




Office of the Governor of Guam

P.O. Box 2950 Hagåtña, Guam 96932
TEL: (671) 472-8931 • FAX: (671) 477-4826 • EMAIL: governor@mail.gov.gu

Office of the People's Speaker
vicente (ben) c. pangelinan

FEB 06 2004

TIME: 4:25 () AM () PM
RECEIVED BY: 

Felix Perez Camacho
Governor

Kaleo Scott Moylan
Lieutenant Governor

FEB 06 2004

The Honorable Vicente C. Pangelinan
Speaker
I Mina' Bente Siete Na Liheslaturan Guåhan
Twenty-Seventh Guam Legislature
155 Hesler Street
Hagåtña, Guam 96910

Dear Speaker Pangelinan:

Transmitted herewith is Bill No. 207 (COR), "AN ACT TO REZONE LOT NO. 7061-8 FROM PLANNED UNIT DEVELOPMENT DISTRICT ("PUD") TO AGRICULTURAL ("A") ZONE," which I signed into law on February 6, 2004 as **Public Law 27-62**.

Sincerely yours,

KALEO S. MOYLAN
I Maga'låhen Guåhan Para Pa'go
Acting Governor of Guam

Attachment: copy attached of signed bill


cc: The Honorable Tina Rose Muna-Barnes
Senator and Legislative Secretary

I MINA'BENTE SIETE NA LIHESLATURAN GUÅHAN
2004 (SECOND) Regular Session

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

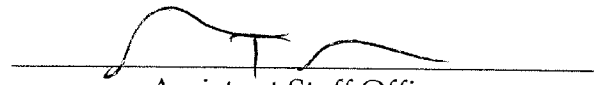
This is to certify that Bill No. 207 (COR), "AN ACT TO REZONE LOT NO. 7061-8 FROM PLANNED UNIT DEVELOPMENT DISTRICT ("PUD") TO AGRICULTURAL ("A") ZONE," was on the 4th day of February, 2004, duly and regularly passed.

Attested:


Tina Rose Muña Barnes
Senator and Legislative Secretary

vicente (ben) c. pangelinan
Speaker

This Act was received by *I Maga'lahen Guåhan* this 5 day of February, 2004,
at 4:30 o'clock P.M.


Assistant Staff Officer
Maga'lahi's Office

APPROVED:


KALEO S. MOYLAN
I Maga'lahen Guåhan, Para Pa'go

Date: FEB 04, 2004

Public Law No. 27-62

I MINA'BENTE SIETE NA LIHESLATURAN GUÅHAN
2003 (FIRST) Regular Session

Bill No. 207 (COR)

As amended by the
Committee on Utilities and Land.

Introduced by:

v. c. pangelinan
F. B. Aguon, Jr.
J. M.S. Brown
C. Fernandez
F. R. Cunliffe
Mark Forbes
L. F. Kasperbauer
R. Klitzkie
L. A. Leon Guerrero
J. A. Lujan
T. R. Muña Barnes
J. M. Quinata
R. J. Respicio
Toni Sanford
Ray Tenorio

**AN ACT TO REZONE LOT NO. 7061-8 FROM PLANNED
UNIT DEVELOPMENT DISTRICT ("PUD") TO
AGRICULTURAL ("A") ZONE.**

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

2 **Section 1. Legislative Findings and Intent.** *I Liheslaturan Guåhan* finds
3 that during the early 1970s, property in the municipality of Yigo that had been
4 zoned Agricultural ("A"), was rezoned as a Planned Unit Development
5 District ("PUD") and purchased by a land developer for the purpose of
6 constructing a planned subdivision. The developer subsequently built only a

1 portion of the overall rezoned district intended for Planned Unit Development
2 District.

3 The remaining undeveloped land area was defaulted by the land
4 developer, causing the neighborhood and the Yigo community hardship
5 because improvements that are required by PUD regulations had not been
6 completed before the developer went into default. As a result of the default
7 by the land developer, the landowner encumbered the mandated provisions
8 of the land-use laws pertaining to PUD zones. Even though the developer did
9 not complete the required improvements, the restrictions and regulations for a
10 PUD zone, which are specified in Title 21 of the Guam Code Annotated, have
11 remained in effect for the property. This situation has unfairly constrained
12 the owners of the property from making use of their land.

13 A portion of the undeveloped land area zoned PUD is Lot No. 7061-8,
14 which now belongs to Mr. Juan Taitano, who is an heir of one of the
15 property's original owners. Mr. Taitano proposes a parental subdivision in
16 order to execute a Deed of Gift to his children to inherit the family estate.
17 However, the current PUD zoning of this parcel burdens Mr. Taitano with the
18 hundreds of thousands of dollars for full development costs of infrastructure
19 required for a PUD before he can distribute his property by parental division
20 and grant his children their family estate, pursuant to Guam Code Annotated,
21 Title 21, Chapter 62 (Subdivision Law) and Chapter 61 (Zoning Law).

22 In order to move forward with the parental division, Mr. Taitano would
23 have applied to the Guam Land Use Commission for a rezoning of the
24 property. However, since there is no evidence that the subject parcel of Mr.
25 Taitano was zone-changed by the Commission, and other sources indicate

1 that the PUD zone change was made through a public law, Mr. Taitano is not
2 able to apply for the zone change with the Guam Land Use Commission.
3 Instead, a public law would have to be enacted in order to change the zoning
4 of the property back to an Agricultural ("A") zone.

5 Therefore, *I Liheslaturan Guåhan* finds that, in the interest of fairness to
6 the community, it is necessary to enact a public law that removes from the
7 said property the strict application of the PUD provisions mandated under
8 Title 21 of the Guam Code Annotated.

9 **Section 2. Lot Rezoning.** Notwithstanding any provision of law, Lot
10 No. 7061-8, located in the municipality of Yigo, is hereby rezoned from
11 Planned Unit Development District ("PUD") to Agricultural ("A") zone.

6

I MINA' BENTE SIETE NA LIHESLATURAN GUAHAN

2004 (SECOND) Regular Session

Date: February 4, 2004

VOTING SHEET

Bill No. 207(COR)

Resolution No. _____

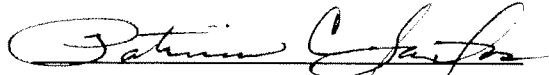
Question: _____

<u>NAME</u>	<u>YEAS</u>	<u>NAYS</u>	<u>NOT VOTING/ ABSTAINED</u>	<u>OUT DURING ROLL CALL</u>	<u>ABSENT</u>
AGUON, Frank B., Jr.	✓				
BROWN, Joanne M. S.	✓				
CUNLIFFE, F. Randall	✓				
FERNANDEZ, Dr. Carmen	✓				
FORBES, Mark	✓				
KASPERBAUER, Lawrence F.					✓
KLITZKIE, Robert	✓				
LEON GUERRERO, Lourdes A.	✓				
LUJAN, Jesse A.	✓				
MUÑA-BARNES, Tina Rose	✓				
pangelinan, vicente "ben" C.	✓				
QUINATA, John "JQ" M.	✓				
RESPICIO, Rory J.	✓				
SANFORD, Antoinette "Toni" D.	✓				
TENORIO, Ray	✓				

TOTAL

14 0 0 0 1

CERTIFIED TRUE AND CORRECT:


Clerk of the Legislature

* 3 Passes = No vote
EA = Excused Absence



Mina' Bente Siete Na Liheslaturan Guahan

vicente (ben) c. pangelinan
Speaker

Committee on Utilities and land
Chairman

JAN 20 2004

B
2004 JAN 20 11:28

The 27th Guam Legislature
I MINA 'BENTE SIETE NA LIHESTURAN
155 Hesler Street
Hagatna, GU 96910

The Committee on Utilities and Land, to which was referred Bill No. 207(COR) "AN ACT TO REZONE LOT 7061-8-2 FROM PUD TO A," has had the same under consideration, and now wishes to report back the same with the recommendation to do pass.

The Committee votes are as follows:

- 7 To Do Pass
- 0 Not to Pass
- 0 Abstain
- 0 Inactive File

A copy of the Committee Report and other pertinent documents are attached for your immediate reference and information.

Sincerely,

(Signature)
vicente (ben) c. pangelinan
Speaker & Chairman of the Committee on Utilities and Land

enclosure

Committee on Utilities and Land
I Mina'Bente Siete Na Libeslaturan Guahan

VOTING SHEET ON

Bill 207 (COR): "AN ACT TO REZONE LOT 7061-8-2 FROM PUD TO A."

COMMITTEE MEMBER	INITIAL	TO PASS	NOT TO PASS	ABSTAIN	INACTIVE FILE
vicente (ben) c. pangelinan Chairman	<i>V</i>	✓			
Carmen Fernandez Vice Chairwoman	<i>C</i>	<i>C</i>			
Frank Aguon, Jr. Member					
Randy Cunliffe Member	<i>RC</i>	✓			
Lou Leon Guerrero Member	<i>LLG</i> ✓	<i>LLG</i> ✓			
Rory Respicio Member					
Toni Sanford Member	<i>TS</i>	✓			
Joanne Brown Member	<i>J</i>	✓			
Ray Tenorio Member					
Mark Forbes MEMBER	<i>M</i>	✓			

Committee on Utilities and Land
I Mina Bente Siete Na Libeslaturan Guahan

Bill 207 (COR)

“AN ACT TO REZONE LOT 7061-8-2 FROM PUD TO A.”

Confirmation hearing was held by the Committee on Utilities and Land on Friday, December 19, 2003, at the Guam Legislature’s Public Hearing Room, at 9 a.m.

Witness Summary

Name	Representing	Testimony (written or oral)	Testimony (against or for)
Mr. Juan T. Taitano	Self	Oral	For
Mr. Carl Untalan	DLM and Self	Oral and written	Made recommendations based on the Department’s findings. As self, supports it.
Mayor Robert Lizama	Mayor of Yigo	Oral	For

Committee on Utilities and Land

I Mina Bente Siete Na Libeslaturan Guahan

Report on

Bill 207(COR)

“AN ACT TO REZONE LOT 7061-8-2 FROM PUD TO A.”

Public Hearing

The Committee on Utilities and Land, to which was referred **Bill 207(COR)**, “AN ACT TO REZONE LOT 7061-8-2 FROM PUD TO A,” conducted a public hearing on Friday, December 19, 2003, at the Guam Legislature Public Hearing Room. Speaker vicente (ben) c. pangelinan conducted the legislative hearing as Chairman on Utilities and Land. Also in attendance were Senators Lou Leon Guerrero, Toni Sanford, Joanne Brown, Robert Klitzkie, and Tina Muna Barnes.

Summary of Testimony

Speaker/Chairman: Bill number 207 is “AN ACT TO REZONE LOT 7061-8-2 FROM PUD TO A.” Mr. Taitano and Carl, were you going to testify?

Mr. Carl Untalan: Yes.

Speaker/Chairman: You may begin, Mr. Taitano, just identify yourself for the record.

Mr. John Taitano: Good Morning.

Speaker/Chairman: Good Morning.

Mr. John Taitano: My name is Juan Taitano, I'm here seeking for help. My father gave me a property in Yigo, behind Marianas Terrace. At the time, there was no problem. As far as having his land surveyed, now that I want my property subdivided to give it out to my children, I'm having hard time. I got the land surveyed twice already. And I cannot seem to give out the land to my children because I have to go through this. So, I'm asking for help from you people. I may be losing as far as the value of the land, because right now it's under PUD, Proposed Under Development, but if this is the fastest way of me getting the property to my children, I would like to seek for help from you. One of my kids had his house torn up by this last typhoon. So he applied for a loan from SBA. SBA won't build the house unless the property, the whole property, is included. And I tried to explain to SBA that, you know, in the future my other children might be wanting to build another house. And it's going to cause a landlocked or something like that. So, they told me that's the only way they will do it. But I asked them if they'll give me a written, some sort of partial release of the lot in the future, where my other two kids won't run into any problem. I'll do it the way the want. They won't agree with it, so my son asked for an extension on the loan that he already approved to get. And I believe this would be the second extension that he is asking for and

I'm trying to help him out with his family. He's already spent so much on the house that was blown down by the typhoon. That's the only way he can build a house is through the SBA loan. That's the only affordable price. So, I need your help as far as allowing me to give my kid what belongs to me. Instead of, you know, going through so much. I have been already through so much of this.

