Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Bgy. Sta. Monica, Puerto Princesa City, Palawan
Telfax No. (048) 434 - 8791
Email Add: penropalawan@denr.gov.ph

November 22, 2022

MEMORANDUM

FOR : **The Regional Executive Director**
DENR MIMAROPA Region
1515 DENR By the Bay Building, Roxas Boulevard,
Barangay 668, Ermita, Manila

THRU : **The OIC, ARD for Technical Services**

FROM : **The Provincial Environment and**
Natural Resources Officer

SUBJECT : **SUBMISSION OF COMPREHENSIVE DEVELOPMENT AND MANAGEMENT PLAN (CDMP) OF BATHING ESTABLISHMENT OF PALAWAN COVE CORPORATION (PCC) WITH FLAGT NO. 01-2021 LOCATED IN SITIO DAPLAC, BARANGAY POBLACION, SAN VICENTE, PALAWAN**

Respectfully forwarded is the memorandum of CENRO Roxas, Palawan dated October 6, 2022 relative the above subject.

As per report, Palawan Cove Corporation submitted their copy of CDMP in compliance to the memorandum of RED Lormelyn E. Claudio, CESO IV dated June 13, 2022.

Further, CENRO Roxas sent a letter via email to Mr. William Espina, Liason Officer of Palawan Cove Corporation to follow-up the submission of their approved CDMP and Tourism Development Plan in compliance to DMO No. 20211-02.

For information and further instruction.

For the PENRO;

RONIE B. GANDEZA
OIC Chief, Technical Services Division
In Charge, Office of the PENRO

Copy Furnished:
CENRO Roxas, Palawan
<cenroroxaspalawan@denr.gov.ph>
KVE/MES Doc. No. 2022-9802

Republic of the Philippines
Department of Environment and Natural Resources
Region IV- MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Barangay III (Poblacion), Roxas, Palawan
Contact No. 09171606578 / 09175028647
Email address: cenroroxaspalawan@denr.gov.ph

October 6, 2022

MEMORANDUM

FOR : The Provincial Environment and
Natural Resources Officer
Sta. Monica, Puerto Princesa City, Palawan

DENR PENRO
PALAWAN RECORDS
RECEIVED
BY:
DATE: 11-24-2022 22-9802

THRU : The Chief, Monitoring Enforcement Section

FROM : The Community Environment and
Natural Resources Officer
Roxas, Palawan

SUBJECT : **SUBMISSION OF COMPREHENSIVE DEVELOPMENT AND MANAGEMENT PLAN (CDMP) OF BATHHING ESTABLISHMENT OF PALAWAN COVE CORPORATION (PCC) WITH FLAGT NO. 01-2021 LOCATED IN SITIO DAPLAC, BARANGAY POBLACION, SAN VICENTE, PALAWAN**

This is in compliance with the memorandum of RED Lormelyn E. Claudio, *CESO IV* dated June 13, 2022 re: compliance monitoring report on Forest Land Use Agreement for Tourism awarded to Palawan Cove Corporation located at Sitio Daplac, Barangay Poblacion, San Vicente, Palawan.

Please be informed that this Office had sent a letter via email to Mr. William Espina, Liason Officer of PCC to follow-up the submission of the copy of their approved CDMP and Toursim Development Plan in compliance to DMO No. 20211-02.

At present, the PCC have already submitted the copy of CDMP, however their Tourism Development Plan was still on progress, accordingly.

They were also reminded of the provisions of Article 51 of Presidential Decree No. 1067, which provides that banks of rivers, streams and shores of the seas and lakes are subject to defined easement zones or no build zones. Thus, the guest house they build within this zone is violative to the above law, hence, they were adviced to self-demolish the said structures.

Attached is the copy of their CDMP for further evaluation.

For information and record.

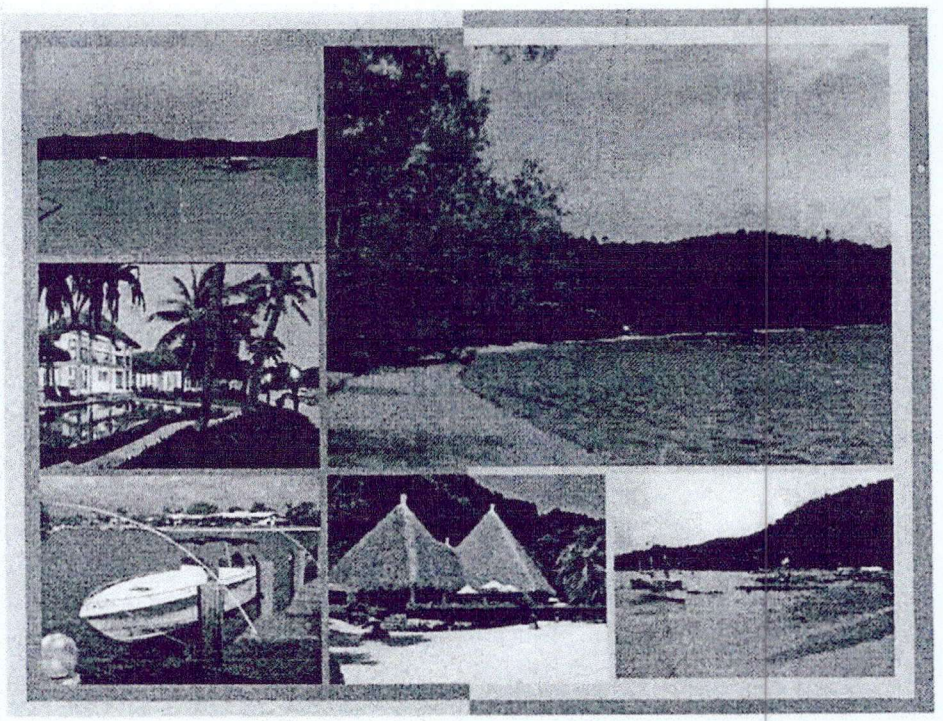
PABLO L. CRUZ

DENR-CENRO ROXAS
RELEASED
DATE: OCT 18 2022
BY:
DOC. NO. 2022-10-1624

PALAWAN COVE CORPORATION
130 Amorsolo corner Herrera St., Legaspi Village, Makati City

COMPREHENSIVE DEVELOPMENT and MANAGEMENT PLAN (CDMP)

for the Proposed Bathing Establishment Project
of Palawan Cove Corporation (PCC)
located at Boayan Island, Sitio Daplac,
Barangay Poblacion, San Vicente, Palawan



FINAL REPORT

Submitted to:

Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
Region IVB – MIMAROPA
L & S Building, 1515 Roxas Boulevard, Ermita, Manila

Prepared by:

GlobalTenets CONSULTANCY

Unit 3 Northmall, Agapita Commercial Complex, Lopez Avenue, Brgy. Batong Malake, Los Baños, 4030
Laguna, Philippines
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April 2012

Received 4.20.12

global tenets
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19 April 2012

Engr. CONCORDIO D. ZUÑIGA, CESO III
Regional Executive Director
DENR Region IV-MIMAROPA
L & S Building, 1515 Roxas Boulevard
Ermita, Manila

Attention: For. JOSE M. DIFUNTORUM
Regional Technical Director for Forestry (RTDf)

Subject: Submission of Final Report to Complete the Evaluation of the Comprehensive Development and Management Plan (CDMP) for the Proposed Bathing Establishment Project located at Boayan Island, Sitio Daplac, Brgy. Poblacion, San Vicente, Palawan

Dear RED Zuñiga:

As a result of the technical review of the CDMP, we are pleased to submit the above quoted subject as proof of the documentation and compliance with the conditionalities and answer to the queries set forth by the Review Committee as discussed during the deliberation of the report.

On behalf of our client, **Palawan Cove Corporation (PCC)**, we trust that you will find this Final Report wherein the committee's questions, comments and suggestions are satisfactorily addressed to merit your kind approval for the Proposed Bathing Establishment Project located at Boayan Island, Sitio Daplac, Brgy. Poblacion, San Vicente, Palawan.

Thank you.

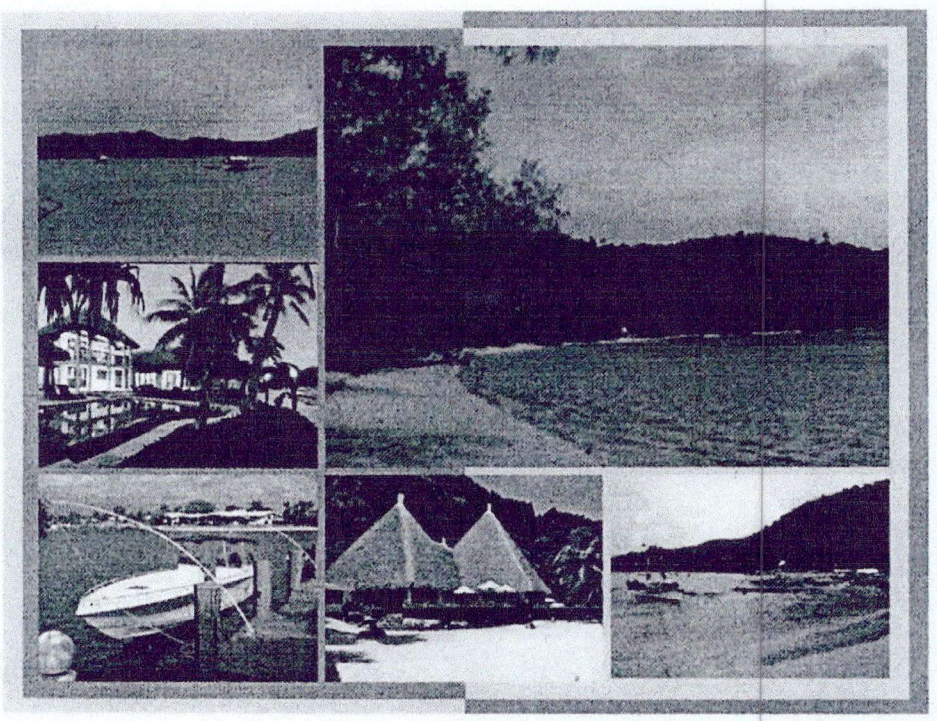
Respectfully submitted,

GREGORIO A. TABUENA
Managing Director

PALAWAN COVE CORPORATION
130 Amorsolo corner Herrera St., Legaspi Village, Makati City

COMPREHENSIVE DEVELOPMENT and MANAGEMENT PLAN (CDMP)

for the Proposed Bathing Establishment Project
of Palawan Cove Corporation (PCC)
located at Boayan Island, Sitio Daplac,
Barangay Poblacion, San Vicente, Palawan



FINAL REPORT

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Laguna, Philippines
Telefax (049) 536-8802 E-mail: gtconsult@gmail.com

April 2012

SUMMARY OF THE FMS COMMENTS

The following are Global Tenets Consultancy (GTC) response to FMS Review Committee comments regarding the Comprehensive Development and Management Plan (CDMP) of the Palawan Cove Corporation (PCC):

	Item	Remarks
1.	Insert Cover Sheet.	Page before Table of Contents
2.	Identify the type of forest land use agreement applied for.	Mentioned in the whole report
3.	Append the approved Forest Land Use Agreement for Tourism Purposes (FLAgT) and Environmental Compliance Certificate (ECC) for the 24.00 hectares.	Included in the Attachments 1 & 2
4.	Include the schedule of implementation of the development aspect of the project.	Refer to Chapter 4, Page 38
5.	Determine the carrying capacity of the area and management strategies to be introduced.	Refer to Chapter 4, Page 36
6.	Excise the 3.3202 hectares from 27.3202 hectares. Since the original area applied for FLAg-T is 24.00 hectares	Mentioned in the whole report
7.	Discuss the waste management strategies to be implemented in the project.	Refer to Chapter 5, Page 46
8.	Cite the medium to be used in the marketing strategies of bathing establishment project.	Refer to Chapter 6, Page 50
9.	Tabulate the results of wildlife survey conducted during the IEE study.	Refer to Chapter 3, Pages 27 to 31
10.	Omit the caption topographic map in Figure 1.	Refer to Chapter 1, Page 2
11.	Revise the financial proposal and project it to 25 years.	Refer to Chapter 8, Page 53 to 56

COVER SHEET

COMPREHENSIVE DEVELOPMENT AND MANAGEMENT PLAN FOR FOREST LAND USE AGREEMENT FOR TOURISM PURPOSES (FLAgT)
(BATHING ESTABLISHMENT PROJECT)

Name of AGREEMENT Holder	:	Palawan Cove Corporation (PCC)
Approximate Area	:	24 hectares

Location:

Region	:	Region IV-B
Province	:	Palawan
Municipality(s)	:	San Vicente
Barangay	:	Poblacion
Island	:	Boayan Island

Boundaries:

Coordinates

North	:	Imuruan Bay
East	:	Bacacolsland
South	:	Public Forest
West	:	Mayuring Point

Physical Description:

The project area is located in Boayan Island which is one of the five (5) officially identified islands within Barangay Poblacion, Municipality of San Vicente, Palawan. Its natural scenic beauty, verdant forest resources, pristine beaches, abundant resources of flora and fauna, outstanding diving sites, majestic mountains and other environmental attractions, make the Island a high potential in the tourism industry. The Island's strategic location and natural beauty both marine and terrestrial is perfect to develop as a tourist hub of the municipality in general and Barangay Poblacion in particular.

Submitted by:

PALAWAN COVE CORPORATION
AGREEMENT Holder

Date: Apr 19 2012

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SUMMARY

Comprehensive Development and Management Plan (CDMP) is one of the requirements in filing Forest Land Use Agreement for Tourism (FLAgT) under Memorandum Order No. 2011-02. This CDMP has been designed to describe the area that will be developed for tourism purposes, including the appropriate plans, strategies and activities which are compatible in the area, protect and conserve the environment and natural resources, generate the necessary development financing and to benefit the host community. The plan also provides an overview of the project, identify and assess the potential impacts, and formulate necessary recommendations for the proposed bathing establishment project.

- **Overview of the Proposed Project**

A number of tourism sites for development have been identified in San Vicente – one of which is the Boayan Island of Barangay Poblacion because of the tourism potentials it can offer, such as, luxuriant forests which hosts a number of flora and fauna, pristine sea water and beautiful beaches, abundant sea grasses, reef fishes, and other natural resources which seem to beckon someone to come. The Island's strategic location and natural beauty both marine and terrestrial is perfect to develop as a tourist hub of the municipality in general and Barangay Poblacion in particular.

This Bathing Establishment Project hopes to make the Boayan Island one of the priority destinations of local and foreign tourists in the region; thereby, boosts the tourism industry in the Municipality a reality, and thus, enhance its socio-economic growth in general, and Boayan Island and Barangay Poblacion in particular. Moreover, the proponent of the proposed projects adheres to the environmental advocacy of the LGU of San Vicente to effectively protect and preserve the marine environment of Boayan Island while pursuing its proposed Project in the area. Thus, the proponent is not only concerned for its own economic interest but also the growth and improvement of the host areas.

- **Condition of the Project Area**

The proposed Bathing Establishment Project of Palawan Cove Corporation (PCC) is specifically located in Boayan Island, Barangay Poblacion, San Vicente, Palawan (**Figure 1**).

Barangay Poblacion is identified in the Municipality's CLUP/WP as one of the barangays considered as Tourism Development Area (TDA). The choice of the area could be attributed to its scenic beauty, pristine beaches, diving sites and the majestic rolling hills, among others. Such features make the place an ecotourism potential. The other TDAs are Barangays Alimanguan, New Canipo, New Villafria, Port Barton, and Sto. Niño.

Agriculture, commerce and trade opportunities are generally in the southern part of the Province of San Vicente, whereas, tourism and other related businesses are the main attractions in the north. In the past few years, the President of the Philippines declared Southern Palawan as the mining district and Northern Palawan as the tourism district.

Like any other island in the Philippines, Boayan Island is a majestic place with pristine beaches. It offers a variety of sporting and leisure activities including swimming, sunbathing, snorkeling, sailing, among others. Barangay Poblacion, Municipality of San Vicente seems to be an ideal place for the project because of its magnificent scenery (**Figure 2**).

The marine attractions of Barangay Poblacion are its diving spots which are frequently visited by domestic and foreign divers and tourist. During the *habagat* (southwestern monsoon winds), the waves along the coastal water of the beaches could be excellent spot for windsurfing and surfboard riding. When the *amihan* (northern winds) come, the coastal waters become calm, thus, it could be excellent for waterskiing activities.

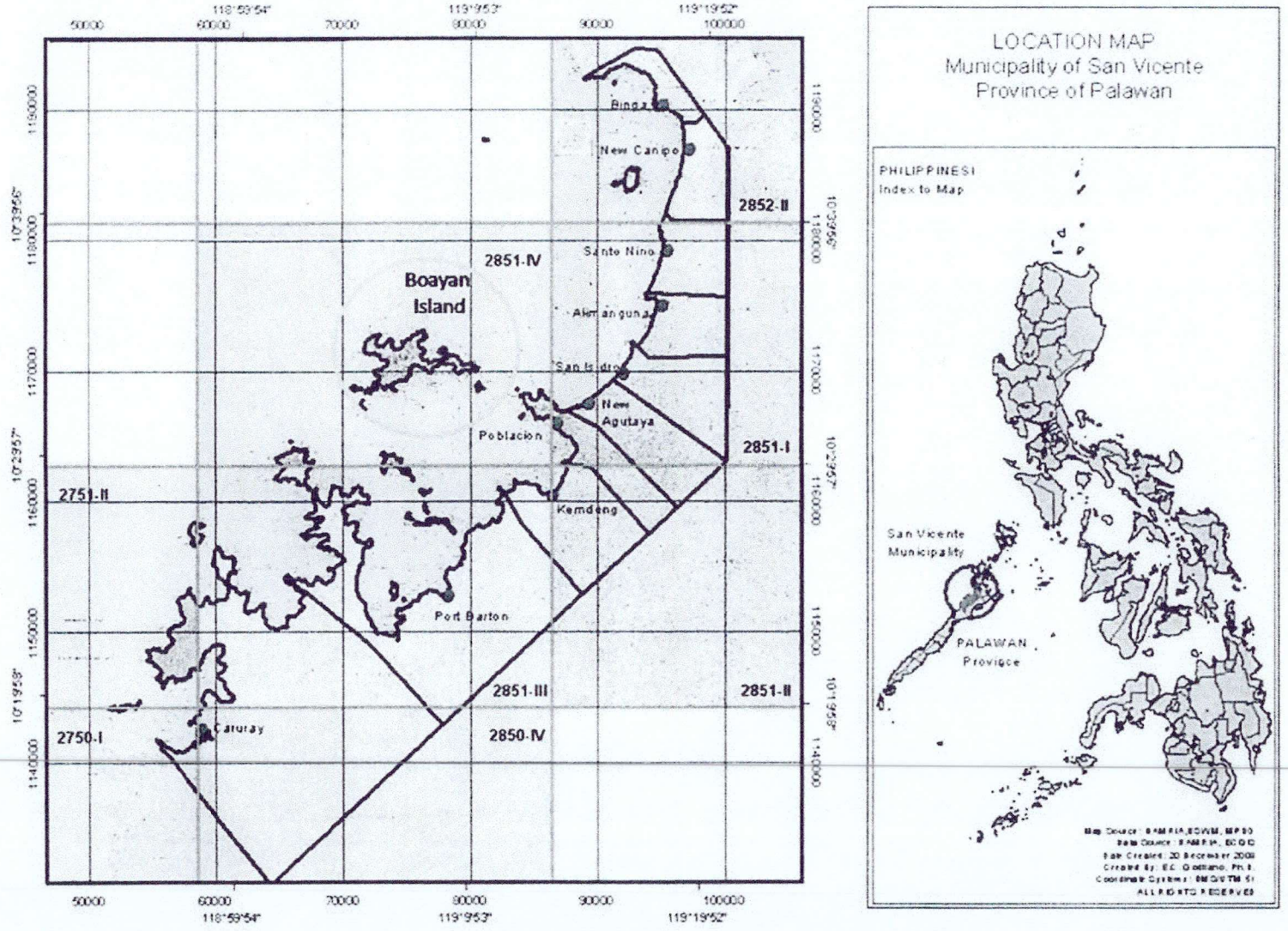


Figure 1. Location map of Boayan Island.

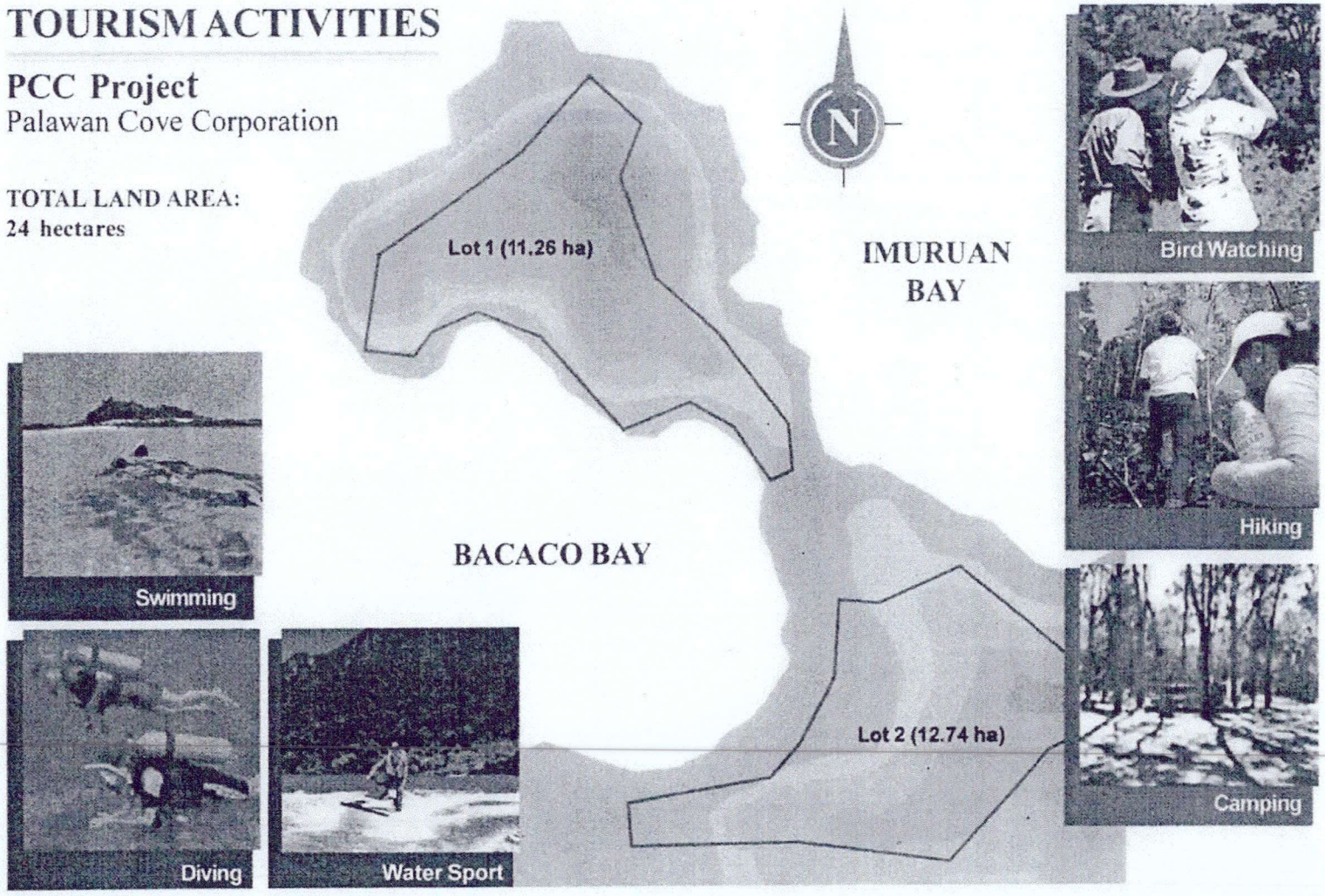


Figure 2. Tourism Activities.

Furthermore, the inland areas of Barangay Poblacion boast of rich forest which serves as a habitat to various species of flora and fauna. With its desire to pursue the development of the tourism industry in the various areas of barangay, such as, the proposed bathing establishment in Boayan Island.

- **Project Development Plan**

The proponent intends to establish and develop a bathing establishment as an island destination for locals and tourist through environmentally-sustainable development without disturbing the natural ecosystems of Boayan Island.

The whole project area is confined within 24 hectares which involve construction of twenty one units of 3-storey hotel, three clubhouses (e.g. multi-purpose hall, bar, office, reception area, gift counter, luggage, billiards hall, library, kids room and entertainment area), mooring and other amenities (**Figure 3**).

Based on the biophysical and marine qualities for a vibrant tourism industry, Boayan Island can be considered as one of the priority destinations for local and foreign tourist.

This CDMP is for tourism management of Boayan Island. By providing a specific and purposeful intervention to enhance tourism so that benefits are maximized and problems minimized. The limited carrying capacity would require better project management planning. In Boayan Island, this intervention can take the form of managing volumes of visitors; managing tourist arrivals; instituting other built infrastructure guidelines (e.g. signage, etc.); and creating appropriate organizational mechanisms with the power to manage tourism development.

The strategies formulated for sustainable tourism development should follow the important principles given such as: tourism should integrate the natural, cultural and human environments. It must respect the fragile balances that characterize many tourist destinations through analysis of carrying capacity, in particular, for islands and environmentally sensitive areas; government should promote actions for integrating the planning of tourism with environmental NGOs and local communities; measures must be developed to permit a more equitable distribution of the benefits and burdens of tourism; and there is also a need to support and promote tourism demonstration projects within the framework of sustainable tourism development.

The CDMP also involve construction activities such as civil works, installation of various electrical and mechanical appliances, plumbing/sanitary installations, security and management system, support facilities and other ancillary works necessary to complete the work.

Construction activities will be carefully managed to protect the environment. The construction shall conform to standards of construction for ecotourism project and should be environmentally friendly.

The scale of construction of the facilities will be characterized by low to medium structural works and intensive sanitary work activities. The aesthetical value of the project site will also be given high degree of importance. The design is such that remaining natural areas will not be further affected.

The project is expected to be completed within twenty five (25) years.

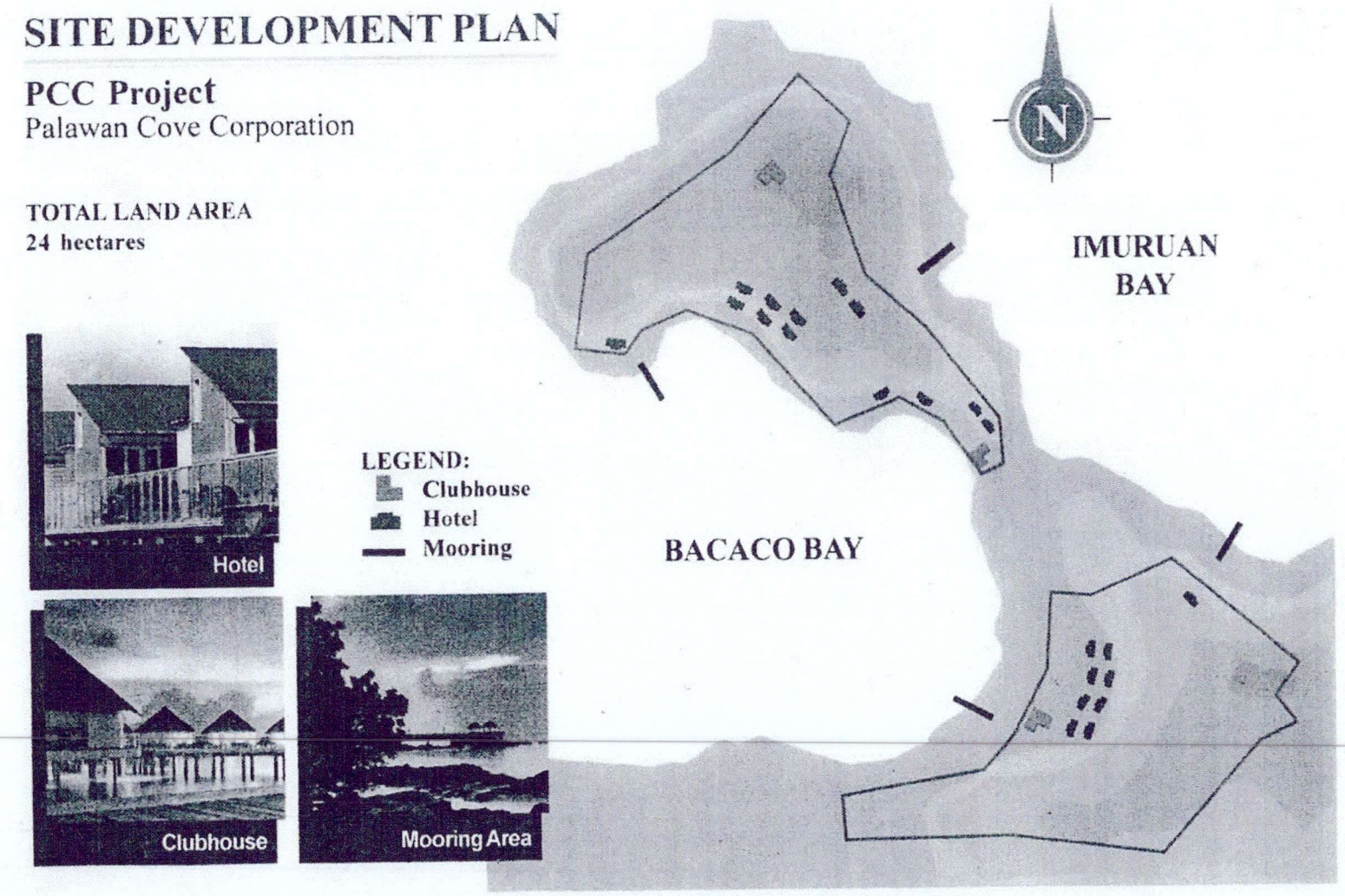


Figure 3. Site Development Plan.

