



Department of Environment and Natural Resources
ENVIRONMENTAL MANAGEMENT BUREAU
Region VII

ENVIRONMENTAL COMPLIANCE CERTIFICATE

(Issued under Presidential Decree 1586)

ECC-R07-1402-0021

THIS IS TO CERTIFY THAT PROPONENT, **CEBU LM REALTY DEVELOPMENT CORPORATION**, represented by **MR. ARTHUR S. LUNA**, is granted this ECC for the **LA PUENTE HEIGHTS PROJECT** located at Barangay Taytayan, City of Bogo, Province of Cebu, Region VII, by the Department of Environment and Natural Resources (DENR), through the Environmental Management Bureau, Region VII.

SUBJECT ONLY to the conditions and restrictions set-out in this ECC and in attached document labeled as Annex A. Casehandler recommendations have been provided in Annex B as guidance to concerned government agencies and local government units for consideration in the decision making process.

PROJECT DESCRIPTION

The ECC covers the **LA PUENTE HEIGHTS PROJECT** with a total project area of Sixty Seven Thousand Three Hundred Three (67,363) square meters located at Barangay Taytayan, City of Bogo, Province of Cebu, Region VII, with corresponding geographical coordinates 11°02'51.00" North Latitude and 123°59'27.40" East Longitude.

The project includes the development and operation components of the following :

1. **Six Hundred Twenty Five (625) Units Residential Lots** - Forty Thousand Three Hundred Nineteen (40,319) square meters;
2. **Three (3) Units Parks and Playground** - Three Thousand One Hundred Ninety Two (3,192) square meters;
3. **Road System** - Twenty Three Thousand Nine Hundred Fifty Two (23,952) square meters;
4. **Drainage System;**
5. **Wastewater Management Facility;** and
6. **Solidwaste Management Facility** as indicated in the submitted IEE Checklist document.

This ECC is issued in compliance to the requirements of Presidential Decree No. 1586, in accordance to Department Administrative Order No. 2003-30. The Bureau, however, is not precluded from reevaluating, adding, removing, and correcting any deficiencies or errors that may be inconsistent with the Revised Procedural Manual of DAO 2003-30 after issuance of this ECC.

Issued at EMB Region VII, Banilad, Mandaue City this ____ day of _____, 2014.

Approved by:


WILLIAM P. CUNADO
OIC-Regional Director

ECC No.: ECC-R07-1402-0021
Project Name: La Puente Heights Project
Proponent: Cebu LM Realty Development Corporation

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I. CONDITIONS

A. ENVIRONMENTAL IMPACTS AND MANAGEMENT PLAN (EIMP)

1. The proponent shall ensure that all commitments, appropriate mitigating/enhancement measures and monitoring requirements especially those contained in the Environmental Impacts and Management Plan in the IEE Checklist document, its modifications and additional information as approved by the EMB during the EIA Report review shall be instituted and strictly implemented throughout the project implementation;
2. Project proponent should implement all the recommended mitigating measures as stated in Environmental Impacts and Management Plan prior to project activities identified that contribute significant impact to the surrounding/immediate vicinity of the project site;
3. The proponent shall establish nursery program for the seedling production of Sixteen Thousand Nine Hundred (16,900) in support to the Green Philippines Master Plan which will be utilized for tree planting activities. Planting of appropriate tree species shall be implemented within the project area or to any potential area. The planted trees shall be maintained throughout the lifespan of the project. Approved Work and Financial Program for the seedling production and tree planting activities shall be submitted within one (1) month upon receipt thereof;
4. No cutting down of trees during project implementation, however, when clearing an area is unavoidable, all affected trees must be earth-balled and transferred elsewhere. Necessary documents such as clearance from the Secretary, balling permit etc., must be secured prior to the implementation of the project;
5. Undertake a continuing Information, Education and Communication (IEC) program to explain to all stakeholders the final approved Environmental Impacts and Management Plan and the conditions of this ECC as well as an update of project status including any significant changes on the Environmental Impacts and Management Plan and over-all performance against this ECC;
6. Submit an updated Project Environmental Risk Categorization prior to implementation or as soon as or after the final siting and design of facilities have been decided whichever comes earlier; (Using Annex 2-7d of the Revised Procedural Manual);
7. Submit an Abandonment Plan to the EMB at least one (1) year prior to project to project abandonment. The plan shall include rehabilitation measures/clean-up, remediation of areas affected by the project and proposed alternative projects in the area;