Speaker/Chairman: Thank you, Mt. Taitano. Mr. Untalan?

Mr. Carl Untalan: My name is Carl Untalan, I'm a land use planner over at the Department of Land Management. I apologize for the director not being here. He is tied up with, at another meeting. And the acting Chief Planner is currently at Civil Defense and he'll be down here shortly. I would like to go ahead and read for the record what the department had put together. Planning staff finds that the intent of Mr. Taitano is to create a parental subdivision in this PUD Plan Unit Development. Zone can be executed and is not restricted by Guam's land use laws or regulations, as evidence as the parental subdivision of the basic lot, which was 7061-R1 at the time. And which also created 7061-8, which is Mr. Taitano's property right now. Furthermore, planning staff finds that the area within the PUD that Mr. Taitano owns is designated in the PUD master plan as multifamily residential. Mr. Taitano's proposed parental subdivision will only be subjected to the development requirements of the approved PUD master plan. And I have a document here, 22094, which is the Guam Land Use Commission PUD zone change. And I also have a map, 320 FY 70, which is attached, and I'll hand this as an exhibit. Personally, now I'm going to speak. I handle the subdivision section in the planning division. My recommendation, personally, it would be to rezone this Agricultural Zone property. The area is without sewer. To keep it at master plan, giving the high-density plan requirements, I don't think it's going to be justified. We do have currently another subdivision to the south, I think, of Mr. Taitano's property, which is the Lancho Villa before, I believe, and that has languished as well, even though there is infrastructure there. I'm not too sure who are the owners of the PUD, but if you ever look at the master plan, it called for high-density development. Rezoning it to Agriculture, I think, is the best way to go about it. It keeps it at a lower density as well and whoever the owners are would be able to subdivide their property individually versus the following master plan, which would require full improvement and all the other infrastructure requirements.

Speaker/Chairman: Yes, I think that's what we're trying to achieve here, is that the ability of Mr. Taitano, his intent and his desire is to do a parental subdivision. You can probably do that in a PUD. However, the development requirements for an individual are just too onerous and unaffordable. For a single, for a parent you know to do that. When all he wants, intends to do, is create single family residence or duplexes at the maximum under an "A" zone for his kids. And so while he may statutorily and legally have the ability to do that, practically and economically, he cannot and so what Mr. Taitano says the right ... the move to zone from PUD could decrease the value of his property, because the development possibilities are less and the maximization of the property is diminished because of the density switch, but that's not his concern. His concern is he wants to give his property to his kids. And I appreciate your prospective on the personal side on that. And that's really what we're really trying to do here. Mr. Taitano has the desire to do this and the property was zoned in that manner and requires action on this body. It's one of the few times, I think, you're going to see this Legislature down-zone a piece of property. Everybody wants to up-zone, Mr. Taitano is requesting to down-zone so he can divide it to his family in the quickest

way possible. So, that really is our intention here. Senator Leon Guerrero, did you have a question?

Sen. Lou Leon Guerrero: I just wanted to, I just wanted to comment Mr. Speaker that, certainly, you have been limited in your agreement to rezone through Legislature because we have processes in place. And those processes are in place more so also for protection. And making sure there is some kind of organized way and fashion in terms of zoning and rezoning, but I think in this case, the Speaker has been lobbying even already before this bill, to get the approval of his colleagues and I certainly can understand why now. And just to say that I think Mr. Taitano, you know. As a Chamoru our wealth is certainly in our land and I have no disagreement in your part in trying to give this to your children. And I appreciate Mr. Untalan's forthrightness in letting us know what exactly can be done. Through already an existing system, but I think as the Speaker said because it's cost prohibitive and Mr. Taitano just wants to subdivide his raw land and not necessarily for any kind-of development on his part, and just to keep it within the family. Certainly I have no reason not to support this piece of legislation and would look to getting it on the floor. So, you have my support Mr. Taitano, on this bill.

Mr. John Taitano: Appreciate it.

Male voice: Thank you, Mr. Speaker.

Sen. Klitzkie: Carlos, I'm confused, you have two sets of testimony, your official and your personal.

Mr. Carl Untalan: Yeah. That's correct, Senator.

Sen. Robert Klitzkie: Can you explain?

Mr. Carl Untalan: Well, I worked in subdivision for the past thirteen years and I've seen development, I've seen development that has languished and I believe this may have gone before my time when it was zoned PUD. And nothing has ever materialized. I do recall back in the mid-ninety's, there was one individual who was in a similar situation that had tried to subdivide the property. In the area and we found out that it was zoned PUD. And as a matter of fact, the place, that portion of the master plan that he was trying to subdivide the property for family use, was zoned ... well the use was designated as a commercial use area in the master plan itself. And so what we have is a PUD that's basically, that is a useless PUD. It's on the book legally. But practically no one is benefiting from the zoning of the PUD.

Sen. Robert Klitzkie: What I'm driving at is that it appears that you have two sets of testimony that cross-purposes one with the other. And when we have a representative from a government agency, and this case the Department of Land Management. Even broader than that it's always nice when the administration speaks with a single voice. But here we have one person speaking with two voices.

Mr. Carl Untalan: Well, again I know the details of how this P ... or subdivision is going to occur. And I foresee even though that he can do the subdivision itself, he's going to have

a hard time in terms of trying to meet the requirements for development in a PUD zone, comer ... R2 in this case he's in the multifamily designation and the master plan.

Sen. Robert Klitzkie: Does the Director of Land Management, have a position on this matter?

Mr. Carl Untalan: I believe I read the first one...

Speaker/Chairman: Yes, I think that the position he read was that the current law allows him to do a parental subdivision. In that, I don't think it said that we should not act on the bill. If I read it correctly, he just said what he has the ability to do: In current PUD designation you can do a parental subdivision. But it has to be followed by full improvements, and I think that's what he's stating. And so Mr. Untalan, if I read him correctly, he put a period there and he said...

Sen. Lou Leon Guerrero: And then he said, "personally."

Speaker/Chairman: But I understand you concern.

Sen. Robert Klitzkie: Yes and that's a little bit troublesome to me because you're not appearing as Carlos Untalan. You're appearing here as the representative of the Director of Land Management, isn't that correct?

Mr. Carl Untalan: That's correct. Like the Speaker had mentioned, I had at some point of time, the period and then I personally mentioned what my views are. Either way, the way it goes he can do it right now, as it is, but it's going to be difficult to do it. And that's why I mentioned that, personally, here's how I view it should be rezoned to back the zone to agriculture and everybody wins.

Sen. Robert Klitzkie: I see potential here for abuse, because when people go to the Department of Land Management, they would expect to deal with a public official or a public employee and not get the benefit of one of the personal opinions of one of the employees. Suppose your personal opinion were opposite. Suppose your director said, "Yes, this is good." You said, "Here is the director's recommendation but now, personally I think this is bad, and I recommend against approval," I just don't see that that works very well, Carlos, and I see it as working perhaps against Mr. Taitano, because, Mr. Speaker, perhaps you and I are one of those rare occasions where we are philosophically aligned on something. "Never" is a very strong word. That's why I wouldn't never say that I would never be in favor of the Legislature getting involved in the zoning and rezoning business, I wouldn't never say that. And this may be one of the meritorious cases, where sometimes putting a human face on a bureaucracy might be the function of this Legislature. Yeah, shocking, isn't it?

Sen. Lou Leon Guerrero: Thanks Bob.

Speaker/Chairman: It is Christmas. There is...

Sen. Lou Leon Guerrero: There is hope.

Sen. Robert Klitzkie: Just as shocking as the last bill, right?

Sen. Lou Leon Guerrero: I know.

Sen. Robert Klitzkie: But I can't allow the impression to remain that I would applaud someone coming over giving the official testimony and say, "That's the official testimony. Time out. Now, I'm going to tell you something exactly the opposite." I don't think that's good government. But, again, Mr. Taitano, that shouldn't work against you. Thank you very much, Mr. Speaker.

Speaker/Chairman: Senator Sanford, did you have any comments, questions?

Sen. Toni Sanford: Well, I just wanted to say to Mr. Taitano that I'm in support of this intent of this legislation. Anytime we can help our people because they are not able to move forward, help their family, we will continue to support. I just have one question. When you down-zone to Agricultural will he have an issue with this when his children want to begin to take it to SBA for the purpose of building. Are you allowed to build a concrete house in Agricultural?

Speaker/Chairman: Yes.

Male voice: Yes.

Sen. Toni Sanford: Yes, okay, just wanted to be sure that this isn't just a temporary resolve for your problem and that you will be able to move forward on Agricultural, with the intent of what your children are trying to do.

Speaker/Chairman: Yes, they'll be able to...

Sen. Toni Sanford: They'll be able to build.

Mr. John Taitano: I checked that out and see what I was thinking of is maybe the reason why they want the whole lot. Because of the value of the ... but according to SBA they've got it on their divided portion of it and that's where they place the value of the...

Sen. Toni Sanford: Okay, I just wanted to ask that question because in my mind I thought "Agriculture" was just agriculture and you're not allowed to build concrete homes. So if that's not going to be an issue then I'm support of this bill, Mr. Taitano and I hope this would bring resolution to your problem.

Mr. John Taitano: Boy, I appreciate that.

Sen. Toni Sanford: I applaud the Speaker for going out and I know this goes against his grain. He normally does not do things like this. But, when he's been talking to us individually, he did note that this is not going up, it's going down. And it's in hopes of helping your family to move forward with their plans to build their own homes.

Mr. John Taitano: It just saddens me when my son comes to me and says, "Are you gonna take your land if you passed away," you know. Because they think that I'm holding back on them.

Sen. Toni Sanford: Okay.

Mr. John Taitano: And to me, I'd rather give it to them, start paying for taxes and all.

Sen. Toni Sanford: Beside, you can't take it with you, Mr. Taitano. Anyway I just wanted to say that I have no problem with this. I will support this Bill when it comes on the floor.

Mr. John Taitano: I appreciate it.

Sen. Toni Sanford: Thank you.

Speaker/Chairman: Senator Brown?

Sen. Joanne Brown: Thank you Mr. Speaker. I love these rezoning bills. You know, the only other time in the nine years I've been here, I've actually seen a bill similar to this. It was a bill that was dealing with an issue in Agana Heights, where the previous Legislature had rezoned the zoning up for more intense development. And when the surrounding residents found out about it, they were up in arms, and if you recall, this is one of the bills that Senator Angel Santos initiated. Historically, just to let you know, Mr. Taitano, my position is I don't like rezoning bills through the Guam Legislature. Primarily in my years at EPA, because the problems they created. It's a quick fix process for someone that wants to develop or build a project. But in most cases it doesn't address the concerns of the surrounding community. In most cases, the infrastructure is not out in place to address the development, the surrounding community is not taken into consideration. So, historically I have never voted on a rezoning bill. I think I voted on Senator Santos's rezoning bill to rezone back down to what it was originally was. And I'm actually going to back on the record and look at that because I want to remain consistent. But other rezoning bills in the years I've been here, I never supported. And I've always had to vote "No" on them, because I just think sometimes, for the sake of political expediency, we create more problems. And when the surrounding community is not taken into consideration, I think we create more problems. And I've had residents time and time again come to complain, "Why is this auto body shop next to my property?" And for most people, all they have is their single family home. It's their greatest investment. They want to live in peace. Because the other activities and how money makes the world go round, their peace and quiet and the residential area they want to live in is adversely affected. Just reading this bill, it does indicate that this was a Legislative rezoning a number of years ago. So, here's another example, where a situation, I'm sure you had to pay probably higher land taxes because of the zoning on this property. But, you know, I would look back. I would want to remain consistent. I don't have a problem zoning down, cause I am not as crazy for intense development all over the island. I think there are some places that are appropriate and other places we need to see some greenery. So, I recognize the concerns you're bringing forth with regards to your family situations. I have to commend you that you're looking at doing this so you can give your land to your children. Most people are doing this because they're selling it out to some foreign investor and their children and grandchildren are visiting Chamorro Land Trust to find a lot to be

able to build a home or do farming. So, I am not opposed to your bill. I will go back in the voting record and verify my vote with that bill with Agana Heights to rezone that property back down. And if I did vote in favor of that bill, which I think I did, because I think it's been about nine years, I probably will more than likely remain consistent and look at this particular bill as an exception and support it and certainly understand the concern of where you're going with this issue.

