



I Mina'trentai Unu Na Liheslaturan Guåhan

Senator Vicente (ben) Cabrera Pangelinan (D)

MAY 15 2012

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

Speaker

I Mina'trentai Unu 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. 175-31 (COR), As Substituted**


Dear Speaker Won Pat:

Transmitted herewith is the Committee Report on Bill No. 175-31 (COR), As Substituted: "An act to rezone Lot No. 5231-9-1, in the municipality of Dededo from Agricultural "A" zone to Commercial "C" zone." and which was referred to the Committee on Appropriations, Taxation, Public Debt, Banking, Insurance, Retirement, and Land.

Committee votes are as follows:

<u>Ø</u>	TO PASS
<u>Ø</u>	TO NOT PASS
<u>5</u>	TO REPORT OUT ONLY
<u>Ø</u>	TO ABSTAIN
<u>Ø</u>	TO PLACE IN INACTIVE FILE

*Si Yu'os Ma'åse',*

  
Vicente (ben) Cabrera Pangelinan  
Chairman

2012 MAY 22 PM 3:56

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

Vice Chairman  
Committee on Education

Member  
Committee on Rules,  
Federal, Foreign &  
Micronesia Affairs and  
Human & Natural  
Resources

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

Member  
Committee on the Guam  
Military Buildup and  
Homeland Security

Member  
Committee on Health and  
Human Services, Senior  
Citizens, Economic  
Development, and Election  
Reform

**Committee  
Report  
On**

**Bill No. 175-31 (COR), As Substituted: “An act to  
rezone Lot No. 5231-9-1, in the municipality of  
Dededo from Agricultural "A" zone to Commercial  
"C" zone”**



I Mina'trentai Unu Na Liheslaturan Guahan

Senator Vicente (ben) Cabrera Pangelinan (D)

MAY 15 2012

**MEMORANDUM**

**To: All Members**

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

**From:** Senator Vicente (ben) Cabrera Pangelinan  
Committee Chairman

**Subject:** Committee Report on Bill No. 175-31 (COR), As Substituted


Transmitted herewith for your consideration is the Committee Report on Bill No. 175-31 (COR), As Substituted: "An act to rezone Lot No. 5231-9-1, in the municipality of Dededo from Agricultural "A" zone to Commercial "C" zone." sponsored by Senator Dennis Rodriguez, Jr.

This report includes the following:

1. Committee Voting Sheet
2. Committee Report Narrative
3. Copy of Bill No. 175-31 (COR), As Introduced
4. Copy of Bill No. 175-31 (COR), As Substituted
5. Public Hearing Sign-in Sheet
6. Copies of Submitted Testimony and Supporting Documents
7. Fiscal Note
8. Copy of COR Referral of Bill No. 175-31 (COR), As Introduced
9. Notices of Public Hearing
10. Copy of the Public Hearing Agenda

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'ase',*

  
Vicente (ben) Cabrera Pangelinan  
Chairman

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

Vice Chairman  
Committee on Education

Member  
Committee on Rules,  
Federal, Foreign &  
Micronesian Affairs and  
Human & Natural  
Resources

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

Member  
Committee on the Guam  
Military Buildup and  
Homeland Security

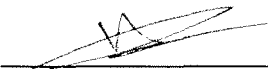
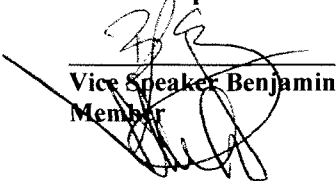


Member  
Committee on Health and  
Human Services, Senior  
Citizens, Economic  
Development, and Election  
Reform

*I MINA TRENDAI UNU NA LIHESLATURAN GUÅHAN*

**Committee Voting Sheet**

**Committee on Appropriations, Taxation, Public Debt, Banking, Insurance, Retirement, and Land**

Bill No. 175-31 (COR), As Substituted: "An act to rezone Lot No. 5231-9-1, in the municipality of Dededo from Agricultural "A" zone to Commercial "C" zone"

Committee Members	To Pass	Not To Pass	Report Out Only	Abstain	Inactive File
 Senator Vicente (ben) Cabrera Pangelinan Chairman	_____	_____	✓ _____	_____	_____
Speaker Judith T. Won Pat, Ed.D. Vice Chairperson	_____	_____	_____	_____	_____
 Vice Speaker Benjamin J.F Cruz Member	_____	_____	✓ _____	_____	_____
Senator Tina R. Muña-Barnes Member	_____	_____	✓ _____	_____	_____
Senator Judith P. Guthertz, DPA Member	_____	_____	_____	_____	_____
Senator Dennis G. Rodriguez, Jr. Member	_____	_____	_____	_____	_____
 Senator V. Anthony Ada Member	_____	_____	✓ 3/15/12 _____	_____	_____
 Senator Christopher M. Dueñas Member	_____	_____	✓ _____	_____	_____
Senator Mana Silva Taijeron Member	_____	_____	_____	_____	_____





# I Mina'trentai Unu Na Liheslaturan Guahan

Senator Vicente (ben) Cabrera Pangelinan (D)

## Committee Report

Bill No. 175-31 (COR), As Introduced: "An act to rezone Lot No. 5231-9-1, in the municipality of Dededo from Agricultural "A" zone to Commercial "C" zone."

### I. OVERVIEW

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

The Committee on Appropriations, Taxation, Public Debt, Banking, Insurance, Retirement, and Land convened a public hearing on November 29, 2011 at 1:00 pm in *I Liheslatura's* public hearing room.

#### Public Notice Requirements

Vice Chairman  
Committee on Education

Notices were disseminated via hand-delivery and e-mail to all senators and all main media broadcasting outlets on November 21, 2011 (5-Day Notice), and again on November 27, 2011 (48 Hour Notice).

Member  
Committee on Rules,  
Federal, Foreign &  
Micronesian Affairs and  
Human & Natural  
Resources

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

Senator Vicente (ben) Cabrera Pangelinan, Chairman  
Senator V. Anthony Ada, Member  
Senator Dennis Rodriguez, Jr., Member  
Senator Mana Silva Tajjeron, Member  
Senator Adolpho Palacios  
Senator Tom Ada  
Senator Frank Blas, Jr.

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

#### (b) Appearing before the Committee

Melissa Savares, Mayor, Municipality of Dededo

Member  
Committee on the Guam  
Military Buildup and  
Homeland Security

#### (c) Written Testimonies Submitted

Thomas A. Cruz, P.E., Chief Engineer, Guam Waterworks  
Authority  
Thomas A. Morrison, Director, Bureau of Statistics & Plans  
Dededo Municipal Planning Council Resolution No.2011-14

Member  
Committee on Health and  
Human Services, Senior  
Citizens, Economic  
Development, and Election  
Reform

## II. COMMITTEE PROCEEDINGS

**Chairman Vicente (ben) Cabrera Pangelinan:** The next Bill on the agenda is Bill 175-31, "An act to rezone Lot No. 5231-9-1, in the municipality of Dededo from Agricultural "A" zone to Commercial "C" zone. The author of the legislation is Senator Dennis Rodriguez, Jr.

Signed up to testify is Mayor Savares. Please come forward and provide testimony. Before we begin with testimony from Mayor Savares, I would like to give the opportunity for the author of the legislation to provide a short synopsis of the bill.

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

**Senator Dennis Rodriguez, Jr.:** Thank you, Mr. Chairman. Bill 175-31 is legislation to rezone a piece of property on Alageta street in Dededo, which now is comprised of a lot of commercial businesses. I think if you go down that road you'll have a machine shop, you'll have a retail store. I believe there is also a quarry. It's just to give the owner the opportunity to develop this property to a commercial establishment. I see the Dededo Mayor here. Thank you very much, Madam Mayor for being here.

**Chairman Vicente (ben) Cabrera Pangelinan:** Thank you very much Senator Rodriguez. Please identify yourself for the record and then begin the testimony.

### **(a) Testimony**

#### **1. Melissa Savares, Mayor, Municipality of Dededo**

**Mayor Melissa Savares:** My name for the record is Mayor Melissa Savares, Mayor for the municipality of Dededo. I was actually looking for maps. As you know Alageta Street has actually been resurfaced and we're still waiting for that one inch filching course to be placed on the road, as well as the striping. But yes, it is a federal highway and a very busy highway that connects to route 16 and the airport road. The land originally in the entire area was agricultural at one point, and as you know, not just businesses, but we have many residential homes there as well.

To change to commercial zone, I think we do have the need for it because it is a growing neighborhood. I feel that, and I am sure that my Municipal Planning Council will feel that same way, that as long as the commercial operations are restricted to family oriented needs and not have any bars occupy the commercial facilities that will go on the property because it is a community neighborhood and we do know that there is a new superhighway that is on that street. However, we want it to be safe for the families. There is one retail store there and we do have a windshield company. We do have a light industrial facility as well. But, we do need more commercial zones in that highway area. Thank you.

## PANEL COMMENTS AND QUESTIONS

**Senator Dennis Rodriguez, Jr.:** Thank you very much for that. I was assured by the owner of the property that is not to be used for any bars or those kinds of establishments. This property is actually right next to that only retail store in that area. Thank you.

**Mayor Melissa Savares:** Thank you.

**Chairman Vicente (ben) Cabrera Pangelinan:** Madame Mayor, when we do grant a zoning on the property unless we restrict it, then they're able to use it. So, if we don't say "the exception of", massage parlors, strip clubs or bars, then they can and will be able to open it.

