



Office of the Governor of Guahan

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Felix P. Camacho
Governor

Michael W. Cruz, M.D.
Lieutenant Governor

31-11-0012
115-111
7-73125

DEC 30 2010

2011 JAN -5 PM 1:12
LAW

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

Dear Speaker Won Pat:

Transmitted herewith is Bill No. 493-30 (LS) "AN ACT TO ZONE THE PREVIOUSLY UNZONED LOT NO. 165-R4 IN THE MUNICIPALITY OF PITI TO LIMITED INDUSTRIAL (M1) ZONE", which I signed into law on December 30, 2010 as **Public Law 30-231**.

Sinseru yan Magâhet,

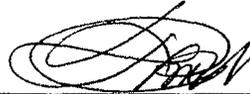
FELIX P. CAMACHO
I Maga'lâhen Guahan
Governor of Guahan

Attachment: copy of Bill

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

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

This is to certify that Bill No. 493-30 (LS), "AN ACT TO ZONE THE PREVIOUSLY UNZONED LOT NO. 165-R4 IN THE MUNICIPALITY OF PITI TO LIMITED INDUSTRIAL (M1) ZONE," was on the 22nd day of December, 2010, duly and regularly passed.



Judith T. Won Pat, Ed. D.
Speaker

Attested:


Tina Rose Muña Barnes
Legislative Secretary

This Act was received by *I Maga'lahaen Guåhan* this _____ day of _____, 2010, at
_____ o'clock _____.M.

Assistant Staff Officer
Maga'lahaen's Office

APPROVED:


FELIX P. CAMACHO
I Maga'lahaen Guåhan

Date: 12/30/2010

Public Law No. 30-231

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

Bill No. 493-30 (LS)

As amended on the Floor.

Introduced by:

T. R. Muña Barnes
Judith T. Won Pat, Ed.D.
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
Judith P. Guthertz, DPA
Adolpho B. Palacios, Sr.
v. c. pangelinan
R. J. Respicio
Telo Taitague
Ray Tenorio

**AN ACT TO ZONE THE PREVIOUSLY UNZONED LOT
NO. 165-R4 IN THE MUNICIPALITY OF *PITI* TO
LIMITED INDUSTRIAL (M1) ZONE.**

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

2 **Section 1. Legislative Findings and Intent.** *I Liheslaturan Guåhan* finds
3 that Lot No. 165-R4 in the Municipality of *Piti* was formerly held by the Federal
4 Government. Pursuant to enabling legislation and mandate this land was returned
5 to the original landowners, heirs and descendants of the Estate of Jose P. Leon
6 Guerrero. This property was returned without a zoning designation.

1 *I Liheslaturan Guåhan* further finds that since the return of Lot No. 165-R4
2 to the Estate of Jose P. Leon Guerrero, the family had numerous meetings and
3 lengthy discussions to determine best use options for their property.

4 Lot No. 165-R4 contains an area of approximately eighty-four thousand
5 fifty-six (84,056) square meters, and is adjacent to the Navy Fuel Farm and about a
6 half a mile from the Jose D. Leon Guerrero Commercial Port and GPA Power
7 Plants. Lot No. 165-R4 has *no* residential units within a third of a mile radius. The
8 family has requested that *I Liheslatura* grant an initial zone designation of M1, to
9 facilitate their development plans.

10 *I Liheslaturan Guåhan* intends to zone Lot No. 165-R4 to Limited Industrial
11 Zone (M1).

12 **Section 2. Lot Zoning.** Notwithstanding any provision of the law, Lot
13 No. 165-R4 in the Municipality of *Piti*, containing an area of approximately
14 eighty-four thousand fifty-six (84,056) square meters, is hereby zoned Limited
15 Industrial Zone (M1).

6

I MINA' TRENTA NA LIHESLATURAN GUÅHAN

2010 (SECOND) Regular Session

Date: 12/22/10

VOTING SHEET

Bill No. 493-30(COR)

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.					EA
BLAS, Frank F., Jr.	✓				
CALVO, Edward J.B.	✓				
CRUZ, Benjamin J. F.	✓				
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

13 1 _____ _____ 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)

DEC 15 2010

The Honorable Judith T. Won Pat, Ed.D.
Speaker
I Mina'trenta na Liheslaturan Guåhan
155 Hesler Place
Hagåtña, Guam 96910

2010 DEC 17 PM 5:07

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

VIA: The Honorable Rory J. Respicio
Chairperson, Committee on Rules

Member
Committee on Education

RE: Committee Report on Bill No.493-30 (COR)

Dear Speaker Won Pat:

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

Transmitted herewith is the Committee Report on Bill No.493-30 (COR): "An act to zone the previously unzoned Lot No. 165-R4 in the Municipality of Piti to light industrial (M-1) zone" and which was referred to the Committee on Appropriations, Taxation, Banking, Insurance, Retirement, and Land.

Committee votes are as follows:

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

- 2 TO PASS
- 0 NOT TO PASS
- 3 TO REPORT OUT ONLY
- 0 TO ABSTAIN
- 0 TO PLACE IN INACTIVE FILE

Si Yu'os Ma'åse,

vicente c. pangelinan
Chairman

COMMITTEE
REPORT
ON

Bill No.493-30 (COR): “An act to zone the
previously unzoned Lot No. 165-R4 in the
Municipality of Piti to light industrial (M-1)
zone”



Mina'Trenta Na Liheslaturan Guåhan

Senator vicente (ben) c. pangelinan (D)

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.493-30 (COR)**

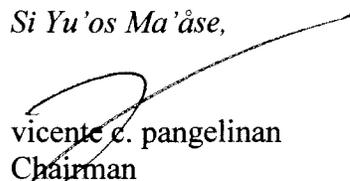
Transmitted herewith for your consideration is the Committee Report on Bill No.493-30 (COR): "An act to zone the previously unzoned Lot No. 165-R4 in the Municipality of Piti to light industrial (M-1) zone" sponsored by Senator T.R. Muña-Barnes.