Mr. John Taitano: I appreciate it...

Sen. Joanne Brown: Thank you very much, Mr. Speaker.

Speaker/Chairman: Thank you very much, Senator Muña-Barnes. Yes.

Sen. Tina Barnes: Thank you very much Mr. Speaker. Not (sign of respect), Mr. Taitano, I do want to tell you, that I'm here to support this cause that you want, especially knowing that you want to give the property to your children, And we know that we can't take it with us when we leave the earth. But, one of the questions I did have is in the event that if any of your children want to maybe build an apartment complex, duplex, or something a little bit bigger to help suffice their income, they would have to go back to through rezoning process to rezone up, right? They won't be ...

Speaker/Chairman: Not in an Agriculture. You're allowed to build up to a duplex in an agricultural lot, and that's the maximum you could build.

Mr. Carl Untalan: That's correct, Speaker, and I just want to add that if you want to build a duplex, then you would want to create an acre lot.

Speaker/Chairman: Yes.

Mr. Carl Untalan: Right

Sen. Tina Barnes: That's right.

Mr. Carl Untalan: So you can build a duplex provided you have the acreage.

Sen. Tina Barnes: The acreage. Okay, Mr. Taitano, I just want you to know that personally, I'm new at this. But you know that when it comes to giving to the children, especially our children, and knowing that land is getting scarce and you know not very many of our locals have land. And if you want to give it to your children I'm more than glad to support it...

Mayor Robert Lizama: Thank you, Mr. Speaker, you know, like I said earlier... Well I'm Mayor Lizama, Mayor of Yigo. I'm actually this morning to testify that affects the recreation with the Guam Police but I understood the first bill that I testified earlier with the streetlights. It was just by passing that I meet with the General Manager. I never saw the bill and all that. So of course I had invested interest in support of the bill. This is the second one now, I'm very alarmed that, you know, there is a bill here before this Legislature to do such without the mayor knowing about it. But please I just like to share that I do

Speaker/Chairman: Did we send him a copy of the bill?

Committee/Staff: No. They only requested for 235 and 236.

Mayor Robert Lizama: Yes, and that's for the reason that because it's indicated Yigo.

Speaker/Chairman: I apologize, Mr. Mayor. We did indicate of course, you know, we did send the bill, the title of the bill to you, and I apologize for not being as complete in our relaying of the information to you. We'll do that next time and I just apologize for that.

Mayor Robert Lizama: Yes but I just wanted, you know, for the record, Mr. Speaker, I do support the intent of the bill. I have no problems with that. It's just that I'm glad that I'm here for the other two bills because I wouldn't mind testifying on behalf of Mr. Taitano's, you know, intent to rezone to agricultural.

Speaker/Chairman: And again I apologize on the oversight of our part, and we'll do a better job next time.

Mayor Robert Lizama: No problem, Mr. Speaker. Oh no, I'll tell you it's not easy either. Thank you.

Findings and Recommendations

The Committee on Utilities and Land, to which was referred Bill 207(COR), "AN ACT TO REZONE LOT 7061-8-2 FROM PUD TO A," recommends that the legislation be

passed.

MINA'BENTE SIETE NA LIHESLATURAN GUÅHAN
2003 (FIRST) Regular Session

Bill No. 257 (CP)
As Amended by the
Committee on Utilities and Land.

Introduced by: v.c. pangelinan

AN ACT TO REZONE LOT 7061-8-2 FROM PUD TO A.

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

2 **Section 1. Legislative Findings and Intent.** *I Liheslaturan Guåhan*
3 finds that during the early 1970s, property in the municipality of Yigo
4 that had been zoned Agricultural ("A"), was rezoned as a Planned Unit
5 Development District ("PUD") and purchased by a land developer for
6 the purpose of constructing a planned subdivision. The developer
7 subsequently built only a portion of the overall rezoned district
8 intended for Planned Unit Development District.

9 The remaining undeveloped land area was defaulted by the land
10 developer, causing the neighborhood and the Yigo community hardship
11 because improvements that are required by PUD regulations had not
12 been completed before the developer went into default. As a result of
13 the default by the land developer, the landowner encumbered the
14 mandated provisions of the land-use laws pertaining to "PUD" zones.
15 Even though the developer did not complete the required
16 improvements, the restrictions and regulations for a PUD zone, which

1 are specified in Title 21 of the Guam Code Annotated, have remained in
2 effect for the property. This situation has unfairly constrained the
3 owners of the property from making use of their land.

4 A portion of the undeveloped land area zoned "PUD" is Lot No.
5 7061-8-2, which now belongs to Mr. Juan Taitano, who is an heir of one
6 of the property's original owners. Mr. Taitano proposes a parental
7 subdivision in order to execute a Deed of Gift to his children to inherit
8 the family estate. However, the current PUD zoning of this parcel
9 burdens Mr. Taitano with the hundreds of thousands of dollars for full
10 development cost of the infrastructure required for a PUD before he can
11 distribute his property as a parental division and from granting his
12 children their family estate, pursuant to Guam Code Annotated, Title 21,
13 Chapter 62 (Subdivision Law) and Chapter 61 (Zoning Law).

14 In order to move forward with the parental division, Mr. Taitano
15 would have applied to the Guam Land Use Commission for a rezoning
16 of the property. However, since there is no evidence that the subject
17 parcel of Mr. Taitano was zone-changed by the Commission, and other
18 sources indicate that the PUD zone change was made through a public
19 law, Mr. Taitano is not able to apply for the zone change with the Guam
20 Land Use Commission. Instead, a public law would have to be enacted
21 in order to change the zoning of the property back to an Agricultural
22 ("A") zone.

23 Therefore, *I Liheslaturan Guahan* finds that, in the interest of
24 fairness to the community, it is necessary to enact a public law that

1 removes from the said property the strict application of the PUD
2 provisions mandated under Title 21 of the Guam Code Annotated.

3 **Section 2. Lot Rezoning.** Notwithstanding any provision of law,
4 Lot 7061-8-2, located in the municipality of Yigo, is hereby rezoned from
5 Planned Unit Development District ("PUD") to Agriculture ("A").



Office of the People's Speaker
vicente (ben) c. pangelinan

DEC 03 2003

TIME: 11:17 (AM) (PM)
RECEIVED BY: *[Signature]*

Senator Lou Leon Guerrero RN, MPH

November 19, 2003

MEMORANDUM

Democrat Majority Leader
Committee on Rules & Health
Chairwoman
Committee on Utilities & Land
Member
Committee on Appropriation
& Budgeting, General
Government Operations
Reorganization & Reform
Member
Committee on Community,
Culture, Recreation &
Public Broadcasting
Member
Committee on Economic
Development, Retirement,
Investments, Public Works,
& Regulatory Functions
Member
Committee on Education
& Housing
Member
Committee on Judiciary
& Transportation
Member
Committee on Youth &
Senior Citizens,
Federal & Foreign Affairs
Member

To: Speaker Vicente C. Pangelinan, Chairman,
Committee on Utilities and Land
From: Senator Lou Leon Guerrero, Chairwoman *LS*
Committee on Rules and Health
Subject: Referral – Bill No. 207 (COR)

In accordance with Section 6.04.04.01 of the Standing Rules of the Mina' Bente Siete na Liheslaturan Guahan,

Bill No. 207 (COR) – “AN ACT TO REZONE LOT 7061-8-2 FROM PUD TO A.”

is referred to your Committee on Utilities and Land as the principal committee.

A copy of this bill may be obtained from the office of the Clerk of the Legislature.

Also in accordance with Section 7.01 of the Standing Rules, it shall be the duty of the Chairperson of each standing committee, or the designated hearing officer, to notify the Speaker, the Chairwoman of the Committee on Rules and the Executive Director, the date, time, subject matter, number and title of the bill or resolution for which a public hearing will be held.

Thank you.

cc: Clerk of the Legislature

MINA'BENTE SIETE NA LIHESLATURAN GUÅHAN
2003 (FIRST) Regular Session

Bill No. 207 (COR)

Introduced by:

v.c. pangelinan

2003
bc

AN ACT TO REZONE LOT 7061-8-2 FROM PUD TO A.

1 BE IT ENACTED BY THE PEOPLE OF GUAM:

2 Section 1. Legislative Findings and Intent. *I Liheslaturan Guåhan*
3 finds that during the early seventies (70s), property in the municipality
4 of Yigo, zoned Agricultural ("A") zone, was rezoned as a Planned Unit
5 Development District ("PUD") after the area was purchased by a
6 developer for the purpose of constructing a planned subdivision. A
7 search of the Land Use Commission records finds no record of the
8 rezoning action by the Commission and appears that the property was
9 rezoned by the Legislature. The developer built only part of the
10 subdivision and left the other sections of the property undeveloped. The
11 developer returned undeveloped portion of the property to the original
12 owners.

13 A portion of the "PUD"-rezoned property is Lot 7061-8-2, which
14 now belongs to Mr. Juan Taitano. Mr. Taitano wishes to execute a
15 parental division to be given as gifts to his children. He is unable to do
16 so due to the current "PUD" zone.

1 In order to move forward with the parental division, he can apply
2 to the Guam Land Use Commission for a rezone, but there are two
3 problems that prevents him from taking this route: (1) his lot was
4 rezoned through a public law and not through the Guam Land Use
5 Commission; and (2) the Department of Land Management cannot
6 approve such rezoning request because Guam law does not allow a
7 parental division within "PUD." He is unable to give property to his
8 children under the "PUD" zone because the required infrastructure he
9 must put in place is cost prohibitive for an individual parent.

10 Because he cannot go through the Guam Land Use Commission,
11 his only other option is for *I Liheslaturan Guahan* to amend the law by
12 rezoning his lot from "PUD" to "A" in order for him to divide the
13 property for his children.

14 **Section 2. Lot Rezoning.** Notwithstanding any provision of law,
15 Lot 7061-8-2, located in the village of Yigo, is hereby rezoned from
16 Planned Unit Development District ("PUD") to Agriculture ("A").

TWENTY-SEVENTH GUAM LEGISLATURE
 I MINA 'BENTE SIETE NA LIHESLATURAN GUAHAN
 Committee on Utilities and Land

Witness Sign in Sheet

BILL 207 (COR): "An act to rezone Lot 7061-8-2 from PUD TO A."