- **Monitoring and Evaluation**

Every human activity has an environmental impact. Even in a condition of no development, the forest ecology could still be disturbed by unrestricted activities. Ecological disturbances are inevitable, but the extent, level and effects of development have to be within tolerable limits so that environment degradation will be prevented or mitigated.

The timing of the commencement of construction is important. The construction activities and its critical components, such as earth moving, should be timed during dry season where there is less likelihood of rain that can erode the soil.

The coming in and out of visitors/occupants to and from the bathing establishment may affect the environmental condition (land, water and air), sanitation, and consequently, people's health. There will be an alteration of landscape, displacement of wildlife, solid and liquid wastes generation, increase in noise level, and possible influx of migrants/ settlers into the area, contributing to population increase.

Since the island will be made into bathing establishment, it may be proper to provide protection to the marine life nesting in the island. Strict implementation of rules regarding marine protection must be observed to preserve the pristine greenness of the island. Such moves would also save the cleanliness and clearness of waters surrounding the island. Complete environmental monitoring must be done to check whether policies are strictly implemented and followed.

The mitigating measures should be followed to avoid or minimize untoward environmental consequences particularly on the soil, water, wildlife, and population. Some of the mitigating measures are: regulate entry of migrants into the community; implement effective waste minimization and management practices; construct drainage facilities; monitor the carrying capacity of the bathing establishment so that the noise level is kept at tolerable level; use cleaner fuel or low sulfur content to minimize NO_2 and SO_2 emission from pump boat and watercraft engines; implement existing laws and ordinances; and monitor regularly the water quality to properly ascribe environmental changes to certain conditions or actions.

- **Market and Utilization**

The natural environment of Boayan Island will draw more visitors to enjoy both nature and development. In addition, the following programs and strategies will be implemented in this project: a) advertising (services will be made available to guest and visitors either local or foreign tourist. Advertising will be conducted locally and abroad to bring more visitors, guests and tourists); b) used of private and government promotions (promotion of bathing establishment shall be made thru local government for information and networking. Likewise, other prospective visitors shall be contacted through friends, associates and thru web site); and c) pricing structure (the pricing structure shall be evaluated and analyzed later upon completion of the establishments).

Bathing establishment project aims to a sustainable tourism taking into consideration to value the concept of equality and partnership, having unity with nature. Tourism is sustainable when it dignifies and makes people proud of it, satisfies the visitors and promotes well-being.

One of the principles of sustainable tourism is that tourism must consider its effects on cultural heritage and traditional elements, activities and dynamics of each local community. These elements must at all times play a central role in the formulation of tourism strategies. Environmentally and culturally vulnerable spaces, both now and in the future shall be given special priority in the matter of technical cooperation and financial aid for sustainable tourism development.

- **Organization**

The proposed bathing establishment project at Boayan Island of Palawan Cove Corporation covers an area of 24 hectares. The Resort Manager would be the proponent and twenty-seven (27) resort staffs will be hired to cater the needs of guests and visitors. They will be employed as marketing officer, planning officer, accountant, boat crew, kitchen staff, security officer, fire and safety officer, personnel officer, front desk, housekeeping, ground keeping, maintenance staff, senior and junior staff. The specified position will be assigned to a qualified applicant.

- **Financial Requirement**

A total of PhP 147,711,783.96 will be needed to carry out this bathing establishment project.

CHAPTER 1:
INTRODUCTION

The Municipality of San Vicente is one of the municipalities on the northern part of the Province of Palawan which aims for socio-economic growth through the development of its tourism industry. San Vicente, in general, offers a unique tourism destination that attracts thousands of tourists to come, particularly at Poblacion which continue to be a popular destination of tourists. An array of tourist resorts lines within the vicinity of the beaches of the barangay proper.

San Vicente could achieve its visions for the municipality in the years to come with responsible service developers considering an excellent environmental management. San Vicente shall be a municipality of empowered and peaceful citizens living in an atmosphere of justice, freedom and social equity, actively participating in and enjoying the benefits of a balanced agro-industrialized tourism economy within an ecologically stable environment and resilient ecosystems.

At present with what it has strived for and the outcome it has produced, not only at the local level but also to the external communities, there is no doubt that the Municipality of San Vicente may one day become a major center of agricultural and industrial trade not only within the Municipality or within the Province of Palawan but probably at the regional level. This is deemed highly probable "due to its potential production capability of rice, of highly value crops, of livestock and fisheries, and other goods which may be developed/produced/manufactured and/or processed in the area". With the zeal and enthusiastic desire for improvement of its local government units and the communities thereat, such vision could be a reality.

The LGU of San Vicente does not cease looking for new avenues to further enhance its socio-economic growth. Such desire is reflected in its Comprehensive Land and Water Use Plan of the Municipality for 2009-2020. As part of the Northern Ecotourism Circuit in the Northern Part of the Province of Palawan, San Vicente deems it wise to enhance the development of the tourism industry as a "come on" factor of the area. Its natural scenic beauty, its verdant forest resources, pristine beaches, abundant resources of flora and fauna, outstanding diving sites, majestic mountains and other environmental attractions, make the municipality a very high potential in the tourism industry. Moreover, the success of tourism as an industry does not only depend on what its environment and products can offer but also on the attitude of its people who will manage and render its services. It could be further strengthened with the friendly and accommodating people of the place and energetic government leadership for which the Municipality of San Vicente offers.

In view of the development thrust of the Municipality of San Vicente, the proponent, Palawan Cove Corporation (PCC) is putting its stakes to develop a bathing establishment in the north-western part of the Boayan Island, Barangay Poblacion, San Vicente, Palawan.

This Comprehensive Development and Management Plan (CDMP) of PCC will serve as a basis of the over-all framework in the development of the Municipality of San Vicente. It is not only concerned with the development of the physical structure of the municipality, but also the other sectors, namely: the social sector, the economic sector, the infrastructure and public utilities sectors, the institutional sector, the physical/environmental management sector, and the local and fiscal management sector.

The approval of the CDMP will boost the tourism industry and help in the socio-economic development of the area through local employment, improvement of infrastructure facilities, revenue collection and foreign exchange.

CHAPTER 2:
OBJECTIVES

2.1 General Objectives

Pursuant to Memorandum Order No. 2011-02, in order to rationalize the granting of rights over forest land for Tourism purposes, the approval of the Forest Land Use Agreement for Tourism Purposes (FLAg-T) requires the submission of a Comprehensive Development and Management Plan (CDMP).

Generally, the objective of the Comprehensive Development and Management Plan (CDMP) for the proposed bathing establishment project at Boayan Island of Palawan Cove Corporation (PCC) is to conserve and manage an island ecosystem. It is also one of the means to enhance the development of the tourism industry of San Vicente and contribute to the socio-economic growth of the municipality in general and Barangay Poblacion in particular.

2.2 Specific Objectives

Specifically, the CDMP aims to:

a) Develop and sustain a viable tourism program basically focusing on eco-tourism, environmental conservation and community development within the physical carrying capacity of the area;

b) Assure well-maintained environment where domestic and foreign tourists can appreciate nature and enjoy outdoor recreation;

c) Protect the coastal resources and other marine habitats;

d) Promote earning potentials for local communities, promoting small-scale local business ventures; and

e) Uplift the socio-economic condition of the Municipality in general and the Island and Barangay Poblacion in particular, through: employment opportunities; improve revenue through taxation; opening up and/or improving livelihood and/or entrepreneurial opportunities; enhance establishment and/or improvement of infrastructure facilities; and enhancing the general well-being of the people of the area.

CHAPTER 3:
DESCRIPTION OF THE PROJECT AREA

3.1 General Information

3.1.1 Background of the Area

The Municipality of San Vicente, Palawan

San Vicente is one of the 23 municipalities in the province of Palawan, with a total land area of 165,797.6525 hectares. San Vicente used to be a sitio of Barangay Kemdeng, then a barangay under Puerto Princesa City. The municipality of Puerto Princesa passed a resolution in May, 1972 defining the areas to be given to San Vicente while the Municipal Council of Taytay also passed a similar resolution in June, 1972 apportioning some of its territories to San Vicente. Thus, then Congressman Ramon Mitra, Jr. sponsored a bill which enacted into law the creation of a separate Municipality of San Vicente. The early settlers were from Manamoc Island of the Municipality of Cuyo, a northern island municipality. Other early settlers were the Agutaynins and Cuyunins.

Agriculture, commerce and trade opportunities are generally in the southern part of the Province of San Vicente, whereas, tourism and other related businesses are the main attractions in the north. In the past few years, the President of the Philippines declared Southern Palawan as the mining district and Northern Palawan as the tourism district.

San Vicente is fast developing into a tourism center in Palawan. There is an airport being constructed in Barangays Poblacion and New Agutaya. Once finished, the airport will be the biggest attraction for tourists going to Northern Palawan as it will spare them from travelling uncomfortably for hours by land from Puerto Princesa to reach the tourist spots and attractions of San Vicente and the other northern towns. A number of other tourism projects are in progress in other parts of the municipality.

The municipality is richly endowed with lush forest growth, translucent seas with 14 kilometers white sand beaches, rivers and falls that are essential water sources, attractive areas for marine development, alluring diving sites, agricultural development potentials, accommodating people and energetic leadership. These are essential factors for the municipality's socio-economic growth and the enhancement of eco-tourism development of the municipality.

With the declaration of the President of the Republic to make Northern Palawan a tourist destination, the local government of the Municipality of San Vicente is exerting much effort to entice local and foreign investors into the area to enhance the development of the Municipality's tourism industry and other potentials for growth.

The Boayan Island

Boayan Island is within the jurisdiction of Barangay Poblacion, in the Municipality of San Vicente. It is the largest island community of San Vicente with an aggregate area of 1,327.31 hectares. It has five sitios, namely: Pulang Bato, Daplac, Bakaw, Kasoyan, and Village.

Principally, fisherfolks and their families inhabit Boayan Island. However, since they engaged in fishing, the area are already overfished and abused. The fisherfolks go into alternative options, such as, seaweed farming and into slash and burn practices ("Kaingin") farther uphill above the sitio or in other parts of Boayan Island to help family sustain through difficult seasons.

Other alternative livelihood sources that people of Boayan deem to help them during difficult times are small-scale poultry and livestock farming, backyard organic vegetable farming; and services for eco-tourism.

3.1.2 Location of the Area

The bathing establishment project is located in Boayan Island, Sitio Daplac, Barangay Poblacion, San Vicente, Palawan and covers an area of 24 hectares.

The Municipality of San Vicente is located on the northwestern side of the main island of Palawan. It is bounded on the northeast by the Municipality of Taytay, on the east by the Municipality of Roxas, on the southwest by Puerto Princesa City, and on the northwest by the South China Sea.

Sustainable development of Boayan Island is the major planned of PCC. The environmental setting which is the main attraction of the Island will be enhanced and preserved. Activities will be consistent with the aspect of tourism paving the way to become the thriving economic sector.

The Lot 1 property of PCC is bounded by the coordinates 10° 34' 43.3120" to 10° 34' 42.7073" north latitude and 119° 10' 14.8003" to 119° 10' 16.4341" east longitude and Lot 2 property is bounded by the coordinates 10° 34' 22.9121" to 10° 34' 22.7987" north latitude and 119° 10' 26.1216" to 119° 10' 30.5479" east longitude.

Figures 4 and 5 show the topographic basemap of Boayan Island and the location of the Bathing Establishment Project.

3.1.3 Accessibility

From Puerto Princesa, San Vicente could be reached via land transport over 194 kilometers of concrete and all-weather gravel paved roads. It would take approximately four (4) hours travel time by shuttle vans or by passenger bus. However, within the Municipality or barangays of San Vicente, the basic means of transportation are the single motorcycle and tricycles. The island communities of San Vicente could be reached by pump boats and medium sized marine vessels. To enhance the promotion of tourism industry in the Municipality, the LGU of San Vicente improves the former airstrip by expanding the existing airstrip from 800 meters length to 1200 meters and from 60 meters width to 120 meters to accommodate a 50 seater aircraft. The project is embodied in the Municipal Comprehensive Land and Water Use Plan.

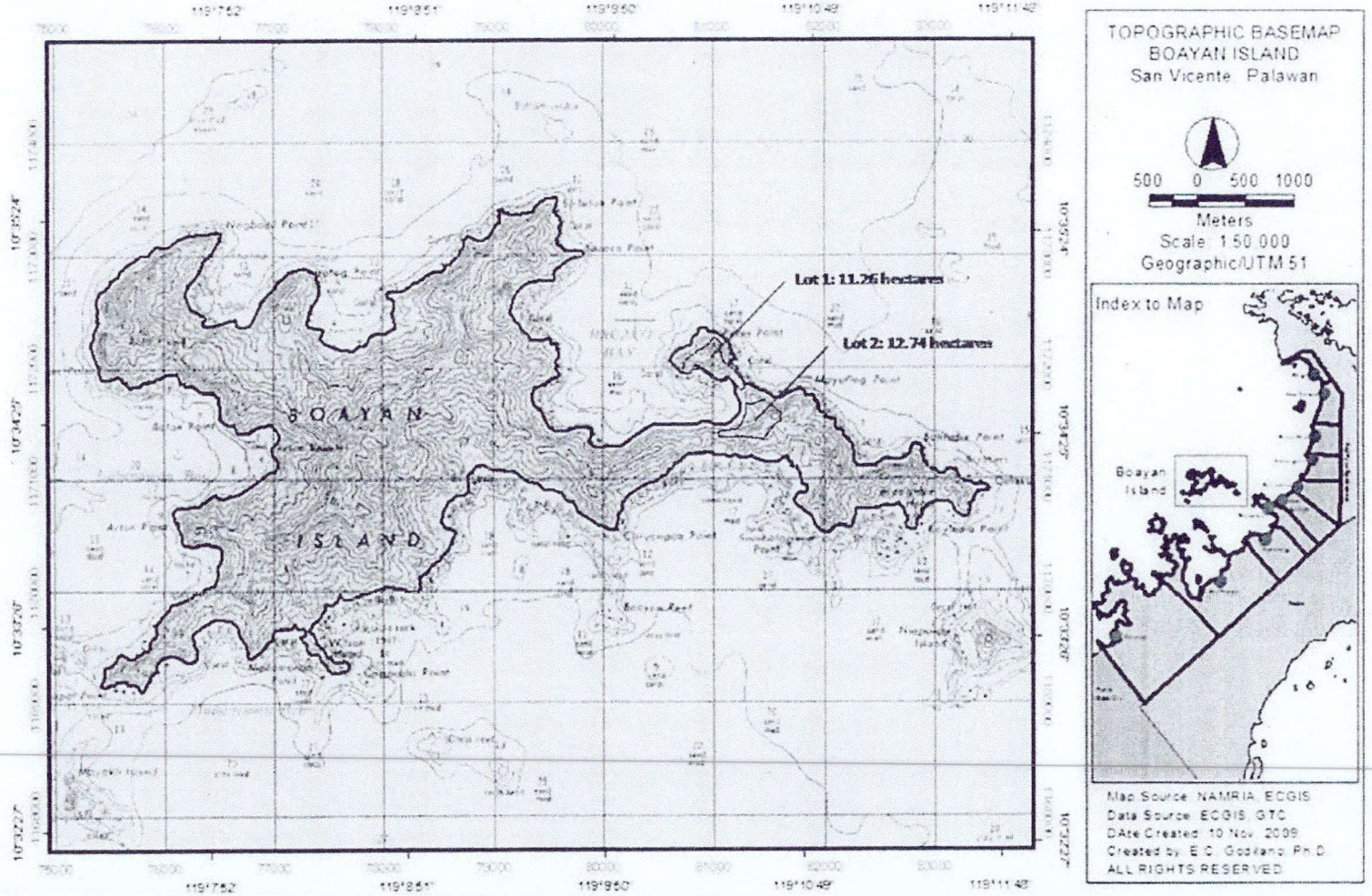
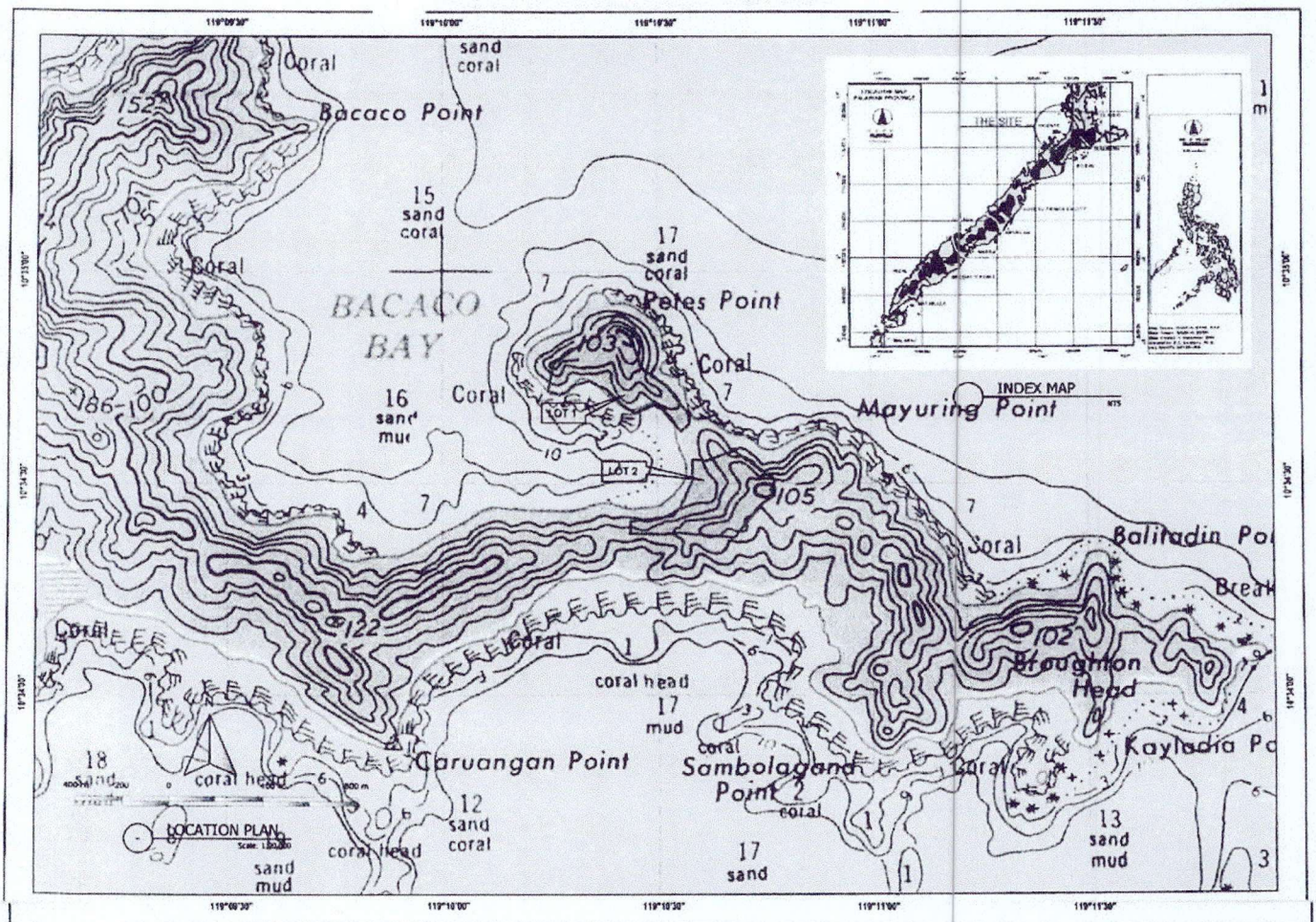
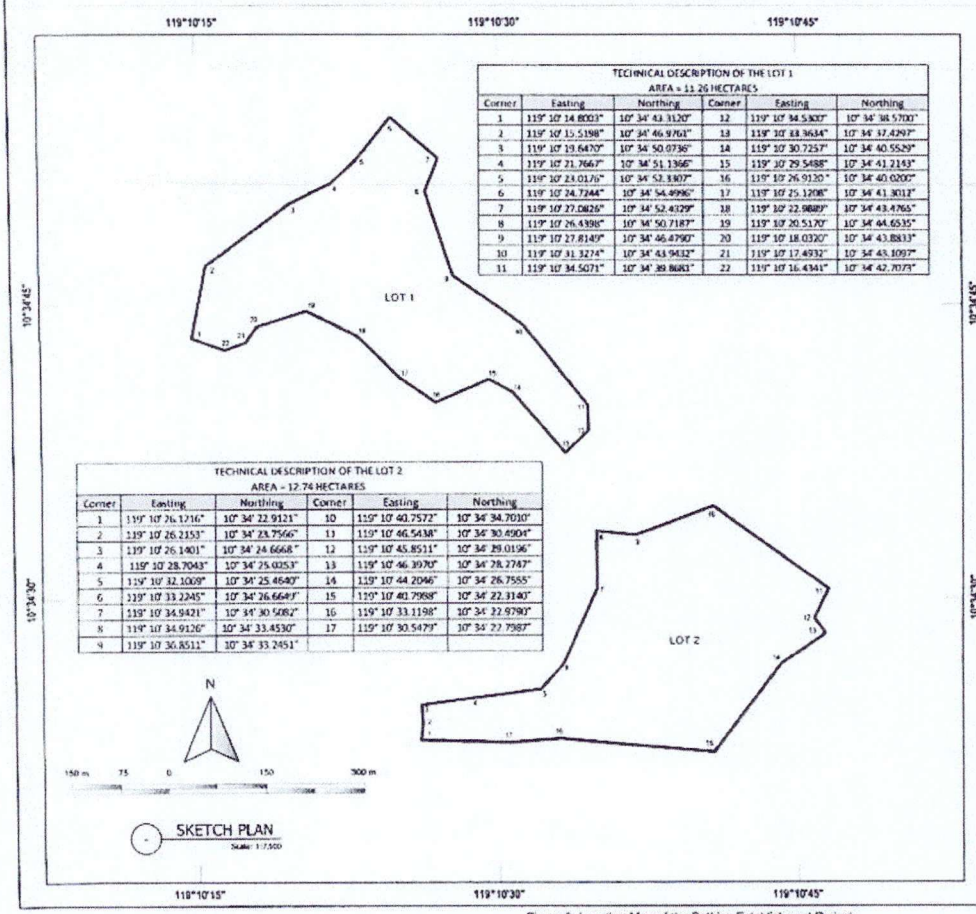


Figure 4. Topographic Basemap of Boayan Island.





TECHNICAL DESCRIPTION OF THE LOT 1
AREA = 11.26 HECTARES

Corner	Easting	Northing	Corner	Easting	Northing
1	119° 10' 14.8003"	10° 34' 43.3120"	12	119° 10' 34.5303"	10° 34' 38.5700"
2	119° 10' 15.5198"	10° 34' 46.9761"	13	119° 10' 33.9634"	10° 34' 37.4297"
3	119° 10' 19.6470"	10° 34' 50.0736"	14	119° 10' 30.7257"	10° 34' 40.5529"
4	119° 10' 21.7667"	10° 34' 51.1366"	15	119° 10' 29.5488"	10° 34' 41.2143"
5	119° 10' 23.0176"	10° 34' 52.3807"	16	119° 10' 26.9120"	10° 34' 40.0200"
6	119° 10' 24.7244"	10° 34' 54.4996"	17	119° 10' 25.1208"	10° 34' 41.3012"
7	119° 10' 27.0826"	10° 34' 52.4329"	18	119° 10' 22.9889"	10° 34' 43.4765"
8	119° 10' 26.4398"	10° 34' 50.7187"	19	119° 10' 20.5170"	10° 34' 44.6535"
9	119° 10' 27.8140"	10° 34' 46.4790"	20	119° 10' 18.0320"	10° 34' 43.8833"
10	119° 10' 31.3274"	10° 34' 43.9432"	21	119° 10' 17.4932"	10° 34' 43.1097"
11	119° 10' 34.5071"	10° 34' 39.8683"	22	119° 10' 16.4341"	10° 34' 42.7073"

TECHNICAL DESCRIPTION OF THE LOT 2
AREA = 12.74 HECTARES

Corner	Easting	Northing	Corner	Easting	Northing
1	119° 10' 26.1716"	10° 34' 22.9121"	10	119° 10' 40.7572"	10° 34' 34.7010"
2	119° 10' 26.2153"	10° 34' 23.7566"	11	119° 10' 46.5438"	10° 34' 30.4904"
3	119° 10' 26.1401"	10° 34' 24.6668"	12	119° 10' 45.8511"	10° 34' 29.0196"
4	119° 10' 28.7043"	10° 34' 25.0353"	13	119° 10' 46.3970"	10° 34' 28.2747"
5	119° 10' 32.1009"	10° 34' 25.4640"	14	119° 10' 44.2046"	10° 34' 26.7555"
6	119° 10' 33.2245"	10° 34' 26.6649"	15	119° 10' 40.7958"	10° 34' 22.3140"
7	119° 10' 34.9421"	10° 34' 30.5082"	16	119° 10' 33.1198"	10° 34' 22.9790"
8	119° 10' 34.9126"	10° 34' 33.4530"	17	119° 10' 30.5479"	10° 34' 22.7987"
9	119° 10' 36.8511"	10° 34' 33.2451"			

MAP

SHOWING THE AREA OF BATHING ESTABLISHMENT PROJECT FOR PALAWAN COVE CORPORATION

SITUATED IN
BOAYAN ISLAND
BARANGAY OF POBLACION
MUNICIPALITY OF SAN VICENTE
PROVINCE OF PALAWAN
CONTAINING AN AREA OF 24.00 HECTARES

PREPARED BY
GLOBAL TENETS CONSULTANCY
headed by

GREGORIO A. TABUENA
Registered Forester No. 786

Subscribed and sworn to before me this ____day of_____2012

GlobalTenets CONSULTANCY

REV. NO.	DESCRIPTION	PREP.	DATE	CHKD	DATE	SHT. NO.
0						1 OF 1

R.O.T. NAMRIA MAP BOAYAN ISLAND

Figure 5. Location Map of the Bathing Establishment Project.

3.2 Physical Environment[1]

3.2.1 Land Area

The Municipality of San Vicente has a total land area of 165,797.65 hectares distributed among its ten (10) barangays.

The area under study is within the jurisdiction of Barangay Poblacion which is about 2.63% of the total land area of San Vicente (**Table 3.1**). The mountainous land from northeast to southeastern portion of the municipality serves as its natural boundary from the adjacent municipalities.

Table 3.1. Land Area of San Vicente, Palawan.

Barangay	Area (ha)	% of Municipal Land Area
Alimanguan	4,295.73	2.59
Binga	1,355.45	0.82
Caruray	127,496.04	76.90
New Agutaya	6,078.26	3.67
New Canipo	2,708.45	1.63
Kemdeng	5,027.81	3.03
Poblacion	4,361.01	2.63
Port Barton	14,474.90	8.73
San Isidro*	(4,552.96)	
Sto. Niño*	(3,599.88)	
TOTAL	**165,797.6525**	**100.00**

*Barangays San Isidro and Sto. Niño were still parts of Barangays Alimanguan and New Agutaya respectively, during the Cadastral Survey of 1988.
Source: CBMS, 2008

It is said that aside from these inland areas, twenty-two (22) islets scattered along South China Sea coastal waters are also within the jurisdiction of San Vicente. The mountainous land from northeast to southeastern portion of the municipality serves as its natural boundary from the adjacent municipalities.

3.2.2 Topography and Slope

The terrain of San Vicente is generally characterized as undulating to rolling with elevation ranging from zero to 703 meters above sea level. Except for some isolated areas, the terrain is generally rugged due to the vast Pagdanan ranges which traverse the entire municipality. Pinagmangalucan, New Agutaya is the lowest part and a portion of Pagdanan range between Poblacion is the highest point.

