

**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 18, 2023 AT THE SAMPAGUITA FARM,
SAMPAGA, BATANGAS CITY**

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 Gamboa seconded by Councilor Nestor Dimacuha, the following Resolution was Adopted:

RESOLUTION NO. 22-173 S. 2023

**A RESOLUTION APPROVING THE APPLICATION FOR THE PRELIMINARY
APPROVAL/LOCATIONAL CLEARANCE (PALC) AND DEVELOPMENT PERMIT
(DP) OF ROBINSONS LAND CORPORATION FOR THE PROPOSED RESIDENTIAL
SUBDIVISION NAMED SPRINGDALE BATANGAS TO BE LOCATED IN
BARANGAY SAN ISIDRO, BATANGAS CITY**

WHEREAS, Robinsons Land Corporation applied for Preliminary Approval/Locational Clearance (PALC) and Development Permit (DP) for the proposed residential subdivision named Springdale Batangas to be located in Barangay San Isidro, Batangas City;

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

WHEREAS, all necessary permits and documentation shall be provided by the proponent, including but not limited to landscape and greening layout plan within the project site, revised Barangay Resolutions and Memorandum of Agreement (MOA) by and between the proponent and the host Barangay, City Environmental Certificate (CFC) from the City ENRO, Engineering Geological and Geohazard Assessment Report (EGGAR) and compliance to the conditions and recommendations as enumerated in the evaluation report of the City Planning and Development Office (CPDO) of Batangas City;

Continuation of Resolution No. 22-173 S. 2023

A RESOLUTION APPROVING THE APPLICATION FOR THE PRELIMINARY APPROVAL/LOCATIONAL CLEARANCE (PALC) AND DEVELOPMENT PERMIT (DP) OF ROBINSONS LAND CORPORATION FOR THE PROPOSED RESIDENTIAL SUBDIVISION NAMED SPRINGDALE BATANGAS TO BE LOCATED IN BARANGAY SAN ISIDRO, BATANGAS CITY

WHEREAS, all applicable requirements of all concerned government agencies and applicable provisions of existing laws and city ordinances shall be complied with including Environmental Code of Batangas City, Ordinance No. 20, S. 2018 (An Ordinance Establishing Sewage and Septage Management for the City of Batangas), Code on Sanitation PD 856 Sec. 5.2.1 (Provision of Sewerage System, Subdivision), RA 9275 (Clean Water Act of 2004), RA 9513 (Renewable Energy Act of 2008);

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

NOW THEREFORE, BE IT RESOLVED, as it is hereby resolved by the Sangguniang Panlungsod in session assembled, to approve as it hereby approves the Preliminary Approval/Locational Clearance (PALC) and Development Permit (DP) of Robinsons Land Corporation for the proposed residential subdivision named Springdale Batangas to be located in Barangay San Isidro, Batangas City.

UNANIMOUSLY APPROVED."

I hereby certify that the foregoing Resolution No. 22-173 S. 2023 was approved by the Sangguniang Panlungsod of Batangas City during its Regular Session held on April 18, 2023.


ATTY. OLIVA D. TELEGATOS
Secretary

ATTESTED:


ATTY. ALYSSA RENEE A. CRUZ
Presiding Officer

ODT/ystingchuy...



Republic of the Philippines
BATANGAS CITY

Office of the Sangguniang Panlungsod

Tel. No. 722-0304

COMMITTEE REPORT

DATE : April 18, 2023

TO : The Honorable Presiding Officer and Members of the Sangguniang Panlungsod

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

SUBJECT : APPLICATION FOR THE APPROVAL/LOCATIONAL CLEARANCE (PALC) AND DEVELOPMENT PERMIT (DP) OF ROBINSONS LAND CORPORATION FOR THE PROPOSED RESIDENTIAL SUBDIVISION NAMED SPRINGDALE BATANGAS TO BE LOCATED IN BARANGAY SAN ISIDRO, BATANGAS CITY

BACKGROUND

The letter from City Mayor Beverley Rose A. Dimacuha endorsing the application for Preliminary Approval/Locational Clearance (PALC) and Development Permit (DP) of the subject matter was referred to the Joint Committee on Environment and Urban Development, Land Use and Zoning and Committee on Engineering and Public Works thru Resolution No. 22-149 S. 2023 during the Regular Session of the Sangguniang Panlungsod ng Batangas held last March 21, 2023 at Sampaguita Farm, Sampaga, Batangas City.

