bill is a glaring example of all the special interest groups that are currently now enjoying their economic benefit out of the return of the exchanged lands. We believed that we were going to receive a portion of what my grandfather owned. We believed that all of it was returned but we could not climb over the fence that the Air Force refused to remove. The property was returned as Lot 5050 and that's our belief that Lot 5050 embraces the meets and bounds of how it was surveyed. My grandfather paid for that survey back in 1929 and he registered that as he was forced to do so by the Navy. There's a lot (of) history about these land takings, Senator. That the Navy itself required the Chamorro people to survey their property because they could not figure how much to pay our people unless the property was surveyed, i.e. if I take a 100 sq. meters from you then I compute that to how many pennies I would give you, but you don't have any survey of your property they don't have an idea how to compensate you their way. So, my grandfather bought that property from Tun Juan Castro. He worked all his life until he died in 1941.

I'm not 100% opposed to this bill but our property was zoned and no one consulted us. It was zoned R-2.

Senator vicente pangelinan: I know Joe, but the bill corrects that. This bill now says there is no zoning on Lot No. 5050. It deletes the zoning that was assigned on the map. So this bill would delete that zoning based upon your comments at the last hearing that the property has not been returned, and the federal government is still holding it. What are they planning for and why are they zoning it R-2? Are they going to build houses without returning it to the original landowners? That is why this bill based upon those comments now deletes those zoning designations.

Jose Garrido: Yes, but the citation of the lot is lot 5050 and the lot we are looking at is 5050-2. So that is the thing that I'm asking DLM to be as accurate as they can because the idea

that the portion of property that belonged to my grandfather was although deleted was zoned by DLM as R-2 requires a request from me. Under what basis was it proposed to be R-2?

Senator vicente pangelinan: Are you saying Lot No. 5050 belongs to you?

Jose Garrido: Lot 5050 belongs to my Mom and her siblings.

Senator vicente pangelinan: So Lot No. 5050, the original lot designation was subdivided?

Jose Garrido: Yes, but I'm also seeing Lot 5050-2-R1 and that's what I'm saying.

Senator vicente pangelinan: Chris could you come forward.

Jose Garrido: The reason why I'm asking it to be answered is because the answer will lead to the question why it was zoned that. Now, the government of Guam did the zoning (and) they (would) have had to know specific information from the military or the front office or DLM or DPW that they can zone a property they don't own and no consultation at all. By zoning it R-2, is there any information they knew that they didn't give us? I am requesting that information. Whether it is a consultation between the Anderson people and the Governor's office or DLM. I'm bringing this issue up because zoning may lead to land taking. When you look into the Dos Amantes Plan a lot of the original access roads have been enlarged by 100 feet wide. It would be significant for the government to find out when that action was taken because a lot of the original landowners - when they got their maps for their properties from the GLUC did not have the 100 foot road designation.

Senator vicente pangelinan: Right, and I think I stated this bill does not include size or boundaries. It only includes zoning designation. So if there is a question whether or not there was a taking of that 100 foot easement it does not approve that at all.

Jose Garrido: Would it then be a justification to delay the zoning of the area until some legal answers are addressed as to how did DLM and DPW manage to enlarge the road without the eminent domain process?

Senator vicente pangelinan: I don't think it is necessary to waive that because the approval of the zone designation will not affect that in any manner. That is something that is still in dispute in terms of whether those 100 foot easements were appropriately designated and appropriately adopted. There are documents that show that those 100 foot easements were returned and retained by the federal government as a condition of the return of the land. If we want to dispute that then we can dispute that. We want to move people along in terms of being able to make use of their property and continue their subdivision and parceling it out to family members. I think doing that does not affect the issues that are legitimate concerns as you have pointed out with those easements.

Jose Garrido: I believe the last hearing did mention something about waiver of tax. Did we mention that on the last hearing?

Senator vicente pangelinan: That is under the current statutes that are in place on the taxes on these properties. This designation does not affect any of that.

Jose Garrido: I believe Mr. Duenas was going to say something.

Chris Duenas: Actually for the benefit of Mr. Garrido and the family I could put that issue on the next GLUC meeting. When this was all done and the GLUC was the one receiving applications and were going through this process, we could correct the lot numbers and we could answer any concerns the family may have with regard to how those delineations were made. I will bring (the) survey in and anybody who needs to answer those questions. As far as the official documents of the deed transfer from the Federal government to the government of Guam that is where that delineation of the 100 foot easements is in there. We are going to work with the families and DPW to see if we can have other designations once this is done and it is in our inventory and recorded and surveys are done to see if it is necessary to have the 100 foot easements and if we can reduce it to 60 foot. We need to make sure that we don't affect the land proposals in these designations. There will be a lot of traffic in those areas so we're going to need easements as required by the government for utilities and proper roadway passages but other than that if the 100 foot easement is not necessary we will work with DPW.

Jose Garrido: I want to let you know Chairman and the legislature that there's a FHWA Plan to build an extension to Route 16; straight across on the other side - 100 feet wide all the way down where it will end. I just want to say that to the landowner who owns the land near the water pump to be expecting a land taking for the extension of Route 16. Thank you very much.

Senator vicente pangelinan: We will make sure we correct the designations with reference to Lot 5050 and whatever has occurred after to that basic lot.

Jose Garrido: I want to say also, I hate myself for not saving the document that I read but I read a document that indicated that DLM requested the Navy to make the road 100 feet wide. I am requesting an oversight hearing in what DLM is doing to cause harm to the original landowners by requesting such improvements. To me it's just an injustice for our own government to be taking property away for landowners at the time it was already excess and to be returned because they didn't have to go through the eminent domain process because they were thinking, well it's the Navy they can do it. I know I can find that document. Does the Legislature have the authority to request whether our own government is responsible for reserving Lot No. 5050 a portion of it back for some use?

Senator vicente pangelinan: To see if we can find any records of the government's request for what to do with Lot No. 5050? We will make that official request.

Jose Garrido: I know our government is doing this and those things hurts in long run. Thank you again for allowing me to speak.

Senator vicente pangelinan: Are there any other members of the public who wish to testify? If not, this concludes the hearing on Bill No. 453 and concludes the business on this committee and I now call for the adjournment of this public hearing.

### **III. FINDINGS & RECOMMENDATIONS**

The Committee on Appropriation, Taxation, Banking, Insurance, Retirement, and Land, hereby reports Bill No. 453-30 (COR), As Substituted by the Committee, with the recommendation TO REPORT OUT.

I MINA'TRENTA NA LIHESLATURAN GUÅHAN  
2010 (Second) Regular Session

Bill No. 453-30(Cor)

Introduced by:

v.c. pangelinan

2010 AUG 27 PM 2:47

WJM

AN ACT TO APPROVE THE OFFICIAL  
ZONING MAP F3 67S 52, THE DOS AMANTES  
PLANNING AREA AND ALL RELATED  
ZONING AMENDMENTS.