Figure 6 shows the relief and bathymetric map of Boayan Island.

3.2.3 Soils

There are four major types of soil in the Municipality of San Vicente, namely: the Sibuyan Silty Clay, found in land over 5 - 18° slopes and in around 6% of total land area (5,042 ha); the Silty Clay Loam, found in 5 - 18° slopes; Coron Clay Loam, found in areas with 18 - 30° slopes and in around 7% of the total area (6, 012 ha); and the Mountain Soil which is found in almost 85% of total land area (140,930 ha) (**Table 3.2**).

[1] Based on the Comprehensive Municipal Land and Water Use Plan for 2001 -2010, Socio-Economic Profile Report of San Vicente, Palawan dated 2005 and ECAN Zones Management Framework and Guidelines: Municipality of San Vicente. May 2006.

Initial Environmental Examination (IEE) Report prepared by Global Tenets Consultancy. September 2009.

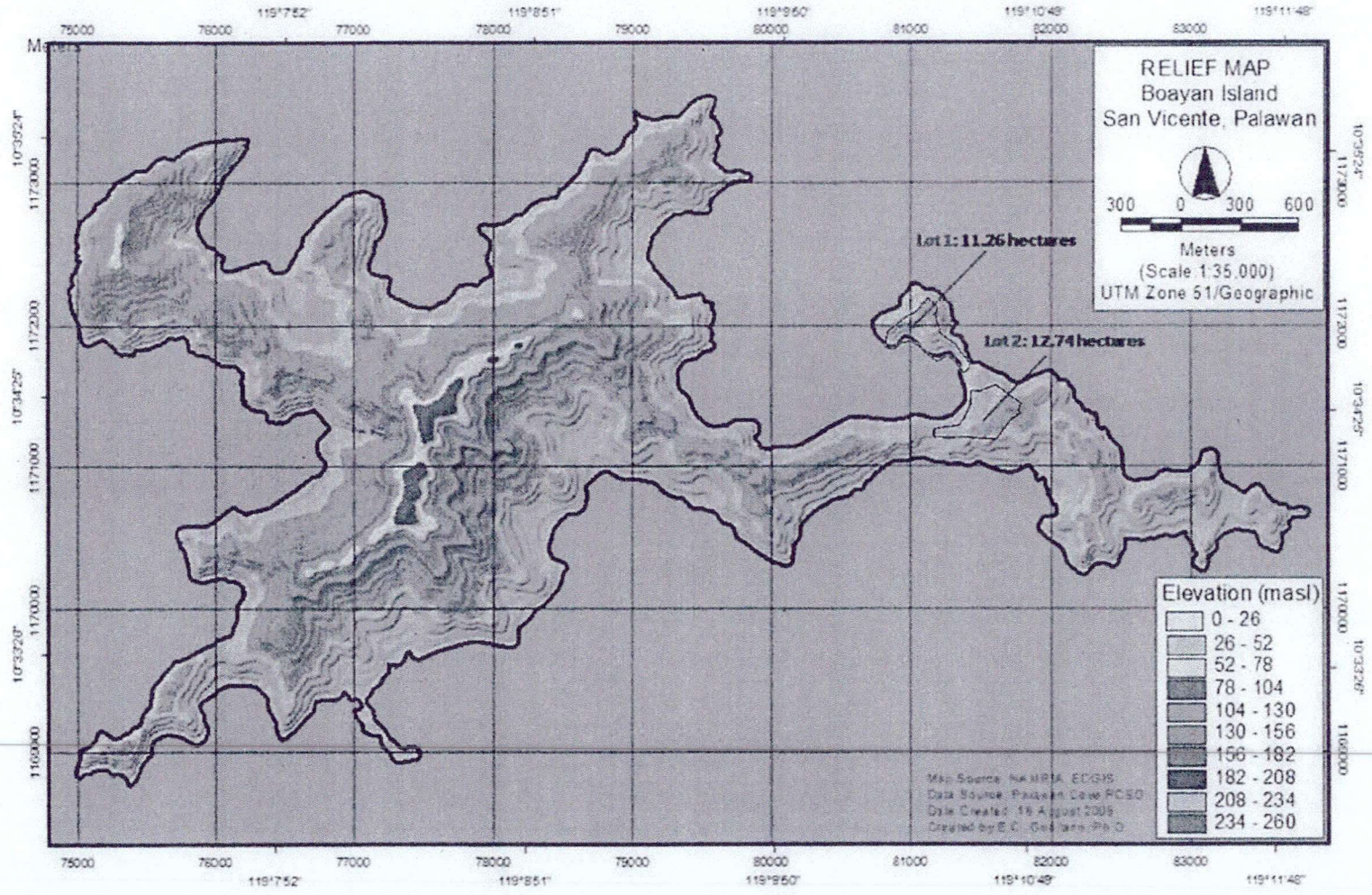


Figure 6. Relief and bathymetric basemap of Boayan Island.

Table 3.2. Types of soil of the Municipality of San Vicente, Palawan.

Soil Classification	General Location	Suitability	Limitations
Sibuyan Silty Clay	Coastal plains/ Lowland areas. Found in lands generally with 5 – 18% slope; and around 6% (5042 hectares) of the total area of the municipality.	Suitable for rice cultivation because it retains water good for rice.	Poor drainage capability, thus drainage should be provided in addition to good farm management practices.
Silty Clay Loam	Upland areas. Found in lands generally with 5 – 18% slope; and around 6% (5042 hectares) of the total area of the municipality.	Moderately good for upland crops but can be cultivated safely if a carefully planned combination of farm management practices are applied.	Prone to erosion when improperly cultivated.
Coron Clay Loam	Found in 18 to 30% slope and in around 7% (6,114.54 hectares) of the total land area of the municipality.	Land good enough for occasional cultivation if handled with care. Best suited for pasture.	Susceptible to erosion.
Mountain Soil	Found above 30% slope and in almost 85% of the total land area (140,929.98 hectares). It dominates the soil type of the municipality.	Can be used for grazing and forestry if handled with care. Also best suited for wildlife or recreations.	Not subjected to intense cultivation due to its shallow nature and tendency to erode easily.

3.2.4 Land Use and Classification

Of the 165,797.6525 hectares of San Vicente, the unclassified public forest land has the largest portion occupying 94,504.6619 hectares followed by timberland areas with 51,397.2723 hectares. Alienable and Disposable Lands (A & D) comprise only of 19,895.7183 hectares (**Table 3.3**).

Table 3.3. General land classification.

Land Classification	Area (ha)	% of Total Area
Alienable or Disposable Land (A & D)	19,895.72	12.00
Forest Land/Timberland	51,397.27	31.00
Unclassified Public Forest Land	94,504.66	57.00
Total	**165,797.65**	**100.00**

Source: ECAN Report, 2006

The general land uses of San Vicente are classified into Core Zones, Restricted Use Zone, Controlled Use Zone, Traditional Use Zone and Multiple Use Zone. The Multiple Use Zone are classified into Network of Protected Area covering 9,454.74 hectares, Agricultural land having 2,391.72 hectares covered area and Built-up Area that covers 572.26 hectares which are subdivided into Airstrip and Swamps/Mangroves areas (**Figure 7**).

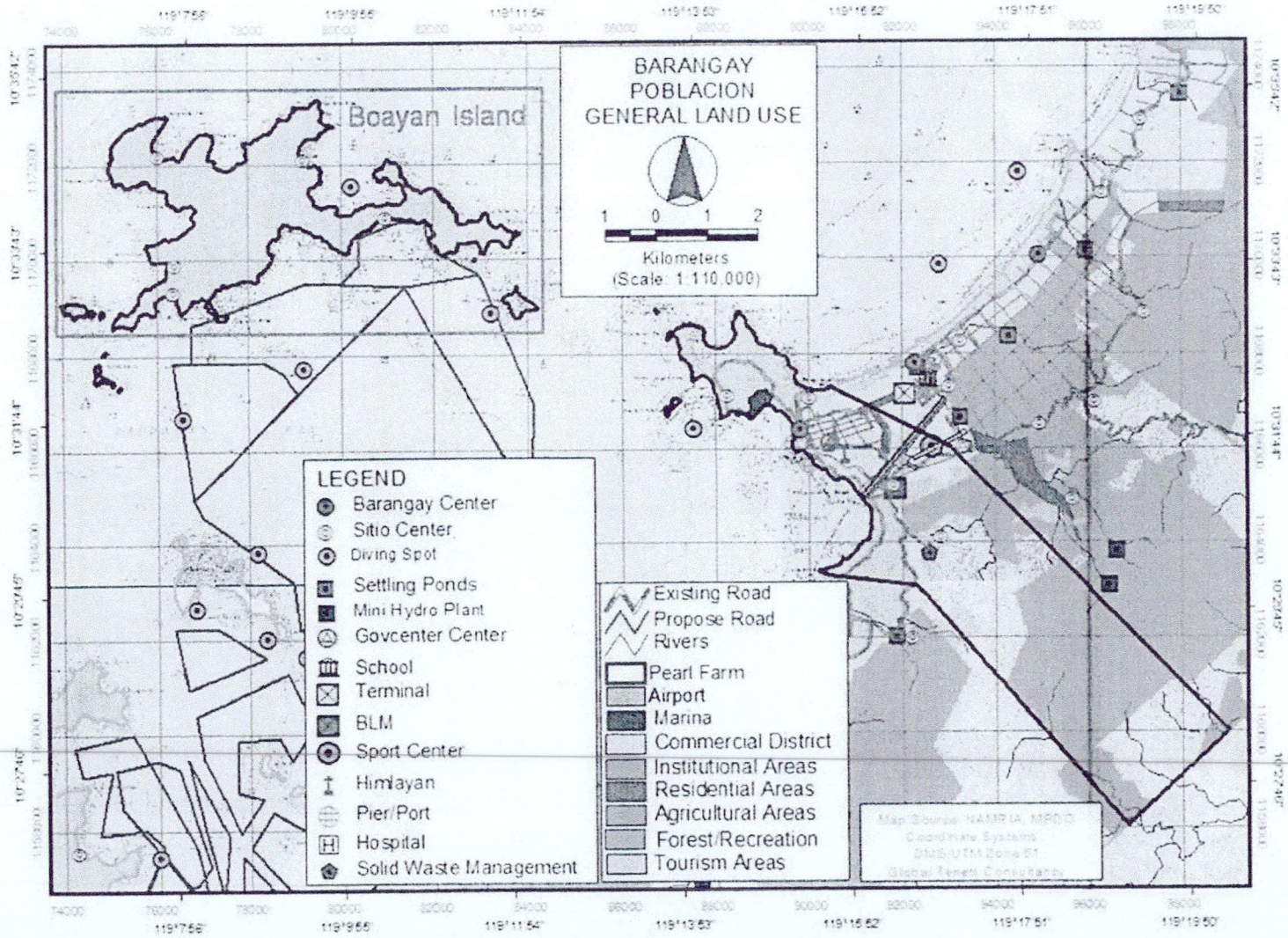


Figure 7. Land use map of Barangay Poblacion.

3.2.5 Land Capability

Areas with slopes below 18% and presently occupied by brush land and grassland should be evaluated for their suitability for reclassifications into A & D lands to support the expansion of agriculture and urban development in the municipality of San Vicente.

3.2.6 Climate and Rainfall

The climate of the municipality falls under Type I. It is dry for six (6) months that is December to May; while rainy season from June to November. March has been observed to be the driest month, while August has been the wettest.

Northeast winds prevail in November to May, while the southwest winds prevail during June to December.

The least recorded rainfall of the municipality was 0.3mm during the month of February and the maximum was 605.10mm during the month of November.

During the *habagat* (southwestern monsoon winds), the waves along the coastal water of the beaches of Poblacion could be excellent spot for windsurfing and surfboard riding. When the *amihan* (northern winds) come, the coastal waters become calm, thus, it could be excellent for waterskiing activities.

3.2.7 Water Resources

San Vicente has a total of 29 rivers, 7 of which are navigable by bancas. Of the navigable rivers, four (4) are perennial, namely: Caruray River (2.5 kilometers), Decala River (0.4 kilometers), Binga River (0.7 kilometers), and New Agutaya River (0.6 kilometers) with an aggregate length of 4.2 kilometers. The other three (3) rivers are intermittent in nature or are sometimes drying up. Three important rivers could also be noted at Port Barton, namely the Itaytay River and Cashew River in the southern and northern part of sitio proper of Port Barton, respectively, and the Pamuayan River at Sitio Pamuayan.

The Municipality of San Vicente has also important bays which are considered very rich fishing grounds. These are the Imuruan Bay, Kemdeng Bay, Pagdanan Bay, Mayday Bay, Jibbon Bay, and Caydoros Bay.

The other important water resources of the municipality are the Pamuayan and Port Barton Falls in Port Barton and the Little Baguio Falls at Kemdeng.

3.3 Biological Environment[2]

Plants and animals as elements of ecosystem are indicators of environmental quality and richness or productivity. Large scale disturbances or destruction on habitats would reduce the ecosystems ability to perform their environmental functions and their services to human communities. This component of the bio-physical aspect was conducted with the aim to determine biodiversity profile and existing vegetation types and thus serve as benchmark data for species richness/poorness of the area based on population indices.

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[2] Based on the Comprehensive Municipal Land and Water Use Plan for 2001 -2010, Socio-Economic Profile Report of San Vicente, Palawan dated 2005 and ECAN Zones Management Framework and Guidelines: Municipality of San Vicente. May 2006.

Initial Environmental Examination (IEE) Report prepared by Global Tenets Consultancy. September 2009.

San Vicente is a well-developed, mixed lowland rain forest where the rolling hills around the Pagdanan Range serve as a domicile of high density forest covers like the *Dipterocarpus gracilis (Panau)* and the *Dipterocarpus hassetti*. As far as the flora is concerned, a rich liana is also found in the thick forest of the municipality. The shrub and herb layer is dense only along the river banks. Within the forest, curciligo species, the tree fern, *Pyurosia longifolia* and *Tactaria irregularites* are common in the area.

The minor forest products of the municipality come from Sahing, Balao, Nipa leaves, Bamboo (i.e. Kawayan, Pating, Buho, Tiring (poles), Rattan, Anibong Pandan and Almaciga.

The inland areas of Barangay Poblacion boast of rich forest which serves as a habitat to various species of flora and fauna. With its desire to pursue the development of the tourism industry in the various areas of barangay, such as, the proposed bathing establishment in Boayan Island.

3.3.1 Timber Stand Inventory

An inventory of timber species in the proposed bathing establishment project was done using sampling method. Five (5) sample plots of 250 m^2 or 10% of the total land area of the proposed project were established at random locations (**Figure 8**). These sample plots were distributed with the intension that the different types of forest within the area are represented. Forest types therein included residual and enrichment forests.

The sample plots were also delineated on the ground and their elevations using a Global Positioning System (GPS) instrument were taken (**Table 3.4**). Hence, the sample procedure strip sampling was adopted within the sample plots in order to establish statistical data on the timber stand of the whole area at the vicinities of the project site. All trees 5 cm and bigger in diameter were identified as to species and their corresponding heights were recorded. The volume was then computed based on the Regional Volume Equation for Dipterocarp and Non-dipterocarp Species.

Table 3.4. Coordinates of timber inventory sampling plots within the proposed Bathing Establishment Project (Lot 1 & Lot 2), Boayan Island, Sitio Daplac, Brgy. Poblacion, San Vicente, Palawan.

Sampling Plot No.	Longitude	Latitude
Lot 1		
1	119° 10' 26.8"	10° 34' 41.3"
2	119° 10' 25.4"	10° 34' 44.6"
3	119° 10' 23.4"	10° 34' 47.5"
4	119° 10' 24.2"	10° 34' 49.1"
5	119° 10' 21.5"	10° 34' 47.5"
Lot 2		
1	119° 10' 27.8"	10° 34' 23.7"
2	119° 10' 28.8"	10° 34' 23.5"
3	119° 10' 30.0"	10° 34' 23.6"
4	119° 10' 32.2"	10° 34' 23.8"
5	119° 10' 34.3"	10° 34' 24.0"

Timber Stand Composition in the Area

The three parameters used in the determination of timber stand density are: 1) number of trees per hectare; 2) volume per hectare, and 3) species percentage distribution.

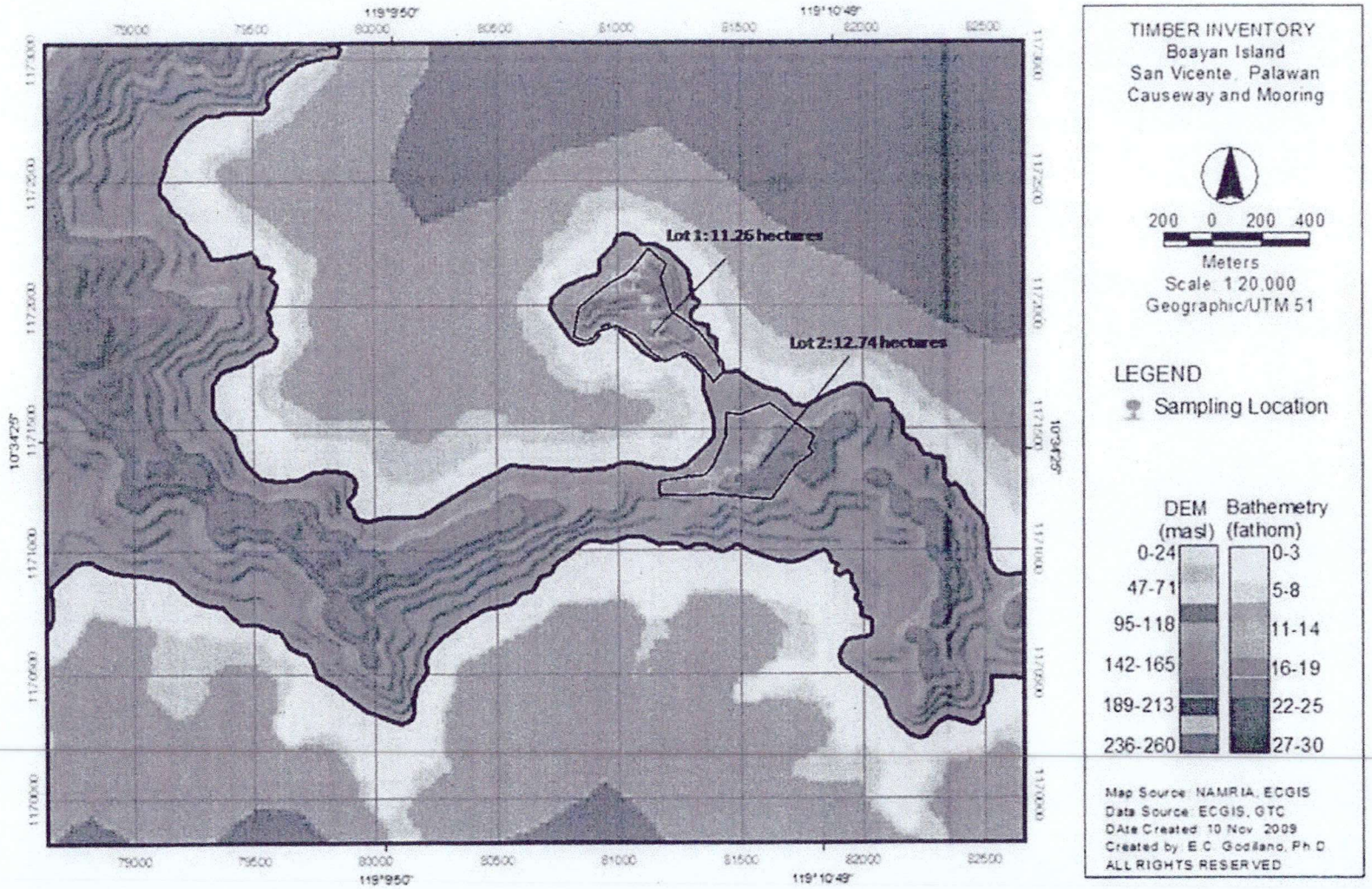

Figure 8. Location of timber inventory sampling plot.

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As per inventory, there were 25 forest tree species found in Lot 1 area. A total of 398 trees with diameter at breast height (dbh) 5 cm and bigger were inventoried. However, they differed in number or population per unit area. Myrtaceae, Sapotaceae and Anacardiaceae species are the most dominant species in the area.

Three hundred ninety eight (398) trees with 5-50 cm diameter that were inventoried had a total volume of 22.293 m^3. Trees with diameter class of 5 cm consisted of 154 trees/ha with 1.411 m^3/ha. As the diameter class increased from 10 to 50 cm, average tree density and volume correspondingly decreased from 72 trees/ha to 1 tree/ha and 2.597 m^3/ha to 0.395 m^3/ha.

Moreover, there were 22 forest tree species found in Lot II. A total of 337 trees with diameter at breast height (dbh) 5 cm and bigger were inventoried. However, they differed in number or population per unit area. The most dominant species found there in are Mrytaceae, Sapotaceae and Alangiaceae.

About three hundred thirty-seven (337) trees with 5-65 cm diameter that were inventoried had a total volume of 19.101 m^3. Trees with diameter class of 5 cm consisted of 175 trees/ha with 1.350 m^3/ha. The average tree density and volume correspondingly decreased from 57 trees/ha to 1 tree/ha and 2.792 m^3/ha to 0.374 m^3/ha, as the diameter class increased from 10 to 65 cm.

The number and volume of trees per hectare and the distribution by species are presented in **Table 3.5** while **Table 3.6** shows the size class and volume distribution of trees.

Table 3.5. Stand composition of Barangay Poblacion, San Vicente, Palawan.

Common Name	Scientific Name	Family Name	Total		% Distribution	
			N	V	N	V
Lot 1						
Malabayabas	*Tristniopsis decorticata*	Myrtaceae	111	3.209	27.889	14.395
Bansalagin	*Mimusops parvifolia*	Sapotaceae	48	3.873	12.060	17.374
Kasui/Cashew	*Anacardiun occidentale*	Anacardiaceae	32	2.234	8.040	10.020
Milipili	*Canarium hirsutum ssp. hirsutum var. hirsutum*	Burseraceae	24	1.268	6.030	5.689
Salngan	*Blumeodendron philippinense*	Euphorbiaceae	22	1.670	5.528	7.493
Balihud	*Buchanania insignis*	Anacardiaceae	21	1.242	5.276	5.570
Taipo	*Polyosma apoensis*	Saxifragaceae	20	0.835	5.025	3.747
Katmon	*Dillenia philippinensis*	Dilleniaceae	15	0.220	3.769	0.986
Nato	*Palaquium luzoniense*	Sapotaceae	13	0.740	3.266	3.317
Malapapaya	*Polyscias nodosa*	Araliaceae	12	0.814	3.015	3.651
Bago	*Gnetum gnemon*	Gnetaceae	10	0.264	2.513	1.186
Kamagong	*Diospyros discolor*	Ebenaceae	7	0.214	1.759	0.960
Paitan	*Syzygium costulatum*	Myrtaceae	4	0.044	1.005	0.199
Dapdap	*Erythrina orientalis*	Fabaceae	3	0.069	0.754	0.310
Madbad	*Zanthoxylum myriacanthum*	Rutaceae	3	0.023	0.754	0.104
Saling-saling	*Canarium odontophyllum*	Burseraceae	3	0.022	0.754	0.098
Balete	*Ficus balete*	Moraceae	2	0.368	0.503	1.651
Narra	*Pterocarpus indicus forma indicus*	Fabaceae	2	0.079	0.503	0.355
Taluto	*Pterocymbium tinctorium*	Sterculiaceae	2	0.140	0.503	0.628
Apitong babui/ Lomarau	*Swintonia foxworthyi*	Anacardiaceae	1	0.152	0.251	0.683
Batino	*Alstonia macrophylla*	Apocynaceae	1	0.004	0.251	0.016
Duguan	*Myristica philippinensis*	Myristicaceae	1	0.119	0.251	0.536
Gatasan	*Garcinia venolusa*	Guttiferae	1	0.156	0.251	0.700
Ipil	*Intsia bijuga*	Fabaceae	1	0.219	0.251	0.984
Lapnisan	*Polyalthia oblongifolia*	Annonaceae	1	1.219	0.251	5.466
Unidentified			38	3.095	9.548	13.883
Total			**398**	**22.293**	**100.000**	**100.000**
Average per ha			**318.400**	**17.835**		

Table 3.5. Con't...

Common Name	Scientific Name	Family Name	Total N	Total V	% Distribution N	% Distribution V
Lot 2						
Malabayabas	*Tristaniopsis decorticata*	Myrtaceae	68	1.927	20.178	10.090
Putian	*Alangium javanicumi*	Alangiaceae	51	1.960	15.134	10.263
Nato	*Palaquium luzoniense*	Sapotaceae	36	2.471	10.682	12.934
Katmon	*Dillena philippinensis*	Dilleniaceae	25	0.381	7.418	1.996
Bansalagin	*Mimusops parvifolia*	Sapotaceae	20	2.005	5.935	10.496
Kalingag	*Cinnamomum mercadoi*	Lauraceae	17	1.623	5.045	8.496
Binunga	*Macaranga tanarius*	Euphorbiaceae	7	0.166	2.077	0.870
Kasui/Cashew	*Anacardium occidentale*	Anacardiaceae	6	0.310	1.780	1.621
Apitong babui	*Swintonia foxworthyi*	Anacardiaceae	4	0.544	1.187	2.847
Salngan	*Blumeodendron philippinense*	Euphorbiaceae	3	0.323	0.890	1.690
Kalantas	*Toona calantas*	Meliaceae	3	0.081	0.890	0.422
Tukod langit	*Neonauclea calycina*	Rubiaceae	2	0.040	0.593	0.209
Malapapaya	*Polyscias nodosa*	Araliaceae	2	0.205	0.593	1.075
Ulayan	*Myrica nagi*	Myricaceae	1	0.097	0.297	0.510
Narra	*Pterocarpus indicus forma indicus*	Fabaceae	1	1.755	0.297	9.186
Milipili	*Canarium hirsutum*	Burseraceae	1	0.005	0.297	0.028
Mangga	*Mangifera indica*	Anacardiaceae	1	0.117	0.297	0.612
Magabuyo	*Celtis luzonica*	Ulmaceae	1	0.024	0.297	0.128
Kamagong	*Diospyrus discolor*	Ebenaceae	1	0.250	0.297	1.306
Ipil	*Instia bijuga*	Caesalpinaneaceae	1	1.030	0.297	5.390
Hauili	*Ficus septica var. septic*	Moraceae	1	0.009	0.297	0.046
Baan	*Pangium edule*	*Flacourtiaceae*	1	0.165	0.297	0.864
Unidentified			84	3.614	24.926	18.920
Total			**337**	**19.101**	**100.000**	**100.000**
Average per ha			**269.600**	**15.281**		

Table 3.6. Size class and volume distribution of trees in Lot 1 & Lot 2.

Diameter Class (cm)	Average No. of Trees/ha	Volume (m^3/ha)
Lot 1		
5	154	1.411
10	72	1.709
15	35	2.023
20	22	2.585
25	12	2.315
30	10	2.597
35	6	1.340
40	4	1.996
45	1	0.395
50	2	1.462
Total	**318**	**17.835**
Lot 2		
5	140	1.080
10	57	1.848
15	32	2.154
20	22	2.792
25	4	0.701
30	10	2.495
35	2	0.908
40	1	0.374
60	2	2.106
65	1	0.824
Total	**270**	**15.281**

3.3.2 Flora Inventory

Sampling Method

The line transect method was applied to assess the grassland flora within the project site. Seven (7) ten meter transects were laid at random in the area to represent flora of the cove area. All the plants that were covered by line transect were identified and/or sampled and recorded in the tally sheets.

The data were tabulated and organized for the computation of indices for frequency (F), density (D), dominance (Do), from which the relative values (RF, RD and RDo) were calculated. Final results of the computation of the field inventory data are the Importance Value (IV), which reflects the dominant and co-dominant species and other plant species associations.

Flora composition in the area

Grassland flora was not inventoried in the proposed Bathing Establishment Project (Lot I) due to the absent of grass growths. The area was quite steeper and forested with secondary trees and shrubbery trees. Most of the canopy of trees was thick and overlapping. Regrowths grow together with cashew plants at 30-meter elevation while coconuts and tree saplings were present at sea level. Moreover, saplings dominate most of the undergrowths of the shrub lands due to modes of seed dispersal- animals, humans, and environmental influences. Grasses were very insignificant in the area.

But in the Lot 2 of the proposed project, most of the floras present were of forest species and their saplings and few shrubs and sparse grasses though thick growths in open to slightly open areas. Some were regrowths from previous cuttings as shown by old tree stumps among the small saplings. Illustrated in **Figure 9** is the location of the flora inventory in the project site.

