

Republic of the Philippines
Province of Cagayan
TUGUEGARAO CITY

NINTH CITY COUNCIL

COMMITTEE REPORT

June 20, 2025

Submitted by:

**COMMITTEE ON LAND USE, ZONING, RECLASSIFICATION, PLANNING AND
SUBDIVISION APPROVAL**

PRESENT:

HON. JUDE T. BAYONA	- Chairman
HON. GILBERT S. LABANG	- Vice Chairman
HON. MARK ANGELO B. DAYAG	- Member
HON. KARINA S. GAUANI-VIERNES	- Member (via zoom)

GUEST:

HON. RONALDO S. ORTIZ	- City Councilor
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RESOURCE PERSON:

MR. JERRY BALUBAL	- Applicant
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COMMITTEE REPORT NO. 147-2025

SUBJECT:

Indorsement of the City Mayor, Hon. Maila Rosario S. Ting-Que, on the application of Mr. Jerry T. Balubal for Reclassification of land from Agriculture Zone to Commercial Zone containing an area of 0.1035 hectares situated at Libag Sur.

FOR THE PRESIDING OFFICER:

The members of the committee met and reviewed the referred application for the rezoning of land from Agriculture Zone to Commercial Zone.

FINDINGS:

1. Hon. Maila Rosario S. Ting-Que indorsed to the Ninth City Council the application of Mr. Jerry T. Balubal for Reclassification of land from Agriculture Zone to Commercial Zone containing an area of 0.1035 hectares situated at Libag Sur.
2. Mr. Jerry T. Balubal has applied for the reclassification of their parcel of land from agriculture zone to commercial zone located at Libag Sur, Tuguegarao City.
3. Engr. Manolo M. Barreo, Zoning Officer II, issued a Certification that the subject lot are classified as agriculture zone under the Approved Comprehensive Land Use Plan (CLUP) CY 2019-2028 under City Ordinance No. 25-08-2021 dated April 20, 2021 and ratified by Sangguniang Panlalawigan Resolution No. 2021-10-368 dated June 16, 2021.

4. A public hearing was conducted last November 22, 2024 as required by law;
5. The Department of Agriculture issued a Certification indicating that approximately 98% (0.1021 hectare) of the subject area is located within the Strategic Crop Sub-development Zone, while the remaining 2% (0.0014 hectare) falls within the NPAAAD (Network of Protected Areas for Agriculture and Agro-Industrial Development). These portions are classified as alluvial plain lands, which are highly suitable for agricultural use. The area is predominantly considered prime agricultural land, and any reclassification may lead to agricultural land fragmentation, thereby affecting long-term agricultural sustainability.

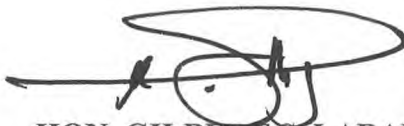
RECOMMENDATION:

After thorough discussion and careful deliberation, the Committee favorably recommends the denial of the application, in accordance with the findings and recommendations of the Department of Agriculture stating that the subject lot shall remain classified as agricultural.

Respectfully submitted:




HON. JUDE T. BAYONA
Chairman



HON. GILBERT S. LABANG
Vice Chairman



HON. MARK ANGELO B. DAYAG OS
Member

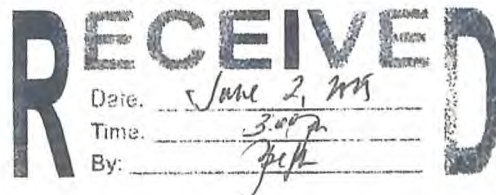


HON. KARINA G. VIERNES OS
Member



Republic of the Philippines
DEPARTMENT OF AGRICULTURE
Regional Field Office No. 02
Diversion Road, San Gabriel
Tuguegarao City, Cagayan 3500

OFFICE OF CITY COUNCILOR
JUDE T. BAYONA
TUGUEGARAO CITY, CAGAYAN



Annex B

LUR FORM No. 02
Series of 2022

CERTIFICATION FOR LAND USE RECLASSIFICATION OF AGRICULTURAL LANDS

Name of Applicant (Municipality/City) : CLGU TUGUEGARAO CITY, CAGAYAN
Name of representative : HONORABLE JUDE T. BAYONA

Contact Information

Mobile : 0917-799-2038/0917-554-5500
Landline : _____
Email : officeofhonjudetbayona@gmail.com
Mailing Address : Room 307, City Hall Building, Carig Sur, Tuguegarao City, Cagayan