This report includes the following:

1. Committee Voting Sheet
2. Committee Report Narrative
3. Copy of Bill No.493-30 (COR)
4. Public Hearing Sign-in Sheet
5. Copies of Submitted Testimony & Supporting Documents
6. Copy of COR Referral of Bill No.493-30 (COR)
7. Notices of Public Hearing
8. Copy of the Public Hearing Agenda
9. 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,

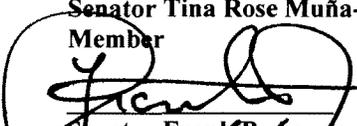
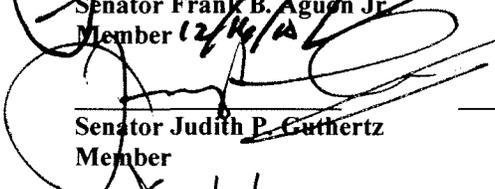
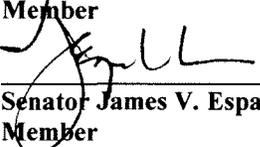

vicente c. pangelinan
Chairman

I MINA' TRENTA NA LIHESLATURAN GUÁHAN

Committee Voting Sheet

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

Bill No.493-30 (COR): "An act to zone the previously unzoned Lot No. 165-R4 in
the Municipality of Piti to light industrial (M-1) zone"

Committee Members	To Pass	Not To Pass	Report Out	Abstain	Inactive Files
 Senator Vicente C. Pangelinan Chairperson	_____	_____	<input checked="" type="checkbox"/>	_____	_____
Speaker Judith T. Won Pat, Ed.D Vice Chairperson	_____	_____	_____	_____	_____
 Vice Speaker Benjamin J.F. Cruz Member	_____	_____	_____	_____	_____
Senator Tina Rose Muña-Barnes Member	_____	_____	_____	_____	_____
 Senator Frank B. Aguin Jr. Member 12/16/12	_____	_____	_____	_____	_____
 Senator Judith P. Gathertz Member	_____	_____	_____	_____	_____
 Senator James V. Espaldon Member	_____	_____	<input checked="" type="checkbox"/>	_____	_____
Senator Telo T. Taitague Member	_____	_____	_____	_____	_____
Senator Frank Blas, Jr. Member	_____	_____	_____	_____	_____



The People

Mina' Trenta Na Liheslaturan Guahan

Senator vicente (ben) c. pangelinan (D)

Committee Report

Bill No.493-30 (COR): “An act to zone the previously unzoned Lot No. 165-R4 in the Municipality of Piti to light industrial (M-1) zone”

I. OVERVIEW

The Committee on Appropriations, Taxation, Banking, Insurance, Retirement, and Land convened a public hearing on December 3, 2010 at 8:30 am in *I Liheslatura's* Public Hearing Room.

Public Notice Requirements

Notices were disseminated via hand-delivery and e-mail to all senators and all main media broadcasting outlets on November 26, 2010 (5-Day Notice), and again on December 1, 2010 (48 Hour Notice).

(a) Committee Members and Senators Present

Senator vicente “ben” pangelinan, Chairman
Senator Tina Muna-Barnes, member
Senator Anthony V. Ada
Senator Thomas Ada

(b) Appearing before the Committee

Franklin Leon Guerrero
Ben Gumataotao
Jesse Toves

(c) Written Testimonies Submitted

Guam Environmental Protection Agency – Elisabeth Cruz, Administrator
Department of Land Management – Michael James, Acting Director
Estate of Jose P. Leon Guerrero – Wenceslao C. Leon Guerrero
Piti Mayor – Mayor Ben Gumataotao
Bureau of Statics and Plans – Alberto Lamorena, Director
Guam Power Authority – Joaquin Flores, General Manager

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. COMMITTEE PROCEEDINGS

(a) Bill Summary

None

Senator vicente pangelinan: In the interest of time the author waives her time to provide a brief synopsis of the bill and we will go straight into the testimonies. We have signed up for Bill 493 Mr. Franklin Leon Guerrero, Mayor Ben Gumataotao, and Jesse Toves.

(b) Testimony

1. Franklin Leon Guerrero

Franklin Leon Guerrero: Thank you Mr. Chairman, Senator Barnes, and Senator Ada. We speak today for my grandfather Jose P. Leon Guerrero. This is his land that he has passed down through the generations. It is probably one of the largest pieces of privately owned property close to the Port Authority of Guam, in Piti. It's on Marine Core Drive. In fact, Marine Core drive cuts through this lot. Some portions of the property are on the harbor side, but majority is on the opposite side. We are situated next to the Navy fuel tank farm. In reference to Senator Brown's earlier comments "if this was well communicated". The Leon Guerrero family has done its due diligence and homework. We hired consultants to come in and do a feasibility study for us. We also erected a 20 foot bill board with the picture of the project. We have a website that has been advertised. We had been on KUAM. We had been on PDN. We had gone to the Guam Contractors Association and as well as the Piti mayor. We are not trying to sneak anything in.

The port itself is reengineering for the build-up. Warehouse buildings will be torn down as part of their construction plan. There is going to be less space available within the port proper for leasing to private companies. With the introduction of the Piti industrial park, we will alleviate some of the congestion. We were approached, through our market surveys, the military has interest. So we are actually in the phase of talking to our financing. We are doing a topographical survey on the property. We did a wetland assessment and the property shows it goes up to a 150 feet. It's not a back road issue because it's on Marine Core Drive. If you seen in the brochure, we are interested in building a state of the art industrial park and office complex to include fiber optics and telecommunications. We understand that a lot of the companies that are coming out here for the build-up are going to need to communicate to their headquarters. Our family also looked into maintaining the facility because our weather is very severe. Because of the closeness to the port we will be reducing the need for transportation up to Harmon Industrial Park. We will reduce the traffic of the roads. With the restaurant we plan on putting in there we will provide amenities for the people down south. We are hoping that we will also be able to provide jobs to the people down south.

We have done our homework the only thing we don't have is that this land was taken by the military and returned through the Ancestral Lands Commission process, so when it was taken it didn't have a zone. It was zero zoned. We come to you today to receive a light industrial zone to move forward with our project that we think will be beneficial to the people of Guam.

Senator vicente pangelinan: Thank you very much Mr. Leon Guerrero. Mayor Gumataotao.

Panel Comments and Questions

None

2. Ben Gumataotao

Ben Gumataotao: For the record my name is Ben Gumataotao, Piti Mayor. I fully support this Bill 493. Aside from the notices that the Leon Guerrero's family did, I went around the village asking what they thought and they welcomed it. This will not only benefit their family but also the entire island of Guam. Harmon Industrial Park is running out of space to do these kinds of activities. We really need this. I fully endorse this bill and so does our village.

Senator vicente pangelinan: Thank you very much Mr. Mayor.

Panel Comment and Questions

None

3. Jesse Toves

Jesse Toves: For the record my name is Jesse Toves and I'm with Capital Project Consultancy Group and I am also a resident of Santa Rita. Capital Projects Consultancy Group is in support of the Leon Guerrero request for M-1 zoning for several reasons. One for its strategic location to the Port and the power plant and two, the southern part of the island needs a modern industrial park.

It was brought up earlier if the notices were put out, but not only did the Leon Guerrero's put up the largest signs during the political season they also put the website out and they participated in various media opportunity. As for the immediate impacts, there isn't any residential housing, clinics, schools, and no community center. And lastly, I like to applaud the Leon Guerrero's due diligence and entrepreneurial spirit. They want to hire local workers, maintain an environmentally friendly development that won't over tax the existing infrastructure in the area. You take a look at the North there is a lot of things happening and there is a lot of questions on infrastructure there. In the southern part of the island I don't think there will be a significant impact there.

Senator vicente pangelinan: Thank you very much. Are there any questions from the panel if not thank you everyone.