A total of 12 species, consisted of 201 individuals, belonging to eight (8) families were encountered during the sampling activity (**Table 3.7**). The most dense species were *Imperata cylindrica* and *Centotheca lapacea* with RD=20.9435% and 17.6390%, respectively. Dominant species based on importance values (IV) were also Imperata cylindrica (IV=28.2575); while co-dominant ones were *Centotheca lapacea* (IV=26.4856) and *Paspalum notatum* (IV=18.2629); the other plant species had high importance values, ranging from 7.4911 to 16.0362.

Almost all transects showed some grass species, Centotheca, Imperata, and Paspalum in the forest area and Cynodon in the coconut plantation. Some herbs (shrubs), rattan and nito climbers grow in between trees in the ecosystem. These species thrive underneath the canopies of gap tree species where plenty of sunlight penetrates the forest floor. Saplings of Malabayabas dominate most of the undergrowths of the shrub lands. Cashew species only dominate cultivated areas since they were planted for livelihood purposes by the locals or the owners of the land. Ranked importance values showed that grasses still dominated the area as they grew (compete) and spread well underneath plant canopies. Desmodium. Centotheca and Paspalum being very low and creeping grass species adapted well in the system. It was observed that small and large leaved Cento and Paspalum were among crevices of gap species competing well with other saplings so with rattan, nito and ginger. However, Imperata and Cynodon could only grow well in slightly to widely open areas and succumb whenever less light penetrate the canopies. Cyperus and Desmodium also were able to compete but not as efficient as Imperata and Cynodon. This may be attributed to the nature of their root structures when it comes to competitiveness. As the inventory was done during the wet months, grasses and herbs may thrive well among forest species due to plenty of moisture for rapid growth. However, it may be possible that during the dry season most of these grasses and herbs would cease in the area and tree saplings would dominate the ecosystem. The high diversity index for species of the cove system was due to many species present within the forest system.

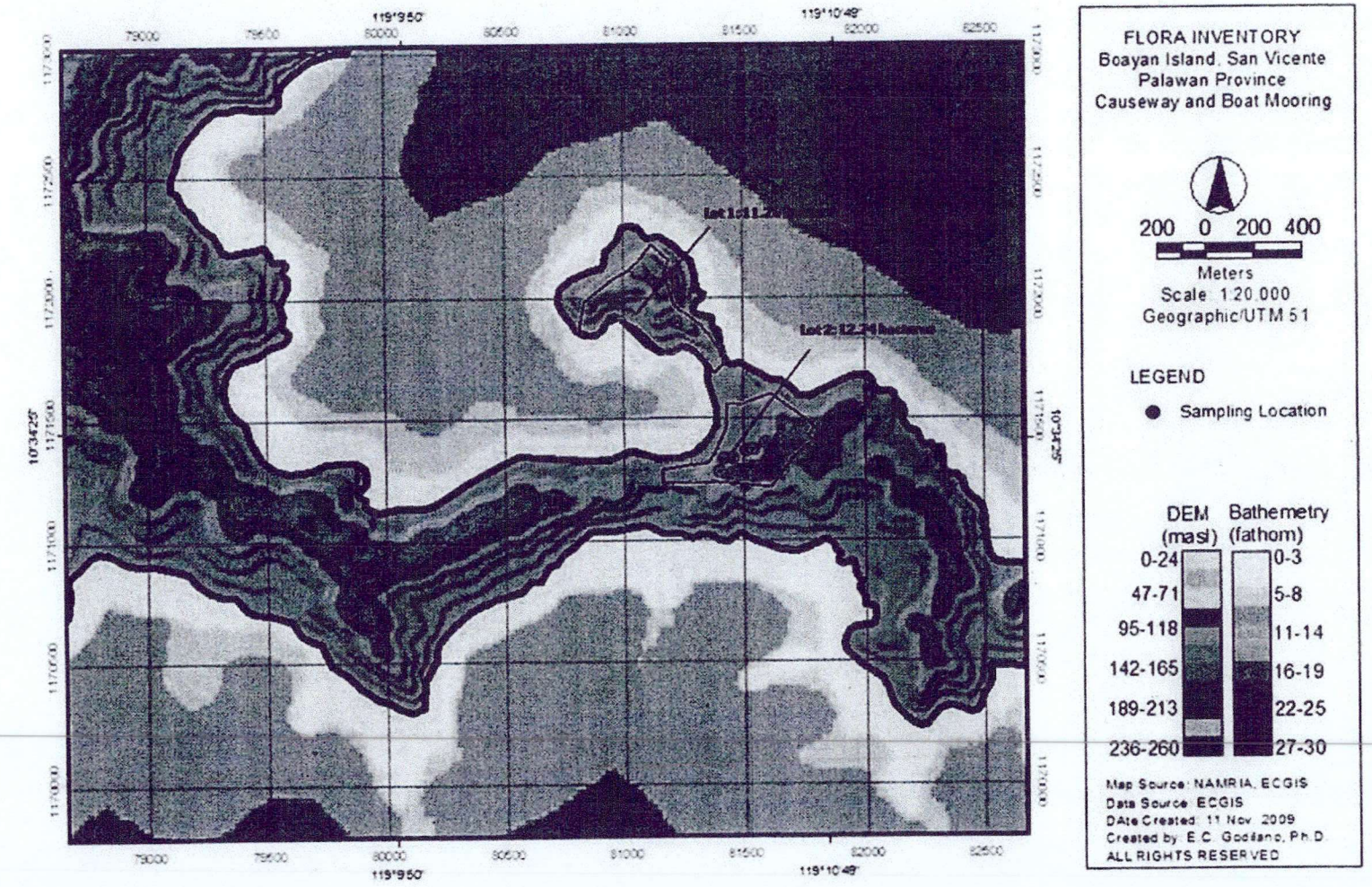


Figure 9. Sampling plot of flora inventory.

Table 3.7. Floristic composition within the proposed Bathing Establishment Project in Boayan Island, Sitio Daplac , Brgy. Poblacion, San Vicente, Palawan

No.	Family	Scientific Name	Common Name	Total Density	Total Frequency	Total Cover	Relative Density	Relative Frequency	Relative Cover	Importance Value	(ni/Ni)	Ln	Ln(ni/Ni)	Rank
1	Poaceae	Imperata cylindrica	Cogon	1838	7	30	20.9435	3.4826	3.8314	28.2575	0.0383	-3.2619	-0.1250	1
2	Myrtaceae	Tristaniopsis decorticata	Malabayabas	193	6	43	2.1992	2.9851	5.4917	10.6760	0.0549	-2.9019	-0.1594	6
3	Poaceae	Paspalum notatum	Carabao grass	860	7	39	9.7995	3.4826	4.9808	18.2629	0.0498	-2.9996	-0.1494	3
4	Poaceae	Centotheca lapacea	Centotheca	1548	7	42	17.6390	3.4826	5.3640	26.4856	0.0536	-2.9255	-0.1569	2
5	Poaceae	Cynodon dactylon	Bermuda grass	600	1	10	6.8368	0.4975	1.2771	8.6115	0.0128	-4.3605	-0.0557	9
6	Cyperaceae	Cyperus sp	Cyperus sp.	405	7	40	4.6149	3.4826	5.1086	13.2060	0.0511	-2.9743	-0.1519	
7	Leguminosae	Desmodium triflorum	Desmodium	687	7	37	7.8282	3.4826	4.7254	16.0362	0.0473	-3.0522	-0.1442	
8	Schizaeaceae	Lygodium circinatum	Nito	224	6	31	2.5524	2.9851	3.9591	9.4966	0.0396	-3.2291	-0.1278	7
9	Flagellariaceae	Flagellaria indica	Baling uway	160	6	25	1.8232	2.9851	3.1928	8.0011	0.0319	-3.4443	-0.1100	11
10	Poaceae	Phyllostachys sp.	Usiw	301	5	21	3.4298	2.4876	2.6820	8.5994	0.0268	-3.6186	-0.0971	10
11	Melastomataceae	Melastoma malabarica	Hantutungaw	134	7	30	1.5269	3.4826	3.8314	8.8409	0.0383	-3.2619	-0.1250	8
12	Euphorbiaceae	Macaranga tanarius	Binunga	94	7	23	1.0711	3.4826	2.9374	7.4911	0.0294	-3.5276	-0.1036	12
		TOTAL		**8776**	**201**	**783**	**100**	**100**	**100**	**300**	**1**	**-172.4569**	**-3.4915**	

This is due to the regrowth or recovery of other species removed from the system, or from seeds dispersed by various means. It also means that residents now exert lesser disturbance to the system as there are very few large trees to extract from the island. In other words the island ecosystem is towards "ecological recovery" meaning the process of forest species invasion is in progress. Interview with the chairman of the sitio also revealed that residents were now aware of concepts of conservation for their forest and wildlife. Hunting and forest extractions were now prohibited and guarded by their "bantay kalikasan".

Based on a dozen importance values of the present species, grasses and vines still dominate the system due to their faster life cycle and ability to adapt faster to harsh environmental factors compared to slow growing tree species. Malabayabas showed high importance value due to the present of plenteous saplings in the area, maybe due to better modes of seed dispersal - animals, humans, and environmental influences.

3.3.3 Wildlife

Faunal survey was done in different habitats: Forest and Shorelines. Species identified were mammals, birds, reptiles, and insects. The survey was conducted in the area with the use of transect walks done in the morning (5:30-7:30) and evening (3:30-5:30), for 30 minutes each post (**Figure 10**). Species observed were identified on sightings. Bird species were identified through sightings and with the help of local aides. Counts of species encountered were recorded for each post. Data were organized, consolidated and computed for diversity parameters, i.e., mean counts (MC), relative density (RD), relative frequency (RF), and diversity index (Shannon index = H').

From the different classes observed in Lot 1, fourteen (14) species with a total of three hundred twenty one (321) individuals were identified and faunal species observed consisted of 1 species of mammals, 6 species of birds, 1 species of reptiles and 6 species of insects. Moreover in Lot 2, a total of sixteen (16) species consisted of six hundred twenty nine (629) individuals were recognized and faunal species observed consisted of 1 mammalian species, 7 avian species, 1 reptiles species and 7 species of insects. The most number of species observed inside the Lot 1 in relation to habitat type was in the forest having a total of two hundred and sixty-nine (269) species, while in Lot 2 was in the grass/shrublands having a total of two hundred and ninety-five (295) individuals. The habitat with the least species was observed in the shoreline with a total of fifty-two (52) in Lot 1 and a total of seventy-four (74) individuals within the Lot 2. Birds and Insects were the species that were frequently observed in both lots (**Tables 3.8 and 3.9**).

Tables 3.10 and 3.11 show the species observed in Lot 1 and Lot 2, respectively. The Yellow Small Honeybee was the most frequent followed by Yellow Vented Bulbul, which were both observed in both habitat types in Lot I. The least observed species was a species of bird, White egret otherwise known as Cattle egret (*Bubulcus ibis*). The habitat with the highest diversity was in the forest (H'=2.19) while the shoreline habitat had the lowest (H'=1.56).

However, among the species observed in Lot 2, the Black Swiftlet was the most frequent followed by Yellow/Red/Orange Dragon Fly, which were both observed in all types of habitats. The least observed species was a species of bird, Sand piper otherwise known as spotted light brown (*Tringa sp.*). The habitat with the highest diversity was in the forest (H'=2.12) followed by the shoreline while grass/shrublands habitats had the lowest (H'=1.82).

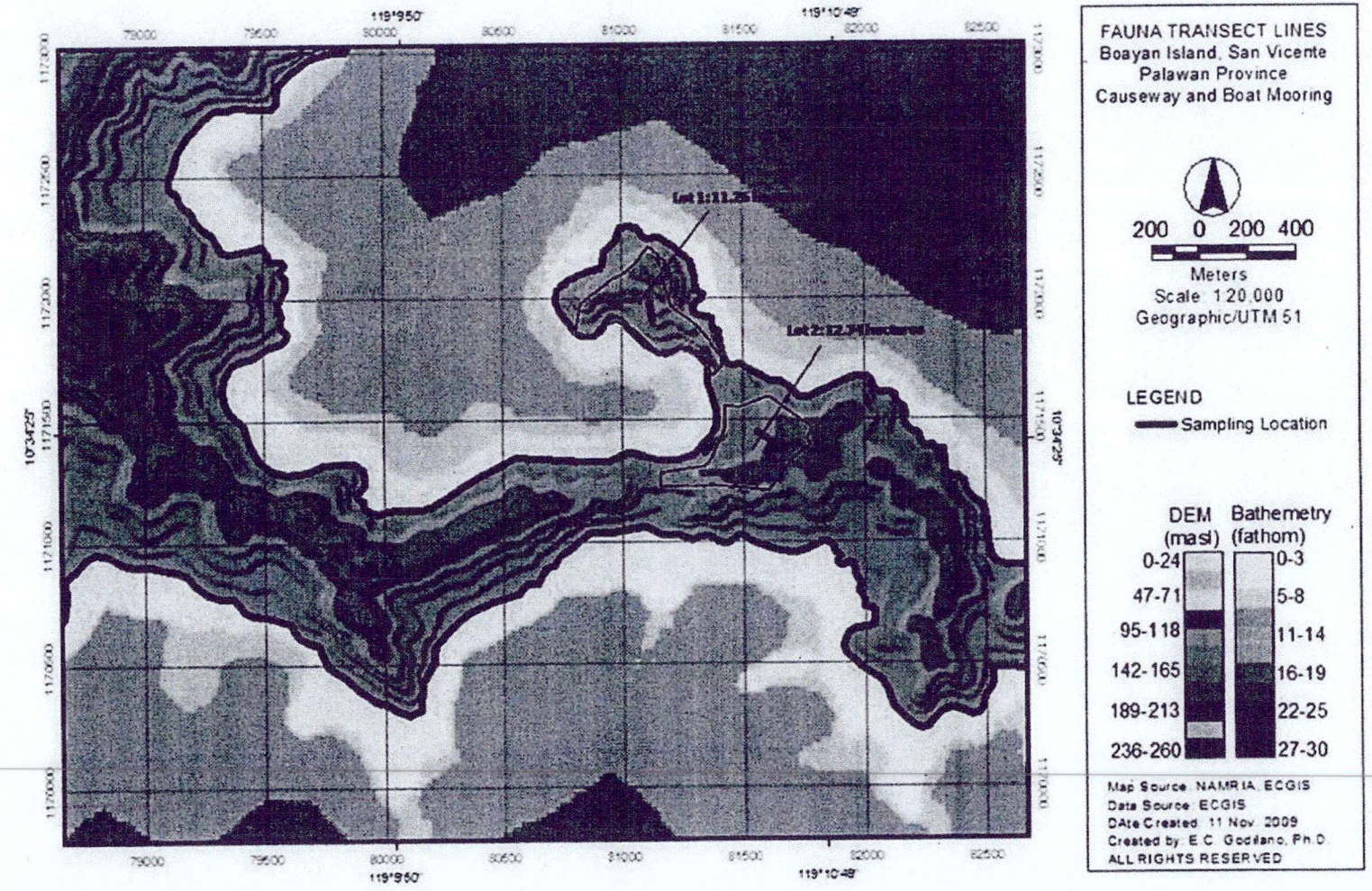


Figure 10. Transect walk of fauna inventory.

Table 3.8. List of wildlife species observed in LOT 1 of Boayan Island, Sitio Daplac, San Vicente, Palawan.

	Species			Forest					Shoreline					Total				Counts				Shannon Index			
				Day 1		Day 2		Freq	Day 1		Day 2		Freq	Forest		Shoreline		Forest		Shoreline		Forest		Shoreline	
	Common Name	Scientific Name	Family/ Order	am	pm	am	pm		am	pm	am	pm		am	pm	am	pm	am	pm	am	pm	am	pm	am	pm
1	Slender-billed Crow	*Corvus enca*	Corvidae	3	4	4	2	13						7	6	0	0	2	2	0	0	-0.1234	-0.1899	0.0000	0.0000
2	White Egret (cattle egret)	*Bubulcus ibis*	Ardeidae	1		1	1	3		1	1		2	2	1	1	1	2	1	1	1	-0.0487	-0.0532	-0.1037	-0
3	Black Egret (Pacific Reef Egret)	*Egretta sacra*	Ardeidae	1		1		2	2	1	1	1	5	2	0	3	2	2	0	2	2	-0.0487	0.0000	-0.2142	-0.2441
4	Yellow Vented Bulbul	*Pycnonotus goiavier*	Pycnonotidae	15	8	26	4	53	2		2	1	5	41	12	4	1	2	2	2	1	-0.3333	-0.2796	-0.2518	-0.1606
5	Lawin (Brahminy kite)	*Haliastur indus*	Accipitridae	3		2	1	6		1			1	5	1	0	1	2	1	0	1	-0.0972	-0.0532	0.0000	-0.1606
6	Black Swiftlet		Apodidae	4	2	4	2	12	11	4	6	4	25	8	4	17	8	2	2	2	2	-0.1353	-0.1461	-0.3466	-0.3604
7	Brown Squirrel		Sciuridae	2		3	3	8						5	3	0	0	2	1	0	0	-0.0972	-0.1200	0.0000	0.0000
8	Yellow Small Honey bee		Hymenoptera	20	14	22	10	66						42	24	0	0	2	2	0	0	-0.3360	-0.3588	0.0000	0.0000
9	Hornet		Hymenoptera	6	2	8	8	24						14	10	0	0	2	2	0	0	-0.1947	-0.2550	0.0000	0.0000
10	Large Green Dragon Fly		Odonata	2	1	1	1	5						3	2	0	0	2	2	0	0	-0.0666	-0.0898	0.0000	0.0000
11	Yellow /Red/ Orange Dragon Fly		Odonata	17	6	12	3	38	2	1	4	2	9	29	9	6	3	2	2	2	2	-0.2898	-0.2409	-0.3061	-0.2986
12	Black Butterfly		Lepidotera	7	2	12	3	24	2				2	19	5	2	0	2	2	1	0	-0.2330	-0.1692	-0.1667	0.0000
13	Green Cicada		Hemiptera	2	1	1	1	5						3	2	0	0	2	2	0	0	-0.0666	-0.0898	0.0000	0.0000
14	Flying Lizard		Agamidae	4	2	2	2	10		1	1	1	3	6	4	1	2	2	2	1	2	-0.1108	-0.1461	-0.1037	-0.2441
	Total			87	42	99	41	269	19	9	15	9	52	186	83	34	18	28	23	11	11	2.1814	2.1917	1.4928	1.6290

Table 3.9. List of wildlife species observed in LOT 2 of Boayan Island, Sitio Daplac Bato, San Vicente, Palawan.

Species			Counts												Shannon Index					
			Grass/Shrubland		Forest		Shoreline		Grass/Shrubland		Forest		Shoreline		Grass/Shrubland		Forest		Shoreline	
Common Name	Scientific Name	Family/Order	am	pm	am	pm	am	pm	am	pm	am	pm	am	pm	am	pm	am	pm	am	pm
1. Sand piper (spotted light brown)	*Tringa sp.*	Scolopacidae	0	0	0	0	3	2	0	0	0	0	2	1	0.0000	0.0000	0.0000	0.0000	-0.1710	-0.2021
2. Slender-billed Crow	*Corvus enca*	Corvidae	0	0	7	6	0	0	0	0	2	2	0	0	0.0000	0.0000	-0.1234	-0.2037	0.0000	0
3. White Egret (cattle egret)	*Bubulcus ibis*	Ardeidae	0	0	2	0	1	3	0	0	2	0	1	2	0.0000	0.0000	-0.0487	0.0000	-0.0794	-0.2544
4. Black Egret (Pacific Reef Egret)	*Egretta sacra*	Ardeidae	0	0	2	0	3	3	0	0	2	0	2	2	0.0000	0.0000	-0.0487	0.0000	-0.1710	-0.2544
5. Yellow Vented Bulbul	*Pycnonotus goiavier*	Pycnonotidae	34	7	41	11	4	1	2	2	2	2	2	1	-0.3086	-0.1795	-0.3333	-0.2833	-0.2045	-0.1288
6. Lawin (Brahminy kite)	*Haliastur indus*	Accipitridae	2	4	5	0	0	1	1	2	2	0	0	1	-0.0481	-0.1237	-0.0972	0.0000	0.0000	-0.1288
7. Black Swiftlet		Apodidae	42	22	8	6	17	6	2	2	2	2	2	2	-0.3342	-0.3263	-0.1353	-0.2037	-0.3673	-0.3425
8. Brown Squirrel		Sciuridae	0	0	5	2	0	0	0	0	2	1	0	0	0.0000	0.0000	-0.0972	-0.0976	0.0000	0.0000
9. Sand Wasp		Hymenoptera	2	0	0	0	12	5	1	0	0	0	2	2	-0.0481	0.0000	0.0000	0.0000	-0.3446	-0.3219
10. Yellow Small Honey bee		Hymenoptera	10	0	42	24	0	0	2	0	2	2	0	0	-0.1555	0.0000	-0.3360	-0.3652	0.0000	0.0000
11. Hornet		Hymenoptera	5	7	14	3	0	0	2	2	2	2	0	0	-0.0961	-0.1795	-0.1947	-0.1300	0.0000	0.0000
12. Large Green Dragon Fly		Odonata	14	3	3	2	0	0	2	2	2	2	0	0	-0.1928	-0.1009	-0.0666	-0.0976	0.0000	0.0000
13. Yellow /Red/ Orange Dragon Fly		Odonata	36	47	29	11	6	2	2	2	2	2	2	2	-0.3159	-0.3606	-0.2898	-0.2833	-0.2572	-0
14. Black Butterfly		Lepidotera	37	11	19	3	2	0	2	2	2	2	1	0	-0.3193	-0.2351	-0.2330	-0.1300	-0.1306	0.0000
15. Green Cicada		Hemiptera	5	3	3	2	0	0	2	2	2	2	0	0	-0.0961	-0.1009	-0.0666	-0.0976	0.0000	0.0000
16. Flying Lizard		Agamidae	2	2	6	4	1	2	2	2	2	2	1	2	-0.0481	-0.0749	-0.1108	-0.1577	-0.0794	-0.2021
Total			**189**	**106**	**186**	**74**	**49**	**25**	**20**	**18**	**28**	**21**	**15**	**15**	**1.9628**	**1.6813**	**2.1814**	**2.0497**	**1.8049**	**2.0369**

Table 3.10. Mean Count (MC), Relative Density (RD), Relative Frequency (RF) and Absolute Frequency (AF) of Wildlife (Fauna) encountered/sighted in Lot 1 of Boayan Island, Sitio Daplac, San Vicente, Palawan in the morning (am) and afternoon (pm) at observation posts forests (A) and Shoreline (B).

Species		A					B					Total
		c	MC	RD	RF	AF	c	MC	RD	RF	AF	
1. Slender-billed Crow	am	13	3.5	3.76	7.14	100	0	0	0.00	0.00	0	**13**
	pm		3	6.82	8.70	100		0	0.00	0.00	0	
2. White Egret (cattle egret)	am	3	1	1.08	7.14	100	2	1	5.26	9.09	50	**3**
	pm		1	2.27	4.35	50		1	9.52	9.09	50	
3. Black Egret (Pacific Reef Egret)	am	2	1	1.08	7.14	100	5	1.5	7.89	18.18	100	**5**
	pm		0	0.00	0.00	0		1	9.52	18.18	100	
4. Yellow Vented Bulbul	am	53	20.5	22.04	7.14	100	5	2	10.53	18.18	100	**58**
	pm		6	13.64	8.70	100		1	9.52	9.09	50	
5. Lawin (Brahminy kite)	am	6	2.5	2.69	7.14	100	1	0	0.00	0.00	0	**7**
	pm		1	2.27	4.35	50		1	9.52	9.09	50	
6. Black Swiftlet	am	12	4	4.30	7.14	100	25	8.5	44.74	18.18	100	**37**
	pm		2	4.55	8.70	100		4	38.10	18.18	100	
7. Brown Squirrel	am	8	2.5	2.69	7.14	100	0	0	0.00	0.00	0	**8**
	pm		3	6.82	4.35	50		0	0.00	0.00	0	
8. Yellow Small Honey bee	am	66	21	22.58	7.14	100	0	0	0.00	0.00	0	**66**
	pm		12	27.27	8.70	100		0	0.00	0.00	0	
9. Hornet	am	24	7	7.53	7.14	100	0	0	0.00	0.00	0	**24**
	pm		5	11.36	8.70	100		0	0.00	0.00	0	
10. Large Green Dragon Fly	am	5	1.5	1.61	7.14	100	0	0	0.00	0.00	0	**5**
	pm		1	2.27	8.70	100		0	0.00	0.00	0	
11. Yellow /Red/ Orange Dragon Fly	am	38	14.5	15.59	7.14	100	9	3	15.79	18.18	100	**47**
	pm		4.5	10.23	8.70	100		1.5	14.29	18.18	100	
12. Black Butterfly	am	24	9.5	10.22	7.14	100	2	2	10.53	9.09	50	**26**
	pm		2.5	5.68	8.70	100		0	0.00	0.00	0	
13. Green Cicada	am	5	1.5	1.61	7.14	100	0	0	0.00	0.00	0	**5**
	pm		1	2.27	8.70	100		0	0.00	0.00	0	
14. Flying Lizard	am	10	3	3.23	7.14	100	3	1	5.26	9.09	50	**13**
	pm		2	4.55	8.70	100		1	9.52	18.18	100	
TOTAL	**am**	**269**	**93**	**100**	**100**	**1400**	**52**	**19**	**100**	**100**	**550**	**317**
	pm		**44**	**100**	**100**	**1150**		**10.5**	**100**	**100**	**550**	

Table 3.11. Mean Count (MC), Relative Density (RD), Relative Frequency (RF) and Absolute Frequency (AF) of Wildlife (Fauna) encountered/sighted in Lot 2 of Boayan Island, Sitio Daplac, San Vicente, Palawan in the morning (am) and afternoon (pm) at observation posts: grasslands (A), forests (B) and Shoreline (C).

Species		A					B					C					Total
		c	MC	RD	RF	AF	c	MC	RD	RF	AF	c	MC	RD	RF	AF	
1. Sand piper (spotted light brown)	am	0	0	0.00	0.00	0	0	0	0.00	0.00	0	5	1.5	5.66	13.33	100	**5**
	pm		0	0.00	0.00	0		0	0.00	0.00	0		2	13.79	6.67	50	
2. Slender-billed Crow	am	0	0	0.00	0.00	0	13	3.5	3.76	7.14	100	0	0	0.00	0.00	0	**13**
	pm		0	0.00	0.00	0		3	7.89	9.52	100		0	0.00	0.00	0	
3. White Egret (cattle egret)	am	0	0	0.00	0.00	0	2	1	1.08	7.14	100	4	1	3.77	6.67	50	**6**
	pm		0	0.00	0.00	0		0	0.00	0.00	0		1.5	10.34	13.33	100	
4. Black Egret (Pacific Reef Egret)	am	0	0	0.00	0.00	0	2	1	1.08	7.14	100	6	1.5	5.66	13.33	100	**8**
	pm		0	0.00	0.00	0		0	0.00	0.00	0		1.5	10.34	13.33	100	
5. Yellow Vented Bulbul	am	41	17	17.62	10.00	100	52	20.5	22.04	7.14	100	5	2	7.55	13.33	100	**98**
	pm		3.5	6.60	11.11	100		5.5	14.47	9.52	100		1	6.90	6.67	50	
6. Lawin (Brahminy kite)	am	6	2	2.07	5.00	50	5	2.5	2.69	7.14	100	1	0	0.00	0.00	0	**12**
	pm		2	3.77	11.11	100		0	0.00	0.00	0		1	6.90	6.67	50	
7. Black Swiftlet	am	64	21	21.76	10.00	100	14	4	4.30	7.14	100	23	8.5	32.08	13.33	100	**101**
	pm		11	20.75	11.11	100		3	7.89	9.52	100		3	20.69	13.33	100	
8. Brown Squirrel	am	0	0	0.00	0.00	0	7	2.5	2.69	7.14	100	0	0	0.00	0.00	0	**7**
	pm		0	0.00	11.11	0		2	5.26	4.76	50		0	0.00	0.00	0	
9.Sand Wasp	am	2	2	2.07	5.00	50	0	0	0.00	0.00	0	17	6	22.64	13.33	100	**19**
	pm		0	0.00	11.11	0		0	0.00	0.00	0		2.5	17.24	13.33	100	
10. Yellow Small Honey bee	am	10	5	5.18	10.00	100	66	21	22.58	7.14	100	0	0	0.00	0.00	0	**76**
	pm		0	0.00	11.11	0		12	31.58	9.52	100		0	0.00	0.00	0	
11. Hornet	am	12	2.5	2.59	10.00	100	17	7	7.53	7.14	100	0	0	0.00	0.00	0	**29**
	pm		3.5	6.60	11.11	100		1.5	3.95	9.52	100		0	0.00	0.00	0	

Table 3.11. Con't...