Name	Representing	Testimony (written/oral)	Testimony (against/for)
JUAN T. TAITANO	MYSELF	ORAL	FOR
Saul ...	DEM	oral/written	-
Margo ...	Margo-		



DEPARTMENT OF LAND MANAGEMENT
 (Dipåtamenton Manmanehan Tano')
 GOVERNMENT OF GUAM
 (Gobietnon Guahan)

December 18, 2003

MEMORANDUM

FELIX P. CAMACHO
 GOVERNOR OF GUAM

KALEO S. MOYLAN
 LIEUTENANT GOVERNOR OF GUAM

FELIXBERTO R. DUNGCA,
 JR.
 DIRECTOR
 EXECUTIVE SECRETARY, GLUC
 ADMINISTRATOR, GSPC
 CIVIL RECORDER
 REGISTRAR OF TITLES

The Honorable Senator Vicente (ben) C. Pangelinan
 Speaker, I Mina Bente Siete Na Liheslaturan Guahan
 Chairman, Committee on Utilities and Land
 155 Hesler Street
 Hagåtña Guam 96910

Subject: Department Comments on Bills 207, 221, 235 & 236



Felis Pasgua yan Felix Anu Nuebu! Thank you for allowing the Department to participate in this legislative law-making process. The Department provides the following comments on the following Bills:

Bill 207: An Act to Rezone Lot 7061-8-2 from PUD to A

GUAM CHIEF PLANNER
 DIVISION OF PLANNING
 GUAM LAND USE COMMISSION
 GUAM SEASHORE PROTECTION
 COMMISSION
 APPLICATION REVIEW COMMITTEE
 ↓
 GUAM CHIEF SURVEYOR
 CHIEF OF CADASTRE
 DIVISION OF LAND SURVEY
 ↓
 DEPUTY CIVIL RECORDER
 DIVISION OF LAND RECORDS
 ↓
 LAND MANAGEMENT ADMINISTRATOR
 DIVISION OF LAND ADMINISTRATION
 ↓
 GIS MANAGER
 DIVISION OF GEOGRAPHICS / LAND
 INFORMATION SYSTEM

Planning Staff finds that the intent of Mr. Taitano to create a parental subdivision in this "PUD" (Planned Unit Development) zone can be executed and is not restricted by Guam's land use laws or regulations as evidenced by the Parental Subdivision of Basic Lot 7061-R1 (Map 320FY70) in which the property that Mr. Taitano owns – Lot 7061-8 was created. Furthermore, Planning Staff finds that the area within the PUD that Mr. Taitano owns is designated in the "PUD" masterplan as "Multi-Family Residential.". Mr. Taitano's proposed parental subdivision will only be subjected to the development requirements of the approved "PUD" Masterplan. DLM Document 22094 (GLUC PUD zone change) and Map 320FY70 is attached for your information.

Bill 221: An Act to Authorize the CLTC to Lease Real Property in Santa Rita For Construction of Senior Citizens Center

We recommend that the applicant or developer seek guidance from Planning Staff on land use development actions prior to the permitting process.

Bill 235: An Act to Authorize the CLTC to Lease a Portion of Lot 7054-R5 in Yigo to the Mayor of Yigo for the Development of Sports Field. We recommend that the applicant or developer seek guidance from Planning Staff on land use development actions prior to the permitting process.

Staff finds that the property is zoned "A" and would require Guam Land Use Commission approval prior to development. We recommend that the applicant or developer seek guidance from Planning Staff on land use development actions prior to the permitting process.

Street Address:
 850 South Marine Drive,
 Anigua, Hagåtña

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

E-mail Address:
 dlm@mail.gov.gu

Telephone
 671-475-LAND

Fascimile
 671-477-0883



Memo to the Honorable Senator Vicente (ben) C. Pangelinan
Speaker, I Mina Bente Siete Na Liheslaturan Guahan
Chairman, Committee on Utilities and Land
Subject: Department Comments on Bills 207, 221, 235 & 236
December 19, 2003
Page 2

Bill 236: An Act to Authorize the CLTC to Lease Real Property in Yigo to the Guam Police Department for Construction of Northern Precinct and a Regional Law Enforcement Training Center.

Staff finds that the property is zoned "A" and would require Guam Land Use Commission approval prior to development. We recommend that the applicant or developer seek guidance from Planning Staff on land use development actions prior to the permitting process.

Once again, thank you for allow the Department to participate in this process and should you need further comments or have concerns, please contact myself or my staff at 475-5278 or 475-5252.

Senseramente,


FELIXBERTO R. DUNGCA, JR.

Cc:

Guam Chief Planner

Office of



The People

Mina' Bente Siete Na Liheslaturan Guåhan

vicente (ben) c. pangelinan
Speaker

Committee on Utilities and Land
Chairman

DEC 10 2003

John Taitano
P.O. Box 11403
Yigo, GU 96926

Dear Mr. Taitano:

Please be advised that the Committee on Utilities and Land has scheduled a Public Hearing on Friday, December 19, 2003, at 9 a.m. in the Public Hearing Room, Guam Legislature Building, on **Bill 207: AN ACT TO REZONE LOT 7061-8-2 FROM PUD TO A.**"

Your testimony on Bill 207 would be greatly appreciated. I look forward to seeing you at the hearing.

Sincerely,

vicente (ben) c. pangelinan
Speaker & Chairman on Committee on Utilities & Land

155 Hesler St., Hagåtña, GU 96910

Tel: (671) 472-3552/4 - Fax: (671) 472-3556 - Email: senben@kuentos.guam.net

Office of



The People

Mina' Bente Siete Na Liheslaturan Guåhan

vicente (ben) c. pangelinan
Speaker

Committee on Utilities and land
Chairman

DEC 10 2003

Edwin Ching
Chairperson, Guam Land Use Commission
c/o Department of Land Management
One-Stop Building, Anigua
P.O. Box 2950
Hagatna, GU 96932

Dear Mr. Ching:

Please be advised that the Committee on Utilities and Land has scheduled a Public Hearing on Friday, December 19, 2003, at 9 a.m. in the Public Hearing Room, Guam Legislature Building, on **Bill 207** "AN ACT TO REZONE LOT 7061-8-2 FROM PUD TO A."

Your testimony on Bill 207 would be greatly appreciated. I look forward to seeing you at the hearing.

Sincerely,

vicente (ben) c. pangelinan
Speaker & Chairman on Committee on Utilities & Land

155 Hesler St., Hagatna, GU 96910

Tel: (671) 472-3552/4 - Fax: (671) 472-3556 - Email: senben@kuentos.guam.net



The People

Mina' Bente Siete Na Liheslaturan Guåhan

vicente (ben) c. pangelinan
Speaker

Committee on Utilities and Land
Chairman

DEC 10 2003

The Honorable Robert S. Lizama
Mayor of the Municipality of Yigo
c/o Mayors' Council of Guam
P.O. Box 786
Hagatna, GU 96932

Dear Mayor Lizama:

Please be advised that the Committee on Utilities and Land has scheduled a Public Hearing on Friday, December 19, 2003, at 9 a.m. in the Public Hearing Room, Guam Legislature Building, on the following bills:

- **Bill 207:** AN ACT TO REZONE LOT 7061-8-2 FROM PUD TO A.
- **Bill 235:** AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO LEASE A PORTION OF LOT 7054-R5 IN YIGO TO THE MAYOR OF YIGO FOR THE DEVELOPMENT OF SPORTS FIELDS.
- **Bill 236:** AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO LEASE REAL PROPERTY IN YIGO TO THE GUAM POLICE DEPARTMENT FOR CONSTRUCTION OF NORTHERN PRECINCT AND A REGIONAL LAW ENFORCEMENT TRAINING CENTER.

Your testimony on bills 207, 235 and 236 would be greatly appreciated. I look forward to seeing you at the hearing.

Sincerely,

vicente (ben) c. pangelinan
Speaker & Chairman on Committee on Utilities & Land

155 Hesler St. Hagåtña, GU 96910

Tel: (671) 472-3552/4 - Fax: (671) 472-3556 - Email: senben@kuentos.guam.net



The People

Office of
Mina' Bente Siete Na Liheslaturan Guåhan

vicente (ben) c. pangelinan
Speaker

Committee on Utilities and land
Chairman

DEC 10 2003

Felixberto Dungca, Jr.
Department of Land Management
One-Stop Building, Anigua
P.O. Box 2950
Hagatna, GU 96932

Dear Mr. Dungca:

Please be advised that the Committee on Utilities and Land has scheduled a Public Hearing on Friday, December 19, 2003, at 9 a.m. in the Public Hearing Room, Guam Legislature Building, on the following items:

- **Bill 207:** AN ACT TO REZONE LOT 7061-8-2 FROM PUD TO A.
- **Bill 221:** AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO LEASE REAL PROPERTY IN SANTA RITA FOR CONSTRUCTION OF A SENIOR CITIZENS CENTER.
- **Bill 235:** AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO LEASE A PORTION OF LOT 7054-R5 IN YIGO TO THE MAYOR OF YIGO FOR THE DEVELOPMENT OF SPORTS FIELDS.
- **Bill 236:** AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO LEASE REAL PROPERTY IN YIGO TO THE GUAM POLICE DEPARTMENT FOR CONSTRUCTION OF NORTHERN PRECINCT AND A REGIONAL LAW ENFORCEMENT TRAINING CENTER.

Your testimonies on bills 207, 221, 235 and 236 would be greatly appreciated. I look forward to seeing you at the hearing.

Sincerely,

vicente (ben) c. pangelinan
Speaker & Chairman on Committee on Utilities & Land

155 Hesler St., Hagatña, GU 96910

Tel: (671) 472-3552/4 - Fax: (671) 472-3556 - Email: senben@kuentos.guam.net



The People

vicente (ben) c. pangelinan
Speaker

Committee on Utilities and land
Chairman

DEC 10 2003

The Honorable Felix Perez Camacho
I Maga' Lahen Guahan
Office of the Governor of Guam
Suite 408 Pacific News Building
238 Archbishop Flores Street
Hagatna, GU 96910

Dear Governor Camacho:

Please be advised that the Committee on Utilities and Land has scheduled a Public Hearing on Friday, December 19, 2003, at 9 a.m. in the Public Hearing Room, Guam Legislature Building, on the following items:

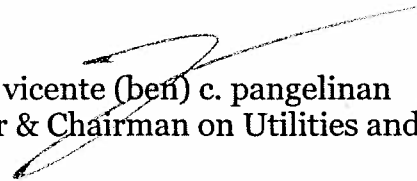
- Confirmation Hearing for **Mr. David J. Matanane** as a member of the Chamorro Land Trust Commission.
- **Bill 176:** AN ACT TO PROVIDE NET METERING FOR CERTAIN CUSTOMERS OF AN ELECTRIC UTILITY WHO HAVE INSTALLED A RENEWABLE ENERGY SYSTEM; SPECIFYING STANDARDS APPLICABLE TO SUCH SYSTEMS; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO, RELATIVE TO ADD A NEW ARTICLE 5 TO CHAPTER 8 OF TITLE 12, GUAM CODE ANNOTATED.
- **Bill 195:** AN ACT TO ESTABLISH ACCOUNTABILITY IN THE INSTALLATION AND CONNECTION OF STREETLIGHTS, THROUGH THE ADDITION OF A NEW ARTICLE 4 TO CHAPTER 8 OF TITLE 12, GUAM CODE ANNOTATED.
- **Bill 204:** AN ACT TO AMEND AND REENACT CERTAIN SECTIONS OF PUBLIC LAW 26-70 RELATING TO THE TERMS OF THE PRIVATIZATION OF THE GUAM TELEPHONE AUTHORITY.
- **Bill 207:** AN ACT TO REZONE LOT 7061-8-2 FROM PUD TO A.
- **Bill 221:** AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO LEASE REAL PROPERTY IN SANTA RITA FOR CONSTRUCTION OF A SENIOR CITIZENS CENTER.
- **Bill 235:** AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO LEASE A PORTION OF LOT 7054-R5 IN YIGO TO

THE MAYOR OF YIGO FOR THE DEVELOPMENT OF SPORTS
FIELDS.

- **Bill 236:** AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO LEASE REAL PROPERTY IN YIGO TO THE GUAM POLICE DEPARTMENT FOR CONSTRUCTION OF NORTHERN PRECINCT AND A REGIONAL LAW ENFORCEMENT TRAINING CENTER.

