

**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 OCTOBER 5, 2021 VIA ZOOM APPLICATION**

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. Maria Aleth A. Lazarte,	“
Hon. Lorenzo A. Gamboa, Jr.,	“
Hon. Angelito “Dondon” A. Dimacuha,	ABC-Rep.
Hon. Marjorie A. Manalo,	SK-Fed. Pres.

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

RESOLUTION NO. 283 S. 2021

**APPROVING THE APPLICATION FOR ZONING/LOCATIONAL CLEARANCE OF
ILIJAN PRIMELINE INDUSTRIAL ESTATE CORPORATION FOR THE PROPOSED
SITE DEVELOPMENT WITH GUARDHOUSE, PERIMETER FENCE AND GATE TO
BE LOCATED IN BARANGAY DELA PAZ PROPER, BATANGAS CITY**

WHEREAS, Ilijan Primeline Industrial Estate Corporation applies for Zoning/Locational Clearance for its Site Development with guardhouse, perimeter fence and gate to be located in Barangay Dela Paz Proper, Batangas City;

WHEREAS, the proposed project is classified as Heavy Industrial Project-Site Development Project which should be located in the Industrial – 3 (I-3) Zone;

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 ILIJAN PRIMELINE INDUSTRIAL ESTATE CORPORATION for the proposed site development with guardhouse, perimeter fence and gate to be located in Barangay Dela Paz Proper, Batangas City subject to the conditions stated in the Evaluation Report of the City Planning and Development Office which is hereby made integral part of this resolution as Annex “A”.

UNANIMOUSLY APPROVED.”

Continuation of Resolution No. 283 S. 2021

**APPROVING THE APPLICATION FOR ZONING/LOCATIONAL CLEARANCE OF
ILIJAN PRIMELINE INDUSTRIAL ESTATE CORPORATION FOR THE PROPOSED
SITE DEVELOPMENT WITH GUARDHOUSE, PERIMETER FENCE AND GATE TO
BE LOCATED IN BARANGAY DELA PAZ PROPER, BATANGAS CITY**

I hereby certify that the foregoing Resolution No. 283 S. 2021 was approved by the Sangguniang Panlungsod of Batangas City during its Regular Session held on October 5, 2021.


LUNINGNING A. AQUINO
Board Secretary III

NOTED:


ATTY. OLIVA D. TELEGATOS
Secretary

ATTESTED:


EMILIO FRANCISCO A. BERBERABE, JR.
Presiding Officer



**REPUBLIC OF THE PHILIPPINES
BATANGAS CITY**

OFFICE OF THE SANGGUNIANG PANLUNGSOD

COMMITTEE REPORT

To: The Presiding Officer and Members
Sangguniang Panlungsod
Batangas City

From : The Joint Committees
Committee on Environment, Urban Development, Land Use and
Zoning Committee on Engineering and Public Works

Subject: Application for Zoning/ Locational Clearance of Ilijan Primeline
Industrial Estate Corporation for the Proposed Site Development
with Guardhouse, Perimeter Fence and Gate to be located in
Barangay Dela Paz Proper, Batangas City.

The joint committee held a virtual hearing on the subject application of Ilijan Primeline Industrial Estate Corporation on September 28, 2021. 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. Nestor E. Dimacuha, Hon. Nelson J. Chavez, Hon. Oliver Z. Macatangay, Hon. Marjorie A. Manalo, Hon. Maria Aleth A. Lazarte, Hon. Isidra "Ched" M. Atienza, Hon. Lorenzo A. Gamboa, Committee Members and other City Councilors: Hon. Aileen Grace A. Montalbo, Hon. Karlos Emmanjuel A. Buted, Hon. Micheal Thomas T. Pastor and Hon. Angelito A. Dimacuha. Also present are the following: Engr. Roselyn G. Berberabe and Engr. Edgar Festijo from City Planning and Development Office; Engr. Dwight Arellano and Engr. Amy Untalan from City Engineer Office; Mr. Oliver Gonzales, Ms. Marlyn Velasco and Ms. Aileen Paglicauan from City Environment & Natural Resource Office; Ms. Reynalyn Caudilla from Ilijan Primeline Estate Corporation; Engr. Julius Nakihid and Engr. Jose Bacolcol Jr. from Sta Clara International Corporation; Mr. Larry Andrade Jr. from Excellent Energy Resources Incorporated (EERI); and Mr. Rolly Lalo and Mr. Colly Galicia from SMC Global Power Holdings (SMCGPH).