Panel Comment and Questions

None

II. FINDINGS & RECOMMENDATIONS

The Committee on Appropriation, Taxation, Banking, Insurance, Retirement, and Land, hereby reports Bill No. 493-30 (COR), with the recommendation TO REPORT OUT ONLY!

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

Bill No. 493-30(LS)

Introduced by:

T.R. Muña-Barnes

2010 NOV 22 PM 2:58

AN ACT TO ZONE THE PREVIOUSLY
UNZONED LOT NO. 165-R4 IN THE
MUNICIPALITY OF PITI TO LIGHT
INDUSTRIAL (M-1) ZONE

BE IT ENACTED BY THE PEOPLE OF GUAM:

1 **Section 1. Legislative Intent and Findings.** *I Liheslaturan Guåhan*
2 finds Lot No. 165-R4, in the Municipality of Piti, formerly held by the
3 Federal Government. Pursuant to enabling legislation and mandate this land
4 was returned to the original landowners, heirs and descendants of the Estate
5 of Jose P. Leon Guerrero. This property was returned without a zoning
6 designation.

7 *I Liheslaturan Guåhan* further finds since the return of Lot No. 165-
8 R4 to the Estate of Jose P. Leon Guerrero the family had numerous meetings
9 and lengthy discussion to determine best use options for their property.

10 Lot No. 165-R4 contains an area of approximately 84,056 square
11 meters and is adjacent to the Navy Fuel Farm and about a half a mile from
12 the Jose D. Leon Guerrero Commercial Port and GPA Power Plants. Lot No.
13 165-R4 has no residential units within a third of a mile radius. The family
14 has requested that the Legislature grant an initial zone designation of M-1, to
15 facilitate their development plans.

1 *I Liheslaturan Guåhan* intends to zone Lot 165-R4 to Light Industrial
2 (M-1) zone.

3 **Section 2. Lot Zoning.** Notwithstanding any provision of the law, Lot
4 No. 165-R4 in the Municipality of Piti, containing an area of approximately
5 84,056 square meters is hereby zoned Light Industrial (M-1) zone.



Mina' Trenta Na Liheslaturan Guahan
THIRTIETH GUAM LEGISLATURE

Senator vicente "ben" c. pangelinan

COMMITTEE ON APPROPRIATIONS, TAXATION, BANKING, INSURANCE, RETIREMENT AND LAND
PUBLIC HEARING
Friday, December 3, 2010
Bill No. 493-30 (COR)
SIGN UP SHEET

NAME	ADDRESS	PHONE	EMAIL	WRITTEN	ORAL	SUPPORT	
						Yes	No
BEN CUMATAO TIA		473-7332			✓	yes	
Josie Torres							
Fidelin ben Guaman							

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

P- (117)



GUAM ENVIRONMENTAL PROTECTION AGENCY



AHENSIAN PRUTEKSION LINA'LA GUAHAN

P.O. Box 22439 GMF • BARRIGADA, GUAM 96921 • TEL: 475-1658/9 • FAX: 477-9402

03 DEC 2010

Honorable Vincente C. Pangelinan
Senator, Guam Legislature
Chairman, Committee on Appropriations, Taxation, Banking, Insurance, Retirement, and
Land
155 Hesler St.
Hagatna, GU 96910

Dear Mr. Chairman:

Buenas yan Saluda.

Please find enclosed my testimony for the Guam Environmental Protection Agency on
Bills: 440-30 (COR), 449-30 (COR), 458-30 (COR), 471-30 (COR), and 493-30 (COR).

Thank you and the Executive Committee for this opportunity to present our comments on
the bills related to zoning, rezoning and the sale of portion of property under the
inventory of the Chamorro Land Trust.

Dangkolo ns Si Yu'os Ma'ase.

ELISABETH T. CRUZ
Administrator

Enclosure

Testimony of

Edwin Aranza, Member Application Review Committee (ARC)

on behalf of: Administrator

Guam Environmental Protection Agency before the Committee on Appropriations,

Taxation, Banking, Insurance, Retirement and Land

December 3, 2010

PUBLIC HEARING ON BILLS: 440-30 (COR): AN ACT TO AUTHORIZE THE SALE OF A PORTION OF LOT NO. 87-4-2-R1, BILL 449-30 (COR): AN ACT TO RELATIVE RE-ZONING LOT NO. 10117-R6. ; LOCATED IN THE MUNICIPALITY OF DEDEDO FROM COMMERCIAL ("C") TO LIGHT INDUSTRIAL (M1); BILL NO.458-30 (COR): AN ACT TO REZONE LOT NOS. 3261-R4,3261-2,3261-1-R3, 3261-1-2 AND 3261-1-1 R1 A; ALL IN THE MUNICIPALITY OF CHALAN PAGO FROM RESIDENTIAL "R-1" TO LIGHT INDUSTRIAL "M1" ZONE, BILL 471-30 (COR): AN ACT TO REZONE LOT NO.5, BLOCK NO.3 TRACT 172 AGRICULTURAL SUBDIVISION OF LOT NO.10065 MOGFOG, DEDEDO TO COMMERCIAL ZONE "C", AND BILL NO 493-30 (COR): AN ACT TO ZONE THE PREVIOUSLY UNZONED LOT NO. 165-R4 IN THE MUNICIPALITY OF PITI TO LIGHT INDUSTRIAL (M1) ZONE.

Buenas yan Saluda, Chairman Pangelinan and Committee Members. In response to your invitation, I am pleased to have the opportunity to provide ARC member of Guam Environmental Protection Agency testimony on the above subject Bills.

BILL 440-30 (Lot no. 87-4-2-R1, Hagatna) under the inventory of the Chamorro Land Trust Commission. The impact to water and wastewater infrastructure is minimal. The Agency has no environmental concerns with the Bill.

BILL 449-30 (Lot No. 10117-R6, Dededo) from Commercial (“C”) to Light Industrial (M1) for purposes of establishing business related to construction and warehouse activities. The subject lot area is approximately 21.4 acres would have a major impact to the existing water and sewer infrastructure. Wastewater from the area is treated at the Northern District Sewage Treatment Plant which is over capacity at the present time. The sewage treatment plant is not in compliance with the Clean Water Act and Guam Waterworks Authority is under court order to get the facility into compliance.

The water supply and water sources serving this service area currently are inadequate and cannot accommodate current and future housing developments and changes in increased industrial zoning that will be connected to the existing water and wastewater system. Adverse impacts such as low water and low flow to existing customer’s down- stream and up-stream of the service area is anticipated by allowing the parcel to be re-zoned to a higher density from its current use.

BILL 458-30 (Lot Nos. 3261-R4, 3261-2, 3261-1-R3, 3261-1-2 and 3261-1-1 R1 all in the Municipality of Chalan Pago) from Residential “R-1” to Light Industrial “M1” zone. Subject lots total approximately 21 acres. By allowing the subject lots to be re-zoned to a higher density will contribute to the existing low water and low flow from this area both upstream of the service area (Mangilao) and down-stream of the service area and up-stream of the service area.