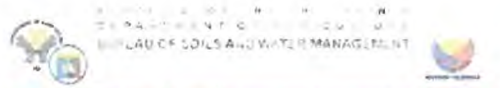
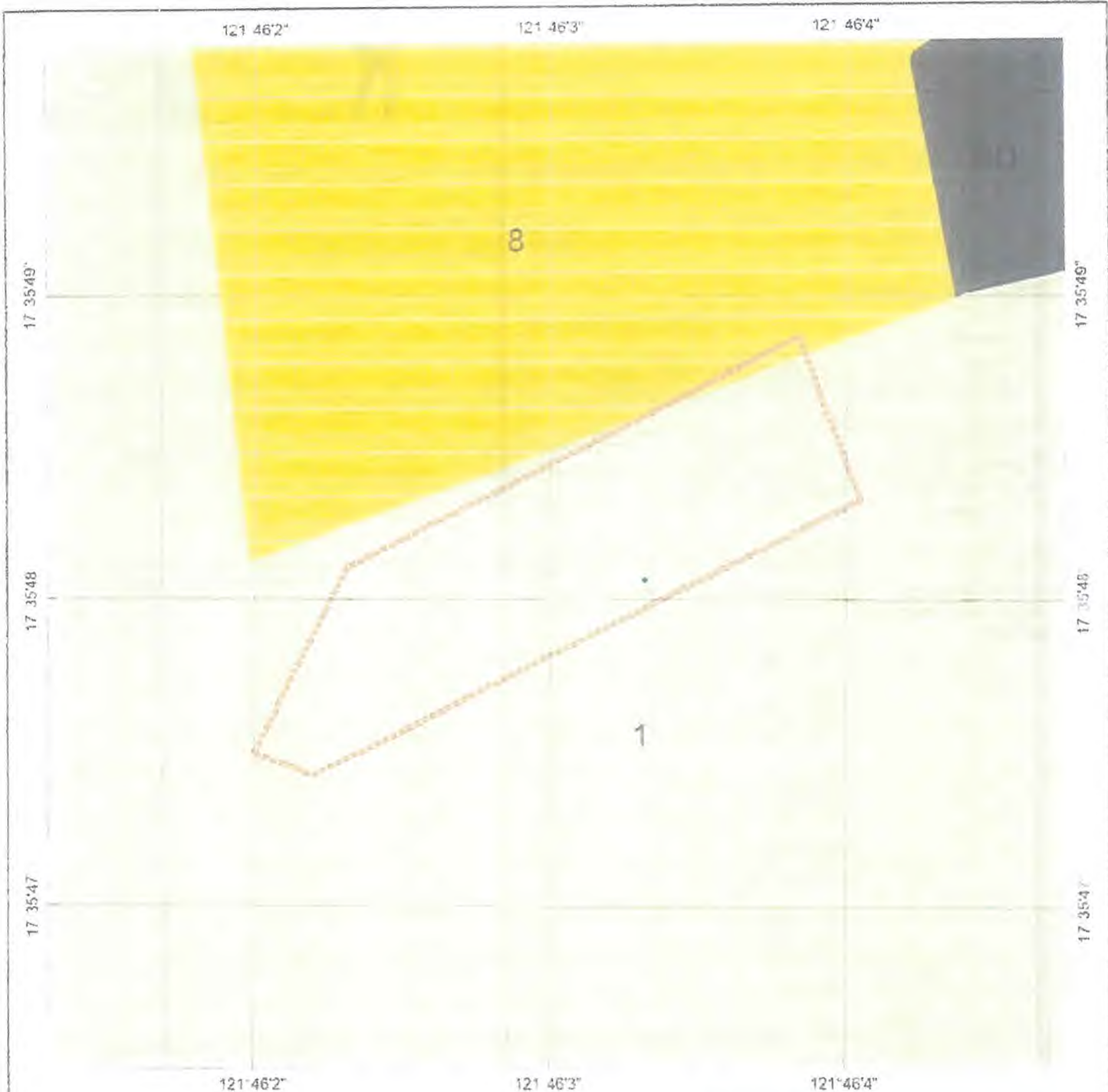
Location / Registered Owner (Brgy./Municipality /Province)	Geographical Coordinates (longitude; latitude)	Proposed Use for Reclassification (Please Specify)	Area Applied (Ha.)	Recommendation
Libag Sur, Tuguegarao City, Cagayan/Mr. Jerry T. Balubal	121.7686268 17.59502092 121.7690504 17.59523231 121.7691084 17.59508258 121.768949 17.59500453 121.7685956 17.59483147 121.7685393 17.59485119	Commercial	0.1035	Remain as Agricultural

Reason/s for the recommendation:

Approximately **98% (0.1021 hectare)** of the area applied for reclassification, which is within the Strategic Crop Sub-c development Zone and **2% (0.0014 hectare)**, which is within the Remaining NPAAAD, are classified as alluvial plain lands highly suitable for agriculture. The area is dominantly prime for agriculture and the reclassification may cause agricultural fragmentation. Thus, the area shall **remain as agricultural**.

