



Guahan

By ED DAVIS



MAN, LAND AND SEA

The Guam Tribune Tuesday, November 25, 1986

Our island ... our communities and villages are what we make of them ... or what we allow them to become !!!

TERRITORIAL PLANNING/SEASHORE PROTECTION COMMISSION

Date/Time	Public Hearing Notice	Place
November 25, 1986 10:00am Tuesday	Lot. No 7013 REM B-1-1 NEW, Yigo (Tomas and Antonio Bejedo c/o Cornerstone Inc.), Zone Change from "R-1" (Single Family) to "R-2" (Multiple Dwelling) in order to construct a twelve unit apartment building	Yigo Commissioner's Office
November 25, 1986 2:00pm Wednesday	Lot. No. 5242-2-2 and 5242-2-2R3 Macheche, Barrigada (Ramon O. Taitano c/o Prudencio R. Balagtas and Cornerstone, Inc., Subdivision and Waiver Improvement Variance for deletion of a fifty foot wide access easement, west of Lot 5242-2-R3 and to be located on the east of subject property, to serve as ingress and egress for Lot 5242-2-3.	Barrigada Commissioner's Office
November 25, 1986 3:00pm Wednesday	Lot. No 5361-8 Mangileo Barrigada (Takayuki Kajiya c/o Frank Santos), Zone Change from "R-2" (Multiple Dwelling to "C" (Commercial to convert a butler type building into a general merchandise and school supply market.	Mangileo Commissioner's Office

Who pays when development gets out of hand? You do! It is no secret that most of our island has inadequate infrastructure to support major growth. The expansion and improvement of infrastructures (power, water, sewerage, etc.), is the responsibility of various government agencies, and since those responsible are within the government, the cost for such improvements is passed on to you with higher service costs. Since the developer stands to gain the most from their development, why then should they not be required to share the cost of infrastructure improvements? Because development impacts on the entire island community, it is essential that the government seek the public support only that development which is beneficial to the island community and economically sound to the taxpayer. In the final analysis, the taxpayer must provide the roads, street lighting, utilities, sewerage and police and fire protection to support development. The Bureau of Planning works daily to gain support for improved planning and land-use laws, but we need everyone's assistance. You and your neighbors, as responsible citizens of Guam, can help by demanding that the demands occur within the framework of sound planning and adhere to the established land-use laws.

The Guam Environmental Protection Agency (EPA) would like to advise building/renovation contractors, owners and operators of facilities containing asbestos insulation, that notification must be given to the Guam EPA before removing friable asbestos. Notification must include the location of the project, the asbestos disposal site, and the asbestos removal plan. The plan will be reviewed for compliance with asbestos emission control requirements of 40 CFR Subpart 61 by the Guam EPA. For more information, Guam EPA personnel are available to answer questions regarding asbestos hazards, exposure and removal. Just call 646-8863 thru 65 or visit the Guam EPA offices in the Harmon Plaza. This information is provided free of charge.

If you have any questions or comments about Guam land-use laws, or the Coastal Management Program, call 646-9136/718, or write:

PUBLIC INFORMATION OFFICER
Bureau of Planning
P.O. Box 2960
Agana, Guam 96910

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By ED DAVIS

MAN, LAND AND SEA

The Guam Tribune Tuesday, November 11, 1988

"Our island ... our communities and villages are what we make of them ... or what we allow them to become!"



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Recently, the US Environmental Protection Agency (EPA) announced the cancellation of the pesticide diazinon for use on golf courses. EPA received reports of approximately 80 bird kills in 18 states in which diazinon was either confirmed or implicated as the primary cause. Birds are poisoned when they feed on grass, its roots, grass seed, or invertebrates associated with the treated grass. After November 30, 1986, products containing diazinon which have been registered for use on golf courses may not be released for shipment on Guam unless the labels have been amended to indicate a prohibition against further use on these sites. After April 30, 1987, the products may not be sold by Guam retailers unless the labels have been properly amended.

Erosion and sedimentation occurs naturally when wind, water and gravity wear down exposed rock surfaces carrying detached soil particles to low-lying lands. The nutrients in these soil particles aid in the establishment of plants which support both human and animal life. This is a slow process when controlled by nature, but man's influence on this natural process has prompted the Guam Environmental Protection Agency (EPA) to establish regulations that will reduce damage to the environment through inadequate planning or uncontrolled growth. Man's construction activities, more specifically, clearing and grading, alter natural drainage passages, expose greater soil surfaces and remove natural vegetation. Without proper planning, the newly cleared or graded surfaces offer little resistance to wind, water and gravity. Sediments carried by water usually end up in our bays and harbors adversely affecting the marine life in these salt water environments.

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In order to minimize erosion and sedimentation problems, the Guam EPA prepared an Erosion Control Guide manual in 1976 and has revised it in 1986. New solutions to these problems have been discovered and are incorporated in an updated manual now available for distribution. The Soil Erosion and Sedimentation Control Handbook outlines among things, procedures involved in obtaining a clearing and grading permit as well as guidelines in developing an Erosion and Sedimentation Control Plan. The manuals are being distributed to local contractors, engineers and architects and developers. The manual is available, free of charge, and may be acquired at the EPA office in Harmon.

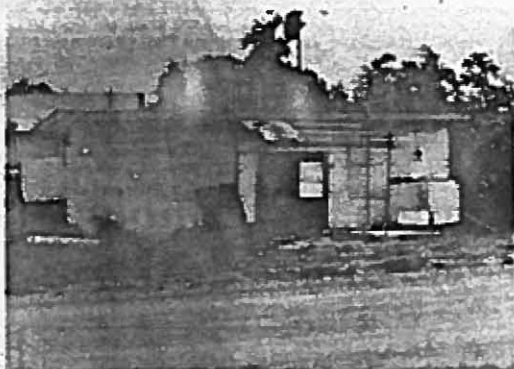
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If you have any questions or comments about Guam's Land-use laws, or the Coastal Management Program, call 646-9136/7/8, or write:

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AGANA, GUAM 96910



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Territorial Planning/Seashore Protection Commission

Public Hearing Notice

Date/Time	Lot Number and Type	Place
November 8, 1986 10:00am Wednesday	Lot No. 55 Block 3, Perazville, Subdivision. Tomening Dr. Edward Cruz c/o Mark Ruth from Taniguchi-Ruth, AIA and Associates. Conditional Use to alter and add to the existing structure to establish an outpatient health service facility in an "R-1" (Single Family) zone.	Tamuning Commissioner's Office

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"Poor Housekeeping," a term used to describe the actions of contractors when they leave empty containers, used materials, and such laying around a job site. While most of the "mess" is cleaned up after job is completed, the "poor housekeeping" attitude shown during construction can use a great deal of damage to our environment. For example, the contractor doing the current expansion of Route 3 between Yigo and Dededo is a prime candidate for poor housekeeper of the year award. A drive along the roadway will provide you with a view of leaking 55 gallon drums that are covering the ground with their contents. On down the road at a field office location, a fire is being maintained by members of the construction crew. I could go on with examples, but I think you see our point. The awarding of the construction contract does not grant blanket approval for the contractor to do whatever he wants. There are laws governing open burning, and the storage of materials that could cause damage to our fresh water supply, and top soil. Contractors beware that you are not above the law, and that continued violations, and "poor housekeeping" practices can result in heavy fines, clean-up cost, and yes even blacklisting on future contract bidding. The choice is yours.

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MESSAGE FROM THE GUAM
FIRE DEPT., FIRE PREVENTION BUREAU.

West may hold key to control of senate; Republicans worried

BY PATRICK YACK
The Denver Post

Republicans are nervously crossing their fingers and hoping they can keep control of the U.S. Senate.

Their eyes are fixed on the West, where their political futures could be determined.

Swept into power by Ronald Reagan's landslide victory in 1980, Republicans must prevent the Democrats from winning a net total of four races if they are to keep their chairmanships and protect the President's legislative flanks.

Democrats are running ahead of or about even with incumbent Republicans in three states in the region — North Dakota, South Dakota and Idaho. In another Western state, Nevada, a Democrat is expected to win a seat now represented by a Republican who decided not to seek reelection.

"I think it's literally true that the control of the Senate could be determined by the outcome in those states," said Sen. John Heinz, chairman of the Republican Senatorial Campaign Committee, during a brief campaign stop in Denver last week.

Some 22 Republicans and 12 Democrats are up for reelection this November.

Democrats are expected to wrest away seats in Maryland and Florida. Republicans are favored to take away seats in Missouri and Louisiana. The race in North Carolina is dead-even.

The real battle ground, therefore, is in the West.

Washington-based Democratic pollster Peter Hart has been taking the pulse of the West. As in other parts of the country, there is only one single issue facing voters, Hart

said: "Who is going to listen to me? Who is going to fight for me? Who is going to understand my concerns?"

Although Reagan is immensely popular in the west, Hart contends that the mid-term elections will have little to say about the president's political standing.

"This election isn't about Ronald Reagan," said Hart. "It is really about where the country is going."

Jim Parrish, chairman of the Kansas Democratic Party, agrees with Hart. "People like Reagan a lot without understanding anything about him or his party," Parrish said. "I think they like Reagan apart from the government. He is like the king of America and they love the king."

Because Reagan is so popular, Heinz wants to

awaken the president's supporters and get them to the polls. Heinz wants the election to be a referendum on the president and his policies.

"If the Democrats take control of the Senate, they could well undermine the support of the Strategic Defense Initiative, which is essential to getting the Soviets back to the (negotiating) table," Heinz said.

Asked whether Americans are more interested in the president's "Star Wars" budget than in the economy, Heinz said, "If you had asked me two weeks ago, I would have said no. But the summit changed that."

Heinz also contends that the American West could be threatened by a Democratic takeover.

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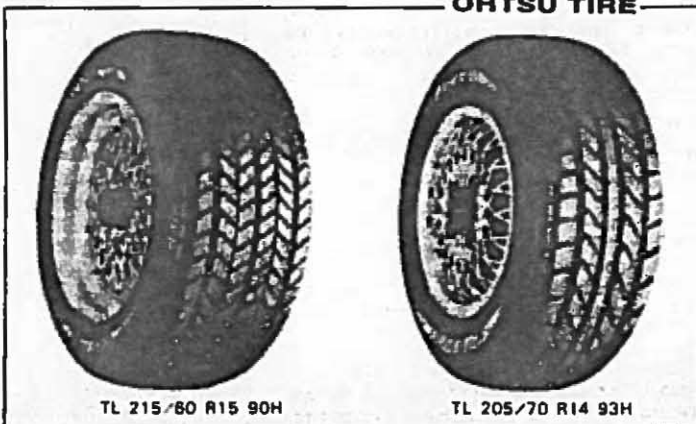
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Volunteers assist National Park in various projects

Many individuals and organizations have contributed to the Volunteers-In-Parcs program on Guam.

The National Park Service Volunteers-In-Parcs (VIP's) program was authorized by Public Law 91-357 enacted in 1970. Its main purpose was to provide a channel in which the National Park Service could accept and utilize volunteers and services from the public. Since as early as 1981, over 8,000 volunteers donated their time as well as their talents to the VIP program contributing as many as 603,000 hours.

Volunteering is a way of getting things done, that might not be done due to insufficient funds and limited personnel. Why do people volunteer? People volunteer for many different reasons. Volunteers commit themselves because it makes them feel good to contribute and assist others. They set their own hours to accommodate their needs as well as those of the park. It's a way of supporting something you believe in. A way of contributing to their community. A way of developing goals



U.S. Marine Barracks, Guam refurbishes Marine Monument located at Asan Point.

based on their skills and interests.

The War in the Pacific National Historical Park is a proud recipient of the many hours of volunteer work since the opening of the new T. Stoll Newman Visitor Center, in Asan. Employees, their spouses, families, and friends have contributed to the park in

many ways, such as setting up and designing exhibits, installing and erecting audio visual equipment, acquiring historical documents and artifacts for the park's museum collection. Volunteers have also participated in the underwater surveys, inventing, monitoring, and photographing the park's underwater resources.

"In addition, volunteers have restored monuments, refurbished museum exhibits, cataloged and filed historical archive records, conducted field surveys, acquired films/video's on Guam, it's people and their culture, and documents pertaining to Guam during World War II."

The National Park Service and the staff at the War in the Pacific National Historical Park expressed thanks to persons and groups for their expertise, time, and support of their mission to conserve and interpret outstanding natural, scenic, and historic values in Guam for the benefit and enjoyment of present and future generations.

For further information concerning the National Park's VIP program, the public is invited to visit the Division of Interpretation located at the T. Stoll Newman Visitor Center, Marine Drive, Asan or 477-9362/472-7240.

Volunteers/s

Seabees
Marine Barracks
Mobile-Mine-Assembly
Eight
Pete Peterson

Debra Hollars
Mr. & Mrs. Joe Lupolo
Mr. & Mrs. David Hendrix
Timothy Rock

Joe E. Teitano
George N. Peterson.
Mark W. L. Delglish
William Delglish
Ray Maroltz
Greg Champion
Anne Massey
Theresa M. Tornito
Mr. & Mrs. Abel
Carlos Nivera
Clarence Lee Muller
Frederico Sotomayor

Organization

Camp Covington
Naval Station
Naval Station
Micronesian Divers Association
Guam Resident
Guam Residents
Guam Residents
Pacific Daily News, Islander
Editor
Guam Resident
Guam Resident
England
England
Hawaii Resident
Guam Cable TV
US Navy
Guam Resident
US Navy/Dependent
Guam Tribune
Guam Resident
Guam Resident

Mozambique president in plane crash

JOHANNESBURG, Oct. 20 (UPI)

A plane believed to be carrying President Samora Machel of Mozambique crashed early Monday in mountains in eastern South Africa, officials said.

In Maputo, politburo members Marcelino Dos Santos said in a down radio broadcast that the president's plane failed to return on a flight from Lusaka, Zambia, Sunday night.

Appealing to people to "remain calm," he said the politburo was meeting in urgent session to "analyze the situation."

Radio Mozambique cancelled normal programs and played serious music.

Do Santos said in his radio broadcast that Machel's plane failed to arrive as scheduled at 8:20 p.m. Sunday from Lusaka.

Machel was returning from a summit of Southern African leaders in neighboring Zaire to discuss means to combat anti-Marxist Renamo rebels fighting his Frelimo government in Mozambique.



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TERRITORIAL PLANNING/SEASHORE PROTECTION COMMISSION

Public Hearing Notice

Date/Time	Lot Number and Type	Place
October 22, 1988 9:30am Wednesday	Lot No. 5361-5 Barrigade (Takayuki) Kapiyama c/o Frank Sertani, Zone Change from "R-3" (Multiple Dwelling) to "C" (Commercial) to convert a buffet type building into a general merchandise and school supply market.	Barrigade Commissioner's Office
October 22, 1988 10:30am Wednesday	Lot No. 5248-9, Dedede (Oriental Investments Inc. c/o Cornerstone, Inc.), Zone Change from "R-3" (Multiple Dwelling) to "C" (Commercial) to construct a retail shop.	Dedede Commissioner's Office

Q. If I, or my group organization, wanted to help clean up Guam by removing junk cars, furniture, and such that have been illegally dumped on our road ways, who would we contact? Can we dispose of the junk as fill on our own property?

A. The types of "junk" you have mentioned are considered solid waste. The Solid Waste Management and Litter Control Act provides for the protection of the public from health and safety hazards resulting from open dumping and improperly operated landfills. A solid waste disposal permit is required from the Guam Environmental Protection Agency (GEPA) for any activity involving the processing and disposal of solid waste. The applicant must provide a plan detailing the proposed method and length of operation, quality and source of material to be disposed of, and ultimate use of the disposal site. There is no charge for the permit. It takes up to 30 days for application review.

Persons interested in starting a business which involves transporting solid waste to approved landfills must secure a solid waste collection permit. Application review time is approximately two weeks, and no fee is charged. With fund raising car washes being so commonplace, it's time for such groups to look at what can be done to really help their island. Organizing fund raisers that clean up roadside litter and even the larger items such as cars, is something almost totally overlooked. Are clean cars more important than a clean island, or is it simply the easy way out? For more information, contact GEPA at 646-8663/4/5.

If you have any questions or comments on Guam's land-use laws, or the Coastal Management Program, call 646-9136/7/8 or write:

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The Environmental Protection Agency would like to remind island residents that in addition to the Ordot land-fill there are two solid waste transfer stations located in northern and southern Guam. The northern solid waste transfer station is located in Dededo. It is located just off Marine Drive and is prominently marked. The Dededo station is open everyday except Sunday from 7 a.m. to 6 p.m., the southern solid waste transfer station is located in Malojo. It is located just off route 4 near the NASA Tracking Station turn off. This facility is also conspicuously marked. The Malojo station is open Monday, Tuesday, Thursday, Friday and Saturday from 7 a.m. to 6 p.m. Both stations are designed to accept household garbage as well as unwanted appliances and vehicles anyone may wish to discard. This service is provided free of charge. Please keep Guam clean - use these facilities.

"After the fact". A term used for those applicants that are made to the Territorial Planning Commission (TPC), requesting approval of a project that is already under construction, we have seen a rash of such "after the fact" applications; and, until recently, these applicants have been applauded for coming forward to correct their disregard for the law, but such applause is fading fast. Apologizing for your actions does not exempt you from legal action that can be taken against you for such disregard of the law. You owe it to yourself and future generations to obey the zoning laws. They are there to protect the future of our island.

CAN WE SERVE OUR ISLAND? Habit is a rope; we weave a thread of it everyday and eventually we cannot break it. What are habits, both old and new, that we want to keep? What are the habits we must learn to break? We must keep habits that help us protect our island and that let us understand the ways of our natural systems. We must understand that humans are an essential part of our island, but that only we can protect the heritage around us. We must break habits, both old and new, that threaten the health and safety and, in some cases, even the existence of island life.

The most important thing to do is to show respect for our island in our everyday life. If we look after the things around us, then our island will always be a pleasant place to live. This means looking after our soils, our forests, our reefs. Most importantly, it means caring for each other, working together to achieve a better island life.

WHERE IS YOUR PRIDE? Is it under junk car parked in your yard? Was it in the can or bottle you threw out of the window of your car? Did you leave it in that bag of trash you dumped on the side of the road? Could it be hidden in the tall grass and weeds that surround your home or business? Where is your pride? Is it lost forever???

If you have any questions or comments on the land-use laws or the Guam Coastal Management Program, call 646-9136/718, or write to:

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P.O. Box 2950
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Tribune photo by Johnny Lanza

BUSINESS RIVALS BUT THE BEST OF FRIENDS. The heads of Guam's leading health maintenance organizations gathered to celebrate Frank Rosario's birthday. From left: Rosario, Guam Memorial Health Plan president; Dr. Ray Wapole, of FHP; Barbara McNutt, also of FHP and Don Davis, Staywell plan administrator.

GPA registers peak power output

Guam's residents demanded the most power ever last week when the Guam Power Authority megawatt output peaked at 159.5.

The highest ever demanded of GPA's generating facilities prior to last week was 157.6 MW in September of 1978. October is traditionally the peak demand month, GPA General Manager Tom Ada said in a press release.

"This peak demand we've experienced, while only a 30 minute peak, is one clear indication of how the island's demands for power are pushing the edge of the maximum reliable generating

capacity GPA has," Ada said. He cited the housing, business and hotel growth as reasons GPA is now seriously planning for the addition of a 25 MW generating unit.

"GPA planners saw the need for this additional generating capacity a few years ago," Ada also said. "The recent Ernst & Whinney Study underscored the need with their projections showing we will have to have the unit on line by 1990."

GPA and Navy have a combined 284 MW generating capacity. However, according to Ada, about 100 MW of that is either diesel generating

capacity or smaller older units held in reserve for emergencies. Ada also says some of the smaller units are run only in emergencies because their operation is uneconomical. Of the remaining 180 MW not all is available at any given time due to the utility's required preventive maintenance/overhaul schedules.

"We're right on the knife's edge of having enough consistent generating capacity for the island's needs," according to Ada. "I'll breathe easier when the new unit is on line in four years."

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GUAM AUTOMOTIVE CLINIC, INC.

Guahian

By ED DAVIS
Bureau of Planning
September 23, 1986

MAN, LAND AND SEA



Our island ... our communities and villages are what we make of them ... or what we allow them to become!!!

Guam EPA fills vacant inspector position: Larry McCleary was recently hired by the Guam EPA Pesticide Enforcement Program as an Environmental Inspector. Some of the major duties Larry is involved with are market surveillance and documentary sampling of pesticide products and devices held for distribution and sale. He is also involved in certification inspections of "restricted" use pesticides of pesticide dealers. Larry conducts regular inspections of dealer storage sites. Most importantly, he is intimately involved with coordination with Customs and Quarantine at all ports of entry to Guam to determine the flow of prohibited pesticides imported from foreign countries.

TERRITORIAL PLANNING/SEASHORE PROTECTION COMMISSION

Public Hearing Notice

DATE/TIME	LOT NUMBER & TYPE	PLACE
September 23, 1986 10:00am Tuesday	Lot 5076-R4-3, Tumon. Dededo (MSZ Inc. c/o Arizala, Arizala and Assoc.), Zone Variance to construct a seven story — fourteen unit condominium with a height of 66.6 feet and setback of 10 feet on side yard with an "H" (Hotel Resort) zone.	Dededo Commissioner's Office
September 23, 1986 11:00am Tuesday	Lot 5074-1-6 Dededo (Six D) Enterprises c/o Rudy Aniceto and James Mehrling), Zone Change from "PUD" (Planned Unit Development) to "R-2" (Multiple Dwelling) to con-	Dededo Commissioner's Office

September 23, 1986
2:00pm
Tuesday

Consolidation of Lots 5172-3; 5172-3-4-2; 5172-3-4-3-1; 5172-3-4-R3; and 5172-3-4-3-R4 into Lot 5172-3-4-2NEW, Tamuning (Antonio M. Palomo c/o The Cornerstone), Zone Change from "R-1" (Single Family) to "R-2" (Multiple Dwelling) to construct multiple dwelling units.

Tamuning
Commissioner's
Office

September 23, 1986
3:00pm
Tuesday

Lot 5174-D-1, Tamuning (Guam Hilton International c/o Daniel D. Swavely), Seashore Clearance and Submerged Land Permit to improve existing seawall terrace.

Tamuning
Commissioner's
Office

As a landowner or developer, you may feel that Guam's land-use laws are too restrictive. They are not to be that way, and those with such attitude should strive for a better understanding of land-use laws, and permitting requirements. For those that wish to have a better understanding, the Bureau of Planning has open house, Monday through Friday from 8:00am to 5:00pm. Call us at 646-9236/7/8 for more information.

One of Guam's environmental problems is erosion. No matter where you go on Guam, you can see evidence of erosion. Improper clearing, grading and filling of your property can increase the erosion rate of not only your property, but that of surrounding landowners. The permitting process for clearing, grading and filling of your property, is important to the future productivity, and value of your land. Permits for clearing trees and shrubs or changing land elevation through filling or grading are issued by the Department of Public Works (DPW). All permit applications are referred to the Guam Environmental Protection Agency for erosion control review. Clearing and grading permits may usually be obtained within two days. There is no charge for clearing permits. Plan-checking and application fees for grading permits are assessed according to the volume of material graded or used for fill.

For more information call Department of Public Works (DPW) at 646-7951.

If you have any questions or comments on Guam's Land-use laws or the Coastal Management Program, call 646-9136/7/8 or write:

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ED DAVIS
Bureau of Planning



AUGUST 22, 1986

MAN, LAND AND SEA

"Our island ... our communities and villages are what we make of them ... or what we allow them to become !!!"

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We have mentioned many times that, "Public hearings are a forum for the people." Public hearings are the place where you can speak for yourself. Let the policy and decision makers know how you feel about problems concerning our island. Whether you are for or against a development project, you should attend the public hearings to ensure that your concern, or comments are addressed.

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Major island development affects each and everyone of us. The future of our island largely depends upon proper island wide development. The decisions made today shape the reality we will live with tomorrow.

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The Territorial Planning/Seashore Protection Commission will hold the following Public hearings next week:

DATE/TIME	LOT NUMBER & TYPE	PLACE
August 25, 1986 10:00am Monday	Lot. No. 2, Tract 1031A, Dedado (Guam Patio Homes c/o The Cornerstone); Zone Change from "R-1" (Single Family) to "R-2" Multiple Dwellings) to Construct Town Houses.	Dedado Commissioner's Office
August 26, 1986 10:00am	Cocos Island, (Dept. of Parks and Rec); Seashore Clearance to Construct a Public Restroom Facility on Government Land known as Dano Park.	Merizo Commissioner's Office
DATE/TIME	LOT NUMBER & TYPE	PLACE
August 26, 1986	AGANA DEEP DRAIT	Agana

CLAMATION PROJECT: Office
(J. Carpio &
Associates); Seashore
Clearance and Submerged
Land Permit to develop
a Cruise Ship Harbor,
Resort & Commercial
Complex on Filled
Land in Agana Bay.

DATE/TIME	LOT NUMBER & TYPE	PLACE
August 27, 1986 9:00am Wednesday	Lot 2152-F-RNEW 1, Tamuning (Ypao Development Corp. c/o Albert Teutsull), Amendment to PUD (Planned Unit Development) to construct a two story Town House and one Highrise Apartment Building within an approved PUD (Planned Unit Development) zone	Tamuning Commissioner's Office

DATE/TIME	LOT NUMBER & TYPE	PLACE
August 27, 1986 10:00am Wednesday	Lot Nos. 5172-3-5A; (5172-3-6A-1 and 5172-3-7A-1, Tamuning (Taniguchi-Ruth, AIA), Zone Change from "R-2" Multiple Dwelling) to "H" (Hotel Resort zone to construct a a twelve story hotel	Tamuning Commissioner's Office

DATE/TIME	LOT NUMBER & TYPE	PLACE
August 27, 1986 11:00am Wednesday	Lot No. 510E-2-47 5015-2-3 NEW Tamuning; (Inland Builders Corp) Zone Variance to Maintain Existing Barracks to House Employees of the Company	Tamuning Commissioner's Office

DATE/TIME	LOT NUMBER & TYPE	PLACE
August 27, 1986 3:00pm Wednesday	Increment 4, Tract 2913, Yona (Windward Estates Development Corporation c/o Jose Leon Guerrero), Zone Change to increase the house lot sizes from the regular standard sizes to that of half acre lots.	Yona Commissioner's Office

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AUGUST 15, 1986

MAN, LAND AND SEA

"Our island ... or communities and villages are what we make of them ... or what we allow them to become!!"