Mangilao has a history of low to no water pressure during high demand. Furthermore, current and future housing (Pago Bay Development) within the service area will contribute to water shortages without up-grades to the system.

Wastewater capacity is a concern with the higher density. The Agency has reports of overflowing sewers affecting water wells. Portions of the water source (wells) has a history of high chlorides from over pumping and bacteria contamination from overflowing sewage.

BILL 471-30 (Lot No. 5, Block No. 3 Tract 172 Agricultural Subdivision Lot, Mogfog Dededo) from Commercial Zone “C”. The impact to water and sewer infrastructure is

minimal for the proposed multi-purpose community center activity. The applicant must confirm the availability of public sewer and water serving the subject area.

BILL 493-30 (Lot No. 165-R4, Piti) un-zoned lot to Light Industrial (M-1) zone. Lot area is approximately 22.6 acres. The proposed zoning would impact the existing wastewater and water infrastructure.

The wastewater collector, force main and pump station servicing the area is inadequate to accommodate increased discharges from the higher density Light Industrial Zone. Future development within the service area (Nimitz Hill Housing) may limit the available capacity and the adequacy of the Agana Wastewater Treatment Plant. The existing Wastewater Treatment Plant has a current capacity that can accommodate 1MGD, according to Guam Waterworks Authority, however the auxiliary wastewater components mentioned above are inadequate to accommodate additional wastewater from the proposed zoning intensity increase.

Water infrastructure demand from approximately 21 acres of Light Industrial activities would impact up-stream and down-stream of the service area. The Navy water supplies to GWA has reached its full capacity. Piti is dependent from the Navy water supply at Nimitz Hill (up-stream). Historically, low to no water pressure has been experienced for existing water customers during high demand periods. Any additional demand for water has to be supplied from other sources by GWA. There are no wells except one spring (not being utilized) that can directly serve the area. The A-series wells that normally supply this area have a history of bacterial contamination and high chloride concentrations.

Avoidance of wetlands shall be required for any development on the subject property. Wetland delineation of the subject property is required if wetlands are found on the property. Clearing and grading permits will be required for any site preparation activities. In addition, on-site storm water disposal will be required for industrial facilities.



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



FELIX P. CAMACHO
 Governor of Guahan

CHRISTOPHER M. DUENAS
 Director

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

MICHAEL C. JAMES
 Deputy Director

November 29, 2010

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

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

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

E-mail Address:
dldir@dln.guam.gov

Telephone:
 671-649-LAND (5263)

Facsimile:
 671-649-5383

COPY

TO: Director, BBMR

FROM: Acting Director, Land Management

SUBJECT: DLM Comments on Bill 493-30(LS) and 494-30(LS)

COMMENTS ON BILL 493-30(LS)

We believe the rezoning of Lot 165-R4 to M1-light industrial zone is conducive in the area and the community. Within a 500' foot radius of the property, no residences exist within a radius of at least 1/3 mile away and therefore, an industrial impact is quite minimal.

As in prior zoning or rezoning actions, the need for the zoning or rezoning must justify **PUBLIC NECESSITY**, **PUBLIC CONVENIENCE** and **GENERAL WELFARE**.

The justification cited in the Bill's write up states that the property is a returned ancestral land; is situated in an area predominant of light and heavy industrial uses and or zone and adjacent to the Navy Fuel Farm. All of these existing conditions lend support of the zone to "M1".

We caution that in most returned ancestral lands, easements are a major setback since most properties return lack such amenities. In addition, an approved change of zone without all infrastructure systems in place, could result in the existence of a higher intensity and density development; however, the crucial question is, can such contemplated use(s) realistically be fulfill? A zone change to a higher zoning designation whereby permitted uses in the zone could not be obtain, is not, at minimum, good land use planning, but a reaction to desires. On the other aspect, extension of basic infrastructure to the area to support an industrial development will undoubtedly benefit any adjacent or abutting properties.

Certainly, when a zone change occurs coupled with availability of all infrastructure systems and in concert with the community's plan that the rezoning meets the criteria of **PUBLIC NECESSITY** – in that the uses intended as allowed in the zone is a real need;

NOV 29 2010
 Bureau of Budget and
 Management Research

Continuation of Memorandum
RE: Comments on Bill 493-30(LS) and 494-30(LS)
November 29, 2010
Page 2 of 3

PUBLIC CONVENIENCE – in that there is diversity and a variety of products and services offered that meets the demands of the community and eases the strain on other infrastructure systems such as vehicular traffic on major routes, etc., and that the **GENERAL WELFARE** – in the context that there will not be a negative impact on the infrastructure systems such as utilities, streets, and that certain permitted uses does not contribute to area blightedness and so forth; and that the proposed use(s) and or development will be the catalyst to bring infrastructure in the area, then the change of zone is justified.

On the other hand there is potential for this "M-1" Zone property 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.

COMMENTS ON BILL 494-30(LS)

As in our previous comment above, the same basic criteria of **PUBLIC NECESSITY, CONVENIENCE** and **GENERAL WELFARE** must also be addressed.

The parcels, Lots F-12-1 and F-12-R1, being considered for an "M1" zone designation, were created by the US Navy. All of the parcels are situated in an area that has had industrial uses and activities occurring when previously under the military control. The future intended use(s) are proper in the propose new industrial zone.

We find that any permitted uses in the zone will not negatively impact surrounding land uses. The intended uses does meet "Public Necessity" by the fact that metals and other material scraps will be removed from villages and eventually further removed from the island-that has plagued the environment and an eyesore for decades. If zone, the realization of such an industrial activity will achieve the goal of "recycling".

This also provides a "Convenience" to the Government in its efforts to rid the island of metals and other white goods; and in the long run and the end result, is in the overall island community's general welfare and safety.

Continuation of Memorandum

RE: Comments on Bill 493-30(LS) and 494-30(LS)

November 29, 2010

Page 3 of 3

The portion of a parcel separated from Lot F-12-R1 and returned to the Estate of Ana Rios Zamora, now known as Lot 193, containing an area of 13,496 square meters, should concurrently be zone "M1". While the requestor of Lot F-12-1 and Lot 12-R1 is Bali Steel, the fact is that all parcels, irrespective of ownership, are all located in one area.

Moreover, "Lot 193", while now having a new lot number designation, was a part of the previous basic lot. To segregate and not zone Lot 193 with the same zone designation, defeats the purpose of the long term goal of our Government in ensuring that all properties on island are properly zone.

In both Bills, and assuming that all these factors of "Public Necessity, Convenience and General Welfare when justified, will enhance the economic impact to the area and the community as a whole. Property taxes certainly could be higher which can contribute to the overall tax base. A zoning designation further enhances the marketability of all parcels.