**BE IT ENACTED BY THE PEOPLE OF GUAM:**

1           **Section 1. Legislative Intent and Findings.** *I Liheslaturan Guåhan*  
2 finds certain lands formerly held by the Federal Government have been  
3 returned to original landowners in the area North of Tumon Bay and West of  
4 Route 3, which is generally referred to as “Dos Amantes”, also known as  
5 “Ukudu”. These returned lands remained unzoned for decades while it was  
6 under the ownership of the United States Government. These lands were  
7 subsequently returned to the government of Guam and in-turn transferred to  
8 the Guam Ancestral Lands Commission (GALC). Pursuant to enabling  
9 legislation and mandate these lands were returned to the original  
10 landowners, heirs and descendants. The properties were returned without a  
11 zoning designation.

12           *I Liheslaturan Guåhan* further finds the Department of Land  
13 Management (DLM) adopted Resolution 2008-01, establishing an Interim  
14 Zoning Map and Procedures for the Dos Amantes Planning Area (Plan). The  
15 final Plan was presented as Official Zoning Map F3 67S 52 to *I Maga'lahi*  
16 *Guåhan* on December 11, 2009 and was approved December 15, 2009. The

1 Official Zoning Map was then forwarded to the Speaker of *I Mina'trenta Na*  
2 *Liheslaturan Guåhan* the same day it was approved.

3 The Plan was then referred to the Chairman of the Committee on  
4 Appropriations, Taxation, Banking, Insurance, Retirement and Land  
5 (Committee), which held a Public Hearing March 11, 2010. During the  
6 public hearing, original landowners who were in attendance, testified on the  
7 Plan. However, there were some original landowners who were not  
8 adequately notified. To further ensure that as many landowners as possible  
9 were notified and have an opportunity to respond to the Plan, the Chairman  
10 of the Committee found it necessary to contact as many landowners affected  
11 by the Plan and bring forth their concerns on the zone designation assigned  
12 to their properties. It is with great importance to establish a zoning plan for  
13 Dos Amantes. By designating zones, property owners can utilize their  
14 property in accordance to zoning designations.

15 Therefore, having exhausted all efforts to ensure that all landowners,  
16 heirs and descendents had ample time to provide comments regarding the  
17 rezoning designation of their land, *I Liheslaturan Guåhan* intends to approve  
18 the Official Zoning Map F3 67S 52 and all related zoning amendments.

19 **Section 2. The Official Zoning Map F3 67S 52, the Dos Amantes**  
20 **Planning Area, also known as “Ukudu” is hereby approved, with the**  
21 **following amendments:**

22 (a) Lot 5033 is hereby rezoned from Multiple-Family Dwelling “R-2”  
23 to Commercial “C”.

24 (b) Lot 5034 is hereby rezoned from Multiple-Family Dwelling “R-2”  
25 to Commercial “C”.

26 (c) Lot 5317-2 is hereby rezoned from Multiple-Family Dwelling “R-  
27 2” to Commercial “C”.

1 (d) Lot 5317-3 is hereby rezoned from Multiple-Family Dwelling “R-  
2 2” to Commercial “C”.

3 (e) Lot 5317-4 is hereby rezoned from Multiple-Family Dwelling “R-  
4 2” to Commercial “C”.

5 (f) Lot 5044 is hereby rezoned from Multiple-Family Dwelling “R-2”  
6 to Commercial “C”.

7 (g) Lot 5031 is hereby rezoned from Multiple-Family Dwelling “R-2”  
8 to Light Industrial “M-1”.

9 (h) Lot 5032 is hereby rezoned from Multiple-Family Dwelling “R-2”  
10 to Light Industrial “M-1”.

11 (i) Lot 5048 is hereby rezoned from Commercial “C” to Light  
12 Industrial “M-1”.

13 (j) Lot 5315 is hereby rezoned from Multiple-Family Dwelling “R-2”  
14 to Light Industrial “M-1”.

15 (k) Lot 5312 is hereby rezoned from Multiple-Family Dwelling “R-2”  
16 to Light Industrial “M-1”.

17 (l) Lot 5313 is hereby rezoned from Commercial “C” to Light  
18 Industrial “M-1”.

19 (m) Lot 5316 is hereby rezoned from Commercial “C” to Light  
20 Industrial “M-1”.

21 (n) The zone designation of Lot 5050 is hereby deleted.

22 **Section 3. Zone Designation of Lot 5311-REM.**

23 Lot 5311-Rem is hereby zoned Commercial “C”.

24 **Section 4. Severability.** If any of the provisions of this Act or the  
25 application thereof to any person or circumstance is held invalid, such  
26 invalidity shall not affect any other provision or application of this Act  
27 which can be given effect without the invalid provision or application, and to

1 this end the provisions of this Act are severable.

**I MINA'TRENTA NA LIHESLATURAN GUÅHAN  
2010 (Second) Regular Session**

**Bill No. 453-30(COR)  
As Substituted by the Committee on  
Appropriation, Taxation, Banking,  
Insurance, Retirement, and Land**

**Introduced by:**

**v.c. pangelinan**

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PLANNING AREA AND ALL RELATED  
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18 Therefore, ~~having exhausted~~ after exhausting all efforts to ensure that  
19 all landowners, heirs and descendents had ample time to provide comments  
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25 (n) The zone designation of Lot 5050 is hereby deleted.

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1            (p) Lot 5301 is hereby rezoned from Multiple-Family Dwelling “R-2”  
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7 invalidity shall not affect any other provision or application of this Act  
8 which can be given effect without the invalid provision or application, and to  
9 this end the provisions of this Act are severable.



Mina' Trenta Na Liheslaturan Guahan  
THIRTIETH GUAM LEGISLATURE

Senator vicente "ben" c. pangelinan

COMMITTEE ON APPROPRIATIONS, TAXATION, BANKING, INSURANCE, RETIREMENT AND LAND  
PUBLIC HEARING  
September 15, 2010

Bill No. 453-30 (COR):

An act to approve the office zoning map F3 67S 52, the Dos Amantes Planning Area and all related zoning amendments.