Species		A					B					C					Total
		c	MC	RD	RF	AF	c	MC	RD	RF	AF	c	MC	RD	RF	AF	
12. Large Green Dragon Fly	am	17	7	7.25	10.00	100	5	1.5	1.61	7.14	100	0	0	0.00	0.00	0	22
	pm		1.5	2.83	11.11	100		1	2.63	9.52	100		0	0.00	0.00	0	
13. Yellow /Red/ Orange Dragon Fly	am	83	18	18.65	10.00	100	40	14.5	15.59	7.14	100	8	3	11.32	13.33	100	131
	pm		23.5	44.34	11.11	100		5.5	14.47	9.52	100		1	6.90	13.33	100	
14. Black Butterfly	am	48	18.5	19.17	10.00	100	22	9.5	10.22	7.14	100	2	2	7.55	6.67	50	72
	pm		5.5	10.38	11.11	100		1.5	3.95	9.52	100		0	0.00	0.00	0	
15. Green Cicada	am	8	2.5	2.59	10.00	100	5	1.5	1.61	7.14	100	0	0	0.00	0.00	0	13
	pm		1.5	2.83	11.11	100		1	2.63	9.52	100		0	0.00	0.00	0	
16. Flying Lizard	am	4	1	1.04	10.00	100	10	3	3.23	7.14	100	3	1	3.77	6.67	50	17
	pm		1	1.89	11.11	100		2	5.26	9.52	100		1	6.90	13.33	100	
TOTAL	**am**	**295**	**96.5**	**100.00**	**100.00**	**1000**	**260**	**93**	**100.00**	**100.00**	**1400**	**74**	**26.5**	**100.00**	**100.00**	**750**	**629**
	pm		**53**	**100.00**	**100.00**	**900**		**38**	**100.00**	**100.00**	**1050**		**14.5**	**100.00**	**100.00**	**750**	

3.4 Social Environment[3]

3.4.1 Demography

Population

Based on the 2005 and 2008 MPDO-CBMS Surveys, it was shown that the increase population and households was 1623 and 492, respectively (**Table 3.12**). In terms of over-all average, household size in 2008 decreased from 4.94 to 4.80 in 2005.

In terms of population density, persons per square kilometer, barangays Poblacion and Binga are more densely populated compared to the rest of the barangays.

Table 3.12. Comparative household size and population density by barangay, 2005 and 2008, San Vicente, Palawan.

Barangays	No. of Population		No. of Household		Area (Has.)	Average HH Size		Population Density (Person/Km²)	
	2005	2008	2005	2008		2005	2008	2005	2008
Alimanguan	3919	4010	761	828	4,295.7293	5.15	4.84	0.91	0.93
Binga	1714	1735	345	350	1,355.4520	4.97	4.96	1.26	1.28
Caruray	3667	3866	734	813	127,496.0420	5.00	4.76	0.03	0.03
Kemdeng	785	847	169	196	5,027.8101	4.64	4.32	0.16	0.17
New Agutaya	2490	2891	496	616	6,078.2624	5.02	4.69	0.41	0.48
New Canipo	1287	1416	267	276	2,708.4460	4.82	5.13	0.48	0.52
Poblacion	5033	5655	1,003	1,132	4,361.0060	5.02	5.00	1.15	1.30
Port Barton	4655	4686	980	1,011	14,474.9047	4.75	4.64	0.32	0.32
San Isidro*	800	813	177	188		4.52	4.32		
Santo Niño*	1079	1133	216	230		5.00	4.93		
Total	25429	27052	5,148	5,640	165,797.6525	4.94	4.80	0.15	0.16

Source: CBMS Survey, 2005 and 2008.

Barangays San Isidro and Sto. Niño were still part of Barangays Alimanguan and New Agutaya, respectively during the cadastral survey in 1988.

Religion

Roman Catholic is the dominant religion in the municipality of San Vicente, so with Barangay Poblacion, the project barangay under consideration. Based on the CBMS Survey of 2005, of the 5,033 households in Barangay Poblacion, 3,950 or 78.48% are Roman Catholics (**Table 3.13**). The results further showed that all other religions were a minority in the Barangay, such as, the Seventh Day Adventists, with 236 members; Protestants and Baptists, with 421 and 129 members, respectively. There are no reported Islam members in the Barangay. In totality, the town of San Vicente has less than one percent (20 members out of 25,429 residents) that belong to the Jehovah's Witnesses.

[3] Based on the Community Based Monitoring System (CBMS) Report of San Vicente, Palawan dated 2008 and SEP, 2005, ibid.

Table 3.13. Religious affiliations of residents, Barangay Poblacion, San Vicente, Palawan.

Religion	Membership	
	Number	Percent
Roman Catholic	3950	78.48
Protestant	421	8.36
Seventh Day Adventist	236	4.69
Iglesia ni Kristo	181	3.60
Baptist	129	2.56
Jehovah's Witnesses	36	0.72
Others	80	1.59
TOTAL	5033	100

Source: CBMS 2005 as cited in SEP San Vicente 2008, p.10.

Ethnic Groups

San Vicente is composed of different ethnic groups. The Agutaynens and Cuyunens who were the original migrants from Cuyo Island, to the municipality when it was still called Malagnang (meaning muddy), generally settled in Barangay New Agutaya, New Canipo, Poblacion and Kemdeng.

The current biggest single ethnic groups in San Vicente remain to be the Tagalogs, comprising 38.67% of the total population of the municipality. The group is followed in number by the Visayan who came over to the municipality in the 1980s during the height of the logging industry in the area (**Table 3.14**). The Visayan groups are generally composed of Cebuanos, Ilonggos, Warays and Aklanons.

Table 3.14. Ethnic groups in Barangay Poblacion, San Vicente, Palawan, 2005.

Ethnic Group	Number	Percent
Tagalog	1931	38.37
Cebuano	638	12.68
Cuyunen	630	12.52
Ilonggo	450	8.94
Agutaynen	419	8.33
Waray	404	8.03
Masbateño	278	5.52
Mindorenses	86	1.71
Bicolano	67	1.33
Ilocano	24	0.48
Aklanon	24	0.48
Others	82	1.63
TOTAL	5033	100

Source: MPDO CBMS Survey 2005 as cited in SEP San Vicente, p.17

3.4.2 Major Economic Activities

The more common economic activities engaged in by the constituents of the municipality in 2008 are agriculture, hunting, forestry, fishing, wholesale and retail trade, construction work/carpentry, and other social and personal services/activities.

At Boayan, particularly at Daplac and Casoyan, some of its residents are involved in reef gleaning if they could not go out fishing. Generally, though, it is for home consumption or sharing with neighbors. Others are engaged in helping their husbands harvest cashew or in mat weaving especially among the women.

3.4.3 Social Services

The Municipal Social Welfare and Development Office (MSWDO) of San Vicente implemented mostly the welfare services and programs of the municipal government. Some of the programs of the office include Practical Skills Development, Self-Employment Assistance, Family Welfare Program, Community Welfare Program, Women Welfare Program, Child and

Youth Welfare Program and Emergency Assistance Program. The office also takes care of the activities and services for the town's population of senior citizens.

A Social Worker III heads the MSWDO. She is assisted by one Social Worker Aide, one regular Day Care Worker III, one clerk, one utility worker and 32 Day Care workers.

Within Barangay Poblacion, there are six (6) Day Care Centers established in different sitios to cater to the educational needs of pre-school children. These are located in Poblacion Proper, Sitio Panindigan, Sitio Macatumbalen, Casuyan Island, Daplac Island, and in Sitio Pinagmangalucan.

The MSWDO has supervision over the Municipal Population Office (MPO) and the Municipal Nutrition Action Office (MNAO). The MPO headed by one (1) MPO designate, assisted by one clerk and three (3) Barangay Population Officers assigned in Barangay Poblacion, Port Barton and Caruray. She operates with one clerk and the Barangay Education and Nutrition Scholars (BEANS) in all the barangays.

3.4.4 Transportation and Communication

Within the inland barangays of San Vicente, the general means of transportation are the single motorcycles and tricycles which are either for family use or for ferrying passengers or commodities. The island communities within the jurisdiction of San Vicente could be reached with the use of motorized bancas, pump boats or outrigger boats. In terms of communication, the barangay has radio contact with the municipal government. El Busero beach resort has VHF facilities connected to the barangay, municipal government, and Puerto Princesa City. Swissipini Resort maintains radio contact with its Puerto Princesa office.

3.4.5 Tourism and Recreation

The Municipality of San Vicente, with the support of the local government, is slowly developing into a tourism center in Northern Palawan. It offers a unique tourism attraction that lures thousands of tourists to come particularly at Port Barton, which at present continues to be a popular destination.

San Vicente also endowed with other attractions:

a. *The New Agutaya-Alimanguan Beach.* This area boasts its 14 km beach that is splendid for swimming and surfing. This area that is presently undeveloped, is a potential tourism "magnet" for local and foreign visitors.

b. *The Pamoáyán Falls.* A one-hour trek from Port Barton, this area is a potential for recreational activities.

c. *The Port Barton Beach Resort.* This area is popular because of its abundance in coral reefs and good food, as well as, its suitability for swimming and other recreational activities.

d. *The Port Barton Falls.* This area is a good site for recreation and nature appreciation.

e. *The Little Baguio Falls.* Identified for potential spot for recreation and nature application.

CHAPTER 4:
PROJECT DEVELOPMENT PLAN

This development plan is for tourism management of Boayan Island. By providing a specific and purposeful intervention to enhance tourism so that benefits are maximized and problems minimized. The limited carrying capacity would require better bathing establishment management planning. In Boayan Island, this intervention can take the form of –

- managing volumes of visitors;
- managing tourist arrivals;
- instituting other built infrastructure guidelines (e.g. signage, etc.); and
- creating appropriate organizational mechanisms with the power to manage tourism development.

4.1 General Strategy

The strategies formulated for sustainable tourism development should follow the important principles given below:

- Tourism should integrate the natural, cultural and human environments. It must respect the fragile balances that characterize many tourist destinations through analysis of carrying capacity, in particular, for islands and environmentally sensitive areas.

  The assessment of the physical carrying capacity in coastal environments is a good planning tool for sustainable tourism development. The carrying capacity is the level of visitor use an area can accommodate with levels of satisfaction for visitors and few impacts on resources. The concept implies that there are limits to visitor use. Exceeding the carrying capacity will place too much stress on limited coastal resources.

  Carrying capacity can be maintained or increased through proper management like designing viewing tracks, trails, etc. to distribute use widely; provide adequate information and interpretation services to minimize negative impact; increased durability of heavily used resources (e. g. surfacing materials, anchor buoys); and provide facilities and design policies that encourage wet or off-season use.

- Government should promote actions for integrating the planning of tourism with environmental NGOs and local communities.

- Measures must be developed to permit a more equitable distribution of the benefits and burdens of tourism. This implies a change in consumption patterns and the introduction of resource user's fees.

- There is a need to support and promote tourism demonstration projects within the framework of sustainable tourism development.

The sustainable management of Boayan Island shall be in holistic, rights based, community based, and in collaborative manner to ensure sustainable marine resources, to encourage meaningful and active participation of stakeholders within the reserve, and its environs and to ultimately establish a sustainable and multi-sectoral institutions capable of addressing natural resources.

4.2 Carrying Capacity

Carrying capacity is the maximum number of individuals that can be accommodated in an area without affecting the state of the environment, the level of satisfaction of the visitor and the social culture of the host community Libosada (1998). The following are the considerations in determining the carrying capacity:

a) the space where the tourist (individual) can move about without causing annoyance, stress or uneasiness on another individual nearby;
b) the disturbance that tourist can possibly make, e.g. noise, mobility;
c) the nature of the place itself, e.g., rocky, muddy, forested, etc.; and
d) the distance/ length of time traveled by the visitors between her/his place of origin to the intended destination.

The carrying capacity of the project was adapted from the formula suggested by Boullon, Roberto C., 1985.

$$\text{Carrying Capacity (CC)} = \frac{\text{Area used by tourists}}{\text{Average individual standard}}$$

The *Area Used by Tourists* is the actual measurement in sq. meter, of the space that can possibly be occupied by people. The *Average Individual Standard* is the number of individuals at any given time that management will allow after weighing the considerations in determining the carrying capacity of the attractions.

For instance, if considerations such as space for movement, disturbance each person make, i.e., noise, nature of the place and length of time traveled by the visitors are factored in, the average individual standard is 10 sq. m. and the area used by the tourists is 3,570 sq. meter for 21 units of 3-storey hotel, then the carrying capacity is 357 persons.

The *Rotation Coefficient on the* other hand, determines the number of batch of people which can be allowed to stay in the attractions within a particular time duration. It is computed by dividing the number of hours the area is open to tourists over the average time (hour) spent during the visit.

$$\text{Rotation Coefficient (RC)} = \frac{\text{No. of Daily hours area is open to Tourists}}{\text{Average Time of Visit}}$$

For this project, the number of daily hours area is open to tourists is 10hours and the average time of visit is 6 hours, then the Rotation Coefficient is 2.

The total number of allowed daily visits is then obtained:

Total of Daily Visits (TDV) = Carrying Capacity x Rotation Coefficient

In this case, the total of daily Visits is 595 persons/day.

4.3 Boundary and Maintenance

The Bathing Establishment Project of Palawan Cove Corporation located at Boayan Island, Brgy. Poblacion, San Vicente, Palawan has an approved Forest Land Use Agreement for Tourism Purposes (FLAgT) No. 01-2012. The area covered by the FLAgT has been bounded by geographical coordinates. **Figure 5** of **Chapter 3** shows the general location and technical description of the area.

4.4 Infrastructure Development

Planning is necessary before construction of the different infrastructures and actual operations begin. It deals with the proper lay-outing and construction of infrastructures that may provide comfort and general welfare to its prospective guests.

All project activities or work will be carefully managed such that impact on the environment is minimal. Grading, excavation and earthwork will also be carried out with limited use of heavy equipment to prevent impacts on the soil profile and vegetation.

Based on the approved FLAgT Application, the proponent may construct permanent and or temporary improvements or infrastructures in the FLAgT Area necessary and appropriate for its development for tourism purposes. In most cases, the developer can use local materials for the construction of facilities besides that of conventional materials like sand, gravel and wood.

4.4.1 Permanent Improvements

The bathing establishment project entails the construction of the following facilities:

- Three Club House which comprise of Multi-Purpose Hall, Bar, Office, Reception Area, Gift Counter, Luggage, Billiards Hall, Library, Kids Room and Entertainment Area (can accommodate 30 persons)
- Twenty-one units of 3-storey hotel (with maximum capacity of 500 occupants)
- Four Mooring

Illustrated in **Figure 11** are the bathing establishment project facilities to be constructed.

4.4.2 Temporary Improvements

The temporary improvements in the FLAgT Area are the following:

- One 25-HP genset and a 10-HP genset for spare;
- One Water Desalination Plant with 100 liter per hour capacity; and
- One Water Purifier with 50 liter capacity per hour.

This also includes the transportation facilities like the: one passenger vessel with 30-40 capacity (Registered with MARINA), one 25-HP speedboat and one 16-HP pumpboat. Paddle boats, dinghies and kayaks are available, so are masks, snorkels and fins. Scuba gears are supplied by reliable and credible dive shops in Puerto Princesa, together with the services of a professional and licensed dive master.

The scale of construction of the various buildings and structures will be characterized by medium structural works and intensive sanitary work activities. The aesthetical value of the project site will also be given a high degree of importance. The design is such that remaining natural areas will not be further affected. Construction activities will be carefully managed to protect the environment, in general, and the investments for clean beaches and seas.

4.5 Manpower Requirement

The required work force will be hired within the barangay and consequently adjoining barangays. If skilled (technical) employees are not available locally, they will be sourced from other municipalities within the province and beyond.

It is projected that about 27 skilled and unskilled laborers will be employed by the company during operation stage. Additional manpower will be hired as the need arises during the actual operation.

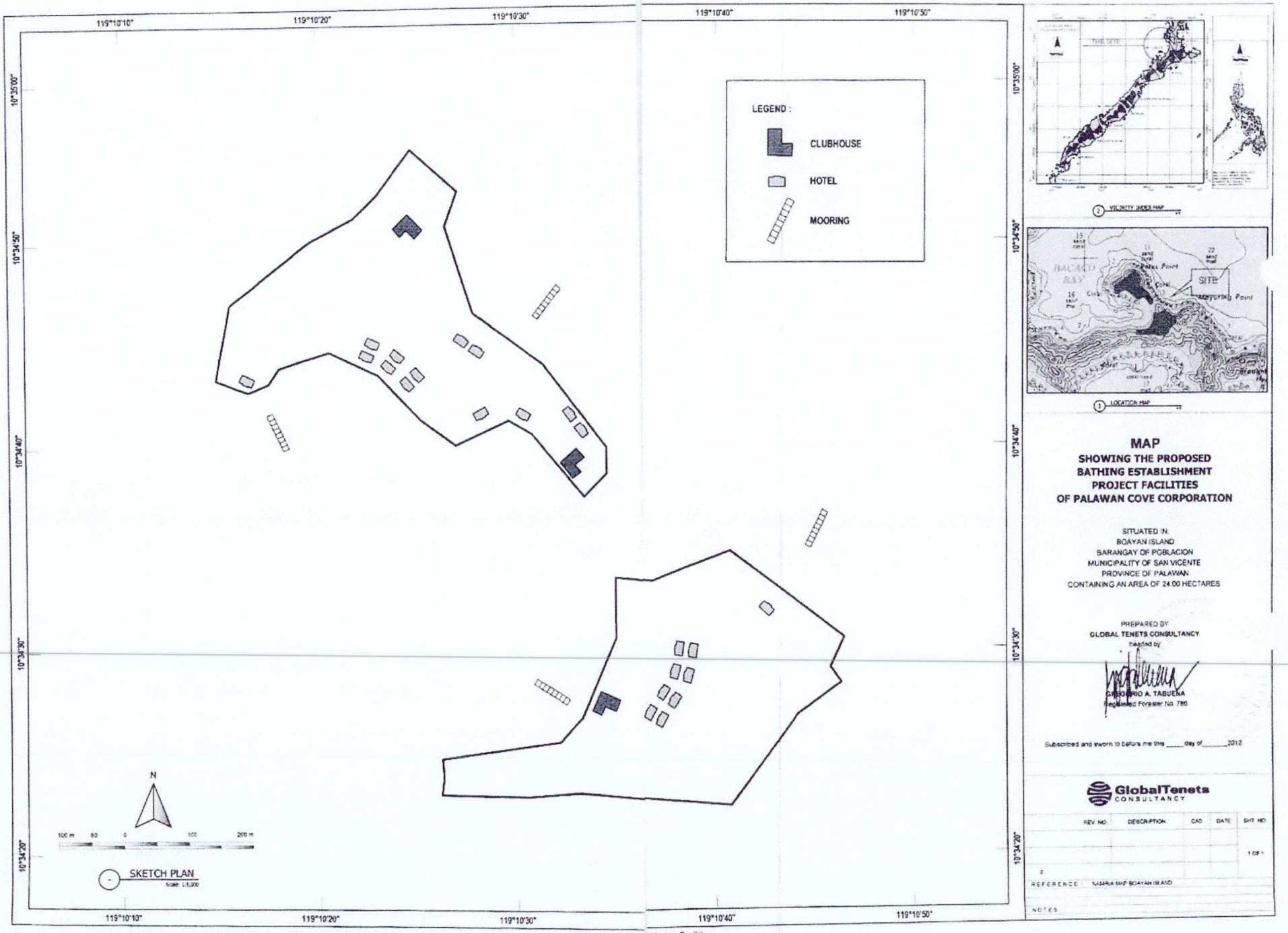


Figure 11. Proposed Project Facilities

Pay scale for non- skilled workers will be based on the regional wage standard. These local manpower requirements will boost the LGUs income and triggered other livelihood opportunities (i.e., food, recreation, etc.).

Hiring of unskilled laborers will be done through the LGUs and community organization. Technical staffs that are not available in the locality or province will be sourced by PCC.

4.6 Schedule

The project development will be completed in twenty five (25) years. The project activities schedule to be undertaken is presented in **Table 4.1**.

Table 4.1. Development Schedule of Project Activities.

PROJECT ACTIVITIES	YEAR 1				YEAR 2				YR 3	YR 4	YR 5	YR 6 onwards...	YR 25
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4					
Pre-construction phase													
Acquisition of all necessary permits													
Survey, architectural programming, design and tendering works													
Construction phase													
Construction of mooring area													
Construction of hotels, clubhouse and other civil works													
Installation of various electrical and mechanical appliances													
Plumbing and sanitary installations													
Building security and management systems													
Building support facilities and ancillary works													
Operation Phase													
Marketing, promoting and advertising													
Implementation of Environmental Protection													

CHAPTER 5:
MONITORING AND EVALUATION

In any development project it could be expected that a disturbance of the ecological balance prevailing in the ecosystem where a project would be established will occur. Due to high level of biodiversity in Boayan Island and its surrounding marine areas, there is a need to conserve these resources. CDMP is formulated to address the threats to the environment and existing natural resources, the underlying conflicts that cause the degradation and the constraints to successful management. The project development could greatly help to protect the environment and natural resources while promoting tourism. The precautionary principle is that many of the environmental goods and services of the island are irreplaceable.

Disturbances may be inevitable, but the extent and level have to be within tolerable limits so as not to cause negative effects on the physical or biological attributes and characteristics of an area. By following the precautionary principle, the proponent of the project will be overcautious in making decisions about the level of development activities because rate of damage can always be increased but once a natural system has been destroyed it cannot be recreated.

5.1 Impact Identification and Assessment

The proposed development project at Boayan Island has direct potential impacts on the environment during the construction and development stages as well as during their operational stages. A major consideration during the construction stage of these projects would be earth movement and soil dumping. Soil exposure and erosion leading to coastal sedimentation are main consideration during the construction and development stages.

The construction of the facilities would entail the removal of considerable vegetation on the site and the excavation and movement of soil and rocks. Exposed soil with virtually no vegetative cover, even in relatively flat terrain, is susceptible to erosion. Especially during rainy season, exposed soil can be easily eroded and will eventually be deposited as sediment on the near-shore marine habitats. Although the impacts of soil erosion and sedimentation may be temporary (*i.e.* during construction phase), it is important to limit their effects.

The timing of the commencement of construction is important. The construction activities and its critical components, such as earth moving, should be timed during dry season where there is less likelihood of rain that can erode the soil.

The management of solid and liquid waste also needs to be addressed. These wastes, more often than not, find their way into sewage systems (natural or man-made) that eventually lead into the marine environment. It is essential that a waste minimization and management strategy is implemented before and during the operation of the bathing establishment facility.

The possible environmental and social impacts of the bathing establishment are enumerated below. The proposed bathing establishment project in the area will generate potential damage which, if not properly managed, will seriously affect the environment. Mitigating measures can be applied so that ecosystem integrity can be maintained at acceptable levels to prevent harmful effects on the soil, water, wildlife, and population.

5.1.1 Impacts on Land Resource

- Alteration of landscape
- Siltation
- Disturbances or perturbation of the area
- Displacement/loss of wildlife
- Solid waste generation

5.1.2 Impacts on Water Resource

- Increase in water requirements
- Degradation of water quality
- Liquid waste generation
- Alteration/destruction of habitat

5.1.3 Impacts on Air Quality

- Dust generation
- Increase in TSP
- Increase in noise level

5.1.4 Impacts to Local Communities

- Possible influx of migrants/settlers into the area, contributing to population increase.
- Time may come for competition in food needs and space.
- Employment would be competitive.
- Need for housing and social services increase due to increase in population.
- Possible problem on encroachment of settlements even up to the edge of the shorelines.
- Need for more protective services personnel and social services.
- Problems in waste and garbage disposal system may highly affect the environmental condition, sanitation, and consequently, people's health.
- Drainage and sewerage system may become inadequate due to the expected increase in population.
- Interpersonal relationship among the population changes, from one of "close-knit" to individualism and "does not care attitude".
- As progress occurs, lifestyle changes – i.e., food selection and recreation.
- Municipal/barangay income (especially the affected ones) may improve.
- Productive capacity and income of the less privileged may improve.
- Possible enhancement in self-employment and/or entrepreneurial activities of community members.
- Crime and delinquency may increase.
- Manpower protective services and facilities may not be enough to cope with the needs for peace and order.

Through the construction and operation of the bathing establishment project, certain benefits could be derived for the welfare of the constituents in the barangay and the municipality. It is deemed that the proposed project would enhance the development of the municipality and uplift its local economy through employment, improved infrastructure, enhanced taxation, or improved social services for the general well-being of the people of the Municipality of San Vicente. Moreover, it is hoped that the project could contribute to the country's economic growth. On the other hand, there are those who have negative thinking, apathy, doubts and apprehensions on the effects of the proposed project on their environment, health and livelihood.

5.2 Mitigating Measures

Any development project is bound to have impacts on its immediate environment, be it negative or positive. As such, it is prudent to set up a monitoring program that will help ensure that negative impacts are minimized and the positive impacts supported. A precautionary and conservative approach to monitoring strategies needs to be taken. The programs should be designed and implemented in varying scales and magnitude depending on the project and predicted impacts address. These monitoring programs need to be implemented before the commencement of development, during the construction phase and throughout the operational phases.

With all the possible environmental effects of the project identified, PCC envisions to adopt the following mitigating measures to ensure that there will be less or no adverse effects in the locality. The mitigating measures of the project that the proponent plans to undertake in order to lessen the adverse effects of the project are as follows:

5.2.1 Enhancement Measures on Land Resource

- Construct drainage facilities and provide detour routes for surface run-off water.
- Strictly implement erosion control measures. Planting of ornamental plants, landscaping and construction of ripraps will be done to control soil erosion.
- All endemic and exotic tree species in the area shall be preserved. Enrichment planting and timber stand improvement shall be done.
- Monitor the area regularly to detect the extent and intensity of disturbance.
- Waste management will be done. Receptacles will be provided in the bathing establishment to avoid garbage from scattering. Waste segregation shall be practiced. Biodegradable shall be buried in a compost pit.

5.2.2 Enhancement Measures on Water Resource

- Conduct monitoring of water quality in the area or as the need arises.
- Monitor the area to detect the extent and intensity of disturbance.
- Conduct seminars on fisheries and coastal resource management.
- All sewage will be treated in properly designed and constructed septic tanks.

5.2.3 Enhancement Measures on Air Quality

- Monitor ambient air quality in the area.
- Conduct daily routine equipment and motorboat check-up.
- Monitor regularly the use of cleaner fuel (low sulfur content) to lessen the air pollutants from pump boats going to and from Boayan Island.
- Monitor noise level using audiometer.

5.2.4 Enhancement Measures to Local Communities

- Regulate entry of migrants into the community
- Carrying capacity of the bathing establishment should be defined so that the target occupants can be sustained without overburdening facilities and resources.
- Prioritize hiring of qualified locals.
- Provide skilled manpower training to locals to qualify for possible job placement.
- Resolve land use conflicts, if any. Conduct dialogues, consultations and information drive.
- Provide personnel and facilities to enhance protective and social services.
- Implement programs for the elderly.
- Improve/expand the communication, water, power supply, drainage and sewerage systems of the municipality and barangay.
- Design and implement an effective program on Waste Management.
- Conduct a massive Information Education Communication campaign to enhance people's awareness towards effective waste management practices.
- Monitor, implement existing laws and ordinances on waste management.
- Identify and design a long range plan for a sustained environmental sanitation/ cleanliness.
- Conduct health and nutrition safety seminars/trainings to combat work-related illnesses.
- The municipal government should undertake a system of intensified taxation and collection of revenues.
- Prioritize projects and livelihood activities in the development plans from barangay to municipal levels to facilitate support and implementation.
- Coordinate with GO and NGO development functionaries, to enhance manpower skills, training and financial support for better livelihood programming
- Provide facilities, equipment and personnel to maintain/sustain peace and order at the Municipal and barangay levels.

- Establish outposts at strategic places in the barangay to deter crimes.
- Put up street lights in the barangays.
- Upgrade the capabilities of the barangay tanods to maintain peace and order at barangay level.
- Implementation laws and ordinances strictly for the protection and enhancement of peace and order at the Municipal and barangay levels.

It is important that mitigating measures are implemented to minimize if not eliminate the potential negative impacts of the proposed project. Monitoring programs unique to specific development projects need to be formulated and implemented even prior to the start of construction activities.

5.3 Monitoring Plan

Monitoring is part of the continuing process of plan, program, project, and activity evaluation. It is simply the comparison of what is being done with what was proposed in the plan. An important aspect of monitoring is not a fault find but to recognize problems as they develop so that remedial action can instantly be taken. It is an on-going process to learn the efficiency with which the plans are implemented.