Given this 21st day of May 2025.


ROSE MARY E. AQUINO, Ph.D.
Regional Executive Director



STRATEGIC AGRICULTURE AND FISHERIES DEVELOPMENT ZONES

BARANGAY LIBAG SUR CITY OF TUGUEGARAO
PROVINCE OF CAGAYAN
(Year 2025)

LOCATION MAP



CONVENTIONAL SIGNS



MISCELLANEOUS INFORMATION

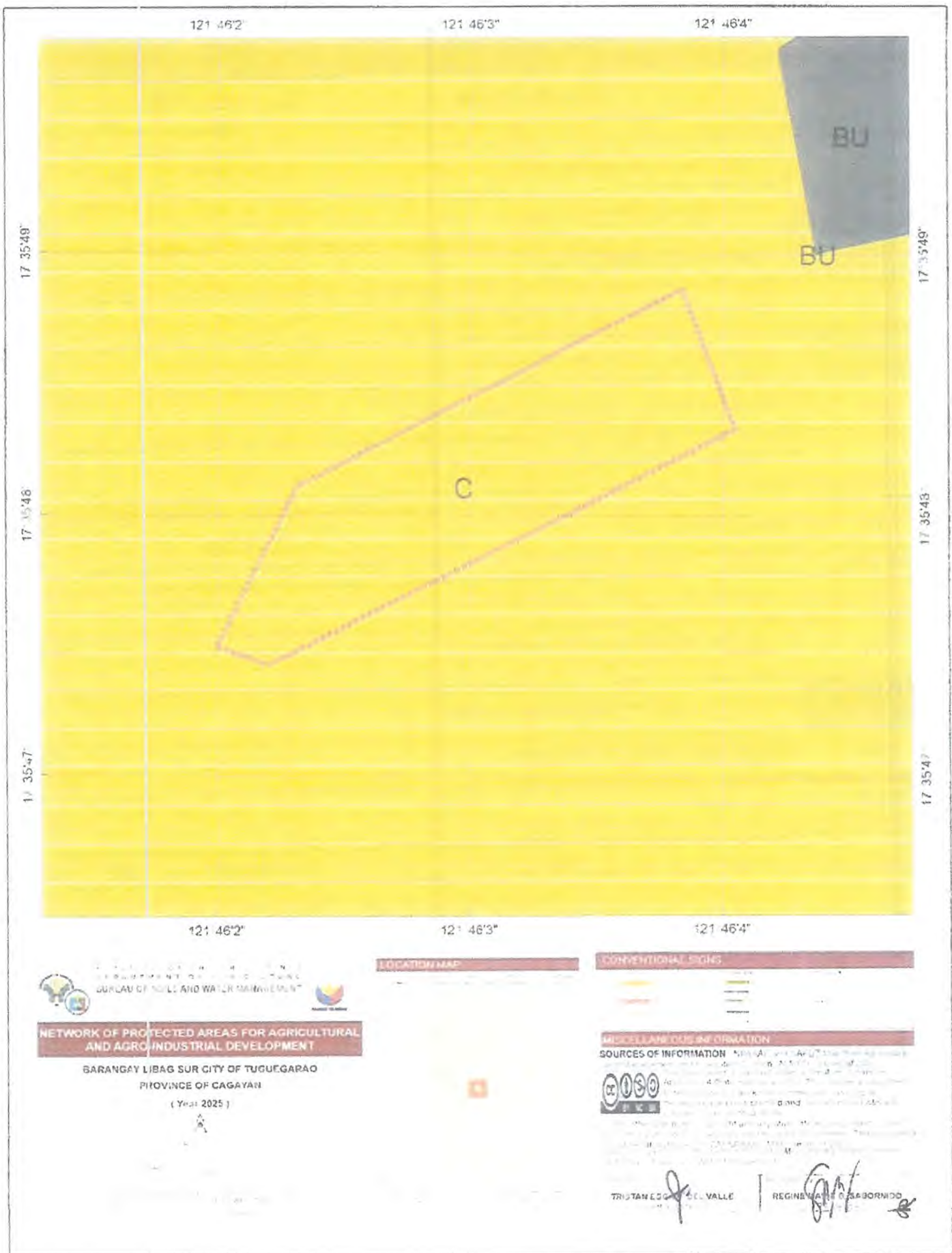
SOURCES OF INFORMATION

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TRISTAN EGOR DEL VALLE | REGINALDO SABORNIDO

Barangay Libag Sur City or Tuguegarao, Province of Cagayan

LEGEND			
MAPPING SYMBOL	DESCRIPTION	AREA	
		HA	(%)
SAFDZ			
1	Strategic Crop Sub-Development Zone	0.1021	98
2	Strategic Livestock Sub-Development Zone	-	-
3	Strategic Fishery Sub-Development Zone	-	-
4	Strategic Integrated Crop/Livestock Sub-Development Zone	-	-
5	Strategic Integrated Crop/Fishery Sub-Development Zone	-	-
6	Strategic Integrated Crop/Livestock/Fishery Sub-Development Zone	-	-
7	Strategic Integrated Fishery and Livestock Sub-Development Zone	-	-
FUTURE SAFDZ			
8	Remaining NPAAAD	0.0014	2
NON-SAFDZ			
9	Agro-Forestry Zone	-	-
10	Forest/Watershed areas (critical watersheds including mangroves)	-	-
	Built-up areas, urban land, airport, roads and bridges	-	-
Others	Quarry, mine pit, barren land, rock land, river wash, beach sand, sand dunes, landfill	-	-
WB	Water Bodies	-	-
TOTAL		0.1035	100



Barangay Libag Sur City of Tuguegarao, Province of Cagayan

		LEGEND	
MAPPING SYMBOL	DESCRIPTION	AREA	
		HA	(%)
PRIME AGRICULTURAL LANDS			
A	All irrigated lands/areas	-	-
B	All irrigable lands already covered by irrigation projects with firm funding commitments	-	-
C	All alluvial plain lands highly suitable for agriculture, not irrigated	0.1035	100
D	Agro-industrial croplands or lands presently planted to industrial crops that support the viability of existing agricultural infrastructure and agro-based enterprises	-	-
E	Highlands or areas located at an elevation of five hundred (500) meters or above highly suitable for growing semi-temperate and high-value crops	-	-
G	All fishery areas as defined pursuant to Fisheries Code of 1998	-	-
FRAGILE AGRICULTURAL LANDS			
F	All agricultural lands that are ecologically fragile, the conversion of which will result in serious environmental degradation that will effect mangrove areas and fish sanctuaries	-	-
MISCELLANEOUS LAND TYPES (Not Relevant for Agriculture)			