A Joint Committee Hearing was subsequently conducted by the aforementioned Joint Committees on April 18, 2023 and was attended by the following: Coun. Armando Lazarte – Chairman, Committee on Environment and Urban Development, Land Use and Zoning; Coun. Lorenzo Gamboa Jr. – Chairman, Committee on Engineering and Public Works; Coun. Nestor Dimacuha, Coun. Isidra Atienza, Coun. Karlos Emmanuel Buted, Coun. Nelson Chavez, Coun. Michael Villena, SK Federation President Marjorie Manalo, Coun. Oliver Macatangay, Coun. Jose Jonash Luis Tolentino, Coun. Hamilton Blanco, Coun. Zester Carlo Hernandez, Coun. Andrea Loise Macaraig and Vice Mayor Alyssa Renee Cruz.

Representatives from other relevant offices were Mrs. Judy Tumaming, Dept. Head/City Assessor's Office; Engr. Roselyn Berberabe, Zoning Officer IV/CPDO; Engr. Edgar G. Festijo, ACPDC/CPDO; Engr. Apolonio L. Calpito, BPD/CEO; Architect Anna Ceniza, BPD/CEO; Engr. April Adeva, BPD/CEO. Also in attendance were Hon. Andres B. Malibiran, San Isidro Barangay Captain and proponents from Robinsons Land Corporation, Mr. Adrian C. Alto, Senior Permits & Licenses Officer and Atty. Monica L. Arboleda, Head of Legal, Registration, Permits & Licenses.

DISCUSSIONS AND OBSERVATIONS

The following observations resulted after extensive discussions and deliberations of all present during the Committee Hearing, to wit:

1. Submit a copy of the minutes of the Public Hearing. Resolutions from the Barangays should reflect all concerns and conditions of the host Barangays, such as specific Corporate Social Responsibility (CSR) for such obligations and responsibilities to be binding and for transparency purposes. A revised Barangay Resolution shall be passed



Republic of the Philippines
BATANGAS CITY

Office of the Sangguniang Panlungsod

Tel. No. 722-0304

and a Memorandum of Agreement (MOA) shall be signed by and between the proponent and the concerned Barangay, copies of which shall be submitted to the Sangguniang Panlungsod ng Batangas prior to the approval of PALCDP as provided for by R.A. 7160, Sec. 33;

2. The copy of Engineering, Geological and Geohazard Assessment Report shall be submitted and an Environmental Officer shall be assigned on site for safety purposes;
3. The proponent shall provide a Sanitary Design Analysis for the complete plans and details of the sewage treatment facility that shows the STP can accommodate the future waste water discharge from 291 units which will be signed and surveyed by the Sanitary Engineer.
4. Statement of Methodology should be submitted to the City Engineer's Office;
5. Qualified residents of the host barangays shall be given employment priority as provided for in Batangas City Ordinance No. 8, S. 1994;
6. All applicable requirements of all concerned government agencies and applicable provisions of existing laws and city ordinances shall be complied with including Environmental Code of Batangas City, Ordinance No. 20, S. 2018 (An Ordinance Establishing Sewage and Septage Management for the City of Batangas), Code on Sanitation PD 856 Sec. 5.2.1 (Provision of Sewerage System, Subdivision), RA 9275 (Clean Water Act of 2004), RA 9513 (Renewable Energy Act of 2008). Environment friendly building materials and facilities such as solar panels, solar lights, rain water collection hubs, etc. were encouraged, crafting and ordinance providing incentives therein shall be considered;
7. All conditions and recommendations stipulated in the Evaluation Report of the City Planning and Development Office of Batangas City shall be adopted in its entirety.