The appropriate government agencies are invited to testify on the
aforementioned items.

Sincerely,


vicente (ben) c. pangelinan
Speaker & Chairman on Utilities and Land

cc: Lt. Governor



The People

vicente (ben) c. pangelinan
Speaker

Committee on Utilities and land
Chairman

DEC 10 2003

The Honorable Douglas Moylan
Attorney General
Department of Law
Dipattamenton Lai
120 W O'Brien Drive
Suite 2-200E
Hagatna, GU 96910

Dear General Moylan:

Please be advised that the Committee on Utilities and Land has scheduled a Public Hearing on Friday, December 19, 2003, at 9 a.m. in the Public Hearing Room, Guam Legislature Building, on the following items:

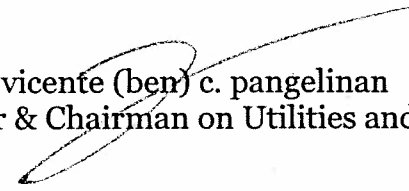
- Confirmation Hearing for **Mr. David J. Matanane** as a member of the Chamorro Land Trust Commission.
- **Bill 176:** AN ACT TO PROVIDE NET METERING FOR CERTAIN CUSTOMERS OF AN ELECTRIC UTILITY WHO HAVE INSTALLED A RENEWABLE ENERGY SYSTEM; SPECIFYING STANDARDS APPLICABLE TO SUCH SYSTEMS; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO, RELATIVE TO ADD A NEW ARTICLE 5 TO CHAPTER 8 OF TITLE 12, GUAM CODE ANNOTATED.
- **Bill 195:** AN ACT TO ESTABLISH ACCOUNTABILITY IN THE INSTALLATION AND CONNECTION OF STREETLIGHTS, THROUGH THE ADDITION OF A NEW ARTICLE 4 TO CHAPTER 8 OF TITLE 12, GUAM CODE ANNOTATED.
- **Bill 204:** AN ACT TO AMEND AND REENACT CERTAIN SECTIONS OF PUBLIC LAW 26-70 RELATING TO THE TERMS OF THE PRIVATIZATION OF THE GUAM TELEPHONE AUTHORITY.
- **Bill 207:** AN ACT TO REZONE LOT 7061-8-2 FROM PUD TO A.
- **Bill 221:** AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO LEASE REAL PROPERTY IN SANTA RITA FOR CONSTRUCTION OF A SENIOR CITIZENS CENTER.
- **Bill 235:** AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO LEASE A PORTION OF LOT 7054-R5 IN YIGO TO

THE MAYOR OF YIGO FOR THE DEVELOPMENT OF SPORTS
FIELDS.

- **Bill 236:** AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO LEASE REAL PROPERTY IN YIGO TO THE GUAM POLICE DEPARTMENT FOR CONSTRUCTION OF NORTHERN PRECINCT AND A REGIONAL LAW ENFORCEMENT TRAINING CENTER.

Your comments and suggestions on any of the above-referenced matters are greatly appreciated.

Sincerely,


vicente (ben) c. pangelinan
Speaker & Chairman on Utilities and Land



The People

vicente (ben) c. pangelinan
Speaker

Committee on Utilities and land
Chairman

DEC 10 2003

Simon Sanchez
Executive Director
Committee to Get Guam Working
P.O. Box 21929 GMF
Barrigada, GU 96921

Dear Mr. Sanchez:

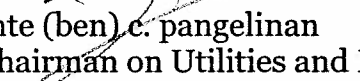
Please be advised that the Committee on Utilities and Land has scheduled a Public Hearing on Friday, December 19, 2003, at 9 a.m. in the Public Hearing Room, Guam Legislature Building, on the following items:

- Confirmation Hearing for **Mr. David J. Matanane** as a member of the Chamorro Land Trust Commission.
- **Bill 176:** AN ACT TO PROVIDE NET METERING FOR CERTAIN CUSTOMERS OF AN ELECTRIC UTILITY WHO HAVE INSTALLED A RENEWABLE ENERGY SYSTEM; SPECIFYING STANDARDS APPLICABLE TO SUCH SYSTEMS; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO, RELATIVE TO ADD A NEW ARTICLE 5 TO CHAPTER 8 OF TITLE 12, GUAM CODE ANNOTATED.
- **Bill 195:** AN ACT TO ESTABLISH ACCOUNTABILITY IN THE INSTALLATION AND CONNECTION OF STREETLIGHTS, THROUGH THE ADDITION OF A NEW ARTICLE 4 TO CHAPTER 8 OF TITLE 12, GUAM CODE ANNOTATED.
- **Bill 204:** AN ACT TO AMEND AND REENACT CERTAIN SECTIONS OF PUBLIC LAW 26-70 RELATING TO THE TERMS OF THE PRIVATIZATION OF THE GUAM TELEPHONE AUTHORITY.
- **Bill 207:** AN ACT TO REZONE LOT 7061-8-2 FROM PUD TO A.
- **Bill 221:** AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO LEASE REAL PROPERTY IN SANTA RITA FOR CONSTRUCTION OF A SENIOR CITIZENS CENTER.
- **Bill 235:** AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO LEASE A PORTION OF LOT 7054-R5 IN YIGO TO THE MAYOR OF YIGO FOR THE DEVELOPMENT OF SPORTS FIELDS.

- **Bill 236:** AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO LEASE REAL PROPERTY IN YIGO TO THE GUAM POLICE DEPARTMENT FOR CONSTRUCTION OF NORTHERN PRECINCT AND A REGIONAL LAW ENFORCEMENT TRAINING CENTER.

Your comments and suggestions on any of the above-referenced matters are greatly appreciated.

Sincerely,


vicente (ben) c. pangelinan
Speaker & Chairman on Utilities and Land



The People

Office of
Mina' Bente Siete Na Liheslaturan Guåhan

vicente (ben) c. pangelinan
Speaker

Committee on Utilities and land
Chairman

DEC 10 2003

Eloise Baza
President, Guam Chamber of Commerce
P.O. Box 283
Hagatna, GU 96910

Dear Ms. Baza:

Please be advised that the Committee on Utilities and Land has scheduled a Public Hearing on Friday, December 19, 2003, at 9 a.m. in the Public Hearing Room, Guam Legislature Building, on the following items:

- Confirmation Hearing for **Mr. David J. Matanane** as a member of the Chamorro Land Trust Commission.
- **Bill 176:** AN ACT TO PROVIDE NET METERING FOR CERTAIN CUSTOMERS OF AN ELECTRIC UTILITY WHO HAVE INSTALLED A RENEWABLE ENERGY SYSTEM; SPECIFYING STANDARDS APPLICABLE TO SUCH SYSTEMS; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO, RELATIVE TO ADD A NEW ARTICLE 5 TO CHAPTER 8 OF TITLE 12, GUAM CODE ANNOTATED.
- **Bill 195:** AN ACT TO ESTABLISH ACCOUNTABILITY IN THE INSTALLATION AND CONNECTION OF STREETLIGHTS, THROUGH THE ADDITION OF A NEW ARTICLE 4 TO CHAPTER 8 OF TITLE 12, GUAM CODE ANNOTATED.
- **Bill 204:** AN ACT TO AMEND AND REENACT CERTAIN SECTIONS OF PUBLIC LAW 26-70 RELATING TO THE TERMS OF THE PRIVATIZATION OF THE GUAM TELEPHONE AUTHORITY.
- **Bill 207:** AN ACT TO REZONE LOT 7061-8-2 FROM PUD TO A.
- **Bill 221:** AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO LEASE REAL PROPERTY IN SANTA RITA FOR CONSTRUCTION OF A SENIOR CITIZENS CENTER.
- **Bill 235:** AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO LEASE A PORTION OF LOT 7054-R5 IN YIGO TO THE MAYOR OF YIGO FOR THE DEVELOPMENT OF SPORTS FIELDS.

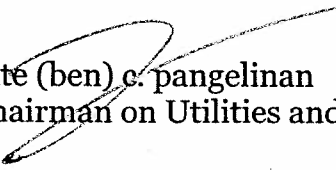
155 Hesler St., Hagatna, GU 96910

Tel: (671) 472-3552/4 - Fax: (671) 472-3556 - Email: senben@kuentos.guam.net

- **Bill 236: AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO LEASE REAL PROPERTY IN YIGO TO THE GUAM POLICE DEPARTMENT FOR CONSTRUCTION OF NORTHERN PRECINCT AND A REGIONAL LAW ENFORCEMENT TRAINING CENTER.**

Your comments and suggestions on any of the above-referenced matters are greatly appreciated.

Sincerely,


vicente (ben) c. pangelinan
Speaker & Chairman on Utilities and Land



Mina' Bente Siete Na Liheslaturan Guåhan

vicente (ben) c. pangelinan
Speaker

Committee on Utilities and Land
Chairman

DEC 18 2003

Anthony Godwin
President, Guam Board of Realtors
P.O. Box 12158
Tamuning, GU 96931

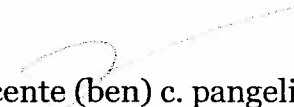
Dear Mr. Godwin:

Please be advised that the Committee on Utilities and Land has scheduled a Public Hearing on Friday, December 19, 2003, at 9 a.m. in the Public Hearing Room, Guam Legislature Building, on the following items:

- **Bill 207:** AN ACT TO REZONE LOT 7061-8-2 FROM PUD TO A.
- **Bill 221:** AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO LEASE REAL PROPERTY IN SANTA RITA FOR CONSTRUCTION OF A SENIOR CITIZENS CENTER.
- **Bill 235:** AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO LEASE A PORTION OF LOT 7054-R5 IN YIGO TO THE MAYOR OF YIGO FOR THE DEVELOPMENT OF SPORTS FIELDS.
- **Bill 236:** AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO LEASE REAL PROPERTY IN YIGO TO THE GUAM POLICE DEPARTMENT FOR CONSTRUCTION OF NORTHERN PRECINCT AND A REGIONAL LAW ENFORCEMENT TRAINING CENTER.

Your testimonies on bills 207, 221, 235 and 236 would be greatly appreciated. I look forward to seeing you at the hearing.

Sincerely,


vicente (ben) c. pangelinan
Speaker & Chairman on Committee on Utilities & Land



The People

Office of
Mina' Bente Siete Na Liheslaturan Guahan

vicente (ben) c. pangelinan
Speaker

Committee on Utilities and Land
Chairman

DEC 10 2003

MEMORANDUM

TO: Chairwoman, Committee on Rules
Executive Director, Guam Legislature

FROM: vicente (ben) c. pangelinan, Speaker
Chairman, Committee on Utilities and Land

SUBJECT: Public Hearing scheduled for 12/19/03

Please be advised that the Committee on Utilities and Land has scheduled a Public Hearing on Friday, December 19, 2003, at 9 a.m. in the Public Hearing Room, Guam Legislature Building, on the following items:

- Confirmation Hearing for **Mr. David J. Matanane** as a member of the Chamorro Land Trust Commission.
- **Bill 176:** AN ACT TO PROVIDE NET METERING FOR CERTAIN CUSTOMERS OF AN ELECTRIC UTILITY WHO HAVE INSTALLED A RENEWABLE ENERGY SYSTEM; SPECIFYING STANDARDS APPLICABLE TO SUCH SYSTEMS; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO, RELATIVE TO ADD A NEW ARTICLE 5 TO CHAPTER 8 OF TITLE 12, GUAM CODE ANNOTATED.
- **Bill 195:** AN ACT TO ESTABLISH ACCOUNTABILITY IN THE INSTALLATION AND CONNECTION OF STREETLIGHTS, THROUGH THE ADDITION OF A NEW ARTICLE 4 TO CHAPTER 8 OF TITLE 12, GUAM CODE ANNOTATED.
- **Bill 204:** AN ACT TO AMEND AND REENACT CERTAIN SECTIONS OF PUBLIC LAW 26-70 RELATING TO THE TERMS OF THE PRIVATIZATION OF THE GUAM TELEPHONE AUTHORITY.
- **Bill 207:** AN ACT TO REZONE LOT 7061-8-2 FROM PUD TO A.
- **Bill 221:** AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO LEASE REAL PROPERTY IN SANTA RITA FOR CONSTRUCTION OF A SENIOR CITIZENS CENTER.

