CITY RESOLUTION NO. CR 2019-132
Series of 2019

A RESOLUTION GRANTING THE APPLICATION FOR DEVELOPMENT PERMIT OF LIGHT RAIL TRANSIT AUTHORITY FOR ITS PROPOSED CONSTRUCTION OF NEW SATELLITE DEPOT FOR LRT LINE 1 SOUTH (CAVITE) EXTENSION PROJECT LOCATED AT BARANGAY ZAPOTE V, CITY OF BACOOR, CAVITE.


WHEREAS, an application for Development Permit was filed by Light Rail Transit Authority through its general contractor, Shimizu Corporation, for its proposed construction of new Satellite Depot for the Light Rail Transit (LRT) Line 1 South (Cavite) Extension project herein described as:

Name of Project: Proposed Construction of New Satellite Depot for LRT Line 1 South (Cavite) Extension

Location: Zapote V, City of Bacoor, Cavite

Land Area: 34.549 sq. m.

Transfer Certificate of Title No: 167-20160000743

Project Classification: City Ordinance No. CO3-2016

WHEREAS, the Committee on Housing and Land Utilization through its Chairman, Hon. Alde Joselito F. Pagulayan, after conducting a series of public hearings and an ocular inspection of the said construction site of the proposed project and after review and evaluation of the pertinent documents submitted herewith, recommends the issuance of a Development Permit to Light Rail Transit Authority in accordance with the plans and specification hereto attached and made an integral part hereof, for the project known as "New Satellite Depot for LRT Line 1 South Cavite Extension" located at Zapote V, City of Bacoor, Province of Cavite, subject to the prescribed guidelines and...
regulations under City Ordinance No. CO3-2016 and the pertinent rules and regulations of various national government agencies;

WHEREAS, the applicant manifested before the Sangguniang Panlungsod that the national government through the Light Rail Transit Authority is the owner of the real property (the "proponent") on which the said infrastructure project would be constructed.

WHEREAS, the proponent manifested that its title over the same is free from any legal infirmity, that it has not received any order issued by any court in the Philippines restraining it from proceeding with the development of the above-mentioned infrastructure project, that no tenant shall be adversely affected by the said development, and that the proponent has complied and will continue to comply with all the requirements for such a development project set under prevailing laws and under the various policies of the national government and its various instrumentalities;

WHEREFORE, on motion of Honorable Councilor Alde Joselito F. Pagulayan unanimously seconded by the rest of the Body, BE IT RESOLVED AS IT IS HEREBY RESOLVED by the Sangguniang Panlungsod of the City of Bacoor, Province of Cavite in regular session duly assembled to grant a Development Permit to Light Rail Transit Authority for the project to be known as "New Satellite Depot for LRT Line 1 South Cavite Extension" covering the herein described property, PROVIDED that:

1. The proponent manifests that the national government through the Light Rail Transit Authority is the owner of the real property subject of the above-mentioned application for a Development Permit, that the proponent’s title over the same is free from any legal infirmity, that it has not received any order issued by any court in the Philippines restraining it from proceeding with the development of the above-mentioned project, that no tenant shall be adversely affected by the said development, and that the said corporation has complied and will continue to comply with all the requirements for such a development project set under prevailing laws and under the various policies of the national government and its various instrumentalities;

2. The Developer hereby undertakes to pay all corresponding government fees and taxes equivalent to the area(s) covered by its application for a development permit before such permit is issued;

3. The Developer undertakes to hold the City Government, and all of its elected and appointed officials, free and harmless from any and all claims, demand, account or
action arising out of any infirmity in its title/s to the above-mentioned property or to any person or tenant caused by the development or construction of the above-mentioned project;

4. The proponent and its general contractor obligate themselves to actively assist the City government in the maintenance of peace and order and in the flow of vehicular traffic in the worksite of the proposed project and on all roads near it by installing early warning devices, hiring traffic management personnel, and providing construction debris clearing equipment and personnel on the said worksite during the whole duration of the construction of the proposed project;

5. The proponent and its general contractor hereby undertake to require all its employees—or the employees of its contractors of suppliers—who will be reporting for work within the territorial jurisdiction of City of Bacoor, Cavite to obtain Work Permits from the Office of the City Mayor;