"What used to be part of a very profitable business on Guam, has become just another eyesore. This uncaring attitude is turning our island into an island of garbage."

U.S. Environmental Protection Agency warns of health hazards from exposure to nitrogen dioxide ...

An article published in the July 11th issue of the Environment Reporter disclosed results of study done by the Consumer Product Safety Commission (CPSC), reviewed by the Environmental Protection Agencies Clean Air Scientific Advisory Committee. The study focused attention on the effects of nitrogen dioxide gas on both animals and man.

Nitrogen dioxide gas is one by-product associated with the use of various household appliances such as gas cooking stoves and a variety of home combustion heaters including kerosene heaters to name a few. It appears that repeated exposure to this particular by-product in concentrations as little as 0.1 parts per million may cause adverse health effects in children, asthmatics, and individuals with chronic bronchitis or emphysema. The study indicates that the nitrogen oxide levels in the ambient air when these household appliances are in use exceeds the Environmental Protection Agency national ambient air quality standards. For your health and safety, make sure that you have good ventilation when you use any gas appliance. For more information, contact the Environmental Protection Agency at 646-8863/4/5.

Last Friday was the last day of work for the Department of Youth Affairs summer job program. We would like to take this opportunity to congratulate this years participants for a job well done. Our parks and other public areas benefitted greatly from the work done this summer. It is our hope that the job program has renewed their respect for the islands resources and natural beauty, and that they will continue to work for a better Guam.

Guam EPA divers assessing coral reef damage at Apra Harbor!

On Friday, August 1st, a team of divers from the Guam EPA began damage assessment activities of the coral located at "Dog Leg Reef," also known as as "Family Beach" in Apra Harbor. Temporary storage of large cement structures known as "caissons" to be used at the new Navy Ammunition Wharf are the focus of the inspection dives. A letter received from an island resident, who frequently dives in this area of Apra Harbor, requested the Agency to inspect what was reported as substantial damage to the coral reef habitat located in the waters immediately around the caisson storage area. We will keep you advised as to the outcome of the assessment.

If you have any comments or questions about Guam's land-use laws, or the Coastal Management Program, call 646-9136/7/8, or write to:

PUBLIC INFORMATION OFFICER
BUREAU OF PLANNING
P.O. BOX 2950
AGANA, GUAM 96910



Our island... our communities and villages are what we make of them... or what we allow them to become !!!

★ ★ ★

We have pointed out again and again the uncaring attitude of so many of us towards our environment — not caring if that old junk car sitting in the backyard is a breeding area for insects, and rodents, which are a very real threat to the health of our families, or what safety hazard that burned-out building is to an inquisitive youngster. And it seems that we have no foresight at all about future generations, since we leave in our passing a used environment, with very little, if any, hope for recovery.

★ ★ ★

The number of buildings going up with no regard to landscaping is increasing daily. And it's not just because some off island development companies do not understand the vital part our environment has in our future, but too much is occurring because of the greed of some island developers — some of them have called Guam home all their life. We can no longer place the blame on "outsiders"; we can control the future of our island.

★ ★ ★

Look around and see how many new buildings are still empty because of poor planning. Buildings that were put up with little or no regard for parking, road expansion, zoning, area development — the list goes on and on. More empty buildings, new ones to go with the old ones. Many have been empty and nonproductive for years, and still we build, making the same mistakes.

★ ★ ★

That's right, the same mistakes! The ones we have adopted and accepted for years. The same mistakes we have passed on to our youth, hoping that someday they are smart enough to take positive action before it's too late. How many youths, that could have made a difference, have already given up and left our island because we didn't care enough to take positive action? If it is only one, it's too many.

★ ★ ★

In the aftermath of one of Guam's joyful holidays, let us not forget that the liberation of Guam could not have been accomplished without teamwork. And that our future demands that same courage and firm commitment.

★ ★ ★

"Is our environment to be handed over to ceaseless, unthinking development by those who think only of what it could yield them today? There's a planet who needs your help."

Garret De Bell

★ ★ ★

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AGANA, GUAM 96910

JULY 18, 1986

Guahian

ED DAVIS
Bureau of Planning

MAN, LAND AND SEA

Our island... Our communities and villages are what we make of them... or what we allow them to become!!!



★ ★ ★

"Today the pressure is on, but we have a choice. Mankind can either lie down and give up, or we can use all of our productive skills and knowledge to work for a better future."

EARL BUTZ

★ ★ ★

Last weekend the third annual Environment and Wildlife Fair was held at the Agana Shopping Center mall. The yearly event is to inform the public about the problems concerning our island's environment and wildlife, and what the various agencies are doing to address these con-

cerns. The departments and agencies taking part in this year's fair were, Environmental Protection Agency, Bureau of Planning's Coastal Management Program, Parks and Recreation, Department of Agriculture's Aquatic and Wildlife, and Forestry Divisions. A special thanks goes out to all who attended, those departments that participated, and the Agana Shopping Center for providing space and support for such a worthwhile event.

★ ★ ★

The U.S. Congress created the National Flood Insurance Program (NFIP) to make insurance available to property owners at a reasonable rate and to discourage unsafe use and development of special flood hazard areas. In order to participate in the NFIP, we were required to adopt and administer flood plain regulations requiring new structures to be elevated above the level of anticipated flooding or to be flood-proofed. Such regulations were adopted last November.

★ ★ ★

Federal regulations also require flood insurance on all new federally guaranteed real estate loans for property within the special flood hazard areas. Insurance is also available on a voluntary basis for older mortgages that did not require flood insurance or for property located outside the special flood hazard areas. Insurance is also available for tenants to protect their personal property against flood loss. Landlords are requested to provide this information to each of their tenants.

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Buildings and their contents are the only types of property which can be insured for flood loss. Property owners are urged to contact their own insurance agents for information regarding available coverage. During this time of year and throughout the rainy season, it's not hard to tell if you are in a flood hazard area. However, if you have any doubt about the status of your property, check with the Department of Land Management. They have the flood hazard area maps.

★ ★ ★

If you have any comments or questions about Guam's land-use laws, or the Coastal Management Program, call 646-9136/718, or write:

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AGANA, GUAM 96910



Our island... our communities and villages are what we make of them ... or what we allow them to become !!!

Many areas have adopted various measures to insure infrastructure needs keep up with development. These have aided greatly in reducing the burden that was before borne only by the taxpayers. Much of the success programs has been credited to the fact that the fees collected are only used for infrastructure that benefit their projects. The time has come to take the necessary steps to insure proper development for the health, safety, and welfare of the people of Guam.

Over and over again we hear that our islands' infrastructure, (roads, power, water, schools, etc.), are too far behind the development pace of the island. Sure it is, and it may well remain far behind if we don't slow down development, or require the developers to share in the cost of infrastructure needed to support their projects.

The cost of infrastructure, including educational infrastructure, must ultimately be borne by the residents that infrastructure would benefit. Federal monies are dwindling, but that should be no excuse for allowing our island community to deteriorate. One possible option would be to develop a "value added" fee on new development. For instance, a one time tax of one-half of one percent of the retail value of a single family house would be collected at the time of sale and placed in a special account for infrastructure needed to support the development.

Another possible solution would be to require a development fee on all new development, this fee would then be put into a special account for area infrastructure upgrading. The development fee would be based on the construction cost of the project. While this would not generate all funds necessary for infrastructure needs, it would aid immensely in providing for those needs.

Yet another way to raise the needed funds and insure that infrastructure needs maintained, is to increase the permitting fees already in place. While one will admit that solutions are not easy to obtain, they definitely won't be found by just griping about the problem.

The examples of infrastructure cost sharing given, are just that, examples. Although they may be working in other areas, we must look at our own needs, and devise a system that will work for us.

"Many today seem to be demanding for themselves the unlimited right to disobey the law... an essential concomitant of civil disobedience is the actor's willingness to accept the punishment that follows."-EARL MORRIS

If you have any comments or questions about Guam's land-use laws or the Costal Management Program, call 646-9136/718, or write:

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AGANA, GUAM 96910



JUNE 20, 1986

Our island ... our communities and villages are what we make of them ... or what we allow them to become!!!

Are you considering a new kitchen, bathroom, room addition, or other home remodelling? If so, you will probably hire a contractor to do most, if not all of the work. Most contractors are competent, honest, hard-working, and financially responsible. However, contractors are in business to make money, and you should enter into any contract in a "Buyer Beware" manner.

There are many types of contractors, each of whom require a separate specialty contractor's license. For example, if you only want roofing, electrical, plumbing, or painting work, you will need a licensed contractor in that particular specialty. If the work you want done requires three or more types of work, then the work should be done by a licensed general building contractor. For example, if your kitchen remodeling will involve plumbing, electrical, and carpentry work, a licensed general building contractor should be hired.

Licensed contractors are subject to laws designed to protect the consumer. Unlicensed contractors are a danger to you because they expose you to significant financial harm in the event of injury or property damage. Unlicensed contractors usually do not have adequate bonding or insurance. Although an unlicensed contractor may give you a lower bid, because of the severe financial and legal consequences you may face, it simply is not worth the risk.

Make sure everything is in writing. Assume nothing. The biggest mistake people make when dealing with contrac-

tors is not having a clear written understanding of the work to be performed and other terms important to the job. Be aware that any bid you sign may become the contract. Do not sign anything until you completely understand what you are signing and are in agreement with all the terms. Be sure to ask questions until you fully understand the contract and what the work will look like. Before signing anything, you may wish to discuss the proposed contract, plans, and specifications with an attorney.

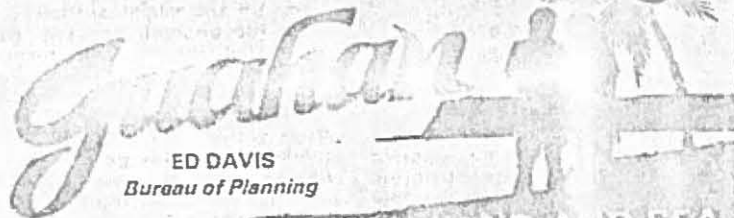
Anyone who talks you into being your own general contractor or owner/builder may be doing you no favor. Owner/builder is basically a situation in which the home owner becomes the general contractor. As an owner/builder, you, not the person you hire, assume responsibility for the overall job, which may include such things as Guam and federal taxes, workers compensation, and other legal liabilities. Unless you are very experienced in construction, it is best to leave these matters to the licensed contractor.

Make sure your licensed contractor has workers compensation insurance. Some owners have been hurt financially by being required to pay personally for work-related injuries suffered by an employee of the contractor. The owner may be liable to pay for such injuries if the contractor does not carry workers compensation insurance. If the contractor hires one or more employees to do work on your job, workers compensation insurance is required. You may wish to require the contractor to furnish you with a certificate of workers compensation insurance coverage before any agreement is signed.

All government agencies provide some form of public information handouts regarding their area of concern. These handouts are available upon request usually at no charge to you. Such information is aimed at educating the public. We urge you to take advantage of all such publications.

If you have any questions on Guam's land-use laws, or the Costal Management Program, call 646-9136/37/38, or write to:

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P.O. BOX 2950
AGANA, GUAM 96910**



MAN, LAND AND SEA

JUNE 13, 1986



Our Island ... our communities and villages are what we make them ... or what we allow them to become!!!

One of the most repeated statements made by immigrants when asked why they choose to migrate and stay in the United States, was about a freedom that we take for granted. That freedom is the first amendment, the right to speak what is on our minds without fear of retribution. The right of public participation in the decision making process, that is the key to an honest and open government, and insures proper growth and development.

Forums, such as public hearings, provide you an opportunity to make your voice heard. To remind your elected officials of things they may not be aware of, sometimes forget, or care not to discuss. Projects have been modified, and in some cases stopped completely due to public concern. The system works, if it is used.

When you see a project already underway, it may be late to take action, because the project should have already received the necessary permits. It isn't always true that someone clearing a lot, or putting that extension on their home has gone through the permitting process. If you have any doubts contact your village commissioner, or the Department of Public Works. Building permits are to be posted in plain sight on the project site.

It is important to keep up with development in your area and watch for public hearing notices. Your village commissioner's office should have such information, or be able to assist you in obtaining it. The main source of such information is the Department of Land Management. All major projects require some type of approval because of their impact on the island and her people. Even the smallest development can have a great impact on your community. That mom & pop store that your neighbor decided to open using his enclosed carport, creates problems the development was not designed to handle. Don't assume that someone else will raise the same question or problem. Get involved!

Here's a suggestion for all of you students hanging out this summer, with nothing but time on your hands. Put your hands and that free time to work cleaning up your village. Contact your village commissioner's office and see what you can do to help. A few hours a week could really make a difference.

If you have any questions or comments on Guam's land-use laws, or the Coastal Management Program, call 646-9136/37/38, or write;

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AGANA, GUAM 96910

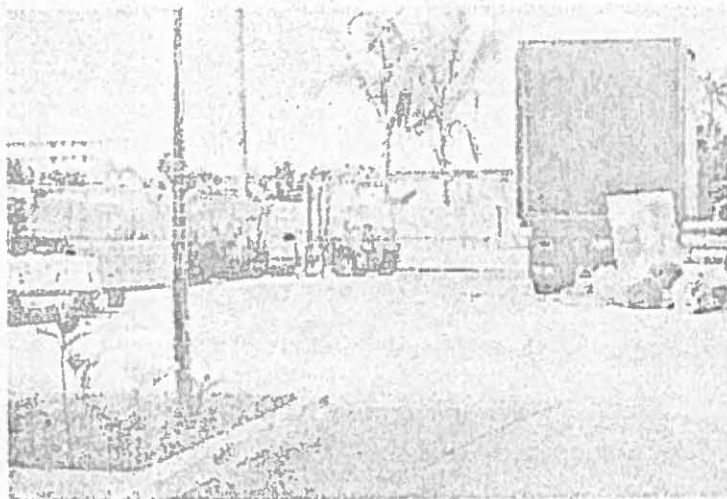
Guahian

By ED DAVIS
Bureau of Planning

MAN, LAND AND SEA

JUNE 6, 1986

**Our island... our communities and
villages are what we make of them...
or what we allow them to become!!!**



This is not the proper use of the required parking.

The Bureau of Planning's Coastal Management Program, in cooperation with the Department of Education (DOE) and other government agencies, is in the planning stages of Guam environment textbooks for grade levels kindergarten through fourth. These textbooks will be the first time such an educational program is offered at this level. As a part of the DOE curriculum, these textbooks and related materials are seen as an important part of safeguarding the environmental future of our island.

Any group, agency or kindergarten through fourth grade teacher interested in assisting with the environment textbook project is encouraged to contact Ed Davis at the Bureau of Planning, or John Simpson at DOE. The next meeting will be on June 11, at 2:00 p.m. in the BOP conference room. Your input is vital to the success of this project.

The point was made, (pipe dreams 5/29/86), that we had too many laws, rules and regulations, and that enforcement was a major problem if not impossible. While most of the statements were correct, it is felt that the point could have been made without showing such a blatant disregard for the law, and in effect encouraging readers to ignore any law not in agreement with their own thinking. This type of negative thinking from our adult population is one of the main reasons our youth are so disrespectful of the law.

When these laws were passed, they were intended to protect the health, safety and welfare of the majority of our people, and insure the proper development of our island. Each one of us can point out fault, but if that is all we do we can never expect effective change. Laws traditionally don't ensure that they keep pace. People all over the free world are proving that they can make a difference. They are attending public hearings on developments that affect their health, safety, welfare and way of life, making their voices heard, and in many cases, being the driving force behind effective change.

Once our environment is gone its gone, and we won't be far behind. Each of us has a responsibility to conserve and protect our environment. Know that, participating in public hearings and lobbying your elected representatives is the way to effect positive change.

If you have any questions or comments on Guam's land-use laws, or the Coastal Management Program, call the Bureau of Planning at 646-9136/37/38, or write:

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Bureau of Planning
P.O. Box 2950
Agana, Guam 96910**



The lack of understanding of the benefits of community planning and the complexities in land-use law very often result in the view that planning and land-use laws are unnecessary and infringe upon the rights of property owners. In fact, the opposite is true and less government involvement would result in higher taxpayer costs, decreased property values, decreased community safety, and a decrease in the property owner's ability to protect and utilize his land.

For instance, zoning is a basic land-use law that resolves conflicts among uses. If you live in an area that is zoned residential, you do not have to worry that a bar will open next to your home or a junkyard will be started a few lots away. Zoning is your guarantee that only compatible developments will be constructed adjacent to your property.

Because development impacts the entire community, it is essential that the government and the public support only that development which is beneficial to the community and economically sound to the taxpayer. In the final analysis, the taxpayer must provide the roads, street-lighting, utilities, sewers, and police and fire protection to support this development.

The Guam Coastal Management Program is working to gain support for planning and land-use laws, but we need everyone's assistance. You and your neighbors, as responsible citizens of Guam, can help by demanding that all development occur within the framework of planning and

land-use laws. If Guam fails in this effort, your tax dollars will continue to be wasted, your right to a decent community and your children's safety will be in danger, and the value of your property will be decreased.

The Guam Coastal Management Program is also concerned with protecting various aspects of the island's environment and requires public involvement for their success. The following water resource discussion is an example of these concerns.

Past water shortages have made us all aware of how vital an adequate supply of fresh water is to our island. We can all help protect our water resources by hooking up to a sewer, when possible, instead of septic tanks. If sewers are not available in your area and you must rely on a septic tank, proper routine maintenance is important to avoid contaminating our water supply.

While these efforts are important islandwide, they are especially significant in the northern half of the island because this area is our major source of fresh water. This water comes from what is called the Northern Water Lens System. Rain water filters through the porous limestone and collects underground to form this important system. Farming activities which use large quantities of pesticides or fertilizers or major developments using septic tanks could easily contaminate this water.

If you have any questions on Guam's land-use laws or the Guam Coastal Management Program, write to: Public Information Officer; Bureau of Planning; P.O. Box 2950; Agana, Guam 96910.



"There is nothing permanent except change. — Heraclitus

Guam is in the midst of new kind of change. Gone is the sleepy, tropical haven of the 1930's. Gone is the destruction without reason of the 1940's. Gone is the paternalistically inspired stagnation of the 1950's. Gone is the military single-mindedness of the 1960's. Gone are the tentatively open arms of the 1970's. Guam now walks, nay...rushes, with eyes open, into an era of unprecedented development. But change is not without cost. The danger is not in change, but in change without thought to consequence. Guam is your community and mine. Change will not walk up to our door, knock, and ask us to inspect it. We must watch for it, be aware of it, care about it, and speak to it of our feelings.

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Change can be seen in many ways. Notice, placed in the back pages of the newspaper, tells us of requests for land-use change to be decided upon by the Territorial Planning Commission and of bills to be heard by the Legislature. These include large subdivision plans, requests for high-rise buildings and signs, attempts to develop without providing those things that make communities livable, new laws that restrict individual choices, new taxes, new spending of public money, and more.

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Other changes are less easily noticed. The well-publicized \$300 Million bond issue may result in as many as 4,000 rental units and will impact on our schools, water and sewer lines, and roads, but may also create new jobs for a short period of time. A proposal for new passenger liner facilities and associated filling of Agana Bay for development purposes could result in more tourist arrivals, new jobs, new hotels and shopping centers in what is now Agana Bay. New roadwork in Tumon, East Agana, Maite, Mangilao, and other areas could increase traffic flow with both positive and negative effects. All of these changes will impact your life in some fashion.

★ ★ ★ ★ ★

To paraphrase Joseph Marie de Maistre, "The people have the communities they deserve." If we, as members of our community, do not care to speak either for or against planned changes, then we have no right to complain when those changes are not to our liking. If a change is good, support it. If a change is bad, speak against it. We are the molders of our future.

★ ★ ★ ★ ★

If you have any questions about Guam's land-use laws or the Guam Coastal Management Program, write to:

Public Information Officer
Bureau of Planning
P.O. Box 2950
Agana, Guam 96910

★ ★ ★ ★ ★



By ED DAVIS

*Our island... our communities and villages
are what we make of them ... or what we
allow them to become!!!*

* * *

I am the sea; cool blue and restless. I was there to help soothe the angry, forming Earth, and I shall be when Earth is done. I walk the sunken plains of Earth and climb her deepest peaks, in search of land to touch. Where my fingers probe, there is life. Where my breath blows soft against firm ground, there is life. But where my power is ignored or where disrespect is shown me, there is death. I can be injured, even gravely, but where I die all else dies, too. It is I who brings the cool winds and gentle rains. It is I who brings the wild winds and torrents that flood the land. The wild and the gentle are the same to me.

Within my self, confined only by the ocean of air that presses against my back, is life I bore. Here is my consciousness and my conscience. The movement within me is a dance, performed in light and color, with a grace that only I can fully savor. The movement within me is a play, with actors speaking the same lines their forebears spoke more than five hundred million years ago. There is music, but you must listen closely.

I am life giving life, and I share the mystery of my bosom with the creatures of the Earth. But only one can appreciate, and only that same one can destroy me. Come, with outstretched arms, and let my life touch your heart and mind. Come and look...and listen...and caress...and be a part of that which is a part of you.

A message from Guahan, The Fragile Gift.

* * *

Student entries in the 1986 Guam Environmental Protection Agency (GEPA) poster contest, co-sponsored by GEPA, Department of Education, and the Guam Coastal Management Program of the Bureau of Planning, have inspired these participating agencies to produce an environmental calendar targeted for distribution for calendar year 1987. With photos of the winning posters and other environmental video messages suitable for framing, this calendar will be the hottest new item of 1987.

* * *

Have a nagging question or concern about Guam's land-use laws or the Guam Coastal Management Program? Write to:

Public Information Officer Bureau of Planning

P.O. Box 2950

Agana, Guam 96910

Guahian

By ED DAVIS
Bureau of Planning



MAN, LAND AND SEA

April 25, 1986

***Our island... our communities and...
villages are what we make of them or
what we allow them to become!!!***

Have you ever given any thought about how development impacts on your neighborhood and your way of life? Most people don't, until the damage is done. The fact is that all development on our island have an effect on all our lifestyles. Major community development can have a devastating effect on the health, safety, and welfare of your family. Poorly located housing impacts upon the public schools, causing overcrowding and weakening our education system. Poor planning also strains the infrastructure required to provide proper power, water and sewer service to each community. These problems will see no solution until the developers share in the cost and responsibility of providing adequate infrastructure needed to support their development. If such requirements are not made on developers, it is you, the taxpayer, that suffers.

★ ★ ★

Listen! I speak to you of your origin. Here are your remains. Here is your history. I am the limestone forest, dark and unknown. I walk with the ghosts of those who knew my nature. Gone are the men and women of discovery, leaving only traces of their passing. They left me unscarred, unlike the strangers that followed. Slowly, I go the way of the dead. Partake of my unique beauty. My trees climb for the sun and find footing wherever they can. My greens are dark and my air is dank. In death, my trees feed life. Enter my world, but leave me undisturbed. Those that follow you are also entitled to my mystery. A message from Guahan, the fragile gift.

★ ★ ★

The '86 GEPA Earth Week activities marked the rebirth of the islandwide environmental poster contest. This year's theme was "Water, Land, Air and Sea — Save Some for Me." The contest was open to all students from both the public and private schools. There were four categories: category 1 was composed of students in grades 1 through 3; category 2, grades 4 and 5; category 3, grades 6 through 8; and category 4, grades 9 through 12. The winners were:

Category 1 — Rouel Nucum, Tamuning elementary school, 1st place; Bonnie Hara, Brodie Memorial school, 2nd place; Doreen Carbullido, Brodie Memorial school, 3rd place.

Category 2 — Lolita Mollare, Brodie Memorial school, 1st place; Rosemarie Atoigue, Brodie Memorial school, 2nd place; Linda Cruz, Brodie Memorial school, 3rd place.

Category 3 — Charles Borromeo, Agueda Johnston, 1st place; Huu Lai Ma, Agueda Johnston, 2nd place; Mary Joyce Fukushima, Inarajan, 3rd place.

Category 4 — Rolando Borromeo, George Washington, 1st place; Mabel Wong, Academy of Our Lady, 2nd place; Imelda Lapuz, Academy of Our Lady, 3rd place.

★ ★ ★

If you have any questions or comments on Guam's land-use laws or the Guam Coastal Management Program, write to Public Information Officer, Bureau of Planning, P.O. Box 2950 Agana, Guam 96910.

Guahan

APRIL 18, 1986



MAN, LAND AND SEA

By ED DAVIS
Bureau of Planning

Our island... our communities and villages are what we make of them... or what we allow them to become!!!

This was yet another outstanding week of activities conducted by the Guam Environmental Protection Agency (GEPA) in conjunction with Earth Week '86. After going on the well organized and informative Environmental Awareness tour last year, it was hard for me to imagine how GEPA could match the quality of last year's tour. However, much to my enjoyment, this year's tour was even more informative and covered more areas than last year's.

The environmental tour departed the GEPA office at 9:00 a.m. on Monday with a busload of anxious guests and GEPA staff members. Our first stop was Apra Harbor, where we boarded with Windjammer for a first-hand view of Guam's main artery of growth. Speakers updated the group on topics including oil pollution incidents and response, marine monitoring activities, and preservation of water quality and coral reefs.