Sign In Sheet

Name	Address	Phone Number	Email	Written	Oral
<del>Patrick Leon Guerrero</del>	<del>Box 7207 Agaña</del>	<del>689-2390</del>	<del>patrick456@aol.com</del>		✓
CARLOS R. LINTALON	PLM, GOV GU	649-5263 x311	carlos.lintalon@dlm.guam.gov		✓
Marcel Camacho	Box 11134 Tamuning	482-3017	marcelc@telecom.net		✓
CHRIS DUENAS	P.O. Box 3776 HAGATNA, GU 96930	727-1329	duenasenact.ora@guam.net	✓	✓
Vicente FA'ET GARRIDO	Dados	682-5700	N/A		✓

did testify →



**Mina' Trenta Na Liheslaturan Guahan**  
**THIRTIETH GUAM LEGISLATURE**

**Senator vicente "ben" c. pangelinan**

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**COMMITTEE ON APPROPRIATIONS, TAXATION, BANKING, INSURANCE, RETIREMENT AND LAND**  
**PUBLIC HEARING**  
**September 15, 2010**

**Bill No. 453-30 (COR):**

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**Sign In Sheet**

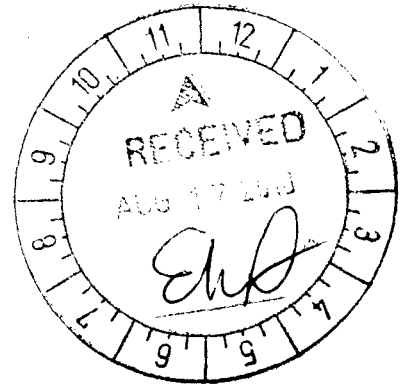
<b>Name</b>	<b>Address</b>	<b>Phone Number</b>	<b>Email</b>	<b>Written</b>	<b>Oral</b>
<i>Vase ulloa Garrido</i>	<i>Cliff line</i>	<i>632-7968</i>	<i>—</i>		<input checked="" type="checkbox"/>

324 W. Soledad Ave. Hagatna, Guam 96910  
Ph. 473-4236 Fax. 473-4238  
Email: senbenp@guam.net

**ESTATE OF JOSE P. LEON GUERRERO  
POST OFFICE BOX 1564  
HAGATNA, GUAM 96932**

August 15, 2010

Vicente "Ben" C. Pangelinan, Senator  
Committee Chairman  
Appropriations, Taxation, Banking, Insurance, Retirement & Land  
324 West Soledad Ave.  
Hagatna, GU 96910



**Subject: Request for M-1 Land Zoning - Lot 165-R4 Piti**

Dear Senator Pangelinan:

This letter is a follow-up to initial discussions between you and my nephew Franklin Leon Guerrero on this matter. Our family received Lot 165-R4 in Piti from the Ancestral Lands Commission. It is understood that all returned Ancestral Lands shall be zoned "A" - Agricultural zone upon return to original landowners.

Our family has been working with design engineers to determine best use options for our property. As a result of numerous family meetings and lengthy discussions, it was determined the best use of our property would be the development of an Industrial Park. We have included a brochure of the planned development for your review and information.

Lot 165-R4, contains an area of 84,056± square meters (20.7 acres) and is located in the Municipality of Piti, and is adjacent to the Navy Fuel Farm and about a ½ mile from the Jose D. Leon Guerrero Commercial Port (Port Authority of Guam) and GPA Power Plants. The proposed Industrial Park area has no residential units within a ¾ of a mile radius and has roughly 700' of Marine Corps Drive frontage.


The need for an Industrial Park for this area will have a significant impact on continued Commercial Port Expansion Plans, as our facilities would be able to accommodate warehousing and office space demands for the island. Appropriate zoning, among other regulatory requirements, is the initial phase to begin immediate development plans for the Industrial Park.

Therefore, we respectfully request your assistance to introduce and sponsor appropriate legislation in support of re-zoning Lot 165-R4 from "A"- Agriculture zone to "M-1" - Light Industrial zone to allow our family maximum and best use of our property. Rest assured that any assistance which you give us now will not be forgotten. We have and continue to support you.

Senator Ben Pangelinan, Itr.  
August 12, 2010  
Page 2 of 2

Please do not hesitate to call me if you have any questions or require meeting with me regarding our request. Thank you in advance for your time and consideration on this subject matter.

Sincerely,



Wenceslao C. Leon Guerrero  
Administrator  
Phone: 472-6057  
Cellular: 689-1897

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



FELIX P. CAMACHO  
 Governor of Guam

MICHAEL W. CRUZ, M.D.  
 Lieutenant Governor of Guam

CHRISTOPHER M. DUENAS  
 Director

MICHAEL C. JAMES  
 Deputy Director

Street Address:  
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 Suite 733 ITC Building  
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Mailing Address:  
 P.O. Box 2950  
 Hagåtña, GU 96932

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

E-mail Address:  
[dlmdir@dlm.guam.gov](mailto:dlmdir@dlm.guam.gov)

Telephone:  
 671-649-LAND (5263)

Facsimile:  
 671-649-5383

September 13, 2010

Mina' Trenta Na Liheslaturan Guahan  
 Honorable Senator Ben C. Pangelinan  
 324 W. Soledad Ave., Suite 100  
 Hagåtña, Guam 96910

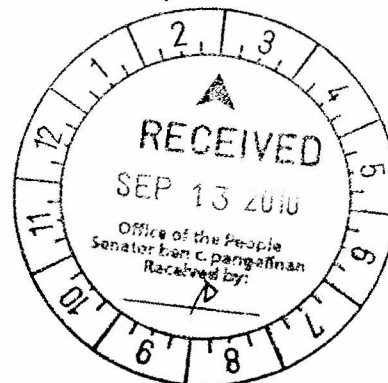
SUBJECT: Comments on Bill 453-30 (COR)

Our comment is as follows:

As the Bill accurately cited, all of the subject lots are in the "Dos Amantes" "Ukudu" area in Dededo. While under Federal ownership for several decades, all of the parcels were unzone. Upon returned of the parcels to the Government of Guam and then, in-turn, to the original landowners or heirs, the properties remained unzone.

While the unzone status was in effect, there was apprehension concerning development of these parcels for the fact that in order to comply with the provisions of the Zoning Law, there must exist a "Zoning District Map" for the area. Correspondingly, division of parcels also was affected in that a key leading criteria for any division of land is that it must not be "contrary to the Zoning Law". Correspondingly, compliance and enforcement of our building codes would also be questionable. For example, how could a setback or height be enforced when there is no zoning law governing such factors? As unzone, the probability exist for "uncontrolled" development.

As can be realized, without a zoning district map, the potential for haphazard development is substantial. The proposed Bill which intends to officially adopt the zoning district map for the "Dos Amantes" "Ukudu" area with desired zoning designations will allow for standards and development to be undertaken in a logical and compliant manner.



Continuation of Memorandum  
RE: Comments on Bills 453-30 (COR) and  
September 13, 2010  
Page 2 of 5

The Zoning District Map, as approved by the Governor since December 4, 2009, sets the stage to ensure that developments adhere to all of our laws governing zoning, subdivision, building construction, environmental, fire, social and physical, and utility infrastructures to name a few.

With laws that can now be adhered to and enforced, property values have risen quite dramatically; and lease or sales of such properties appear to be in demand. From our perspective, we can only surmise that property taxes have or will also be higher.

In any area here on island, the factor that affects the higher value of a property is the availability of infrastructure systems such as water, power, sewer, and streets. We do know that there are quite a few infrastructure easements within the area. In the case of right-of-ways, there are several major road systems in place, however, not all parcels may be served by these; and in the event that parcels are not served by any right-of-way(s), it is incumbent on the individual property owner to negotiate with other property owners for such easements.

