



Republic of the Philippines  
 PROVINCE OF CAGAYAN  
 City of Tuguegarao  
**EIGHTH CITY COUNCIL**



EXCERPTS FROM THE MINUTES OF THE 24<sup>th</sup> REGULAR SESSION  
 OF THE EIGHTH CITY COUNCIL OF TUGUEGARAO CITY, CAGAYAN  
 HELD ON DECEMBER 17, 2019, 9:00 A.M., TUESDAY,  
 AT THE SANGGUNIANG PANLUNGSOD SESSION HALL

**PRESENT:**

Hon. Bienvenido C. De Guzman II	City Vice Mayor/Presiding Officer
Hon. Maila Rosario T. Que	Sangguniang Panlungsod Member
Hon. Danilo L. Baccay	-do-
Hon. Gilbert S. Labang	-do-
Hon. Imogen Claire M. Callangan	-do-
Hon. Ronald S. Ortiz	-do-
Hon. Arnel T. Arugay	-do-
Hon. Winnoco R. Abraham	-do-
Hon. Grace B. Arago	-do-
Hon. Raymund P. Guzman	-do-
Hon. Karina S. Gauani	-do-
Hon. Victor Herbert N. Perez	-do-
Hon. Gil G. Pagulayan	Ex Officio Member (Liga ng mga Barangay President)
Hon. Karen L. Taguinod	Ex Officio Member (SK Federation President)

**ABSENT:**

Hon. Mary Marjorie P. Martin-Chan	Sangguniang Panlungsod Member
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**CITY ORDINANCE NO. 61-08-2019**

**CITY ORDINANCE RECLASSIFYING FROM AGRICULTURAL ZONE TO INDUSTRIAL ZONE OF LOT NO. 2-B-7 PSD-(AF)-02-027418 OF TCT NO. T-134764 AND LOT NO. 2-B-11 PSD-(AF)-02-027418 OF TCT NO. T-134765 COVERING AN AREA OF 6,652 SQUARE METERS LOCATED AT LARION ALTO, TUGUEGARAO CITY**

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

**WHEREAS**, Ms. Teresita Interior Dela Cruz has applied for reclassification of her parcels of land from agricultural zone to Commercial zone located at Larion Alto, Tuguegarao City;

**WHEREAS**, the applicant has complied with the requirements provided in R.A. 7160, otherwise known as the Local Government Code of 1991, and other applicable laws, rules, regulations and submitted the following documents:

1. Letter Request of Ms. Teresita Interior Dela Cruz for the reclassification of her parcels of land from agricultural zone to commercial zone
2. Letter Indorsement of the City Mayor, Hon. Atty. Jefferson P. Soriano, to the Seventh City Council
3. Vicinity Map
4. Electronic Copy of Certificate of Title/(s)
5. Copy of Tax Declaration
6. Subdivision Plan
7. 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

*Handwritten initials and a checkmark*

- of Tuguegarao dated October 11, 2002 ratified by the Sangguniang Panlalawigan through SP Resolution No. 080-2003 dated March 7, 2003
8. 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 101.4625 hectares has been reclassified for non- agricultural use
  9. Office of the City Agriculturist Inspection Report on the actual/existing land use
  10. Department of Agriculture-RFO 02 Results of Soil Analysis
  11. National Irrigation Administration (NIA) Certification
  12. Municipal Agrarian Reform Office (MARO) Certification
  13. Barangay Certification that the subject lot is NOT TENANTED
  14. Special Power of Attorney for Ms. Adelia M. Interior to act as Attorney-in-Fact of Ms. Teresita Interior Dela Cruz to process her application for reclassification
  15. Certification issued by the Zoning Officer that the subject lots are reclassified under the updated Comprehensive Land Use Plan (CLUP) CY 2019-2028 and Zoning Ordinance No. 30-2019

**WHEREAS**, the applicant shall comply with the following recommendations of the committee:

- a.) Payment of the following penalties:
  - Locational Clearance - P10,000.00 (HLURB Resolution No. 675, Series of 2000)
  - Building permit - P10,000.00 + Surcharge based on the actual % of Accomplishment
- b.) It shall be subject to the compliance of the National Building Code, Environmental Code and all other related laws, rules and regulations.

**WHEREAS**, the documents in support to the application for the reclassification of the subject lots which are contained in Committee Report No. **230-2019** duly adopted and approved in session by the Sangguniang Panlungsod are found to be in order and have greater economic value for residential, commercial or industrial purposes as determined of the total area at the time of reclassification;

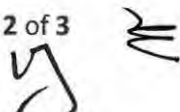
**WHEREAS**, the subject lot is suitable for industrial use;

**WHEREAS**, the submission of falsified documents is a ground for the automatic cancellation of the application.

**NOW, THEREFORE**, be it ordained by the 8<sup>th</sup> City Council in session assembled;

**SECTION 1: DEFINITION OF TERMS:**

- A. AGRICULTURAL LAND** – refers to land use devoted to agricultural activity and not classified as mineral, forest, industrial, commercial or industrial land (Section 3 (c) of R. A. 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 industrial, industrial, and commercial, as embodied in the land use plan. It also includes the reversion of non-agricultural lands to agricultural one.
- E. INDUSTRIAL ZONE** – refers to an area within the city principally intended for the following types of industries:
  - a. non- pollutive/non hazardous
  - b. pollutive/hazardous
- F. ZONING ORDINANCE** – refers to a local measure which embodies regulations affecting land use.



**SECTION 2. COVERAGE:** Parcels of agricultural land covered under Lot No. 2-B-7 PSD-(AF)-02-027418 of TCT No. T-134764 and Lot No. 2-B-11 PSD-(AF)-02-027418 of TCT No. T-134765 covering an area of 6,652 square meters located at Larion Alto, Tuguegarao City.

**SECTION 3. RECLASSIFICATION:** The aforementioned parcels of land described in Section 2 hereof are hereby reclassified from agricultural zone to industrial 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.

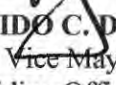
**SECTION 6. EFFECTIVITY:** This City Ordinance shall take effect immediately upon approval.

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I HEREBY CERTIFY TO THE CORRECTNESS OF THE FOREGOING:

  
JOEL JOSEPH L. EGIPIO, Ph.D.  
Secretary to the Sanggunian

ATTESTED:

  
HON. BIENVENIDO C. DE GUZMAN II  
City Vice Mayor  
Presiding Officer  
Date: \_\_\_\_\_

APPROVED:

  
HON. ATTY. JEFFERSON P. SORIANO  
City Mayor  
Date: 01/06/2020