

**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 APRIL 19, 2022 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. 90 S. 2022

**APPROVING THE APPLICATION FOR ZONING/LOCATIONAL CLEARANCE OF
FIRST BALFOUR, INC. FOR THE PROPOSED BATCHING PLANT FACILITY TO
BE LOCATED IN BARANGAY ILIJAN, BATANGAS CITY**

WHEREAS, First Balfour, Inc. applies for Zoning/Locational Clearance for the proposed Batching Plant Facility to be located in Barangay Ilijan, Batangas City;

WHEREAS, the site zoning classification is Industrial-3 (I-3) Zone;

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 First Balfour Inc., for the proposed Batching Plant Facility to be located in Barangay Ilijan, Batangas City.

UNANIMOUSLY APPROVED.”

Continuation of Resolution No.90 S. 2022

**APPROVING THE APPLICATION FOR ZONING/LOCATIONAL CLEARANCE OF
FIRST BALFOUR, INC. FOR THE PROPOSED BATCHING PLANT FACILITY TO
BE LOCATED IN BARANGAY ILIJAN, 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. 90 S. 2022 was approved by the Sangguniang Panlungsod of Batangas City during its Regular Session held on April 19, 2022.


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

**SUBJECT: Application for Zoning/Locational Clearance of the First Balfour, Inc. for
its proposed Batching Plant Facility to be located in Barangay Ilijan,
Batangas City**

Referred to the Committee on Environment, Urban Development, Land Use and Zoning for its study and recommendation is the Application for Zoning/Locational Clearance of the First Balfour, Inc. for its proposed Batching Plant Facility (Two (2) Cement Silos, One (1) Central Mixer, Setting Pond, Six (6) Units Water Tank, Control Room and Temporary Site Facilities – Plant Office, Plant Laboratory, Warehouse, Toilet, Guard House, Curing Tank and Aggregate Storage) to be located in Barangay Ilijan, Batangas City.

The Committee held a hearing on the subject application on April 11, 2022.

The site of the proposed Batching Plant Facility consisting of 20,906.00 sq. m. falls within the designated Industrial – 3 (I-3) Zone, and is classified as a project of environmental significance. The applicant stated that the project costs P2,866,465.51. The Batching Plant Facility being applied for is intended for the construction of the proposed 1760 MW Gross Batangas Combined Cycle Power Plant (BCCPP) project.

Finding no legal impediment for the approval of the said application, the Committee hereby recommends:

1. The adoption of this Committee Report.
2. The approval of the application for Zoning/Locational Clearance of the First Balfour for its proposed Batching Plant Facility to be located in Barangay Ilijan, Batangas City subject to the conditions stated in the evaluation Report of the City Planning and Development Office (CPDO) attached hereto.

Respectfully submitted. April 19, 2022.

**COMMITTEE ON ENVIRONMENT URBAN PLANNING
LAND USE AND ZONING**



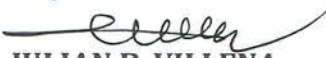
HON. GERARDO A. DELA ROCA
Chairman



HON. ALYSSA RENEE A. CRUZ
Member



HON. MARJORIE A. MANALO
Member



HON. JULIAN B. VILLENA
Member



HON. OLIVER Z. MACATANGAY
Member



HON. NELSON J. CHAVEZ
Member

HON. NESTOR E. DIMACUHA
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
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EVALUATION REPORT
March 21, 2022

**APPLICATION FOR ZONING/LOCATIONAL CLEARANCE OF FIRST BALFOUR,
INC. FOR THE PROPOSED BATCHING PLANT FACILITY TO BE LOCATED IN
BARANGAY ILIJAN, BATANGAS CITY**

I. PROJECT BRIEF

NAME OF APPLICANT : **FIRST BALFOUR, INC.**

ADDRESS OF APPLICANT : **Km 19 West Service Road, Brgy.
Marcelo, Sucat, Paranaque City**

NAME OF AUTHORIZED REPRESENTATIVE : **Mr. Paul Christian Buela
Liason Officer/ Document Controller**

ADDRESS/CONTACT NO. : **6/F C5 Building #100 E. Rodriguez Jr.
Avenue, Barangay Ugong, Pasig City
09178598936**

