

**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 13, 2022 AT THE SANGGUNIANG SESSION HALL**

PRESENT:

Hon. Alyssa Renee A. Cruz,	Presiding Officer
Hon. Hamilton G. Blanco,	Councilor
Hon. Karlos Emmanjuel A. Buted,	“
Hon. Andrea Loise F. Macaraig,	“
Hon. Nestor E. Dimacuha,	“
Hon. Oliver Z. Macatangay,	“
Hon. Armando C. Lazarte,	“
Hon. Nelson J. Chavez,	“
Hon. Jose Jonash Luis F. Tolentino,	“
Hon. Zester Carlo M. Hernandez,	“
Hon. Isidra “Ched” M. Atienza,	“
Hon. Lorenzo A. Gamboa, Jr.,	“
Hon. Michael C. Villena,	“
Hon. Marjorie A. Manalo,	(SK-Rep.)
Hon. Angelito “Dondon” A. Dimacuha,	(ABC-Rep.)

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

RESOLUTION NO. 22-283 S. 2022

**A RESOLUTION APPROVING THE APPLICATION FOR ZONING/LOCATIONAL
CLEARANCE OF UNIVERSAL POWER SOLUTION, INC. FOR THE PROPOSED
INTEGRATED RENEWABLE POWER FACILITY HUB PROJECT TO BE LOCATED
IN BARANGAY MAHABANG PARANG, BATANGAS CITY**

WHEREAS, Universal Power Solution, Inc. applied for Zoning/Locational Clearance for the Proposed Integrated Renewable Power Facility Hub Project to be located in Barangay Mahabang Parang, Batangas City;

WHEREAS, such project will primarily be composed of a Battery Energy Storage System (BESS) which could support the integration of variable renewable energy sources such as wind and solar to the grid and will also provide ancillary services to National Grid Corporation of the Philippines (NGCP) such as frequency relocation, and help improve the stability and reliability of the transmission system;

WHEREAS, the project proponent has submitted requirements for the approval of its applications;

WHEREAS, all necessary permits, and documentation shall be provided by the Universal Power Solution, Inc. including but not limited to the reclassification of the project site of the properties from Agricultural to Industrial, specifically the properties with Tax Declaration Numbers 0060-00710, 0060-00642, 0060-01438 and 0060-00750; National Water Regulatory Board (NWRB) Certificate and compliance to the recommendations as enumerated in the evaluation report of the City Planning and Development Office (CPDO) of the City of Batangas;

Continuation of Resolution No. 22-283 S. 2022

A RESOLUTION APPROVING THE APPLICATION FOR ZONING/LOCATIONAL CLEARANCE OF UNIVERSAL POWER SOLUTION, INC. FOR THE PROPOSED INTEGRATED RENEWABLE POWER FACILITY HUB PROJECT TO BE LOCATED IN BARANGAY MAHABANG PARANG, BATANGAS CITY

WHEREAS, non-compliance with the provisions and conditions stipulated herein shall be sufficient ground or basis for revocation of the issuance of the clearance;

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 of Universal Power Solution, Inc. for the Proposed Integrated Renewable Power Facility Hub Project to be located in Barangay Mahabang Parang, Batangas City.

UNANIMOUSLY APPROVED. "

I hereby certify that the foregoing Resolution No. 22-283 S. 2022 was approved by the Sangguniang Panlungsod of Batangas City during its Regular Session held on September 13, 2022.


JOE ANTHONY P. CLAUS
Administrative Assistant V

NOTED:


ATTY. OLIVA D. TELEGATOS
Secretary

ATTESTED:


ATTY. ALYSSA RENEE A. CRUZ
Presiding Officer



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**JOINT COMMITTEE OF COMMITTEE ON ENVIRONMENT, URBAN DEVELOPMENT, LAND USE
AND ZONING AND COMMITTEE ON ENGINEERING AND PUBLIC WORKS**

COMMITTEE REPORT

SUBJECT : LETTER FROM THE CITY MAYOR, BEVERLEY ROSE A. DIMACUHA
ENDORING THE APPLICATION FOR A ZONING/LOCATIONAL
CLEARANCE OF UNIVERSAL POWER SOLUTION, INC. OF THE
PROPOSED INTEGRATED RENEWABLE POWER FACILITY HUB
PROJECT TO BE LOCATED IN BARANGAY MAHABANG PARANG,
BATANGAS CITY

RATIONALE:

The letter from the City Mayor, Beverley Rose A. Dimacuha endorsing the Application for Zoning/ Locational Clearance of Universal Power Solution, Inc. of the Proposed Integrated Renewable Power Facility Hub Project to be located in Barangay Mahabang Parang, Batangas City was referred to the Joint Committee of Committee on Environment, Urban Development, Land Use and Zoning and Committee on Engineering and Public Works last August 2, 2022 thru the Sangguniang Panlungsod ng Batangas Resolution No. 22-191 S 2022.9.