**Mayor Melissa Savares:** Well, I'm asking and I will present this to my Municipal Planning Council and get together with you, Senator. Maybe have the property owner come to our Municipal Planning Council meeting in December so they can actually present. But, we will send a resolution to also ask that there will be restrictions for those types of operations.

Only because there are two stops for children right on both ends. If you're talking about the store located right now, there's a bus stop right in front of the light industrial facility and another one further down on both sides. For the safety of the kids walking to the bus stop as well as the families living in the immediate area, I want to assure that there will be no bar or strip club operations in the vicinity.

**Senator Dennis Rodriguez, Jr.:** And you know as a resident of that village as well, I want to make sure so the committee should include language that restricts it to ensure that those types of establishments are not allowed. Thank you.

**Chairman Vicente (ben) Cabrera Pangelinan:** Thank you very much. Senator Tom Ada?

## PANEL COMMENTS AND QUESTIONS

**Senator Tom Ada:** I just want for the record to state that I understand completely what you're saying and I'm familiar with that area and it's really a bedroom community. I'm just concerned that when we start telling them that when we limit the ability of the private property owner to make maximum use of his property by saying you can't do this, you can do that, it just seems that maybe it starts to become an inverse condemnation sort of action. I'll be concerned about something like that.

**Mayor Melissa Savares:** Senator, as the Mayor of Dededo and I'm sure that my Municipal Planning Council will feel this way, it would be only two restrictions. They can have Laundromats, video stores and all the other operations - even have a tax office, small accounting office just because of the neighborhood. Just restrict the strip club and the bar for the safety of the children that walk to the bus stops.

**Senator Tom Ada:** I understand what you're saying.

**Mayor Melissa Savares:** All I'm asking is just for this particular property and other properties that go up in small neighborhoods as well. Thank you.

**Chairman Vicente (ben) Cabrera Pangelinan:** Thank you very much Senator Tom Ada. Senator Blas?

### **PANEL COMMENTS AND QUESTIONS**

**Senator Frank Blas, Jr.:** Thank you Madam Mayor for coming and I recognize the concern. I, too am familiar with that area. I think there's that stopgap measure that you have before you and even if you were to open a strip joint or bar they would still have to go through of course other permitting requirements. Everything that would give you the opportunity to continue to voice the concern in those areas. I see and recognize and understand the concerns with that issue. Thank you.

**Chairman Vicente (ben) Cabrera Pangelinan:** Thank you very much Senator Blas. *Si Yu'os Ma'ase* Mayor.

This concludes the testimony on Bill No. 175-31. There being no additional individuals to present any additional testimony, this Committee will continue to remain open for the acceptance of any additional information or public testimony on the bill discussed. You can submit those testimonies to my office directly on Soledad Avenue, as well as the Guam Legislature or through any of the electronic processes either email at [senbenp@guam.net](mailto:senbenp@guam.net) or through our website at [senbenp.com](http://senbenp.com)

This hearing is now adjourned.

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

The Committee on Appropriation, Taxation, Public Debt, Banking, Insurance, Retirement, and Land, hereby reports Bill No. 175-31 (COR), As Substituted by the committee, with the recommendation TO REPORT OUT ONLY.

**MINA'TRENTAI UNU NA LIHESLATURAN GUÅHAN**  
2011 (FIRST) Regular Session

**Bill No. 175-31 (cor)**

Introduced by:

DENNIS G. RODRIGUEZ, Jr.

2011 APR 29 PM 3:48

#328

**AN ACT TO REZONE LOT NO. 5231-9-1, IN THE  
MUNICIPALITY OF DEDEDO FROM  
AGRICULTURAL "A" ZONE TO COMMERCIAL  
"C" ZONE.**

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

**Section 1. Legislative Finding and Intent.** It is the desire of the owners of Lot No. 5231-9-1, Y-Lisong, Municipality of Dededo, to further develop the lot for commercial purposes, in a manner consistent and compatible with existing commercial applications found in the immediate area. *I Liheslaturan Guåhan* finds that Lot No. 5231-9-1, Y-Lisong, Municipality of Dededo, is immediately adjacent to Lot No. 5231-8, Municipality of Dededo, which is designated Commercial "C" zone. Further, the subject Lot is fronting Alageta Street, Dededo, and there are other commercially zoned lots within five hundred feet of the subject lot, which are also fronting Alageta Street, Dededo, representing a variety commercial activity.

It is the *intent* of *I Liheslaturan Guåhan* to likewise allow for the development of Lot No. 5231-9-1 for commercial purposes by rezoning the lot from Agricultural "A" to Commercial "C".

**Section 2.** Lot No. 5231-9-1, Y-Lisong, Municipality of Dededo, containing an area of approximately 2,016 ± square meters (21,701 ± square feet) is hereby rezoned from Agricultural "A" to Commercial "C" zone.

**MINA' TRENTAI UNU NA LIHESLATURAN GUAHAN  
2012 (SECOND) Regular Session**

**Bill No. 175-31 (COR)**

**As Substituted by the Committee on Appropriations,  
Taxation, Public Debt, Banking, Insurance, Retirement  
and Land**

Introduced by:

**D.G. RODRIGUEZ, JR.**

AN ACT TO REZONE LOT NO. 5231-9-1, IN THE  
MUNICIPALITY OF DEDEDO FROM  
AGRICULTURAL "A" ZONE TO COMMERCIAL "C"  
ZONE.

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

**Section 1.** Legislative Finding and Intent. It is the desire of the owners of Lot No. 5231-9-1, Y-Lisong, Municipality of Dededo, to further develop the lot for commercial purposes, in a manner consistent and compatible with existing commercial applications found in the immediate area. *I Liheslaturan Guåhan* finds that Lot No. 5231-9-1, Y-Lisong, Municipality of Dededo, is immediately adjacent to Lot No. 5231-8, Municipality of Dededo, which is designated Commercial "C" zone. Further, the subject Lot is fronting Alageta Street, Dededo, and there are other commercially zoned lots within five hundred feet of the subject lot, which are also fronting Alageta Street, Dededo, representing a variety commercial activity.

It is the *intent* of *I Liheslaturan Guåhan* to likewise allow for the development of Lot No. 5231-9-1 for commercial purposes by rezoning the lot from Agricultural "A" to Commercial "C".

**Section 2.** Lot No. 5231-9-1, Y-Lisong, Municipality of Dededo, containing

1 an area of approximately 2,016 + square meters (21,701 + square feet) is hereby  
2 rezoned from Agricultural "A" to Commercial "C" zone, subject to the following  
3 restrictions:

4 (1)The use of Lot No. 5231-9-1, Y-Lisong, Municipality of Dededo for the  
5 commercial purpose of establishing a bar, strip-club, or massage parlor is  
6 prohibited.

7 **Section 3. Effective Date.** This Act shall become immediately effective  
8 upon enactment.



**Mina'trentai Unu Na Liheslaturan Guahan**  
**THIRTY-FIRST GUAM LEGISLATURE**

**Senator Vicente "ben" Cabrera Pangelinan**

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**COMMITTEE ON APPROPRIATIONS, TAXATION, PUBLIC DEBT, BANKING,  
INSURANCE, RETIREMENT AND LAND**

**Tuesday, November 29, 2011**

**Bill No. 175**

**SIGN UP SHEET**

NAME	ADDRESS	PHONE	EMAIL	WRITTEN	ORAL	SUPPORT	
						Yes	No
MAYO-SAYAVES							

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



**DEDEDO MUNICIPAL PLANNING COUNCIL  
MUNICIPALITY OF DEDEDO**

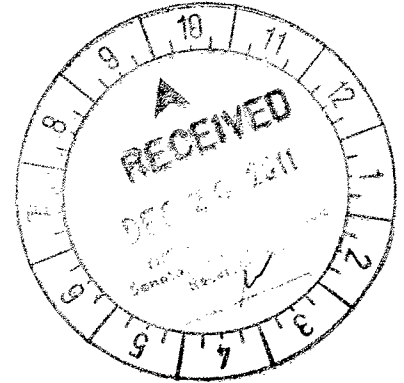
**RESOLUTION NO. 2011-14**

Introduced by:  
Melissa B. Savares, Chairperson  
Andrew Peter A. Benavente, Co-Chairperson

**MEMBERS**

Acda, Romy  
Artero, Pascual  
Chan, Jose Arthur Jr.  
Cruz, Ricardo P.  
Gines, Bernardo

Mafnas, Frank  
San Nicolas, Joseph  
San Nicolas, Laura  
Tainatongo, Carmen  
Wusstig, Ernie



Relative to the Dededo Municipal Planning Council's (DMPC) supports Bill No. 175-31 introduced by Senator Dennis Rodriguez Jr., to rezone Lot No. 5231-9-1, from "A" Agricultural to "C" Commercial in the Municipality of Dededo.