The major impact in the area and all of the northern part of the island, is the Northern District WasteWater Treatment Facility's (NDWTF) capacity to process additional demands. Certainly, it will be costly for the Government, on its own initiative, to upgrade this system; or other systems such as road opening and improvements, waterlines, power lines and so forth. The cost can be somewhat offset by requiring developers to contribute to the improvement of these infrastructure systems as a condition of approval of their proposed development. System development charges can be assess, or other methods such as a grant of government incentives for the construction of affordable housing and installing all improvements can be required and so forth.

The initial preparation and development of the "Dos Amantes" Ukudu" Zoning Map was done by private consultants in coordination with large parcel landowners. Subsequently, other property owners sought changes to this initial planned zoning designations and were granted approval of the changes. Currently, several more landowners have indicated their desires to change their property's zoning designations as indicated in the Bill.

Continuation of Memorandum  
RE: Comments on Bills 453-30 (COR) and  
September 13, 2010  
Page 3 of 5

We have had the opportunity to review these additional zone change request and have commented as to their viability in an earlier response on July 19, 2010, as to their coexistence with the prior approved zones. Although, most of the zone changes were an up zone to the "M" zone designation and in which such zone is the predominant zone, we find the zoning patterns are not totally out of character as that originally planned for the area.

An important consideration in these zone changes is that it is the neighborhoods' (most property owners in the area) desire for such changes; and it is unlike other zoning change request in the municipality that did not gain support from the immediate and surrounding landowners. In addition, the zone designations are in line with the initial planned zones for the area.

As in any zone change, it is not the "zones" that bring undesirable developments in the area; rather, it is the types of developments, how are they are planned, and the extent of such developments in relation to other permitted uses adjacent or in the immediate area that sets the tone as to developmental patterns. If there is no zoning district map, the probability for uncontrolled development is a "guarantee". While there is no "guarantee" that there will be no negative development in the area, if the zone map is approved; however, with a zone map, it will provide a means to ensure that there are minimum controls and enforcement actions that can be undertaken to bring about a logical, coherent and progressive developments.

Assuming that all these factors are upheld, the economic impact to the area and the community as a whole could be enhanced. Property taxes certainly could be higher for these properties which can contribute to the overall tax base. The lease or sale of properties, if undertaken, could also be likely higher and bodes well for government revenues. Taxes on adjacent and abutting properties may be affected, but not necessarily depending on whether the use is considered offensive and obnoxious as compared to the type of zoning designation on adjacent properties.

Continuation of Memorandum  
RE: Comments on Bills 453-30 (COR) and  
September 13, 2010  
Page 4 of 5

On the other hand there is potential for the "C" and "M-1" Zone properties to affect current values in the surrounding area particularly if uses could not be implemented and the property remains vacant and eventually becomes an eyesore. A few of the unfortunate glaring examples are: the El Dorado Resort, zone "PUD" in Upper Tumon, various areas in the Harmon Industrial Park in which the M zone is the most predominant zone; several "C" and "M-1" zone properties in Maite abutting Route 8; and along either side of Route 16.

In the current situation, most of the properties are vacant, but is not due to abandonment by the property owners of their intent to develop; rather, it is as a result of the recent returned of such properties, the longevity of preparing and ensuring compatibility of proposed zone designations; and the lengthy review process in subjecting the zoning district map through the quasi-judicial, executive and legislative branches of government for approval.

The potential for all types of improvements is within reach and can now be realized with the approval of the zoning district map with amendments. Improvements such infrastructure systems (roads, water, power, sewer, etc), allows for the future alignment/realignment of easements bisecting properties by following existing laws and policies; the assurance that building permits can be pursued since zoning and building codes will be in effect and must be followed; the further division of properties since the subdivision law could now be followed; and paves the way for accurate property deeds to be recorded; and qualitative and quantitative land appraisals could be realized.

In conclusion, while the cost to the Government for public improvements may be substantial, there are alternative measures that can be undertaken to offset or mitigate its construction, as mentioned earlier above. Overall, with a zone district map, we foresee more of a positive rather than a negative posture for improvements and growth in the area that could initiate business opportunities whether it be in housing, commercial, lending, service or industrial activities that ultimately, contributes to the economic base of the community. However, we all must be proactive in ensuring that any propose plans are in concert with infrastructure systems; and that such plans provide for the logical and future growth and sustainment of that growth in the community as well.

Continuation of Memorandum  
RE: Comments on Bills 453-30 (COR) and  
September 13, 2010  
Page 5 of 5

Contact Planning Division at 649-5263, should you have additional questions or need further clarification.

Senseramente,

*cm*   
Christopher M. Duenas  
Director

Cc: Planning Division

September 19, 2010

The Honorable Ben Pangelinan  
Senator,  
30<sup>th</sup> Guam Legislature  
Suite 101 Quan Building  
324 W. Soledad Ave.  
Hagåtña, Guam 96910

Re: Testimony on Dos Amantes Property

Dear Senator Pangelinan:

This is to inform you that I am submitting testimony to change my Okkodu property (Lot 5317-5) from R-2 to Commercial Zone. I have been off-island since June of this year and hope that there is still time to request such change.

The change to Commercial Zone will allow my family to have more options in developing their property. It will allow them to either build a home or venture into a commercial enterprise.

I hope my request will be accepted favorably by the decision makers.

Sincerely,

*Margarita M. Palomo*  
Margarita Manibusan Palomo  
Owner of Lot 5317-5

*Margarita M. Palomo*

September 20, 2010

To: Senator Ben Pangelinan

Re: Bill No 453-30 (cor)

AN ACT TO APPROVE THE OFFICIAL ZONING MAP F3 67S 52, THE DOS AMANTES PLANNING AREA AND ALL RELATED ZONING AMENDMENTS.

Dear Senator Pangelinan,

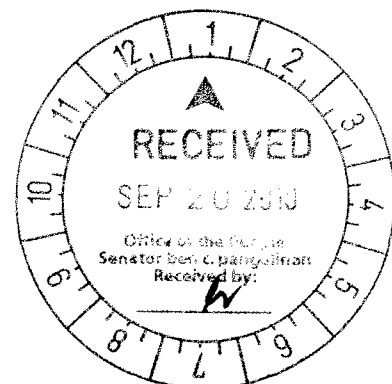
We the family of Vicente Manglona Manglona, and heirs to Lot # 5301, South Finegayan Puntan Dos Amantes have been made aware of the above bill regarding the zoning amendments. At present, Lot # 5301 is zoned as R-2, which is defined as a Multiple-Family Dwelling Zone. After much discussion amongst our selves, the concensus was to request that Lot# 5301 be rezoned under Multiple-Family Dwelling "R-2" to Commercial "C"

The reason for this request is that although we, the heirs of the property currently do not have any plans for its development, we would still like to have the option for its potential development under Commercial "C" Zone. In addition, the reason why this request is being made now is that although we were notified in writing of the scheduled public hearing regarding this issue, we did not have ample time to submit any input. To our knowledge and understanding, although the Territorial Land Use Commission announced the potential zoning changes publicly in the Guam PDN, we were not all informed. Therefore, Senator Pangelinan we are requesting your assistance to have Lot#5301 be rezoned from Multiple-Family Dwelling "R-2" to Commercial "C"




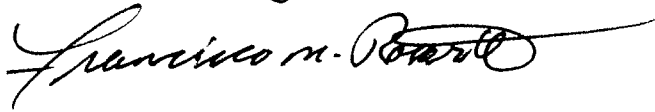





Thank you for your attention to this matter and any assistance that you can provide will be greatly appreciated.