6. The proponent and its general contractor undertakes to provide the City Government through the Business Permits and Licensing Office (BPLO), with a list of the names and addresses of the various subcontractors/suppliers who will work on the above-mentioned development project for purposes of assessing the proper Business Permit Fees that the City Government should charge to the said contractors/suppliers. Moreover, the proponent hereby undertakes to secure a business permit for the operation of any utility (water, cable TV, etc.) to be operated by the proponent—or its affiliates—within its development project;

7. The proponent undertakes to design the roads inside its development project in such a way that they may be interconnected with the road network of the City Government, if any;

8. The proponent undertakes to install closed circuit television cameras at various areas of its project within one (1) year after the approval of its Development Permit in compliance with the Municipal Government’s crime prevention program pursuant to Municipal Ordinance No. 18-S-2009 which was passed by the erstwhile Sangguniang Bayan of the City of Bacoor on 22 October 2009 (entitled: “An Ordinance Requiring Business Establishments And Residential Subdivisions Operating In Bacoor, Cavite To Install Closed Circuit TV Cameras.”);

9. The proponent and its general contractor undertakes to require any security agency that it will hire to guard the project site to register with the Office of the City Mayor and to pay the corresponding Business Permit Fee before it can operate;

10. The proponent and its general contractor undertakes to finish the development of the said project within the period allotted for its completion by the national government;

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11. The general contractor of the proponent shall fulfill its commitment to submit the following documents to the city government as contained in the Affidavit of Commitment dated 3 September 2019, to wit:

a. Zoning Classification Certificate;
b. Barangay Workers Clearance;
c. Site Development Plan, Vicinity Map & Land Use Allocation Data;
d. Site Topographic Map;
e. Road Stationing Plan;
f. Pavement Detail;
g. Storm Drainage Layout Plan and Manhole;
h. Water System Layout Plan;
i. Road Section and Details;
j. RCP Connection Details and Outfall Detail;
k. Water System Connection;
l. Perimeter Fence Layout;
m. Electrical Plan;
n. Sewage Treatment Plan (STP); and
o. Earthquake Plan

12. The failure of the general contractor of the proponent to submit all the documents enumerated above and any other document in relation to the grant of the Development Permit, shall result in the possible disapproval or non-issuance of a Building Permit in favor of the proponent and its general contractor; and

13. The proponent and its general contractor shall comply with all the foregoing and with other conditions that maybe set forth by the City Mayor in accordance with law. Otherwise, the City Government shall not approve the proponent’s application for a Development Permit and/or shall not grant the proponent with an Occupancy Permit.

RESOLVED FURTHER, that copies of this Resolution be furnished to all concerned offices.

ADOPTED UNANIMOUSLY by the Sangguniang Panlungsod this 18th day of November 2019 at the City of Bacoor, Cavite.

I hereby certify that the foregoing Resolution was approved in accordance with law and that the contents hereof are true and correct.

Certified by:

HON. CATHERINE SARINO-EVARISTO
City Vice Mayor / Presiding Officer
DISTRICT I

HON. MIQUEL N. BAUTISTA
City Councilor

HON. MICHAEL E. SOLIS
City Councilor

HON. ROWENA BAUTISTA-MENDIOLA
City Councilor

HON. DELCETO G. GAWARAN
City Councilor

HON. VICTORIO L. GUERRERO, JR.
City Councilor

HON. ALEJANDRO P. GUTIERREZ
City Councilor

Attested by:

ATTY. KHALID A. ATEGA, JR.
Sangguniang Panlungsod Secretary

Approved by:

HON. LANI MERCADO-REVILLA
City Mayor

DISTRICT II

HON. ROBERTO L. ADVINCULA
City Councilor

HON. HERNANDO C. GUTIERREZ
City Councilor

HON. GAUDENCIO P. NOLASCO
City Councilor

HON. LEANDRO A. DE LEON
City Councilor

HON. ALFREDO R. PAGULAYAN
City Councilor

HON. ROBERTO R. JAVIER
City Councilor

HON. REYNALDO D. PALABRICA
City Councilor - Liga ng Brgy. President

HON. MAC RAVEN ESPIRITU
City Councilor - SK FEDERATION PRESIDENT

Attested by:

ATTY. KHALID A. ATEGA, JR.
Sangguniang Panlungsod Secretary

Certified by:

HON. CATHERINE SAMBO-EVARISTO
City Vice Mayor / Presiding Officer

Approved by:

HON. LANI MERCADO-REVILLA
City Mayor