The environmental monitoring plan identifies the parameters that should be monitored during project implementation. Monitoring these parameters enables the proponent or other concerned agencies to identify whether certain parameters are reaching critical levels or concentrations that might affect humans, animals and plants. Availability of such data would facilitate interim assessment to determine whether the projected benefits have been optimized while minimizing negative environmental impacts. Regular monitoring is necessary to properly assign and attribute environmental changes to certain conditions or actions.

A system of monitoring important parameters that reflect the health condition of the employees and personnel will be put in place to ensure that project activities and programs are meeting its target effectively and efficiently. The monitoring system will include land, water, air and people.

Land

Strict implementation of erosion control and revegetation of disturbed areas should be done. Agronomic practices and erosion control hedgerows should be carried out with limited conversion of forest to other uses to prevent unfavorable land-use changes. On the other hand, climate mitigation strategies should be implemented not only by the proponent but by the LGUs.

Water

Monthly monitoring of water quality of Daplac Bay should be done. Parameters to be measured include pH, temperature, dissolved oxygen (DO), total/fecal coliform, color, turbidity, TSS, TDS, COD, and oil and grease. Sampling stations should be distributed along the perimeter of the island with the intention that all parcels are represented. Potability test of water source should be conducted at least once a year to determine suitability for domestic use. Water supply monitoring needs to be done semi-annually to observe ground water and surface sources during the wet and the dry seasons. Hydrological studies are needed in this aspect.

Air

Quarterly monitoring of ambient air quality would be conducted in the sampling stations identified in the study. Parameters to be measured should include TSP, NO_2 and SO_2. The frequency of monitoring could be increased to a monthly basis depending on the results of the monitoring. Additional sampling stations could also be considered depending on the future developments in the area.

Noise

Monthly monitoring of noise pollution is considered. It is advisable to determine if the noise is within the DENR standard. Noise in the project premises would emanate from heavy equipment, vehicles, power generation, and human noise. A proper preventive maintenance program is necessary to reduce noise.

People

Monthly reports should be given to the management on the health conditions of the people employed by the company. It is advisable that employees should consult the company physician-designate when the need arises.

Table 5.1 Environmental Management Plan (EMP) and corresponding costs.

Parameters	Location	Frequency	Responsibility	Annual Cost
Land				
Land-use and Vegetation	Project Site	Quarterly	Multipartite Monitoring Team	PhP 50,000
Soil Erosion	Civil works areas and vicinities Natural drainage ways	Just after strong rainfall events	Multipartite Monitoring Team	PhP 100,000
Monitoring of solid wastes	Project area and premises	Monthly	Multipartite Monitoring Team	Php 50,000
Water Supply ➢ Rainfall ➢ Potability	Rain gauge Deep well pump Faucets	Daily Semi-annually	Multipartite Monitoring Team	Php 20,000
Ground water static level	Project area and premises	At least twice a year or as the need arises	Multipartite Monitoring Team	Php 30,000
Air				
Air quality TSP, NO_2 , SO_2	Project area and premises	Monthly	Multipartite Monitoring Team	PhP 100,000
Noise Pollution	Project area and premises	Monthly	Multipartite Monitoring Team Multipartite	PhP 50,000
People				
Socio-economics Census of community migration	Inside and around the project site	Once a year	Monitoring Team	PhP 100,000
Health	All employees	Monthly	Proponent	PhP 50,000

5.3.1 Self-Monitoring Plan

The general categories to be monitored are land, water, air, noise and people environments. The monitoring plan shall focus on the parameters to be monitored, methodology or instruments to be used, the schedule of monitoring, the responsible party, the cost of monitoring and the goals based on applicable standards.

Quarterly self-monitoring activities will be conducted by the proponent in order to determine and resolve the possible effect or changes on the environment and to make sure that no unnecessary pollutants are added to the environment, as well as, to facilitate effective implementation of mitigation measures.

5.3.2 Multi-sectoral Monitoring Framework

A multi-partite monitoring team (MMT) shall be formed immediately. The purpose of organizing MMT is to promote public participation and stakeholder vigilance and to provide appropriate check and balance mechanism in the monitoring of project implementation.

As much as possible, MMT shall be composed of representative from DENR, the proponent and from stakeholders group, including representatives from concerned LGUs, directly affected vulnerable/marginalized groups (e.g., women, youth and fisher folks) as may be represented by locally accredited NGOs/POs, the community, concerned EMB Regional Office, and other sectors or relevant government agencies. The team shall be tasked to undertake monitoring of compliance with the conditions stipulated in the ECC as well as the commitment made by the proponent in the EMP.

The multi-sectoral monitoring framework is presented in **Table 5.2** which shows the proposed members of MMT, the sectors they represent, the basis of their selection, and their specific roles.

Table 5.2 Multi-sectoral monitoring framework.

Members	Type	Basis of Selection	Role
❖DOT Representative	Government Agency	National Gov't regulatory function	Team leader; provide overall supervision in implementing the environmental monitoring plan (EMoP) of the Project.
❖ PENRO	Provincial DENR	Regional Gov't regulatory function	Member; assist in implementing the EMoP and provide guidance on the laws and standards of the DENR at the regional level.
❖ CENRO	Local DENR	Gov't regulatory function	Member; assist in implementing the EMoP and provide guidance on the laws and standards of the DENR at the local level.
❖ Municipal LGU Representative	Municipal LGU	Municipal gov't regulatory function	Member; assist in implementing the EMoP and provide guidance on the laws and standards of municipal LGU.

Table 5.2. Con't...

Members	Type	Basis of Selection	Role
❖ Representative from San Vicente	Barangay LGU	Political heads of the affected barangays	Member; assist in implementing the EMoP and provide guidance on the laws and standards of Barangay LGU, and serve as the link between the community and the MMT.
❖ Representative from the business groups	Business sector	Directly affected by the ecotourism	Member; assist in implementing the EMoP and serve as the link between the business groups and the MMT. Suggest measures to improve the EMoP to suit the needs of farmers.
❖ Representative from the NGO	NGO	To achieve transparency in the dissemination of environmental information.	Member; assist in implementing the EMoP and provide guidance/ suggestions on the most effective and efficient modes of information dissemination.
❖ Representative from the local media	Local media	To achieve transparency in the dissemination of environmental information.	Member; assist in implementing the EMoP and provide guidance/ suggestions on the most effective and efficient modes of information dissemination.
❖ Representative from MHO	Local MHO	To achieve transparency in the dissemination of health, sanitation and applied nutrition.	Member; assist in implementing the EMoP and provide guidelines on health and nutrition standards to make the monitoring system more effective.
❖ Representative from Project Proponent	Proponent	To enhance technical and financial support to make EMoP more effective.	Member; assist in implementing the EMoP and provide guidance/ suggestions to make the monitoring system more effective. Provide funds required to implement the EmoP.

5.4 Water Quality Management Measures

The project will implement a comprehensive water quality monitoring program. The program aims to lessen if not totally prevent pollution that may result from the activities in the bathing establishment. The focus will be on protecting surface water to ensure that the aquatic habitats are not compromised. This will be achieved through a strict program of pollution prevention, emergency response preparedness and water quality monitoring.

Monitoring the water discharge from the beach site will ensure that the water quality that will pass through the water receiving bodies shall conform to Class C standard. The water quality parameters that were analyzed in this study will be monitored on a quarterly basis at major discharge points. By doing so, pollution deriving from the ecotourism will be eliminated.

Wherever possible, the open channels for runoff water will pass through vegetated drainage lines to minimize sedimentation of the nearby coastal environments.

An environmental awareness seminar among the contractors will also be conducted. This will ensure that all workers will be environmentally conscious to prevent human induced environmental accidents.

5.4.1 Solid Waste Management & Recycling Initiatives

Operation of the bathing establishment project will generate a lot of solid waste that may potentially enter the surface waters. Wastes will consist largely of industrial, office and domestic materials. These are in the forms of paper, plastic, rubber, metallic materials and house keeping chemicals. These wastes may impact on any of the resources in the area. Their impacts to the water resources include water quality degradation due to leachates, odors and BOD. Such impacts may be made acceptable through proper waste management.

To prevent this, a solid waste management strategy will be identified to effectively handle the waste from catering services, customers, restaurants and sanitary wastes. The cornerstones of the waste management program to be implemented for the project are sorting, composting, and recycling. All solid wastes will be segregated according to disposition. By providing color coded waste bins and collection mechanisms, the solid wastes can be segregated at source and disposed or recycled accordingly. There will be a composting program for the bio-degradables and these will be used as organic inputs for the rehabilitation scheme. Recyclable materials will be compacted, packaged, and offered locally to any non-profit organization that can benefit from it. Disposal of used oil, left-over paints and hazardous materials will be taken to waste recycling and processing facilities. For the non-bio-degradables, recycling and reuse will be implemented. The waste water will be treated in traditional septic vaults. The treated waste water from the vaults which passes the environmental standards can be disposed to the public drain. Thus, non-recyclable waste will be packed and moved from the project site to an approved dumping area.

Several of the wastes that will be generated from this project will require treatment before these materials are reused, recycled or finally disposed.

5.4.2 Biodiversity Management Strategy

A Biodiversity Management Strategy will balance the environmental cost of development of bathing establishment site with biodiversity concerns especially in Boayan Island of San Vicente, Palawan.

5.5 Risk Management and Emergency Response Program

Emergency preparedness program is needed to enable the company to successfully respond and deal with emergencies caused by natural or artificial hazard. Thus, an emergency preparedness plan shall be developed by Palawan Cove Corporation.

A clear emergency response policy is essential in order to establish and maintain adequate arrangements to deal with all aspects of the proponent's emergency threats. In order to define an emergency response policy, the following factors usually apply:

- An accurate definition of emergency threats.
- Identification of the effects which are likely to be caused by the threat.
- Assessment of the resources available with the threat.
- The organizational arrangements which are required for respond to and recover from emergency events.

- Definition of how emergency response policy interlocks with those aspects concerned with development and protection of the environment.
- Any other specific factors which may be applicable.

For purposes of defining emergency policy, two aspects need to be carefully reviewed: (i) the threat and its effects, and (ii) the policy itself. This is particularly relevant to the selection of options and the priorities given within the emergency response policy which should be analyze against the following definitions available options:

Prevention. Measures aimed at impeding the occurrence of an emergency event and/or preventing such an occurrence having harmful effects on communities.

Mitigation. Action taken usually in the form of specific programs to reduce the effects of an emergency threat on the community. It is possible to prevent some emergency threat effects, while others will persist and can be modified or reduced if appropriate action is taken.

Preparedness. Measures which enable LGUs, communities and individuals to respond rapidly and effectively to emergency situations. Preparedness measures include the formulation of viable emergency threats plan, the maintenance of inventories of resources and the training of personnel.

Response. Response measures are usually those which are taken immediately prior to and following emergency threat impact. These are directed towards saving life and protecting property and dealing with the immediate damage and other effects caused by the emergency threat.

Recovery. The process by which the communities and LGUs are assisted in returning to their proper levels of functioning following an emergency threat. The recovery process can be protracted. Recovery is usually taken to include other aspects such as restoration and reconstruction.

Development. The progressive advancement of the community as it interrelates with the effects of emergency threat and emergency response policy and management.

Emergency Threat and Likely Effects

It is important for emergency response managers to analyze the effects emergency threats in relation to circumstances obtaining in the bathing establishment area of the proponent. Through such an analysis, it is possible to define in advance many of the requirements which apply to the emergency response cycle. This is especially valuable for anticipating action needed for response and recovery. In general terms, typical effects of emergency threats tend to be: loss of life, injury, damage to and destruction of property, damage to and destruction of subsistence and cash crops, disruption of production, disruption of lifestyle, loss of livelihood, disruption of essential services, damage to infrastructure and disruption of local government systems, economic loss, and sociological and psychological after-effects.

Assessment of Available Resources

Effective utilization of resources is a major emergency response objective. To achieve this objective, there must be: accurate identification of resources; correct assessment of their capability; allocation of suitable roles for resource organizations; and plans and procedures to utilize resources in a timely and effective manner. The emergency response policy, therefore, has to be balanced with the various resources which exist in terms of equipment, facilities and personnel. It is essential to consider the widest range of both government and non-government organizations in the course of assessing resources. In order to determine the suitability and effectiveness of resources for emergency response management purposes, it is also important to evaluate national and local resources with respect to capability, availability, durability and operational integrity.

Organizational Arrangements

In framing the emergency response policy, careful considerations must be given to organizational aspects, and to their inclusion in the relevant policy statement. In this regard, it is usually prudent to frame the policy so that minor adjustments to organizational arrangements can be made without having to amend the policy itself.

Inter-relation of Emergency Response Policy with Other National Emergency Response Policies

Those responsible for drafting and formulating emergency response policy must aim to achieve a balance and inter-relationship with other national emergency response policies. This involves a careful consideration by the proponent to other policies, especially with a view to ensuring, as far as possible, compatibility of interest. In some cases, it may be that an astute emergency response policy can offer advantages to other national emergency response policies.

Other Factors

In addition to the foregoing factors, others are relevant to the proponent's circumstances. Therefore, before drafting the emergency response policy, emergency response officials of Palawan Cove Corporation should take careful survey to identify any such additional factors.

CHAPTER 6:
MARKET AND UTILIZATION

6.1 Market Information

Different motivations and strategies are planned before visitors come to a tourism area. Accessing market data from the Department of Tourism (DOT) and other sources will greatly improve chances to develop a viable tourism product. This product is an essential part of any form of tourism development. Thus, one must have to know the market so that one can offer the right tourism product.

As part of the early planning process, in a conventional coastal tourism projects the developer conducts a market analysis and feasibility study to set up a successful and professional business enterprise.

The development of different products in tourism that are sold to tourists must ensure a safe, enjoyable, comfortable and well-informed travel. The product and services include all type of transportation to and from the tourist destinations, food and drinks, accommodations, tour, tour guiding, tour books, facilities for interpretation, rest, recreation and other things.

An ecotour product is created by skillfully combining different kinds of tourism resources (tourism attractions and activities), tourism workers (e.g. guides, boatmen, and cooks), tourism products (crafts, food, accommodations) and many others to enable tourists to have an active experience with the natural environment and local culture.

The steps to develop a tourism product are outlined in **Figure 12**. This process will vary from one project to another depending on the local context, needs and potentials (Huttche, 2002).

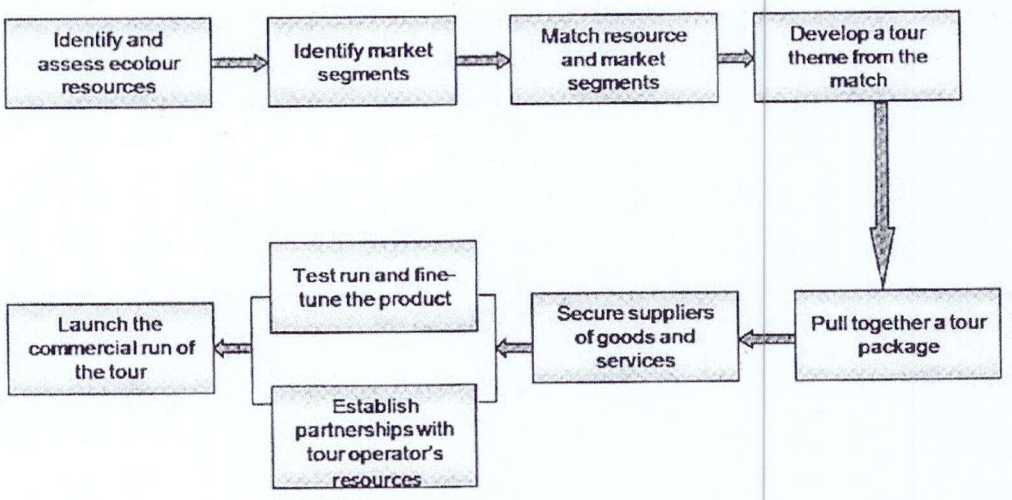


Figure 12. Ecotourism product development steps.

6.1.1 Marketing Strategies

The natural environment of Boayan Island will draw more visitors to enjoy both nature and development. In addition, programs and strategies will be implemented in this project:

a) Advertising

Services will be made available to guest and visitors either local or foreign tourist. Advertising will be conducted locally and abroad to bring more visitors, guests and tourists.

b) Used of Private and Government Promotions

Promotion of bathing establishment shall be made thru local government for information and networking. Likewise, other prospective visitors shall be contacted through friends, associates and thru web site.

c) Pricing Structure

The pricing structure shall be evaluated and analyzed later upon completion of the establishments.

6.2 Utilization

Bathing establishment project aims to a sustainable tourism taking into consideration to value the concept of equality and partnership, having unity with nature. Tourism is sustainable when it dignifies and makes people proud of it, satisfies the visitors and promotes well-being.

One of the principles of sustainable tourism is that tourism must consider its effects on cultural heritage and traditional elements, activities and dynamics of each local community. These elements must at all times play a central role in the formulation of tourism strategies. Environmentally and culturally vulnerable spaces, both now and in the future shall be given special priority in the matter of technical cooperation and financial aid for sustainable tourism development.

CHAPTER 7:
ORGANIZATION

7.1 Project Organization

The proposed bathing establishment project at Boayan Island of Palawan Cove Corporation (PCC) covers an area of 24 hectares. The Resort Manager would be the proponent and twenty-seven (27) resort staffs will be hired to cater the needs of guests and visitors. They will be employed as marketing officer, planning officer, accountant, boat crew, kitchen staff, security officer, fire and safety officer, personnel officer, front desk, housekeeping, ground keeping, maintenance staff, senior and junior staff. The specified position will be assigned to a qualified applicant.

Hiring of employees will be based on the following profile of projected staff employment:

a) The staff will be hired according to the needs of the bathing establishment and the qualifications of the applicants. Applicants are not evaluated according to their cultural affiliations or status as an Indigenous Person. Special skills will be sourced from outside the area, if necessary.

b) Market forces will dictate the wage rates required to maintain the quality and quantity of staff required for an efficient and reliable operation. Wage levels will be in keeping with the current Wage Order for Region IV-MIMAROPA as a minimum.

c) Health Facilities located on the site will be confined in an Aid Station. All staff members will be trained in basic first aid and CPR. Certain key staff will be trained in special lifesaving techniques for the purpose of stabilizing a casualty and preparing for transport.

d) All employees will be hired by formal, written contract. The contract will contain all elements of compensation and benefits as required by PD 442. The Palawan District Office of the DOL will be consulted on a regular basis to ensure that company operations are in keeping with regulatory requirements.

e) The local inhabitants of the Municipality of San Vicente will benefit primarily through the increase in tax revenue and through the local share. Some residents will benefit directly by way of employment.

f) Some benefits with regards to increased vigilance in the area of conservation and enforcement of environmental laws from the implementation of the project.

g) The cultural norms, morals and lifestyle of the local inhabitants are of concern to the bathing establishment as they affect or otherwise have a direct bearing on the project. Employees are required to conduct themselves in a professional manner while in the site. While off-site, employees are encouraged to conduct themselves in a manner which brings credit upon themselves and the Company. The Company seeks to run a respectable and law-abiding business. Guests will be fully advised regarding the customs and courtesies to be observed when traveling outside of the bathing establishment.

An organization chart of the bathing establishment is presented in **Figure 13**.

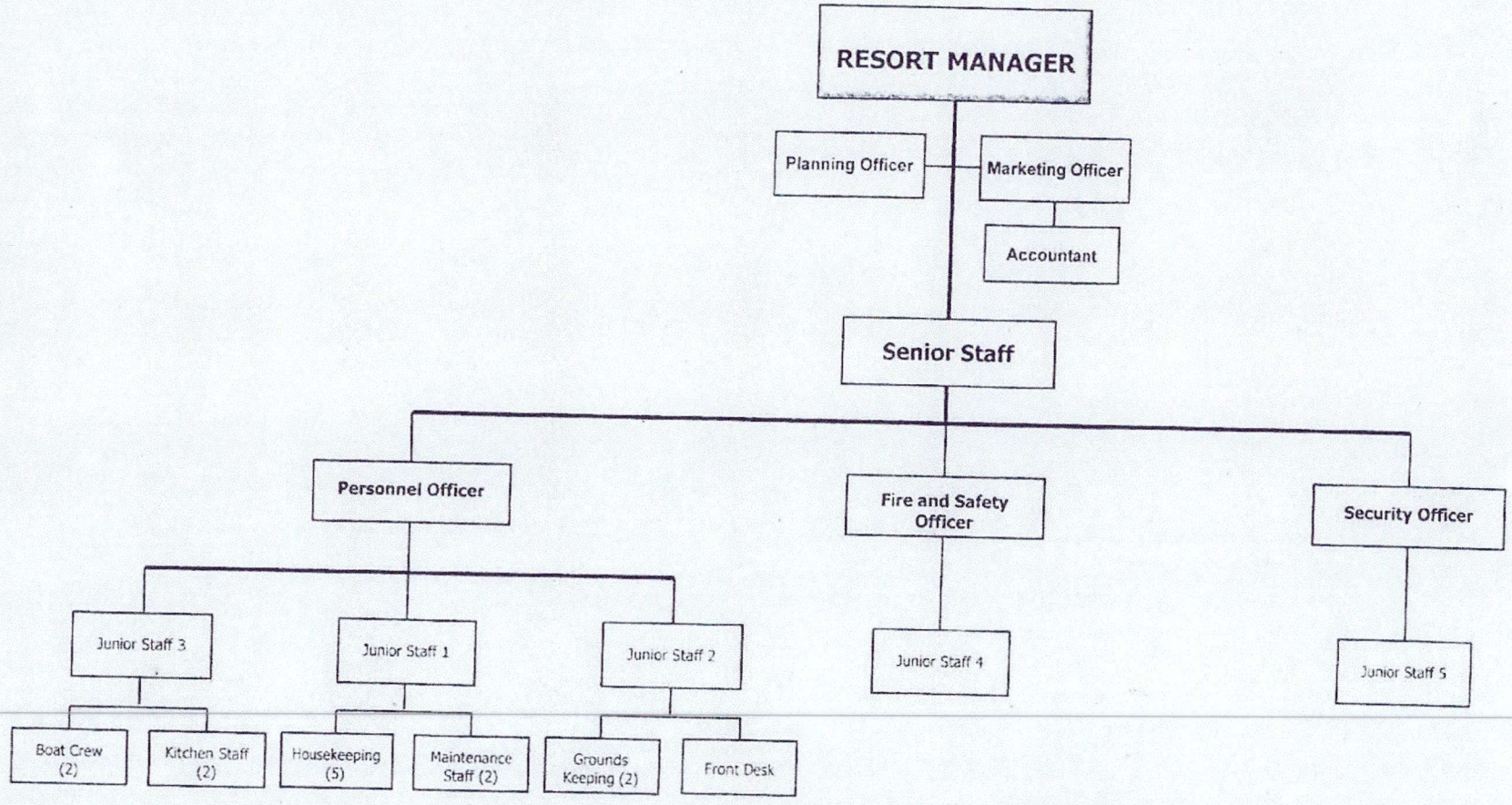


Figure 13. Bathing Establishment Project Organizational Chart.

CHAPTER 8:
FINANCIAL ASPECTS

8.1 Estimated Cost

The estimated cost of developing the bathing establishment is about **PhP 147,711,783.96** broken down as follows:

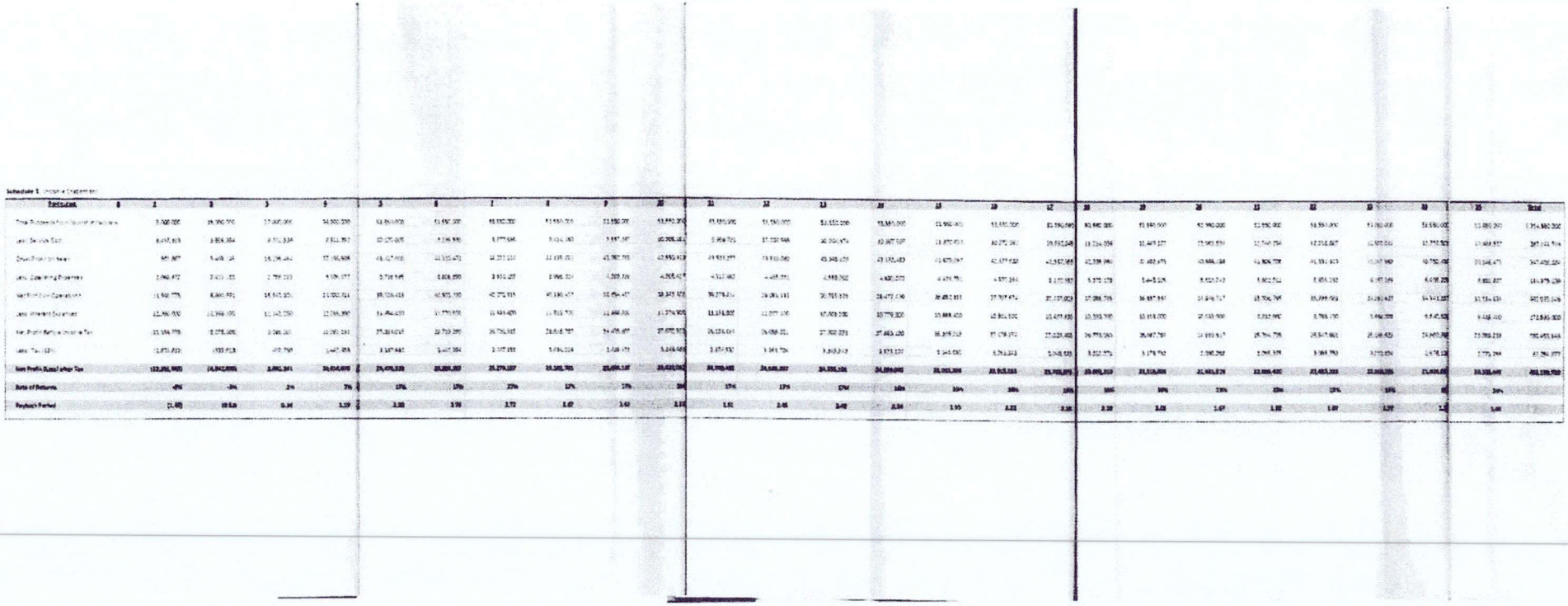
Particulars	Amount
1.0 Fixed Assets	
1.1 Accommodation and Amenities	129,360,000.00
1.2 Furniture and Fixture	10,000,000.00
1.3 Water, Power and Electricity	495,000.00
1.4 Transportation Equipment	495,000.00
Sub-Total	**140,350,000.00**
2.0 Organizational & Pre-operating Expenses	1,688,002.00
3.0 Working Fund	5,673,781.96
TOTAL	**147,711,783.96**