BE IT RESOLVED BY THE DEDEDO MUNICIPAL PLANNING COUNCIL OF DEDEDO:

**WHEREAS**, on December 13, 2011 a Dededo Municipal Planning Council meeting was held at the Dededo Senior Citizen Center with nine members present and a public hearing was held at the Guam Legislature Public Hearing Room on November 29, 2011; and

**WHEREAS**, members of the DMPC agree that this immediate neighborhood could benefit from the commercial operations through employment of individuals for the operations and services provided to the neighborhood; and

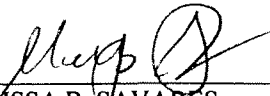
**WHEREAS**, members of the DMPC request to restrict any, and all adult entertainment, such as bars serving alcoholic beverages and game rooms operating games of chance, from operating in this Commercial zone; and

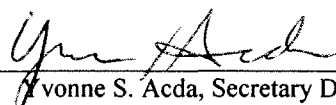
**WHEREAS**, documents from regulating agencies such as Guam Waterworks Authority, Guam Environmental Protection Agency, Department of Public Works and Guam Power Authority, indicating that there will be no harm to existing infrastructure, must be included before the approval of the approving body; and

**BE IT RESOLVED** that the Dededo Municipal Planning Council approves and supports the rezoning of Lot No. 5231-9-1, from "A" Agricultural to "C" Commercial located in the Municipality of Dededo; and therefore be it

**FURTHER RESOLVED**, that the Chairperson of the Dededo Municipal Planning Council certify to and the secretary attest the adoption hereof and that copies of the same be therefore transmitted to the Senators of the 31<sup>st</sup> Guam Legislature, Department of Land Management and to Members of the Guam Land Use Commission.

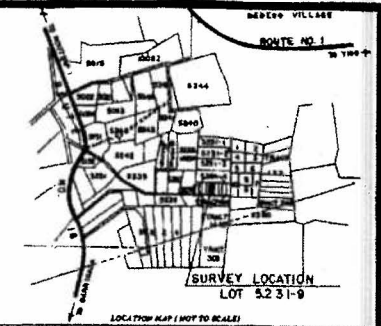
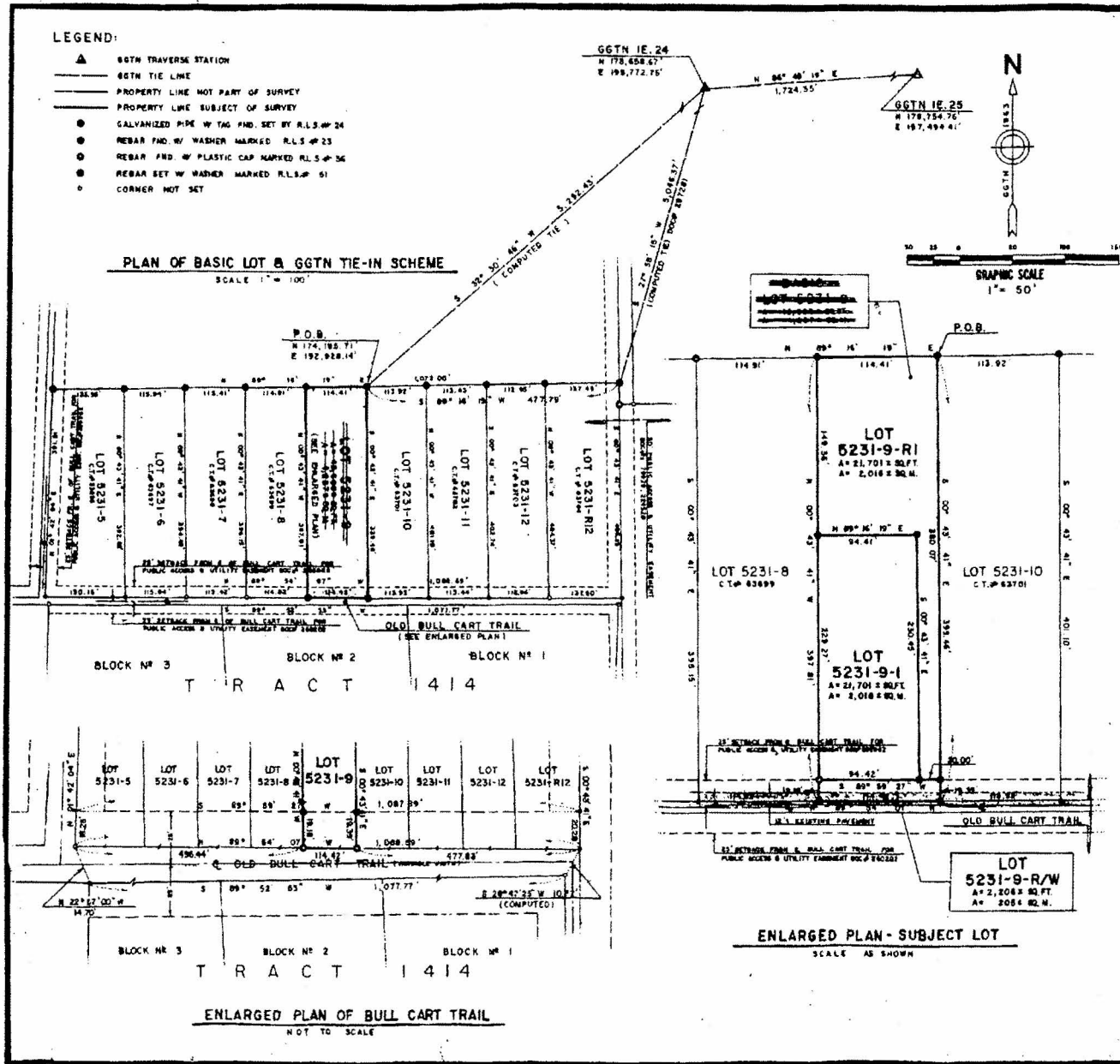
DULY RECORDED AND REGULARLY ADOPTED BY THE DEDEDO MUNICIPAL PLANNING COUNCIL ON THIS 13 DAY OF December 2011.

  
\_\_\_\_\_  
MELISSA B. SAVARES  
MAYOR & CHAIRMAN

  
\_\_\_\_\_  
Yvonne S. Acda, Secretary DMPC

# EXHIBIT "A"

BILL NO. 75-31(COR); AN ACT TO REZONE LOT NO. 5231-9-1, IN THE MUNICIPALITY OF DEDEDO, FROM AGRICULTURAL "A" ZONE TO COMMERCIAL "C".



**REFERENCE**

- DWS# SDCD 03-078, PARTITIONING OF DECEDENT'S ESTATE LOT #P 5231-8A, PREPARED BY V. C. SHAN JR. R.L.S.#P 23, DCC# 297861
- DWS# L-178, LAND REGISTRATION & COURT DISTRIBUTION MAP BASIC LOT 5231, PREPARED BY R. A. BEAN R.L.S.#P 24, DCC# 289962

**NOTES**

- SURVEY WAS BASED ON RECOVERED CORNERS AS SHOWN
- ALL DISTANCES ARE IN FEET UNLESS OTHERWISE NOTED
- ALL BEARINGS AND DISTANCES ARE 1982

THIS MAP HAS BEEN EXAMINED FOR CONFORMANCE WITH THE REGULATIONS OF CHAPTER 8, TITLE 11, GOVT. CODE OF GUAM AND IS VALID FROM THE DATE OF THIS SURVEY.

*Emil B. Meregillano*  
RESPONSIBLE SURVEYOR

APPROVAL FOR PUBLIC LAW 6131

*Emil B. Meregillano*  
7/16/82  
DATE

CERTIFICATE OF SURVEYOR

I, EMIL B. MEREGILLANO, HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT IS BASED ON A FIELD SURVEY MADE ONLY ON THE DATE OF ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

*Emil B. Meregillano July 16, 1982*  
DATE

EMIL B. MEREGILLANO, SURVEYOR

PARCELLING SURVEY OF LOT 5231-9			
Y-LISONS, MUNICIPALITY OF DEDEDO			
L.L. 14			
SUBJECT DATA	DATE	REMARKS	
AREA	E. B. M. JULY 1982	BASIC LOT NO. 5231-9	
DATE OF	CONTR. NO.	CONTINGENT ON # 3700	
CONVEYED	E. B. M. JULY 1982	ACQUISITION ON NOV. 9, 1980	
DATE	E. B. M. JULY 1982	BY THE NAME OF	
RESEARCHED BY	E. B. M. JUNE 1982	DELFINA C. PEACHAN	
CHECKED BY	E. B. M. JULY 1982		
APPROVED FOR INTRODUCTION TO THE PUBLIC RECORDS BY			
<i>Emil B. Meregillano</i>			
DELFINA C. PEACHAN			
SCALE AS SHOWN	LAND MANAGEMENT		
BOOK # 1	# 301		
DATE	7/16/82		
OFFICE	DEDEDO		
DATE	7/16/82		
EMIL B. MEREGILLANO			
REGISTERED LAND SURVEYOR NO. 11			
711 BLAND BLVD. LANE, LOTIYAN TERRACE, DEDEDO, GUAM 96927			

615

4217

4217



**GUAM WATERWORKS AUTHORITY**

578 North Marine Corps Drive | Tamuning | Guam 96913

November 29, 2011

Senator Vicente C. Pangelinan  
Thirty First Legislature  
324 West Soledad Avenue  
Hagatna, Guam 96932

**SUBJECT:** Bill No. 175-31 (COR): An Act to rezone Lot No. 5231-9-1, in the Municipality of Dededo from Agricultural "A" to Commercial "C"

Bill No. 352-31 (COR): an Act to rezone Lot No. 10060REM-4-1-1 in the Municipality of Dededo from Single Family/Multi Dwelling ("R1/R2") to Commercial ("C") Zone.