H	Forest/Watershed areas (critical watersheds including mangroves)	-	-
Bu	Built-up areas, urban land, airport, roads and bridges	-	-
Others	Quarry, mine pit, barren land, rock land, river wash, beach sand, sand dunes, landfill	-	-
WB	Water Bodies	-	-
TOTAL		0.1035	100

Republic of the Philippines
Province of Cagayan
City of Tuguegarao

OFFICE OF THE SP SECRETARY

MINUTES OF THE PUBLIC HEARING CONDUCTED BY THE COMMITTEE ON LAND USE, REZONING, RECLASSIFICATION, PLANNING AND SUBDIVISION APPROVAL ON NOVEMBER 22, 2024, 9:30 A.M., AT THE LIBAG SUR BARANGAY HALL, TUGUEGARAO CITY, CAGAYAN

PRESENT:

HON. JUDE T. BAYONA	Chairman
HON. ARNEL T. ARUGAY	Member

OTHER MEMBERS PRESENT:

HON. RESTITUTO C. RAMIREZ	City Councilor
HON. RONALDO S. ORTIZ	City Councilor
HON. CLAIRE M. CALLANGAN	City Councilor

EMPLOYEES/GUESTS: (SEE ATTACHED ATTENDANCE SHEET)

SUBJECT:

A. APPLICATION OF JERRY T. BALUBAL FOR RECLASSIFICATION OF LOT FROM AGRICULTURAL ZONE TO COMMERCIAL ZONE CONTAINING AN AREA OF 1,035 SQUARE METERS SITUATED AT LIBAG SUR, TUGUEGARAO CITY, CAGAYAN

Hon. Jude T. Bayona, Chairman of the Committee on Land Use, Zoning, Reclassification, Planning and Subdivision Approval emphasized that the conduct of a public hearing is a mandatory requirement for reclassification and rezoning applications, giving residents the opportunity to raise concerns or ask questions related to the matter.

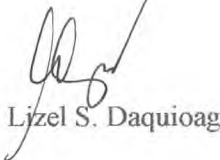
Hon. Bayona clearly explained the matter at hand, including the benefits of reclassification such as local economic growth and additional tax revenue for the barangay.

The applicant, Mr. Jerry T. Balubal, presented his plan to convert the subject land into an events place. When a concern was raised regarding the road right-of-way, Mr. Balubal responded that he had already allocated a specific lot area for that purpose.

The Committee, having found no opposition and recognizing the project's potential to bring positive development to the community, issued a favorable recommendation to reclassify the subject land from agricultural to commercial use.

With no further matters to discuss, the Chair thanked the applicant, participants, and residents of Barangay Libag Sur for attending the public hearing, and adjourned the session at 9:45 A.M.

Prepared by:


Lizel S. Daquioag