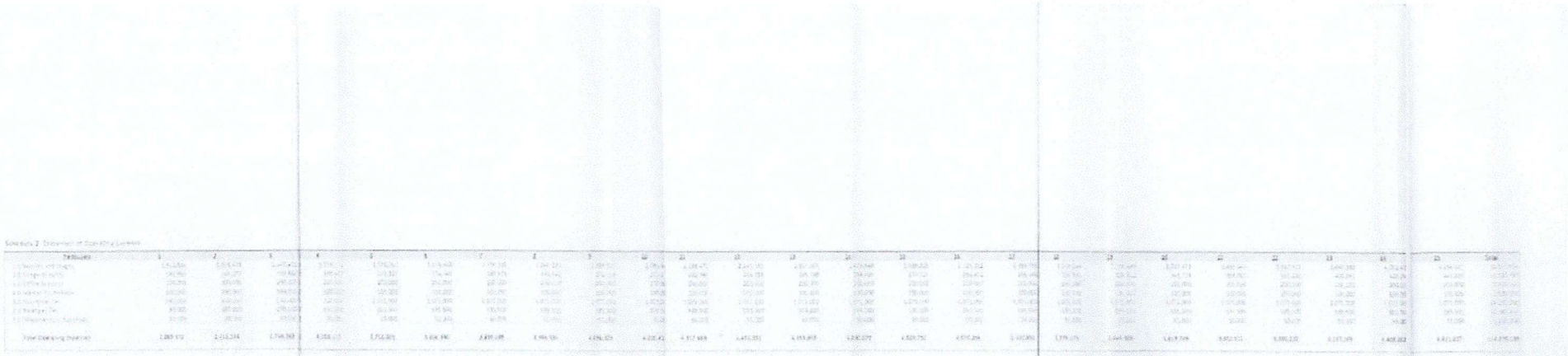
B.1.1 Projected Development Cost

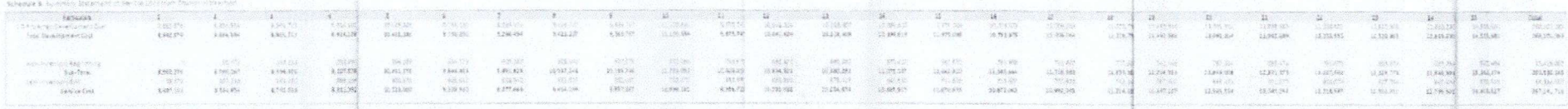
Particulars	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	Total
1.0 Direct Labor																										
1.1 Salaries & Wages	166,418	189,239	723,701	755,686	797,850	857,774	879,843	923,946	969,828	1,018,320	1,069,236	1,122,698	1,178,832	1,237,774	1,299,663	1,364,646	1,432,878	1,504,522	1,579,748	1,658,736	1,741,672	1,828,756	1,920,194	2,016,203	2,117,014	31,328,927
Total Direct Labor	**166,418**	**189,239**	**723,701**	**755,686**	**797,850**	**857,774**	**879,843**	**923,946**	**969,828**	**1,018,320**	**1,069,236**	**1,122,698**	**1,178,832**	**1,237,774**	**1,299,663**	**1,364,646**	**1,432,878**	**1,504,522**	**1,579,748**	**1,658,736**	**1,741,672**	**1,828,756**	**1,920,194**	**2,016,203**	**2,117,014**	**31,328,927**
2.0 Indirect Labor																										
2.1 Salaries & Wages	1,206,762	1,267,100	1,330,455	1,396,978	1,466,827	1,540,168	1,617,178	1,698,039	1,782,937	1,872,084	1,965,688	2,063,973	2,167,171	2,275,530	2,389,306	2,508,772	2,634,210	2,765,921	2,904,217	3,049,427	3,201,899	3,361,994	3,530,093	3,706,598	3,891,928	57,595,229
Total Indirect Labor	**1,206,762**	**1,267,100**	**1,330,455**	**1,396,978**	**1,466,827**	**1,540,168**	**1,617,178**	**1,698,039**	**1,782,937**	**1,872,084**	**1,965,688**	**2,063,973**	**2,167,171**	**2,275,530**	**2,389,306**	**2,508,772**	**2,634,210**	**2,765,921**	**2,904,217**	**3,049,427**	**3,201,899**	**3,361,994**	**3,530,093**	**3,706,598**	**3,891,928**	**57,595,229**
3.0 Fringe Benefits																										
3.1 Direct labor	68,418	71,839	75,431	79,203	83,163	87,321	91,687	96,271	101,085	106,139	111,446	117,018	122,869	129,012	135,463	142,236	149,349	156,815	164,656	172,889	181,533	190,610	200,140	210,148	220,655	3,266,895
3.2 Indirect labor	108,782	114,200	119,910	125,905	132,201	138,811	145,751	153,039	160,691	168,726	177,162	186,020	195,321	205,087	215,341	226,108	237,414	249,284	261,749	274,836	288,578	303,007	318,157	334,065	350,768	5,390,895
Total Fringe Benefits	**177,200**	**186,039**	**195,341**	**205,108**	**215,363**	**226,132**	**237,438**	**249,310**	**261,776**	**274,864**	**288,608**	**303,038**	**318,190**	**334,099**	**350,804**	**368,344**	**386,762**	**406,100**	**426,405**	**447,725**	**470,111**	**493,617**	**518,298**	**544,213**	**571,423**	**8,656,287**
3.0 Fuel & Lubricants	753,480	753,480	753,480	753,480	753,480	753,480	753,480	753,480	753,480	753,480	753,480	753,480	753,480	753,480	753,480	753,480	753,480	753,480	753,480	753,480	753,480	753,480	753,480	753,480	753,480	18,837,000
Total Fuel & Lubricants	**753,480**	**753,480**	**753,480**	**753,480**	**753,480**	**753,480**	**753,480**	**753,480**	**753,480**	**753,480**	**753,480**	**753,480**	**753,480**	**753,480**	**753,480**	**753,480**	**753,480**	**753,480**	**753,480**	**753,480**	**753,480**	**753,480**	**753,480**	**753,480**	**753,480**	**18,837,000**
4.0 Repair & Maintenance																										
4.1 Buildings & Structures	0	0	0	0	1,293,600	0	0	0	0	1,293,600	0	0	0	0	1,293,600	0	0	0	0	1,293,600	0	0	0	0	1,293,600	6,468,000
4.2 Furniture & Fixtures	0	0	0	0	40,000	0	0	0	0	40,000	0	0	0	0	40,000	0	0	0	0	40,000	0	0	0	0	40,000	200,000
4.3 Utilities & Service Equipment	0	0	0	0	49,500	0	0	0	0	49,500	0	0	0	0	49,500	0	0	0	0	49,500	0	0	0	0	49,500	247,500
Total Repair & Maintenance	**0**	**0**	**0**	**0**	**1,383,100**	**0**	**0**	**0**	**0**	**1,383,100**	**0**	**0**	**0**	**0**	**1,383,100**	**0**	**0**	**0**	**0**	**1,383,100**	**0**	**0**	**0**	**0**	**1,383,100**	**6,915,500**
5.0 Depreciation																										
5.1 Buildings & Structures	5,174,400	5,174,400	5,174,400	5,174,400	5,174,400	5,174,400	5,174,400	5,174,400	5,174,400	5,174,400	5,174,400	5,174,400	5,174,400	5,174,400	5,174,400	5,174,400	5,174,400	5,174,400	5,174,400	5,174,400	5,174,400	5,174,400	5,174,400	5,174,400	5,174,400	129,360,000
5.2 Furniture & Fixtures	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	10,000,000
5.3 Utilities & Service Equipment	39,600	39,600	39,600	39,600	39,600	39,600	39,600	39,600	39,600	39,600	39,600	39,600	39,600	39,600	39,600	39,600	39,600	39,600	39,600	39,600	39,600	39,600	39,600	39,600	39,600	990,000
Total Depreciation	**5,614,000**	**5,614,000**	**5,614,000**	**5,614,000**	**5,614,000**	**5,614,000**	**5,614,000**	**5,614,000**	**5,614,000**	**5,614,000**	**5,614,000**	**5,614,000**	**5,614,000**	**5,614,000**	**5,614,000**	**5,614,000**	**5,614,000**	**5,614,000**	**5,614,000**	**5,614,000**	**5,614,000**	**5,614,000**	**5,614,000**	**5,614,000**	**5,614,000**	**140,350,000**
6.0 Environmental Protection	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	1,250,000
7.0 Property Insurance	89,824	89,824	89,824	89,824	89,824	89,824	89,824	89,824	89,824	89,824	89,824	89,824	89,824	89,824	89,824	89,824	89,824	89,824	89,824	89,824	89,824	89,824	89,824	89,824	89,824	2,245,600
8.0 Property Tax	44,912	44,912	44,912	44,912	44,912	44,912	44,912	44,912	44,912	44,912	44,912	44,912	44,912	44,912	44,912	44,912	44,912	44,912	44,912	44,912	44,912	44,912	44,912	44,912	44,912	1,122,800
Total Projected Development Cost	**8,562,576**	**8,694,994**	**8,801,713**	**8,914,168**	**10,414,168**	**8,150,290**	**8,288,494**	**8,423,203**	**9,958,757**	**11,100,584**	**9,875,747**	**10,041,924**	**10,216,409**	**10,399,619**	**11,975,086**	**10,798,975**	**11,008,066**	**11,238,758**	**11,462,566**	**13,061,304**	**11,965,899**	**12,736,581**	**12,520,801**	**12,819,230**	**14,515,621**	**286,101,363**

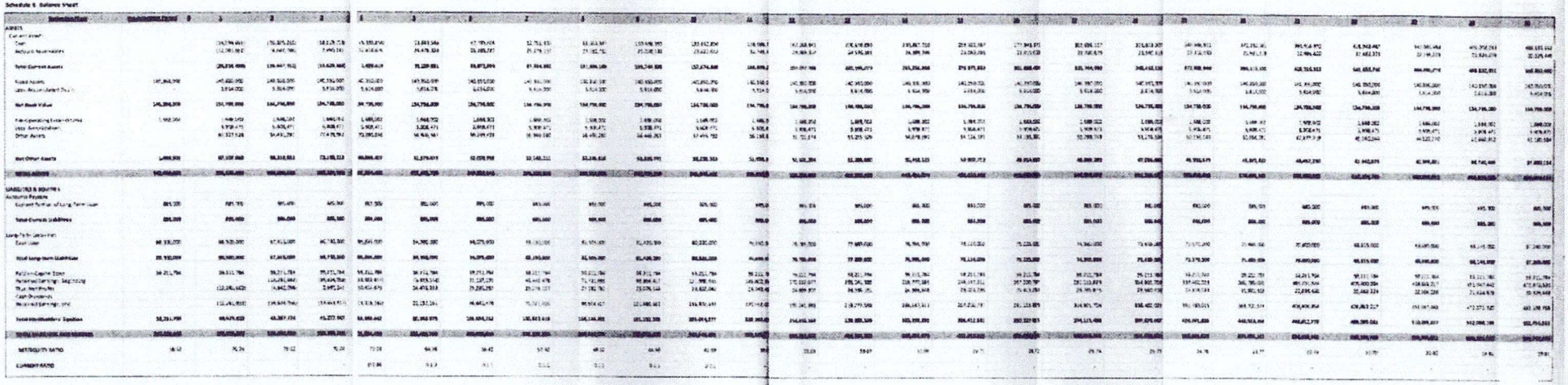
8.1.2 Post Development Cost

Particulars	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	Total
1.0 Direct Labor																										
1.1 Salaries & Wages	413,353	434,020	455,727	478,514	502,439	527,561	553,939	581,636	610,718	641,254	673,317	706,982	742,332	779,448	818,421	641,254	673,317	706,982	742,332	779,448	742,332	779,448	818,421	859,342	641,254	18,903,600
Total Direct Labor	413,353	434,020	455,727	478,514	502,439	527,561	553,939	581,636	610,718	641,254	673,317	706,982	742,332	779,448	818,421	641,254	673,317	706,982	742,332	779,448	742,332	779,448	818,421	859,342	641,254	18,903,600
2.0 Indirect Labor																										
2.1 Salaries & Wages	423,120	444,276	466,490	489,814	514,305	540,020	567,021	595,372	625,141	656,398	689,218	723,679	759,863	797,856	837,749	656,396	689,216	723,679	759,863	797,856	759,863	797,856	837,749	879,636	656,396	19,408,831
Total Indirect Labor	423,120	444,276	466,490	489,814	514,305	540,020	567,021	595,372	625,141	656,398	689,218	723,679	759,863	797,856	837,749	656,396	689,216	723,679	759,863	797,856	759,863	797,856	837,749	879,636	656,396	19,408,831
3.0 Fringe Benefits																										
3.1 Direct labor	41,353	43,402	45,587	47,877	50,273	52,784	55,424	58,195	61,105	64,160	67,368	70,736	74,273	77,987	81,886	64,160	67,366	70,736	74,273	77,987	74,273	77,987	81,886	85,981	64,160	1,891,264
3.2 Indirect labor	33,129	34,779	36,515	38,341	40,258	42,270	44,384	46,603	48,933	51,380	53,949	56,646	59,478	62,453	65,575	51,380	53,949	56,646	59,478	62,453	59,478	62,453	65,575	68,854	51,380	1,905,380
Total Fringe Benefits	74,478	78,202	82,112	86,218	90,528	95,055	99,808	104,798	110,038	115,540	121,317	127,383	133,752	140,439	147,461	115,540	121,317	127,383	133,752	140,439	133,752	140,439	147,461	154,834	115,540	3,797,645
5.0 Fuel & Lubricants	150,695	150,695	150,695	150,695	150,695	150,695	150,695	150,695	150,695	150,695	150,695	150,695	150,695	150,695	150,695	150,695	150,695	150,695	150,695	150,695	150,695	150,695	150,695	150,695	150,695	3,767,400
Total Fuel & Lubricants	150,695	150,695	150,695	150,695	150,695	150,695	150,695	150,695	150,695	150,695	150,695	150,695	150,695	150,695	150,695	150,695	150,695	150,695	150,695	150,695	150,695	150,695	150,695	150,695	150,695	3,767,400
4.0 Office Supplies	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	300,000
5.0 Environmental Protection	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	1,250,000
Total Post Development Cost	1,123,652	1,169,206	1,217,025	1,267,241	1,319,908	1,375,332	1,433,464	1,494,503	1,556,592	1,625,888	1,696,547	1,770,740	1,848,642	1,930,439	2,016,327	1,625,886	1,696,547	1,770,740	1,848,642	1,930,439	1,848,642	1,930,439	2,016,327	2,105,508	1,625,886	41,347,621









8.2 Sources of Finance

To finance proposed total investment of **PhP 147,711,783.96**, the proponent intends to tap the following:

Particulars	Amount
1. Cash of P P88,500,000.00 payable in 25 years equal installments annually beginning on the 1st year	88,500,000.00
2. Equity contribution by the proponent and other stockholders to be paid-in within one (1) year	59,211,783.96
Total Funds for Project Financing	**147,711,783.96**

8.3 Returns

Year	Amount (PhP)
1	(12,281,962)
2	(4,642,096)
3	2,990,241
4	10,614,676
5	24,476,333
6	25,285,287
7	25,279,157
8	25,182,781
9	25,076,135
10	23,822,042
11	24,749,485
12	24,689,307
13	24,536,181
14	24,369,946
15	23,053,286
16	23,915,033
17	23,785,875
18	23,560,318
19	23,318,033
20	21,921,519
21	22,699,420
22	22,482,223
23	22,164,226
24	21,824,878
25	20,326,448
Total	**493,198,768**

8.4 Financial Analysis

The result of study suggests that this project is feasible. The annual net profit of the proposed project is computed at P 2,990,241.00.The analysis on return on investment reveals that the average annual rate of return on investment is 13% equivalent to the average annual profit of P 19,741,785.00 which implies that the project is financially sound. The payback period is 1.81 years or 1 year and 7 months. The calculation also shows that the bathing establishment project is still viable.

Trial Run Expenses, 3 months

Particulars	Amount
1. Direct labor	178,296.00
2. Supervision and indirect labor, full force	300,432.00
3. Field Administration	96,270.00
4. Supplies	166,666.67
5. Power	100,000.00
6. Fuel and Lubricants	188,370.00
7. Miscellaneous	20,000.00
Total Trial Run Expenses	**1,050,034.67**

Loan Amortization & Interest

Principal Amount: PhP 88,500,000
Repayment Terms : In twenty-five (25) equal annual installments starting on the 1st year after availment
Interest Rate : 12%
Guarantee Pay : 2% of outstanding principal amount guaranteed per annum
Total Interest Rate : 14% per annum

LOAN AMORTIZATION SCHEDULE

Year	Principal	Balance of Principal	Principal Payment	Interest Charges	Guarantee Pay	Total Interest Payments	Total Loan Payments
0	88,500,000						
1		88,500,000	885,000	10,620,000	1,770,000	12,390,000	13,275,000
2		87,615,000	885,000	10,513,800	1,752,300	12,266,100	13,151,100
3		86,730,000	885,000	10,407,600	1,734,600	12,142,200	13,027,200
4		85,845,000	885,000	10,301,400	1,716,900	12,018,300	12,903,300
5		84,960,000	885,000	10,195,200	1,699,200	11,894,400	12,779,400
6		84,075,000	885,000	10,089,000	1,681,500	11,770,500	12,655,500
7		83,190,000	885,000	9,982,800	1,663,800	11,646,600	12,531,600
8		82,305,000	885,000	9,876,600	1,646,100	11,522,700	12,407,700
9		81,420,000	885,000	9,770,400	1,628,400	11,398,800	12,283,800
10		80,535,000	885,000	9,664,200	1,610,700	11,274,900	12,159,900
11		79,650,000	885,000	9,558,000	1,593,000	11,151,000	12,036,000
12		78,765,000	885,000	9,451,800	1,575,300	11,027,100	11,912,100
13		77,880,000	885,000	9,345,600	1,557,600	10,903,200	11,788,200
14		76,995,000	885,000	9,239,400	1,539,900	10,779,300	11,664,300
15		76,110,000	885,000	9,133,200	1,522,200	10,655,400	11,540,400
16		75,225,000	885,000	9,027,000	1,504,500	10,531,500	11,416,500
17		74,340,000	885,000	8,920,800	1,486,800	10,407,600	11,292,600
18		73,455,000	885,000	8,814,600	1,469,100	10,283,700	11,168,700
19		72,570,000	885,000	8,708,400	1,451,400	10,159,800	11,044,800
20		71,685,000	885,000	8,602,200	1,433,700	10,035,900	10,920,900
21		70,800,000	885,000	8,496,000	1,416,000	9,912,000	10,797,000
22		69,915,000	885,000	8,389,800	1,398,300	9,788,100	10,673,100
23		69,030,000	885,000	8,283,600	1,380,600	9,664,200	10,549,200
24		68,145,000	885,000	8,177,400	1,362,900	9,540,300	10,425,300
25		67,260,000	885,000	8,071,200	1,345,200	9,416,400	10,301,400
TOTAL	**88,500,000**		**22,125,000**	**233,640,000**	**38,940,000**	**272,580,000**	**294,705,000**

Manning Requirements, Salaries & Wages (Operating Management)

Office and Position	No.	Rate per Month	Subtotal Salaries per month	SSS Premium	PhilHealth	Pag-ibig Fund	Sub-total Fringe Benefit	Total Fringe Benefit	Total Salaries and Wages
1. Resort Manager	1	30,000	30,000	1,090	100	900	2,090	2,090	32,090
2. Marketing Officer	1	20,000	20,000	1,090	100	600	1,790	1,790	21,790
3. Planning Officer	1	20,000	20,000	1,090	100	600	1,790	1,790	21,790
4. Accountant	1	15,000	15,000	1,090	100	450	1,640	1,640	16,640
5. Boat Crew	2	8,000	16,000	575	100	240	915	1,830	17,830
6. Kitchen Staff	2	8,000	16,000	575	100	240	915	1,830	17,830
7. Security Officer	1	12,000	12,000	848	100	360	1,308	1,308	13,308
8. Fire and Safety Officer	1	12,000	12,000	848	100	360	1,308	1,308	13,30
9. Personnel Officer	1	12,000	12,000	848	100	360	1,308	1,308	13,30
10. Front Desk	1	8,000	8,000	575	100	240	915	915	8,915
11. Housekeeping	5	6,000	30,000	434	100	180	714	3,570	33,570
12. Ground Keeping	2	8,000	16,000	575	100	240	915	1,830	17,830
13. Maintenance Staff	2	6,000	12,000	434	100	180	714	1,428	13,428
14. Senior Staff	1	12,000	12,000	848	100	360	1,308	1,308	13,308
15. Junior Staff	5	10,000	50,000	717	100	300	1,117	5,585	55,585
TOTAL	**27**	**187,000**	**281,000**	**11,637**	**1,500**	**5,610**	**18,747**	**29,530**	**310,530**

Lubricants Requirements, in liters

EQUIPMENT	No.of Units	Unit of Issue	Standard Fuel Consumption, in liters per Day	per Month	per Annum
1.0 Automotive Diesel Fuel (ADF)					
1.1 25-HP genset	1	unit	10	250	3,000
1.2 10-HP genset	1	unit	10	250	3,000
1.3 25-HP speedboat	1	unit	15	375	4,500
Sub-total ADF	**3**		**35**	**875**	**10,500**
Net Consumption @ 80% Equipment Availability Factor			**28.0**	**700.0**	**8,400.0**
2.0 Gasoline					
2.1 Passenger vessel	1	units	10	250	3,000
2.2 Pumpboat	1	units	10	250	3,000
Sub-total, Gasoline	**2**		**20**	**500**	**6,000**
Net Consumption @ 90% Equipment Availability Factor			**18**	**450**	**5,400**
Cost of Automotive Diesel Fuel (ADF) at P42.00 per liter, landed @ Plantation			**1,176**	**29,400**	**352,800**
Cost of Gasoline Fuel at P56.00 per liter, landed @ Plantation			**1,008**	**25,200**	**302,400**
3.0 TOTAL COST OF FUEL			**2,184**	**54,600**	**655,200**
4.0 Cost of Lubricants @ 15% of Fuel & Lubricants Cost			328	8,190	98,280
5.0 Cost of Fuel & Lubricants			2,512	62,790	753,480
6.0 Cost of Repair & Maintenance, estimated @ 20% of Fuel & Lubricants Cost			502	12,558	150,696

Cost of Buildings and Equipments

Particulars	No.of Units	Service Life in years	Cost per Unit	Total cost (P)
1.0 Accomodation and Amenities				
1.1 Clubhouse (400sq.m)	3	25	4,000,000.00	12,000,000.00
Multi Purpose Hall				
Bar				
Office				
Reception Area				
Gift Counter				
Luggage				
Billiards Hall				
Library				
Kids Room				
Entertainment Area				
1.2 3-storey Hotel (500sq.m)	21	25	5,000,000.00	105,000,000.00
1.3 Mooring	4	25	150,000.00	600,000.00
				117,600,000.00
Add: 10% Contingencies				11,760,000.00
Sub-total	28			129,360,000.00
NOTE: P10,000/sq.m				
2.0 Water, Power and Electricity				
2.1 25-HP genset	1	10	200,000.00	200,000.00
2.2 10-HP genset	1	10	100,000.00	100,000.00
2.3 Water desalination plant	1	10	100,000.00	100,000.00
2.4 Water purifier	1	10	50,000.00	50,000.00
				450,000.00
Add: 10% Contingencies				45,000.00
Sub-total	4			495,000.00
3.0 Transportation Equipments				
3.1 25-HP speedboat	1	10	250,000.00	250,000.00
3.2 Passenger vessel	1	10	100,000.00	100,000.00
3.3 16-HP pumpboat	1	10	100,000.00	100,000.00
				450,000.00
Add: 10% Contingencies				45,000.00
Sub-total	3			495,000.00
Total Cost of Buildings and Equipments	35			130,350,000.00

Organizational and Pre-operating Expenses, 3 months

Particulars	Peso Share (P)
A. Organizational Expenses	
1 Initial Market Survey and Technical Investigation	20,000.00
2 Pre-investment Project Feasibility Study	50,000.00
3 Loan guarantee application fee - 0.1% of loan value	88,500.00
4 Financial Intermediation and loan management service fee - 0.1% of loan	88,500.00
5 Mortgage and Documentation Fee, 0.08% of loan	70,800.00
6 Management and professional service fees, 0.1% of loan	88,500.00
Total Organizational Expenses	**406,300.00**
B Pre-operating Expenses	
1 Recruitment and Advertising	30,000.00
2 Salaries and Wages	396,702.00
3 Professional fees for Technical Consultants	60,000.00
4 Professional fees for Project Management Consultants	200,000.00
5 External engineering service for land survey, soil and water test, etc.	75,000.00
6 Initial Environmental Examination, Add: ISO 9002, ISO 1500	400,000.00
7 Miscellaneous Office expenses	20,000.00
8 Miscellaneous Construction Site expenses	50,000.00
9 Equipment Insurance during installation period	30,000.00
10 Employees recruitment and mobilization expenses	20,000.00
Total Pre-operating Expenses	**1,281,702.00**
Total Organizational and Pre-operating Expenses	**1,688,002.00**

Working Fund

Particulars		Amount
1.0 Minimum Cash Before Operations	₱	2,000,000
2.0 Inventories/Supplies		103,484
3.0 Pre-paid Insurance [1]		2,807,000
4.0 Advance Payment, Transportation Equipment		247,500
Sub-Total	₱	**5,157,984**
Add: 10% Contingency		**515,798**
Total Cost of Working Fund	₱	**5,673,782**

[1] 2% of Total Fixed Assets

CHAPTER 9:
CONCLUSION

The construction and operations of the proposed bathing establishment could contribute to the socio-economic growth of the municipality. It will also provide new avenues and opportunities for employment, entrepreneurial development, physical/infrastructural development, and consequently, enhanced municipal taxation among others, would happen. The proponent also wants to pursue the project not only for personal interest but for the general good and welfare of San Vicente.

In addition, the bathing establishment project activities are environment friendly and no harmful effects on the soil, water, wildlife, and population. The natural beauty of the island is the major factor that attributes tourism attraction hence always be taken into priority consideration for its protection whenever development is being introduced. Approval of the Comprehensive Development and Management Plan (CDMP) is earnestly requested by PCC.

CHAPTER 10:
REFERENCES

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ATTACHMENT 1
Forest Land Use Agreement for Tourism Purposes (FLAgT)

GlobalTenets
CONSULTANCY

Republic of the Philippines
Department of Environment and Natural Resources
Visayas Avenue, Diliman, Quezon City
Tel Nos. 929-6626 to 29; 929-6633 to 35
926-7041 to 43; 929-6252; 929-1669
Website: http://www.denr.gov.ph / E-mail: web@denrgov.ph

FOREST LAND USE AGREEMENT
FOR TOURISM PURPOSES
(FLAgT) No. 01-2012

Of

PALAWAN COVE CORPORATION
(Second Party)

BOAYAN ISLAND, SITIO DAPLAC, BARANGAY POBLACION, SAN VICENTE, PALAWAN
(Location of Area)

This **AGREEMENT** made and entered into by and between:

The **REPUBLIC OF THE PHILIPPINES**, through the **DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES ("DENR")**, with postal address at Visayas Avenue, Diliman, Quezon City, herein represented by its Secretary, **RAMON J.P. PAJE**, hereinafter referred to as the **FIRST PARTY,**

-and-

PALAWAN COVE CORPORATION ,represented by **LESLIE ANN T. YAPKIANWEE** with postal address at 130 Amorsolo corner Herrera Sts., Legaspi Village, Makati City, herein referred to as the **SECOND PARTY,**

WITNESSETH

WHEREAS, under Executive Order No. 192, promulgated on June 10, 1987, the DENR is empowered to exercise supervision and control over the forestlands of the Philippines;

WHEREAS, Section 57 of Presidential Decree No. 705, also known as the "Revised Forestry Code of the Philippines", authorizes the special use of forestlands for beneficial purposes which do not impair the forest resources therein;

WHEREAS, after conducting evaluation and assessment, the **SECOND PARTY** has determined that the establishment, development and operation of a Tourism Project in the above-mentioned area is technically and financially feasible;

WHEREAS, the **SECOND PARTY** has applied for Forest Land Use Agreement for Tourism Purposes (FLAgT) covering **Twenty Four (24.00) hectares** of forestland in Boayan Island, Sitio Daplac, Barangay Poblacion, San Vicente, Palawan in accordance with DENR Administrative Order Nos. 2004-28 dated August 25, 2004 and 2009-16 dated November 25, 2009;

DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
(FIRST PARTY)

By:

RAMON J.P. PAJE
Secretary

PALAWAN COVE CORPORATION
(SECOND PARTY)

By:

LESLIE ANN T. YAPKIANWEE
Authorized Representative

SENR032223

WITNESSES:

CERTIFIED XEROX COPY
VIRGINIA C. ANGELES
Records Officer III
Chief, Records Unit

WHEREAS, after review and validation of the application, the **FIRST PARTY** found that the **SECOND PARTY** has complied with the requirements for FLAgT;

NOW, THEREFORE, for and in consideration of the foregoing premises and the terms and conditions set forth below, the parties agree as follows:

Area, Purpose and Duration

I. The **FIRST PARTY** hereby grants the **SECOND PARTY** the exclusive right to occupy, manage and develop approximately **Twenty Four (24.00) hectares** of public forestland (the "FLAgT Area") for Tourism Purposes for a period of twenty five (25) years to expire on _____, renewable for another twenty-five (25) years, located at Boayan Island, Sitio Daplac, Barangay Poblacion, San Vicente, Palawan, the boundaries of which are shown in the attached map and form as an integral part of this **AGREEMENT.**

II. The FLAgT Area shall be confined within the perimeter of the parcel of land described in the attached map. No other parcel of public forestland shall be utilized by the **SECOND PARTY** without first securing the prior approval of the **FIRST PARTY.**

III. The FLAgT Area is a public forestland to the best knowledge and belief of the parties, and the **FIRST PARTY** confirms that based on applicable land classification maps, control maps, and available records of the DENR, there are no prior existing rights therein granted in favor of third parties. The **FIRST PARTY** shall not be responsible for any loss that the **SECOND PARTY** may suffer in case the FLAgT Area or portion thereof is declared with finality by a competent court or authority as the private property of another, or is found to be covered by a prior existing right.

IV. The **SECOND PARTY** shall utilize the FLAgT Area only for the purpose for which this **AGREEMENT** is granted. In the event the said area will be used for a different purpose, said use shall be subject to prior approval of the Secretary or his duly authorized representative.

V. The **SECOND PARTY** shall, within six (6) months from the issuance of this **AGREEMENT,** delineate and mark on the ground the boundaries of the FLAgT Area under the supervision of the DENR. It shall preserve the monuments and other landmarks indicating corners and outlines along the boundaries and within the confines of the FLAgT Area.

