

**REPUBLIC OF THE PHILIPPINES  
BATANGAS CITY**

**OFFICE OF THE SANGGUNIANG PANLUNGSOD**

**EXCERPTS FROM THE MINUTES OF THE REGULAR SESSION HELD BY THE  
MEMBERS OF THE SANGGUNIANG PANLUNGSOD OF BATANGAS CITY  
ON MARCH 16, 2021 AT THE SANGGUNIANG SESSION HALL**

**PRESENT:**

Hon. Emilio Francisco A. Berberabe Jr.,	Presiding Officer
Hon. Alyssa Renee A. Cruz,	Councilor
Hon. Aileen Grace A. Montalbo,	“
Hon. Nestor E. Dimacuha,	“
Hon. Karlos Emmanjuel A. Buted,	“
Hon. Gerardo A. Dela Roca,	“
Hon. Oliver Z. Macatangay,	“
Hon. Nelson J. Chavez,	“
Hon. Julian B. Villena,	“
Hon. Michael Thomas T. Pastor,	“
Hon. Isidra “Ched” M. Atienza,	“
Hon. Lorenzo A. Gamboa, Jr.,	“
Hon. Angelito “Dondon” A. Dimacuha,	ABC-Rep.
Hon. Marjorie A. Manalo,	SK-Fed. Pres.
Hon. Maria Aleth A. Lazarte,	Councilor

“On motion of Councilor Gerardo A. Dela Roca duly seconded, the following Resolution was Adopted:

**RESOLUTION NO. 65 S. 2021**

**APPROVING THE ZONING/LOCATIONAL CLEARANCE FOR THE SITE  
DEVELOPMENT PROJECT OF THE ILIJAN PRIMELINE INDUSTRIAL ESTATE  
CORPORATION FOR THE PROPOSED ILIJAN LNG REGAS TERMINAL**

**WHEREAS**, Ilijan Primeline Industrial Estate Corporation applies for Zoning/Locational Clearance for the site development of its proposed Ilijan LNG Regas Terminal to be located in Barangay Ilijan, Batangas City;

**WHEREAS**, the proposed project is classified as a heavy industry;

**WHEREAS**, the proposed location, Barangay Ilijan, Batangas City, is classified under Heavy Industrial Zone (I-3Z) and Multiple Use Sub-Zone (MU-SZ);

**WHEREAS**, the applicant complies with the requirements imposed under the law, ordinances, and pertinent rules and regulations;

**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 for Zoning/Locational Clearance for the Site Development Project of Primeline Industrial Estate Corporation for its proposed Ilijan LNG Regas Terminal to be located in Barangay Ilijan, Batangas City, subject to the recommendations stated in the Evaluation Report of the City Planning and Development Office attached herewith as Annex “A” and made integral part of this Resolution.

**UNANIMOUSLY APPROVED.”**

Continuation of Resolution No. 65 S. 2021

**APPROVING THE ZONING/LOCATIONAL CLEARANCE FOR THE SITE DEVELOPMENT PROJECT OF THE ILIJAN PRIMELINE INDUSTRIAL ESTATE CORPORATION FOR THE PROPOSED ILIJAN LNG REGAS TERMINAL**

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SPONSOR : COUN. GERARDO A. DELA ROCA  
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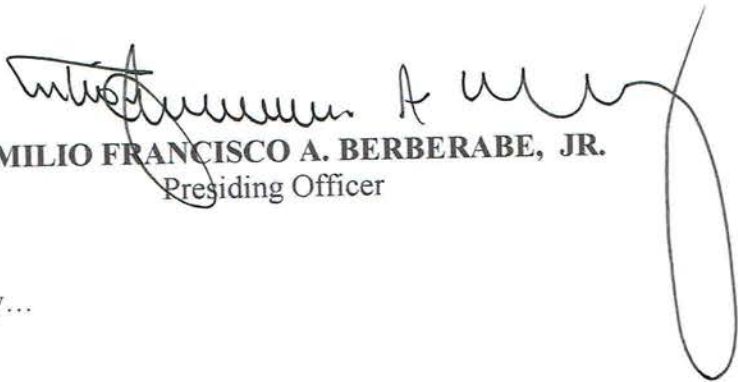
I hereby certify that the foregoing Resolution No. 65 S. 2021 was approved by the Sangguniang Panlungsod of Batangas City during its Regular Session held on March 16, 2021.

  
**ROSEMARIE T. HERNANDEZ**  
Board Secretary IV

NOTED:

  
**ATTY. OLIVA D. TELEGATOS**  
Secretary

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 Ilijan Primeline Industrial Estate Corporation for its Site Development Project for the Proposed Ilijan LNG Regas Terminal to be located at Barangay Ilijan, Batangas City.

Referred to the Committee on Environment, Urban Development, Land Use and Zoning the above request for study comments and recommendations.

