

**REPUBLIC OF THE PHILIPPINES
BATANGAS CITY**

OFFICE OF THE SANGGUNIANG PANLUNGSOD

**EXCERPT FROM THE MINUTES OF THE REGULAR SESSION HELD BY THE
MEMBERS OF THE SANGGUNIANG PANLUNGSOD OF BATANGAS CITY
ON SEPTEMBER 4, 2018 AT THE SANGGUNIAN SESSION HALL**

PRESENT:

Hon. Emilio Francisco A. Berberabe Jr.,	Presiding Officer
Hon. Aileen Grace A. Montalbo,	Councilor
Hon. Glenn M. Aldover,	“
Hon. Sergie Rex M. Atienza,	“
Hon. Hamilton G. Blanco,	“
Hon. Alyssa Renee A. Cruz,	“
Hon. Oliver Z. Macatangay,	“
Hon. Armando C. Lazarte,	“
Hon. Karlos Emmanuel A. Buted,	“
Hon. Julian B. Villena,	“
Hon. Gerardo A. Dela Roca,	“
Hon. Nelson J. Chavez,	“
Hon. Marjorie A. Manalo,	SK-Fed. Pres.
Hon. Angelito “Dondon” A. Dimacuha,	ABC-Rep.

ABSENT:

Hon. Nestor E. Dimacuha,	Councilor
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“On motion of Councilor Dela Roca seconded by Councilor Villena, the following Resolution was Adopted:

RESOLUTION NO. 274 S. 2018

**APPROVING THE APPLICATION FOR ZONING/LOCATIONAL CLEARANCE OF
D.M. CONSUNJI INC. (DMCI) FOR A PROPOSED BATCHING PLANT PROJECT
TO BE LOCATED AT BRGY. PINAMUCAN IBABA, BATANGAS CITY**

WHEREAS, the D.M. Consunji Inc. (DMCI) applies for Zoning/Locational Clearance of its proposed Batching Plant to be located at Pinamucan Ibaba, Batangas City;

WHEREAS, the proposed project is classified as a Heavy Industrial Project which should be located in the Heavy Industrial Zone;

WHEREAS, Barangay Pinamucan Ibaba is a component of the Heavy Industrial Zone per the Batangas City Land Use and Zoning Ordinance;

WHEREAS, the project proponent has complied with all the requirements for the approval of its application;

NOW THEREFORE, be it resolved as it is hereby resolved by the Sangguniang Panlungsod in session assembled, to approve as it hereby approves the application of D.M. Consunji Inc. (DMCI) for Zoning/Locational Clearance for its proposed Batching Plant to be located at Pinamucan Ibaba, Batangas City subject to the conditions stated in the Evaluation Report of the CPDO and in the Committee Report which are hereby made integral parts of this Resolution.

UNANIMOUSLY APPROVED.

Continuation of Resolution No. 274 S. 2018

**APPROVING THE APPLICATION FOR ZONING/LOCATIONAL CLEARANCE OF
D.M. CONSUNJI INC. (DMCI) FOR A PROPOSED BATCHING PLANT PROJECT
TO BE LOCATED AT BRGY. PINAMUCAN IBABA, BATANGAS CITY**

SPONSOR : COUN. GERARDO A. DELA ROCA
COMMITTEE ON ENVIRONMENT, URBAN
DEVELOPMENT LAND USE AND ZONING

I hereby certify that the foregoing Resolution No. 274 S. 2018 was approved by the Sangguniang Panlungsod of Batangas City during its Regular Session held on September 4, 2018.


ATTY. OLIVA D. TELEGATOS
Secretary
Sangguniang Panlungsod

ATTESTED:


EMILIO FRANCISCO A. BERBERABE JR.
Presiding Officer

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REPUBLIC OF THE PHILIPPINES
BATANGAS CITY

OFFICE OF THE SANGGUNIANG PANLUNGSOD

COMMITTEE REPORT

TO : The Honorable
Presiding Officer and Members
Sangguniang Panlungsod

FROM : The Committee on Environment, Urban Development,
Land Use and Zoning

SUBJECT : Application for Zoning/Locational Clearance of D.M.
Consunji Inc. (DMCI) for a proposed batching plant
project to be located at Brgy. Pinamucan Ibaba,
Batangas City.