The next stop was the Atlantano Mangrove Swamp. Again, guest speakers informed the group about the unique habitat, flora and fauna, and the importance of preserving mangroves. The ten or so minute walk into one of Mother Nature's natural clearings was a breath-taking experience in itself. Each member of the group entered the area with care, showing the deepest respect for their host and varied life forms within this rugged, yet fragile environment.

Orote Point and Sumay, on Naval Station, were next on the itinerary. At these two stops, we were told about the problems associated with the extensive dredging, need to construct the new ammo wharf, their effect on the environment, and the measures taken to ensure the least amount of damage to the area. We learned about the recently established ecological preserves and historical preservation activities. Special thanks go out to the folks at Naval Station for their cooperation.

Next was Gaan Point, where we were given status reports on the War in the Pacific Park and the Territorial Seashore Park. Then it was a short ride next door for a stop at the Agat Sewage Treatment Plant. Topics at the plant included sewage-related environmental problems and current planning for a new Agat/Santa Rita sewage treatment facility.

Our last stop before returning to GEPA was Piti Back Bay, where we focused on the compatibility of recreational development with air and water pollution concerns. If you want to learn about how you can help protect our environment, contact the professionals at GEPA at 646-8863/64/65. On a personal note, "Thanks for making my day."

Want to know about Guam's land-use laws or the Guam Coastal Management Program? Write to: Public Information Officer, Bureau of Planning, P.O. Box 2950, Agaña, Guam 96910.

Guahan

By ED DAVIS

MAN, LAND AND SEA

The Guam Tribune Tuesday, April 15, 1986

Full page pictorial, Page 35

Our island... our communities and villages are what we make of them... or what we allow them to become!!!

* * *

A mandatory \$200 fine is assessed to "first time offenders" of Guam's Solid Waste Management and Litter Control Act. The litter and dumping law passed in 1985 raised this minimum mandatory fine from \$50. This law designates personnel within the Guam Environmental Protection Agency, Department of Parks and Recreation, Department of Public Works, Department of Agriculture, Department of Public Health, Guam Police Department, Commissioners and Assistant Commissioners as "apprehending officers" to issue litter tickets whenever they witness littering or dumping offenses.

* * *

The Traffic Court of the Superior Court of Guam collects and deposits litter and dumping fines into a revolving fund used to clean up litter and dumping problems on public lands which pose health/or safety hazards. Private citizens who witness littering from a motor vehicle or water craft and are willing to testify for the government may report license/registration numbers and other pertinent information to apprehending officers for issuance of litter tickets.

* * *

Safety is a major concern at any construction location. But how safe is it to the inquisitive mind of a child? Children most of the time have no fear and can get into a dangerous situation without even knowing it. Make sure your children are aware of the hazards of playing around construction sites.

* * *

I am the shore, and I live. The rhythmic movement of the waters at my fringe is my breath. My clothing adorns and

you to use my gifts, and in that access is pleasure. In other places, I hide and keep my beauty to myself. In those places, my welcome is as freely given to those who seek it.

* * *

Come taste my breath upon your feet and drink of the warmth of my sands. I am that which links you with your past. I am that which speaks to you of your future. A message from Guahan: The Fragile Gift.

* * *

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Guahán

By ED DAVIS

MAN, LAND AND SEA

APRIL 4, 1986

Our island... our communities and villages are what we make of them.. or what we allow them to become!!!



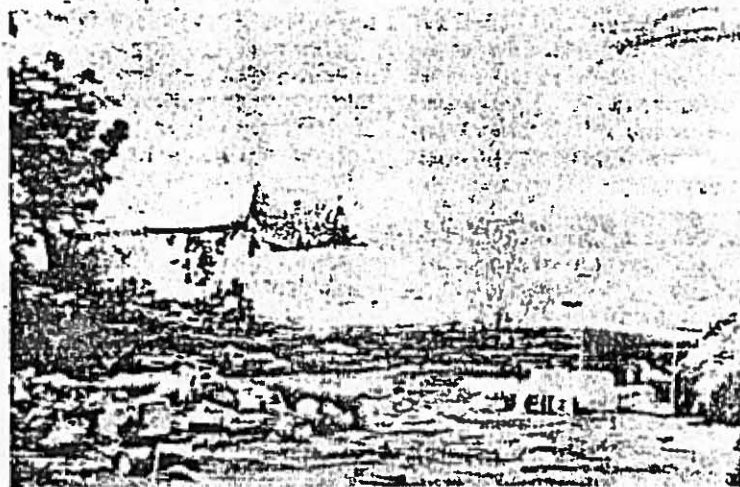
The sea provides us with food in never ending supply. The corals cushion the waves and protect our shores. The creatures beneath the waves delight our eyes and remind us of our place in nature, for we are a part of and not apart from the environment.

The sea is our heritage. Our forefathers rode the back of the waves to reach Guahan's shores. But our heritage is in danger. A handful of individuals act without thought to the results of their actions. Fishing with dynamite and chlorine kill the corals and fishes, leaving barren what was once bountiful. It is your heritage and mine that is being stolen from us.

You and I, if we care about our home and our future, must help to stop this needless destruction. When you see

someone using chlorine or dynamite in our waters, call the Division of Aquatic and Wildlife Resources, Department of Agriculture, at 734-3945 or 734-3897 as soon as possible. If we fail to stop this today, there may be nothing to save tomorrow.

A message from GUAHAN, THE FRAGILE GIFT.



The pictorial series of "Guahan — Man, Land and Sea" that appeared in last Tuesday's Guam Tribune inspired reader comments that were varied in nature. One reader asked, "Why seek out the blight in the communities?" We didn't! All of the photos used were taken from major roadways that run through the village of Merizo. All but two of the community eyesores are visible from the main road (Route 4). Residents, friends, and tourists pass by everyday. The health and safety hazards associated with such community disregard are frightful. We can understand how some of us would not want to see such photos; they choose to hide behind the staged postcard shots that cover the reality of their actions. These same thoughtless people are turning Guam into an island garbage. Next Tuesday, the camera takes a look at Yigo.

If you have any questions or comments about Guam's land-use laws or the Guam Coastal Management Program, write to:

Public Information Officer
Bureau of Planning
P.O. Box 2950
Agana, Guam 96910

Guahan

MARCH 28, 1986

MAN, LAND AND SEA

By ED DAVIS
Bureau of Planning

Our island... our communities and villages are what we make of them... or what we allow them to become!!!

★ ★ ★

The Guam Environmental Agency (GEPA) is alive and well and growing its effort to safeguard your health, safety, and welfare. Often the unsung hero in many environmental matters and cast as the villain in others, GEPA is constantly working to maintain the highest level of environmental quality for Guam and her people.

Virgilio Obias has been promoted to Program Coordinator IV for the GEPA Pesticide Enforcement Program. He received his B.S. degree in 1961 from the University of Santo Tomas in the Philippines. Mr. Obias completed the Pesticide Instructor course at the University of Hawaii at Manoa in 1976. In 1978, he received his R.S. from NEHA in Denver, Colorado. He went on to complete the Management and Supervision course at Indiana State University in 1982. In 1983, he attended the U.S. EPA Pesticide Enforcement Seminar in Hawaii. He was designated as Pesticide Enforcement Coordinator for Guam by the U.S. EPA. He has been the Program Director of the Pesticide Section since July 1978. He represents GEPA in the Melonfly Eradication Task Force and the Planned Action for New Insect Control. He is also the Pesticide Applicator Training Coordinator. Mr. Obias has been with GEPA since 1971.

Dawn Cahoon was promoted to Program Coordinator IV for the GEPA Air Pollution Control Program where she has been Program Director since joining GEPA in May 1985. She received her B.S. in Environmental Health from East Carolina University in North Carolina in December 1977. In

law, and management and instrumentation, she has past experience in environmental health laboratory and field work in North Carolina before coming to Guam in 1984.

★ ★ ★

Marilou B. Yamanaka of the GEPA Groundwater Management Program recently returned from Edmonds Community College in Lynnwood, Washington, where she attended a one-week course on "Groundwater Quality - Water Well Design and Construction." The course featured methods of well drilling, basic geology and hydrology, drillers log, and sample identification. Field demonstrations on various techniques and tools employed in water well design and construction were part of the course. The information gathered during the course enables GEPA to keep abreast with new technology and techniques used off-island for a better on-island Groundwater Management Program.

★ ★ ★

Personnel from the GEPA Pesticide Enforcement Section of the Air and Land Programs Division are involved with conducting a Private Pesticide Applicator Workshop, co-hosted with personnel of the College of Agriculture and Life Sciences, Cooperative Extension Service of the University of Guam. The workshop will be held at the Oceanview high school library in Agat. Workshop dates are April 1, 8, 15, 29 and May 6, 1986, from 2:30 to 6:30 p.m. For more information, call Butch Obias at GEPA at 646-8863/64/65 or Dr. Claron Bjork at the Cooperative Extension Service at 734-2518 or 734-2575. The workshop is intended to provide information on the selection of, as well as the proper application of pesticides.

★ ★ ★

In the April 1st, mid-week edition of the Guam Tribune, the first in a "Guahan - Man, Land and Sea" special series, a look at the villages of Guam through the eye of a camera, will begin. The first issue will look at the village of Merizo. You be the judge!

★ ★ ★

If you have any questions or comments on Guam's land-use laws or the Guam Coastal Management Program, write to:

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Bureau of Planning
P.O. Box 2950
Agana, Guam 96910

Guahan

By ED DAVIS



MAN, LAND AND SEA

MARCH 21, 1986

By ED DAVIS

Our island...our communities and villages are what we make of them, for what we allow them to become!!!

There will be a special public hearing of the Territorial Planning Commission on Tuesday, March 25, 1986, at 1:30 p.m. at the conference room of the Department of Land Management (DLM). The agenda is available at DLM. All interested parties are urged to attend.

★ ★ ★

As Guam grows, so does its problem with littering. Papers, cans, bottles and other trash thrown along the roads, beaches, and boonies not only detract from the beauty of Guam but increase the danger of fire, accidents, and disease. We all pay for litter disposal because the government must spend our tax dollars to clean up after thoughtless people who will not dispose of their trash properly. While there are presently stiff laws against littering, this problem can only be eliminated if we pick up our trash and teach our children to respect our land and our community. Another way we all can help is to report violators to the Guam Environmental Protection Agency. (They are the enforcement agency for litter and illegal dumping). They suggest that you note down the time, date, and place number of any vehicle involved and give them a call at 646-8863/64/65.

★ ★ ★

Tourism is a very important part of Guam's economy. The impression our visitors get while visiting our island is what they relate to their friends when they return home. This word of mouth report in most cases will determine if they too make a trip to our island. We should all be highly aware of our actions and surroundings and how they might be viewed by visitors. Beginning April 1, 1986, in the Tuesday edition of the Guam Tribune, we will look at our island village by village through the eyes of the tourist camera. What we discover on our viewfinding trip will no doubt surprise and maybe disappoint you. Watch for "WHERE IS YOUR PRIDE," a visitor's view of Guam.

★ ★ ★

The Bureau of Planning and the Department of Education are now in the planning stages of a new textbook dealing with Guam's environment. We welcome interested groups or individuals to relate their comments and concerns about the program to Ed Davis, Public Information Officer, Bureau of Planning, at 646-9136/37/38. Your input would be most appreciated.

★ ★ ★

The lack of understanding of the benefits of community planning and the complexities in the land-use laws very often result in the public view that planning and land-use laws are unnecessary and infringe upon the rights of property owners. In fact, the opposite is true and less government involvement would result in higher taxpayer cost, decreased property value, decreased community safety, and a decrease in the property owner's ability to protect and utilize his land.

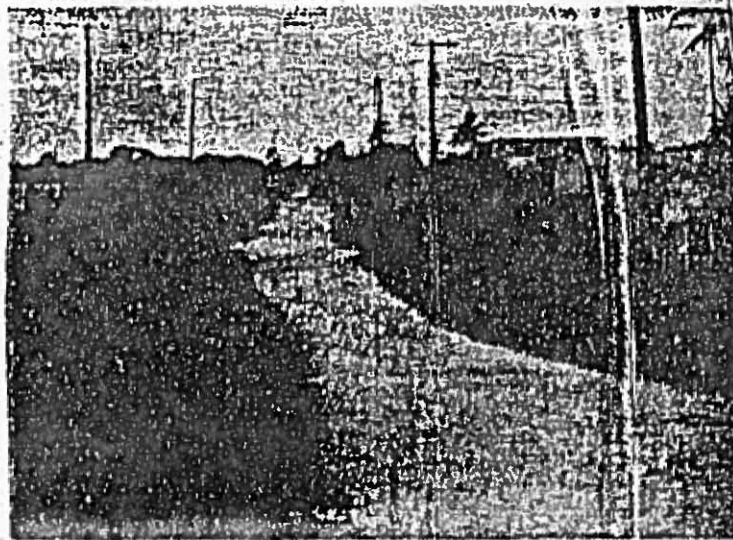
★ ★ ★

If you have any questions or comments on Guam's land-use laws or the Guam Coastal Management Program, write to:

***Public Information Officer
Bureau of Planning
P.O. Box 2950
Agana, Guam 96910***



Our island... our communities and villages are what we make of them... or what we allow them to become!!!



With the deceptive cunningness of the snake in the Garden of Eden, some developers are depriving our island of its future productivity. They are accomplishing this evil deed by developing projects that are not in the best interest of the people, bypassing the permitting process (which is meant to ensure proper development), and ignoring the land-use laws of our island. We as concerned citizens have an obligation to protect our island's future generations from such injustice. Our strength is in unity. Get involved in your community planning process. You can make a difference.

Who pays when development gets out of hand? YOU DO!!! It is no secret that most of our island has inadequate infrastructure to support major growth. The expansion or improvement of infrastructures in water, sewer, sewage

etc.) is the responsibility of various government agencies and since those responsible are within the government, the cost for such improvements is passed on to you with higher service costs. Since the developer in most cases stands to gain the most from their development, why then should they not be required to share the cost of infrastructure improvements?

Because development impacts on the entire island community, it is essential that the government and the public support only that development which is beneficial to the island community and economically sound to the taxpayer. In the final analysis, the taxpayer must provide the roads, street lighting, utilities, sewers, and police and fire protection to support development. The Bureau of Planning is working to gain support for improved planning and land-use laws, but we need everyone's assistance. You and your neighbors, as responsible citizens of Guam, can help by demanding that all development occur within the framework of sound planning and adhere to the established land-use laws.

Public Law No. 17-87, Section 51205, Prohibited Activities, states, "It shall be unlawful for any person to willfully or negligently dump, deposit, throw, leave, or abandon any litter upon any public highway, street, alley or road, upon public parks or recreation areas, or upon any other public property except as designated for such use, or upon property owned by another person without written permission of the owner, or into any bay, channel, harbor, river, creek, stream, reservoir, coastal waters, or other waters of the Territory." Public Law No. 17-87, Section 51207, Penalties, states, "Littering shall be punishable by a fine of not less than two hundred dollars (\$200) nor more than five hundred dollars (\$500) which shall not be suspended by the court. Additionally, any person convicted under this section may be ordered to pick up and remove litter from a public place under the supervision of the agency (GEPA), or as the court shall otherwise provide, for a period not exceeding eight (8) hours for each offense. Furthermore, persons convicted under this section may be required to pay the costs of removing any litter that they caused."

If you have any comments or questions about Guam's land-use laws or the Guam Coastal Management Program, write to: Public Information Officer, Bureau of Planning, P.O. Box 2950 Agaña, Guam 96910.

Guahan

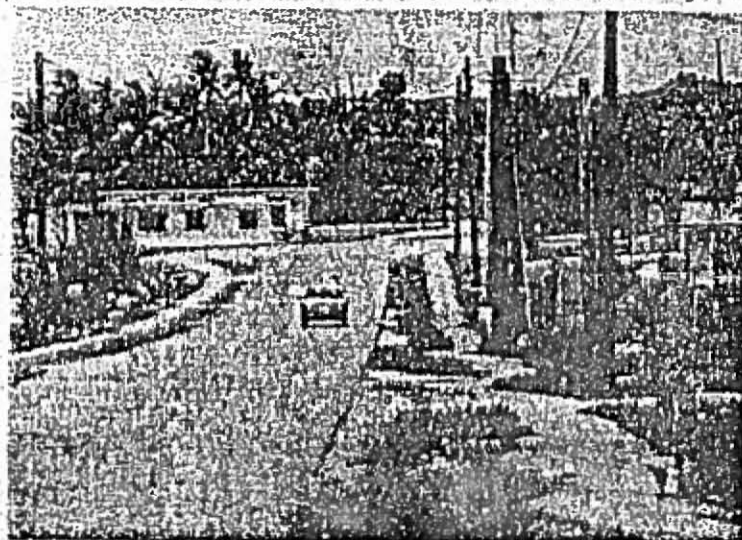
MARCH 7, 1986

MAN, LAND AND SEA

TRIBUNE

By ED DAVIS
Bureau of Planning

Our island...Our communities and villages are what we make of them...or what we allow them to become!!!



Recent world events have shown us what a people united can accomplish. No matter what the obstacle, working together is the only way to reach an agreement for the health, safety, and welfare of the people. Guam is growing at a very fast pace, and with today's lifestyle, we sometimes lose sight of what is good for the people. We are allowing our island to develop with little thought as to the sustainability of such development. We, as a people, should only support that development that is in the best interest of the health, safety, and welfare of our island and her people.

Do you know your neighborhood? Are you friends with your neighbors? Are you involved in the development of your village?

You should be, you know. It is only by talking among ourselves and taking action together that the problems which we all share can be solved. Many people today have forgotten the days when neighborhoods were genuine communities and cooperation was the way to get things done. People are no different now, and there are still problems which must be overcome.

You will find that there isn't much that you can do on your own. But, if you can persuade your neighbors to join you, almost everything is possible. The first thing to do is make friends with your neighbors. Do it today! For a Better Guam!!!

The Guam Coastal Management Program (GCMP) is an expression of the Territorial policy to guide the use, protection, and development of land and ocean resources within Guam's coastal zone. The "coastal zone" of Guam includes all non-federal property within the Territory, including off-shore islands and the submerged lands and waters extending seaward to a distance of three nautical miles.

In accordance with the Coastal Zone Management Act of 1972 (Public Law 92-583), as amended (Public Law 94-370), the Bureau of Planning, as lead agency for the GCMP, is responsible for conducting federal consistency review for the following:

- Federal activities;
- Activities requiring a federal license or permit; and
- Federal assistance (grants or loans) to local governments.

If you have any questions or comments about Guam's land-use laws or the Guam Coastal Management Program, write to:

Public Information Officer
Bureau of Planning
P.O. Box 2950
Agana, Guam 96910

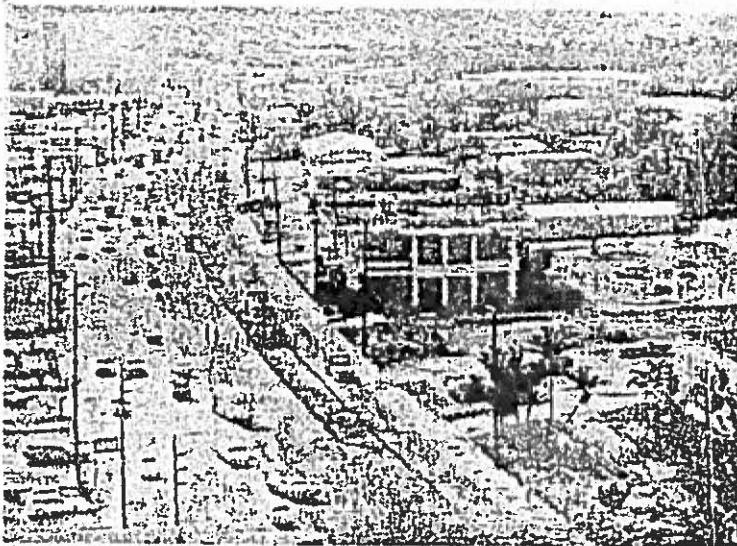
Guahian

By ED DAVIS

MAN, LAND AND SEA

FEBRUARY 28, 1986

Our island ... our communities and villages are what we make of them ... or what we allow them to become!!!



An old problem was a major point of public concern at the Territorial Planning Commission (TPC) meeting on February 13, 1986. During the testimony on Lot No. 1084-4-1, Mangilao, a request for zone change from "R-1" (Single-Family) to "C" (Commercial), the issue of proper notification of landowners owning land within 500 feet of the property was brought up several times. Most of the people who testified against the zone change noted that they had not been notified and that they did, in fact, live within the 500-foot radius. A review of the application for zone change revealed that it did not have their names and addresses for notification. Such notification is required by law.

The following is offered as a point of clarification. The applicant is responsible for providing the names and addresses of landowners within the 500-foot radius. If the applicant fails to provide the correct or complete information, the application is considered null and void. Upon the filing of the completed application for change of zone, the TPC shall hold at least one hearing thereon in the municipal district where the property to be rezoned is located; notice of time and place of which shall be given by at least one publication in a newspaper of general circulation, at least ten days before the day of said hearing, and by mail to the Commissioner of the municipal district concerned and to those landowners owning land within 500 feet of the property for which rezoning is requested, the mailing addresses for such landowners to be taken from the Real Estate tax records.

If you, as a landowner, feel that you have been omitted in the required notification process, you should contact the TPC through the Department of Land Management. No one can protect your rights better than you can. Get involved.

The Civil Defense/Guam Emergency Services Office has been working with the various ethnic and civic groups in the development of emergency information booklets. Guam's multi-ethnic society deems it necessary to have information available in languages other than English. Emergency information will be disseminated in Chamorro, Tagalog, Korean and Chinese. Individuals and groups requiring copies should call Civil Defense at 477-9841. The Civil Defense office is located in Agana Heights adjacent to Government House.

If you have any questions or comments concerning our land-use laws or the Guam Coastal Management Program, write to:

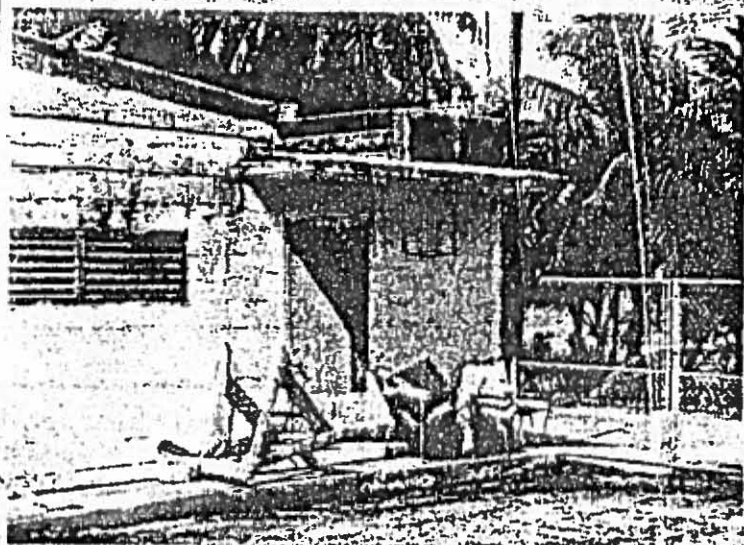
Public Information Officer
Bureau of Planning
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Agana, Guam 96910

Guahan

By ED DAVIS

MAN, LAND AND SEA

FEBRUARY 21, 1986



Our island... our communities and villages are what we make of them... or what we allow them to become!!!

A biodegradable substance is one that is capable of being broken down by the action of bacteria (microscopic biological organism). These bacteria break the substance down into simple, basic elements and compounds. Biodegradable substances tend to be organic in nature (e.g., comprised of carbon, oxygen, and hydrogen compounds which are used by bacteria in their cycle of life).

"Biodegradable" is another word for rotting or decomposing. The yard trimmings that slowly rot are biodegradable. The mango skins at the side of the road or in your back yard are biodegradable, just as is the paper label on a sweet drink bottle. All these substances will eventually be broken down into their basic carbon, ox-

and by other organisms in the ecosystem cycle of production, consumption, and decomposition.

Many solid wastes are biodegradable (all garbage is biodegradable), but there is an increasing number of non-biodegradable substances being manufactured by man today. These substances tend not to be naturally occurring and pose serious problems once their original usefulness has been served.

The process of biodegradation can be utilized by man for his own benefit. The biodegradation of vegetable wastes and plant matter at home or on a larger scale produces compost that can be used as fertilizer. Community faecal wastes can also be treated at specially designed treatment centers that utilize bacterial action to break down the faeces into harmless solids. The solids that result from the process can also be used as fertilizers and animal feeds.

Biodegradable substances are an important part of the ecosystem. It is a result of their unique structure that bacteria are able to return their nutrients to the store of substances that are constantly being cycled in the ecosystem. It has become very important that in light of the vast quantities of non-biodegradable substances being produced today (all the plastics) that we try to use biodegradable products whenever possible so as to maximize on their usefulness. It is equally important that we dispose of all non-biodegradable products in a proper manner. The future of our environment depends on us.

If you have any questions or comments, please write to:

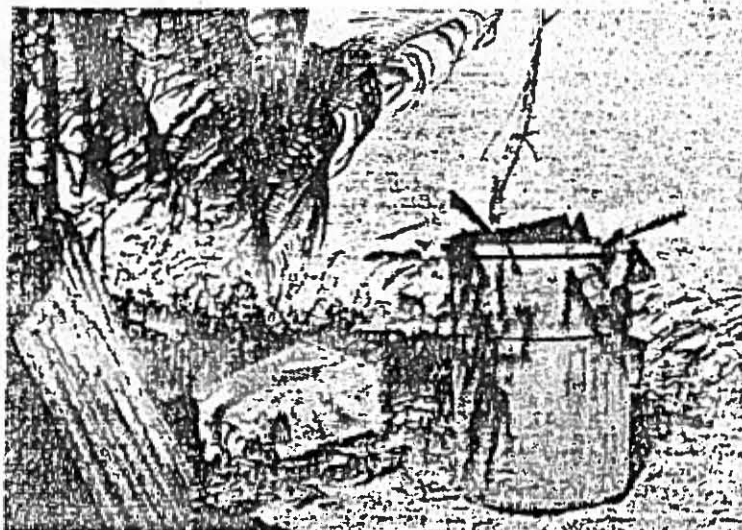
Public Information Officer
Bureau of Planning
P.O. Box 2950
Agana, Guam 96910

Guamian

February 14, 1986
By ED DAVIS

MAN, LAND AND SEA

Our island... our communities and villages are what we make of them... or what we allow them to become!!!