A hearing was conducted on March 16, 2021 by the Committee. In attendance are the following: Hon. Emilio Francisco A. Berberabe Jr., Vice Mayor, Hon. Gerardo A. Dela Roca, Chairman, Hon. Alyssa Renee A. Cruz, Hon. Julian B. Villena, Hon. Oliver Z. Macatangay, Hon. Nestor E. Dimacuha and Hon. Marjorie A. Manalo, Members and other City Councilors: Hon. Karlos Emmanjuel A. Buted, Hon. Micheal Thomas T. Pastor, Hon. Isidra "Ched" M. Atienza, Hon. Lorenzo A. Gamboa and Hon. Angelito A. Dimacuha. Also present are the following: Ms. Marlyn Velasco and Ms. Charmeine Landicho from City Environment & Natural Resource Office; Ms. Roselyn G. Berberabe, Mr. Alex M. Gonda and Mr. Cardelan B. Hernandez from City Planning and Development Office; Mr. Rene R. Mendoza, representative of Ilijan Primeline Industrial Estate Corporation; Mr. Renin T. Belo, representative of Sta Clara International Corporation; Mr. Levi Alan B. Vitug, representative of AG&P and Mr. Felipe Concepcion Jr., Barangay Secretary of Barangay Ilijan, Batangas City.

**FINDINGS:**

The application is for the site development project for the proposed Ilijan LNG Regas Terminal to be located at Barangay Ilijan, Batangas City and within the property of Ilijan Primeline Industrial Estate Corporation. The project is intended for a heavy industrial purposes and site zoning classification is heavy industrial zone.

A limited notice to proceed (LNTP) was issued to Sta. Clara International Corporation (Subcontractor) by Atlantic Gulf and Pacific Company (AG&P), prime contractor, purposely, for the sub-contractor to accomplish design and documentary requirements of the project. The contract was a design and built scheme.

A barangay clearance through barangay chairman Guilbert R. Cepillo was issued to Sta. Clara International Corporation (SCIC) as prerequisite in securing a Zoning/ Locational Clearance from the city government. The applicant has likewise secured an Environmental Compliance Certificate (ECC) from EMB-DENR for the project.

After deliberation, the committee recommends that the applicant should put in place definite measures to assure public safety and appropriate care for the environment. The proponents was encouraged to provide large service vehicle to cater their workers to the site. This is to minimize the use of motorcycle by their workers to ensure the safety of all motorist traversing the Batangas bay road. Creation of traffic management plan was also requested to the contractors.

### RECOMMENDATIONS:

Considering the foregoing and finding no legal impediment the committee recommends:

1. The adoption of this Committee Report
2. The approval of the application subject to the recommendation stated in the evaluation report of the City Planning and Development Office (CPDO).
3. The approval of the attached Resolution.

Respectfully Submitted: March 16, 2021


  
COUN. GERARDO A. DELA ROCA  
Chairman

Committee on Environment, Urban Development, Land Use and Zoning

  
COUN. ALYSSA RENEE A. CRUZ  
Member

  
COUN. NELSON J. CHAVEZ  
Member

  
COUN. OLIVER Z. MACATANGAY  
Member

  
COUN. JULIAN B. VILLENA  
Member

  
COUN. NESTOR E. DIMACUHA  
Member

  
COUN. MARJORIE A. MANALO  
Member



Republic of the Philippines  
Batangas City  
**City Planning and Development Office**  
City Hall Complex, P. Burgos Street, Batangas City 4200  
Tel. Nos.: (043) 723-1832 (telefax) / 773-6100 loc. 2090 & 2092 (CPDC) /  
2093 (ACPDC) / 2091 (Admin. Division) / 2094 (Zoning Division)  
email add: [cpdobatangascity@yahoo.com](mailto:cpdobatangascity@yahoo.com)

### EVALUATION REPORT

NAME OF APPLICANT : ILIJAN PRIMELINE INDUSTRIAL ESTATE CORPORATION

ADDRESS OF APPLICANT : No. 28 Liberty Avenue, Cubao, Quezon City, Metro Manila

LOCATION OF PROJECT : Brgy. Ilijan, Batangas City

RIGHT OVER LAND : Owner

NAME OF AUTHORIZED REPRESENTATIVE : Mr. Jose C. Bacolcol Jr.

