

Republic of the Philippines  
PROVINCE OF CAGAYAN  
City of Tuguegarao

**SIXTH CITY COUNCIL**

EXCERPTS FROM THE MINUTES OF THE REGULAR SESSION  
OF THE SANGGUNIANG PANLUNGSOD OF TUGUEGARAO CITY, CAGAYAN  
HELD ON JULY 09, 2014, 2:00 PM, WEDNESDAY,  
AT THE SANGGUNIANG PANLUNGSOD SESSION HALL

PRESENT:

Hon. Estelita U. Dayag	Sangguniang Panlungsod Member, Temporary Presiding Officer
Hon. Bienvenido C. De Guzman II	Sangguniang Panlungsod Member
Hon. Rosauro G. Resuello	-do-
Hon. Ronald S. Ortiz	-do-
Hon. Maila Rosario T. Que	-do-
Hon. Noel A. Mora	-do-
Hon. Jude T. Bayona	-do-
Hon. Loreto B. Valdepeñas	-do-
Hon. Kendrick S. Calubaquib	-do-
Hon. Aurora A. Ave	-do-
Hon. Anthony C. Tuddao	-do-
Hon. Hilario Larry S. Ting	-do-

ABSENT:

Hon. Engelbert C. Caronan, Jr.	City Vice Mayor, Presiding Officer (on Official Business)
Hon. Perla C. Tumaliuan	Sangguniang Panlungsod Member (Magna Carta)

**CITY ORDINANCE NO. 006-2014**

**AN ORDINANCE RECLASSIFYING FROM AGRICULTURAL ZONE TO RESIDENTIAL ZONE LOT NO. 10957-B-3, COVERED BY TCT NO. 032-T-80248, WITH AN AREA OF 3,973 SQUARE METERS LOCATED AT LARION ALTO, TUGUEGARAO CITY**

Sponsor:	<b>Hon. Kendrick S. Calubaquib</b>
Co-Sponsors:	<b>Hon. Bienvenido C. De Guzman II</b>
	<b>Hon. Rosauro G. Resuello</b>
	<b>Hon. Ronald S. Ortiz</b>
	<b>Hon. Maila Rosario T. Que</b>
	<b>Hon. Noel A. Mora</b>
	<b>Hon. Jude T. Bayona</b>
	<b>Hon. Loreto B. Valdepeñas</b>
	<b>Hon. Estelita U. Dayag</b>
	<b>Hon. Aurora A. Ave</b>
	<b>Hon. Anthony C. Tuddao</b>
	<b>Hon. Hilario Larry S. Ting</b>

**WHEREAS**, cities or municipalities are vested with the authority to reclassify agricultural lands and provide the manner for their utilization pursuant to Section 20 of RA 7160, otherwise known as the Local Government Code of 1991;

**WHEREAS**, Mr. Arsenio R. Arugay has applied for reclassification of his lot from agricultural zone to residential zone located at Larion Alto, Tuguegarao City;

**WHEREAS**, the applicant has complied with the requirements provided in RA 7160, otherwise known as the Local Government Code of 1991, and other applicable laws, rules and regulations;

**WHEREAS**, the documents in support to the application for reclassification of the stated land which are contained in Committee Report No. 26-2014 duly adopted and approved in session by the Sangguniang Panlungsod are found to be in order and shall form part of this ordinance.

**NOW THEREFORE**, be it **ORDAINED** by the Sixth City Council in session assembled to enact:

**SECTION 1. DEFINITION OF TERMS:**

- A. Agricultural Land – refers to land use devoted to agricultural activity and not classified as mineral, forest, residential, commercial or industrial land (Section 3 (c) of RA No. 6657).
- B. Agricultural Zone – refers to an area within the city devoted primarily for agricultural purposes.
- C. Land Use – refers to the manner of utilization including its allocation, development and management.
- D. Reclassification of Agricultural Land – refers to the act of specifying how agricultural land shall be utilized for non-agricultural uses such as residential, industrial, and commercial, as embodied in the Land Use Plan. It also includes the reversion of non-agricultural lands to agricultural one.
- E. Residential Zone – refers to an area within the city intended principally for dwelling/housing projects.
- F. Zoning Ordinance – refers to a local measure which embodies regulations affecting land use.

**SECTION 2. COVERAGE.** Parcel of agricultural land with Lot No. 10957-B-3, covered by TCT No. 032-T-80248, covering an area of 3,973 square meters, located at Larion Alto, Tuguegarao City is registered under the name of Mr. Arsenio R. Arugay.

**SECTION 3. RECLASSIFICATION.** The aforementioned parcel of land described in Section 2 hereof is hereby reclassified from agricultural zone to residential zone.

**SECTION 4. REPEALING CLAUSE.** City Ordinances or City Resolutions which are inconsistent with the provisions of this City Ordinance are hereby modified or repealed accordingly.


**SECTION 5. SEPARABILITY CLAUSE.** Should any section or provision of this City Ordinance be declared as unconstitutional or invalid, other provisions which are not affected thereby shall continue to be in full force and effect.

**SECTION 6. EFFECTIVITY.** This Ordinance shall take effect immediately upon approval.


On motion of Hon. Kendrick S. Calubaquib, and without objection from the Body, **CITY ORDINANCE NO. 006-2014** was **UNANIMOUSLY**.