The shore is the most utilized of our resources. Our shores contain our clean, white beaches; rough-carved limestone platforms; our river outlets; wind and water carved caves; and the bones of our ancestors. In sites along the shore, we can touch our distant past and eat from fruit descended from the fruit that fed our forefathers. Our shore is also our most abused resource. Litters cover our shores, not because it's necessary, but because individuals do not think of your right to enjoy this resource. A clean and unspoiled shore is your right, but you must demand and protect it. When you see someone littering, report the person to the Guam Environmental Protection Agency at 646-8863 or 646-8865. The shore belongs to all of us; insist that it be respected.

Pollution is any unwanted change in the physical, chemical, or biological characteristics of the environment that can be harmful or have potentially harmful effects on the activities and lives of man and other plant and animal life. Substances that pollute are called pollutants; and they can be either threshold or non-threshold agents. A threshold agent or pollutant is one that must be present in quantities above a certain level before it will have a harmful effect on life, whereas a non-threshold agent has no such level. Non-threshold agents are destructive in any quantity.

There are several types of pollution: air, water, land and noise. Unfortunately, examples of each type can be found on our island.

Whenever air contains chemicals, gases in large enough quantities to be hazardous to enjoyment and pursuit of life, it is polluted. The automobile that spews out filthy exhaust, the backyard burning of rubbish, all pollute the air. Although this is not too severe a problem in Guam, air pollution is a serious problem for most of the large industrialized countries of the world and should be safeguarded against during the future development of our island.

Water that contains chemicals or solids in quantities sufficient to interfere with aquatic life or the intended use of the water is pollution. The empty cans, bottles, paper, and food scraps tossed into the sea are pollutants that will certainly interfere with someone else's enjoyment of the water. Garbage and other items we so unconsciously toss away should be placed in a container or collected in bags until it can be disposed of properly. It is our island and our choice.

The solid wastes, litter, chemicals, and liquids that are so often unceremoniously dumped from vehicles, homes, and offices onto our roadways, empty (or vacant) lots, back yards (and any place else we think we can get away with it) all contribute to the pollution of the land. There are safe, healthy, and sanitary methods of disposal; and these should be used at all times so that we can all enjoy the beauty of our island.

Public Information Officer
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Guahan

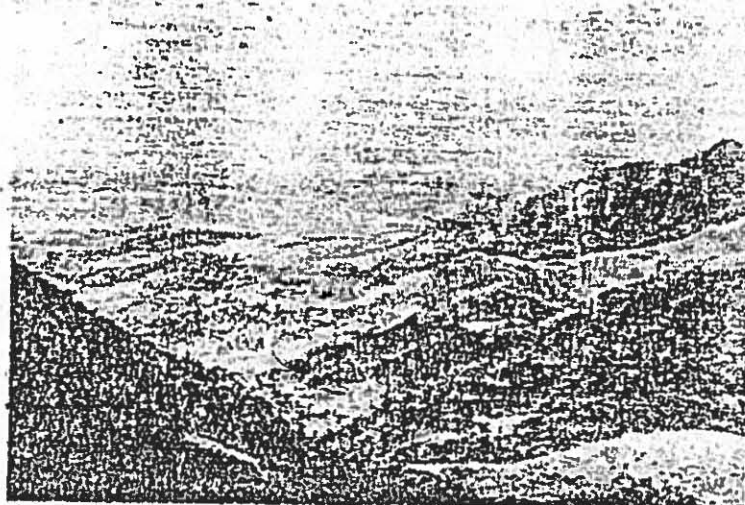
February 7, 1986



MAN, LAND AND SEA

By ED DAVIS

*Our Island... our communities and
villages are what we make of them...
or what we allow them to become!!!*



"My gifts to you must be protected, but that does not mean they must not be used. I know man and his ways. I know the needs to change land when necessary. I know he needs to harvest his food. I know he has need of his pleasure."

"My gifts are yours to use, but use them wisely. Take your enjoyment from my color, my texture, my smell, my

taste, my sounds. My gifts are given only once. If man wastes or destroys what is freely given, those gifts can never be replaced."

A message from "Guahan, The Fragile Gift."

The dry season is now upon us and we must take extra care not to cause wildland fires. It does not take much to start a fire in tall, dry grass or a dense, wooded area. Wildland fires contribute greatly to the erosion problem our island has. Erosion has been eating away at a steady pace. And now that we are in the current building boom, erosion has increased at an alarming rate, stripping the land of vital soil required to grow plant life. That plant life in turn develops into a habitat for many of Guam's vanishing wildlife. The need of preventing wildland fires cannot be over-emphasized. Do your part. Learn not to burn. And remember, even if it's the weekend rakings of the yard, if you plan to burn it you must (by law) get a burning permit from the Guam Fire Department station in your area.

Guafian

January 31, 1986

MAN, LAND AND SEA

By Ed Davis
Bureau of Planning

*Our island... our communities and
villages are what we make of them...
or what we allow them to become!!!*



The sound of the ever-changing sea as it meets the rocky shore below. The awesome awareness you feel as the coconut palms rustle with the movement of fresh clean air blowing around the building and through the open louvers. And a view of sandy beaches, rolling seas, and island beauty that thousands of people come to see every year, all make the transition a more pleasant one. We are now in our new office location at 159-C Hospital Loop in Tamuning, our new phone numbers are 646-9136/37/38.

It all started back in November of last year when our new office site was finally decided upon that the cleaning and remodeling of the vacant building and grounds began. Some said it could not be done, but we knew it had to be done for this was our new home. Under the leadership of our Chief Planner, the Bureau of Planning staff started the back-breaking remodeling job. Tools owned and borrowed, skills not normally needed and new ones learned during

ing the work, along with the best of team work were used during the remodeling. And last Friday, we reached the point that allowed us to set up shop in our new location.

Saturday at 8:00 a.m., the move began from the fourth floor of the Pacific Daily News Building to our new site. The many desks, chairs, filing cabinets, and equipment were moved down the elevators, flooding the lower floor parking area. Thanks to the voluntary time and labor of Victor Camacho, Rudy Borja, Anthony Babauta, Felipe Beltran, Rudy Capilli, and Lewis Perez from the Building and Maintenance Section, Department of Public Works, the flooding was controlled with the speed only a crew of professionals can achieve. We take this opportunity to extend thanks and appreciation to those men, for without their help a move of this size would not have been possible in such a short timeframe. Thanks also go out to the members of the Guam National Guard who gave of their time and abilities during the remodeling. Thanks Again!!! Stop by anytime!

All through the transition period, we have maintained full office operation in all areas. The accomplishment we have achieved during this period has reinforced our belief that by working together, we can achieve our goals. The same holds true for the proper development and growth of our island and its people. If you have any questions or comments on the land-use laws or the Guam Coastal Management Program, stop by our new location, Monday through Friday, 8:00 a.m. to 5:00 p.m., or write to: Public Information Officer, Bureau of Planning, P.O. Box 2950 Agaña, Guam 96910.

Guahan

JANUARY 24, 1986

MAN, LAND AND SEA

By ED DAVIS

Our island... our communities and villages are what we make of them... or what we allow them to become!



"I am the sea; cool blue and restless. I was there to help soothe the angry, forming Earth, and I shall be when Earth is done. I walk the sunken plains of Earth and climb her deepest peaks in search of land to touch. Where my fingers probe, there is life. Where my breath blows soft against firm ground, there is life. But where my power is ignored or where disrespect is shown me, there is death. I can be injured, even gravely, but where I die all else dies too." — "Guahan: The Fragile Gift"

"Guahan: The Fragile Gift" is one of the many publications intended to make the public aware of the ever-presenting need to protect our environment. The very existence of our island is directly linked to the environment; the respect (or lack of respect) we show our environment is a reflection of the respect we have for ourselves and future generations.

The office of the Bureau of Planning is moving. Our new location will be 159-C West Hospital Loop, Tamuning. Our new phone numbers are 646-9136/37/38. Our new location and phone numbers are effective January 27, 1986. The move is intended to make us more accessible to the public.

Everybody on the island has a responsibility to work together to improve island health and well-being because everyone, even a tourist, is part of the life of the island. No one is isolated or left out of the life system. The island does not say, "Don't walk on me" or the yam, "Don't eat me" or the water, "Don't drink me." We all belong together, on the same island, and must share in its care as well as its blessings.

If you have any questions or comments on Guam's land use laws or the Guam Coastal Management Program, please write:

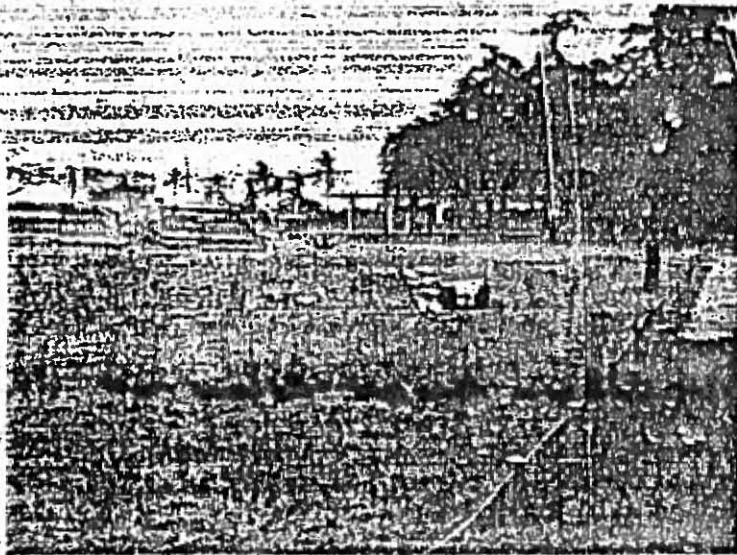
Public Information Officer
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Agana, Guam 96910



MAN, LAND AND SEA

By ED DAVIS
Bureau of Planning

Our island... our communities and villages are what we make of them... or what we allow them to become...



Trying to get people to understand the importance of protecting our environment is like placing an urgent phone call and getting one of those uncaring, unfeeling, non-responsive answering machine. All around our island, we can see that the call to preserve and protect our environment still goes unanswered. When will we understand that in order to live in harmony with Nature, you must first respect her?

It was about 10:00 p.m. last Saturday night. I was sitting outside of Dededo's Pizza Hut waiting out the 15-20 minutes for my order. During my wait, I witnessed a crime, a crime that is committed daily by thousands of people: the unconscious crime of littering. The staging and ingredients were perfect for the crime. One dimly lighted park-

ing lot, one tired young man (who had just gotten off work), that cool refreshing after-work drink, and a wrapped straw.

At first there was nothing out of the ordinary about this young man. He appeared to me with a paper cup in one hand and his wrapped straw in the other. The stage for the crime was set and the young man's unconscious behavior was about to take over. In his walk from the building to a waiting car, the paper from around the straw hit the ground. Without missing a step, he got in his car and then he hit the road. I doubt that any thought was given to the crime he had just committed or to the damaging effect littering has on our environment.

Habit is a rope; we weave a thread of it everyday and eventually we cannot break it. Habits, both good and bad, are picked up during all stages of our life and are passed on to those around us, especially to the young. Mom, Dad, Aunts, Uncles, and others are role models and looked to for guidance and the teachings of responsibility and respect. Did you ever consider that the can you threw out of your car window or the bag of trash you dumped on the side of the road could have been a thread in the rope of habit your actions were weaving for those young on-looking eyes? Or did you even care?

It is time for all of us to review and renew our responsibility to our island and the future generations. And to teach our young that we must respect and protect our environment if we hope to prosper in the future. While Guam is blessed with an abundant water supply and oxygen-giving plant life, if steps are not taken to protect these resources, the prosperous future of our island is in danger. If we continue to destroy our environment, we surely destroy ourselves.

If you have any questions or comments about our land-use laws or the Guam Coastal Management Program, write to:

Public Information Officer
Bureau of Planning
P.O. Box 2950
Agana, Guam 96910

Guahan

JANUARY 10, 1986

MAN, LAND AND SEA



Our island ... our communities and villages are what we make of them... or what we allow them to become.

★ ★ ★ ★



The Territorial Planning Commission (TPC) may, with the approval of the Governor, change the zones established under the Zoning Laws of Guam whenever it finds that the public necessity, convenience and general welfare justify such action. Upon the filing of an application for change of zone, the TPC shall hold at least one public hearing thereon in the municipal district where the property to be rezoned is located. Notice of time and place shall be given by at least ten days before the day of said hearing,

and by mail to the Commissioner of the municipal district concerned, and to those landowners owning land within five hundred feet of the property for which rezoning is requested.

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A review of the 1985 files show a rash of zone change request were entertained by the TPC. While these types of request are not uncommon during building boom periods, proper review and strict compliance with the laws governing zone change requirements are a must in safeguarding the future of our island.

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Further review shows that most of the zone change request were unnecessary since other land with the proper zoning was available. Developers stated that cost of the land was the main factor in their decision to purchase, and that the zoning was not considered as a major concern in selection of land, and oversight (or disregard) on their part which may prove to be very costly. Developers need to understand and appreciate the fact that all of us want to see our island develop and grow economically. However, we can not allow that growth to occur at the expense of our environment, there must be a firm check and balance system. The check and balance system is maintained thru the compliance of the land-use and zoning laws.

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Though Guam is a small land mass, much of our island remains undeveloped. While inadequate infrastructure is sighted as one of the main reasons for this unbalanced development, steps must be taken to insure that such unbalance is corrected before more irreversible environmental damage is done. The infrastructure problem has come about (in part) due to lack of cooperation of developers in the cost sharing of infrastructure development needed to support their projects. The reality is that developers have derived immediate profit, at the long range expense of the people of Guam.

★ ★ ★ ★

If you have any comments or questions on the land-use laws or the Coastal Zone Management Program of Guam, write to:

Public Information Officer
Bureau of Planning
P.O. Box 2950
Agana, Guam 96910

Guahan

JANUARY 3, 1986

MAN, LAND AND SEA



By ED DAVIS
Bureau of Planning

Our island... our communities and villages are what we make of them... or what we allow them to become!!!

1985 saw a great deal of growth all over our island. New homes and businesses were being built at a staggering pace. Such growth has proven to be a strain on the infrastructure on Guam. Since building construction is far ahead of the road and other vital infrastructure improvements needed to support such a building boom, the need for closer review of zone changes and other demands on our land is a must if we plan to prosper in the future.

The ringing in of a new year also brings the hopes and dreams for the future. If you were like most people, you were too busy celebrating the new year to give much thought to serious resolutions for a better year in 1986.

The following are suggestions for resolutions you can adopt to make 1986 a year of improvement and prosperity for our island and its people.

Resolve to be as committed to the proper growth of our island as you are to your own personal growth; for if Guam is truly your home, you can't have one without supporting the other.

Resolve to keep yourself up-to-date on development in your area and do your part to ensure that such development is in keeping with the land-use laws of Guam.

Resolve to fight crime and violence in all areas; for the level of crime and violence on our island surely has a far-reaching effect on our quality of life and the future growth of Guam as the hub of the Pacific.

Resolve to do your part in preventing the senseless destruction of our environment due to litter and illegal dumping. Impress upon your family and others around you that every litter bit hurts. It is only through a firm commitment by each and every person on our island that this senseless destruction can be stopped.

Resolve to respect the rights of others; for it is only by giving such respect and understanding that we can hope to receive the respect and support of others.

Resolve to give no less than you expect to receive; to pass on to future generations the wisdom and ability to protect and maintain Guam as a true island paradise.

The Bureau of Planning wishes you and yours the best for the New Year. If you have any questions or comments on the land-use laws of Guam of the Guam Coastal Management Program, write to: Public Information Officer, Bureau of Planning, P.O. Box 2950, Agana, Guam 96910.

TRIBUNE

Guahian

DECEMBER 27, 1985

MAN, LAND AND SEA



Our island... our communities and villages are what we make of them or what we allow them to become!!!



This is the time of year when most of us dress up our home and our business for the holidays. What a shame this pride in the appearance of our surroundings isn't with us all year long. It's not the lights and decorations that need remain, but the pride we feel, and the drive we have to maintain our home or business in a neat, warm, and welcoming manner.

Hats off to the Jack Peters company for the landscaping of their new building across from the Australian cable station in Tumon. Although the landscaping was a condition placed on the project by the Territorial Planning Commission (TPC), the developer has done a good job in keeping the greenery in his project. We feel that all development, whether it be home or business, should be required to provide landscaping.

Clearing land of ground cover can result in one of Guam's more serious environmental problems. ERO-

rains wash away the soil, leaving barren areas where little can grow. Wildland fires, motorcycling, and improper farming and development all contribute to Guam's soil loss. For more information on how you can help prevent soil erosion, contact the Guam Environmental Protection Agency at 646-8863/64/65.

Despite what a lot of people feel, the land-use laws of Guam are not meant to hinder you in developing your property. Instead, they are imposed to ensure proper development, the health and safety of the people of Guam, economic growth, and the protection of our natural resources. The zoning of an area ensures that the development within that area will be compatible in nature, doing away with mismatched (and sometimes dangerous) area development. In short, the zoning laws ensure that you will not end up with a cement plant or some other type of manufacturing operation within your housing area. You can help protect our island by supporting the land-use laws of Guam.

If you have any questions or comments on the land-use laws, or the Coastal Zone Management Program, write to:

Bureau of Planning
P.O. Box 2950
Agaña, Guam 96910

Guahan

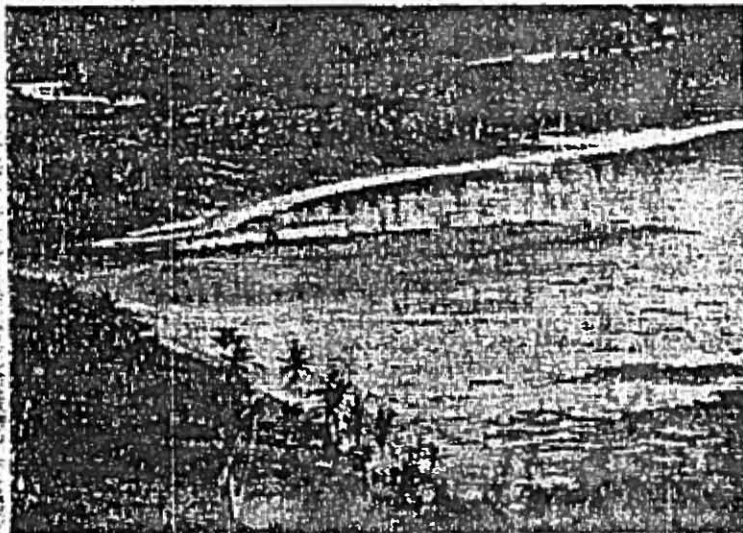
DECEMBER 20, 1985

MAN, LAND AND SEA

TRIBUNE

By ED DAVIS
Bureau of Planning

Our island...our communities and villages are what we make of them...or what we allow them to become!!!



Q. How can I get a map showing the location and boundaries of my property if the Department of Land Management does not have one?

A. If the Department of Land Management (DLM) does not have a copy of your property map, you would have to go to the surveyor who did the original survey of your property. If you do not know who the surveyor was but have the correct lot number, DLM would still be able to help you in obtaining the surveyor's name. The information is maintained in the log book of the Survey section. A phone call to each of the survey companies in the phone book revealed that they keep a copy of all survey maps done by their respective companies.

On July 11, 1985, a request for zone change of Lot Nos. 3353 and 19.3-11, Afame, Sinajana, for construction of a condominium facility was heard by the Territorial Planning Commission (TPC). The Commission granted approval of this application with conditions: 1) Department of Parks and Recreation's Planned Unit Development (PUD) recreational requirements be followed; 2) wetlands be left undeveloped and surface runoff be contained within the property; 3) all infrastructural improvements be borne by the developer; 4) assessment be made on the water pressure needed for fire fighting and Fire Department specifications be met upon construction; and 5) both main and alternate roads to and from the project be developed to 40-foot widths, within 6 months after approval of the zone change, and must be secured by the applicant with no assistance by GovGuam and identified prior to granting of the building permit.

On Thursday of last week, Lot Nos. 3353 and 19.3-11 were again on the TPC agenda. This time, the developer was seeking an appeal to the conditions regarding the access roads. Difficulty in securing the property needed for the 40-foot roadways was the reason for seeking an appeal.

After hearing testimony from all parties concerned, the TPC upheld its previous ruling but did grant an additional 6 months to the time frame requiring the applicant to comply with the conditions of approval.

In other TPC action last week, a zone change request for Lot Nos. 10100-9-IRI and 10100-9-1, Dededo, from "A" (Agricultural) to "M-1" (Light Industrial) for the manufacturing of computer components was disapproved. The main concern was the potential danger this type of rezoning would pose to Guam's fresh water supply since the area is over our main fresh water lens.

If you have any questions or comments regarding our land-use laws or the Guam Coastal Management Program, write to: Public Information Officer, Bureau of Planning, P.O. Box 2950, Agana, Guam 96910.

Guahan

By ED DAVIS
Bureau of Planning



MAN, LAND AND SEA

TRIBUNE

Our island... our communities and villages are what we make of them... or what we allow them to become!!

The coastline is a place of untold natural resources. It is a place to which one can escape, a place to play, to be serene, to be inspired. In near-shore ocean waters, fish can be caught for sport or for food. Each coast has a different history, different pressures, and different problems.

Guam, like any other growing area and perhaps more so because of its island nature, must carefully regulate the use and development of its coastal areas. The effects of development by the U.S. military, private industry, and more recently, tourism and recreational home building have led to accelerated use and landscape alteration stresses. Even some of the more remote areas are beginning to feel such effects.

The value of protected marine areas cannot be overemphasized. They not only provide recreation, photographic, and scientific opportunities, but the presence of intact, dynamic marine communities containing a diverse array of organisms, some of which may be unique to Guam, are important indications of environmental stability. In addition to providing a buffering capacity against external disruptive forces, this relationship also increases the probability of some of the organisms possessing characteristics such as high specific sensitivity of certain discreet environmental changes, such as beach erosion. What all of this means is that Mother Nature has a way of letting us know when things are not going right, and if corrected in time, damage to our environment can be stopped. Do your part! Help protect our fragile marine environment. It's an important key to our island's future.

What a shame we give up so much of Guam's natural beauty in the name of progress. But is all this loss necessary? We think not. Far too many of the developers on Guam choose not to include any landscaping in their new developments. Why? Cost! Have they never heard that the first impression is the most lasting?

The Tumon Bay Master Plan provides that all developers include landscaping in their projects, the extent of which must be at least two percent (2%) of the cost of the developments. This was done to ensure that the area maintain the natural beauty necessary to attract tourists. But, the tourists are not restricted to the Tumon Bay area. They travel all around our island. They see the disrespect we hold for our environment, and this is a direct reflection of how we feel about ourselves and the future of our island. We feel that all developers on Guam should be required to include landscaping in their projects.

We welcome your questions and comments about Guam's land-use laws and our Guam Coastal Management Program. Write to:

Public Information Officer
Bureau of Planning
P.O. Box 2950
Agana, Guam 96910

DECEMBER 6, 1985

Guahan

By ED DAVIS

Bureau of Planning



MAN, LAND AND SEA

TRIBUNE

Our island... our communities and villages are what we make of them... or what we allow them to become!!!

Q. When do I need to get a building permit?

A. A building permit is required if you are going to engage in any of the following activities:

— Constructing, installing, erecting, or replacing a building or part of a building such as a patio, porch, garage, outside kitchen, storage shed, fence, wall, floor, roof, door, window, etc.

— Adding, repairing, or replacing plumbing, electrical, and ventilation systems or structure foundations.

— Constructing or connecting to sewer system.

— Demolishing any part of a building.

— Any other development activity that may affect the structure on your property.

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Building permits are issued by the Building Permits and Inspection Division within the Department of Public Works (DPW). Upon submittal of an application, DPW will identify those agencies from which clearance permits must be obtained. Clearance is required from the Department of Land Management and, depending upon the proposed activity, may be required from the following agencies:

— Bureau of Planning

— Guam Environmental Protection Agency

— Guam Power Authority

— Guam Fire Department

— Department of Public Health and Social Services

— Guam Housing and Urban Renewal Authority

— Guam Energy Office

— U.S. Army Corps of Engineers

Although clearances from these agencies may be obtained within one day, review time varies with the complexity of the project. Building permit fees are assessed according to the cost of construction.

All construction or work for which a permit is required is subject to inspection. A fee is assessed for each inspection that is necessary when a portion of the work for which inspection is conducted is incomplete or not in compliance with plans. If the necessary permits are not secured before commencing work, fees for required DPW permits will be doubled. Payment of this double fee, however, does not exempt the applicant from other legal requirements.

Federal Consistency

The Guam Coastal Management Program (GCMP) is an expression of Territorial policy to guide the use, protection, and development of land and ocean resources within Guam's coastal zone. The "coastal zone" of Guam includes all non-federal property within the Territory, including off-shore islands and the submerged lands and waters extending seaward to a distance of three nautical miles.

In accordance with the Coastal Zone Management Act of 1972 (P.L. 92-583), as amended (P.L. 94-70), the Bureau of Planning as lead agency for the GCMP is responsible for conducting federal consistency review for the following:

— Federal activities.