Bill No. 353-31 (COR): An Act to Rezone Lot No. 10060 REM 3-R3, in the Municipality of Dededo from Single-Family/Multi Dwelling ("R1/R2") to Commercial ("C") Zone.

Bill No. 354-31 (COR): An Act to re-zone Lot No. 10060-REM-3-1, in the Municipality of Dededo from Single Family/Multi Dwelling ("R1/R2") to Commercial ("C") Zone.

Bill No. 355-31 (COR): An Act to rezone Lot No. 10060 REM 3-2, in the Municipality of Dededo from Single Family/Multi Dwelling ("R1/R2") to Commercial "C" Zone

Bill No. 356-31 (COR): an Act to rezone Lot No. 10060REM-3-3, in the Municipality of Dededo from Single Family/Multi Dwelling ("R1/R2") to Commercial ("C") Zone.

Bill No. 357-31 (COR): An Act to Rezone Lot No. 10060 REM -2-2NEW, in the Municipality of Dededo from Single-Family/Multi Dwelling ("R1/R2") to Commercial ("C") Zone.

Bill No. 358-31 (COR): An Act to re-zone Lot No. 10060-REM-2-1-R2, in the Municipality of Dededo from Single Family/Multi Dwelling ("R1/R2") to Commercial ("C") Zone.

Bill No. 359-31 (COR): An Act to rezone Lot No. 10060 REM -2-2-1, in the Municipality of Dededo from Single Family/Multi Dwelling ("R1/R2") to Commercial "C" Zone



**GUAM WATERWORKS AUTHORITY**

578 North Marine Corps Drive | Tamuning | Guam 96913

Page 2

Position Statement on Bill Numbers 175, 352, 353, 354, 355, 356, 357, 358, 359, 369, 370, 371

Bill No. 369-31 (COR): an Act to zone the previously unzoned Lot No. 1060-5-1, in the Municipality of Barrigada to Single-Family Dwelling ("R-1") Zone.

Bill No. 370-31 (COR): An Act to zone the previously unzoned Lot No. 1060 -5-2, in the Municipality of Barrigada to Single-Family Dwelling ("R-1") Zone.

Bill No. 371-31 (COR): An Act to re-zone Lot No. 19A-3, in the Municipality of Sinajana from Single Family Dwelling ("R1") to Multi-Family Dwelling ("R-2") Zone.

Honorable Senator Pangelinan:

This is in response to your letter dated November 21, 2011 inviting the Guam Waterworks Authority (GWA) to a public hearing to provide written or oral testimony regarding the above subject. This letter shall serve as GWA's position statement to the above zone change requests related to availability of water and sewer infrastructures to serve the above subject lots. This position statement shall not be construed as a notice that water and wastewater services are immediately available for the subject lots, nor that the current water and sewer systems have the capacities to accommodate the future developments without on-site or off-site improvements. Any extension of the water and sewer systems and/or capacity upgrades required to serve the properties shall be subject to the rules and regulations of GWA. Any required extension to the existing facilities to serve the subject property shall be at the expenses of the property owner.

According to GWA records, the followings are the existing water and sewer facilities adjacent to the subject properties.

- 1) Lot No. 5231-9-1, Municipality of Dededo, requesting to rezone from "A" (agriculture) to "C" (Commercial). GWA certified that there is an existing eight inches (8") waterline located along Alageta Street fronting the subject lot. There is no public sewer line in the area.



**GUAM WATERWORKS AUTHORITY**

578 North Marine Corps Drive | Tamuning | Guam 96913

Page 3

Position Statement on Bill Numbers 175, 352, 353, 354, 355, 356, 357, 358, 359, 369, 370, 371

- 2) Lot No. 10060-REM-4-1-1, Municipality of Dededo, requesting to rezone from Single Family/Multi Dwelling (R1/R2") to "C" (Commercial). GWA certified that there is an existing twenty inches (20") waterline and a thirty inches (30") sewer line located along Route 3 across from the subject lot.
- 3) Lot No. 10060 REM 3-R3, Municipality of Dededo, requesting to rezone from Single Family/Multi Dwelling (R1/R2") to "C" (Commercial). GWA certified that there is an existing twenty inches (20") waterline and a thirty inches (30") sewer line located along Route 3 across from the subject lot.
- 4) Lot No. 10060 REM 3-1, Municipality of Dededo, requesting to rezone from Single Family/Multi Dwelling (R1/R2") to "C" (Commercial). GWA certified that there is an existing eight inches (8") waterline and an eight inches (8") sewer line located along Mepa Street fronting the subject lot.
- 5) Lot No. 10060R-3-2, Municipality of Dededo, requesting to rezone from Single Family/Multi Dwelling (R1/R2") to "C" (Commercial). GWA certified that there is an existing eight inches (8") waterline and an eight inches (8") sewer line located along Mepa Street fronting the subject lot.
- 6) Lot No. 10060REM-3-3, Municipality of Dededo, requesting to rezone from Single Family/Multi Dwelling (R1/R2") to "C" (Commercial). GWA certified that there is an existing twenty inches (20") waterline and a thirty inches (30") sewer line located along Route 3 across from the subject lot.
- 7) Lot No. 10060REM-2-2NEW, Municipality of Dededo, requesting to rezone from Single Family/Multi Dwelling (R1/R2") to "C" (Commercial). GWA certified that there is an existing twenty inches (20") waterline and a thirty inches (30") sewer line located along Route 3 across from the subject lot.
- 8) Lot No. 10060REM-2-1-R2, Municipality of Dededo, requesting to rezone from Single Family/Multi Dwelling (R1/R2") to "C" (Commercial). GWA certified that there is an existing twenty inches (20") waterline and a thirty inches (30") sewer line located along Route 3 across from the subject lot.



**GUAM WATERWORKS AUTHORITY**

578 North Marine Corps Drive | Tamuning | Guam 96913

Page 4

Position Statement on Bill Numbers 175, 352, 353, 354, 355, 356, 357, 358, 359, 369, 370, 371

- 9) Lot No. 10060REM-2-2-1-R1, Municipality of Dededo, requesting to rezone from Single Family/Multi Dwelling (R1/R2") to "C" (Commercial). GWA certified that there is an existing eight inches (8") waterline and an eight inches (8") sewer line is located along Mepa Street fronting the subject lot.
- 10) Lot 1060-5-1, Municipality of Barrigada, requesting to zone the previously unzoned to Single-Family Dwelling ("R-1"). GWA certified that there is an existing six inches (6") waterline located along Route 8A approximately four hundred fifty feet (450") from the subject lot. An existing eight inches (8") sewer line is located along Route 8A fronting the subject lot.
- 11) Lot 1060-5-2, Municipality of Barrigada, requesting to zone the previously unzoned to Single-Family Dwelling ("R-1"). GWA certified that there is an existing six inches (6") waterline located along Route 8A approximately four hundred feet (400") from the subject lot. An existing eight inches (8") sewer line is located along Route 8A fronting the subject lot.
- 12) Lot 19A-3, Municipality of Sinajana, requesting to rezone from Single-Family Dwelling ("R-1") to Multiple-Family Dwelling zone. GWA certified that there is an existing six inches (6") waterline and an eight inches (8") sewer line located along Joseph Cruz Avenue fronting the subject lot.

For additional information please contact Mr. Menglou Wang, Senior Engineer Supervisor, at 647-0492.

Respectfully,

Thomas A. Cruz, P.E.  
Chief Engineer

Eddie Baza Calvo  
Governor of Guam



Ray Tenorio  
Lieutenant Governor

Government of Guam  
P.O.Box 2950 Hagatna, Guam 96932  
Tel : (671) 472-4201/3  
Fax : (671) 477-1812



Thomas A. Morrison  
Director

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**TESTIMONY BEFORE THE COMMITTEE ON APPROPRIATIONS, TAXATION, PUBLIC DEBT, BANKING,  
INSURANCE AND LAND  
BY THE BUREAU OF STATISTICS AND PLANS**

**Guam Legislature Public Hearing Room  
Tuesday, November 29, 2011**

Honorable Chairman and Committee Members:

This testimony is provided on behalf of the Bureau of Statistics and Plans in regards to the Bill Nos. 175-31(COR), 352 thru 359-31(COR), 369 thru 371-31(COR). We have reviewed the said bills and offer the following comments and concerns:

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

The Bureau has attempted to provide a comprehensive review of the proposed zone changes and properties to be assigned a zone. We appreciate the accompanying maps. However, more details on each of these bills would be helpful. Like we have mentioned in our previous testimonies, we strongly believe that the maps along with other pertinent information such as what is proposed on the site and justification for the zone change should be provided in the bills or attached with the bills. A map is just one of the most basic pieces of information needed to review legislative zoning proposals. Knowing the exact location of the subject parcel enables us to obtain information on the surrounding land uses and zones as well as other information that would assist us in formulating a recommendation on the appropriateness of the proposed activity and zone change.

With respect to the twelve bills under consideration, the Bureau offers the following comments:

Bill No. 175-31(COR) – Due to the limited information provided with this bill, our records show the surrounding land use is predominantly single-family residential. There is retail activity on the adjacent property. Infrastructures such as water, power, cable and telephone are available with the exception of sewer services along this stretch of Alageta Street. The Bureau is concerned with the impact more commercial activities may have on an area without sewer services. However, the zone change needs to justify public convenience, public necessity and general welfare. Without any information of what is proposed, a determination cannot be made.