The lease or sale of the property, 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(s) are considered offensive and obnoxious as compared to what it was prior to the zoning or rezoning and whether the use is in close proximity to residences, as applicable. However, based on the location of the properties and given the fact that their location is within an area where major commercial and industrial activities have occurred and are a constant activity and operation, the zone designation of "M1" is compatible and logical.

In conclusion, we support the "M1" zone designation for all parcels (F-12-1, F-12-R1 and Lot 193)..

Contact Planning Division at 649-5263, extension 311, should you have additional questions or need further clarification.

Senseramente,


Michael C. James
Acting Director

Cc: Planning Division

**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, ltr.
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,

A handwritten signature in black ink, appearing to read 'Wenceslao C. Leon Guerrero', written in a cursive style.

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



OFFICE OF THE MAYOR
Vicente (Ben) Diaz Gumataotao

November 23, 2010

VIA HAND DELIVERY

SENATOR BEN C. PANGELINAN

Chairman

Committee on Appropriations, Taxation Banking, Insurance and Land

I Mina' Trenta Na Liheslaturan Guahan

324 West Soledad Avenue, Suite 100

Hagatna, Guam 96910

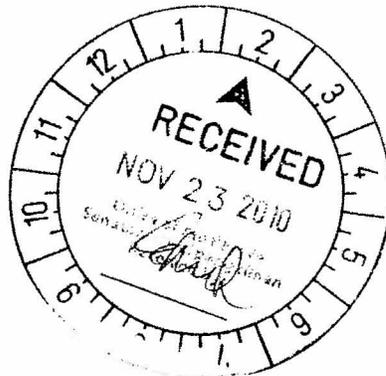
Re: **An M1 Zone Designation for Lot Apra Harbor Reservation F-12,
Polaris Point, Piti, Guam**

Dear Senator Pangelinan:

As the mayor of the municipality of Piti, I am familiar with the land owned by the Guam Ancestral Lands Commission ("GALC") at Polaris Point in Piti.

I am in full support with the efforts of the Guam Economic Development Authority and the GALC to lease the land at Polaris Point for the highest and best use. I also understand that the existing and contemplated uses for that land require an M1 zone, but that it is not presently zoned. I am in full support of the GALC's efforts to have its Polaris Point land designated as M1. I do not believe that the proposed uses of the property will have any negative impact on the people who live within the municipality of Piti.

If you have any questions concerning my position and this letter, then please let me know.



Sincerely,


Vicente (Ben) D. Gumataotao

BUREAU OF STATISTICS AND PLANS

(Bureau of Planning)

Government of Guam



Felix P. Camacho
Governor of Guam

Michael W. Cruz, M.D.
Lieutenant Governor

P.O. Box 2950 Hagåtña, Guam 96932

Tel: (671) 472-4201/3

Fax: (671) 477-1812

Alberto "Tony" Lamorena V
Director

TESTIMONY BEFORE THE COMMITTEE ON APPROPRIATIONS, TAXATION, BANKING, INSURANCE AND LAND

BY THE BUREAU OF STATISTICS AND PLANS

Guam Legislature Public Hearing Room

Friday, December 3, 2010



Honorable Chairman and Committee Members:

This testimony is provided on behalf of the Bureau of Statistics and Plans in regards to the Bill Nos. 449-30 (COR), 458-30(COR), 471-30(COR), and 493-30(COR). We have reviewed the said bills and offer the following comments and concerns:

The Bureau has always had concerns with regards to the rezoning of properties by the Guam Legislature. We strongly believe that there is already a process that is in place that works which affords the surrounding neighbors as well as the general public the opportunity to provide comments on proposed zone changes. As you know, the Guam Land Use Commission (GLUC) in conjunction with the Application Review Committee (ARC) is tasked to be responsible for this process. With the technical assistance of the various government agencies and departments, the GLUC has the ability to come to a reasonable decision in the changing of zoning designations. Unlike the legislative zone change process, the GLUC guarantees that the affected surrounding neighborhood within 500 feet of the property proposed to be rezoned is informed by registered mail of the proposal and is invited to attend the GLUC Hearing to discuss any comments or concerns that they may have. Not everybody has access to the printed media to see the public announcements of upcoming public hearings. Furthermore, unlike the legislative process, the GLUC receives technical comments from appropriate government agencies on the impacts of a proposed zone change which is standard policy, prior to arriving to a decision.

For example, based on our Land Use Planning Section, information that they have on land cover shows that Lot No.165-R4 seems to be encumbered by Palustrine Forested Wetlands and possibly Palustrine Emergent Wetlands. Furthermore, the FEMA Flood Insurance Rate Maps show that the lot may possibly be encumbered by a flood zone that is characterized as 0.2 Percent annual chance floodplain. The Bureau does not have the exact location of Lot 165-R4 however, available information dictates that there is a high possibility that this area may pose environmental considerations. Certain industrial land uses may be inappropriate uses in wetland or areas that may be prone to flooding. Therefore, a determination has to be made if the subject lot falls within these boundaries before the Government of Guam authorizes a change in zoning that may have adverse effects to the environment. Does the government take on the responsibility on mitigation if they approve such zone changes?

The Bureau would also like to comment that Lot 165-R4 is not "previously unzoned". It is a general understanding that all properties in the Official Guam Zoning Map that do not appear to have a zoning designation are "A" agricultural zoned. This excludes the military and recent federally released properties (Ancestral Lands).

The Bureau recognizes that the legislature has the authority to approve zone changes however involvement and feedback from the public and private sector alike are received through the GLUC process. We feel the legislative route needs to include more input from all stakeholders to receive a thorough review and include technical assistance from the ARC members. Until the process is amended, the Bureau will provide similar comments to all zone changes being routed and processed in this fashion. Thank you for the opportunity to comment on the above mentioned bills.



ALBERTO A. LAMORENA V



GUAM POWER AUTHORITY

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

December 2, 2010

The Honorable Vicente C. Pangelinan
Senator, 30th Guam Legislature
324 W. Soledad Ave. Suite 101
Hagatna, Guam 96910

Subject: Lot 165-R4, Municipality of Piti, to zone from "unzoned" to "M1" (Light Industrial).
Bill No. 493-30

Guam Power Authority has reviewed the application described above and submits the following position statement:

A. Comments and Recommendations Concerning GPA requirements:

1. GPA has no objection, however customer is required to comply with the following pursuant to the National Electrical Code, National Electrical Safety Code and GPA's Service Rules and Regulations:
 - Coordinate overhead/underground power requirements with GPA Engineering for new structures
 - Maintain minimum clearances as defined by the current edition of the National Electrical Safety Code and National Electrical Code
 - Maintain adequate clearance between any structures and electric utility easements in accordance with NESC and GPA requirements
 - Developer/Owner shall provide necessary electric utility easements to GPA prior to final connection
 - Provide scheduling and magnitude of project power demand requirements for new loads
 - All relocation costs for GPA's facilities, if necessary, is 100% chargeable to the applicant including but not limited to labor and materials
2. Primary distribution overhead and underground line extensions and GPA service connections must adhere to the guidelines outlined in the current issue of GPA's Service Rules and Regulations.
3. A system impact assessment may be required to determine the effect of this facility on GPA's existing power facilities.
4. All costs associated with the modification of GPA facilities shall be chargeable to the customer. This includes relocation costs, new installation costs and any required system upgrades.