155 Hesler St., Hagatña, GU 96910

Tel: (671) 472-3552/4 - Fax: (671) 472-3556 - Email: senben@kuentos.guam.net

- **Bill 235:** AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO LEASE A PORTION OF LOT 7054-R5 IN YIGO TO THE MAYOR OF YIGO FOR THE DEVELOPMENT OF SPORTS FIELDS.
- **Bill 236:** AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO LEASE REAL PROPERTY IN YIGO TO THE GUAM POLICE DEPARTMENT FOR CONSTRUCTION OF NORTHERN PRECINCT AND A REGIONAL LAW ENFORCEMENT TRAINING CENTER.



The People

vicente (ben) c. pangelinan
Speaker

Committee on Utilities and Land
Chairman

DEC 10 2003

MEMORANDUM

TO: All Committee Members

FROM: vicente (ben) c. pangelinan, Speaker
Chairman, Committee on Utilities and Land

SUBJECT: Public Hearing scheduled for 12/19/03

Please be advised that the Committee on Utilities and Land has scheduled a Public Hearing on Friday, December 19, 2003, at 9 a.m. in the Public Hearing Room, Guam Legislature Building, on the following items:

- Confirmation Hearing for **Mr. David J. Matanane** as a member of the Chamorro Land Trust Commission.
- **Bill 176:** AN ACT TO PROVIDE NET METERING FOR CERTAIN CUSTOMERS OF AN ELECTRIC UTILITY WHO HAVE INSTALLED A RENEWABLE ENERGY SYSTEM; SPECIFYING STANDARDS APPLICABLE TO SUCH SYSTEMS; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO, RELATIVE TO ADD A NEW ARTICLE 5 TO CHAPTER 8 OF TITLE 12, GUAM CODE ANNOTATED.
- **Bill 195:** AN ACT TO ESTABLISH ACCOUNTABILITY IN THE INSTALLATION AND CONNECTION OF STREETLIGHTS, THROUGH THE ADDITION OF A NEW ARTICLE 4 TO CHAPTER 8 OF TITLE 12, GUAM CODE ANNOTATED.
- **Bill 204:** AN ACT TO AMEND AND REENACT CERTAIN SECTIONS OF PUBLIC LAW 26-70 RELATING TO THE TERMS OF THE PRIVATIZATION OF THE GUAM TELEPHONE AUTHORITY.
- **Bill 207:** AN ACT TO REZONE LOT 7061-8-2 FROM PUD TO A.
- **Bill 221:** AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO LEASE REAL PROPERTY IN SANTA RITA FOR CONSTRUCTION OF A SENIOR CITIZENS CENTER.

- **Bill 235:** AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO LEASE A PORTION OF LOT 7054-R5 IN YIGO TO THE MAYOR OF YIGO FOR THE DEVELOPMENT OF SPORTS FIELDS.
- **Bill 236:** AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO LEASE REAL PROPERTY IN YIGO TO THE GUAM POLICE DEPARTMENT FOR CONSTRUCTION OF NORTHERN PRECINCT AND A REGIONAL LAW ENFORCEMENT TRAINING CENTER.

Your presence will be greatly appreciated.



The People

Office of
Mina' Bente Siete Na Liheslaturan Guahan


vicente (ben) c. pangelinan
Speaker

Committee on Utilities and Land
Chairman

DEC 10 2003

MEMORANDUM

TO: All Senators

FROM: vicente (ben) c. pangelinan, Speaker
Chairman, Committee on Utilities and Land 

SUBJECT: Public Hearing scheduled for 12/19/03

Please be advised that the Committee on Utilities and Land has scheduled a Public Hearing on Friday, December 19, 2003, at 9 a.m. in the Public Hearing Room, Guam Legislature Building, on the following items:

- Confirmation Hearing for **Mr. David J. Matanane** as a member of the Chamorro Land Trust Commission.
- **Bill 176:** AN ACT TO PROVIDE NET METERING FOR CERTAIN CUSTOMERS OF AN ELECTRIC UTILITY WHO HAVE INSTALLED A RENEWABLE ENERGY SYSTEM; SPECIFYING STANDARDS APPLICABLE TO SUCH SYSTEMS; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO, RELATIVE TO ADD A NEW ARTICLE 5 TO CHAPTER 8 OF TITLE 12, GUAM CODE ANNOTATED.
- **Bill 195:** AN ACT TO ESTABLISH ACCOUNTABILITY IN THE INSTALLATION AND CONNECTION OF STREETLIGHTS, THROUGH THE ADDITION OF A NEW ARTICLE 4 TO CHAPTER 8 OF TITLE 12, GUAM CODE ANNOTATED.
- **Bill 204:** AN ACT TO AMEND AND REENACT CERTAIN SECTIONS OF PUBLIC LAW 26-70 RELATING TO THE TERMS OF THE PRIVATIZATION OF THE GUAM TELEPHONE AUTHORITY.
- **Bill 207:** AN ACT TO REZONE LOT 7061-8-2 FROM PUD TO A.
- **Bill 221:** AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO LEASE REAL PROPERTY IN SANTA RITA FOR CONSTRUCTION OF A SENIOR CITIZENS CENTER.

- **Bill 235:** AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO LEASE A PORTION OF LOT 7054-R5 IN YIGO TO THE MAYOR OF YIGO FOR THE DEVELOPMENT OF SPORTS FIELDS.
- **Bill 236:** AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO LEASE REAL PROPERTY IN YIGO TO THE GUAM POLICE DEPARTMENT FOR CONSTRUCTION OF NORTHERN PRECINCT AND A REGIONAL LAW ENFORCEMENT TRAINING CENTER.

Your presence will be greatly appreciated.

Twenty-Seventh Guam Legislature
MINA 'BENTE SIETE NA LIHESLATURAN GUÁHAN
Speaker vicente (ben) c. pangelinan
Chairman, Committee on Utilities and Land

Public Hearing
9:00 a.m., Friday, December 19, 2003

A G E N D A

- I. Call to Order:
- II. Announcement & Introduction of Members:
- III. Executive Appointments:

Chamorro Land Trust Commission

- David J. Matanane
- Doreen F. Pangelinan

- IV. Legislative Measures:

9AM

- **Bill No. 176:** An act to Provide net metering for certain customers of an electric utility who have installed a renewable energy system; specifying standards applicable to such systems; and providing other matters properly relating thereto.
- **Bill No. 195:** An act to establish accountability in the installation and connection of streetlights.
- **Bill No. 207:** An act to rezone Lot 7061-8-2 from PUD TO A.
- **Bill No. 221:** An act to authorize the Chamorro Land Trust Commission to lease real property in Santa Rita for construction of a senior citizens center.
- **Bill No. 235:** An act to authorize the Chamorro Land Trust Commission to lease a portion of Lot 7054-R5 in Yigo to the Mayor of Yigo for the development of sports fields.
- **Bill No. 236:** An act to authorize the Chamorro Land Trust Commission to lease real property in Yigo to the Guam Police Department for construction of Northern Precinct and a Regional Law Enforcement Training Center.

2PM

- **Bill No. 204:** An act to amend P.L. 26-70, relating to terms of the privatization of the Guam Telephone Authority.

- V. Remarks:
- VI. Adjournment:

74
guampdn.com Pacific Daily News, Friday, December 12, 2003

YARD SALE Across Happy Mart
Look 4 signs Sat Only 9-1p
LOTS OF MISC ITEMS 734-2769

YARD SALE DEC 13 & 14, 1-4PM
#10 CADENA DE ANOPI,
LATITE HGTS 688-6992

Yona Balajadia Rd Signs on Main
Rd B4 Elem School Sat 13 Sun 14
Clothes DVD Shoes Toys & More

BRAND NEW 7K GENERATOR
For Sale \$1900 (Office) 647-6710
(Home) 640-1703

HONDA GENERATOR 1K
Super Quiet, 1 Gal a 16hrs 5875
MUST SEE 2 BELIEVE! 687-5957

Shop Tools, Table Saw, Millar Saw
8" Drill Press, Band Saw, Lathe
Machine Router & Misc. 472-5656

GAMEBIRDS STAGS \$75.00
Cocks \$125.00 Glen Cristiano
789-0950 or 777-4536

GAMFOWL 4 SALE
PAIRS & TRIOS UP TO \$500
Call LR Olin 688-5675/734-4323

Black & White Australian Female
Shitzu Tyr OML House Broken \$900
ODO. Pils Call 649-5302

FREE TO A GOOD HOME
Boonie Puppies (6) Female (2)
Male All Ages. Call: 637-2948

PIT BULL PUPPY FOR SALE
American Red Nose 8 weeks old
\$300 ea. 653-2352/787-8363

Pitbull Pups 8wks, 1st shot/Dewormed
\$300 ea. 1 Male/3 Females
Call: 637-3394 Leave Msg.

Pure CFA Persian Kitten \$295
3mo Old. SMOKE RED GAMEO
Call: 637-2090632-8175

Roll pups/papers Great girl \$650
cash Financing \$900 \$100/mo
888-4453 720-8391

Shitzu Puppies \$500 ea. Male (1)
Female (1) \$250 Deposit Ready on
SOLD SOLD SOLD

Siberian Husky Female 7mos. old
aka: Snowdog w/blue eyes \$1300
Shayne 788-1003/649-7216

Small Chihuahua Puppies \$550
Female \$350 Male Tiny Guadalupe
of Love For Christmas. 472-6695

Let the Pacific Daily News
Classified Work for YOU!
Call 472-1PDN
for more information
Pacific Daily News
www.pacificdailynews.com

Hotel Santa Fe and The Grill at Santa Fe
is currently seeking highly motivated individuals to
join our dynamic team. We are currently looking for
qualified applicants to fill the following positions:
Front Desk (Japanese speaking a plus)
Waitstaff (Japanese speaking a plus)
Line Cook
Drivers
Please apply in person at the Hotel Santa Fe from
8:00 a.m. to 5:00 p.m. only
Equal Opportunity Employer

CARGO VANS
FLEET BUYERS SPECIAL
\$5,000 OFF
E-SERIES
E-150
E-250
E-350
Now Available.
TRIPLE J MOTORS TRIPLE J CAN MARY
649-6555 649-9334/5

OFFICE OF SUPPLY MANAGEMENT
DEPARTMENT OF EDUCATION
P.O. Box DE
Hagatna, Guam 96913
Tel: 473-0456 / Fax: 473-5601

INVITATION FOR BID

Bid No: **FBE-010-2004**

For: **Ground Maintenance for Thirty-Seven (37)
Public Schools and Four (4) Support Facilities**

Bid Opening date: **December 26, 2003**
Time: **1:30 PM**

Pre-Bid Conference: **December 19, 2003**
Time: **1:30 PM**

**INTERESTED BIDDER(S) MAY PICK-UP BID FORMS /
SPECIFICATIONS AT THE OFFICE OF SUPPLY
MANAGEMENT, 2ND FLOOR B-202, MANUEL FL.
GUERRERO BUILDING, HAGATNA, GUAM.**

/s/ ALBERT GARCIA
BUYER SUPERVISOR II

FOR: SUPERINTENDENT OF EDUCATION
Juan P. Flores

This Ad was paid 100% Department of Education FY2004 Operation Budget.