Bill Nos. 352 thru 359-31(COR) - Due to the vagueness of this bill, our records show the surrounding land use is predominantly single-family dwellings. There is also a tire repair shop due southwest and a service station and a McDonald's Restaurant Due west. Infrastructures such as water, power and sewer are available along Route No. 3. A zone change of this magnitude to commercial activities, whatever they may be that encompasses 8 lots all in one general area is likely to have impacts to the surrounding neighborhood. Furthermore, there are fuel line easements running along Route No. 3 up north to Andersen Air Force Base/Northwest Field area. Increased activity along and perhaps on this easement will have negative effects and would require Federal Government input. However, the zone change needs to justify public convenience, public necessity and general welfare. Without any information of what is proposed, a determination cannot be made.

Bill Nos. 369 and 370-31(COR) – The area seems to be undeveloped at the moment. Given that the area does not have a zoning designation yet, "R-1" may be an appropriate zone **only** if the infrastructure is available to sustain the single-family residential activity.

Bill No. 371-31(COR) – The Bureau could not located the lot even with the assistance of the map provided. However, we believe that we located the general area. The area seems to be predominantly single-family dwellings. If the property were rezoned to "R-2" (multi-family residential), it may have an impact on the surrounding neighborhood by way of increased traffic, on-street parking and perhaps stress on the existing infrastructure.

The Bureau recognizes that the Guam Legislature has the authority to approve zone changes. The Bureau highly encourages the use of the GLUC process as it provides for public sector, private sector and community involvement and feedback. The Bureau further believes that the legislative process needs to include more input from all stakeholders and technical assistance from the ARC members for a thorough review. More importantly, the Bureau believes that immediate landowners and surrounding community deserves notification when proposed zone changes effect them directly and that they should have an opportunity to express their desires to the Legislature. Thank you for the opportunity to comment on the above mentioned bills.

  
THOMAS A. MORRISON



**Bureau of Budget & Management Research  
Fiscal Note of Bill No. 175-31 (COR)**

**AN ACT TO REZONE LOT NO. 5231-9-1, IN THE MUNICIPALITY OF DEDEDO FROM AGRICULTURAL "A" TO COMMERCIAL "C" ZONE.**

Department/Agency Appropriation Information	
Dept./Agency Affected: Department of Land Management	Dept. Head: Carlos R. Untalan, Acting Director
Department's General Fund (GF) appropriation(s) to date:	-
Department's Other Fund (Land Survey Revolving Fund) appropriation(s) to date:	<u>3,364,412</u>
<b>Total Department/Agency Appropriation(s) to date:</b>	<b>\$3,364,412</b>

Fund Source Information of Proposed Appropriation			
	General Fund:	(Specify Special Fund):	Total:
FY 2010 Unreserved Fund Balance <sup>1</sup>		\$0	\$0
FY 2011 Adopted Revenues	\$0	\$0	\$0
FY 2011 Appro. (P.L. 30-196)	\$0	\$0	\$0
Sub-total:	\$0	\$0	\$0
Less appropriation in Bill	\$0	\$0	\$0
<b>Total:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Estimated Fiscal Impact of Bill						
	One Full Fiscal Year	For Remainder of FY 2011 (if applicable)	FY 2012	FY 2013	FY 2014	FY 2015
General Fund	\$0	\$0	\$0	\$0	\$0	\$0
(Specify Special Fund)	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

- Does the bill contain "revenue generating" provisions? / x / Yes    / / No  
If Yes, see Attachment.
- Is amount appropriated adequate to fund the intent of the appropriation? / x / N/A    / / Yes    / / No  
If no, what is the additional amount required? \$ \_\_\_\_\_ / x / N/A
- Does the Bill establish a new program/agency? / / Yes    /x/ No  
If yes, will the program duplicate existing programs/agencies? / x / N/A    / / Yes    / / No  
Is there a federal mandate to establish the program/agency? / / Yes    /x/ No
- Will the enactment of this Bill require new physical facilities? / / Yes    /x/ No
- Was Fiscal Note coordinated with the affected dept/agency? If no, indicate reason: /x/ Yes    / / No  
/ / Requested agency comments not received by due date.                      / / Other:

Analyst: <u>Evelyn G. Fernandez</u> Date: <u>5/16/11</u> Director: <u>Benita A. Mangiona</u> Date: <u>5/23/11</u>
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**Footnotes:**

1) See attachment to fiscal note.

**Bureau of Budget & Management Research  
Attachment to Fiscal Note No. 175-31(COR)**

<b>Projected Multi-Year Revenues</b>					
	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>
<b>General</b>	1/	1/	1/	1/	1/
<b>Other Fund:</b>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<b>Total</b>	1/	1/	1/	1/	1/

**Comments:**

1/ There is a potential for additional revenues to the Government of Guam in terms of real property and income taxes due from ensuing business activities as a result of rezoning Lot Nos. 5231-9-1 in the municipality of Dededo from Agricultural "A" to Commercial "C" zone.

The overall potential financial impact of the Bill, in its present form, cannot be determined at this time.



# COMMITTEE ON RULES

*I Mina'trentai Unu na Lihelaturan Guåhan* • The 31<sup>st</sup> Guam Legislature  
155 Hesler Place, Hagåtña, Guam 96910 • [www.guamlegislature.com](http://www.guamlegislature.com)  
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Senator  
Christopher M. Duenas

May 2, 2011

**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 Bill Nos. 171-31 (COR) through 175-31 (COR) & 176-31 (LS)

As Chairperson of the Committee on Rules, I am forwarding my referral of Bill Nos. 171-31(COR) through 175-31 (COR) & 176-31 (LS).

Please ensure that the subject bills are referred, in my name, to the respective committee, as shown on the attachment. I also request that the same be forwarded to all Senators of *I Mina'trentai Unu na Lihelaturan Guåhan*.

Should you have any questions, please feel free to contact our office at 472-7679.

*Si Yu'os ma'åse!*

(6) Attachments

2011 MAY -3 AM 8:50

*I Mina'Trentai Unu Na Liheslaturan Guâhan*

**Bill Log Sheet**

**April 29, 2011**

Page 1 of 1

<b>Bill No.</b>	<b>Sponsor(s)</b>	<b>Title</b>	<b>Date Introduced</b>	<b>Date Referred</b>	<b>120 Day Deadline</b>	<b>Committee Referred</b>	<b>Public Hearing Date</b>	<b>Date Committee Report Filed</b>	<b>Status (Date)</b> Passed? Failed? Vetoed? Overridden? Public Law?
175-31 (COR)	Dennis G. Rodriguez, Jr.	AN ACT TO REZONE LOT NO. 5231-9-1, IN THE MUNICIPALITY OF DEDEDO FROM AGRICULTURAL "A" ZONE TO COMMERCIAL "C" ZONE.	4/29/11 3:48 p.m.	5/2/11		Committee on Appropriation s, Taxation, Public Debt, Banking, Insurance, Retirement and Land.			



I Mina'trentai Unu Na Liheslaturan Guåhan

Senator Vicente (ben) Cabrera Pangelinan (D)

November 21, 2011

Memorandum

To: All Senators

From: Senator Vicente (ben) Cabrera Pangelinan

Re: Public Hearing – FIRST NOTICE

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

Vice Chairman  
Committee on Education

Member  
Committee on Rules,  
Federal, Foreign &  
Micronesia Affairs and  
Human & Natural  
Resources

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

Member  
Committee on the Guam  
Military Buildup and  
Homeland Security

Member  
Committee on Health and  
Human Services, Senior  
Citizens, Economic  
Development, and Election  
Reform

The Committee on Appropriations, Taxation, Public Debt, Banking, Insurance and Land will conduct a public hearing **on Tuesday, November 29, 2011 beginning at 1:00m** at the Guam Legislature's Public Hearing Room and **beginning at 6:30pm** at the Chalan Pago Community Center.

Agenda

1:00 pm

Guam Legislature Public Hearing Room

**Bill No. 205-31 (COR): An Act authorizing *I Maga'lahaen Guahan* to borrow up to \$2,000,000 for the purchase and installation of a new emergency 911 system.**

**Bill No. 280-31 (COR): An Act to appropriate the sum of Five Hundred Thousand Dollars (\$500,000.00) from the Enhanced 911 Emergency Reporting System Fund to the Guam Fire Department Capital Revolving Fund for the purpose of purchasing ambulances.**

**Bill No. 328-31 (COR): An Act to provide for the regulated conduct of special tasting and sampling events at approved locations, when conducted by a off-sale licensee, wholesale licensee or agent licensee for the sale of alcoholic beverages and distilled spirits by adding a New §3229 to Article 2 of §3215, Chapter 3, and by amending §3413 of Article 4 of Chapter 3, both of Title 11, Guam Code Annotated.**

**Bill No. 175-31 (COR): An Act to rezone Lot No. 5231-9-1, in the Municipality of Dededo from Agriculture "A" to Commercial "C".**

**Bill No. 251-31 (COR): An Act relative to re-zoning Lot No. 54NEW-R1, located in the Municipality of Tamuning, from Residential ("R-1") to Commercial ("C") for purposes of establishing a medical related business.**

**Bill No. 352-31 (COR): An Act to rezone Lot No. 10060REM-4-1-1, in the Municipality of Dededo from Single Family/Multi Dwelling ("R1/R2") to Commercial ("C") Zone.**