B. General Comments

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

Sincerely,


JOAQUIN C. FLORES, P.E.
General Manager



**BUREAU OF BUDGET & MANAGEMENT RESEARCH**

OFFICE OF THE GOVERNOR

Post Office Box 2950, Hagåtña Guam 96932

FELIX PEREZ CAMACHO
GOVERNOR**BERTHA M. DUENAS**
DIRECTOR**MICHAEL W. CRUZ, M.D.**
LIEUTENANT GOVERNOR**DEC 02 2010**

The Bureau requests that Bill No. 493-30 (LS) be granted a waiver pursuant to Public Law 12-229 as amended for the following reason(s):

The Bill is to zone the previously unzoned Lot No. 165-R4 in the municipality of Piti to light industrial (M-1) zone formerly held by the Federal Government. The property was returned to the original landowners, heirs and descendants of the Estate of Jose P. Leon Guerrero pursuant to enabling legislation and mandate but without a zoning designation. The zoning of this property does not have a financial impact on the Government of Guam.

A handwritten signature in black ink, enclosed in a hand-drawn oval.

BERTHA M. DUENAS
Director



COMMITTEE ON RULES

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

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November 23, 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. 492-30 (COR) through 494-30 (COR)

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As Chairperson of the Committee on Rules, I am forwarding my referral of Bills No. 491-30 (COR) through 494-30 (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 V. Tajalle at 472-7679.

Si Yu'os Ma'åse'!

(1) Attachment

I Mina'Trenta Na Liheslaturan Guåhan

Bill Log Sheet

Page 1 of 2

Bill No.	Sponsor(s)	Title	Date Introduced	Date Referred	120 Day Deadline	Committee Referred	Public Hearing Date	Date Committee Report Filed	Status (Date) Passed? Failed? Vetoed? Overridden? Public Law?
B492-30 (COR)	v. c. pangelinan	AN ACT TO DISTRIBUTE ADDITIONAL COLA AWARD PAYMENTS FOR CERTIFICATES OF CLAIM ISSUED AND TO AUTHORIZE THE SALE OF GENERAL OBLIGATION PROMISSORY NOTES FOR PAYMENTS TO "COLA" AWARDEES IN REFERENCE TO SUPERIOR COURT CASE NO. SP0206-93.	11/22/10 12:13 p.m.	11/23/10		Committee on Appropriations, Taxation, Banking, Insurance, Retirement, and Land			
B493-30 (COR)	T.R. Muña-Barnes	AN ACT TO ZONE THE PREVIOUSLY UNZONED LOT NO. 165-R4 IN THE MUNICIPALITY OF PITI TO LIGHT INDUSTRIAL (M-1) ZONE.	11/22/10 2:58 p.m.	11/23/10		Committee on Appropriations, Taxation, Banking, Insurance, Retirement, and Land			

B494-30 (COR)	T.R. Muña- Barnes	AN ACT TO ZONE APRA HARBOR RESERVATION LOT F-12-1 AND LOT F-12- R1, IN THE MUNICIPALITY OF PITI, TO LIGHT INDUSTRIAL ("M-1") ZONE.	11/22/10 2:58 p.m.	11/23/10		Committee on Appropriations, Taxation, Banking, Insurance, Retirement, and Land			
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Mina'Trenta Na Liheslaturan Guahan

Senator vicente (ben) c. pangelinan (D)

November 26, 2010

Memorandum

To: All Senators
From: Senator ben pangelinan
Re: Public Hearing Notice – FIRST NOTICE

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 beginning at **8:30am, Friday, December 3, 2010** at the Guam Legislature's Public Hearing Room. The following billas are the agenda;

Bill No. 421-30 (COR): An Act to create a Festival of Pacific Arts Revolving Fund

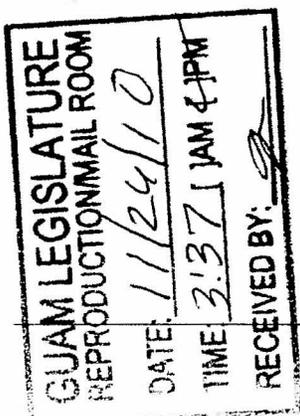
Bill No. 429-s0 COR): An act to amend §26404 of Chapter 26 Title 11 Guam Code Annotated to eliminate the tax exemption on liquid fuels transshipped through Guam, and to create an environmental risk mitigation fund.

Bill No. 430-30 (COR: An Act to appropriate the sum of One Hundred Forty-One Thousand Dollars from the General Fund for FY 2011 to the Guam Election Commission to pay for prior year's obligation.

Bill No. 440-30 (COR): An Act to authorize the sale of a portion of Lot No. 87-4-2-R1, not to exceed 114± Square meters, under the inventory of Chamorro Land Trust

Bill No. 449-30 (COR): An Act to Relative to re-zoning Lot No. 10117-R6, located in the Municipality in Dededo, From Commercial ("C") to Light Industrial (M1) for purposes of establishing business related to construction and warehouse activities.

Bill No. 458-30 (COR): An Act to rezone Lot Nos. 3261-R4, 3261-2, 3261-1-R3, 3261-1-2 and 3261-1-1 R1 all in the Municipality of Chalan Pago from Residential "R-1" to Light Industrial "M1" zone.



324 W. Soledad Ave. Suite 100, Hagåtña, Guam 96910

Tel: (671) 473-(4BEN) 4236 - Fax: (671) 473-4238 - Email: senbenp@guam.net

Memo to: All Senators
November 26, 2010
Page 2

Bill No. 462-30 (COR): An act to add a new Section 9 and 10 to Chapter VIII of Public Law 30-196 Relative to providing to the Mayors Council of Guam continuing appropriation and an authorization for payments of prior year obligations.

Bill No. 471-30 (COR): An act to rezone Lot No. 5, Block No. 3 Tract 172 Agricultural Subdivision of Lot No. 10065 Mogfog, Dededo to Commercial Zone "C" for the purpose of constructing a multi-purpose community center for public usage.

Bill No. 472-30 (COR): An act to authorize the Governor of Guam to convey Lot 5412-2 in the municipality of Mangilao to the Guam Power Authority to provide necessary land for the development of a consolidated central office.

Bill No. 484-30 (COR): An act to appropriate funds for the repairs to the Agat Gym.

Bill No. 491-30 (COR): An act to amend §26201 and §26202(e) of Chapter 6 Title 11 of The Guam Code Annotated, Relative to the Business Privilege Tax on Contractors

Bill No. 492-30 (COR): An Act to distribute additional COLA Award payments for certifications of claim issued and to authorize the sale of General Obligation Promissory Notes for payments to "COLA" Awardees in reference to Superior Court Case No. SP0206-93.