The Joint Committee Hearing conducted last August 19, 2022 at the Sangguniang Panlungsod Session Hall was attended by the following:

Coun. Armando Lazarte - Chairman

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

Coun. Nelson Chavez

Coun. Isidra Atienza

Coun. Zester Carlo Hernandez

Coun. Michael Villena

Mr. Jay Curatcha - Project Coordinator, UPS, Inc.

Engr. Dwight Arellano - OIC City Engineer's Office

Mrs. Guadalupe Judy Tumaming -

Department Head, City Assessor's Office

Ms. Aileen Paglicauan - EMS 1, CENRO

Engr. Edgar Festijo - Asst. CPDC

Coun. Lorenzo Gamboa, Jr. - Chairman

Committee on Engineering and Public Works

Vice Mayor Alyssa Renee A. Cruz

Coun. Nestor Dimacuha

Coun. Hamilton Blanco

Coun. Jonash Tolentino

Ms. Ronalyn Aguilar - Technical Analyst, UPS, Inc.

Engr. Apolonio Calpito - City Engineers' Office

Brgy. Chairman Alexander Plata -

Mahabang Parang, Batangas City

Engr. Roselyn Berberabe - Zoning Officer IV

Architect Charmaine Dimailig - Zoning Officer I

DISCUSSIONS AND OBSERVATIONS:

During the discussion, the following observations was raised:

1. City Environment Certificate from the City Environment and Natural Resources (CEC) and National Water Regulatory Board (NWRB) Certificate has not been secured by the company;



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2. Documentation of the Barangay Public Hearing was not submitted to the August Body;
3. The submitted Tax Declarations of the property is classified under Agricultural;
4. Impact Assessment, Planning and Mitigation Measures does not include Mechanical;
5. Thermal and Electrical impact;
6. Consumers will have to shoulder the additional charges once the facility is utilized but Price Matrix per Khr/m is not provided;
7. The Budget indicated in the submitted document does not reflect the actual project cost.

CONCLUSION:

In view of the foregoing, the committee hereby adopts the recommendations of the City Planning and Development Office in its Evaluation Report on the subject as integral part of this Committee Report copy of which is attached herewith as Annex A.

The Universal Power Solution, Inc. Shall secure National Water Regulatory Board (NWRB) Certificate in addition to the recommendations of the CPDO.

Non compliance with the provisions and conditions stipulated herein shall be sufficient ground or basis for revocation of the issuance of this decision.

The project proponent submitted the following additional documentation to to the committee in compliance to the aforementioned directives: Proof of Barangay Public Hearing held last August 1, 2022; Reclassification of the Subject Properties from Agricultural to Industrial; Corporate Social Responsibility Program; Total Project Cost (Annex B).

UPSI provided justification for the following issues:

Structural Analysis; Price Matrix Per kWh; Water Source and NWRB (Annex B)

RECOMMENDATION:

In view of the foregoing, and based on the documents submitted by the Universal Power Solution, Inc., the following are the recommendation of the Joint Committee of the Committee on Environment, Urban Development, Land Use and Zoning and the Committee on Engineering and Public Works:

1. The approval of the Application for Zoning/ Locational Clearance of Universal Power Solution, Inc. of the Proposed Integrated Renewable Power Facility Hub Project to be located in Barangay Mahabang Parang, Batangas City subject to the compliance with the conditions stated in the Evaluation Report of the City Planning and Development Office;
2. The adoption of this Committee Report.



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JOINT COMMITTEE OF COMMITTEE ON ENVIRONMENT, URBAN DEVELOPMENT, LAND USE AND ZONING AND COMMITTEE ON ENGINEERING AND PUBLIC WORKS

Respectfully Submitted this 13th day of September 2022.

COUN. ARMANDO LAZARTE
Committee Chairman

Committee on Environment, Urban Development, Land Use and Zoning
Member
Committee on Engineering and Public Works

COUN. LORENZO A. GAMBOA, JR.
Committee Chairman

Committee on Engineering and Public Works
Member
Committee on Environment, Urban Development, Land Use and Zoning

COUN. NESTOR DIMACUHA
Member

Committee on Environment, Urban Development, Land Use and Zoning

COUN. NELSON CHAVEZ
Member

Committee on Engineering and Public Works
Committee on Environment, Urban Development, Land Use and Zoning

COUN. ISIDRA ATIENZA
Member

Committee on Environment, Urban Development, Land Use and Zoning
Committee on Engineering and Public Works

COUN. KARLOS EMMANJUEL A. BUTED
Member

Committee on Engineering and Public Works
Committee on Environment, Urban Development, Land Use and Zoning

ABC PRES. ANGELITO DIMACUHA
Member

Committee on Environment, Urban Development, Land Use and Zoning

COUN. OLIVER MACATANGAY
Member

Committee on Engineering and Public Works
Committee on Environment, Urban Development, Land Use and Zoning

SK FED. PRES. MARJORIE MANALO
Member

Committee on Environment, Urban Development, Land Use and Zoning



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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: cpdobatangascity@yahoo.com