NAME OF PROJECT : **Batching Plant Facility
(Two (2) Cement Silos, One (1)- Central
Mixer, Settling Pond, Six (6) Units Water
Tank, Control Room & Temporary Site
Facilities-Plant Office, Plant Laboratory,
Warehouse, Toilet, Guard House, Curing
Tank and Aggregate Storage)**

PROJECT LOCATION : **Brgy. Ilijan, Batangas City**

RIGHT OVER LAND : **Certification from Ilijan Primeline
Industrial Estate Corp.**

PROJECT LAND AREA : **20,906.00 sq.m.**

PROJECT COST : **Php 2,866,465.51**

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

PROJECT CLASSIFICATION : **Project of Environmental Significance**

II. SITE DESCRIPTION

1. The abovementioned properties which will be the site for the batching plant facility which includes two (2)- cement silo, one (1)- central mixer, settling pond, six (6) unit water tank, control room, temporary site facilities- plant office, plant laboratory, warehouse, toilet, guard house, curing tank and aggregate storage is traversed by the Batangas Bay Road, a national road leading to the municipality of Lobo.;
2. The project site is bounded by the following:

North – Industrial -3 (I-3) Zone

East – Special Use Sub-Zone (SU-SZ)/Industrial -3 (I-3) Zone

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

West – KEPCO Ilijan Power Plant/Industrial -3 (I-3) Zone

III. EVALUATION OF FACTS

1. The site of the proposed project falls within the designated Industrial-3 (I-3) Zone per the approved Batangas City Integrated Zoning Ordinance 2019.
2. The concrete batching plant facility is classified as a project of environmental significance which is considered as pollutive and hazardous project and an allowed use within the Industrial-3 (I-3) Zone per the Batangas City Integrated Zoning Ordinance 2019.
3. The Punong Barangay of Ilijan issued Barangay Clearance to the proponent dated February 18, 2022 interposing no objection to the construction of the abovementioned project.
4. The Sangguniang Barangay of Ilijan issued a Barangay Council Resolution No.6, Series of 2022 dated March 5, 2022 interposing no objection to the project.
5. The batching plant facility being applied for is intended for the construction of the proposed 1760 MW Gross Batangas Combined Cycle Power Plant (BCCPP) Project.

IV. CONDITIONS

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 First Balfour, Inc. for its proposed batching plant facility project located in Barangay Ilijan, 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 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 secure Environmental Compliance Certificate (ECC) from the DENR- Environmental Management Bureau and shall strictly comply with all the conditions set forth thereto;

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 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;
6. The proponent shall provide measures for the proper storage and disposal of spoiled, rejected and excess concrete mixtures from the project site which are usually sent back to the batching plant;
7. 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;
8. The proponent shall comply with all the requirements for public safety and the provisions of personal protective equipment (PPE) to be required by the concerned government agencies regarding the batching plant operation;
9. No expansion, alteration and/or improvement shall be introduced in the project site without prior clearance/permit from the city government;
10. The proponent shall comply with the provisions of the Batangas City Environment Code (E-Code) or City Ordinance No. 6 S. 2010;
11. The proponent shall not use the untreated wastewater generated from the batching plant for dust suppression;
12. 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;
13. The proponent shall pay all the required taxes, fees and charges to be imposed to the project by the city government;
14. 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 clearance or permit that will be issued to the project;
15. 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;
16. The proponent shall strictly observe all the standard health and safety protocols set by the National Inter-Agency Task Force on the Management and Prevention of Emerging Infectious Diseases particularly the prevention and mitigation of the transmission of COVID 19 at the work place;
17. Any complaint found valid against the construction and operation of the batching plant project shall be sufficient ground for the termination of the operation of the above said project;
18. Any misrepresentation, false statement or allegation proven in contrary to any clearance or permit that will be issued to the project shall be sufficient ground or basis for its revocation;

19. The transfer of ownership of the project carries with it the responsibility of complying with all the above said 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.

March 25, 2022

Prepared by:


MARIE CHARMAINE M. DIMAILIG
Zoning Officer I


ROSELYN G. BERBERABE
Zoning Officer IV

Noted by:


GILDA L. GODOY, EnP
City Planning & Development Coordinator