The Committee held a Committee Hearing on August 9, 2018. Present are the following: Councilor Gerardo A. Dela Roca, Chairman; Councilors Lazarte, Cruz, Atienza and Villena, members; and other members of the Sangguniang Panlungsod, Councilors Aldover, Nestor Dimacuha, Buted, Chavez and Macatangay. Also present are Ms. Jane Godoy and Ms. Marlyn Velasco from City ENRO; Mrs. Delia Licarte from CPDO; Mr. Darius Cordova, Mr. Ryan Joseph Capuno, Mr. Gerry S. Dimailig, Mr. Carlos Jose C. Cariño and Mr. Mark Andrew Parcia from DMCI and Barangay Captain Ruel Arce and some residents of Barangay Pinamucan Ibaba, Batangas City.

FINDINGS:

The project is a Concrete Batching Plant with a maximum annual production capacity not to exceed 92,000 metric tons. It is proposed to be constructed in a land area of 8,381.50 sq. m. located in Barangay Pinamucan Ibaba, Batangas City particularly within the property of JG Summit Holdings, Inc. The project is classified as Heavy Industrial Project/Use and the site zoning classification is Heavy Industrial Zone.

Earlier this year, 2018, the Sangguniang Barangay of Pinamucan Ibaba, passed Resolution No. 16 Series of 2018 allowing the DM Consunji Inc. to construct and operate a concrete batching plant in Barangay Pinamucan Ibaba, this City. The applicant has likewise secured from the EMB-DENR an Environmental Compliance Certificate (ECC) for the project, and City Environmental Certificate (CEC) from the City ENRO.

After deliberation, the Committee recommends that the applicant should put in place definite measures to assure public safety, and the peace and order situation in the area where the project will be located. The operation of the batching plant

will have serious effects to the traffic situation and the safety and welfare of the commuting public should be addressed. Therefore the proponent should have an effective traffic management plan. Another concern is the health and environmental effects of the batching plant operation. The applicant is required to establish a waste management plan to lessen the hazardous effect of the project to the residents and to the environment.

The applicant is also required to secure a new resolution from the new incumbent barangay officials to confirm their approval of the project. DMCI is also advised to coordinate with the City Government offices concerned to ensure that all clearances and permits are secured.

RECOMMENDATIONS:

1. The adoption of this Committee Report
2. The approval of the application subject to the recommendations stated in the Evaluation Report of the CPDO and in this Committee Report and
3. The approval of the attached Resolution.

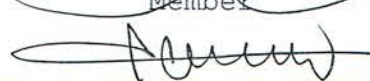
Respectfully submitted, September 4, 2018.


COUN. GERARDO A. DELA ROCA
Chairman

Committee on Environment, Urban Development
Land Use and Zoning


COUN. SERGIO REX M. ATIENZA
Member


COUN. ALYSSA RENEE A. CRUZ
Member


COUN. JULIAN B. VILLENA
Member


COUN. ARMANDO C. LAZARTE
Member



Republic of the Philippines
Batangas City

City Planning and Development Office

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2093 (ACPDC) / 2091 (Admin. Division) / 2094 (Zoning Division)
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EVALUATION REPORT

NAME OF APPLICANT NO. : D.M. CONSUNJI, INC.
By: Mr. Camelo G. Sison

ADDRESS/TEL. NO. : DMCI Plaza Building, 2281 Don Chino
Roces Ave., Extension, Makati City
571-3060 /0925-611-8019

PROJECT TYPE : Concrete Batching Plant (with a
maximum annual production capacity not
to exceed ninety two thousand (92,000.00)
metric tons

PROJECT LOCATION : Brgy. Pinamucan Ibaba, Batangas City

TOTAL LAND AREA : Approx. 8,381.50 sq.m.
Building Area = 4,015.09 sq.m.

RIGHT OVERLAND : Contract with JG Summit Holdings Inc.

PROJECT CLASSIFICATION : Heavy Industrial Project/Use
(pollutive/Hazardous Project)

SITE ZONING CLASSIFICATION : Heavy Industrial Zone (HIZ)

PROJECT COST : Php 4,834,784.11

SUBJECT: Application for Zoning/Locational Clearance of the D.M. CONSUNJI, Inc. (DMCI) for a Concrete Batching Plant Project located in Barangay Pinamucan Ibaba, Batangas City.

A. Description of the Project Site

1. The site of the concrete batching plant is within the J.G. Summit Holdings, Inc. property with an approximate area of 3.2 hectares in barangay Pinamucan Ibaba, Batangas City. It is located within the designated Heavy Industrial Zone (HIZ) per the Batangas City Zoning Ordinance of 2015. It is accesible through a barangay road leading to the Pinamucan Ibaba barangay hall.
2. The site is bounded by the following:
North – JG Summit Holdings Lot/proposed re- routed barangay road.
East – JG Summit Holdings Lot
South – existing barangay road/residential houses
West – JG Summit Holdings Lot

3. The distance of the abovesaid location from the following are:

3.1 Naptha Cracker Plant -	± 500 meters
3.2 Residential Settlement –	adjacent
3.3 Barangay Hall-	± 1.5 km.
3.4 Pinamucan Elementary School -	± 800 meters
4. The existing land uses within one (1) kilometer radius from the project site are industrial commercial, institutional and residential land uses.
5. The existing land uses/activities within the project site are industrial uses.
6. The portion of barangay road which is between the project site and the residential settlement is to be re- routed at the northern boundary of the project site.
7. The concrete batching plant is already constructed.