**Bill No. 353-31 (COR): An Act to rezone Lot No. 10060 REM 3-R3, In the Municipality of Dededo from Single Family/Multi Dwelling (“R1/R2”) to Commercial (“C”) Zone.**

**Bill No. 354-31 (COR): An Act to rezone Lot No. 10060-REM-3-1, In the Municipality of Dededo from Single Family/Multi Dwelling (“R1/R2”) to Commercial (“C”) Zone.**

**Bill No. 355-31 (COR): An Act to rezone Lot No. 10060 REM 3-2, In the Municipality of Dededo from Single Family/Multi Dwelling (“R1/R2”) to Commercial (“C”) Zone.**

**Bill No. 356-31 (COR): An Act to rezone Lot No. 10060 REM 3-3, In the Municipality of Dededo from Single Family/Multi Dwelling (“R1/R2”) to Commercial (“C”) Zone.**

**Bill No. 357-31 (COR): An Act to rezone Lot No. 10060-REM-2-2NEW, In the Municipality of Dededo from Single Family/Multi Dwelling (“R1/R2”) to Commercial (“C”) Zone.**

**Bill No. 358-31 (COR): An Act to rezone Lot No. 10060 REM2-1-R2, In the Municipality of Dededo from Single Family/Multi Dwelling (“R1/R2”) to Commercial (“C”) Zone.**

**Bill No. 359-31 (COR): An Act to rezone Lot No. 10060 REM-2-2-1-R1, In the Municipality of Dededo from Single Family/Multi Dwelling (“R1/R2”) to Commercial (“C”) Zone.**

**Bill No. 369-31 (COR): An Act to zone the previously unzoned Lot No. 1060-5-1, in the Municipality of Barrigada, to Single-Family Dwelling (R-1).**

**Bill No. 370-31 (COR): An Act to zone the previously unzoned Lot No. 1060-5-2, in the Municipality of Barrigada, to Single-Family Dwelling (R-1).**

**Bill No. 371-31 (COR): An Act to rezone Lot No. 19A-3, in the Municipality of Sinajana from Single-Family Dwelling (R-1) to Multiple-Family Dwelling (R-2) Zone.**

Agenda

6:30pm

Chalan Pago Community Center

**Bill No. 334-31 (COR): An Act to Rezone Lot No. 3261-R4 in the Municipality of Chalan Pago from Residential “R-1” to Light Industrial “M1” Zone.**

**Bill No. 335-31 (COR): An Act to Rezone Lot No. 3261-1-R3 in the Municipality of Chalan Pago from Residential “R-1” to Light Industrial “M1” Zone.**

Yanggen un nisisita espesiât na setbision, put fabot âgang i Ifisinan Sinadot Vicente (ben) Cabrera Pangelinan gi 473-4236/7. Yanggen un nisisita kopian i priniponi siha ginen este na tareha, hâlom gi i uepsait i Liheslaturan Guâhan gi [www.guamlegislature.com](http://www.guamlegislature.com). Yanggen para un na'hâlom testigu-mu, chule' para i ifisinan-mâmi gi 324 West Soledad Avenue gi iya Hagâtña, pat guatto gi i Kuatton Katta gi i Liheslatura, pat faks gi 473-4238, patsino imel gi [senbenp@guam.net](mailto:senbenp@guam.net). Este na nutisiu inapâsi nu i fendon gubetnamento.

If you require any special accommodations, please call the Office of Senator Vicente (ben) Cabrera Pangelinan at 473-4236/7. For copies of any of the Bills or Resolutions listed on this agenda, you may log on to the Guam Legislature's website at [www.guamlegislature.com](http://www.guamlegislature.com). Testimonies may be submitted directly to our office at 324 West Soledad Avenue in Hagâtña or at the Mail Room of the Guam Legislature, via fax at 473-4238, or via email at [senbenp@guam.net](mailto:senbenp@guam.net)

**Bill No. 353-31 (COR): An Act to rezone Lot No. 10060 REM 3-R3, In the Municipality of Dededo from Single Family/Multi Dwelling (“R1/R2”) to Commercial (“C”) Zone.**

**Bill No. 354-31 (COR): An Act to rezone Lot No. 10060-REM-3-1, In the Municipality of Dededo from Single Family/Multi Dwelling (“R1/R2”) to Commercial (“C”) Zone.**

**Bill No. 355-31 (COR): An Act to rezone Lot No. 10060 REM 3-2, In the Municipality of Dededo from Single Family/Multi Dwelling (“R1/R2”) to Commercial (“C”) Zone.**

**Bill No. 356-31 (COR): An Act to rezone Lot No. 10060 REM 3-3, In the Municipality of Dededo from Single Family/Multi Dwelling (“R1/R2”) to Commercial (“C”) Zone.**

**Bill No. 357-31 (COR): An Act to rezone Lot No. 10060-REM-2-2NEW, In the Municipality of Dededo from Single Family/Multi Dwelling (“R1/R2”) to Commercial (“C”) Zone.**

**Bill No. 358-31 (COR): An Act to rezone Lot No. 10060 REM2-1-R2, In the Municipality of Dededo from Single Family/Multi Dwelling (“R1/R2”) to Commercial (“C”) Zone.**

**Bill No. 359-31 (COR): An Act to rezone Lot No. 10060 REM-2-2-1-R1, In the Municipality of Dededo from Single Family/Multi Dwelling (“R1/R2”) to Commercial (“C”) Zone.**

**Bill No. 369-31 (COR): An Act to zone the previously unzoned Lot No. 1060-5-1, in the Municipality of Barrigada, to Single-Family Dwelling (R-1).**

**Bill No. 370-31 (COR): An Act to zone the previously unzoned Lot No. 1060-5-2, in the Municipality of Barrigada, to Single-Family Dwelling (R-1).**

**Bill No. 371-31 (COR): An Act to rezone Lot No. 19A-3, in the Municipality of Sinajana from Single-Family Dwelling (R-1) to Multiple-Family Dwelling (R-2) Zone.**

Agenda  
6:30pm  
Chalan Pago Community Center

**Bill No. 334-31 (COR): An Act to Rezone Lot No. 3261-R4 in the Municipality of Chalan Pago from Residential “R-1” to Light Industrial “M1” Zone.**

**Bill No. 335-31 (COR): An Act to Rezone Lot No. 3261-1-R3 in the Municipality of Chalan Pago from Residential “R-1” to Light Industrial “M1” Zone.**

Yanggen un nisisita espesiât na setbision, put fabot âgang i Ifisinan Sinadot Vicente (ben) Cabrera Pangelinan gi 473-4236/7. Yanggen un nisisita kopian i priniponi siha ginen este na tareha, hâlom gi i uepsait i Liheslaturan Guåhan gi [www.guamlegislature.com](http://www.guamlegislature.com). Yanggen para un na’hâlom testigu-mu, chule’ para i ifisinan-mâmi gi 324 West Soledad Avenue gi iya Hagåtña, pat guatto gi i Kuatton Katta gi i Liheslatura, pat faks gi 473-4238, patsino imel gi [senbenp@guam.net](mailto:senbenp@guam.net). Este na nutisiu inapâsi nu i fendon gubetnamento.

If you require any special accommodations, please call the Office of Senator Vicente (ben) Cabrera Pangelinan at 473-4236/7. For copies of any of the Bills or Resolutions listed on this agenda, you may log on to the Guam Legislature’s website at [www.guamlegislature.com](http://www.guamlegislature.com). Testimonies may be submitted directly to our office at 324 West Soledad Avenue in Hagåtña or at the Mail Room of the Guam Legislature, via fax at 473-4238, or via email at [senbenp@guam.net](mailto:senbenp@guam.net)



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 Senator Vicente (ben) Cabrera Pangelinan and the Committee on Appropriations, Taxation, Public Debt, Banking, Insurance, Retirement and Land will hold a public hearing on Tuesday, November 29 beginning at 1:00pm at the Guam Legislature Public Hearing Room and 6:30pm at the Chalan Pago Community Center. See attached for further details.

*Saina Ma'ase.*

Lisa Cipollone  
 Chief of Staff  
 Office of Senator ben c. pangelinan  
 (671) 473-4236  
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Hafa Adai,
Senator Vicente (ben) Cabrera Pangelinan and the Committee on Appropriations, Taxation, Public Debt, Banking, Insurance, Retirement and Land will hold a public hearing on Tuesday, November 29 beginning at 1:00pm at the Guam Legislature Public Hearing Room and 8:30pm at the Chalan Pago Community Center. The agenda is as follows:

INEKUNGOK PUPBLEKO (PUBLIC HEARING)

gi Måttes, gi diha 29 gi Nubembre 2011 (Tuesday, November 29, 2011)

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

TAREHA (AGENDA)

ala una gi despues di talo'ani (1:00 PM)

Priniponi Siha (Bills)

Bill No. 205-31 (COR): An Act authorizing I Mags'lahen Guahan to borrow up to \$2,000,000 for the purchase and installation of a new emergency 911 system.

Bill No. 280-31 (COR): An Act to appropriate the sum of Five Hundred Thousand Dollars (\$500,000.00) from the Enhanced 911 Emergency Reporting System Fund to the Guam Fire Department Capital Revolving Fund for the purpose of purchasing ambulances.