PACIFIC SECURITY ALARM, INC.
IN BUSINESS SINCE 1969:

**ADMINISTRATION/COMMUNICATIONS
SUPERVISOR**

- Are you a Team Leader?
- Do you enjoy a dynamic environment?
- Do you have excellent communications skills?

If you answered "yes" to the above questions, you will
enjoy working at PSA. Your skills must include:

- 1) Supervisory experience of 5-10 personnel
- 2) Computer literate
- 3) Good written and verbal communication skills
- 4) Attention to details
- 5) Excellent Administration skills

Please fax resume or apply at our main office across the
Micronesia Mall, 2nd floor of Sunleader Bldg., between
8am-5pm Mon-Fri. Current Police & Court
Clearances required. EBO.

**MANGILAO
GOLF CLUB
GUAM**

ACCOUNTING CLERK
Some experience in accounting
Must be detail oriented

Applications are available at the front gate at our
golf course in Pagat, Mangilao, Route 15.
Monday to Friday between 8am - 3pm.

**Police, Court, and Traffic Court
Clearances Required**

**SIXTH AMENDED NOTICE OF
SALE UNDER MORTGAGE**

NOTICE IS HEREBY GIVEN pursuant to
Section 2302 of the Civil Code of
Guam, as amended by H.R. 62-A,
§36113, that the Mortgage executed
and delivered by ARNEL A. REYES,
whose mailing address is Post Office
Box 8072, San Angelo, Texas, 76903,
Mortgagee, to Community Lending, Inc.,
which Mortgage was assigned to
COMMERCIAL HOME LOANS,
INC., Mortgagee, whose mailing
address is 87130 Ward Avenue, San
Valley, California, 90065, on
May 1, 1998, which Mortgage was
executed on December 18, 1998, and
recorded with the Department of Land
Management, Government of Guam,
under Document No. 557317, on
January 2, 1999, will be
FORECLOSED pursuant to a POWER
OF SALE contained in the above
Mortgage. The property described
herein will be sold WITHOUT
WARRANTY BEING GIVEN, express or
implied, of title, possession,
rights of redemption or encumbrances,
as hereinafter described, to the highest
bidder at public auction, to wit: the
Mayor's Office, Dededo, Guam, at
2:00 p.m. on December 19, 2003, to
satisfy the amount due on such
mortgage on the day of sale. Terms of
sale are strictly cash or as otherwise
deemed acceptable by Seller.
The premises that are described in the
Mortgage and that will be sold to satisfy
the Mortgage are more particularly
described as follows:
Lot No. 912-2-02, Tract No. 308,
Municipality of Dededo, Guam, as said
lot is marked and designated on
Drawing No. ES-0315, L.M.A. 0555,
dated August 28, 1993 and recorded on
August 26, 1993 in the Department of
Land Management, Government of
Guam, and Instrument No. 43399.
Map shows an area of 617 + square
meters. Property is registered land and
the Last Certificate of Title, 103722,
Estate No. 7194, located in the name of
Hongkong Hsian Corporation.
Together with the buildings,
improvements, fixtures, appurtenances,
rights, easements, privileges and
appurtenances to the same belonging
or appertaining or held and enjoyed
heretofore, including the easements,
rights, interests and profits
therein, all personal property, fixtures,
contents, furniture and inventory
therein, and all of the tenancy, title,
and interest of the Mortgagee, both at
law and in equity, therein and thereon.
The undersigned is the attorney in law
for the owner of such mortgage and the
note secured thereby. The Mortgagee
has distributed in full the principal sum
of the mortgage and the principal sum due is
One Hundred Fifty Thousand Three
Hundred Ninety and 00/100
(\$150,393.00) Dollars, plus interest
thereon at the rate of 8.75% per annum
from September 1, 2000 to the date of
payment or sale, together with costs of
sale and attorney's fees and due and
owing.

The undersigned reserves the right to
withdraw this notice to accept any bid or
to accept the highest bid, and to
postpone the sale from time to time.
The Sixth Amended Notice of Sale
Under Mortgage is made for the
purpose of collecting a debt and any
information obtained by the undersigned
will be used for bid purposes.

Given this 21st day of November 2003.

BERKMAN O'CONNOR MAHAN
& SHILOV
Attorneys for Mortgagee

/s/ MICHAEL J. BERKMAN

Guam U.S.A. }
City of Hagatna } as:

On this 21st day of November 2003,
before me, the undersigned notary,
personally appeared, Michael J.
Berkman, the person whose name is
signed on the preceding document, and
acknowledged to me that he signed it
voluntarily for the stated purpose,
as attorney for

Wells Fargo Financial Guam, Inc.

/s/ MARY JO P. PABLO
Notary Public
In and For Guam, U.S.A.
My Commission Expires:
May 20, 2006
P.O. Box 521 Hagatna, Guam 96932

Mina Bente Siete Na Liheslaturan Guahan
vicente (ben) c. pangelinan **Office of the People's**
Speaker **Chairman, Committee on Utilities and Law**

Public Hearing
9:00 a.m., Friday, December 19, 2003
AGENDA

Confirmation Hearing on Mr. David J. Mananan and Ms. Doreen F. Pangelinan as
members of the Chamorro Land Trust Commission.

Bill 176: An Act to provide net metering for certain customers of an electric utility who
have installed a renewable energy system; specifying standards applicable to such systems;
and providing other matters properly relating thereto.

Bill 195: An Act to establish accountability in the installation and connection of streetlights

Bill 204: An Act to amend P.L. 26-70, relating to terms of the privatization of the Guam
Telephone Authority.

Bill 207: An Act to rezone Lot 7061-8-2 from PLUD TO A

Bill 221: An Act to authorize the Chamorro Land Trust Commission to lease real property
in Saieña Rita for construction of a senior citizens center.

Bill 235: An Act to authorize the Chamorro Land Trust Commission to lease a portion of
Lot 7054-R5 in Yigo to the mayor of Yigo for the development of sports fields.

Bill 236: An Act to authorize the Chamorro Land Trust Commission to lease real property
in Yigo to the Guam Police Department for construction of Northern Precinct and a
Regional Law Enforcement Training Center.

The hearing will take place in the Green Legislative Public Hearing Room located in Hagatna. Individuals requesting
accommodations, necessary and/or services are asked to contact the Office of Speaker vicente (ben) c. pangelinan at 472-
3555/472. Written testimonies may be submitted in advance of the Public Hearing date. Testimonies may be filed
electronically sent to guam@guam.gov.gu or a form may be filed on at www.guam.net/guam/whb.htm

All paid for by government funds.

A. B. Won Pat Guam International Airport Authority
(ATURDAT PUERTON BATHON ARIEN ENTERNASIONAT GUAHAN)
P.O. Box 8770, Tapaning, Guam 96931 | Telephone: (671) 848-0300/12

The Honorable Feliz P. Camacho
Governor of Guam

The Honorable Kairo S. Bayan
Lt. Governor of Guam

INVITATION FOR BID

COOLING TOWER REHABILITATION
Project No. GIAA-FY03-26-1
AIP No. 3-66-0001-37

The A.B. Won Pat Guam International Airport Authority (GIAA), a public corporation and an autonomous
instrumentality of the Government of Guam, will receive sealed bids for the Cooling Tower Rehabilitation
Project No. GIAA-FY03-26-1/AIP No. 3-66-0001-37.

Bids in duplicate copy will be received as described in the contract documents until 4:00 P.M. (Guam Time), January 8, 2004
(Guam Time), at the office of the Executive Director, GIAA, Main Terminal Building, at which time and place
all bids will be publicly opened and read aloud in the GIAA Terminal Conference Room. Bids received after 4:00
p.m., January 8, 2004, will not be considered.

All bids must be accompanied by a bid security in the amount of fifteen (15%) percent of the total bid price. Bid
security may be a bid bond certified check or cashier's check made payable to the Guam International Airport
Authority. A non-refundable deposit of one hundred dollars (\$100.00) in cash or certified check is required for
payment for bid documents. For further information, contact the GIAA Administrative Office, 3rd Floor, Main Terminal
Building. The sureties of all bids must be approved by the Department of Treasury and the United States Department of
Treasury listed as "Companies and Firms Approved for Bid by the U.S. Treasury on Federal Sureties on Federal
Bonds Acceptable Retainage" on the internet at www.fedprocure.gov. Bid security shall not exceed the surety
underwriting limit as stated in the contract documents. Each bid must be accompanied by a copy of Certificate of Authority
is also required.

GIAA hereby notifies all bidders that it will primarily favor small business concerns and SDBs
Disadvantaged Business Concerns will be afforded full opportunity to submit bids in response to this invitation
and will not be discriminated on the grounds of race, color and national origin in its consideration for an award
contract.

A pre-bid meeting will be held in the GIAA Terminal Conference Room at 2:00 p.m., December 15, 2003.

The GIAA, in its best interest reserves the right to reject any and all bids and to waive any and all informality
and to disregard all nonconforming or conditional bids or counter proposals when in GIAA's opinion, such
rejection or waiver will be in the GIAA's best interest.

For additional information, contact Mr. Marc A. Gagarin, P.E., GIAA Chief Engineer at (671) 642-4437/8 or F
(671) 642-4407.

/s/ WILLIAM R. THOMPSON
Executive Manager

/s/ WORTH C. PANGLINAN
Deputy Executive Manager

AD PAID FOR BY GUAM INTERNATIONAL AIRPORT AUTHORITY

Let the Pacific Daily News Classifieds Work for YOU! Call 472-1PDN for more information

IN THE SUPERIOR COURT OF GUAM HAGATNA, GUAM

IN THE INTEREST OF A.G., a female born on April 11, 2001 Minor.

Juvenile Special Proceedings I.S.P. NO. JP 699-03

SUMMONS

To: JEAN GUMATAOTAO Biological Mother YOU ARE HEREBY summoned to appear before Honorable Katherine A. Matsuman, Judge, Superior Court of Guam, on the 8th day of January, 2004 at 10:00 a.m. for an Answering hearing. The Judge will, at the time of the hearing, inform you as to the status of the above-named minor and will appoint an attorney for you if you need one.

Dated this 14th day of November, 2003

CLERK, SUPERIOR COURT OF GUAM

BY: Lorelei J. Melandri DEPUTY CLERK

NOTICE OF JOB OPPORTUNITY

By authority from the U.S. Citizenship and Immigration Services (CIS) Guam Department of Labor is making a determination on temporary labor Certification Applications for the positions listed in the advertisement. This is a part of the determination process that will determine that (1) there are not sufficient U.S. workers that are qualified and available to perform work; and (2) that the employment of the client will not adversely affect the wages and working conditions of similarly employed U.S. workers on Guam. The wages listed must be at least equal to the Prevailing Wage Rate for the occupation. U.S. workers shall be offered the same benefits, terms, and conditions offered by the employer to alien workers. If you are qualified and want this job, you must apply. If no applicants respond, we must conclude that there are no U.S. workers who are qualified and available.

10.CEMENT MASONS (2 yrs. exp.) - \$11.34/hr. Smooths and finishes surfaces of poured concrete floors, walls, sidewalks or curbs to specified finish using hand tools or power tools, including floats, brooms and screeds. Spreads soft concrete to specified depth and workable consistency using float to bring to water surface and produce soft tappings. Levels, smooths and slopes surfaces of freshly poured concrete using straightedge and float or power screed. Finishes concrete surface using power trowel or wet and rub concrete with abrasive stone to impart finish. Removes rough or defective spots from concrete surfaces using power grinder or chisel and hammer and patches holes with fresh concrete or epoxy compound. Mixes expansion joints and edges. May sprinkle colored stone chips, powdered sand or coloring powder on concrete to produce prespecified finish. May mix cement using hot or pre-mixing machine. May produce rough concrete surface using broom.