— Activities requiring a federal license or permit.

— Federal assistance (grants or loans) to local governments.

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Guam's procedures for federal consistency respond to the requirements of the Coastal Zone Management Act of 1972, as amended, as specified in 15 CFR, Part 930 (43 FR 10510, March 13, 1978). The basic consistency requirement of the Act is that federally conducted or supported activities which directly affect the coastal zone be consistent to the maximum extent practical with an approved state management program, such as the GCMP. Applicants for federal licenses and permits and state or territorial recipients for federal funding will be required to state and demonstrate whether their projects which affect the coastal zone are consistent with the Program. Through federal consistency review, the Territory generally will be able to prevent actions which are not consistent with the goals and development policies of the GCMP upon submission and review by the Bureau of Planning.

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Guahan

NOVEMBER 29, 1985



MAN, LAND AND SEA

Our island... our communities and villages are what we make of them or what we allow them to become!!!

Are you considering a new kitchen, bathroom room addition, or other home remodeling? If so, you will probably hire a contractor to do most, if not all, of the work. Most contractors are competent, honest, hard-working, and financially responsible. However, contractors are in business to make money, and you should enter into any contract in a "Buyer Beware" manner.

There are many types of contractors, each of whom require a separate specialty contractor's license. For example, if you want only roofing, electrical, plumbing, or painting work, you will need a licensed contractor in that particular specialty. If the work you want done requires three or more types of work, then the work should be done by a licensed general building contractor. For example, if your kitchen remodeling will involve plumbing, electrical, and carpentry work, a licensed general building contractor should be hired.

Licensed contractors are subject to laws designed to protect the consumer. Unlicensed contractors are a danger to you because they expose you to significant financial harm in the event of injury or property damage. Unlicensed contractors usually do not have adequate bonding or insurance. Although an unlicensed contractor may give you a lower bid, because of the severe financial and legal consequences you may face, it simply is not worth the risk.

Make sure everything is in writing. Assume nothing. The biggest mistake people make when dealing with contractors is not having a clear written understanding of the work to be performed and other terms important to the job. Be aware that any bid you sign may become the contract. Do not sign anything until you completely understand what you are signing and are in agreement with all the terms. Be

tract and what the work will look like. Before signing anything, you may wish to discuss the proposed contract, plans, and specifications with an attorney.

Anyone who talks you into being your own general contractor or owner/builder may be doing you no favor. Owner/builder is basically a situation in which the home owner becomes the general contractor. As an owner/builder, you, not the person you hire, assume responsibility for the overall job, which may include such things as Guam and federal taxes, workers compensation, and other legal liabilities. Unless you are very experienced in construction, it is best to leave these matters to the licensed contractor.

Make sure your licensed contractor has workers compensation insurance. Some owners have been hurt financially by being required to pay personally for work-related injuries suffered by an employee of the contractor. The owner may be liable to pay for such injuries if the contractor does not carry workers compensation insurance. If the contractor hires one or more employees to do work on your job, workers compensation insurance is required. You may wish to require the contractor to furnish you with a certificate of workers compensation insurance coverage, before any agreement is signed.

This and more information are contained in the "Consumer Guide" put out by the Contractors License Board. If you have any questions or complaints concerning contractors, contact Faye Castro, public information officer, Contractors License Board, at 646-7262. Their office is located at the Department of Public Works compound in upper Tumon.

All government agencies provide some form of public information handouts regarding their area of concern. These handouts are available upon request usually at no charge to you. Such information is aimed at educating the public. We urge you to take advantage of all such publications.

If you have any questions or comments on Guam's land-use laws or the Guam Coastal Management Program, write to:

Public Information Officer
Bureau of Planning
P.O. Box 2950

Guahan

NOVEMBER 22, 1985



MAN LAND AND SEA

TIREBURN

By ED DAVIS
Bureau of Planning

Our island... our communities and villages are what we make of them... or what we allow them to become...

Last week, a series of workshops were held in the Office of Civil Defense. The workshops were to educate bankers and lenders, insurance agents, and local government officials on the newly adopted flood hazard rules and regulations. These new rules and regulations will enable Guam to insure itself against flood loss.

The U.S. Congress created the National Flood Insurance Program (NFIP) to make insurance available to property owners at a reasonable rate and to discourage unsafe use and development of special flood hazard areas. In order to participate in the NFIP, we were required to adopt and administer flood plain regulations requiring new structures to be elevated above the level of anticipated flooding or to be flood-proofed.

Buildings and their contents are the only types of property which can be insured for flood loss. Property owners are urged to contact their own regular insurance agent for information regarding available coverage.

Federal regulations require flood insurance on all new, federally guaranteed real estate loans for property within the special flood hazard areas. Insurance is also available on a voluntary basis for older mortgages that did not require flood insurance or for property located outside the special flood hazard areas. Insurance is also available for tenants to protect their personal property against flood loss. Landlords are requested to provide this information to each of their tenants.

During this time of year and throughout the rainy season, it's not hard to tell if you are in a flood hazard area. However, if you have any doubt about the status of your property, check with the Department of Land Management. They have the flood hazard area maps.

The Department of Public Works has made available alternatives to illegal dumping through the extended hours of operation of the Ordot Land Fill and transfer stations located in Dededo and Malojloj. The Ordot Land Fill is open seven (7) days a week from 7:00 a.m. to 7:00 p.m. You are allowed to take any type of material to the Ordot site with the exception of junk vehicles and hazardous waste material. If you or your business has hazardous waste material to dispose of, you should contact the Environmental Protection Agency at 646-8863/64/65 and they will assist you with such disposal.

The Department of Public Works operates transfer stations in northern and southern Guam as a public convenience. The transfer station in Dededo is open daily from 7:00 a.m. to 6:00 p.m. At Dededo, you are allowed to dispose of your everyday trash items, but the Dededo transfer station is not set up to accept what is known as hard-fill items. Hard-fill items are building materials, old stoves and refrigerators, and such. These types of items should be taken to the Ordot land fill. But Dededo does have a site where you can dispose of your junk vehicles. All you need to do is tow your junk vehicles to the transfer station in Dededo and they will do the rest at no charge to you.

The Malojloj transfer station is open daily, except Wednesday and Sunday, from 9:00 a.m. to 5:30 p.m. The Malojloj station accepts all types of materials except junk vehicles and hazardous materials. If you have any questions on the Ordot land fill or the Dededo and Malojloj transfer stations, call the Department of Public Works, Solid Waste Management Division, at 646-5831 through 39.

If you have any questions or comments about the Guam Coastal Management Program or the land-use laws, write to:

Public Information Officer
Bureau of Planning
P.O. Box 2950
Agaña, Guam 96910

Guamian

NOVEMBER 15, 1985

MANLAND AND SEA

TRIBUNE

By ED DAVIS

Bureau of Planning

Our island... our communities and villages are what we make of them... or what we allow them to become!!!

"Protected areas have many uses apart from safeguarding nature. They are places for educating the public about the importance of nature to our daily life. Children can visit them to learn about their natural and cultural heritage. Scientists can use them for research on the natural processes that have made the islands what they are today. They can be an important tourist attraction with benefits for the local economy. Creating parks and reserves is, therefore, a kind of development project that has its place with others in a well-balanced development program."

While it is usually the government that sets aside an area as a park or reserve, it is up to all the people to understand the importance of protecting these areas and to respect the rules for their use. The government does not have the resources to police these areas without public support. There have been sad cases where parks and reserves have not been respected by the people and their natural features have been destroyed. It is future generations who suffer from such a loss.

Everybody on the island has a responsibility to work together to improve island health and well-being because everyone, even a tourist, is part of the life of the island. No one is isolated or left out of the life system. The island does not say "Don't walk on me" or the yam "Don't eat me" or the water "Don't drink me." We all belong together, on the same island, and must share it.

There is no doubt that tourists are an important part of our island economy, and we must keep improving our island to attract more tourists. A workshop was held last Tuesday regarding the Tumon Bay Master Plan and the planned improvements to the Tumon Bay area financed by the Tourist Attraction Fund. Those in attendance at the workshop were given a status report on projects now underway in the bay area and, also, a semi-detailed report on future project plans. While these projects may seem to be one-sided to the extent that only the tourists and businesses in the area will benefit from such improvements, in fact, they are beneficial to the entire island. It was encouraging to note so much cooperation among the various parties involved. As pointed out by Mr. Bob Jones (Director, Guam Visitors Bureau and Chairman, Tourist Attraction Fund Planning and Development Committee), the on-going and proposed projects would not be possible without the cooperation of the local business sector and private property owners in the area.

Although some junk cars have been removed and some illegal dumping sites have been cleaned up somewhat, there is so much more that needs to be done to ensure we maintain the health and safety of our island for all of us.

WHERE IS YOUR PRIDE??? Is it under that junk car parked in your yard? Was it in the can or bottle you threw out of the window of your car? Did you leave it in that bag of trash you dumped on the side of the road? Could it be hidden in the tall grass and weeds that surround your home or business? Where is your pride? Is it lost forever???

If you have any questions or comments on the land-use laws or the Guam Coastal Management Program, write to: Public Information Officer, Bureau of Planning, P.O. Box 12950 Agaña, Guam 96310.

Guamian

NOVEMBER 8, 1985



MAN, LAND AND SEA

TRIBUNE

By ED DAVIS

Bureau of Planning

Our island... our communities and villages are what we make of them... or what we allow them to become!!

CAN WE PRESERVE OUR ISLAND? Habit is a rope; we weave a thread of it everyday and eventually we cannot break it.

What are habits, both old and new, that we want to keep? What are the habits we must learn to break? We must keep habits that help us protect our island and that let us understand the ways of our natural systems. We must understand that humans are an essential part of our island, but that only we can protect the heritage around us. We must break habits, both old and new, that threaten the health and safety and, in some cases, even the existence of island life.

The most important thing to do is to show respect for our islands in our everyday life. If we look after the things around us, then our island will always be a pleasant place to live. This means looking after our soils, our forests, our reefs. Most importantly, it means caring for each other, working together to achieve a better island life.

A public hearing regarding the National Flood Insurance Program is scheduled for Tuesday, November 12, at 7:00 p.m. at the Civil Defense Conference Room in Agana Heights. The purpose of the public hearing is twofold:

1. Promulgate rules and regulations relative to flood damage prevention; and
2. Repeal previously promulgated rules and regulations affecting hazard areas.

This reminder is to all insurance agents, lenders, and real estate agents! Workshops on the National Flood Insurance Program are being scheduled for November as follows:

Tuesday, November 12, 8:30 a.m. — 4:30 p.m. Insurance Agents

Wednesday, November 13, 8:30 a.m. — 11:30 a.m. Bankers and Lenders

Wednesday, November 13, 1:30 p.m. — 2:30 p.m. Real Estate Agents

All workshops will be conducted at the Civil Defense/Guam Emergency Services Office in Agana Heights, adjacent to Government House. For more information, please contact Maggie Tenorio at 477-9841/42.

Q. How does the National Flood Insurance Program (NFIP) benefit property owners? Taxpayers? Communities?

A. The NFIP enables people owning or buying property in the floodplains to insure against flood losses. Employing wise floodplain management, a participating community can protect its residents against much of the devastating financial and human loss resulting from future flood disasters. More careful local management of new construction in the floodplains will result in construction and land-use practices that can reduce flood losses and the high costs associated with flood disaster to all levels of government.

The Bureau of Planning's Guam Coastal Management Program reminds the public that all home or business construction or improvement projects require a building permit from the Department of Public Works. Building permits help to ensure the health and safety of Guam's residents by requiring construction to conform to sound building practices.

If you have any questions or comments about our land-use laws or the Guam Coastal Management Program, write to: Public Information Officer, Bureau of Planning, P.O. Box 2950 Agana, Guam 96910

Guahan

NOVEMBER 11, 1985



MAN, LAND AND SEA

TRIBUNE

By ED DAVIS
Bureau of Planning

Our island ... Our communities and villages are what we make of them ... or what we allow them to become!

When was the last time you attended a public hearing? Or stopped by the commissioner's office to see what development was being planned, and how it was going to affect the health and safety of your family? It is your right (and responsibility) to know what is going on around you. You are a vital factor in the check and balance system needed to support the enforcement of our land-use laws.

Public hearings are the only format in which you can ensure your voice is heard. No matter how good your representation, there is no one that can convey your feeling or protect the welfare of your family as effectively as yourself. Be aware of public hearing dates (they should be posted at your commissioner's office); attend and make your opinion known.

It started in June 1983, when the applicant appeared before the Territorial Planning Commission (TPC) requesting the conditional use of Lot No. 5061, Tumon, Guam. The plan was to build a one-story, open-air restaurant/cocktail lounge. The plans also showed a shrubbery-type fence outlining the boundaries of the property. The TPC granted conditional approval for the project. After the TPC approval, the applicant obtained the necessary permits required to proceed with the project; but the shrubbery fence was not installed as the project plans indicated. Instead, one of boulders and a chain link fence was erected, blocking access to the public beaches near Tumon's Reef Hotel.

The public outcry soon began, but to no avail. In December 1984, the Director of Department of Parks and Recreation issued a statement that the fence was perfectly legal and on private property. He also stated that the blocked bull cart trail had been diverted and leads directly to the beach and that his department would erect signs

the dirt road; but the signs never appeared and the confusion for beachgoers continued, and many thought the saga would never end.

AN END TO THE BOULDER WALL IS NEAR

Last Thursday, Lot No. 5061 was again on the TPC agenda. This time, the request was to construct a coffee shop. TPC approval with conditions was granted the applicant for the construction of a one-story coffee shop. One TPC condition placed upon the project will result in the destruction of the stone wall. According to the applicant's representative present at the hearing, the developer is willing to remove the boulder wall to provide better public access and open space. Thanks to the cooperation of the developer with island planners, the system worked for the good of the people of Guam. But let us not forget that the stone wall came about (in part) to protect the rights of the property owner. It seems that a thoughtless few were driving their vehicles onto the private property and even onto the beach. The system had done its part; now it's up to us to respect the property-owner's rights and not abuse the access right.

Attention insurance agents, lenders, and real estate agents! Workshops on the National Flood Insurance Program are being scheduled for November as follows:

Tuesday, November 12, 8:30-4:30 p.m. — Insurance Agents

Wednesday, November 13, 8:30 a.m.-11:30 a.m. — Bankers and Lenders

Wednesday, November 13, 1:30 p.m.-2:30 p.m. — Real Estate Agents

All workshops will be conducted at the Civil Defense/Guam Emergency Services Office in Agaña Heights, adjacent to Government House.

The workshops are being conducted by Mr. John Bessermin, regional director of the National Flood Insurance Program from Region IX. Insurance agents, bankers, and lenders will receive materials and will be assessed a fee for participation. Fees are being charged to offset the cost of the manuals and other materials. Registration will take place immediately before the workshops.

These workshops are very important and your participation is highly encouraged. Federal mortgage lending and mortgage insuring entities have enacted regulations regarding the purchase of flood insurance and flood insurance is required under the Code of Federal Regulations.

For more information, please contact Maggie Tenorio at

Guahan

OCTOBER 25, 1985



MAN, LAND AND SEA

TRIBUNE

By ED DAVIS
Bureau of Planning

Our island... our communities and villages are what we make of them... or what we allow them to become!!!



The lack of understanding of the benefits of community planning and the complexities in the land-use laws very often results in the public view that planning and land-use laws are unnecessary and infringe upon the rights of property owners. In fact, the opposite is true and less government involvement would result in higher taxpayer costs, decreased property value, decreased community safety, and a decrease in the property owner's ability to protect and utilize his land.

Reasons can be given for all aspects of the established land-use laws. A neighbor who builds without observing setback laws puts your home in danger in case of fire. A neighbor who over-builds by adding extra buildings or large patios on his lot may create a flooding problem for you. Illegal or over-building in northern and central Guam may result in polluting Guam's drinking water supply. Im-

proper development in residential areas, such as auto junkyards, create a safety hazard for families, degrading the quality of the community and decreasing land values. All of these possibilities could, and probably would, occur without strictly following land-use laws.

Because development impacts on the entire island community, it is essential that the government and the public support only that development which is beneficial to the community and economically sound to the taxpayer. In the final analysis, the taxpayer must provide the roads, street lighting, utilities, sewers, and police and fire protection to support development. The Bureau of Planning is working to gain support for improved planning and land-use laws, but we need everyone's assistance. You and your neighbors, as responsible citizens of Guam, can help by demanding that all development occurs within the framework of sound planning and adheres to the established land-use laws.

There is yet another problem that is sticking its ugly head into the land-use matter; namely, the problem of persons selling and/or buying land that is zoned for a usage not in line with their development plans, with the misunderstanding that a zone change (and related variances) is only a formality which is easily overcome. Buyer, beware that there are no guarantees that the land you purchased will be rezoned to suit your needs. This line of thinking is often instilled in the buyers' minds due to the misrepresentation of the seller. It's your investment; and once the transaction or sale is completed, you can be sure that the seller will not return your investment or assist you in obtaining your goal. If you don't have the foresight to protect yourself, don't expect anyone to uphold your cause.

Property owners that apply for rezoning to increase property value for the sole purpose of making a profit on the resale are cheating the future generations of our island. Zoning and land-use laws (though they may not be an item of perfection) are the only protection we have against improper development.

If you have any questions or comments on the land-use laws or the Guam Coastal Management Program, write to: Public Information Officer, Bureau of Planning, P.O. Box 2950 Agaña, Guam 96910.

Guahan

OCTOBER 18, 1985



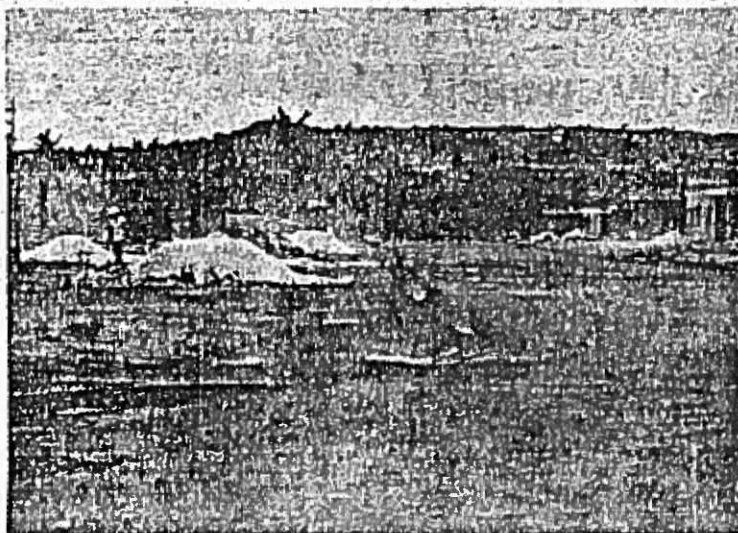
MAN, LAND AND SEA

TRIBUNE

By ED DAVIS

Bureau of Planning

Our island... our communities and villages are what we make of them... or what we allow them to become!!!



"The legitimate object of government is to do for a community of people whatever they need to have done, but cannot do at all in their separate and individual capacities."

— Abraham Lincoln

Are our land-use laws, and enforcement agencies able to handle the present (or any) building boom? The land-use laws of Guam were set up to address the everyday needs of the people. However, as has been pointed out in recent weeks the problem of enforcement of the laws has proven to be too great a task during boom periods.

One of the major problems is the lack of coordination between agencies. This may occur for various reasons, but most commonly due to the speed which most developers push projects through the review process. It is interesting to note that Guam has one of the fastest review processes of any other area. And yet many developers complain that the process is too long and time consuming, and delays cost money.

The average review time for projects here is nine (9) weeks (or shorter), while a similar project would take seven (7) months to three (3) years in other island areas. Those government agencies responsible for the review and enforcement of our land-use laws, must take, however, much time is needed to ensure that the development will not end up being a burden to the people of Guam.

Who pays when development gets out of hand? YOU DO! It is no secret that most of our island has inadequate infrastructure to support major growth. The expansion or improvement of infrastructures (power, water, sewage, etc.) is the responsibility of various government agencies. And since those responsible are within the government the cost for such improvements is passed on to you with higher services cost. Since the developer in most cases stands to gain the most from their development, why then should they not be required to share the cost of infrastructure improvements?

The new location of the Tamuning Post Office is but one example of poor planning. The site (behind the ITC Building) was picked with seemingly little or no regard for the surrounding area. The selection of this site has created a serious problem with the elimination of parking spaces that are required by law. Who is going to suffer the most from such poor planning? The tenants and customers of the ITC Building. Fewer parking stalls mean fewer customers, fewer customers leads to less income and the eventual closing of small businesses.

The land-use laws of Guam are more important than most of us ever imagine. They are there to protect, not prevent. Developers should prepare themselves for longer and more stringent review processes. And for those who think they are above the law, beware that the cost of removing non-conforming structures will be your responsibility. Are you willing to pay the price?

Guahian

SEPTEMBER 27, 1985

TRIBUNE

MAN, LAND AND SEA



Our island... our communities and villages are what we make of them... or what we allow them to become!!!



"A Program In Transition," was the theme of the recent '85 Pacific Island Coastal Zone Management Conference. Hawaii was the host of this year's conference. In attendance were representatives from Hawaii, American Samoa, Puerto Rico, Commonwealth of the Northern Marianas, Guam, and two members from Office of Coastal Resources Management Pacific Region Office located in Washington, D. C.

★ ★ ★

From the opening remarks of Hawaii Lieutenant Governor John Waihee, it was apparent to all in attendance that we all had not only common goals, but were also experiencing the same problems associated with the implementation of programs necessary to achieve our common goals. And as pointed out by John Min of Maui, there is an ever pressing need for proper planning and enforcement of the regulations and standards for coastal development, to ensure the long-range beneficial coexistence of man and the environment.

★ ★ ★

People seem unconcerned with coastal zone management until they are face to face with loss of livelihood, property, or both by improper development. Far too often their disconcern results in irreversible destruction of life sustaining resources such as adequate freshwater supplies, top soils, estuarine and reef ecosystems, and other natural resources needed for proper growth, both physical and economic. In some areas entire coastal communities are faced with failure due to improper development.

★ ★ ★

The need for reforming laws to meet island needs was also a common concern of the island representatives. Most island governments originally adopted (almost verbatim) laws that had been designed for coastal states (such as California) into their area. While these laws are seen to address the needs of their respective states, over the years they were found to be inadequate for the islands that had adopted them, thus, the need for vital reforms. Guam was applauded for its efforts in reform. Early in 1985, the Bureau of Planning, under a Coastal Zone Management grant, contracted the drafting of proposed revisions to Guam's Land-Use Laws.

The general approach to the revision process was developed after a series of explanatory interviews were held with various local government agencies, federal agencies, architects and planners, real estate agents, attorneys and developers. If you have concerns you wish to see addressed by these revisions, contact the Bureau of Planning at 477-9502. Your input is welcome.

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Better public education was seen as the major goal needed to ensure conservation and proper development of our coastal resources. Most islands are achieving this goal, in part, by instituting education programs in the public school system. It is felt that the earlier you learn how destructive improper development is, the less likely you are to contribute to that destruction. Cost for publication of text books and necessary training materials for such programs (in most all cases) are funded by Coastal Zone Management (CZM) grants. In all areas CZM staff members are available to address groups on organizations about CZM programs and objectives, and the need for such. Remember a productive environment is the best gift we can leave to the generations that follow.

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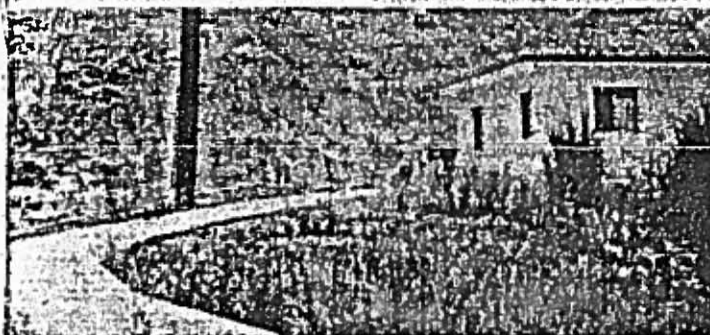
Guahian

SEPTEMBER 20, 1985

MAN, LAND AND SEA

By ED DAVIS
Bureau of Planning

Our Island... Our communities and villages are what we make of them... or what we allow them to become!!!



Too often, developers underestimate Guam's natural and manmade constraints. This oversight can be very costly to the developer, unaware prospective buyer, and the public at large. This week, a review of some of the constraints.

Flood hazard areas are low-lying areas which retain the overflow runoff from the natural and manmade drainage systems during periods of persistent rainfall. If improperly developed, flood hazard areas can become costly problem areas as a result of deterioration of flood-damaged structures and the continual public expense for relief and repair of flood-damaged facilities and failing sanitary systems. In many cases, these flood hazard areas are level; and because level land is in high demand on the island, much development has already occurred in or encroaches upon flood hazard areas. If you are planning on developing in or near a flood hazard area, you should first contact the Department of Land Management and obtain a copy of the performance standards for such development.

Wetlands are unique parts of the island's natural land area. They include swamps, marshes, mangrove, and river valleys that are constantly covered with water. They support aquatic plants and wildlife. Wetlands also act as a source of freshwater or as floodplains. Most importantly, they are a nursery ground for juvenile plants and animals. The mangrove wetlands are not only a wildlife habitat, but also useful for shoreline protection from wind and waves.

Slide and erosion zones are areas with topographic characteristics that are liable to create an inconvenience and sometimes disastrous threats to human life if not properly developed and maintained. These are hilly areas with slopes in excess of 15 percent. Approximately half of Guam's total acreage (43 percent) has slopes in excess of 15 percent.