Respectfully,

The Family of Vicente Manglona Manglona



Heirs to Lot#5301:

1. JOHN J.M. ROSARIO 
2. THERESE M. TAJERON  
Therese M. Tajeron
3. ASUNSION M MESA 
4. Frances L Manglona Frances L Manglona
5. Pedro M. Rosain Pedro Rosain
6. RAY Garrido RQ m. 
7. Daniel Dm Tajeron Daniel Dm Tajeron
8. FRANCISCO M. ROSARIO - Francisco M. Rosario 
9. MANGLONA, JESSICA L. 
10. ANITA L. MANGLONA Anita L. Manglona 
11. FRANK M. MATEO 
12. JR MATEO - 
13. VINCENT G.F. Manglona 

14. Marina G. Aigamau - M. Aigamau

15. Rita M. San Agustín - Rita M. San Agustín

16. Manuel M. Tijera - Manuel M. Tijera

17. James M. Garrido - James M. Garrido

18.

19.

20.

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22.

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27.

CF

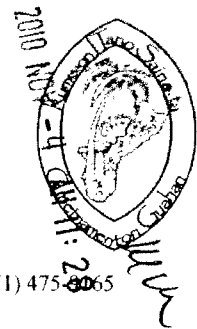


# GUAHAN ANCESTRAL LANDS COMMISSION

Felix P. Camacho  
Governor

Michael W. Cruz, M.D.  
Lieutenant Governor

Eddie L.G. Benavente  
Executive Director



588 West Marine Drive, Suite 103 - Anigua / P.O. Box 2950, Hagåtña, Guahan 96932 / Tel: (671) 473-5263 or 7 / Fax: (671) 475-8065  
E-Mail address: [ancestrallandsguam@yahoo.com](mailto:ancestrallandsguam@yahoo.com) website: [www.ancestrallands.net](http://www.ancestrallands.net)

October 28, 2010

Honorable Judith T. Won Pat, Ed.D.  
Speaker, 30th Guam Legislatur  
Suite 201, 155 Hesler St.  
Hagåtña, Guam 96910

RE: The Guam Ancestral Lands Commission – Resolution to zone GEDA-managed properties as M1.

Hafa Adai Madam Speaker:


As you know, the Guam Ancestral Lands Commission (GALC) is ever in search of avenues and opportunities with which to fulfill its duties, to the best of its ability, in service to all those of whom are beneficiaries of the Land Bank Trust.

The GALC also maintains a Memo of Understanding (MOU) with the Guam Economic Development Authority (GEDA) to manage a number of properties. As such, one of GEDA's commitments to the GALC is to assist lease holders as they go through the process of zoning for their business activities.

Thus, in order for GEDA to proceed with its commitment to assist the GALC, our tenants and potential tenants in the most efficient manner possible now and into the future, the GALC wishes to present this resolution (*attached*) expressing our approval to have all GEDA-managed properties zoned M1 as described in GUAM CODE ANNOTATED TITLE 21, CHAPTER 61 – ZONING LAW. We believe it to be a most expeditious method through which our tenants may begin their business operations and whereby the GALC may realize revenues generated, earlier rather than later, for all beneficiaries of the Land Bank Trust

We have also communicated our activities regarding this matter with Senator "Ben" Pangelinan's Office and hope it would meet with your approval as well. Si Yu'os Ma'ase' for your continued support.

Put Respetu,

 10-29-10  
**ANITA F. ORLINO**  
Chairperson, Board of Commissioners  
Guahan Ancestral Lands Commission

Attachment: GALC Resolution No. 2010-003

cc Office of Senator Vicente "Ben" Pangelinan  
Guam Economic Development Authority

## BOARD OF COMMISSIONERS

Anita F. Orfino  
Chairperson

Ronald T. Laguana  
Vice Chair


Maria G. Cruz  
Secretary/Treasurer

Ronald F. Eclavea  
Commissioner

James C. Matanane  
Commissioner

Lydia M. Tyner  
Commissioner

Anthony J.P. Ada  
Commissioner

36-10-0947  
Office of the  
Judith T. Won Pat  
Date 11/01/10  
Time 10:35  
Recorded 

2439



**Guahan Ancestral Lands Commission**

**Resolution No. 2010 - 003**

**September 29, 2010**



**RELATIVE TO THE ZONING OF GUAHAN ANCESTRAL LANDS COMMISSION (GALC) LAND BANK TRUST PROPERTIES WHICH ARE ADMINISTERED BY THE GUAHAN ANCESTRAL LANDS BOARD OF COMMISSIONERS WHO ARE ALSO THE TRUSTEES OF THE LAND BANK TRUST**

**WHEREAS**, the Guahan Ancestral Lands Commission (GALC) was created by Public Law 25-45 on the 9<sup>th</sup> of June, 1999; and

**WHEREAS**, Public Law 25-45 intended “*to pursue just remedies to redress the harm done to landowners as individuals and to Guam as a whole, resulting from the taking of Guamanian lands by the United States on or after January 1, 1930.*”; and

**WHEREAS**, Public Law 25-45 also created the “**Land Bank Trust**” and former Spanish crown lands and other non-ancestral lands were transferred into the Land Bank Trust; and

**WHEREAS**, the non-ancestral properties were to be safeguarded “in perpetuity” for the benefit of the beneficiaries of the Land Bank Trust; and

**WHEREAS**, two classes of landowners were identified;

- 1) Those whose lands have been declared excess by the Federal Government,  
*and*
- 2) Those whose lands have *not* been declared excess and may or may not likely be declared excess by the United States in the future; and

**WHEREAS**, it was the intent of *i Liheslaturan Guåhan* to “address the requirements of both classes by enactment of this law”; and

**WHEREAS**, Portion of Apra Harbor Reservation F-12, also referred to as Parcel N14-1, also referred to as Polaris Point, consisting of approximately 47.57 acres, more or less, and

**WHEREAS**, Portion of Apra Harbor Parcel No. 1 (Apra Harbor Naval Reservation Area “C”) that certain real property situated in Guam, in the Municipality of Piti, consisting of approximately 5.835 acres, more or less, and