EVALUATION OF FACTS

1. The concrete batching plant project is classified as a project of environmental significance which is considered as pollutive and hazardous project which is an allowed use within Heavy Industrial Zone (HIZ) per the Batangas City Zoning Ordinance.
2. The Barangay Council of Pinamucan Ibaba, Batangas City passed Barangay Resolution No.16 series 2018 on June 19, 2018 allowing the D.M. CONSUNJI, INC. to construct and operate a concrete batching plant in barangay Pinamucan Ibaba, this city.
3. The Environmental Management Bureau of the Department of the Environment and National Resources (EMB-DENR) issued an Environmental Compliance Certificate (ECC) to the concrete batching plant project on April 26, 2018.
4. The Punong Barangay of Pinamucan Ibaba issued a barangay clearance/certificate to the proponent to construct a ready-mixed concrete batching plant and interposed no objection to the construction of the abovesaid plant on February 19, 2018.
5. The City Environment and Natural Resources Office (City-ENRO) issued a City Environmental Certificate (CEC) to the concrete batching plant project on July 17, 2018.
6. The project components of the concrete batching plant include the following:
 1. four (4) screw conveyors
 2. one (1) concrete silo
 3. eight (8) concrete transit mixers
 4. nine (9) raw materials storage areas
 5. sixteen thousand (16,000) liters capacity diesel storage facility
 6. water tank
 7. two (2) settling ponds
 8. generator set
 9. deep well – already constructed by the JG Summit Petrochemicals Group
 10. administration building
 11. quality control office
 12. staging area
 13. cement unloading area
 14. motor pool facility

15. parking area
 16. guard house
 17. eight (8) container vans for workers quarters
 18. waste water management facility
 19. solid waste management facility
 20. drainage system and other related support facilities
7. The average daily production of concrete mix of the batching plant is 150 cu.m. while the water consumption daily is 2,100 cu.m.
 8. The source of water supply is the existing deepwell developed/constructed by the J.G. Summit Petrochemical Corp. within the project site.
 9. The equipment being used in the concrete batching plant are as following:

LIST OF EQUIPMENT – JGS RMC SATELLITE BATCHING PLANT

Property No.	Model Brand	Type	Capacity
TRM 232	HINO	Mixer, Transit	9 cu.m.
TRM 242	ISUZU	Mixer, Transit	9 cu.m.
TRM 246	ISUZU	Mixer, Transit	9 cu.m.
TRM 256	ISUZU	Mixer, Transit	9 cu.m.
TRM 244	ISUZU	Mixer, Transit	9 cu.m.
TRM 260	ISUZU	Mixer, Transit	9 cu.m.
TRM 259	ISUZU	Mixer, Transit	9 cu.m.
TRM 248	ISUZU	Mixer, Transit	9 cu.m.
CP 57	Putzmeister	Mobile Pump, Concrete	160 cu.m./hr
PL 65	Hyundai	Payloader	1.8 cu.m.
EG 353	Airman	Generator, Electronic	270 kVA
BP 020	Simem Jumper 2500	Concrete Batching Plant	80 cu.m./hr.

10. The proponent provided drainage system for draining rain and clean water and the wastewater treatment plant for the processing of wastewater from the batching plant before discharging to the outfall.

RECOMMENDATIONS

The application for zoning/locational of D.M. Consunji Inc. (DMCI) represented by Mr. Camelo G. Sison for its concrete batching plant project located in barangay Pinamucan Ibaba, Batangas City is being submitted for appropriate action by the Sangguniang Panlungsod in consideration of the following:

1. The proponent shall comply with all the requirements of the concerned national and local government agencies and all applicable provisions of existing laws and ordinances prior to the operation of the concrete batching plant project;
2. The proponent shall maintain the cleanliness and sanitation of the project site and its surroundings at all times;
3. The proponent shall comply with all the conditions provided in the Environmental Compliance Certificate (ECC) issued by the EMB-DENR to D.M. CONSUNJI, Inc. for its concrete batching plant project ;