RECOMMENDATIONS:

In accordance to the proceedings and based on the observations and discussions during the Committee Hearing, the Joint Committee on Environment and Urban Development, Land Use and Zoning and Committee on Engineering and Public Works propose the following recommendations:

1. The adoption of this Committee report.
2. The approval of the Resolution hereto attached.



Republic of the Philippines
BATANGAS CITY

Office of the Sangguniang Panlungsod

Tel. No. 722-0304

Respectfully submitted, April 18, 2023.



HON. ARMANDO C. LAZARTE

Chairman – Committee on Environment and Urban Development, Land Use and Zoning



HON. LORENZO A. GAMBOA, JR.

Chairman – Committee on Engineering and Public Works



HON. NESTOR E. DIMACUHA

Member – Committee on Environment and Urban Development, Land Use and Zoning



HON. KARLOS EMMANJUEL A. BUTED

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



HON. JOSE JONASH LUIS F. TOLENTINO

Temporary Member



HON. HAMILTON G. BLANCO

Temporary Member



HON. NELSON J. CHAVEZ

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



HON. OLIVER L. MACATANGAY

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



HON. ANGELITO A. DIMACUHA

Member – Committee on Environment and Urban Development, Land Use and Zoning



HON. ISIDRA M. ATIENZA

Member – Committee on Environment and Urban Development, Land Use and Zoning



HON. MARJORIE MANALO

Member – Committee on Environment and Urban Development, Land Use and Zoning



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: cpdohatangascity@yahoo.com

EVALUATION REPORT
 March 09, 2023

APPLICATION FOR PRELIMINARY APPROVAL/LOCATIONAL CLEARANCE (PALC) AND DEVELOPMENT PERMIT (DP) OF ROBINSONS LAND CORPORATION FOR THE PROPOSED RESIDENTIAL SUBDIVISION NAMED SPRINGDALE BATANGAS UNDER PD 957 TO BE LOCATED IN BRGY. SAN ISIDRO, BATANGAS CITY

I. PROJECT BRIEF

NAME OF APPLICANT	:	ROBINSONS LAND CORPORATION
ADDRESS OF APPLICANT	:	43rd Floor Robinsons Equitable Tower, ADB Avenue Poveda St. Pasig City
NAME OF DEVELOPER	:	ROBINSONS LAND CORPORATION
ADDRESS OF DEVELOPER	:	43rd Floor Robinsons Equitable Tower, ADB Avenue Poveda St. Pasig City
NAME OF AUTHORIZED REPRESENTATIVE	:	Edward Thomas V. Bernas Business Unit-General Manager Adrian C. Alto Permit Department Officer
ADDRESS/CONTACT NO.	:	Lower Level Westlane Robinsons Galleria, Edsa cor. Ortigas Avenue, Quezon City 09171220291
TYPE OF PROJECT	:	Residential Subdivision under PD 957
LOCATION OF PROJECT	:	Brgy. San Isidro, Batangas City
RIGHT OVER LAND	:	Owner TCT No. 052-2015001742 TD No. 0081-04575
LOT AREA	:	45,581 square meters more or less/ 4.558 has.
PROJECT AREA	:	44,802.00 square meters more or less
NUMBER OF SALEABLE LOTS	:	291 Lots
PROJECT COST	:	Php 288,021,988.75

SITE ZONING CLASSIFICATION : Residential-4 Mixed-Use Zone (R4MX-Z)
 PROJECT CLASSIFICATION : Residential Subdivision

II. A. SITE DESCRIPTION

1. The project site is located in Barangay San Isidro, Batangas City beside the existing Residenza Milano Subdivision and accessible through a brgy. road with a total project area of approximately 44,603.03 square meters more or less.
2. The project site is bounded by the following:
 - North = Bugsukan River/ Residential-4 Mixed-Use Zone (R4MX-Z)
 - East = Robinson Subdivision/ General Residential 4 (GR-Z)
 - South = Brgy. Road/ Residential-4 Mixed-Use Zone (R4MX-Z)
 - West = Private lots/ Residential-4 Mixed-Use Zone (R4MX-Z)
3. The dominant land uses within the fifty (50) meters radius from the project site are residential uses.
4. The site has a sloping terrain planted with sampaloc, acacia and caballero trees and covered with grasses and shrubs.