**WHEREAS**, Portion of Lot Radio Barrigada C, also referred to as Parcel N5-D, consisting of approximately 72.420 acres, more or less, and

**WHEREAS**, Portion of Lot Andersen Family Housing Annex No. 1 (Camp Edusa) (AJKL) that certain real property situated in the Municipality of Dededo, consisting of approximately 15 acres, more or less, and

**WHEREAS**, Portion of Lot No. 2276 consisting of building number 15-6100 & 15-6101, including an adjacent all concrete utility building, parking lot, and common area consisting of approximately 0.37 acres, more or less, and

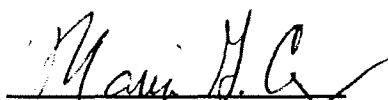
**WHEREAS**, the Guahan Ancestral Lands Commission (GALC) intends to maximize available opportunities to realize the mission of GALC and its responsibility to the beneficiaries of the Land Bank Trust, and

**WHEREAS**, M1 zoning is described as a "Light Industrial Zone" and is further defined with intended uses under **GUAM CODE ANNOTATED TITLE 21, CHAPTER 61 – ZONING LAW** and

**WHEREAS**, the **GUAHAN ANCESTRAL LANDS COMMISSION** has found it necessary to express its desire to have the above described properties zoned as **M1** that the GALC may continue on its mission towards extinguishing ancestral land claims and might best pursue those avenues that would have the greatest possible benefits for those beneficiaries of the Land Bank Trust.

**NOW, THEREFORE**, the GALC expresses its approval to have the above mentioned properties that are contained in the Land Bank Trust inventory zoned as **M1 – Light Industrial Zone**.

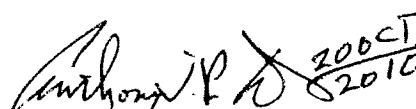
  
ANITA F. ORLINO  
Chairperson

  
MARIA G. CRUZ  
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RONALD F. ECLAVEA  
Commissioner

  
RONALD T. LAGUANA  
Vice-Chair

  
ANTHONY J.P. ADA  
Commissioner

  
JAMES C. MATANANE  
Commissioner

**BUREAU OF BUDGET & MANAGEMENT RESEARCH**

OFFICE OF THE GOVERNOR

Post Office Box 2950, Hagåtña Guahan 96932

**FELIX PEREZ CAMACHO**  
GOVERNOR**BERTHA M. DUENAS**  
DIRECTOR**MICHAEL W. CRUZ, M.D.**  
LIEUTENANT GOVERNOR**SEP 10 2010**

The Bureau requests that Bill No. 453-30 (COR) be granted a waiver pursuant to Public Law 12-229 as amended for the following reason(s):

Bill No. 453-30 (COR) appears to be administrative in nature and poses no fiscal impact upon any funds of the Government of Guam.



**BERTHA M. DUENAS**  
Director



# COMMITTEE ON RULES

*I Mina' Trenta na Liheslaturan Guåhan* • 30th Guam Legislature

155 Hesler Place, Hagatña, Guam 96910 • tel: (671)472-7679 • fax: (671)472-3547 • roryforguam@gmail.com

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RESPICIO  
CHAIRPERSON**

**SENATOR  
Judith P. Guthertz  
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SENATOR**

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SENATOR**

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**James V. Espaldon  
SENATOR**

August 31, 2010

## MEMORANDUM

**To: Pat Santos**  
*Clerk of the Legislature*

**Attorney Therese M. Terlaje**  
*Legislative Legal Counsel*

**From: Senator Rory J. Respicio**  
*Chairperson, Committee on Rules*

**Subject: Referral of Bills No. 453-30(COR) through 456-30 (COR)**

As Chairperson of the Committee on Rules, I am forwarding my referral of Bills No. 453-30(COR) through 456-30 (COR).

Please ensure that the subject bills are referred, in my name, to the respective committees, as shown on the attachment. I also request that the same be forwarded to all Senators of *I Mina' Trenta Na Liheslaturan Guåhan*.

Should you have any questions, please contact Stephanie Mendiola or Elaine Tajalle at 472-7679.

*Si Yu'os Ma'åse'!*

*Attachment*

2010 SEP -1 AM 9:03

*I Mina'Trenta Na Liheslaturan Guåhan*

**Bill Log Sheet**

Page 1 of 2

<b>Bill No.</b>	<b>Sponsor(s)</b>	<b>Title</b>	<b>Date Introduced</b>	<b>Date Referred</b>	<b>Committee Referred</b>	<b>Public Hearing Date</b>	<b>Date Committee Report Filed</b>	<b>Status (Date)</b>
B453-30 (COR)	v. c. pangelinan	An act to approve the official Zoning Map F3 67S 52, the Dos Amantes Planning Area and all related Zoning Amendments.	8/27/10 4:19 p.m.	8/31/10	Committee on Appropriation, Taxation, Banking, Insurance, Retirement, and Land			
B454-30 (COR)	R. J. Respicio, J. P. Guthertz, DPA, V. A. Ada, T. R. Muña Barnes	An act to repeal and reenact §3414 of Article 4, Chapter 3, Title 11 of Guam Code Annotated, relative to the hours of sale of alcoholic beverages.	8/27/10 3:30 p.m.	8/31/10	Committee on Appropriation, Taxation, Banking, Insurance, Retirement, and Land			
B455-30 (COR)	Frank B. Aguon, Jr.	An act to establish the Administrative Rules and Regulations of the Department of Public Health& Social Services relative to Child Care Centers and Group Child Care Homes, under Article 1 of Chapter 1, Division 1, Title 26, Guam Administrative Rules and Regulations, and in conformance with Article 4 – Child Welfare Services Act, Chapter 4, Title 10, Guam Code Annotated.	8/30/10 10:19 a.m.	8/31/10	Committee on Economic Development, Health and Human Services, and Judiciary			

B456-30 (COR)	Frank Aguon, Jr.	B.	An act relative to re-zoning Lot No. 7030 New-R5, located in the municipality of Yigo, from Residential ("R- 1") to Commercial ("C") for purposes of establishing a business.	8/30/10 10:30 a.m.	8/31/10	Committee on Appropriation, Taxation, Banking, Insurance, Retirement, and Land			
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Mina'Trenta Na Liheslaturan Guahan

Senator vicente (ben) c. pangelinan (D)

September 8, 2010

Memorandum

To: All Senators

From: Senator vicente c. pangelinan

Re: FIRST NOTICE Public Hearing

Chairman  
Committee on Appropriations,  
Taxation, Banking, Insurance,  
Retirement, and Land

Member  
Committee on Education

Member  
Committee on  
Municipal Affairs,  
Aviation, Housing, and  
Recreation

Member  
Committee on Labor, the  
Public Structure,  
Public Libraries, and  
Technology