4. The proponent shall ensure compliance with the provisions of the City Ordinance No. 8 Series of 1994, otherwise known as "Providing Priority in Employment or Work to Qualified Barangay Residents;"
5. The concrete batching plant project shall be constructed and operated based with the standards and guidelines of all the concerned government agencies;
6. The City – ENRO and DENR shall enforce the provisions of all the applicable laws and ordinances regarding the source and surroundings' ambient air quality and noise level guidelines and monitor the compliance of the proponent with the said laws and ordinances;
7. The proponent shall comply with the rules and regulations of the concerned government agency regarding the materials loading/unloading activities, material handling/storage activities, transfer conveyors and disposal of wastewater from the operation of the batching plant;
8. The proponent shall provide measures for the proper storage and disposal of spoiled, rejected and excess concrete mixtures from project sites which are usually sent back to the batching plant. The City Environment and Natural Resources Office (City - ENRO) shall monitor the proponent's measures and compliance to law regarding the disposal of spoiled, rejected and excess concrete mixtures;
9. The proponent shall comply with the rules and regulations of the City Transportation Development and Regulatory Office (TDRO), City Environment and Natural Resources Office (City-ENRO), Department of Environment and Natural Resources and Land Transportation and Office (LTO) regarding the transporting of concrete mix to different project sites;
10. The proponent must ensure that the wheels of transit mixer trucks and other vehicles coming out of the batching plant are clean thoroughly to prevent muds/dirts spreading in the highways and roads;
11. The proponent shall provide the required buffer zone per DENR guidelines around the plant facilities to prevent or minimize its immediate and adverse environmental impacts to sensitive areas such as residential, institutional and public areas due to dust emission and noise pollution or any adverse impacts.
12. The proponent shall comply with all the requirements for public safety and the provisions of personal protective equipment (PPES) to be required by the concerned government agencies regarding the batching plant operation.
13. The proponent shall not conduct or start any activity within the project site without the required City Environmental Certificate (CEC) from the City ENRO, permits from the City Engineering Office and other clearances and permits from other concerned national and local government agencies;
14. No expansion, alteration and/or improvement shall be introduced in the project site without prior clearance/permit from the city government;
15. The proponent shall comply with the provisions of the Batangas City Environment Code (City Ordinance No. 6 S. 2010);
16. The proponent shall not use the untreated wastewater generated from the batching plant for dust suppression;


17. The proponent shall submit a commitment letter/undertaking stating that they will comply with all the applicable provisions of existing laws and ordinances specifically in maintaining the cleanliness of the vicinity surrounding the project site, roads and streets to be used by concrete transit mixer trucks and maintenance of all batching plant equipment to avoid environmental violations as well as compliance with other regulations on public health and safety of the community and general public;
18. The buildings/structures/facilities to be constructed in the project site shall be in accordance with the rules and regulations and specifications prescribed by the National Building Code, the Structural Code of the Philippines and other applicable national laws;
19. The proponent shall provide at least 10.0 wide setback along the re – routed barangay road measured from the building line up to the edge of the road.
20. The proponent shall provide system/facilities for the proper collection/disposal of domestic solid wastes that will be generated during the construction and operational phases of the project;
21. The proponent shall pay all the required taxes, fees and charges to be imposed to the project by the city government;
22. Any activity that will endanger the general welfare, safety and health of the residents, after due verification, shall be the basis for the revocation of any permit or any clearance that will be issued to the project;
23. The proponent shall allow at anytime, even without prior notice, authorized city government officials/employees to conduct an on-the spot inspection and monitoring of all the activities within the project site;
24. The storage area for aggregates and stock piles shall comply with the distance standards of the EMB-DENR and applicable international laws from any residential settlement and built-up area, and the proponent shall provide adequate measures to contain any pollution that will be emitted from stock piles, material transfer, paved & unpaved roads, transfer conveyor aggregates driers and cement silos;
25. Any complaint found valid against the construction and operation of the concrete batching plant project shall be sufficient ground for the termination of the operation of the abovesaid project;
26. Any misrepresentation, false statement or allegation proven in contrary to any permits that will be issued to the project shall be sufficient ground or basis for its revocation
27. The transfer of ownership of the project carries with it the responsibility of complying with all the abovesaid conditions and the transfer of which shall be made known to this office through a written notification by herein grantee within fifteen (15) days from such transfer.

July 30, 2018

Prepared by:


ALEX M. GONDA
Zoning Officer I


MICHELLE A. FESTIJO
Zoning Officer II


ROSELYN G. BERBERABE
Zoning Officer III


DELIA M. LICARTE
Zoning Officer IV

Noted by:


JANUARIO B. GODOY C.E., EnP
City Planning & Development Coordinator