Construction on hillsides can promote erosion which destroys protective vegetation cover, limits land uses, and degrades water quality. Improper development can lead to landslides and increase flood hazards. The weight of structures on steep hillsides can cause unstable soils to slump and weaken foundations. In extreme cases, mud slides may cause building damage and threaten human life. When ground cover is removed during the development, exposing the soil, potential for erosion is introduced. As the surface area available for absorption of rainwater is reduced by improvement surfaces such as roadways and parking lots, runoff is increased and the potential for erosion also increases. The extent of erosion during construction and prior to soil stabilization is substantially increased on steep terrain. When provisions are made for public power, water, telephone, or sewage systems, the difficulties and costs are much greater on steep slopes.

Developers wishing to obtain more information about constraints may pick up a copy of the publication "Guam's Natural and Manmade Constraints" from the Bureau of Planning office, room 403 PDN Building, from 8 a.m. to 5 p.m. Monday thru Friday. If you have any questions or comments on development constraints or any of the zoning laws, write to:

Public Information Officer
Bureau of Planning
P.O. Box 2950



By ED DAVIS
Bureau of Planning

***Our island...our communities and villages
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allow them to become!!!***

This week, we review the procedures for a zone change to "H" (Hotel-Resort) zone. A proposed zone change to "H" may be initiated by the Territorial Planning Commission (TPC) or by an application directed to the TPC by any person owning or leasing real property within the area covered by the proposed "H" zone.

An application for a change of zone to "H" shall be filed with the Planning Division, Department of Land Management, on a zone change form which, in addition to that information normally required for zone changes, shall include: a legal description of the area proposed for rezoning, copies of certificates of title for property within the proposed zone, and the name of the developer and/or development company, if appropriate.

Also needed is a statement outlining the reasons for requesting such a zone change, including:

1. A discussion of how the public necessity, convenience, and general welfare justifies such a zone change.
2. A description of the general geographical character of the area to be rezoned.
3. Types of future uses or development proposed within the area.
4. A general summary of the anticipated effect of the proposed rezoning on the surrounding environment including its impact on water quality (through drainage, leaching, run-off); any unique historical or ecological sites or other valuable natural or cultural resources; accessibility to beaches or other recreational sites; and surrounding

If the zone change is in conjunction with plans for substantial development of the subject area:

1. A summary economic statement to include discussions of the operating and economic role function of the development's major features, of the demand for support services to be generated and the manner in which each will be secured, and of the ways in which the development furthers the expansion in breadth or depth of the island's economy.
2. A development schedule indicating the approximate date when construction or stages (by unit or increment basis) of any planned development are planned to begin and be completed.
3. A statement of the applicant's tentative plans regarding the future selling or leasing of all or portions of the development, including specific land areas, condominium units, or cottage or cluster developments by increment method.
4. Where no public sewer water or such public facilities exists, the purposed methods and facilities to provide such services.

Upon certification by the Territorial Planner that complete information has been provided by the applicant, the TPC shall hold at least one (1) public hearing thereon in the municipal districts where the property to be rezoned is located, notice of time and place shall be given by at least ten (10) days before the day of said hearing, and by mail to the Commissioner of the district concerned, and to those landowners owning land within five hundred feet of the property for which rezoning is requested.

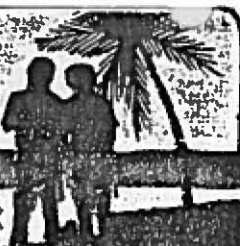
The Territorial Planner shall submit the application and other supporting documents for the proposed zone change to the Subdivision and Development Review Committee (SDRC) for their review and recommendation. The SDRC findings shall be presented at the TPC public hearing. Zone changes to "H" shall not be permitted for any area less than two and one-half acres in size.

If you should have any comments or questions concerning any of the zoning laws, please write to:

***Public Information Officer
Bureau of Planning
P.O. Box 2950
Agana, Guam 96910***

Guahan

SEPTEMBER 6, 1985

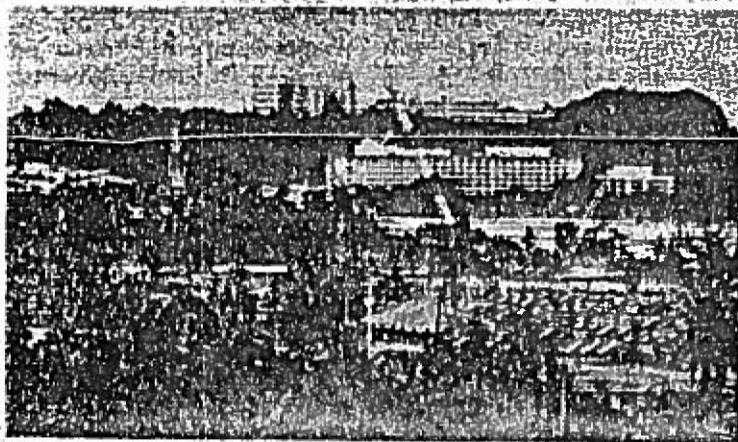


MAN, LAND AND SEA

TRIBUNE

By ED DAVIS
Bureau of Planning

*Our island... our communities and villages
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allow them to become!!!*



This week, we continue our review of the "H" (Hotel-Resort) zone, with the standards for development within the zone. All development within an "H" zone shall comply with all applicable pollution and erosion standards as outlined by the Guam Environmental Protection Agency.

The nature, size, shape, lighting, and style of any outdoor sign shall conform to those requirements as outlined in the Sign Regulations, Title XVIII, Chapter IX of the Government Code for Commercial Zones. Parking regulations as outlined in Title XVIII, Chapter VIII, Sections 17350 through 17352 of the Government Code of Guam shall apply. Applicable yard and height regulations are those noted under "footnotes" to the "H" zone.

Development and activities within an "H" zone shall:

1. Provide open access to public resources including but not limited to beaches or other parts of the ocean shore, parks, conservation areas, rivers, waterfalls, and other public resources.

2. To the maximum extent possible, assure that all permissible and accessory uses enhance, compliment, and do not detract from the surrounding area.

When the development is associated with or encompasses such valuable resources as unique land, water, floral, faunal, cultural, historic, archaeological, or other such areas, the developer shall:

1. Provide interpretive materials, displays, and information, as required, reviewed and approved by the Department of Parks and Recreation. The Territorial Planner shall certify to the TPC and SDRC that the interpretive materials, displays, and information have been so approved.

2. Assure that such resources remain, to the maximum extent possible, in their natural or undisturbed state.

Dwellings permitted in an "H" zone shall be designed:

1. To accommodate primarily the needs and desires of visitors, tourists, and transient guests.

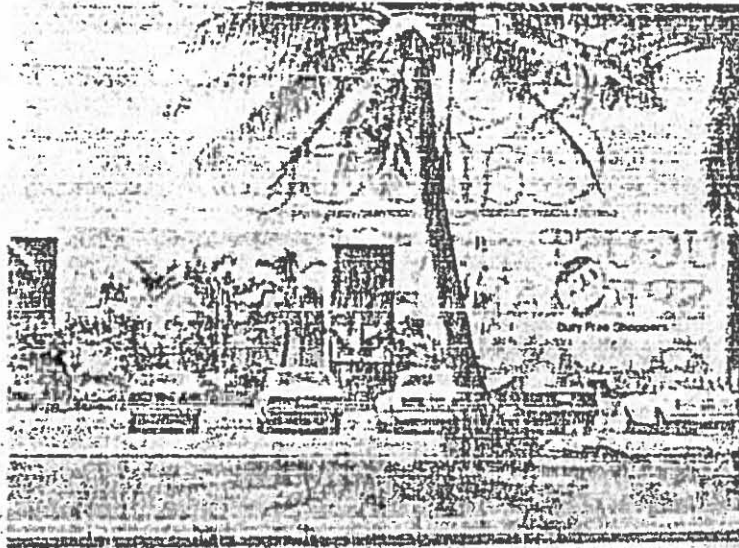
2. In a compatible arrangement so as to compliment and enhance the adjacent structures and environment.

Recreational or amusement activities such as bowling alleys, movie theaters, or sports facilities which normally and necessarily create temporary or occasional substantial adverse impacts, such as excessive noise, light, or traffic, shall be permitted in an "H" zone only upon a determination by the TPC that such an activity is normally to be found in a tourism-related development area and that the activity is reasonably compatible with the existing or reasonably foreseeable development within an "H" zone, the developer shall certify to the Territorial Planner that no less than two percent (2%) of the total construction cost for development of land-oriented facility or structure was expended on landscaping that particular development. Allowable costs under such a requirement include the costs for purchase of landscaping vegetation and labor involved in its planting.



By ED DAVIS
Bureau of Planning

Our island... our communities and villages are what we make of them... or what we allow them to become!!!



Landscaping! Giving back to the land.

This week a review of the "C" (Commercial) zone. Again we remind those persons planning on buying property to make sure of the zoning of such property, to ensure your purposed usage is within the zoning law. Permitted uses within the "C" zone are:

1. One-family dwellings and duplexes
2. Wholesale and retail stores, shops, and businesses
3. Amusement enterprises
4. Automobile service station, including minor repairs
5. Bakeries
6. Mortuaries
7. Offices, business or professional, and banks
8. Personal service shops, including barber shops, beauty parlors, laundromats, and the like
9. Repair shops and service shops, including shoe repair shops, plumbing shops, dressmaking shops, and the like, but not including automobile repair shops for major work
10. Restaurants and cafes
11. Other uses which in the judgement of the TPC (Territorial Planning Commission), as evidenced by resolution in writing, are similar to those listed
12. Uses customarily accessory to any of the above listed uses, including only those accessory to manufacturing, storage, compounding, or processing activities which are necessary for the ordinary conduct of said listed uses and which are an integral part thereof.

In addition to permitted uses in each of the zones, specified conditional uses will be permitted upon approval by the TPC. Conditional uses within the "C" zone are:

1. Hospital and clinics
2. Public utility and other public buildings
3. Shopping centers
4. Recreation, including cockpits, marinas, amusement centers, drive-in theaters
5. Multi-family dwellings
6. Hotels, motels, tourist accommodations
7. Air, bus, taxi, auto rental terminals
8. Auto sales and car wash
9. Parking garages and lots
10. Service vehicle storage
11. Laundries and cleaning and dyeing establishments
12. Schools and churches
13. Parks, playgrounds, community centers
14. Utilities and public facilities
15. Accessory uses and structures for the above

Applications for conditional uses may be picked up at the Department of Land Management, Planning Division.

Next week, a review of the permitted and conditional uses within the "M-1" (Light Industrial) zone. If you have any comments or questions concerning any of the zoning laws, please write to: Public Information Officer, Bureau of Planning, P.O. Box 2950, Agana, Guam 96910



By Ed Davis
Bureau of Planning

Our Island...Our Communities and Villages are what we make of them...or what we allow them to become!!

This week, we review the procedures for development within the "H" (Hotel-Resort) zone. Before issuance of any building permit for development proposed either 1) in conjunction with submittal of a requested zone change to "H" or 2) in a prior approved "H" zone; a tentative plan for such development shall be submitted to the Territorial Planner containing information as deemed appropriate by the Territorial Planner. You can obtain a list of required information from the Department of Land Management, Planning Division.

The tentative plan shall be prepared in sufficient detail for analysis by the Territorial Planning Commission (TPC) as to sufficient and most suitable location. The TPC may require the submission of detailed construction drawings as work is initiated to permit detailed analysis of construction conformity to law and the rules and regulations of the TPC and to facilitate inspections.

Upon certification by the Territorial Planner that such complete and accurate information as requested has been provided, such tentative plan shall be submitted to the Subdivision and Development Review Committee (SDRC) for review and recommendations, and will be passed on to the TPC. The TPC shall either approve, including approval with conditions, or disapprove in whole or in part the proposed tentative development plan. Upon approval, appropriate permits for initial construction may be issued.

Any proposed use or structure which has not been included in an approved tentative plan must be approved by the TPC or at its discretion the Territorial Planner, before issuance of any building permits.

A performance bond or undertaking shall be required for any development undertaken pursuant to an approved tentative plan within an "H" zone as otherwise provided in the regulations. The amount of the bond shall be 110% of the infrastructure costs of the project and not less than \$2,000. The entire bond or any undertaking of any portion thereof shall be forfeited as determined by the TPC for failure to comply with any applicable land use, water quality, or zoning regulation except as allowed for under prior granting of a variance or other legal exceptions. The entire bond or any portion thereof shall be forfeited as is required to complete the site preparation and infrastructure features of the project should these not be completed by the developer.

The TPC shall approve a maximum time period within which all of the improvements authorized in the tentative development plan shall be completed. The time period shall be no less than six months and no more than four years. The time period shall be based on the size, character, and complexity of the authorized improvements. The TPC may, for good cause shown, grant any extension of time. Upon completion of the project or any portion thereof, in accordance with the tentative plan, the Department of Public Works shall certify to the TPC that the project has been completed in accordance with the tentative plan.

Requirements or preparation of tentative development plans and posting of performance bonds outlined in this section shall not apply to construction of single-family dwellings in that area in Tumon zoned "H."

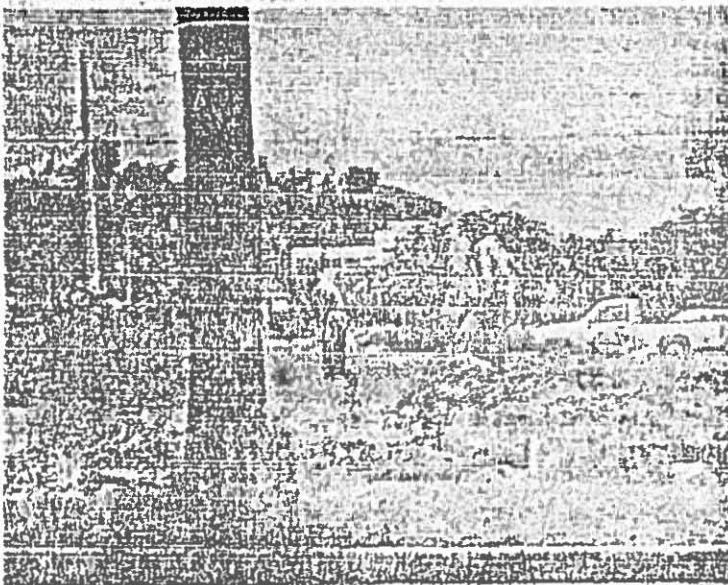
Next week, a review of the standards of development within the "H" zone. If you have any comments or questions on any of the zoning laws, please write to: Public Information Officer, Bureau of Planning, P.O. 2950, Agaña, Guam 96910.

Guahan

AUGUST 9, 1985
 TRIBUNE
 MAN, LAND AND SEA

By ED DAVIS
 Bureau of Planning

Our island...our communities and villages are what we make of them...or what we allow them to become!



This week we take a look at the "R-2" (Multiple Dwelling) Zone — The uses permitted within the "R-2" zone are:

1. One-family dwellings
2. Duplexes
3. Multi-family dwellings
4. Hotels, private groups, and institutions
5. Any accessory uses and structures for the above permitted uses

As with the "A" and "R-1" zones, "R-2" also has uses that are considered conditional in nature. These uses must be approved by the Territorial Planning Commission (TPC). Conditional uses for the "R-2" zone are:

1. Any conditional use permitted in the "R-1" zone
2. Health clinics
3. Utilities and public facilities
4. Air, bus, taxi, auto, rental terminals
5. Any accessory uses and structures for the above

Applications for conditional use may be obtained from the Department of Land Management, Planning Division.

Next week: a review of the permitted and conditional uses within the "C" (Commercial) zone. If you have any questions or comments on any of the zoning laws, please write to:

Public Information Officer
 Bureau of Planning
 P.O. Box 2950
 Agana, Guam 96910

"After the fact" — A term used for those applications that are made to the TPC requesting approval of a project that is already under construction, and in a few cases construction is already completed. In past months, we have seen a rash of such "after the fact" applications; and, until recently, these applicants have been applauded for coming forward to correct their disregard for the law, but such applause is fading fast. Apologizing for your actions does not exempt you from legal action that can be taken against you for such disregard of the law. You owe it to yourself and future generations to obey the zoning laws. They are there to protect the future of our island.

KGTF TV, Channel 12, will air the firm "Here Today, Here Tomorrow, A Look at Guam's Future," this Sunday, August 11, 1985, at 6:00 p.m. we encourage the whole family to tune in.

Where is your pride? Is it under that junk car parked in your yard? Was it in the can or bottle you threw out of the window of your car? Did you leave it in that bag trash you dumped on the side of the road? Could it be hidden in the tall grass and weeds that surround your home or business? Where is your pride? Is it lost forever???

Guahan

AUGUST 2, 1985

MAN, LAND AND SEA

By ED DAVIS
Bureau of Planning

Our island... our communities and villages are what we make of them, or what we allow them to become.

The territorial Planning Commission (TPC) has given approval for the zone variance requested by Adventist World Radio/Asia, for the construction of six (6) three hundred feet (300') antenna towers in a rural area south of Agat. The towers are needed to support the proposed microwave radio station to be constructed on the same site. The station will broadcast to over twenty (20) different countries.

A large portion of land on Guam is zoned "R1" one-family dwelling zone. Uses permitted within "R1" are as follow:

1. One-family dwellings.
2. Gardening and the keeping of pets for non-commercial purposes.
3. Uses customarily accessory to any of the above uses including home occupations and private parking areas with accessory buildings and structures.

As with most of the zones, "R1" also has uses that are considered conditional in nature and these uses must be approved by the Territorial Planning Commission. Conditional uses for the "R1" zone are:

1. Duplexes
2. Schools and churches
3. Parks, playgrounds, and community centers
4. Health service office, outpatient with laboratory

Applications for conditional use may be obtained from the Department of Land Management Planning Division.

Littering and illegal dumpings have far more reaching effects on our island than the senseless destruction of its natural beauty. They also create health and safety hazards that of the most part can never be corrected fully. Try as you may, you cannot justify such disregard for your own well being, when there are alternatives to illegal dumping.

The Department of Public Works has made available alternatives to littering and illegal dumping, through the extended hours of operation of the Ordot Land Fill, and transfer stations located in Dededo and Maloiloj. The Ordot land fill is open seven (7) days a week from 7 a.m. to 7 p.m. You are allowed to take any type of material to the Ordot site with the exception of junk vehicles and hazardous waste material. If you or your business has hazardous waste material to dispose of, you should contact the Environmental Protection Agency at 646-8863 thru 5, and they will assist you with such disposal.

The Department of Public Works also operates transfer stations in northern and southern Guam as a public convenience. The transfer station in Dededo is open daily from 7 a.m. to 6 p.m. At Dededo you are allowed to dispose of your everyday trash items, but the Dededo transfer station is not setup to accept what is known as hard-fill items. Hard-fill items are building materials, old stoves and refrigerators, and such. These types of items should be taken to the Ordot land fill. But, Dededo does have a site which you can dispose of your junk vehicles. All you need to do is tow your junk vehicles to the transfer station in Dededo, and they will do the rest at no charge to you.

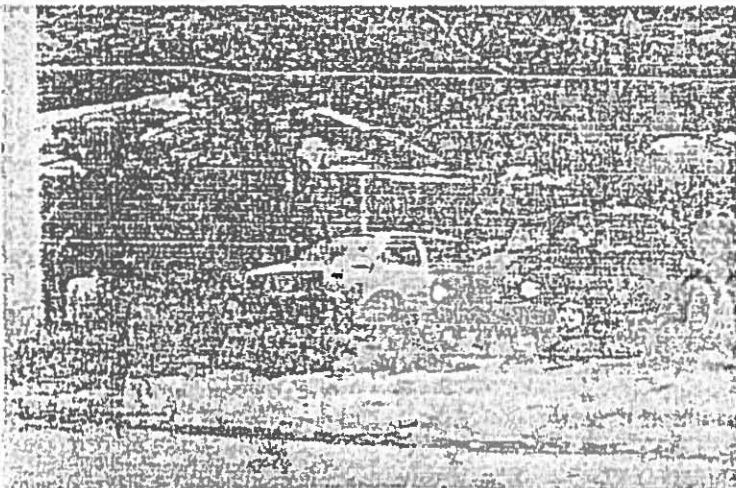
The Maloiloj transfer station is open daily, except Wednesday and Sunday, from 9 a.m. to 5:30 p.m. The Maloiloj station accepts all types of material except junk vehicles and hazard material. If you have any questions on the Ordot land fill or Dededo, Maloiloj transfer stations, call the Department of Public Works, Solid Waste Management Division at 646-5831 thru 39.

KGTF, Channel 12, will be airing a film on littering and illegal dumping on August 3 at 7 p.m. and again on August 11 at 6 p.m. We encourage you to tune in.



By ED DAVIS
Bureau of Planning

*Our island... our communities and
villages are what we make of them...
or what we allow them to become....*



The saga of the Afame, Sinajana, zone change request by Johnny P. Carpio has come to an end with the Territorial Planning Commission (TPC) approving the request. But, the approval was not without conditions, most of which were meant to address the concerns of area residents. The developer has six (6) months to meet one of the imposed conditions (the acquisition of right-of-ways), or the property will revert back to the original zoning.

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Residents of Afame, Sinajana should keep in mind that the zone change approval does not mean that the proposed condominium facility has the blessing of the TPC. The developer will have to present his case again before the Subdivision and Development Review Committee (SDRC) and TPC for approval of the project. We will keep you informed on the date and times of the SDRC and TPC meetings. You are encouraged to attend.

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Despite what a lot of people feel, the land-use laws of Guam are not meant to hinder you in developing your property. Instead, they are imposed to ensure proper development, the health and safety of the people of Guam, economic growth, and the protection of our natural resources. Take a look around at the development of Guam prior to 1962 (when the present land-use laws were implemented) and this should give you a better understanding of the need of such land-use laws. Prior to 1962, developers built with little or no regard to the surrounding land owners. This type of development, in some cases, created the problems developers face today, mainly the zoning of certain areas which limit their usage.

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The zoning of an area ensures that the development within that area will be compatible in nature, doing away with mismatched (and sometimes dangerous) area development. In short, the zoning laws ensure that you will not end up with a cement plant or some other type of manufacturing operation within your housing area. Before the zoning laws were implemented, you had no such assurance.

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The lands on Guam are divided into eight (8) zones known as: "A" — Agricultural Zone; "R-1" — One-Family Dwelling Zone; "R-2" — Multiple Dwelling Zone; "P" — Automobile Parking Zone; "C" — Commercial Zone; "M-1" — Light Industrial Zone; "M-2" — Heavy Industrial Zone; "H" — Hotel Zone.

Next week, we will begin looking at each zoning law one by one. If you have any comments or questions on any of the zoning laws, please write to: Public Information Officer, Bureau of Planning, P.O. Box 2950 Agaña, Guam 96910.

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Clearing land of ground cover can result in one of Guam's more serious environmental problems — erosion. Every year, tons of valuable topsoil are lost as heavy rains wash away the soil, leaving barren areas where little can grow. Wildland fires, motorcycling, and improper farming and development all contribute to Guam's soil loss. For more information on how you can help prevent soil erosion, contact the Guam Environmental Protection Agency at 646-8853/64/65.

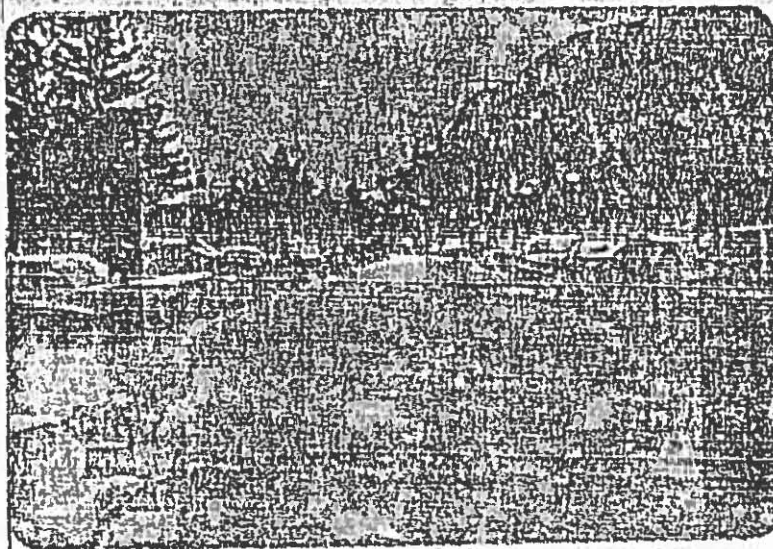
Guahan

TRIBUNE JULY 12, 1985

MAN, LAND AND SEA



Our island... our communities and villages are what we make of them... or what we allow them to become.



The Bureau of Planning's Guam Coastal Management Program reminds the public that all home or business construction or improvement projects require a building permit from the Department of Public Works. Building permit help to ensure the health and safety of Guam's residents by requiring construction to conform to sound building practices.

In order to implement land-use policies, it is necessary to classify lands on Guam. A land-use district is a land area identified by its development potential, existing characteristics, environmental restrictions, or ecological complexity as being suitable for one of the four general types of use: Urban, Rural, Agricultural, or Conservation.

accommodate the growth that Guam will experience in the coming years.

Urban districts are those areas characterized by and designated for higher concentrations of people, structures, and streets and located in proximity to basic services such as sewer, water, sanitation, police and fire protection, power and other major facilities, and areas where this type of growth has occurred traditionally where appropriate and where it is projected as the best use for accommodating future growth.

Rural district are those areas composed of small farms mixed with low-density residential lots where urban-like concentrations of people, structures, streets, and levels of services are absent. Rural districts may include those areas determined to be capable of adequately supporting services and population densities characteristic of urban districts in the future but which are currently rural in character.

Agricultural districts are those areas characterized by the cultivation of crops, orchards, forage and forestry, farming activities, aquaculture or uses related to animal husbandry, services and uses clearly accessory to the above activities including, but not limited to, living quarters or dwellings, processing facilities and roadside stands for the sale of products grown on the premises.