ADDRESS : Brgy. Ilijan, Batangas City

TYPE OF PROJECT : Site Development Project - LNG REGAS Terminal Facility

NAME OF PROJECT : ILIJAN LNG REGAS TERMINAL FACILITY

PROJECT AREA : 175,058.50 square meters more or less / 17.5085 hectares

PROJECT COST : Php 600,000,000.00

SITE ZONING CLASSIFICATION : Industrial – 3 (I-3) Zone

PROJECT CLASSIFICATION : SITE DEVELOPMENT FOR HEAVY INDUSTRIAL PROJECT (Proposed LNG REGAS Terminal Project)

#### A. Site Description

1. The abovementioned properties which will be the site for the site development project which include site clearing, grading and preparation and other related activities is traversed by the Batangas Bay Road, a national road leading to the municipality of Lobo;
2. The terrain of the abovementioned properties are flat terrain from the seashore and ranging to rolling/hilly terrain leading to the northern and eastern boundaries of the property, covered with grasses, shrubs and secondary growth trees;
3. The project site is just adjacent to the existing and operating KEPCO Ilijan Combined Cycle Natural Gas Power Plant;

4. The project site is bounded by the following:
  - North - Multiple Use Sub-Zone (MU-SZ)
  - East - Special Use Sub-Zone (SU-SZ)/Industrial-3 (I-3)
  - South - Municipal Waters, Batangas Bay/ Foreshore Lease Sub- Zone (FL-SZ)
  - West - KEPCO Ilijan Power Plant/Multiple Use Sub-Zone (MU-SZ)
  
5. The dominant existing land uses within one (1) kilometer radius from the project site are as follows:
  - a. Agricultural
  - b. Commercial
  - c. Heavy industrial complex (KEPCO Ilijan Power Plant)
  - d. Cemetery
  - e. Residential settlement

## **B. EVALUATION OF FACTS**

1. The abovementioned properties are within the designated Industrial -3 (I-3) Zone and Multiple Use Sub-Zone (MU-SZ) per the Batangas City Integrated Zoning Ordinance CY 2019 approved by the Sangguniang Panlungsod on December 07, 2020 through City Ordinance No. 39 Series of 2020 and Sangguniang Panlalawigan Resolution No. 1104 dated December 14, 2020. The property LNG Regas Terminal Facility is an allowed use.
2. The project site is adjacent to the operating KEPCO ILIJAN Natural Gas Power Plant and traversed by the Batangas Bay Road, a national road going to the municipality of Lobo.
3. The southern portion of the project site is fronting the shoreline of Batangas Bay.
4. The site development project being applied for is intended for the proposed LNG Regas Terminal Facility which will be constructed by Ilijan Primeline Industrial Estate Corporation.
5. Barangay Ilijan issued a Barangay Clearance dated December 7, 2020 for the proposed site development project.

## **C. Recommendations:**

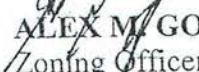
The issuance of zoning/locational clearance for the proposed site development project for the proposed LNG Regas Terminal Project to be located at barangay Ilijan, this city may be allowed subject to the following conditions:


1. The applicable requirements of all concerned government agencies and applicable provisions of the existing laws and city ordinances shall be complied with;
2. The proponent shall comply with the provisions of City Ordinance No. 8 Series of 1994, otherwise known as "Providing Priority in Employment or Work to Qualified Barangay Residents";
3. The proponent shall comply with all the applicable provisions of the Environment Code of Batangas City;
4. The proponent shall secure the required City Environmental Clearance (CEC) from the City Environment Office (City ENRO) prior to the start of construction of the access road and any other site development activities;

5. The proponent shall strictly comply with all the conditions set forth in the Environmental Compliance Certificate (ECC) to be issued by the EMB-DENR for the proposed project;
6. The proponent shall secure all the required zoning/location clearance and building permits for other development projects which include all structures and facilities to be constructed as part of the proposed LNG Regas Terminal Facility;
7. The proponent shall provide at least 5% of the project gross area for greening and buffer zone, for the protection of the nearby residential areas as the case maybe;
8. The structures and facilities which are components of the site development project shall be constructed within a reasonable and safe distance from the residential areas of barangay Ilijan.
9. The proponent shall require all the contractors and sub - contractors to secure the necessary permits and clearances from the city government prior to the conduct of any activity within the project site;
10. The proponent shall allow at any reasonable time even without prior notice, authorized city government officials /employees to conduct monitoring and inspection of the on - going activities being undertaken within the project site.
11. That the proponent/contractor must ensure that all creeks and other natural water ways within the project site shall be maintained at its original dimensions and course;
12. The proponent/contractor shall prevent siltation and earth filling/deposits within and along all creeks and other waterways within the entire project site through sound and proper engineering interventions;
13. The proponent/contractor shall ensure the safety of all motorists traversing the Batangas Bay Road that traverses the project site including the installation of traffic/safety marshal and necessary traffic safety signages.
14. The proponent shall be held responsible for any project activities that will endanger the general welfare, safety and health of the residents of the host and adjacent barangay; and
15. Any valid complaint against the activities being undertaken at the project site, shall be sufficient cause for the revocation of the clearance/permit issued to the proponent and shall be the basis for the termination or stoppage of all the activities being conducted within the project site.

March 5, 2021

Prepared by:

  
**ALEX M. GONDA**  
Zoning Officer I

  
**ROSELYN G. BERBERABE**  
Zoning Officer III

Noted by:

  
**JANUARIO B. GODOY, CE. EnP**  
City Planning and Development Coordinator