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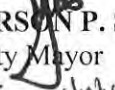
I HEREBY CERTIFY TO THE CORRECTNESS OF THE FOREGOING:

  
**JOEL JOSEPH L. EGIPTO**  
Secretary to the Sangguniang Panlungsod

ATTESTED:

  
**HON. ESTELITA UDAYAG**  
Sangguniang Panlungsod Member  
Temporary Presiding Officer

APPROVED:

  
**HON. JEFFERSON P. SORIANO**  
City Mayor  
Date approved: July 18, 2014

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Republic of the Philippines  
Province of Cagayan  
TUGUEGARAO CITY

**6<sup>TH</sup> CITY COUNCIL**

**COMMITTEE REPORT No. 026-2014**

April 24, 2014

**Submitted by: COMMITTEE ON LAND USE, ZONING, PLANNING AND  
SUBDIVISION APPROVAL**

**PRESENT:**

<b>HON. KENDRICK S. CALUBAQUIB</b>	-	Chairman
<b>HON. RONALD S. ORTIZ</b>	-	Vice Chairman
<b>HON. LORETO B. VALDEPEÑAS</b>	-	Member
<b>HON. ANTHONY C. TUDDAO</b>	-	Member

**RESOURCE PERSONS:**

Engr.. Maria Ines Bunagan	-	OIC- City Engineering Office
Engr. Francis Guillermo	-	CPDCO Representative
Engr. Samuel P. Reyes, Jr.	-	CPDCO Representative
Engr. Perlita Calubaquib	-	Engr. II, DPWH
Engr. Rommel B. Iquin	-	City Assessor's Office
Ms. Angelita Asco	-	City Agriculture Office Representative
Mr. Arsenio R. Arugay	-	Proponent

**OTHERS PRESENT:**

Dr. Joel Joseph L. Egipto	-	Secretary to the Sanggunian
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**SUBJECT:**

Indorsement of Acting City Mayor, Hon. Engelbert C. Caronan, Jr. on the letter of Mr. Arsenio R. Arugay for the reclassification from agricultural zone to residential zone of Lot No 10957-B-3, covered by TCT No. 032-T-80248, covering an area of 3,973 sq.m, located at Larion Alto, Tuguegarao City.

**FOR THE PRESIDING OFFICER:**

The Committee on Land Use, Zoning, Planning and Subdivision Approval of the 6<sup>th</sup> City Council to which the request of Mr. Arsenio R. Arugay for the reclassification of his lot from Agricultural Zone to Residential Zone was referred, met and considered the same and has the honor to report to the august Body in session with the following actions taken, findings and recommendations:

**ACTIONS TAKEN:**

1. The Committee met to discuss the request of Mr. Arsenio R. Arugay for the reclassification of the subject lots from Agricultural Zone to Residential Zone.
2. The Technical Working Group convened to assist the Committee on Land Use, Zoning, Planning and Subdivision Approval in the evaluation of the documents and other requirements submitted.

3. The members of the Committee on Land Use, Zoning and Planning and Subdivision Approval, together with the Technical Working Group and the lot owner conducted a site inspection on April 24, 2014.
4. An Inspection Report was submitted by the Technical Working Group. The same shall form part of the Committee Report.
5. A Public Hearing under the auspices of the Committee on Land Use, Zoning, Planning and Subdivision Approval was conducted as required by law on April 24, 2014 at the Sangguniang Panlungsod Session Hall, Tuguegarao City, Cagayan. The same was attended by Barangay Officials, residents of Barangay Larion Alto and City Employees.

#### **FINDINGS:**

##### **DOCUMENTS SUBMITTED:**

1. Vicinity Map;
2. Certified True Copy of Title;
3. Copy of Tax Declaration;
4. CPDCO Certification stating that the landholdings are classified as agricultural as per approved Comprehensive Land Use Plan: 2001-2005, and Zoning Ordinance No. 04 of the City of Tuguegarao dated October 11, 20012 ratified by the Sangguniang Panlalawigan through SP Resolution No. 080-2003, dated March 7, 2003;
5. Certification from the CPDCO Zoning Officer that the total agricultural area of Tuguegarao City is 5891.47 hectares as approved by the HLURB/SP Resolution No. 080 dated March 07, 2003, of which 35.149 hectares has been reclassified to non-agricultural uses; and
6. MARO Certification that subject landholding is not tenanted.

The applicant complied with the requirements mandated by the Local Government Code of 1991.

After considering the inspection made, the documents submitted and the Inspection Report of the Technical Working Group, the Committee on Land Use, Zoning, Planning and Subdivision Approval finds the request for the reclassification of the subject lot to be in order.

#### **RECOMMENDATION:**

The Committee, after taking into account the above findings, favorably recommends the enactment of a city ordinance approving the application of Mr. Arsenio R. Arugay for the reclassification from agricultural zone to residential zone of Lot No 10957-B-3, covered by TCT No. 032-T-80248, covering an area of 3,973 sq.m, located at Larion Alto, Tuguegarao City. (Attached hereto is the draft ordinance)

Respectfully submitted:



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**HON. KENDRICK S. CALUBAQUIB**  
Chairman



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**HON. RONALD S. ORTIZ**  
Vice Chairman



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**HON. LORETO B. VALDEPINAS**  
Member



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**HON. ANTHONY C. TUDDAO**  
Member