FINDINGS:

The application is for the site development project for the proposed 1760 MW Combined Cycle Power Plant located in Barangay Dela Paz Proper, Batangas City owned by Excellent Energy Resources Incorporated (EERI). The properties are within the designated Industrial – 3 (I-3) Zone as per Sangguniang Panlungsod Ordinance No. 10 Series of 2021 dated May 18, 2021, which was approved by the Sangguniang Panlalawigan through Resolution No. 734 dated July 05, 2021.

Environmental Compliance Certificate was issued to Excellent Energy Resources Incorporated (EERI) on April 27, 2021 which cover all activities for the construction of 1760 MW Combined Cycle Power Plant (BCCPP) including site development activities.

Sta Clara International Corporation, sub-contractor for the above mentioned project submitted their construction methodology as required by the committee.

RECOMMENDATIONS:

Finding no legal impediment with the above request, this joint committees recommends the following:

1. The Adoption of this Committee Report
2. The Approval of the Application of Ilijan Primeline Industrial Estate Corporation for the Proposed Site Development with guardhouse, perimeter fence and gate subject to compliance with the conditions stated in the evaluation report of the City Planning and Development Office (CPDO).
3. The Approval of the Resolution attached herewith.

Respectfully Submitted: October 5, 2021



COUN. GERARDO A. DELA ROCA
Chairman

Committee on Environment, Urban Development, Land Use and Zoning



COUN. ALYSSA RENEE A. CRUZ
Member



COUN. NESTOR E. DIMACUHA
Member



COUN. JULIAN B. VILLENA
Member



COUN. OLIVER Z. MACATANGAY
Member



COUN. NELSON J. CHAVEZ
Member



COUN. MARJORIE A. MANALO
Member



COUN. GERARDO A. DELA ROCA
Chairman

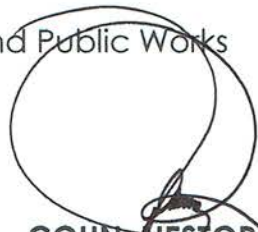
Committee on Engineering and Public Works



COUN. LORENZO A. GAMBOA JR.
Member



COUN. MARIA ALETH A. LAZARTE
Member



COUN. NESTOR E. DIMACUHA
Member



COUN. ISIDRA "CHED" ATIENZA
Member



Republic of the Philippines
Batangas City

City Planning and Development Office

City Hall Complex, P. Burgos Street, Batangas City 4200
Tel. Nos.: (043) 723-4146
email add: cpdobatangacity@yahoo.com

EVALUATION REPORT

September 16, 2021

APPLICATION FOR ZONING/LOCATIONAL CLEARANCE OF ILIJAN PRIMELINE INDUSTRIAL ESTATE CORPORATION FOR THE PROPOSED SITE DEVELOPMENT WITH GUARDHOUSE, PERIMETER FENCE AND GATE TO BE LOCATED IN BARANGAY DELA PAZ PROPER, BATANGAS CITY

I. PROJECT BRIEF

NAME OF APPLICANT : ILIJAN PRIMELINE INDUSTRIAL ESTATE CORPORATION

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

NAME OF AUTHORIZED REPRESENTATIVE : Ms. Reynalyn O. Caudilla
Supply Chain Group Manager

ADDRESS : Highway 54 Bldg. 986 EDSA Wack Wack Mandaluyong City, Metro Manila

NAME OF PROJECT : Site Development Project for the Proposed 1760 MW Gross Batangas Combined Cycle Power Plant (BCCPP) Project

PROJECT LOCATION : Brgy. Dela Paz Proper, Batangas City

RIGHT OVER LAND : Owner

PROJECT LAND AREA : 270,597.00 sq.m.
27.0597 hectares

PROJECT COST : Php 1,547,031,540.55

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

PROJECT CLASSIFICATION : Heavy Industrial Project-Site Development Project

II. SITE DESCRIPTION

1. The abovementioned properties which will be the location for the site development project including a guardhouse, perimeter fence and gate is traversed by the Batangas Bay Road, a national road leading to the Municipality of Lobo;
2. The area is bounded in its southwest portion by the KEPCO Ilijan Combined Cycle Natural Gas Power Plant and the coastline of Barangay Dela Paz Proper in its southern portion.
3. The project site is located along the Batangas Bay Road, which is a national road and approximately two (2) km. away from the Barangay Hall of Brgy. Dela Paz Proper.
4. The project site is bounded by the following:

North – Special Use Sub-Zone (SU-SZ)-forest and creek

East – Special Use Sub-Zone (SU-SZ)-forest and creek

South – Municipal Waters, Batangas Bay/Foreshore Lease Sub-Zone (FL-SZ)

West – Proposed Ilijan LNG Import Terminal Facility/Multiple Use Sub-Zone (MU-SZ)

III. EVALUATION OF FACTS

1. The abovementioned properties are within the designated Industrial-3 (I-3) Zone as per Sangguniang Panlungsod Ordinance No.10 Series 2021 dated May 18, 2021; “An Ordinance Reclassifying the thirty-four (34) parcels of land with a total area of three hundred seventy-two thousand six hundred seventy five (372,675.00) square meters more or less located in Barangay Dela Paz Proper, Batangas City. This was approved by the Sangguniang Panlalawigan through Resolution No. 734 dated July 5, 2021.
2. The project site is adjacent to the proposed Ilijan LNG Import Terminal Facility.
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 1760 MW Gross Batangas Combined Cycle Power Plant (BCCPP) Project.
5. The Sangguniang Barangay of Dela Paz Proper issued a Barangay Council Resolution dated July 30, 2021 interposing no objection to the project.
6. The Punong Barangay of Dela Paz Proper issued a Barangay Clearance dated August 4, 2021 for the proposed site development project.
7. The project through its proponent was granted an Environmental Compliance Certificate ECC-CO-2102-0014 issued on April 29, 2021 by the EMB-DENR.

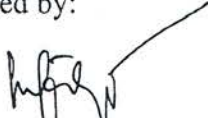
This evaluation report with reference to the standard requirements submitted to the Zoning Division of the City Planning and Development Office regarding the application for Zoning/Locational Clearance of Ilijan Primeline Industrial Estate Corporation for the proposed site development project with guardhouse, perimeter fence and gate to be located in Brgy. Dela Paz Proper, this city, is being submitted together with the endorsement of the Honorable City Mayor to the Sangguniang Panlungsod for appropriate action but not limited to the following considerations:

1. 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";
2. The proponent shall comply with all the applicable provisions of the Batangas City Environment Code of CY 2010;
3. The proponent shall secure the required Environmental Clearance from the City Environment and Natural Resources Office (City ENRO) prior to the start of the site development project;
4. The proponent shall strictly observe and comply to all the conditions and provisions stated in the Environmental Compliance Certificate issued for the project by the EMB-DENR;
5. 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;
6. Cutting of trees in public and private places without necessary permits is strictly prohibited;
7. 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;
8. The proponent shall ensure the prevention of siltation and earth filling/deposits within and along all creeks and other waterways within the entire project site through sound and proper engineering interventions;
9. The proponent shall comply with the applicable provisions of Clean Water Act of 2004 or RA 9275, the Clean Air Act of 1999 or RA 8749 and Ecological Solid Waste Management Act of 2000 or RA 9003;
10. The proponent shall ensure the safety of all motorists travelling the Batangas Bay Road that traverses the project site including the installation of traffic/safety marshals and all the necessary traffic safety signages;
11. The proponent shall provide adequate parking spaces within the project site and shall not utilize the Batangas Bay Road including its shoulders for parking;
12. The proponent shall implement all the standard mitigating measures to minimize dust emission, nuisance, and other forms of emission during the conduct of all activities related to the site development project;
13. The proponent shall be held responsible for any project activities that will endanger the general welfare, safety and health of all its workers and residents of the host and adjacent barangays;
14. The proponent shall strictly observed all the standard health and safety protocols is being enforced by the National Inter-Agency Task Force and the Batangas City Government on the

Management and Prevention of Emerging Infectious Diseases particularly the prevention and mitigation of the transmission of COVID 19 at the work place;

15. Any valid complaint against the activities being undertaken at the project site shall be sufficient cause for the revocation of the clearance issued to the proponent and shall be the basis of concerned government agencies to order termination or stoppage of all the activities being conducted within the project site; and
16. The applicable requirements of all other concerned national and city government agencies and applicable provisions of the existing laws and city ordinances shall be complied with.

Prepared by:

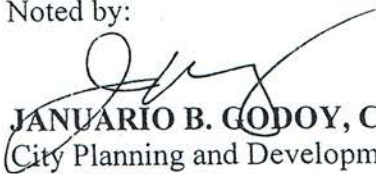


MICHELLE A. FESTIJO
Zoning Officer II



ROSELYN G. BERBERABE
Zoning Officer III

Noted by:



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