4.CARPENTER (2 yrs. exp.) - \$11.70/hr. Detects, constructs, erects, installs and repairs structures and fixtures of wood, wallboard and plywood, including trimwork. Uses carpenter's hand tools and power tools conforming to local building codes. Studies blueprints, sketches and building plans for information pertaining to types of materials required such as lumber or finished and dimensions of structure or fixture to be fabricated. Selects specified type of lumber or other materials. Prepares layout using rule, framing square and splines. Make cutting and assembly line according to prescribed measurements using square, rule and plane. Verifies amount of material using planing table and carpenter's level. Erects framework for structure and lay wallboard. Bends, plans and layout and install partitions and cabinets.

2.STRUCTURAL STEEL WORKER (2 yrs. exp.) - \$10.36/hr. Detects, fabricates any combination of the following duties to install, place and weld girders, columns, and other structural steel members to form complete structures. Get up hoisting equipment for rigging and placing structural steel members. Fuses steel members to other steel using electric, gas or oxy. Cuts member into position. Fit, work or pry steel members into appropriate position while leading steel supports member. For member into a final position. Verify vertical and horizontal alignment of members using plumb line and level. Bolt aligned members to level them in position until they can be permanently riveted, bolted or welded in place. Cut and weld steel members to meet dimensions. (N.B. EOE: Employer will accept for all-level men and food and lodging @ \$30.00/week.)

Interested applicants should apply at Guam Employment Service at the One Stop Career Center located at the Santa Rita Bldg. at 173 San Juan, Guam, P.O. Box 191, Hagatna. The job offer is open to all qualified U.S. workers without regard to race, color, national origin, age, sex, citizenship and to U.S. workers with disabilities who are qualified, willing, able and available to perform the job. Ref. No. 2003-1118

LIQUIDATION AUCTION

COMMERCIAL KITCHEN APPLIANCES RESTAURANT FURNITURE RESTAURANT DISHES & UTENSILS STAINLESS STEEL POTS & PANS AND MANY MORE

All Items may be viewed on Thurs., Dec. 18 & Fri., Dec. 19 from 10am to 3pm LOCATION: AUTO CLUB SERVICES / ABC MOTORS BLDG. HARMON LOOP RD. WAREHOUSE, NEXT TO DAILY PLAZA

Saturday, December 20, 2003 - BIDS MUST BE TURNED IN by 12:30pm to United Pacific Collection Agency

Located at East West Bus. Cntr. Bldg., 718 Suite 205, Upper Tumon

If any questions call: TJ Sablan 646-8006



Guam Environmental Protection Agency AHIENSIAN PRUTEKSION LINA LA GUAMAN

P.O. BOX 22439 GMP - HARRISBURG, GUAM 96921 TEL: 475-16388 / FAX: 475-16018

REQUEST FOR PROPOSAL INTERIM HOUSEHOLD HAZARDOUS WASTE COLLECTION SERVICES

The Guam Environmental Protection Agency (Guam EPA) is soliciting proposals for the development and operation of an Interim Household Hazardous Waste Collection Service. The Collection must meet the regulatory requirements described in the Solid Waste Management and Other Control Act (modified under Title 10, Chapter 51 of the Guam Code Annotated), Guam's Hazardous Waste Management Regulations, Solid Waste Rules and Regulations, and the U.S. EPA Resource Conservation and Recovery Act (RCRA), Subtitle C. The Collection is intended to ensure efficiency, effectiveness, and safety in the collection, packaging, transport, disposal, and overall management of household hazardous wastes.

A pre-proposal conference will be held at 9:00 a.m., Monday, January 6, 2004 at the Guam EPA Administration Office in Building 17-304 Mariner Avenue, Tiyán, Barrigada. Officers of proposals may submit additional questions to seek further clarification on proposal or Scope of Work requirements on later than 10:00 a.m., Thursday, January 8, 2004. All inquiries must be made in writing and they're delivered to Guam EPA's Main Office on Mariner Avenue, Tiyán. Telephone of email inquiries will not be accepted. All inquiries must include the addresser's full and proper name and contact information.

Request for Proposal (RFP) packages may be obtained at the Guam EPA's Main Office on Mariner Avenue, Tiyán, Barrigada anytime from Monday through Friday (excluding holidays) between 8:00 a.m. and 4:30 p.m. beginning Wednesday, December 17, 2003. Deadline for submission of all proposals is 4:30 a.m., Friday, January 16, 2004 either by hand delivery or post marked mailed to:

Administrative Guam Environmental Protection Agency P.O. Box 22439 Guam Main Facility Harrisburg, Guam 96921

Guam EPA reserves the right to waive any information and reject any and all proposals. For further information please contact Ms. Barbara Torres at 475-16388.

FRED M. CASTRO

Administrative ALL LIVING THINGS OF THE EARTH ARE ONE

Cars Plus Parts & Service Department

will be closed for inventory Saturday, December 20, 2003

WE WILL REOPEN FOR REGULAR HOURS ON MONDAY, DECEMBER 22, 2003

Sorry for the inconvenience



Mina Bente Siete Na Liheslaturan Guahan

Vicente (ben) c. pangolinan, Office of the People's Speaker, Chairman, Committee on Utilities and Land

Public Hearing Friday, December 19, 2003

9:00 am

- Confirmation Hearing on Mr. David J. Matanigan and Ms. Doreen F. Pangelinan as members of the Chamorro Land Trust Commission.
Bill 176: An Act to provide net metering for certain customers of an electric utility who have installed a renewable energy system specifying standards applicable to such systems and providing other matters properly relating thereto.
Bill 195: An Act to establish accountability in the installation and connection of streetlights.
Bill 207: An Act to rezone Lot 7061-8-2 from PUD TO A.
Bill 221: An Act to authorize the Chamorro Land Trust Commission to lease real property in Santa Rita for construction of a senior citizens center.
Bill 235: An Act to authorize the Chamorro Land Trust Commission to lease a portion of Lot 7054-R5 in Yigo to the mayor of Yigo for the development of sports fields.
Bill 236: An Act to authorize the Chamorro Land Trust Commission to lease real property in Yigo to the Guam Police Department for construction of Northern Precinct and a Regional Law Enforcement Training Center.

2:00 pm

- Bill 204: An Act to amend P.L. 26-70, relating to terms of the privatization of the Guam Telephone Authority.

The hearing will take place at the Guam Legislature Public Hearing Room located in Hagatna. Individuals requesting special accommodations, auxiliary aid or services are asked to contact the Office of Speaker Vicente Ben C. Pangolinan @ 472-8355/472. Written testimonies may be filed in advance of the Public Hearing date. Testimonies may be filed at 472-8355 or electronically sent to speaker@legis.guam.net or a form may be filed out at www.guam.net/gov/legis. Ad paid for by government funds.



GUAM ENVIRONMENTAL PROTECTION AGENCY AHIENSIAN PRUTEKSION LINA LA GUAMAN

P.O. BOX 22439 GMP - HARRISBURG, GUAM 96921 TEL: 475-16388 / FAX: 475-16018

NOTICE OF PUBLIC HEARING SEWER AND DRINKING WATER CONSTRUCTION GRANTS PROJECT PRIORITY LISTS

WHEN: January 15, 2004 at 3:00 P.M. WHERE: GEPA Main Office Conference Room

The Federal Clean Water Act (CWA) and the Safe Drinking Water Act (SDWA) authorize the U.S. Environmental Protection Agency to provide federal funding for the design and construction of publicly owned treatment works and needed public drinking water system infrastructure improvements. A major step in the grant process is ranking proposed sewer and water projects to produce priority lists. As part of the process, a public hearing must be held to give citizens and local organizations the opportunity to provide relevant information and comments on the proposed priority lists.

The Guam Environmental Protection Agency (Guam EPA) used a ranking system to develop the priority lists. This system considers factors such as protection of public health, compliance with the SDWA and other engineering and EIA considerations for the Drinking Water Priority List and public health, stricter protection and discharge permit and/or Water Quality Standards violations for the Sewer Construction Grants Priority List. Information and comments received during the public hearing may change the ranking of each project. Interested persons and representatives of local agencies and organizations are invited to present relevant information, views and comments. Written comments may be submitted at Guam EPA, 17-3304 Mariner Avenue, Tiyán Barrigada or mailed to P.O. Box 22439, GMP, Barrigada, Guam 96921. Comments may also be submitted through the Guam EPA web site at www.guamepa.gov.guam.net.

A fact sheet which includes the proposed sewer and drinking water project priority lists will be available at the Guam EPA main office at 17-3304, Mariner Avenue, Tiyán, Barrigada after December 17, 2003. For further information, please contact Christopher A. Land, P.E. or Angel B. Marquez at 475-1621/638.

FRED M. CASTRO Administrator

THIS ADVERTISEMENT WAS PAID WITH FEDERAL FUNDS BY Guam Environmental Protection Agency

"ALL LIVING THINGS OF THE EARTH ARE ONE"

Committee on Utilities and Land

Friday, December 19, 2003

Public Hearing for Bill No. 207 (COR)

“AN ACT TO REZONE LOT 7061-8-2 FROM PUD TO A.”

	Present	Absent	Off-Island	Excused
vicente (ben) c. pangelinan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carmen Fernandez	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frank B. Aguon, Jr.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lou Leon Guerrero	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rory Respicio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toni Sanford	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Joanne Brown	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Forbes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Randall Cunliffe	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ray Tenorio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Larry Kasperbauer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Robert Klitzkie	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jesse Lujan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tina Muna-Barnes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Quinata	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attending Staff

Karen Quitlong <input checked="" type="checkbox"/>	Roque Aguon <input checked="" type="checkbox"/>	Frances Flores <input type="checkbox"/>
Ed Pocaigue <input checked="" type="checkbox"/>	Dan Ybarra <input checked="" type="checkbox"/>	

Attendance Sheet: Friday, December 19, 2003

MINA'BENTE SIETE NA LIHESLATURAN GUÅHAN
2003 (FIRST) Regular Session

Bill No. 207 (COA)

Introduced by:

v.c. pangelinan 

AN ACT TO REZONE LOT 7061-8-2 FROM PUD TO A.

1 BE IT ENACTED BY THE PEOPLE OF GUAM:

2 **Section 1. Legislative Findings and Intent.** *I Liheslaturan Guåhan*

3 finds that during the early seventies (70s), property in the municipality
4 of Yigo, zoned Agricultural ("A") zone, was rezoned as a Planned Unit
5 Development District ("PUD") after the area was purchased by a
6 developer for the purpose of constructing a planned subdivision. A
7 search of the Land Use Commission records finds no record of the
8 rezoning action by the Commission and appears that the property was
9 rezoned by the Legislature. The developer built only part of the
10 subdivision and left the other sections of the property undeveloped. The
11 developer returned undeveloped portion of the property to the original
12 owners.

13 A portion of the "PUD"-rezoned property is Lot 7061-8-2, which
14 now belongs to Mr. Juan Taitano. Mr. Taitano wishes to execute a
15 parental division to be given as gifts to his children. He is unable to do
16 so due to the current "PUD" zone.

1 In order to move forward with the parental division, he can apply
2 to the Guam Land Use Commission for a rezone, but there are two
3 problems that prevents him from taking this route: (1) his lot was
4 rezoned through a public law and not through the Guam Land Use
5 Commission; and (2) the Department of Land Management cannot
6 approve such rezoning request because Guam law does not allow a
7 parental division within "PUD." He is unable to give property to his
8 children under the "PUD" zone because the required infrastructure he
9 must put in place is cost prohibitive for an individual parent.

10 Because he cannot go through the Guam Land Use Commission,
11 his only other option is for *I Liheslaturan Guahan* to amend the law by
12 rezoning his lot from "PUD" to "A" in order for him to divide the
13 property for his children.

14 **Section 2. Lot Rezoning.** Notwithstanding any provision of law,
15 Lot 7061-8-2, located in the village of Yigo, is hereby rezoned from
16 Planned Unit Development District ("PUD") to Agriculture ("A").