The Committee on Appropriations, Taxation, Banking, Insurance and Land will conduct a public hearing on numerous bills beginning at **9:00am on Wednesday, September 15, 2010** at the Guam Legislature's Public Hearing Room. The following is on the agenda:

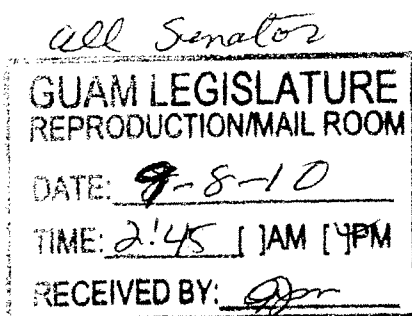
**Bill No. 438-30 (COR): An Act to add subsections (a)(5), (a)(6) and (a)(7) of Section 13109 Chapter 13 of Title 2 Guam Code Annotated relative to Section 30 funds and other federal matters.**

**Bill No. 442-30 (COR): An Act authorizing extension of lease between the Port Authority of Guam and Cementon Micronesia, LLC for a term of up to twenty (20) years.**

**Bill No. 453-30 (COR): An Act to Approve the Official Zoning Map F3 67S 52, The Dos Amantes Planning Area and all related zoning amendments.**

For copies of the bills, you can log onto [www.guamlegislature.com](http://www.guamlegislature.com)

*Si Yu'os Ma'ase,*





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Agent Orange

Budget FY2012 (11)

campaign 2010 (3)

CMTF (1)

DC-Conf Trip

Dos Amantes

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Grants (242)

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Stephanie Mendiola

Edison Manaloto

Elaine Tajalle

Scott Mendiola

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Anjelica Kulani Okada

Charlie Onedera

Chelsa Muna-Brecht

Chris Budasi

Maya Alonso

Selina Onedera-Salas

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Public Hearing Notice - FIRST NOTICE

from Lisa Cipollone <cipo@guamlegislature.org>
to Tom Ada <tom@senatorada.org>,
fbaguon.guam@hotmail.com,
"Frank B. Aguon, Jr." <aguon4guam@gmail.com>,
"Frank F. Blas, Jr." <frank.blasjr@gmail.com>,
"Edward J.B. Calvo" <sencalvo@gmail.com>,
Benjamin JF Cruz <senadotbjcruz@gmail.com>,
Jimmy Espaldon <senator@espaldon.com>,
Senator Judi Guthertz <judiguthertz@pticom.com>,
Tina Muna Barnes <tinamunabarnes@gmail.com>,
"Adolpho B. Palacios" <senabpalacios@gmail.com>,
"Rory J. Respicio" <roryforguam@gmail.com>,
Ray Tenorio <ray@raytenorio.com>,
Telo Taitague <senatortelo@gmail.com>,
Judi Won Pat <info@judiwonpat.com>,
senatortonyada@guamlegislature.org
cc Bill Phillips <phillipsguam@gmail.com>,
Frank Torres <fbtorres@yahoo.com>,
Fred Burgos <feaburgos@gmail.com>,
jamespcastro@gmail.com,
patrick cepeda <patrickcepeda@hotmail.com>,
rjquitugua@gmail.com,
mona.duenas@gmail.com,
phill@raytenorio.com,
epgoguea@hotmail.com,
roberto.phil@gmail.com,
Stephanie Mendiola <sem@guamlegislature.org>,
elainemcdonald55@yahoo.com,
anaaleah <anaaleah@yahoo.com>,
Yong Pak <yong@guamlegislature.org>,
Scott Mendiola <smendiola@guamlegislature.org>,
sgtatarms@guamlegislature.org,
tunsio@guamlegislature.org
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The Committee on Appropriations, Taxation, Banking, Retirement and Land will be conducting a public hearing on Wednesday, September 15, 2010 beginning at 9:00am at the Guam Legislature Public Hearing Room. See attached memo for further information.

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

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
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The Committee on Appropriations, Taxation, Banking, Insurance, Retirement and Land will be conducting a public hearing on Wednesday, September 15, 2010 beginning at 9:00am at the Guam Legislature Public Hearing Room. For details, please see attached

..

Lisa Cipollone  
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**THIRTIETH GUAM LEGISLATURE**  
Senator vicente "ben" pangelinan  
Office of the People

## **PUBLIC HEARING**

**Wednesday, September 15, 2010**

**AGENDA**  
**9:00 am**

*Bill No. 438-30 (COR): An Act to add subsections (a)(5), (a)(6) and (a)(7) of Section 13109 Chapter 13 of Title 2 Guam Code Annotated relative to Section 30 funds and other federal matters.*

*Bill No. 442-30 (COR): An Act authorizing extension of lease between the Port Authority of Guam and Cementon Micronesia, LLC for a term up to twenty (20) years.*

*Bill No. 453-30 (COR): An Act to Approve the Official Zoning Map F3 67S 52, The Dos Amantes Planning Area and all related zoning amendments.*

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Mina'Trenta Na Liheslaturan Guåhan

Senator vicente (ben) c. pangeliñan (D)

September 13, 2010

Memorandum

To: All Senators

From: Senator vicente c. pangeliñan

Re: SECOND NOTICE Public Hearing

Chairman  
Committee on Appropriations,  
Taxation, Banking, Insurance,  
Retirement, and Land

Member  
Committee on Education

Member  
Committee on  
Municipal Affairs,  
Aviation, Housing, and  
Recreation

Member  
Committee on Labor, the  
Public Structure,  
Public Libraries, and  
Technology

The Committee on Appropriations, Taxation, Banking, Insurance and Land will conduct a public hearing on numerous bills beginning at **9:00am on Wednesday, September 15, 2010** at the Guam Legislature's Public Hearing Room. The following is on the agenda:

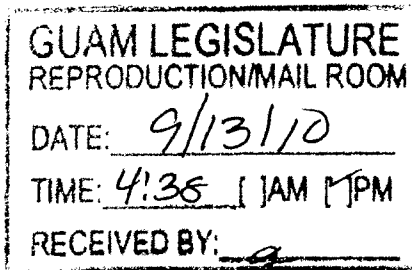
**Bill No. 438-30 (COR): An Act to add subsections (a)(5), (a)(6) and (a)(7) of Section 13109 Chapter 13 of Title 2 Guam Code Annotated relative to Section 30 funds and other federal matters.**

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**Bill No. 453-30 (COR): An Act to Approve the Official Zoning Map F3 67S 52, The Dos Amantes Planning Area and all related zoning amendments.**

For copies of the bills, you can log onto [www.guamlegislature.com](http://www.guamlegislature.com)

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Senator ben pangelinan will be conducting a public hearing on Wednesday, September 15 beginning at 9:00am at the Guam Legislature Public Hearing Room. Please see below for agenda