B. GENERAL CONDITIONS

Further administrative condition for the grant of this certificate shall be strictly complied:

8. The proponent's operations shall conform with the provision of RA 6969 (Toxic Substances and Hazardous and Nuclear Waste Control Act of 1990), RA 9003 (Act providing for an Ecological Solid Waste Management Program), RA 9275 (Philippine Clean Water Act of 2004), and RA 8749 (Philippine Clean Air Act of 1999);
9. That the proponent should ensure that whatever declared in the attached Site Development Plan (SDP) will be followed and implemented, especially the prescribed Wastewater Treatment Facility, Material Recovery Facility, Cistern Tank, Drainage System, and etc.. In case of change in engineering designs, the proponent should apply an amendment of the approved ECC based on the final and approved engineering designs prior project's implementation;
10. Proponent should established dual drainage system to separate the runoff water and sewerage, and for the recycling purposes;
11. Effluent from the Wastewater Treatment Facility (WTF) should not exceed DENR effluent standards. WTF operation, if exceeded effluent standard and overflow of the WTF, should be suspended or stopped immediately until such time that appropriate remedial measures are implemented. Any property damages incurred within the vicinity due to poor performance of WTF, the proponent must compensate the affected concerned party. Effluent wastewater from WTF should be recycled for greeneries and other several usages to prevent flooding due to overflow;

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12. The Proponent shall proceed with project implementation after securing all applicable permits from other pertinent Government Agencies such as, but not limited to the following: Engineering Geology and Geo Hazard Assessment Report (EGGAR), Other Lawful Permits (OLP), Tree Cutting Permit (TCP), Building Permit, FMB Permit, Environmental and Sanitation Permit, PCA Permit, and Disposal Permit from Capitol; Thus, this ECC becomes valid only after all necessary permits have been secured prior to project implementation;
13. An Environmental Unit (EU) or its equivalent shall be established to related aspects of the project. In addition to the monitoring requirements as specified in the Environmental Impacts and Management Plan the EU shall:
 - 13.1. Monitor actual project impact vis-à-vis predicted impacts and management measures in the IEEC document;
 - 13.2. Submit semi-annually an ECC Compliance Report to the ECC -endorsing or issuing office, wherein each second or year-end report shows the summary of cumulative performance of Proponent against previous years requirements and commitments;
14. That a 2' x 4' billboard containing this message: " Notice to the Public, This project (title of the project) of (Name of the proponent) has been issued an Environmental Compliance Certificate (ECC Number) by the Environmental Management Bureau of the Department of Environment and Natural Resources, Region VII. The billboard must be installed at all entry and exit points of the project facing the road to inform the general public before project implementation. A copy of the certificate shall also be posted by the Proponent at the barangay bulletin board of the affected barangays within thirty (30) days upon receipt hereof. An accomplishment report which shall be include picture verification of compliance to the posting of notices and the billboards shall be submitted to this Office within ninety (90) days from receipt of the ECC. The proponent shall provide copies of this Approved ECC to the following government agencies, to wit: DENR-PENRO Cebu, DENR-CENRO Carmen, DENR-LMS, DENR-FMS, DENR-MGB, DOLE, NWRB, HLURB, and LGUs concerned;
15. Proponent should allow entry of EMB-7 field personnel into the project site at all times to conduct tangible monitoring and to validate project's compliance to the ECC conditions stipulated therein;

II. RESTRICTIONS

The proponent is strictly subject to the following restriction:

16. No other activities should be undertaken other that what was stipulated in the submitted IEE Checklist document. Should there be an expansion of the Project beyond the project description, construction of other structures beyond those stated in the IEE Checklist document; or any change in the activity, shall be made subject to a new Environmental Impact Assessment; and
17. In case of transfer of ownership of this project, these same conditions and restrictions shall apply and the transferee shall be required to notify the EMB Regional Office concerned within fifteen (15) days as regards to the transfer of ownership.