EVALUATION REPORT

July 20, 2022

**APPLICATION FOR ZONING/LOCATIONAL CLEARANCE OF UNIVERSAL
POWER SOLUTION, INC. FOR AN INTEGRATED RENEWABLE POWER FACILITY
HUB PROJECT TO BE LOCATED IN BARANGAY MAHABANG PARANG,
BATANGAS CITY**

I. PROJECT BRIEF

NAME OF APPLICANT	:	Universal Power Solutions, Inc.
ADDRESS OF APPLICANT	:	5 th Flr. #100 Eulogio Rodriguez Jr. Ave. C5 Road, Barrio Ugong, Pasig City, Metro Manila
NAME OF AUTHORIZED REPRESENTATIVES	:	Mr. Mark Jay M. Curatchia Project Relation and Compliance Coordinator
	:	Mr. Paul Bernardo D. Cuason Chief Finance Officer
ADDRESS/CONTACT NUMBER	:	B1 L5 San Pedro St., Levitown Phase 7 Better Living, Don Boso, Paranaque City, Metro Manila/09209707988
NAME OF PROJECT	:	Integrated Renewable Power Facility Hub
PROJECT LOCATION	:	Brgy. Mahabang Parang, Batangas City
RIGHT OVERLAND	:	Owner-Contract to Sell
PROJECT LAND AREA	:	47,525.00 sq.m more or less 4.75has.
PROJECT COST	:	Php 1,464,950,732.89
SITE ZONING CLASSIFICATION	:	Industrial-1 Mixed Use Zone (I1MX-Z)
PROJECT CLASSIFICATION	:	LIGHT INDUSTRIAL PROJECT

II. SITE DESCRIPTION

1. The site of the proposed project will be located on the western portion of the substation of the National Grid Corporation of the Philippines (NGCP) in Barangay Mahabang Parang, Batangas City.
2. The project will primarily be composed of a Battery Energy Storage System (BESS) which could support the integration of variable renewable energy sources such as wind and solar to the grid and will also provide ancillary services to NGCP such as frequency relocation, help improve the stability and reliability of the transmission system.

III. EVALUATION OF FACTS

1. The abovementioned project site is within the designated Industrial-1 Mixed-Use Zone (I1MX-Z) as per the Batangas City Integrated Zoning Ordinance CY 2019.
2. The Barangay Council of Mahabang Parang passed Barangay Resolution No. 22 Series of 2021 on October 29, 2021 approving and interposing no objection to the construction and development of Universal Power Solutions Inc. for the Integrated Renewable Power Facility Hub in Barangay Mahabang Parang, Batangas City”.
3. The Punong Barangay of Brgy. Mahabang Parang, Batangas City issued a Barangay Clearance dated May 6, 2022 for the construction of the Integrated Renewable Power Facility Hub project.
4. The project through its proponent was granted an Environmental Compliance Certificate ECC-OL-R4A-2021-0453 issued on September 7, 2021 by EMB-DENR.
5. The project facilities/components shall include the following:
 - 5.1 Housed in 3x40 ft containers complete with battery and battery racks
 - 5.2 DC fused switch panel
 - 5.3 Building Application Power Board
 - 5.4 HVAC- Heating, Ventilation and Air Conditioning
 - 5.5 Fire-Fighting and Control System
 - 5.6 Main Power Transformer
 - 5.7 Station Power Transformer
 - 5.8 Converter Transformer
 - 5.9 Auxiliary Transformer
 - 5.10 Line Protection System
 - 5.11 SKID and Surge
 - 5.12 Emergency Generator Set
 - 5.13 Switch yard and Interconnection Facility
 - 5.14 200KW Solar Panel and 100KW Wind Turbine

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 clearance of Universal Power Solution Inc. for its proposed Integrated Renewable Power Facility Hub project in Barangay Mahabang Parang, this city is being submitted 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 (City Ordinance No. 16 Series of 2010);
3. The proponent shall secure the required City Environmental Certificate from the City Environment and Natural Resources Office (City ENRO) prior to the start of the proposed project;
4. The proponent shall provide areas for greening and buffer zone along the entire periphery of the project site in compliance to the provisions of the Environmental Compliance Certificate issued for the project;
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. The proponent shall allow at any reasonable time even without prior notice, authorized city government officials/employees with proper IDs to conduct monitoring and inspection of the on-going activities being undertaken within the project site;
7. 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;
8. 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 Solid Waste Management Act of 2000 or RA 9003;
9. The proponent shall provide adequate parking spaces within the project site;
10. 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 construction and operation of the project;
11. The proponent shall be held responsible for any project activity that will endanger the general welfare, safety and health of all its workers and residents of the host and adjacent barangays;
12. 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 and the Batangas City Government particularly the prevention and mitigation of the transmission of COVID 19 at the work place;
13. 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;
14. 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, and
15. Any misrepresentation, false statement or allegation material to the issuance of this decision shall be sufficient ground or basis for its revocation.

Prepared by:


ROSELYN G. BERBERABE, CE
Zoning Officer IV

Noted by:


GILBA L. GODOY, EnP
City Planning and Development Coordinator