Conservation districts include those areas necessary for protection of watershed and water sources, prevention of floods and soil erosion, and preservation of historic, scenic, and other natural and cultural resources; open space areas which, because of their present use, natural condition, or openness, enhance the present or potential value of abutting or surrounding communities.

None of these land-use plans seek to hinder or encourage growth. They are a tool to guide the inevitable growth into areas where it will best enhance the efficient functioning of the island's communities for the good of all while creating a more pleasing human environment for this and future generations.

Guahian

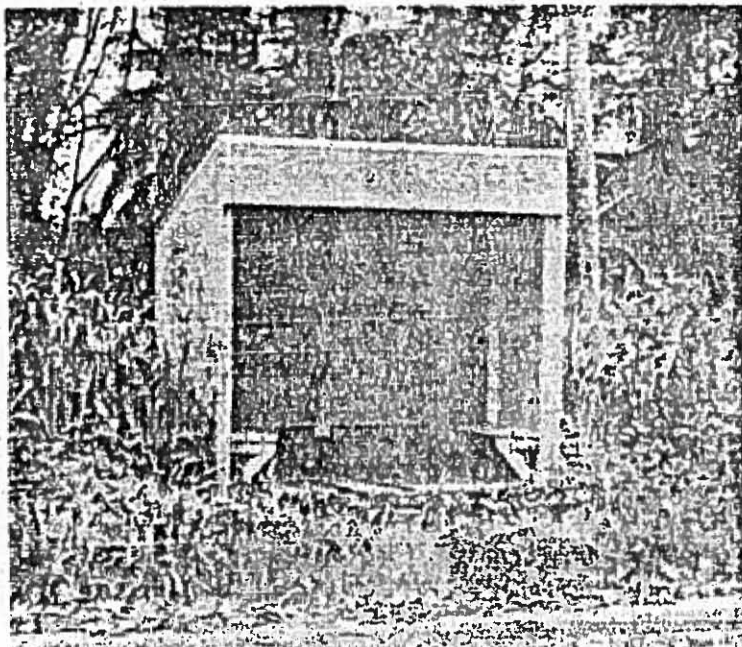
GUAM TRIBUNE NEWS
July 5, 1985



MAN, LAND AND SEA

By ED DAVIS
Bureau of Planning

*Our island...our communities and villages
are what we make of them...or what we
allow them to become.*



SHAME ON US!

Congratulations to Mr. and Mrs. Lorenzo Alferos, the first quarter winner of the Merizo Village beautification contest. Second place honors went to Mr. and Mrs. Roy Taijeron, and third place went to Mr. and Mrs. Jesus Tainatongo. Honorable mentions include Manuel D. Reyes, Vicente C. Quinata, Felix C. Mansapit, Peter C. Champaco, Ignacio M. Reyes, Achang Bay Marina, Jesus

Cruz, Joaquin T., Espinosa, Jose T., Barcinas, Donald Kidd, Antonio B. Cruz, Jesus C. Anderson, Kenneth S. Cruz, Charles Corbett, Jesus M. Cruz, Jesus C. Cruz and Dr. John Garrett. Keep up the good work, residents of Merizo. Second quarter judging will be sometime in July.

The TPC meeting last week was smooth and orderly. Out of fifteen (15) items on the agenda, eleven (11) were approved, one (1) disapproved, two (2) tabled and one (1) resulted in the recall of a subdivision in Northern Guam. The next TPC meeting is scheduled for 1:30 p.m., July 11, in the conference room of the Department of Land Management. The meeting is open to the public, and you are encouraged to attend and voice your opinion on projects within your area.

It is no secret that Guam has a housing shortage. While many developers are working to meet present housing demands, far too often the preservation of our environment and local culture are of little or no consideration in the planning stages, and therefore are not a part of the end the planning stages, and, therefore, are not a part of the end Apusento Subdivision planned by Unpingco Enterprises. The planned project is aimed at young marrieds and the low income family groups. The project will have ninety (90) two-bedroom units, forty (40) three-bedroom units, and some single-family dwellings. Apusento also plans to have its own chapel, park, and a common area that will provide area residents a place where they can have parties and other such activities. Apusento was also praised by the Chamorro Language Commission (the newest member of the SDRC) for their effort to maintain the local culture through the planned building and street naming system and the maintenance of the environment. We believe that the Apusento developers have exceeded what is normally required by law for such a project. We hope that once completed, this development will serve as a major example for futura developers.

The Guam Beautification Task Force is alive and well. The next meeting is planned for July 10, 1985, 12:00 p.m., at Sizzler's. Interested persons and groups are invited to attend. For more information, contact Gary Stillberger at the Guam Environmental Protection Agency at 645-8863, thru 5. Together we can make a difference.

Guahian

The Guam Tribune Friday, June 28, 1985

MAN, LAND AND SEA

By ED DAVIS
Bureau of Planning

Our island... our communities and villages are what we make of them... or what we allow them to become...

Q. When do I need to get a building permit?

A. A building permit is required if you are going to engage in any of the following activities:

- Constructing, installing, erecting, or replacing a building or part of a building such as a patio, porch, garage, outside kitchen, storage shed, fence, wall, floor, roof, door, window, etc.;
- Adding, repairing, or replacing plumbing, electrical, and ventilation systems or structure foundations;
- Constructing or connecting to sewer system;
- Demolishing any part of a building; and
- Any other development activity that may affect the structure on your property.

Building permits are issued by the Building Permits and Inspection Division within the Department of Public Works (DPW). Upon submittal of an application, DPW will identify those agencies from which clearances/permits must be obtained. Clearance is required from the Department of Land Management and, depending upon the proposed activity, may be required from the following agencies:

- Bureau of Planning
- Guam Environmental Protection Agency
- Public Utility Agency of Guam
- Guam Power Authority
- Guam Fire Department
- Department of Public Health and Social Services
- Guam Housing and Urban Renewal Authority
- Guam Energy Office
- U.S. Army Corps of Engineers

Although clearances from these agencies may be obtained within one day, review time varies with the complexity of the project. Building permit fees are assessed according to the cost of construction.

All construction or work for which a permit is required is subject to inspection. A fee is assessed for each re-inspection that is necessary when a portion of the work for which inspection is conducted is incomplete or not in compliance with plans. If the necessary permits are not secured before commencing work, fees for required DPW permits will be double. Payment of this double fee, however, does not exempt the applicant from other legal requirements.

Q. What are construction and development activities?

A. Construction and development activities that require a local or federal permit or clearance generally include:

- Placement or erection of any solid material or structure;
- Construction, reconstruction, demolition, or alteration of the size of a private or public structure;
- Filling, grading dredging, mining, extraction of materials, or removal of major vegetation;
- Change in the density or intensity of land-use; and
- Any work performed in, over, or adjacent to bodies of water.

In addition to a Department of Public Works building permit, a construction permit from the Department of Public Health and Social Services is required if you construct, reconstruct, or convert an existing structure to use as a regulated establishment. Regulated establishment includes:

- Eating and drinking establishments
- Food establishments
- Institutional facilities: child care center, penal institution, school, clinic, laboratory, etc.
- Cosmetic establishments: Barber shop, beauty salon, tattoo shop, etc.
- Laundries and dry cleaning establishments

Before operating any regulated establishment, a sanitary permit must be secured. Processing time for this permit is five (5) working days. Permit fees are assessed according to the number of employees.

The Bureau of Planning has an open-door policy to help the public better understand Guam's land-use laws. Stop by our office, 8 a.m. to 5 p.m., Monday through Friday, Room 403, PDN Building in Agaña. It is important that we work together for the future of our island.

Guahian

The Guam Tribune Friday, June 21, 1985

MAN, LAND AND SEA

By ED DAVIS
Bureau of Planning

Our island... our communities and villages are what we make of them... or what we allow them to become...

One of the many non-conforming junk yards on Guam. Junk yards such as this one, pose a safety and health hazard to area residents.



Q. What is the National Flood Insurance Program?

A. The National Flood Insurance Program (NFIP) is a federal program enabling property owners to purchase flood insurance. Such insurance is designed to reduce the escalating costs of property damage caused by floods and is generally unavailable from private sector insurance companies. The program is based on an agreement between local communities and the federal government that if a community will implement programs to reduce future flood risks, the federal government will make flood insurance available within the community as a financial protection against flood losses which do occur.

Q. How does the NFIP benefit property owners? Taxpayers? Communities?

A. The NFIP enables people owning or buying property in the floodplains to insure against flood losses. Employing wise floodplain management, a participating community can protect its residents against much of the devastating financial and human loss resulting from future flood disasters. More careful local management of new construction in the floodplains will result in construction and land-use practices that can reduce flood losses and the high costs associated with flood disaster to all levels of government.

The following is a schedule of village meetings on the National Flood Insurance Program:

June	7:30 - 8:30 PM	
25	Sinajana	
26	Mangilao	
July	6:00 - 7:00	7:30 - 8:30 PM
15	Agana	Agana Heights
16	Piti	Agana
17	Piti	Santa Rita
18	Agat	Umatac
19	Agat	Merizo
22	Merizo	Inarajan
23	Inarajan	
24	Yona	Talofoto
15	Asan (church)	
15	Maina (church)	

Unless otherwise noted, meetings will be held in the village commissioner's office. Village residents, especially those in the coastal areas, are encouraged to attend the village meetings.

Last week's TPC meeting was interesting to say the least. The committee had seventeen (17) items to act on; all but one (1) of those heard were approved. A zone change request for Lot Nos. 3353 and 19.3-11. Afame, Sinajana (Johnny P. Carpio), was tabled for the second time because the impact statements requested by the committee at the last TPC meeting were not available. The zone change request for Lot Nos. 9A and 10A of Tract 295, Barrigada (Hechanova Realty), gained approval from the TPC. A TPC member (in a statement to the committee) noted that although the lots were in the AICUZ, the property owners should not be prevented from developing their land. We trust that the developer will inform future

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The Guam Tribune Friday, June 14, 1985

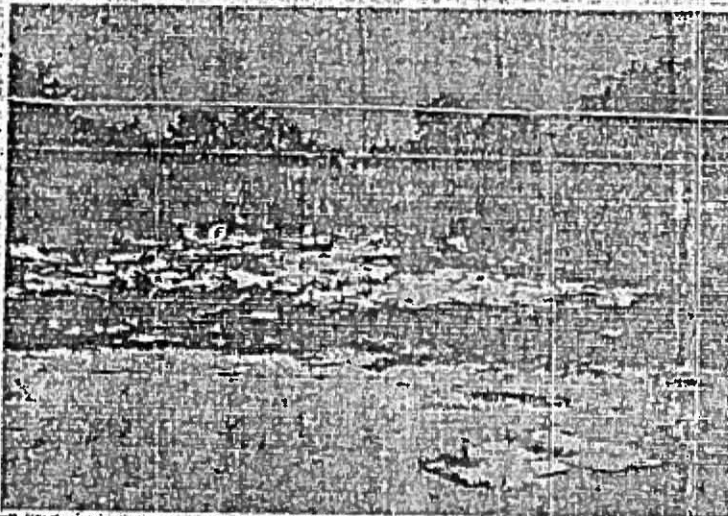


MAN, LAND AND SEA

By ED DAVIS

Bureau of Planning

Our island... our communities and our villages are what we make of them... or what we allow them to become.



Areas like the one shown above grow from lazy, thoughtless individuals and apathetic communities.

Public Law No. 17-87, Section 51205, Prohibited Activities: "It shall be unlawful for any person to willfully or negligently dump, deposit, throw, leave, or abandon any litter upon any public highway, street, alley or road, upon public parks or recreation areas or upon any other public property, except as designated for such use, or upon property owned by another person without written permission of the owner, or into any bay, channel, harbor, river, creek, stream, reservoir, coastal waters, or other waters of the Territory. 51207. Penalties: "Littering shall be punishable by a fine of not less than Two Hundred

(\$500) which shall not be suspended by the court. Additionally, any person convicted under this section may be ordered to pick up and remove litter from a public place under the supervision of the agency (GEPA) or as the court shall otherwise provide, for a period not exceeding eight (8) hours for each offense. Furthermore, persons convicted under this section may be required to pay the costs of removing any litter that they caused."

Help protect our island from senseless destruction; report litter and illegal dumping violations to Guam Environmental Protection Agency, 646-8863 thru 65. Remember—Guam is your home too. You have the right to demand that your home be respected.

Reasons can be given for all aspects of the established land-use laws. A neighbor who builds without observing setback laws puts your home in danger in case of fire. A neighbor who over-builds by adding extra buildings or large patios on his lot may create a flooding problem for you. Illegal or over-building in northern and central Guam may result in polluting Guam's drinking water supply. Improper development in residential areas, such as auto junk yards, create a safety hazard for families, degrading the quality of the community and decreasing land values. All of these possibilities could, and probably would, occur without strictly following land-use laws.

The lack of understanding of the benefits of community planning and the complexities in the land-use laws very often results in the public view that planning and land-use laws are unnecessary and infringe upon the rights of property owners. In fact, the opposite is true and less government involvement would result in higher taxpayer costs, decreased property value, decreased community safety, and a decrease in the property owner's ability to protect and utilize his land.

Because development impacts on the entire community, it is essential that the government and the public support only that development which is beneficial to the community and economically sound to the taxpayer. In the final analysis, the taxpayer must provide the roads, street lighting, utilities, sewers, and police and fire protection to support island development. The Guam Coastal Management Program is working to gain support for planning and land-use laws, but we need everyone's assistance. You and your neighbors, as responsible citizens of Guam, can help by demanding that all development occurs within the framework of sound planning and adheres to the established land-use

Guahian

GUAM TRIBUNE

June 7, 1985

MAN, LAND AND SEA

By Ed Davis
Bureau of Planning



**OUR ISLAND... OUR COMMUNITIES AND
OUR VILLAGES ARE WHAT WE MAKE OF
THEM... OR WHAT WE ALLOW THEM TO
BECOME.**

As the picture above indicates, there are too many people on our island that have little or no regard for our environment. Last Saturday, I was sickened by the sight of a teenage boy (a passenger in a dark brown Toyota), who rolled down his car window and dropped a paper bag of trash and a softdrink cup right in the middle of Route 1. Not knowing what to do in protest of such a stupid display, Monday, I called on the Guam Environmental Protection Agency (GEPA) with a list of questions on laws covering littering on Guam.

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I found out that I should have written down the location, date, time, and license number of the car, and given that information to GEPA. They would take the necessary steps to trace the owner of the car and issue a litter citation. Having learned what to do, I have started carrying a note pad and pen, so the next time I will be prepared to do my part in the fight against littering and illegal dumping. Please do your part and report violators. Remember, "EVERY LITTER BIT HURTS."

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Merizo... Dubbed by many to be Guam's most beautiful village. While other villages would make the same claim, Merizo definitely has its act together when it comes to community involvement. Repeatedly, we read or see news coverage about how different groups within the villages are painting, cleaning up, or otherwise working to improve their village, all on a voluntary basis.

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In April of this year, Commissioner Buck Cruz and the Merizo Municipal Planning Council revived the village beautification project. Judges pick monthly winners based on a point system. Points are given to those families that keep the areas of the house and yard neat, clean, and orderly, free of junk equipment, autos, and other waste material. Every three months, the judges headed by Dr. Patty Jo Hoff, Beautification Task Force Chairperson, with members from the Coast Guard and Marine Corps, award a prize to the family that has accumulated the most points. The prizes (donated to the project) are intended to promote the maintenance of a clean and safe environment. Congratulations to Buck Cruz and the people of Merizo. Keep up the good work, hopefully, others will follow your lead.

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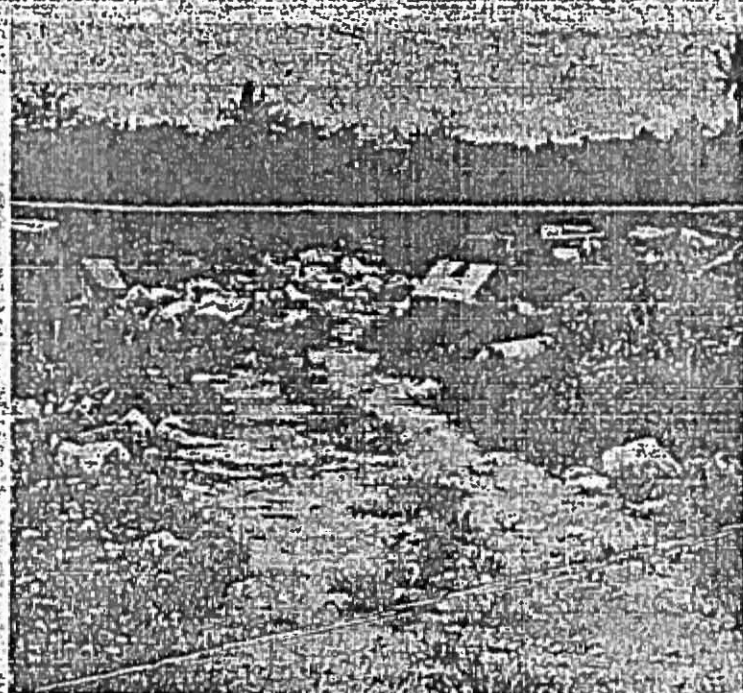
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The application by Johnny P. Carpio to rezone Lot. Nos. 3353 and 19.3-11, Afame, Sinajana, from Agricultural and Residential to Planned Unit Development (Multiple Family Use) is scheduled for yet another public hearing on Monday, June 10, 10:00 a.m., at the Sinajana Commissioner's Office. All residents of Afame are urged to attend.

Guahan

The Guam Tribune, Friday, May 31, 1985

MAN, LAND AND SEA



One of Guam's unsightly dumping grounds

By ED DAVIS

Our island... our communities, or villages are what we make of them... or what we allow them to become.

"Rules are made to be broken," is a phrase that seems to be taken too literally by many when it comes to the Land Use Laws on Guam. Ever wonder how your neighbor was able to build on that extra room that comes right up to your property line? Or how about the guy down the street

that has an auto repair shop in his backyard? A great many people are clearly breaking the law and will continue doing so until legal action (as outlined by law) is taken against them.

Let's look at the neighbor that builds onto his house to the extent he has no yard left. The Zoning Laws of Guam state, "No building or structure shall be erected or maintained, nor shall any existing building or structure be altered, enlarged, moved or maintained on any lot, unless a front yard, a rear yard, and two (2) side yards are provided and maintained on such lot. The depth of such front and rear yards and the width of such side yards shall not be less than the depth and width specified in the yards and lot area table. Further, no lot width or lot area, nor any lot area per dwelling shall be less than that specified in said table." The yard and area regulations were enacted in part to provide proper clearance between buildings for natural ventilation, and emergency vehicle access.

What about the guy down the street from your house that has an auto repair shop in his back yard? This person is clearly breaking the law, not only the zoning law, but the law requiring a person to have a business license for such activity. And how about the law requiring that gross receipt tax be paid the Government of Guam on all income from such a business?

Those are just two examples of the blatant disregard for the Land Use Laws of Guam. These persons breaking the law should become aware of the penalties involved with such violations, and correct the violations to conform with the law. An increased enforcement effort is underway and violators are going to be prosecuted to the fullest extent of the law. Remember — Ignorance of the law is no excuse.

Today is the last day to take advantage of the Civil Defense/Guam Emergency Services Office open house with tours, displays, lectures, and handouts designed to help you be prepared in the event of an emergency. You and your family are also invited down to the Agaña Shopping Center parking lot tomorrow at 11:00 a.m. to watch a disaster response demonstration. See also the emergency vehicles, equipment, and static displays by Government of Guam agencies, the Military, the American Red Cross, and the Guam National Guard. Take the time to find out how you should be prepared for disasters.

Guahan

May 27, 1985



MAN, LAND AND SEA

By ED DAVIS

If you're like most working people, a five week month would be welcomed because of an extra payday. But for the members of the Territorial Planning Commission (TPC), it means a break from the mind-boggling decision making process. The Subdivision and Development Review Committee (SDRC) meets on the first and third Thursday of each month, and the TPC meets on the second and fourth Thursday of the month. And since that is the rule, there won't be any action seen by either team on May 30, 1985. Action gets underway again with the SDRC meeting on June 6, 1985, 9:00 a.m., in the conference room of the Department of Land Management. Both the SDRC and TPC meetings are open to the public.

Guam Zoning Law Chapter XIII, Changes of Zones:
17600. Requirements for changes. The Territorial Planning Commission may, with the approval of the Governor, change the zones established under this Title whenever it finds that public necessity, convenience, and general welfare justify such action. 17601. Procedure. A proposed change may be initiated by the Commission or by an application directed to the Commission by any person owning or leasing real property within the area covered by the zone.

Last Thursday, the TPC had four controversial zone changes to consider. The first was Lot No. 473, Agat, change from "A" (agricultural) to "M-2" (heavy industrial), to assemble and store light ammunition. The public outcry against the rezoning of Lot No. 473 was so great during the last public hearing in Agat, that the Commissioner and the Agat Municipal Planning Council reversed its decision, and sent a letter to the TPC asking that the zone change not be approved. It was also brought to the attention of the Commission that the lot was within the Guam Territorial Seashore Park boundary, the Com-

Lot No. 10A, Tract 295, Barrigada, for a zone change from "A" to "R1" (Residential), and Lot No. 9A of Tract 295, Barrigada, for zone change from "A" to "C" (Commercial), were also heard by the TPC last week. As we had mentioned, both lots are within the Air Installations Compatible Use Zone (AICUZ). It was for that reason that the Naval Air Station, Guam Airport Authority, and Federal Aviation Administration submitted testimony to the SDRC opposing the zone changes. The agencies made the same pitch to the TPC, and (for now anyway) were successful in the bid to maintain the "A" zoning for both lots. The TPC disapproved the zone changes. However, it is a standing rule of the TPC that if an applicant for a zone change disagrees with a TPC decision, the applicant may appeal that decision. The appeal has been filed on Lots 9A and 10A, and will be heard by the Commission on June 13, 1985, at 1:30 p.m., Department of Land Management Conference Room.

Regarding actions by the TPC, decisions made by the Commission are not necessarily the final word on the matter. After findings and recommendations are made by the Commission, the matter is forwarded to the Governor for review, and he can either agree with their finding, return the matter back for more review, or overturn their decision.

The application by Johnny P. Carpio to rezone Lot Nos. 3353 and 19.3-11, Afame, Sinajana, from Agricultural and Residential to Planned Unit Development (Multiple-Family Use) to construct a condominium facility was also heard by the TPC last week. The Sinajana Commissioner, village residents and a spokesperson from the Naval Air Station testified against the project. One resident in attendance was for the project, and raised many points about the area that the Commission found had not been properly addressed during the SDRC review process, and therefore they were unable to make a decision on the application. During the executive session, the Commission members voted to return the application to the SDRC for more technical review, to include an impact study by the Department of Public Works, Public Utility Agency of Guam, Department of Agriculture, and Guam Environmental Protection Agency. The Commission also requested another public hearing on the application. The public hearing is scheduled for June 10, 1985 at the Sinajana Commissioner's Office. Residents of Afame are urged to attend the public hearing.

Guahan

May 17, 1985



MAN, LAND AND SEA

By ED DAVIS

The Subdivision and Development Review Committee heard testimony last week on two zone changes: Lot No. 10A, Tract 295, Barrigada, zone change from "A" (Agricultural) to "R-1" (Residential), to create a subdivision of (26) single-family dwellings; and Lot No. 9A, Tract 295, Barrigada, zone change from "A" (Agricultural) to "C" (Commercial), to construct a neighborhood commercial building. Both zone change requests were by Hechanova Realty and both met with opposition from Naval Air Station, the Guam Airport Authority, and the Federal Aviation Administration. The main basis for objections to the rezoning of these two lots was the Air Installations Compatible Use Zones (AICUZ) study.

The AICUZ study was made with two main objectives in mind: The first objective was to continue to conduct both military and civilian flight operations with minimum effect on the well-being of those people living and working within the airport environment. The second objective was to develop long-range strategies which would provide both the military and civilian communities with information on areas affected by aircraft operations so that these factors could be considered in planning for future development.

The impacts from aircraft hazards and noise exposure are used to identify the AICUZ boundaries. It is the imposition of these impacts on the area affected that describes the level of concern or detriment. For example, a noise measurement that is intolerable from a sleep and speech interference standpoint is a highly negative impact in a residential area, whereas if that same noise level is superimposed over agricultural lands, the impact is considerably less.

AICUZ Study Considerations: "The determination of an accident hazard is a function of aircraft altitude, planar location in relation to the runway, and frequency of operation along the prescribed flight paths. Three accident potential zones are established: 1) Clear Zone—the most critical hazard area is the area immediately beyond the end of the runways and in the form of trapezoidal "approach" fan off each end of the runway; 2) APZ (Accident Potential Zone) I—The next most hazardous area, described as imposing a lessened degree of hazard than the Clear Zone, but still of strong enough impact to seriously affect residential or populated areas; and 3) APZ II—This is the area of least definable hazard and is normally located along the primary approach flight paths."

In testimony before the SDRC, a NAS spokesperson pointed out that both Lot Nos. 9A and 10A of Tract 295, Barrigada, were within the AICUZ, APZ I zone with an Ldn (day-night average sound level) of 70-80, and therefore the zone should not be changed from the present "A" (Agricultural) zone.

It would seem that the zone change applications for Lot Nos. 9A and 10A of tract 295 were made with little regard to the safety of those potential homeowners. Would these same developers have informed persons buying the homes about the AICUZ? Would they themselves live in such an area with their families? And since the property could have been developed with single-family dwellings without changing the zone from "A" (Agricultural), why the need for a zone change?