B. EVALUATION OF SUBDIVISION PLAN

Parameters	PD 957 Medium Cost	Springdale Batangas	Percentage (%)
1. Land Allocation			
a. Saleable Area	70% Maximum	24,821.00 sq.m	55.40%
b. Non- Saleable Area	30% Maximum	19,981.00 sq.m	44.60%
b.1 Open Space System			
Parks and Playground	7.0 %	3,876.00 sq.m	8.65%
Main Park		2,629.00 sq.m	
River Parks		874.00 sq.m	
Other open space		373.00 sq.m	
b.2 Community Facility		731.00 sq.m	1.63%
Clubhouse Area		350.00 sq.m	
Water Tank & MRF Area		305.24 sq.m	
Sewer Treatment Facility		36.00 sq.m	
Drainage Easement		40.00 sq.m	
b.3 Circulation System		15,374.00 sq.m	34.32%
2. Lot Requirements			
a. Minimum Lot Area			
Single Attached	80.00 sq.m.	80.00 sq.m.	
b. Minimum Lot Frontage			
Single Attached	8.00 m	8.00 sq.m.	
3. Length of Block	400.00 meters (max)	461.00 meters	
4. Right of Way (ROW)			

a. major road	10.00 meters	12.00 meters	
b. collector road	8.00 meters	10.00 meters	
		8.00 meters	
c. minor road	-	6.50 meters	
5. Road Specification			
a. Planting strips (each side)			
12.00 meter road (w)	0.80 meters	-	
10.00 meter road (w)	0.80 meters	0.80 meters	
8.00 meter road (w)	0.40 meters	0.40 meters	
b. Sidewalk (each side)			
12.00 meter road (w)	1.20 meters	1.20 meters	
10.00 meter road (w)	1.20 meters	1.20 meters	
8.00 meter road (w)	0.60 meters	0.60 meters	
c. Road pavement	Concrete/asphalt	Concrete pavement with 150 mm thk.	
6. Setback			
a. front	3.00 meters	3.00 meters	
b. side	2.00 meters	4.00 meters (one side)	
c. rear	2.00 meters	2.00 meters	
7. Water Supply	Connect to the public water supply system/elevated water tank	Will connect to Primewater Corporation With provision of one (1) unit elevated water tank	
8. Electrical Power Supply	Connect to power service available in the area	Will connect to Meralco	
9. Drainage System	Concrete lined canal or underground drainage system	Underground drainage system using reinforced concrete pipes (RCP) with a maximum of 1.60 meter depth and a minimum of 0.30 meter diameter.	
10. Sewage disposal system	Individual septic tank shall conform to the standards and design of PD 856 and its Implementing Rules & Regulations	Individual septic tank/unit	
11. Garbage disposal system	Local Government Unit (LGU) Services	To be collected by the private collectors/ haulers of solid wastes provided by the city government and will	

		provide Material Recovery Facility (MRF) within the subdivision for proper waste segregation and solid wastes reduction.	
12. Drainage Outfall (Storm water)	Existing nearest creek or river; existing drainage canal provided by the government	Drainage outfall will be located on the existing creek (Bugsukan River) located at the northern portion of the project site .	