Bill No. 493-30 (COR): An Act to zone the previously unzoned Lot No. 165-R4 in the Municipality of Piti to Light Industrial (M-1) Zone.

Bill No. 494-30 (COR): An Act to zone Apra Harbor Reservation Lot F-12-1 and Lot F-12-R1, in the Municipality of Piti, to Light Industrial ("M-1") Zone.

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Public Hearing - FIRST NOTICE

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date Fri, Nov 26, 2010 at 4:00 PM
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Please see attached

--
Lisa Cipollone
Chief of Staff
Office of Senator ben c. pangelinan
(671) 473-4236
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date Fri, Nov 26, 2010 at 4:30 PM

subject Public Hearing Notice - FIRST NOTICE

mailed-by guamlegislature.org

Senator ben pangelinan will hold a public hearing on Friday, December 3 beginning at 8:30am. Below is the agenda.

**INEKUNGOK PUPBLEKO
(PUBLIC HEARING)****Betnes, gi diha 3 gi Disembre 2010
(Friday, December 3, 2010)****Kuátton Inekungok Pubbleko gi I Lihelaturan Guáhan
(Guam Legislature Public Hearing Room)****Gi alas 8:30 gi ega'an
(8:30 AM)****TAREHA
(AGENDA)****I Priniponi Siha:**

Bill No. 421-30 (COR): An Act to create a Festival of Pacific Arts Revolving Fund

Bill No. 429-s0 COR): An act to amend §26404 of Chapter 26 Title 11 Guam Code Annotated to eliminate the tax exemption on liquid fuels transhipped through Guam, and to create an environmental risk mitigation fund.

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--
Lisa Cipollone
Chief of Staff
Office of Senator ben c. pangelinan
(671) 473-4236
cipo@guamlegislature.org

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acks without any hesitation,
warmongers in South Korea
ke reckless military provoca-
ns again,” the North’s KCNA
ws agency, using typically
licose language, quoted a
tement from the military as
/ing.
“The U.S. cannot evade the
me for the recent shelling,” it
ded. “If the U.S. truly desires

so that they may not commit
any more adventurous military
provocations.”
The United States and South
Korea are to hold joint mili-
tary exercises next week,
with the aircraft carrier USS
George Washington participat-
ing, although KCNA made no
mention of that.
“Over telephone talks with
Secretary (of State) Hillary Clin-
ton, we agreed that through the
drill, we will be able to ...send
a clear message to the North in
relation to the recent situation,”
a South Korean Foreign Minis-
try spokesman said.
North Korean leader Kim
and his son and designated heir,
Jong-un, visited the Yellow
Sea coastal artillery base from
where shells were fired at a
South Korean island near the
disputed maritime boundary
just hours before the attack,
newspapers in Seoul said.
South Korea’s military was

an unnamed member of the
National Assembly’s Defense
Committee as saying.
The government declined

airliner in 1987. North Korea
said the shelling was in self-
defense after Seoul fired shells
into its waters.



**Mina’ Trenta Na Lihelaturan Guahan
THIRTIETH GUAM LEGISLATURE
Senator vicente “ben” pangelinan
Office of the People**

INEKUNGOK PUPBLEKO (PUBLIC HEARING)

**Betnes, gi diha 3 gi Disembre 2010
(Friday, December 3, 2010)**

**Kuátton Inekungok Pubbleko gi I Lihelaturan Guáhan
(Guam Legislature Public Hearing Room)**

Gi alas 8:30 gi ega’an (8:30 AM)

TAREHA (AGENDA)

I Priniponi Siha:

- Bill No. 421-30 (COR):** An Act to create a Festival of Pacific Arts Revolving Fund
- Bill No. 429 (Ada):** An act to amend §26404 of Chapter 26 Title 11 Guam Code Annotated to eliminate the tax exemption on liquid fuels transshipped through Guam, and to create an environmental risk mitigation fund.
- Bill No. 430-30 (COR):** An Act to appropriate the sum of One Hundred Forty-One Thousand Dollars from the General Fund for FY 2011 to the Guam Election Commission to pay for prior year’s obligation.
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- Bill No. 494-30 (COR):** An Act to zone Apra Harbor Reservation Lot F-12-1 and Lot F-12-R1, in the Municipality of Piti, to Light Industrial (“M-1”) Zone.

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*Joaquin C. Flores, P.E.
General Manager*

NOTIFICATION FOR BID

by the GUAM POWER AUTHORITY Bond Funds.

DATE:	TIME:	DESCRIPTION:
010	2:00 P.M.	GPA Upgrade Fire Protection and Smoke Alarm Systems at Dededo Diesel Power Plant (\$150.00 non-refundable payment)
010	2:00 P.M.	GPA Upgrade Fire Protection and Smoke Alarm Systems at Yigo CT Power Plant (\$150.00 non-refundable payment)

Registration must be made at our GPA Customer Services Department prior to issuance of bid register with GPA's Procurement Division to be able to participate in the bid. 4/3055 to register. Registration is required to ensure that all "Amendments" are added to all bidders throughout the bid process.



Mina' Trenta Na Liheslaturan Guahan

Senator vicente (ben) c. pangelinan (D)

December 1, 2010

Memorandum

To: All Senators

From: Senator ben pangelinan

Re: Public Hearing Notice – SECOND NOTICE

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 beginning at **8:30 am, December 3, 2010** at the Guam Legislature's Public Hearing Room. The following bills are on the agenda:

Bill No. 492-30 (COR): An Act to distribute additional COLA Award payments for certifications of claim issued and to authorize the sale of General Obligation Promissory Notes for payments to "COLA" Awardees in reference to Superior Court Case No. SP0206-93.

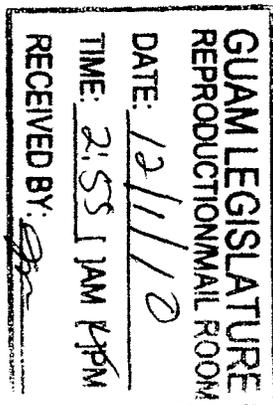
Bill No. 421-30 (COR): An Act to create a Festival of Pacific Arts Revolving Fund

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all Senators

Memo to Senators
December 1, 2010
Page 2

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cc: Tom Unsiong, Sergeant-at-Arms
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Lisa Cipollone

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2nd Notice - Public Hearing

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 date Wed, Dec 1, 2010 at 12:35 PM
 subject 2nd Notice - Public Hearing
 mailed-by guamlegislature.org

Please see attached memo regarding public hearing by Senator pangelinan for Friday, December 3, 2010 beginning at 8:30am at the Guam Legislature Public Hearing Room.