The ideal solution to the AICUZ problem, is that the lands within AICUZ be left undeveloped. But what about the property owners' rights to develop their lands? The chairman of the SDRC pointed out that the local and federal governments should address the problem by creating a safety zone that would prevent future development, either by the exchange of land, (both federal and Government of Guam land would be available for exchange) or by the joint purchase of the lands within the AICUZ zone. The NAS spokesperson then pointed out that the Navy was not in the business of buying land, and although they would like to see no further development of these lands within the AICUZ, they could not (or would not) buy the land to prevent future development. We are all concerned with safety, especially when it pertains to our families, but there must be some solution found to pro-

Guanian

May 10, 1985



By ED DAVIS

The Agaña Shopping Center is the site of the 2nd Annual Guam Environmental and Wildlife Fair, on Saturday, May 11, 1985, from 10 a.m. to 4 p.m. The fair this year is held in conjunction with National Hospital Week. Displays by the Guam Environmental Protection Agency; Department of Agriculture; Aquatic & Wildlife and Forestry Divisions; Federal Soil Conservation Services; Federal National Parks Service; and the Guam Beautification Task Force will be set up in a mall area of the shopping center for public viewing. Sinokey the Bear, Big Bird, and Guam's own Si Koko (Guam's environmental symbol) will be present to greet the public. There will be free balloons and a wealth of information on the protection and conservation of Guam's wildlife and natural resources. The 2nd Annual Guam Environmental and Wildlife Fair, an event for the whole family. See ya there!

In last week's Territorial Planning Commission (TPC) meeting, residents of Agat were successful in their bid to delay the rezoning of Government of Guam property, Lot No. 473, from "A" (Agriculture) to "M-2" (Heavy Industrial). After hearing testimony from the residents, the TPC called for another public hearing. That hearing is set for May 15, 1985, 2:30 p.m., in the Agat Commissioner's Office. We urge all concerned Agat residents to attend.

Q. What is the main erosion factor on Guam? What are some of the effects of erosion?

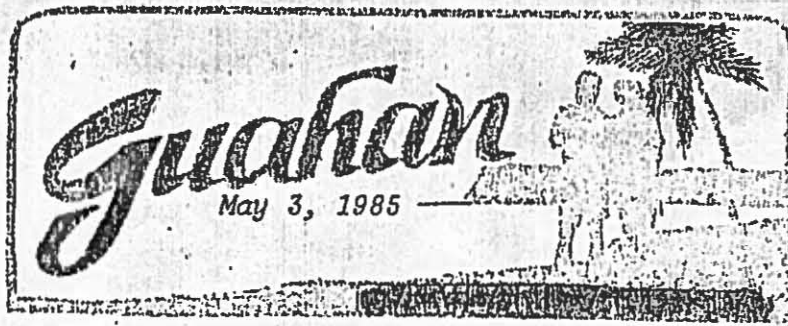
A. The principal erosion agent of concern on Guam is water. With increased development of Guam, and in particular, the movement of development to the southern half of the island, disturbance of Guam's soils caused by site grading operations and by burning the natural vegetation has greatly accelerated erosion that follows every rainfall.

substrata, leaving scars which only regenerate growth with great difficulty, but these soils are transported to the streams and rivers and to the reefs and beaches, where recreational sites and wildlife habitats are destroyed. The fragile, filter-feeding organisms of the reef are smothered, light penetration into the water is drastically reduced, and the silt covers the bottom with a soft layer which is unsuitable for bottom-dwelling plants and animals. As pollution increases, the productivity decreases and the fish and other animals die or leave the area. Sedimentation also threatens public health and safety by producing stagnant streams and ponds, which create excellent mosquito breeding; by carrying pollutants into the groundwater; and by causing flooding due to the blocked drainage systems. Such phenomena greatly detract from the value of any property.

The erosion of soil and the resulting sedimentation can be reduced and controlled by careful planning and design that consider the effects of the development prior to construction and by implementation of proven, relatively simple, and inexpensive practices during construction. For more information on erosion, contact the Guam Environmental Protection Agency at 646-8831/4/5.

The developers of the recently opened Duty Free Shop, on Chalan San Antonio in Tamuning, deserve a pat on the back for their efforts in landscaping of the area. The building and grounds are a great improvement to the once trash-ridden empty lot they replaced.

As Guam grows, so does its problem with littering. Papers, cans, bottles, and other trash thrown along the roads, beaches, and boonies not only detract from the beauty of Guam but increase the danger of fire, accidents, and disease. We all pay for litter disposal because the government must spend our tax dollars to clean up after thoughtless people who will not dispose of their trash properly. While there are presently stiff laws against littering, this problem can only be eliminated if we pick up our trash and teach our children to respect our land and our community. Another way we all can help is to report violators to the Guam Environmental Protection Agency (they are the enforcement agency for litter and illegal dumping). They suggest that you note down the time, date, and plate number of any vehicle involved and give them a call at 646-8831/4/5.



The Subdivision and Development Review Committee (SDRC) is the technical arm of the Territorial Planning Commission (TPC), with the responsibility of reviewing proposed development projects. The government agencies involved in SDRC are Department of Land Management, Department of Public Works, Department of Parks and Recreation, Guam Environmental Protection Agency, Public Utility Agency of Guam, Department of Agriculture, Guam Fire Department, Bureau of Planning, and a representative from the military sector. After careful review of proposed projects, the SDRC forwards its findings and recommendations to the TPC to aid in their decision-making process.

The planned 26-story condominium facility for Afame, Sinajana underwent the public hearing process on April 24, 1985, at the Sinajana Commissioner's Office. There were 28 persons in attendance, and all objected to the project. The following day, the project went before the SDRC. After hearing testimony from the developer and residents of the Afame area, the SDRC made its findings and recommendation to the TPC:

"The project is recommended for disapproval for the following reasons: 1) Existing amenities of Afame, including water and sewer, are not sufficient to accommodate this magnanimous project; 2) Existing right-of-way is not enough to accommodate the proposed and existing population of Afame; 3) The developer has not proven public necessity; 4) Proposed site is not appropriate for this size of development; and 5) Development would disrupt the lifestyles of the residents of Afame, being a close-knit community as expressed in numerous public meetings; and even though out of the Air Installation Compatible Use Zone (AICUZ), the proposed towers would alter the approach patterns of NAS, as stated in testimony by NAS spokesperson."

The project is now scheduled for the TPC meeting on May 16, 1985, at 1:30 p. m. The TPC meeting is also open

Government Code of Guam Title XVIII, Chapter VIII, Automobile Parking Regulations. 17350. Automobile parking space. Off-street automobile parking space shall be provided as follows:

- (a) For dwellings, at least one (1) automobile parking space for each dwelling unit;
- (b) For hotels, at least one (1) automobile parking space for each four (4) guest rooms;
- (c) For places of assembly with seating facilities, one (1) parking space for each six (6) seats;
- (d) For places of assembly without fixed seating facilities, one (1) parking space for each two hundred (200) square feet of area in such use;
- (e) For retail sales of building materials, and goods requiring extensive display areas, one (1) parking space for each eight hundred (800) square feet of area in such use;
- (f) For other commercial or industrial buildings, at least one (1) square foot of customer parking space for one (1) square foot of gross floor area, provided, however, that in the municipality of Agana, all areas zoned "C", Commercial Zone, and "M-1", Light Industrial Zone, at least one (1) square foot of customer parking space for two (2) square feet of gross floor area."

As downtown Agana grows, so does the problem with parking. Numerous things have been done in the past to lessen the problem; but as of yet, nothing has worked as planned and no permanent solution is in sight. Many complain that the problem is compounded by the lack of enforcement of existing parking regulations. But enforcement would not be a problem if those persons using parking areas would observe posted restrictions. Primary enforcement of any law starts from within; and until we dedicate ourselves to observing the law, (no matter how simple in nature) we ourselves remain the biggest enforcement problem.

Do you have a solution to the parking problem in Agana? If so, we would like to hear from you. Please send your suggestion to:

Bureau of Planning
Public Information Officer
P. O. Box 2950
Agana, Guam 96910

Remember, working together is the beginning in solving any problem.

Guahan

April 26, 1985



By ED DAVIS

On one of our recent drives through Guam, we were very disappointed to see children playing in the streets of our village areas, while at the same time other children raced their mini-bikes around the playground area that was provided in the nearby community park (multipurpose recreational facility). Presently, Bill No. 62, "an act to appropriate the sum of One Hundred Ninety Thousand Dollars (\$190,000) for the construction of multipurpose recreational facilities for Pagat, Mangilao and Latte Heights," is in committee awaiting legislative action. Such misuse (poor management) of present facilities, makes one wonder if it would be a \$190,000 well spent.

Q. Who is responsible to see that village parks and recreational facilities are maintained and used properly?

A. Under Public law 14-27, Section 6, 15009, the Commissioner of each district shall be responsible for the maintenance of parks and recreational facilities, in conjunction with the Department of Parks and Recreation. According to information from the Commissioners Council office, the Commissioner is the primary responsible party as far as usage of parks and recreational facilities within village areas are concerned. Are the parks and recreational facilities in your area being managed properly? If you have a problem concerning these areas, contact your village Commissioner and voice your concerns. After all, it is their responsibility to you.

You learn a lot of interesting things doing research. The following comes from the "That's Incredible" shop of the Department of Parks and Recreation:

"The Parks and Maintenance Section has a vast amount of responsibility for the 112 parks of the Guam Territorial Park System composed of over 17,000 acres of Natural Preserves, Conservation Preserves, Territorial Parks, Community Parks, Territorial Recreation Facilities, Community Recreation Facilities, and Historic and Pre-

They also maintain their own equipment. Consider also the weather they must deal with, making it almost impossible to set any kind of permanent schedule. When everything is considered, we feel the 68 persons assigned to the Parks and Maintenance Section are doing an outstanding job for the island. We can all help these dedicated, hard-working people keep Guam beautiful by picking up after ourselves and teaching our young that every litter bit hurts.

Guam, like any other growing area, and perhaps more so because of its island nature, must carefully regulate the use and development of its coastal areas. The effects of development by the U.S. military, private industry, and, more recently, tourism and recreational home building have led to accelerated use and landscape alteration stresses. Even some of the more remote areas are beginning to feel such effects.

The value of protected marine areas cannot be overemphasized. They not only provide recreational, photographic, and scientific opportunities, but the presence of intact dynamic marine communities containing a diverse array of organisms, some of which may be unique to Guam, are important indications of environmental stability. In addition to providing a buffering capacity against external disruptive forces, this relationship also increases the probability of some of the organisms possessing characteristics such as high specific sensitivity to certain discrete environmental changes, such as beach erosion. What all of this means is that Mother Nature has a way of letting us know when things are not going right. And if corrected in time, damage to our environment can be stopped. Do your part! Help protect our fragile marine environment; it's an important key to our island's future.



The coastline is a place of untold natural resources. It is a place to which one can escape, a place to play, to be serene, to be inspired. In near-shore ocean waters, fish can be caught for sport or for food. Each coast has a different history, different pressures, and different problems. Yet, in a physical sense, many of their problems are similar.

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Unlike many mainland communities, where land uses have evolved at a relatively constant growth rate or have been regulated by long-standing zoning controls, the island of Guam has been beset by political changes and wars that have caused drastic fluctuations in land-use patterns. The Spanish administration eradicated the original village territories and World War II devastated the land-use patterns within communities established under Spanish rule. New communities formed or were restructured after World War II, with design more in response to military defense needs than with regard to the physical characteristics of the island. Lifting of the security ban in 1962 caused rapid economic growth that overwhelmed the limited land-use controls then in effect.

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It has only been in the last two decades that concerted land-use planning and regulatory mechanisms such as those for zoning, seashore protection, air and water quality have appeared on Guam. The 1966 Master Plan was the pioneer effort towards much-needed comprehensive planning, but was soon outdated. A 1972 Master Plan, which was only partially completed, identified problems, alternatives, and opportunities, but was not fully implemented. Presently, the Comprehensive Development Plan (1978) is the first long-range plan with enforceable provisions and which has the benefit of a wide range of new technical reports as base data for the balanced growth of the Territory.

Tourism has grown rapidly and was a major contributor to the construction and economic boom of the 1967-1974 period. In an economy with as large a public sector as Guam's, government revenues resulting from tourism have an immediate and widespread effect on the island. One of the major problems in the tourism industry has been in the inadequate development of land-use and resources management planning (that is, there are too few improved destinations for the tourists on Guam).

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Developers have done little to date to develop the inner-island to spawn increased tourism. Instead, over-development of our coastal areas has taken away from the natural beauty of the land that once was the main attraction for off-island visitors. We can no longer see the beach areas from the roadways of over-developed areas; access to public beaches has been disrupted by such development. One more shop stocked full of imported goods, targeted for sale to tourists, does little good when there are so many such shops located in the same area. Why do we continue to develop with such short-sighted awareness of our future? Will we become aware of such over-development in time to preserve and protect the natural beauty of our island? The next time you drive down our coastlines, view them as if you were the tourists. See for yourself that we must support proper coastal zone management to ensure the future of our island. Together we can make a difference.

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The Territorial Planning Commission (TPC)/Territorial Seashore Protection Commission (TSPC) has a full slate of public hearings set for next week. Again, a public hearing is to provide the public an opportunity to comment on proposed changes in their area and to allow the TPC an opportunity to consider the public's position prior to the decision-making process. Public hearings are set for Barrigada, Tamuning, and Sinajana Commissioner's Offices. For more information on day, time, and projects scheduled for each public hearing, contact your Commissioner or the Department of Land Management. One public hearing of importance next week (April 24, 1985), at 10:00 a.m., Sinajana Commissioner's Office) is the zone change request for Lot No. 3353 and Lot No. 19.3-11, Afame, Sinajana, from Agricultural and Residential to Plan Unit Development (multiple-dwelling use), to construct a condominium facility. The plan is for a 28-story development which would change the area dramatically. We urge all persons in this area to attend and voice their opinion.

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Guahian

April 12, 1985



MAN LAND AND SEA

We are losing our precious layer of topsoil to wind and water erosion. Soil that is exposed by construction activities, vehicular or foot traffic, fire or other means is vulnerable to erosion.

Topsoil is the thin dark layer of earth that supports plant life. It is rich in nutrients and organic matter. Topsoil is produced by the slow accumulation and decay of fallen vegetation. It takes from one hundred to a thousand years to build up one inch of topsoil. Many inches can be washed into the sea in a single year if erosion is allowed to happen.

The detrimental effects of soil erosion touch each and every one of us. Much of our island's once productive soil has been lost to erosion. We can no longer grow our own food. Our drinking and recreational waters are polluted and our reefs are dying from the effects of soil erosion. For information on how you can help in the fight against soil erosion, contact the Guam Environment Protection Agency at 646-8863.

Q. What is a "PD" district?

A. Planned Development districts — A "PD" district enables the unified development of a substantial land area with such combination of uses as shall be appropriate to an integrated plan for the area. The procedure for establishing a "PD" district is the same as that for the rezoning of an area, providing that a detailed plan be submitted to and discussed with the Territorial Planning Commission. The application shall be accompanied by the appropriate fee and the detailed plan, or revision thereof.

With regard to a PD, the Territorial Planning Commission may approve the detailed plan and rezoning, following the required hearing, upon finding that the plan, considering structures, uses, access, regulations, and layout fixed in it, comprises:

- a) An area of sufficient acreage to constitute a large planning unit having special attributes for integrated

- b) An appropriate development of the area from the viewpoints of its natural features, location, and suitability for particular uses; and
- c) A combination of structures and uses which are in reasonable association and proportion to make a harmonious unit and likely to continue compatibly with one another.

For more information on Planned Development districts, contact the Department of Land Management in Agana.

Q. Is a public hearing always required when someone wants a zone change? How do I find out when a public hearing is going to be held?

A. Yes. Upon the filing of an application for change of zone, the Territorial Planning Commission shall hold at least one (1) hearing hereon in the municipal district where the property to be rezoned is located, notice of time, and place of which shall be given by at least one (1) publication in a newspaper of general circulation, at least ten (10) days before the day of said hearing, and by mail to the commissioner of the municipal district concerned, and to those landowners owning land within five hundred (500) feet of property for which rezoning is requested.

Do you intend to purchase property on Guam? Do you intend to build on property you currently own? If the answer to either of these questions is "Yes", this property may be affected by one or more constraints that you should be aware of before developing or purchasing the property. Most land on Guam is affected in one way or another by flooding, earthquakes, airplane noise, and other natural and manmade constraints. These constraints do not necessarily stop you from developing your land, but you should be informed of them.

The Bureau of Planning has an open-door policy, to allow developers an opportunity to stop in and discuss future development. Stop by our office, 8 a.m. to 5 p.m., Monday through Friday, Room 403, PDN Building in Agana, or call 477-9502/9639. It is important that we work together for the future of our island.

Notice of Public Hearing Eighteenth Guam Legislature; 9:00 a.m., Monday, April 15, 1985 Conference Room. Committee on Ways and Means. To hear Bill No. 33 "An Act Appropriating \$1,000,000 for sidewalks along Y-SengSong Road in Dededo." We urge you to attend and voice your opinion.



By ED DAVIS

As Guam grows, so does its problem with littering. Papers, cans, bottles, and other trash thrown along the roads, beaches and boonies not only detract from the beauty of Guam, but increase the danger of fire, accidents and disease. We all pay for litter disposal because the government must spend our tax dollars to clean up after thoughtless people who will not dispose of their trash properly. While there are presently stiff laws against littering, this problem can only be eliminated if we pick up our trash and teach our children to respect our land and our community.

The Guam Territorial Seashore Protection Act provides for the protection of natural, scenic and historical resources of the Seashore Reserve for the enjoyment of present and future generations. The Act provides a review process to assure that: (1) access to recreational and historical areas and beaches is maintained; (2) ocean views from the highway are not obstructed; (3) wildlife preserves and adequate public recreation areas are reserved; (4) adequate provisions are available for solid waste and sewage disposal; and (5) minimal dangers from floods, landslides and erosion are created as a result of development. The Seashore Protection Act restricts development on that land and water area seaward to the ten fathom contour and inland ten meters from the mean high water mark or to the inland edge of a public right-of-way, whichever is nearer. The Seashore Reserve excludes Cabras Island and those villages in which residences were constructed along the shoreline prior to March 12, 1974.

Approval for any development within the Seashore Reserve must be obtained from the Territorial Seashore Protection Commission (TSPC). All applicants must undergo the TSPC review process (same as the Territorial Planning Commission) and a public hearing. Application forms may be obtained at the Planning Division, Department of Land Management.

Wetlands are naturally flood-prone areas which are protected through regulations established by Executive Order No. 78-21. Wetlands are extremely fragile, limited in number and difficult to restore once damaged. These areas provide habitat for native plants and animals, including endangered and threatened species. Wetlands also provide a source of fresh water and serve as protection against erosion and storm waves. All development in wetland areas require review and approval from the TPC. A permit application form should be filed at the Planning Division of the Department of Land Management. A federal government permit from the U.S. Army Corps of Engineers (ACOE) may also be required if the water quality of a swamp or other environmentally valuable wetland resource is involved.

Q — What right does a person have when a developer plans to build a structure that would block the view from their property?

A — *Public Hearing: To provide the public an opportunity to comment on proposed changes in their area and to allow the TPC an opportunity to consider the public's position prior to the decision-making process. It is important for persons in any area being developed to watch for notices of public hearing, to attend and voice their concerns.*

Another company on Guam has shown their concern for the preservation of the beauty of our island through landscaping. The McDonald's Family Restaurants have done a great job of landscaping their areas. The well-kept parking areas and surrounding grounds (no matter how small) are given daily care by a staff of professionals, proving once again that business can grow without the destruction of our island's natural beauty.

Guahian

March 29, 1985



MAN, LAND AND SEA

By ED DAVIS

From the legislature, we hear that Bill No. 33, dealing with the \$1 Million request to construct sidewalks along Y-Sengsong Road in Dededo, is in committee. Public hearing date and time will be given as soon as information is available.

Government Code Title XVIII Zoning Law, 17426. Junk Yard Improvement Standards. "(a) The minimum enclosed area for a junk yard shall be forty thousand (40,000) square feet; (b) The junk yard shall be enclosed by a fence not less than eight (8) feet in height; (c) The junk yard enclosure shall be set back forty (40) feet from any public road, and twenty (20) feet from all abutting property lines; (d) The exterior yards established by subparagraph (c) above shall be maintained in a sanitary and not unsightly manner."

Government Code Title XVIII Zoning Law, 17430. Non-conforming Junk Yards. "(a) The nonconforming use of a building or premises for the purpose of operating a junk yard within any Agricultural (A), Residential (R1 and R2), or Commercial Zone (C and LC) shall, within five (5) years after the effective date of this Chapter (March 29, 1968), be discontinued and the building or premises thereafter devoted to a use permitted in the zone in which such building or premises are located."

How often have we wondered at how the makeshift junk yards throughout Guam are tolerated by the other members of the community and prospective land developers! No matter how much a developer attempts to conform with the laws (i.e., conserve the beauty of our land and plan with our families' health and safety in mind), theirs is a limited obligation. Persons living within developed areas assume the responsibilities of upholding the laws. Most of our major housing areas now have formed Home Owner Groups to ensure that their neighborhood remains the place they want to live.

You do not have to tolerate the inconsiderate persons who are endangering the safety of our children, promoting breeding areas for rodents and other unsavory life forms and lowering our property values.

Enforcement of the laws is the only way we have of protecting our environment. In this case, the enforcement agency is the Department of Public Works. Don't hesitate to call and inform them of any possible violations within your area. Make your voice heard. You can make a difference.

In one of our recent drives down San Vitores Road, we were pleased to see how one business area has taken an extra effort to improve the beauty of its surroundings through landscaping. In an area that many of our tourists judge our island by, neat, well-kept parking areas and grounds that surround the Tumon Bay Business Center stand proudly as a lasting impression of how business can blend within our tourist areas. You wonder how so many businesses can ignore the need for preservation and beautification, since one's first impression is the longest lasting.

The Tumon Bay Master Plan requires that developers put two percent (2%) of their development cost into landscaping.

Q. Do you think that developers in all areas should have landscaping requirements? Please send your answer to: Bureau of Planning, Public Information Officer, P.O. Box 2950 Agana, Guam 96910

The Guam Environmental Protection Agency is responsible for the protection of our air, land, and water resources from physical, chemical, and biological pollutants. As the primary environmental regulatory agency, it is involved with the issuance of permits for activities such as: well-drilling, solid waste disposal, underground injection control, water pollution control, and air pollution source construction. Information on environmental permits may be obtained from: Guam Environmental Protection Agency, Harmon Plaza Building, P.O. Box 2989 Agana, Guam 96910

Guahan

March 22, 1985

MAN, LAND AND SEA

Starting with this issue, the Tribune will feature this weekly column in our Friday editions as a public service in collaboration with the Bureau of Planning. The Editor.

By ED DAVIS
Bureau of Planning

The island of Guam is growing at a very fast pace. Today's needs and requirements are more demanding of our land than yesterday's, but surely not as demanding as tomorrow's. Realizing that some laws are inadequate to ensure proper development of our land and seashore areas, the Bureau of Planning has contracted local professionals to aid us in updating the land-use laws. This is an ongoing process that will better enable you to understand and develop within the boundaries of the law. We will keep you informed of our progress, and through this column we will be requesting your opinion on specific sections of the law.

Government Code Title XVIII Zoning Law. "The purpose of this Title is to establish certain minimum regulations for the protection and promotion of the public health, safety and general welfare of the people of the Territory of Guam, which regulations are deemed necessary in order to encourage the most appropriate use of land, to provide adequate open spaces about buildings for light and air, to prevent undue concentration of population, and to assure adequate provisions for community utilities and facilities such as water, schools, parks and other public requirements."

Obtaining a zone change is no easy task. The Territorial Planning Commission (TPC) is the decision-making body empowered to grant zone changes, and only after careful review of each request is the decision made. In the last TPC meeting on March 14, 1985, the first item on the agenda was for Government of Guam property Lot No. 473, Agat, for which an individual was requesting a zone change from "A" (Agricultural) to "M-2" (Heavy Industrial). As in all cases of this nature, a public hearing was held on March 13, 1985 at the Agat Commissioner's Office. The TPC was advised that no objections were made at the meeting. But such was not the case the day of the TPC meeting. A strong public showing proved to be in objection to the zone change, thus prompting the Commission to table the matter until another public hearing could be held. We will advise you of the date and time, and we urge residents of Agat to attend and voice their opinion.

With regards to zone changes, be aware that obtaining a zone change does not give approval to the proposed business stated within the application. In the cases involving government land, after a zone change has been granted, a lease to use the land must be obtained, which may or may not be granted.

In other TPC action, a seashore clearance, zone change, and conditional use was granted to the Micronesian Cultural Center for Lot Nos. 165-1 and 126-A, Yona. Construction of a marina, lighthouse, and ceremonial site is planned. From the presentation given the TPC, it will be a welcome addition to our island.

A zone variance was also granted the Guam Aviation Association for the development of a general aviation airport on Cross Island Road, to provide recreational and educational opportunities.

Q. Do I need to get a permit to clear my overgrown vacant lot?

A. Yes. Permits for clearing trees and shrubs or changing land elevation through filling or grading are issued by the Department of Public Works. All permit applications are referred to the Guam Environmental Protection Agency for erosion control review. Clearing and grading permits may usually be obtained within two days. There is no charge for clearing permits.

Too often on Guam, we see the development of business and housing areas, with little or no consideration given to the land and/or natural resources. Such is not the case with the recently opened Inarajan Shores Park. We were very pleased upon our recent visit to see the natural beauty of the area not only being preserved but added to in such a way as to have improved the beauty of the area. It is our hope that the Inarajan Shores development will be an inspiration to the developers of our island. It shows that one can build without the destruction of our natural resources. The developers of Inarajan Shores are to be commended for their preservation of the beauty of Guam.

The intent of this column is to keep you informed about the land and sea around you, the laws governing their usage and development, public hearings concerning projects in your area, any and all changes that will affect your future. Do not hesitate to write and ask questions. Please mail all correspondence to:

Bureau of Planning
Public Information Officer
P.O. Box 2950
Agaña, Guam 96910