**INEKUNGOK PUPBLEKO  
(PUBLIC HEARING)**

**Metkoles, Septiembre 15 gi 2010  
(Wednesday, September 15, 2010)**

**Kuåtton Inekungok Pupbleko gi I Liheslaturan  
Guåhan  
(Guam Legislature Public Hearing Room)**

**Alas 9 gi ega'an  
(9:00 am)**

**TAREHA  
(AGENDA)**

**Priniponi Siha:**

**Bill No. 438-30 (COR): An Act to add subsections (a)(5), (a) (6) and (a)(7) of**

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**Section 13109 Chapter 13 of Title 2  
Guam Code Annotated relative to  
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matters.**

**Bill No. 442-30 (COR): An Act  
authorizing extension of lease between  
the Port Authority of Guam and  
Cementon Micronesia, LLC for a term  
of up to twenty (20) years.**

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Approve the Official Zoning Map F3 67S  
52, The Dos Amantes Planning Area  
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
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## GOVERNMENT MEETINGS

## Sept. 14

**Committee on Economic Development, Health & Human Services and Judiciary:** Public hearing 9 a.m., Legislature's public hearing room, Hagåtña. Bill 428-30, relative to Guam Sex Offender Registry; Bill 436-30, relative to bullying, cyberbullying and sexting; Bill 446-30, to authorize funding for construction of University of Guam Student Services Center and annex building for the School of Engineering; Bill 448-30, relative to mechanics' liens; Bill 455-30, to establish administrative rules and regulations of Department

of Public Health & Social Services relative to child care centers and group child care homes. For special accommodations, call Ron Teehan, 969-1495/6.

**Consolidated Commission on Utilities:** Regular meeting on Guam Power Authority matters 5:30 p.m., GPA board conference room, Harmon. Agenda copies available. For special accommodations, call Lou Sablan, 648-3002.

**Guam Early Learning Council Governance:** Special meeting 1:30 p.m., R.J. Bordallo complex conference room, Adelup. Call 735-2437/2363.

## Sept. 15

**Contractors License Board:** Regular meeting 5:30 p.m., CLB conference room, 542 N. Marine Corps Drive, upper Tumon. For special accommodations, call Frances Cepeda, 649-2211/9676.

**Guam Board of Medical Examiners:** Regular meeting noon, Guam Memorial Hospital Authority, Tamuning. For special accommodations, call 735-7407 or TDD 649-1801.

**Guam Department of Education Financial Supervisory Commission:** Regular meeting 3 p.m., DOE conference room, Hagåtña. Informa-

tion request from governor (Sept. 3 letter) and Sen. Pangelinan (Sept. 7 letter); fiscal 2011 budget set timelines: variance report format, 12-month operating plan, 12-month personnel plan supporting 12-month operating plan. For special accommodations, call Tana Taitingfong, 300-1474.

**Guam Election Commission:** Board meeting 4 p.m., SUite 200, GCIC building, Hagåtña. Public invited. For special accommodations, call 477-9791/2.

**Guam Preservation Trust:** Regular board of directors' meeting 3:30 p.m., GPT conference room. Public invited. Call 472-9439.

**Guam Public Utilities Commission:** Special meeting 6 p.m., Suite 206, GCIC building, Hagåtña. Guam Power Authority: petition for contract review for early review and approval of new PMC contract for Cabras 1 and 2, GPA petition, PUC legal counsel report, and proposed order; PTI Pacifica Inc.: PTI petition for annual USAC certification, PUC legal counsel report, and use certification; Port Authority of Guam: PAG contract for tariff rate consultant; PAG request for ratification of June effective date; proposed order; Guam Waterworks Authority: base rate case: true-up of proposed fiscal 2011 rate increase, proposed order; PUC website; administrative matters. Call 472-1907.

**Legislative Public Hearing:** 9 a.m., Legislature's public hearing room, Hagåtña. Bill 438-30, relative to Section 30 funds and other federal matters; Bill 442-30, authorizing extension of lease between Port Authority of Guam and Cementon Micronesia, LLC, for term of up to 20 years; Bill 453-30, to approve official

related zoning amendments. For special accommodations, call office of Sen. Ben Pangelinan, 473-4236.

**Mayors Council of Guam:** Special meeting 10 a.m., council's conference room, J&G Commercial Center, Suite 111F, Hagåtña. Call Jo Anne, 472-6940 or 477-9461.

**Port Authority of Guam:** Board of directors' regular meeting 5 p.m., board conference room, Cabras Island, Piti. For special accommodations, call Simeon Delos Santos, 477-5931/4, ext. 430 or pager 635-1351.

## Sept. 16

**Chamorro Land Trust Commission:** Board meeting 1 p.m., second floor, Division of Highways, Department of Public Works, Tumon. For special accommodations, call 642-4247.

**Council on Post Secondary Institution Certification:** Meeting 2 p.m., University of Guam-School of Business and Public Administration dean's conference room, second floor. Chairman's report; rules and regulations; open discussion. For special accommodations, call Fran Camacho, 735-2557.

**Department of Chamorro Affairs:** Board of trustees' regular meeting 4 p.m., Latte of Freedom, Adelup. Public is invited. For special accommodations, call 475-4278/9.

**Guam Housing Corp.:** Regular board of directors' meeting 3 p.m., fifth floor, GHC conference room, ITC building, Tamuning. Also executive session (closed to public). For special accommodations, call 647-4143, ext. 133.

**Guam Memorial Hospital Authority:** Board of trustees' regular meeting 6 p.m., Daniel L. Webb conference room, GMHA, first floor, C wing, Tamuning. Executive session prior to regular business. For special accom-

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Senator vicente "ben" c. pangelinan  
Office of the People

**INEKUNGOK PUPBLEKO (PUBLIC HEARING)**

*Metkoles, Septiembre 15 gi 2010*  
(Wednesday, September 15, 2010)

*Kuátton Inekungok Pupbleko gi l Liheslaturan Guáhan*  
(Guam Legislature Public Hearing Room)

*Alas 9 gi ega'an (9:00 am)*

**TAREHA (AGENDA)**

**Priniponi Siha:**

**Bill No. 438-30 (COR):** An Act to add subsections (a)(5), (a) (6) and (a)(7) of Section 13109 Chapter 13 of Title 2 Guam Code Annotated relative to Section 30 funds and other federal matters.

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**Bill No. 453-30 (COR):** An Act to Approve the Official Zoning Map F3 67S 52, The Dos Amantes Planning Area and all related zoning amendments.

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**INEKUNGOK PUPBLEKO**  
**(PUBLIC HEARING)**

*Metkoles, Septembre 15 gi 2010*  
**(Wednesday, September 15, 2010)**

*Kuåtton Inekungok Pupbleko gi I Liheslaturan Guåhan*  
**(Guam Legislature Public Hearing Room)**

*Alas 9 gi ega'an*  
**(9:00 am)**

**TAREHA**  
**(AGENDA)**

***Priniponi Siha:***

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