Pursuant to Section 9.0 of P.D. 1586, non-compliance with any of the provisions of this ECC shall be sufficient cause for its cancellation or suspension and/or imposition of a fine in an amount not to exceed Fifty Thousand Pesos (PhP50,000.00) thereof.

PROCEDURAL SCREENING FEE:	Php	300.00	O.R. #:	paid	DATE:	paid
DATABASE MANAGEMENT FEE:		1,000.00	O.R. #:	-do-	DATE:	-do-
PROCESSING FEE:		2,700.00	O.R. #:	-do-	DATE:	-do-

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PROJECT ASSESSMENT PLANNING TOOL

For the assistance of the Proponent and government agencies concerned in the management of the project and for better coordination in mitigating on the impact of the project on its surrounding areas and to the environment.

By way of recommendation, the following have been taken notice of, by the Case handler and are forwarding these recommendations to the parties and authorities concerned for proper appreciations and action, and into their decision-making process.

A. RECOMMENDATIONS TO CONCERNED GOVERNMENT AGENCIES/LGUS	CONCERNED PERMITTING, DECIDING, MONITORING ENTITIES
<ul style="list-style-type: none"> ▪ Implementation of adequate drainage facilities which minimizes the significant impact on flooding issues within & adjacent to the project area pursuant to R.A. 7160; ▪ Implementation of traffic scheme/management which minimizes the significant impact on traffic congestion caused by the project pursuant to R.A. 7160; ▪ Implementation of appropriate measures/activities to minimizes the significant impact on the zoning issues caused by the project pursuant to R.A. 7160; ▪ Implementation of solid waste management system which minimizes the significant impact on the air, water and land caused by the project pursuant to R.A. 7160; ▪ Responsible in the implementation of health programs to reduce the significant impact on the health of workers pursuant to R.A. 7160; 	<p style="text-align: center;">CITY OF BOGO</p> <ul style="list-style-type: none"> ▪ City Engineer's Office ▪ Traffic Mgt. Section ▪ City Planning & Dev. Council ▪ Solid Waste Mgt. Section ▪ City Health Section
<ul style="list-style-type: none"> ▪ Implementation of safety management system to minimize the significant impact in relation to workers at the workplace pursuant to P.D. 442 	<ul style="list-style-type: none"> • DOLE
<ul style="list-style-type: none"> ▪ Formulation and coordination of policies, programs and standards relating to the Philippine Water Sector; ▪ Management and regulation of all water-related activities; and ▪ Regulation and monitoring of water utilities; 	<ul style="list-style-type: none"> ▪ NWRB
<ul style="list-style-type: none"> ▪ Protection of buyers of housing units and home lots, and condominium units against unscrupulous practices in the industry pursuant to P.D. 957; 	<ul style="list-style-type: none"> ▪ HLURB
<ul style="list-style-type: none"> ▪ Determination of the mechanism to reduce the significant impact on the conflict with project boundary shall be considered before any issuance of the land classification; ▪ Identification of foreshore area and lease contract ▪ Implementation of land classification to minimize the significant impact on the conflict with project boundary pursuant to P.D. 705; ▪ Site suitability shall be considered before issuance of any permit and clearances in favor to the project proponent pursuant to R.A. 7942; • Implementation for the Geological/Geohazard Assessment/Management of the Project Area; 	<ul style="list-style-type: none"> • DENR • PENRO Cebu • CENRO Carmen • LMS • FMS • MGB
ENVIRONMENTAL PLANNING RECOMMENDATIONS FOR THE PROPONENT	
<p>The following are the recommendations for the Proponent for the protection of the project area and the affected environment. It is strongly recommended that the same be strictly complied by the Proponents.</p>	
<p>Close monitoring of the project should be undertaken by the proponent to maintain a high level of safety and efficiency at all stages of the construction, and to immediately address any environmental hazard/change that may take place.</p>	

For dissemination and proper action of the parties concerned.

W. Cunado
WILLIAM P. CUNADO
 OIC-Regional Director

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