III. EVALUATION OF FACTS

1. The project site for the proposed residential subdivision project under PD 957 is located within the Residential-4 Mixed-Use Zone (R4MX-Z) per the Batangas City Integrated Zoning Ordinance wherein the abovesaid project is an allowed use.
2. The Sangguniang Barangay of San Isidro issued Barangay Council Resolution No.001, Series 2020 dated February 10, 2020 allowing and approving the development of a parcel of land into a subdivision.
3. The Sangguniang Barangay of San Isidro issued barangay clearance dated February 21, 2023 with no objection to the construction and development of the abovementioned project.
4. The project through its proponent was granted an Environmental Compliance Certificate ECC-OL-R4A-2022-0129 issued on March 24, 2022 by the Environmental Management Bureau CALABARZON of the Department of the Environment and Natural Resources (EMB-DENR).
5. Based on the submitted plan, the owner/developer will construct a minimum of 2.00 meter high pre-cast panel concrete perimeter fence within the project site.
6. Based on the submitted plan, four (4) chamber sewage treatment facility will be constructed on the northern portion of the project site along Bugsukan River.

IV. CONDITIONS

This evaluation report with reference to the standard requirements of PD 957 (The Subdivision and Condominium Buyers Protective Decree) submitted to the Zoning Division of the City Planning and Development Office, the application for preliminary approval/location clearance and development permit of Robinsons Land Corporation for the proposed residential subdivision named Springdale Batangas to be located in barangay San Isidro, 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 applicable requirements of all concerned government agencies and applicable provisions of the existing laws and city ordinances shall be complied with;

2. No expansion, alteration and/or improvement shall be introduced in the project site without prior clearance from the city government;
3. Areas allocated for open spaces and amenities are non-saleable and the use of the said areas shall be indicated in the plan and be annotated in the title;
4. The owner/developer 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";
5. The owner/developer shall comply with the applicable provisions of the Environment Code of Batangas City (City Ordinance No. 16 Series of 2010);
6. The owner/developer shall pay all the required taxes and fees to be imposed by the city government;
7. The owner/developer shall secure building permits from the City Engineering Office (CEO) for all buildings and structures to be constructed within the project site prior to its development;
8. The owner/developer shall submit the following prior to the development of the project:
 1. Landscape and greening layout plan within the project site.
 2. City Environmental Certificate (CEC) from the City ENRO
9. The owner/developer shall plant fast growing trees in the provided open spaces/buffer areas and ornamental plants in the planting strips in compliance with the required landscaping/greening areas;
10. The owner/developer shall construct and maintain all the facilities, features and amenities provided in the subdivision plan to be approved by the city government;
11. The owner/developer shall provide its own water supply system within the entire subdivision project for the use of future occupants/lot buyers;
12. The owner/developer shall allow at any time even without prior notice, government officials/employees with proper ID's to conduct an on-the-spot inspection and monitoring of the on-going activities being undertaken within the project site;
13. The owner/developer shall secure Certificate of Registration and License to Sell from the Department of Human Settlements and Urban Development (DHSUD) prior to actual selling of subdivision lots;
14. The transfer of ownership of the project carries with it the responsibility of complying with all the abovementioned conditions, 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;
15. The owner/developer shall strictly observed 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 spread of COVID 19 at the work place which include establishment and maintenance of onsite accommodation barracks and temporary isolation/quarantine facilities for its affected staff/workers;
16. The owner/developer shall strictly comply with all the conditions stipulated in the Preliminary Approval/Locational Clearance and Development Permit and the approved subdivision plan to be granted for the project;

17. Any misrepresentation, false statement or allegation material to the issuance of this decision shall be sufficient ground or basis for its revocation;

18. The IPSO FACTO the owner/developer failed to comply with any of the following stipulated in item no. (4) shall be ground for the cancellation or revocation of the approval for locational clearance and development permit.

Prepared by:

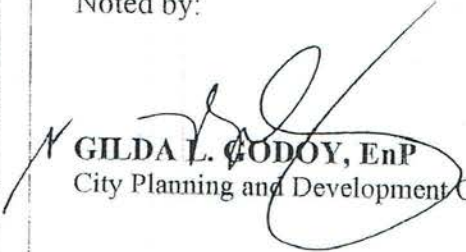


AR. MARIE CHARMAINE M. DIMAILIG
Zoning Officer I



ROSELYN G. BERBERABE
Zoning Officer IV

Noted by:



GILDA L. GODOY, EnP
City Planning and Development Coordinator