Bill No. 328-31 (COR): An Act to provide for the regulated conduct of special tasting and sampling events at approved locations, when conducted by a off-sale licensee, wholesale licensee or agent licensee for the sale of alcoholic beverages and distilled spirits by adding a New §3229 to Article 2 of §3215, Chapter 3, and by amending §3413 of Article 4 of Chapter 3, both of Title 11, Guam Code Annotated.

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Bill No. 175-31 (COR): An Act to rezone Lot No. 5231-9-1, in the Municipality of Dededo from Agriculture "A" to Commercial "C".

Bill No. 352-31 (COR): An Act to rezone Lot No. 10060REM-4-1-1, in the Municipality of Dededo from Single Family/Multi Dwelling ("R1/R2") to Commercial ("C") Zone.

Bill No. 363-31 (COR): An Act to rezone Lot No. 10060 REM 3-R3, in the Municipality of Dededo from Single Family/Multi Dwelling ("R1/R2") to Commercial ("C") Zone.

Bill No. 364-31 (COR): An Act to rezone Lot No. 10060-REM-3-1, in the Municipality of Dededo from Single Family/Multi Dwelling ("R1/R2") to Commercial ("C") Zone.

Bill No. 355-31 (COR): An Act to rezone Lot No. 10060 REM 3-2, in the Municipality of Dededo from Single Family/Multi Dwelling ("R1/R2") to Commercial ("C") Zone.

Bill No. 356-31 (COR): An Act to rezone Lot No. 10060 REM 3-3, in the Municipality of Dededo from Single Family/Multi Dwelling ("R1/R2") to Commercial ("C") Zone.

Bill No. 357-31 (COR): An Act to rezone Lot No. 10060-REM-2-2NEW, in the Municipality of Dededo from Single Family/Multi Dwelling ("R1/R2") to Commercial ("C") Zone.

Bill No. 358-31 (COR): An Act to rezone Lot No. 10060 REM2-1-R2, in the Municipality of Dededo from Single Family/Multi Dwelling ("R1/R2") to Commercial ("C") Zone.

Bill No. 359-31 (COR): An Act to rezone Lot No. 10060 REM-2-2-1-R1, in the Municipality of Dededo from Single Family/Multi Dwelling ("R1/R2") to Commercial ("C") Zone.

Bill No. 369-31 (COR): An Act to zone the previously unzoned Lot No. 1060-5-1, in the Municipality of Barrigada, to Single-Family Dwelling (R-1).

Bill No. 370-31 (COR): An Act to zone the previously unzoned Lot No. 1060-5-2, in the Municipality of Barrigada, to Single-Family Dwelling (R-1).

Bill No. 371-31 (COR): An Act to rezone Lot No. 19A-3, in the Municipality of Sinajana from Single-Family Dwelling (R-1) to Multiple-Family Dwelling (R-2) Zone.

**Sentan Kumunidat Chalan Pago  
(Chalan Pago Community Center)**

**TAREHA  
(AGENDA)**

**gi alas 6:30 gi plpuengi  
(6:30 pm )**

Bill No. 334-31 (COR): An Act to Rezone Lot No. 3261-R4 in the Municipality of Chalan Pago from Residential "R-1" to Light Industrial "M1" Zone.

Bill No. 335-31 (COR): An Act to Rezone Lot No. 3261-1-R3 in the Municipality of Chalan Pago from Residential "R-1" to Light Industrial "M1" Zone.

Yanggen un nisisita spesiat na setbision, put fabot agang i Ifsinan Sinadot Vicente (ben) Cabrera Pangelinan gi 473-4236/7. Yanggen un nisisita kopian i priniponi siha ginen este na tareha, halom gi i uepsait i Liheslaturan Guahan gi [www.guamlegislature.com](http://www.guamlegislature.com). Yanggen para un na halom testigu-mu, chule' para i ifsinan-mami gi 324 West Soledad Avenue gi iya Hagatna, pat guatto gi i Kuaaton Katta gi i Liheslatura, pat faks gi 473-4238, patsino imel gi [senbenp@guam.net](mailto:senbenp@guam.net). Este na nutisiu inapasi nu i fendon gubternamento.

If you require any special accommodations, please call the Office of Senator Vicente (ben) Cabrera Pangelinan at 473-4236/7. For copies of any of the Bills or Resolutions listed on this agenda, you may log on to the Guam Legislature's website at [www.guamlegislature.com](http://www.guamlegislature.com). Testimonies may be submitted directly to our office at 324 West Soledad Avenue in Hagatna or at the Mail Room of the Guam Legislature, via fax at 473-4238, or via email at [senbenp@guam.net](mailto:senbenp@guam.net)

**Saina Ma'ase.**

Lisa C. Polanco  
Chief of Staff  
Office of Senator ben c. pangelinan  
(671) 473-4236  
[cipo@guamlegislature.org](mailto:cipo@guamlegislature.org)

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I Mina'trentai Unu Na Liheslaturan Guahan

Senator Vicente (ben) Cabrera Pangelinan (D)

November 27, 2011

Memorandum

To: All Senators

From: Senator Vicente (ben) Cabrera Pangelinan

Re: Public Hearing – SECOND NOTICE

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

Vice Chairman  
Committee on Education

Member  
Committee on Rules,  
Federal, Foreign &  
Micronesian Affairs and  
Human & Natural  
Resources

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

Member  
Committee on the Guam  
Military Buildup and  
Homeland Security

Member  
Committee on Health and  
Human Services, Senior  
Citizens, Economic  
Development, and Election  
Reform

The Committee on Appropriations, Taxation, Public Debt, Banking, Insurance and Land will conduct a public hearing **on Tuesday, November 29 2011 beginning at 1:00pm** at the Guam Legislature's Public Hearing Room and **beginning at 6:30pm** at the Chalan Pago Community Center.

Agenda  
1:00 pm  
Guam Legislature Public Hearing Room

**Bill No. 205-31 (COR): An Act authorizing *I Maga'lahaen Guahan* to borrow up to \$2,000,000 for the purchase and installation of a new emergency 911 system.**

**Bill No. 280-31 (COR): An Act to appropriate the sum of Five Hundred Thousand Dollars (\$500,000.00) from the Enhanced 911 Emergency Reporting System Fund to the Guam Fire Department Capital Revolving Fund for the purpose of purchasing ambulances.**

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**Bill No. 175-31 (COR): An Act to rezone Lot No. 5231-9-1, in the Municipality of Dededo from Agriculture "A" to Commercial "C".**

**Bill No. 251-31 (COR): An Act relative to re-zoning Lot No. 54NEW-R1, located in the Municipality of Tamuning, from Residential ("R-1") to Commercial ("C") for purposes of establishing a medical related business.**

**Bill No. 352-31 (COR): An Act to rezone Lot No. 10060REM-4-1-1, In the Municipality of Dededo from Single Family/Multi Dwelling ("R1/R2") to Commercial ("C") Zone.**

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Agenda

6:30pm

Chalan Pago Community Center

**Bill No. 334-31 (COR): An Act to Rezone Lot No. 3261-R4 in the Municipality of Chalan Pago from Residential “R-1” to Light Industrial “M1” Zone.**

**Bill No. 335-31 (COR): An Act to Rezone Lot No. 3261-1-R3 in the Municipality of Chalan Pago from Residential “R-1” to Light Industrial “M1” Zone.**

Yanggen un nisisita espesiât na setbision, put fabot âgang i Ifisinan Sinadot Vicente (ben) Cabrera Pangelinan gi 473-4236/7. Yanggen un nisisita kopian i priniponi siha ginen este na tareha, hâlom gi i uepsait i Liheslaturan Guâhan gi [www.guamlegislature.com](http://www.guamlegislature.com). Yanggen para un na'hâlom testigu-mu, chule' para i ifisinan-mâmi gi 324 West Soledad Avenue gi iya Hagâtña, pat guatto gi i Kuatton Katta gi i Liheslatura, pat faks gi 473-4238, patsino imel gi [senbenp@guam.net](mailto:senbenp@guam.net). Este na nutisiu inapâsi nu i fendon gubetnamento.

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Senator Vicente (ben) Cabrera Pangelinan and the Committee on Appropriations, Taxation, Public Debt, Banking, Insurance, Retirement and Land will hold a public hearing on Tuesday, November 29 beginning at 1:00pm at the Guam Legislature Public Hearing Room and 6:30pm at the Chalan Pago Community Center. See attached for further details.

Saina Ma'ase.

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

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Hafa Adai,  
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### INEKUNGOK PUPBLEKO (PUBLIC HEARING)

gi Måttes, gi diha 29 gi Nubembre 2011 (Tuesday, November 29, 2011)

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

#### TAREHA (AGENDA)

ala una gi despues di talo'áni (1:00 PM)

#### Priniponi Siha (Bills)

Bill No. 205-31 (COR): An Act authorizing *I Magsalahen Guahan* to borrow up to \$2,000,000 for the purchase and installation of a new emergency 911 system.

Bill No. 280-31 (COR): An Act to appropriate the sum of Five Hundred Thousand Dollars (\$500,000.00) from the Enhanced 911 Emergency Reporting System Fund to the Guam Fire Department Capital Revolving System Fund for the purpose of purchasing ambulances.

Bill No. 328-31 (COR): An Act to provide for the regulated conduct of special tasting and sampling events at approved locations, when conducted by a off-sale licensee, wholesale licensee or agent licensee for the sale of alcoholic beverages and distilled spirits by adding a New §3229 to Article 2 of §3215, Chapter 3, and by amending §3413 of Article 4 of Chapter 3, both of Title 11, Guam Code Annotated.