--
 Lisa Cipollone
 Chief of Staff
 Office of Senator ben c pangelinan
 (671) 473-4238
 cipo@guamlegislature.org

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date Wed, Dec 1, 2010 at 12:28 PM

subject Second Public Hearing Notice

mailed-by guamlegislature.org

Senator ben pangelinan will conduct a public hearing on Friday, December 3, 2010. The following bills are on the agenda:

**INEKUNGOK PUPBLEKO
(PUBLIC HEARING)**

**Betnes, gi diha 3 gi Disembre 2010
(Friday, December 3, 2010)**

**Kuátton Inekungok Pubbleko gi I Liheslaturan Guáhan
(Guam Legislature Public Hearing Room)**

**Gi alas 8:30 gi ega'an
(8:30 AM)**

**TAREHA
(AGENDA)**

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Lisa Cipollone
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Mina' Trenta Na Liheslaturan Guahan
THIRTIETH GUAM LEGISLATURE

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

INEKUNGGOK PUPBLEKO
(PUBLIC HEARING)

Betnes, gi diha 3 gi Disembre 2010
(Friday, December 3, 2010)

Kuaition Inekungok Pupbleko gi Liheslaturan Guahan
(Guam Legislature Public Hearing Room)

Gi alas 8:30 gi aga'an
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Yanggen un nisalta espasali na setbisio put labot agang i lhisinan Senador Ben Pangelinan gi 473-4236/7, Hmel si senbenp@guam.net, patisno halom gi i uepsat gi <http://www.senbenp.com>. Esto na nutisio inapasi nu i fondon gubternamento.

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guampdn.com Pacific Daily News, Wednesday, December 1, 2010



Mina' Trenta Na Lihelaturan Guahan
THIRTIETH GUAM LEGISLATURE
 Senator vicente "ben" pangelinan
 Office of the People

INEKUNGOK PUPBLEKO (PUBLIC HEARING)

Betnes, gi diha 3 gi Diembre 2010
 (Friday, December 3, 2010)

Kuñton Inekungok Pupleko gi l Lihelaturan Guahan
 (Guam Legislature Public Hearing Room)
 Gi alas 8:30 gi ege'an (8:30 AM)

TAREHA (AGENDA)

I Prinsiponi Siha:

Bill No. 492-30 (COR): An Act to distribute additional COLA Award payments for certifications of claim issued and to authorize the sale of General Obligation Promissory Notes for payments to "COLA" Awardees in reference to Superior Court No. SP0206-93.

Bill No. 421-30 (COR): An Act to create a Festival of Pacific Arts Revolving Fund

Bill No. 429 (Ada): An act to amend §26404 of Chapter 26 Title 11 Guam Code Annotated to eliminate the tax exemption on liquid fuels transhipped through Guam, and to create an environmental risk mitigation fund.

Bill No. 430-30 (COR): An Act to appropriate the sum of One Hundred Forty-One Thousand Dollars from the General Fund for FY 2011 to the Guam Election Commission to pay for prior year's obligation.

Bill No. 440-30 (COR): An Act to authorize the sale of a portion of Lot No. 87-4-2-R1, not to exceed 114+ Square meters, under the inventory of Chamorro Land Trust

Bill No. 449-30 (COR): An Act to Relative to re-zoning Lot No. 10117-R6, located in the Municipality in Dededo, From Commercial ("C") to Light Industrial (M1) for purposes of establishing business related to construction and warehouse activities.

Bill No. 458-30 (COR): An Act to rezone Lot Nos. 3261-R4, 3261-1-R3, 3261-1-2 and 3261-1-1 R1 all in the Municipality of Chalan Pago from Residential "R-1" to Light Industrial "M1" zone.

Bill No. 462-30 (COR): An act to add a new Section 9 and 10 to Chapter VIII of Public Law 30-196 Relative to providing to the Mayors Council of Guam continuing appropriation and an authorization for payments of prior year obligations.

Bill No. 471-30 (COR): An act to rezone Lot No. 5, Block No. 3 Tract 172 Agricultural Subdivision of Lot No. 10065 Mogfog, Dededo to Commercial Zone "C" for the purpose of constructing a multi-purpose community center for public usage.

Bill No. 472-30 (COR): An act to authorize the Governor of Guam to convey Lot 5412-2 in the municipality of Mangilao to the Guam Power Authority to provide necessary land for the development of a consolidated central office.

Bill No. 484-30 (COR): An act to appropriate funds for the repave to the Agat Gym.

Bill No. 491-30 (COR): An act to amend §26201 and §26202(e) of Chapter 6 Title 11 of The Guam Code Annotated, Relative to the Business Privilege Tax on Contractors

Bill No. 493-30 (COR): An Act to zone the previously unzoned Lot No. 165-R4 in the Municipality of Piti to Light Industrial (M-1) Zone.

Bill No. 494-30 (COR): An Act to zone Arza Harbor Reservation Lot F-12-1 and Lot F-12-R1, in the Municipality of Piti, to Light Industrial ("M-1") Zone.

Yanggen un nisieita espesialt na sebtialo put fabot agang | Heinean Senadoot been pangelinan gi 473-423677, i-meil si senbemp@guam.net, paislino halom gi | wepsait gi www.senbemp.com. Este na nutisio inapal nu | fendon gubetnamento.



Mina' Trenta Na Liheslaturan Guahan
THIRTIETH GUAM LEGISLATURE

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

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

Bill No. 493-30(LS)

Introduced by:

T.R. Muña-Barnes

2010 NOV 22 PM 2:58

AN ACT TO ZONE THE PREVIOUSLY
UNZONED LOT NO. 165-R4 IN THE
MUNICIPALITY OF PITI TO LIGHT
INDUSTRIAL (M-1) ZONE

BE IT ENACTED BY THE PEOPLE OF GUAM:

1 **Section 1. Legislative Intent and Findings.** *I Liheslaturan Guåhan*
2 finds Lot No. 165-R4, in the Municipality of Piti, formerly held by the
3 Federal Government. Pursuant to enabling legislation and mandate this land
4 was returned to the original landowners, heirs and descendants of the Estate
5 of Jose P. Leon Guerrero. This property was returned without a zoning
6 designation.

7 *I Liheslaturan Guåhan* further finds since the return of Lot No. 165-
8 R4 to the Estate of Jose P. Leon Guerrero the family had numerous meetings
9 and lengthy discussion to determine best use options for their property.

10 Lot No. 165-R4 contains an area of approximately 84,056 square
11 meters and is adjacent to the Navy Fuel Farm and about a half a mile from
12 the Jose D. Leon Guerrero Commercial Port and GPA Power Plants. Lot No.
13 165-R4 has no residential units within a third of a mile radius. The family
14 has requested that the Legislature grant an initial zone designation of M-1, to
15 facilitate their development plans.

1 *I Liheslaturan Guåhan* intends to zone Lot 165-R4 to Light Industrial
2 (M-1) zone.

3 **Section 2. Lot Zoning.** Notwithstanding any provision of the law, Lot
4 No. 165-R4 in the Municipality of Piti, containing an area of approximately
5 84,056 square meters is hereby zoned Light Industrial (M-1) zone.