Bill No. 175-31 (COR): An Act to rezone Lot No. 5231-9-1, in the Municipality of Dededo from Agriculture "A" to Commercial "C".

Bill No. 352-31 (COR: An Act to rezone Lot No. 10060REM-4-1-1, in the Municipality of Dededo from Single

Chat

Lisa Cipollone

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- olivia
- jane
- Anjelica ...
- Ariana Vil...
- Artemio ...
- Chris Bu...
- Scott Me...
- Selina O...
- Senator ...
- Stephani...

Family/Multi Dwelling (“R1/R2”) to Commercial (“C”) Zone.

Bill No. 353-31 (COR): An Act to rezone Lot No. 10060 REM 3-R3, In the Municipality of Dededo from Single Family/Multi Dwelling (“R1/R2”) to Commercial (“C”) Zone.

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Bill No. 369-31 (COR): An Act to zone the previously unzoned Lot No. 1060-5-1, In the Municipality of Barrigada, to Single-Family Dwelling (R-1).

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Bill No. 371-31 (COR): An Act to rezone Lot No. 19A-3, in the Municipality of Sinajana from Single-Family Dwelling (R-1) to Multiple-Family Dwelling (R-2) Zone.

**Sentan Kumunidat Chalan Pago**  
*(Chalan Pago Community Center)*

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

*gi alas 6:30 gi pipuengi*  
**(6:30 pm )**

Bill No. 334-31 (COR): An Act to Rezone Lot No. 3261-R4 in the Municipality of Chalan Pago from Residential “R-1” to Light Industrial “M1” Zone.

Bill No. 335-31 (COR): An Act to Rezone Lot No. 3261-1-R3 in the Municipality of Chalan Pago from Residential “R-1” to Light Industrial “M1” Zone.

Yanggen un nisisita spesiat na setbision, put fabot agang i Ifisinan Sinadot Vicente (ben) Cabrera Pangelinan gi 473-4236/7. Yanggen un nisisita kopian i priniponi siha ginen este na tareha, halom gi i uepsait i Liheslaturan Guahan gi [www.guamlegislature.com](http://www.guamlegislature.com). Yanggen para un na halom testigu-mu, chule’ para i ifisinan-mami gi 324 West Soledad Avenue gi iya Hagatna, pat guatto gi i Kuarton Katta gi i Liheslatura, pat faks gi 473-4238, patsino imel gi [senbenp@guam.net](mailto:senbenp@guam.net). Este na nutisio inapasi nu i fendon gubetnamento

If you require any special accommodations, please call the Office of Senator Vicente (ben) Cabrera Pangelinan at 473-4236/7. For copies of any of the Bills or Resolutions listed on this agenda, you may log on to the Guam Legislature’s website at [www.guamlegislature.com](http://www.guamlegislature.com). Testimonies may be submitted directly to our office at 324 West Soledad Avenue in Hagatna or at the Mail Room of the Guam Legislature, via fax at 473-4238, or via email at [senbenp@guam.net](mailto:senbenp@guam.net)

*Saina Ma’ase*

Lisa Cipollone  
Chief of Staff  
Office of Senator ben o pangelinan  
**(671) 473-4236**  
[cipo@guamlegislature.org](mailto:cipo@guamlegislature.org)

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## Opportunities

Individuals to entertain and  
with warm local hospitality

Reservations Manager  
Sous Chef

Coordinator (Japan Market)

Front Office Agent

Recruitment Attendant

Bell Attendant

Resumes Office  
from 9:00 am to 5:00 pm  
hr@festaguam.com  
Year / Drug-Free Workplace  
taguam.com

## 22 Employment 22

Skills  
Fuji Ichiban needs Waitstaff, Bus-  
boy & Cooks. Pick up applications  
at Fuji Ichiban 1. No phone calls

Help wanted! Assistant Manager/  
Part Time-Sales & Marketing/  
Bartender/Wait-Staff/Barista  
Tumon Bay Lobster & Grill.  
Apply in person from 3pm-5pm.

Kutsurogi hire professional reliable  
facial therapist aft 9am 988-1713

Licensed Cosmetologist Needed  
Pls. call Angel @ 637-7763

Marketing Director 3yrs min.exp  
req. email resume w/sal req. to  
dededolawoffice@gmail.com

Outside & Counter Part Sales  
positions. Exp w commercial  
trucks or heavy equip parts;  
excel cust serv skills; good  
org skills; comp lit; traffic & court  
clear req send resume to  
jobs@morricoequipment.com

Retail Leader and Sales Associate  
Available evenings/weekends  
Apply in person at PIC HR

Waitstaff, App in person @ Watabe  
Rest Grand Plaza Hotel Tumon  
Call 849-9110 or 888-4479

WANT CERTIFIED ELECTRICIAN  
Call 849-9110 or 888-4479

WANTED-SKILLED  
CARPENTERS & MASONS  
RPM POOLS 646-4111

Organized by The Guam Shriners Club  
Compadres Mall • 980-8729  
4pm • Game Starts: 7:15pm  
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Friday, November 27, 2011

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Aggressive  
check-out  
\$1,000  
or less  
on \$1,000

**\$1,199**  
Payout for  
Regular Package  
Games

Special Game Card Prices  
\$25.00 or less  
\$3.00 ea. Additional Packages \$5.00 ea.  
\$3.00 ea.



31<sup>st</sup> Mina Trentai Unu Na Liheslaturan Guahan  
**THIRTY-FIRST GUAM LEGISLATURE**  
Senator Vicente "Ben" Cabrera Pangelinan  
Office of the People  
Website: www.sanbenp.com

### BEKUNGOK PUPLEGO (PUBLIC HEARING)

gi Möttes, gi äña 29 gi Rubanzira 2011  
(Tuesday, November 29, 2011)

Kuñtan Inekungok Pupuñeko gi Liheslaturan Guñtan  
(Guam Legislature Public Hearing Room)

### ZAREHA (AGENDA)

Ma ñam gi despues gi lalo' äri  
(1:00 PM)

### Prinsipal Siha (Bills)

Bill No. 206-31 (COR): An Act authorizing Magafahan Guahan to borrow up to \$2,000,000 for the purchase and installation of a new emergency 911 system.

Bill No. 280-31 (COR): An Act to appropriate the sum of Five Hundred Thousand Dollars (\$500,000.00) from the Enhanced 911 Emergency Reporting System Fund to the Guam Fire Department Capital Revolving Fund for the purpose of purchasing ambulances.

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Bill No. 175-31 (COR): An Act to rezone Lot No. 5231-9-1, in the Municipality of Dededo from Agriculture "A" to Commercial "C".

Bill No. 352-31 (COR): An Act to rezone Lot No. 10060REM-4-1-1, in the Municipality of Dededo from Single Family/Multi Dwelling ("R1/R2") to Commercial ("C") Zone.

Bill No. 353-31 (COR): An Act to rezone Lot No. 10060 REM 3-R3, in the Municipality of Dededo from Single Family/Multi Dwelling ("R1/R2") to Commercial ("C") Zone.

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### Sontan Komunidad Chalan Pago (Chalan Pago Community Center)

### ZAREHA (AGENDA)

gi äña 8:30 gi papuñeng  
(8:30 pm)

Bill No. 334-31 (COR): An Act to Rezone Lot No. 3261-R4 in the Municipality of Chalan Pago from Residential "R-1" to Light Industrial "M1" Zone.

Bill No. 335-31 (COR): An Act to Rezone Lot No. 3261-H3 in the Municipality of Chalan Pago from Residential "R-1" to Light Industrial "M1" Zone.

Yanggen un nisista espesal na setebison, put labot ägang i lhisinan Sinadot Vicente (Ben) Cabrera Pangelinan gi 473-4236/7. Yanggen un nisista koplan i prinsipal siha ghen este na bareña, hälam gi i uepsal i Liheslaturan Guñtan gi www.guamlegislature.com. Yanggen para un na hälam bestigu-mu, chule' para i lhisinan-mami gi 324 West Soledad Avenue gi iya Hagåtña, put guatto gi i Kuñtan Kaita gi i Liheslatura, put faks gi 473-4238, patsino imel gi sanbenp@guam.net. E ste na nufetalo mapal'si nu i fendon gubetnamento.

If you require any special accommodations, please call the Office of Senator Vicente (Ben) Cabrera Pangelinan at 473-4236/7. For copies of any of the Bills or Resolutions listed on this agenda, you may log on to the Guam Legislature's website at www.guamlegislature.com. Testimonies may be submitted directly to our office at 324 West Soledad Avenue in Hagåtña or at the Mail Room of the

Nov 27, 2011



**I Mina'trentai Unu Na  
Liheslaturan Guahan  
THIRTY-FIRST GUAM LEGISLATURE**

**Senator Vicente "ben" Cabrera Pangelinan  
Office of the People  
Website: [www.senbenp.com](http://www.senbenp.com)**

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**INEKUNGOK PUPBLEKO  
(PUBLIC HEARING)**

***gi Måttes, gi diha 29 gi Nubembre 2011  
(Tuesday, November 29, 2011)***

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

**TAREHA  
(AGENDA)**

***ala una gi despues di talo'áni  
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(Chalan Pago Community Center)**

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(AGENDA)**

**gi alas 6:30 gi pipuengi  
(6:30 pm )**

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