Comprehensive Development and Management Plan (CDMP)

VI. The **SECOND PARTY** shall submit within six (6) months from the issuance of this **AGREEMENT** a Comprehensive Development and Management Plan ("CDMP") for the FLAgT Area. The CDMP shall provide, among others, for appropriate schemes, arrangements, or activities therein, which are compatible with the Tourism Project for the protections of the environment and conservation of natural resources in the area and shall benefit the host community. The CDMP shall be submitted to, and approved by, the Regional Executive Director concerned, after review and deliberation by a Review Committee composed mainly of technical staff of the Forest Management Sector. The approved CDMP shall form part of the FLAgT;

DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
(FIRST PARTY)

By:

RAMON J.P. PAJE
Secretary

PALAWAN COVE CORPORATION
(SECOND PARTY)

By:

LESLIE ANN T. YAPKIANWEE
Authorized Representative

WITNESSES:

CERTIFIED XEROX COPY:

VIRGINIA M. ANGELES
Records Officer III
Chief, Records Unit

SEN0832223

VII. The **SECOND PARTY** may construct permanent and/or temporary improvements or infrastructure in the FLAgT Area necessary and appropriate for its development for tourism purposes pursuant to the approved CDMP. "Permanent Improvements" refer to access roads, and buildings or structures which adhere to the ground in a fixed and permanent manner. On the other hand, "Temporary Improvements" include those which are detachable from the foundation or the ground introduced by the **SECOND PARTY** in the FLAgT Area and which the **SECOND PARTY** may remove or dismantle upon expiration or cancellation of this **AGREEMENT.** Any substantial deviations or modifications from, and/or additional improvements in, the approved CDMP shall be subject to prior approval of the Regional Executive Director, or his duly authorized representative. Such deviations, modifications or additional improvements shall at all times be consistent with the purpose for which the FLAgT Area is granted under paragraph I hereof.

Government Share and Performance Bond

VIII. The **SECOND PARTY** shall pay annual Government Share of **Nine Hundred Thousand Pesos (Php900,000.00),** Philippine Currency, within thirty (30) days upon approval of this **AGREEMENT,** and annually thereafter, within the same month that this **AGREEMENT** is issued, together.

IX. The annual Government Share shall be paid by the **SECOND PARTY,** without need of demand, within the same month that this **AGREEMENT** was issued. In case of failure to pay the annual Government Share on the date due, the **SECOND PARTY** shall pay additional charges of 8.33% per month of delay or 100% for one (1) year.

X. The Government Share is non-refundable.

XI. Payment of Government Share after the expiration of this **AGREEMENT** shall not be construed as an assurance for the renewal thereof.

XII. As guarantee for the faithful performance of the terms and conditions of this **AGREEMENT,** and compliance with applicable Forest Laws and Regulations, the **SECOND PARTY** shall post a Performance Bond of **One Million, Eight Hundred Thousand Pesos (Php1,800,000.00)** which is twice the amount of annual Government Share or 50% cash and the 50% in the form of surety bond with a duration of five (5) years renewable every five (5) years. Provided, that the face value of the surety bond shall be increased by at least 25%. The performance bond shall be posted within three (3) months upon approval of this agreement, pursuant to DENR Administrative Order No. 2004-28, dated August 25, 2004.

Obligations of the Second Party

XIII. The **SECOND PARTY** shall immediately secure the required Environmental Compliance Certificate (ECC) and other necessary permits prior to conduct of any activity in the area.

XIV. No trees, regardless of species, shall be cut in the FLAgT Area if found within twenty (20) meters from banks of rivers, creeks or streams and of public roads. In case the said 20-meter strip is bereft of trees, the same shall be rehabilitated by the **SECOND PARTY.**

DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
(FIRST PARTY)
By:

RAMON J.P. PAJE
Secretary

PALAWAN COVE CORPORATION
(SECOND PARTY)
By:

LESLIE ANN T. YAPKIANWEE
Authorized Representative

WITNESSES:

CERTIFIED XEROX COPY:
VIRGINIA M. ANGELES
Records Officer III
Chief, Records Unit

SENR032223

XV. The **SECOND PARTY** shall strictly observe sanitary measures within the FLAgT Area to ensure protection of watershed values;

XVI. The **SECOND PARTY** shall protect the FLAgT Area from forest fires and other forms of forest destruction.

XVII. The **SECOND PARTY** shall protect and conserve unique, rare and endangered flora and fauna, if any, within the FLAgT Area pursuant to existing laws, rules and regulations.

XVIII. The **SECOND PARTY** shall not impede, obstruct or prevent the entry and exit through the FLAgT Area of legitimate stakeholders and/or forest users authorized by the DENR.

XIX. The **SECOND PARTY** shall submit an Annual Report to the Regional Executive Director thru the CENRO concerned copy furnished the FMB Director showing developmental activities undertaken within the FLAgT Area in accordance with the approved CDMP.

XX. All authorized DENR officials and/or employees shall be allowed by the **SECOND PARTY** to enter and inspect the FLAgT Area for the purpose of monitoring compliance with the terms and conditions of this **AGREEMENT** and the activities authorized under the approved CDMP.

XXI. The **SECOND PARTY** shall inform the RED or his duly authorized representative on any changes in the management, ownership or capital stock of the company or corporation or transfer of a majority of the stock or shares of the company or corporation as provided for in PD 705, as amended.

__Termination__

XXII. This **AGREEMENT** may be terminated or cancelled by the **FIRST PARTY**, after giving the **SECOND PARTY** due notice and opportunity to be heard, on any of the following grounds:

a) Violation of any of its terms and conditions, or failure to comply with the obligations under this **AGREEMENT**;

b) In case this **AGREEMENT** was determined, after appropriate proceedings, to have been obtained through fraud, misrepresentation or omission of material facts existing at the time of filing of the application;

c) Abandonment of the FLAgT Area or failure to utilize the same for the purpose it was granted within the prescribed period of six (6) months without justifiable cause;

d) Failure to introduce improvements or develop the FLAgT Area as indicated in the CDMP; and

e) Failure to pay the Government Share and other administrative fees after three (3) consecutive notices after the same had become due and demandable;

DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
(FIRST PARTY)

By:

RAMON J.P. PAJE
Secretary

PALAWAN COVE CORPORATION
(SECOND PARTY)

By:

LESLIE ANN T. YAPKIANWEE
Authorized Representative

WITNESSES:

_______________ _______________

XXIII. In the event the **FIRST PARTY** determines that any of the above grounds exist, a notice of breach shall be sent to the **SECOND PARTY** giving the latter at least fifteen (15) calendar days to submit a written explanation. Before any termination is resorted to, the parties shall meet and exert best efforts to resolve the dispute, except when the grounds refer to items (b) and (c) above. The **SECOND PARTY** shall be given reasonable time within which to remedy the breach or to implement the agreed remedial measures.

XXIV. In case of termination or cancellation of this **AGREEMENT** due to the fault of the **SECOND PARTY,** the Performance Bond shall be forfeited in favor of the **FIRST PARTY**, and the **SECOND PARTY** shall have no right to claim for reimbursement or compensation of whatever kind for the permanent improvements introduced within the FLAgT Area as defined in paragraph VII hereof. Such improvements, which shall not include the Temporary Improvements referred to in paragraph VII above, shall be forfeited in favor, and become the property, of the **FIRST PARTY**.

XXV. Upon termination of this **AGREEMENT**, the **SECOND PARTY** shall be allowed to continue to occupy the FLAgT Area for a period not exceeding ninety (90) days to enable it to remove the Temporary Improvements referred to in paragraph VII above, and to revert the land to its original condition to the extent possible.

Ownership and Transfer

XXVI. The **SECOND PARTY** shall, with respect to its ownership or capital stock, and in relation to the right granted herein to use the public forestland described in the attached map, ensure compliance with the nationality requirement under Article XII, Section 2 of the 1987 Constitution of the Republic of the Philippines, at all times throughout the duration of this **AGREEMENT**. In this regard, the **SECOND PARTY** shall secure the approval of the **FIRST PARTY** or his duly authorized representative in case of transfer of majority of its shares or capital stock after execution of this **AGREEMENT**.

XXVII. The **SECOND PARTY** may transfer this **AGREEMENT** or any rights therein or any assets used therewith, if authorized by the DENR Secretary, subject to the following conditions:

a) The FLAgT has been in existence for at least three (3) years;

b) The **SECOND PARTY** has been faithfully complying with the terms and conditions of the FLAgT including implementation of CDMP;

c) The transferee has all the qualifications and none of the disqualifications to hold a FLAgT;

d) The transferee shall assume all the obligations and responsibilities of the transferor specified in the FLAgT, CDMP and ECC.

Amendment and Renewal

XXVIII. This **AGREEMENT** may be modified, altered or amended upon agreement in writing by both parties.

DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
(FIRST PARTY)

By:

RAMON J.P. PAJE
Secretary

PALAWAN COVE CORPORATION
(SECOND PARTY)

By:

LESLIE ANN T. YAPKIANWEE
Authorized Representative

WITNESSES:

CERTIFIED XEROX COPY

XXIX. This **AGREEMENT** may be renewed upon filing by the **SECOND PARTY** of an application six (6) months prior to the expiration hereof.

Miscellaneous Provisions

XXX. This **AGREEMENT** is subject to pertinent DENR Laws, Rules and Regulations, provided the same shall not impair the contractual obligations of both parties herein.

IN WITNESS WHEREOF, the parties have affixed their signatures below at Quezon City, Philippines, this _____ day of _____, 2010.

DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
(FIRST PARTY)
By:

RAMON J.P. PAJE
Secretary

PALAWAN COVE CORPORATION
(SECOND PARTY)
By:

LESLIE ANN T. LAPKIANWEE
Authorized Representative

WITNESSES:

CERTIFIED XEROX COPY:
VIRG...

ACKNOWLEDGEMENT

REPUBLIC OF THE PHILIPPINES)
QUEZON CITY, PHILIPPINES) S.S.

BEFORE ME, a Notary Public for and in _____, Philippines, this _____ day of _____, 20 ____, personally appeared the following:

Name	*Evidence of Competent Identity*
Ramon J.P. Paje	
Leslie Ann T. Yapkianwee	CTC-28599311 – January 26, 2010, Makati City

known to me to be the same persons who executed the foregoing instrument, and who acknowledge to me that the same is their free and voluntary act and deed.

This instrument, which is Forest Landuse Agreement for Tourism Purposes (FLAgT) No. 01-2012; consists of seven (7) pages including this page where this Acknowledgement is written and has been signed by the parties and their witnesses on each and every page hereof.

WITNESS MY HAND AND SEAL, at the place and on the date written.

NOTARY PUBLIC

Doc No. _____
Page No. _____
Book No. _____
Series of 2010

DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
(FIRST PARTY)

By:

RAMON J.P. PAJE
Secretary

PALAWAN COVE CORPORATION
(SECOND PARTY)

By:

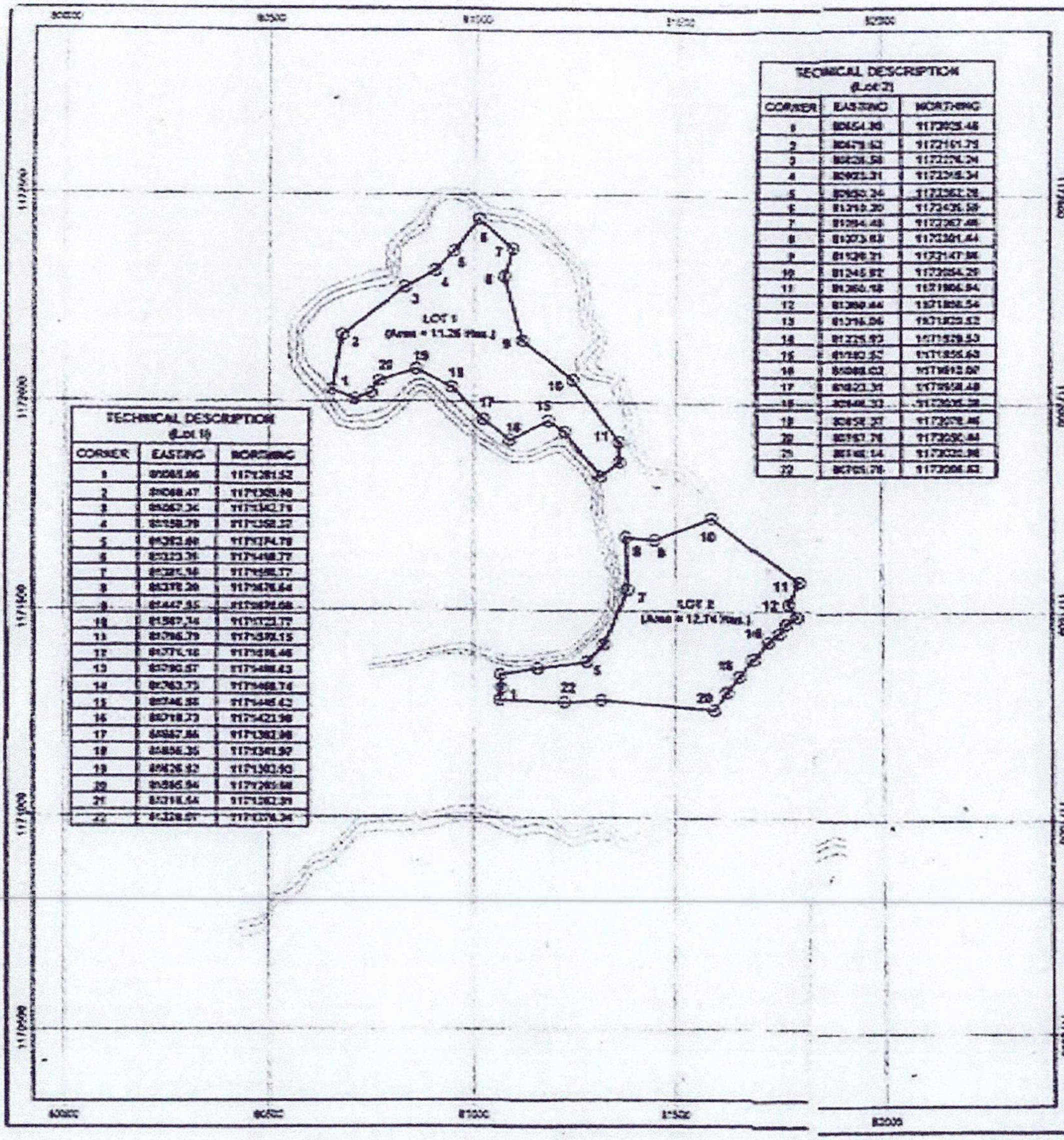
LESLIE ANN T. YAPKIANWEE
Authorized Representative

WITNESSES:

SEWP032223

My Docs-FLAgT-palawan cove
Ul6-eqf-6-25-10

CERTIFIED



TECHNICAL DESCRIPTION (Lot 1)		
CORNER	EASTING	NORTHING
1	81085.86	1171281.52
2	81048.47	1171305.90
3	81067.36	1171342.76
4	81158.79	1171358.57
5	81262.60	1171374.79
6	81323.35	1171418.77
7	81325.16	1171458.77
8	81378.20	1171476.64
9	81447.95	1171470.68
10	81587.34	1171523.77
11	81706.79	1171570.15
12	81771.16	1171515.46
13	81790.57	1171480.43
14	81763.73	1171468.74
15	81746.55	1171446.42
16	81718.73	1171423.96
17	81667.86	1171382.96
18	81656.35	1171341.97
19	81626.92	1171303.93
20	81586.94	1171285.68
21	81318.54	1171262.31
22	81328.07	1171276.34

TECHNICAL DESCRIPTION (Lot 2)		
CORNER	EASTING	NORTHING
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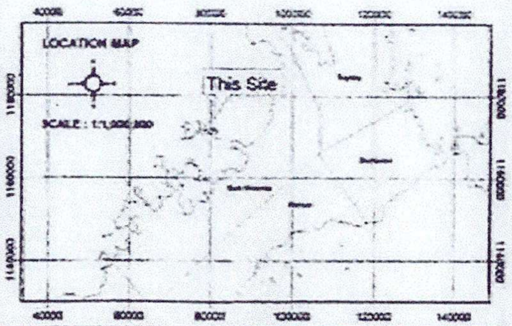
2	80679.62	1172161.79
3	80838.58	1172276.24
4	80923.31	1172318.34
5	80950.24	1172362.78
6	81210.20	1172436.59
7	81264.48	1172367.48
8	81373.63	1172301.44
9	81128.21	1172147.98
10	81245.97	1172054.29
11	81360.18	1171906.94
12	81360.44	1171858.54
13	81316.06	1171820.52
14	81225.93	1171828.53
15	81180.57	1171855.63
16	81088.02	1171812.97
17	81023.31	1171958.48
18	80946.33	1172026.28
19	80858.27	1172078.46
20	80757.78	1172050.84
21	80748.14	1172030.98
22	80705.78	1172006.62



N
W E
S

SCALE: 1:10,000

0.2 0 0.2 0.4

Kilometers

MAP SHOWING THE AREA COVERED BY FOREST LAND USE AGREEMENT FOR TOURISM PURPOSES (FLAgT NO. 01-2012)

OF

PALAWAN COVE CORPORATION

Located in So. Daplac, Brgy. Poblacion, Municipality of San Vicente, Province of Palawan

TOTAL AREA = 24.00 Hectares

LEGEND:

⊙ Corner/Station — Shoreline — FLAgt Area

Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
Visayas Avenue, Diliman, Quezon City

CERTIFICATION

This is to certify that this is the true and correct map of the area covered by FOREST LAND USE AGREEMENT FOR TOURISM PURPOSES (FLAGT NO. 01-2012) of PALAWAN COVE CORP. as described hereon. This map was prepared based on compilation map submitted and other references available in this Office.

Approved:

RAMON J.P. PAJE
Secretary

CERTIFIED XEROX COPY
VIRGINIA ...

ATTACHMENT 2
Environmental Compliance Certificate (ECC)

GlobalTenets
CONSULTANCY

Department of Environment and Natural Resources
Environmental Management Bureau
Regional Office No. IV – B MIMAROPA

ENVIRONMENTAL COMPLIANCE CERTIFICATE

(Issued under Presidential decree 1586)
ECC-R4B-1002-0037

THIS IS TO CERTIFY THAT PROPONENT **PALAWAN COVE CORPORATION**, is granted this Environmental Compliance Certificate (ECC), for the **ECOTOURISM (SITE I: PUEBLO INDIGO) PROJECT**, located at **SITIO DAPLAC AND PULANG BATO, BOAYAN ISLAND, BRGY. POBLACION, SAN VICENTE, PALAWAN** by the Department of Environment and Natural Resources (DENR), through the Environmental Management Bureau, Region IV-MIMAROPA.

SUBJECT ONLY to the conditions and restrictions set-out in this ECC and in the attached document labeled as Annex A and B.

PROJECT DESCRIPTION

This ECC covers the **Ecotourism (Site I:Pueblo Indigo) Project**, having a total area of **117,170.00 square meters**, located at Sitio Daplac and Pulang Bato, Boayan Island, Brgy. Poblacion, San Vicente, Palawan.

The proposed project will have the following building facilities and structures to wit: **Offshore-Fifteen (15) units Bedroom Cottages, One (1) unit restaurant and lounge, One (1) unit viewing station, One (1) unit service/power area and ten (10) units septic tank**

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 found to be inconsistent with the Revised Procedural Manual of DAO 2003-30 after issuance of this ECC.

Issued at EMB-MIMAROPA Region Manila, Philippines this DEC 17 2010

Approved by:

EnP SIXTO E. TOLENTINO, JR.
Regional Director

Recommending Approval:

BUENAFE A. RIOFLORIDO
Chief, EIA Division

ECC-R4B1002-0037
Ecotourism (Site I) Pueblo Indigo) Project

CC: The RED DENR Region IV-B
The PENRO – Palawan
The CENRO – Roxas, Palawan

CERTIFIED XEROX COPY

6th Floor DENR by the Bay Bldg., 1515 Roxas Blvd., Ermita Manila
RD's Office 536-9786; Admin/Finance Division Telefax No. 400-5960
PC Division 521-8904, EIA Division Telefax No. 400-5960
E-mail Address: admin-emb-r4b@denr.gov.ph and emb_mimaropa@yahoo.com

SWORN STATEMENT OF OWNER

The Palawan Cove Corporation, Proponent of the Ecotourism (Site I: Pueblo Indigo) Project located at Sitio Pulang Bato, Boayan Island, Brgy. Poblacion, San Vicente, Palawan takes full responsibility in complying with all conditions contained in this Environmental Compliance Certificate (ECC).

JEFFERSON YAO
Proponent/Representative

TIN _____

Subscribed and sworn to before me this _____ day of MAR 2 6 2010, 2010 the above-named affiant taking oath presenting Residence Certificate No. _____ issued on _____ 2010 at _____

ATTY. GERVACIO B. ORTIZ JR.
NOTARY PUBLIC FOR MAKATI CITY
Appointment No. (unclear) Office
UNTIL DECEMBER 31, 2010
IBP NO. 656155 – LIFETIME MEMBER
PTR NO. 2075548 JAN. 4, 2010 MAKATI CITY
APPT – 84/201 ROLL NO. 40091

DOC. NO. : 69
PAGE NO. : 14
BOOK NO. : V
SERIES OF : 2010

CERTIFIED XEROX COPY

6th Floor DENR by the Bay Bldg., 1515 Roxas Blvd., Ermita Manila 1000
RD's Office 536-9786; Admin/Finance Division Telefax No. 400-5960
PC Division 521-8903, EIA Division Telefax No. 400-5960
E-mail Address: admin_eiadb@yahoo.com.ph and eiab_mimaropa@yahoo.com

Annex A

I. CONDITIONS

A. ENVIRONMENTAL MANAGEMENT & MONITORING PLAN (EMMoP)

1. The proponent shall ensure that all commitments, appropriate mitigating/enhancement measures and monitoring requirements especially those contained in the EMMoP in the IEE Report, its modifications shall be instituted and strictly implemented throughout the project implementation;

2. An Environmental Officer (EO)/ Pollution Control Officer (PCO) must be appointed to handle environmental impact management related aspects of the project as specified in the Impact Management Plan (IMP) and the Environmental Monitoring Plan (EMoP). The EO/PCO shall:

   2.1 Monitor actual project impacts vis–a-vis the predicted impacts and management measures in the IEE;

   2.2 Submit quarterly Self-Monitoring Report (SMR) and semi-annually an ECC Compliance Monitoring Report (CMR) to EMB MIMAROPA Region, wherein each second or year end report shows the summary of cumulative performance of Proponent against previous years' requirements and commitments.

3. The proponent shall submit an Abandonment Plan to the EMB MIMAROPA Region at least one year prior to the project's abandonment. The plan shall include rehabilitation measures/clean-up, remediation of areas affected by the project and proposed alternative projects in the area.

GENERAL CONDITIONS

4. The project operations shall conform to the applicable provisions of PD 1586 (Philippine Environmental Impact Statement System, DAO 2003-30), RA 6969 (Toxic Substances, Hazardous Waste Control Act of 1990), RA 8749 (Philippine Clean Air Act of 1999), RA 9003 (Ecological Solid Waste Management Act of 2000), RA 9275 (Philippine Clean Water Act of 2004);

5. A billboard containing this message : " **Notice to the Public, This project (Ecotourism (Site I: Pueblo Indigo) Project) of (Palawan Cove Corporation) has been issued an Environmental Compliance Certificate (ECC-R4B-1002-0037) by the Environmental Management Bureau of the Department of Environment and Natural Resources, Region IV-B, on (_____).**" This message must be installed at all entry and exit points and at all perimeters of the project facing the road to inform the general public within thirty (30) days from receipt of the certificate. 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 from receipt of the certificate. 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 (00) days from receipt of the Certificate;

II. RESTRICTIONS

6. Non-compliance with any of the provisions of this ECC shall be a sufficient cause for its cancellation or suspension and/or imposition of a fine in an amount not to exceed Fifty Thousand Pesos (Php 50,000.00) thereof;

7. In case of transfer of ownership/management turn-over of this project, these same conditions and restrictions shall apply unless otherwise revised in writing. In such case, Palawan Cove Corporation shall be required to notify the EMB – MIMAROPA Region within fifteen (15) days

O. R. No. : 0581060 Processing Fee : Php 4,000.00
Date : 16 December 2009

6th Floor DENR by the Bay Bldg., 1515 Roxas Blvd., Ermita Manila
RD's Office 536-9780; Admin/Finance Division Telefax No. 400-5960
PC Division 521-8901; EIA Division Telefax No. 400-5960
Email Address: emb_cellro4b@yahoo.com.ph and emb_mimaropa@yahoo.com

CERTIFIED XEROX COPY

Annex B

PROJECT ASSESSMENT PLANNING TOOL

For the assistance of the Proponent, other concerned government agencies and LGUs in the management of the project and for better coordination in mitigation 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 EMB MIMAROPA Region and are forwarding these recommendations to parties and authorities concerned for proper action and integration into their decision-making process.

A. Recommendations to Concerned Government Agencies/LGUs	Concerned Permitting, Deciding, Monitoring Entities
1. Palawan Cove Corporation shall ensure that socio-economic concerns of various stakeholders are adequately addressed.	San Vicente, Palawan LGU
2. Palawan Cove Corporation should implement segregation, collection, recycling and disposal mechanism for solid waste in accordance with RA 9003.	San Vicente, Palawan LGU
3. The occupational health and safety standards/regulation must be complied with by Palawan Cove Corporation.	San Vicente, Palawan LGU
4. The adequate storm drainage canal, concrete culverts and other flood control measures need to be provided to adequately receive and channel the run-off of silt laden rainwater to the nearby receiving body of water.	San Vicente, Palawan LGU
5. The structural design of component structures of the project shall conform with the design guidelines of Building Code of the Philippines.	San Vicente, Palawan LGU
6. Planting of fast growing species/ornamentals should be affected within the project site in support to the greening project of the government.	San Vicente, Palawan LGU
7. Palawan Cove Corporation shall establish and implement a Social Development Program (SDP) to include training and hiring of local residents and applicable livelihood program and appropriate Information, Education and Communication (IEC) Program.	San Vicente, Palawan LGU
8. Palawan Cove Corporation shall secure permits/clearances from concerned agencies and shall submit to this Office prior to project implementation.	Proponent, San Vicente, Palawan LGU and Other Government Agencies concerned
B. Environmental Planning Recommendations for the Proponent	
1. Palawan Cove Corporation shall undertake close monitoring in all stages of the project implementation to maintain a high level of environmental safety and performance efficiency and immediately address any environmental hazards.	

For dissemination and proper action of the parties concerned.

BUENA FE A. RIOFLORIDO
OIC, EIAM Division

EnP SIXTO E. TOLENTINO, JR.
Regional Director

6th Floor DENR by the Bay Bldg., 1515 Roxas Blvd., Ermita Manila
RD's Office 536-9786; Admin/Finance Division Telefax No. 400-3960
PC Division 521-8904, EIA Division Telefax No. 400-3960
E-mail Address: admin.emb.mimaropa@gmail.com / emb_mimaropa@yahoo.com

CERTIFIED XEROX COPY

Department of Environment and Natural Resources
Environmental Management Bureau
Regional Office No. IV – B MIMAROPA

ENVIRONMENTAL COMPLIANCE CERTIFICATE
(Issued under Presidential decree 1586)
ECC-R4B-1002-0035

THIS IS TO CERTIFY THAT PROPONENT **PALAWAN COVE CORPORATION**, is granted this Environmental Compliance Certificate (ECC), for the **ECOTOURISM (SITE II: PUEBLO VERDE) PROJECT**, located at **SITIO DAPLAC AND PULANG BATO, BOAYAN ISLAND, BRGY. POBLACION, SAN VICENTE, PALAWAN** by the Department of Environment and Natural Resources (DENR), through the Environmental Management Bureau, Region IV-MIMAROPA.

SUBJECT ONLY to the conditions and restrictions set-out in this ECC and in the attached document labeled as Annex A and B.

PROJECT DESCRIPTION

This ECC covers the **Ecotourism (Site II:Pueblo Verde) Project**, having a total area of **122,600.00 square meters**, located at Sitio Daplac and Pulang Bato, Boayan Island, Brgy. Poblacion, San Vicente, Palawan.

The proposed project will have the following building facilities and structures to wit: **Offshore-Six (6) units Bedroom Cottages, One (1) unit restaurant and lounge; Inland Resort- Nine (9) units cottages, One (1) unit picnic area, One (1) viewing station, One (1) unit service/power area and ten (10) units septic tank**

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 found to be inconsistent with the Revised Procedural Manual of DAO 2003-30 after issuance of this ECC.

Issued at EMB-MIMAROPA Region Manila, Philippines this MAR 17 2010

Approved by:

EnP SIXTO E. TOLENTINO, JR.
Regional Director

Recommending Approval:

BUENA FE A. RIOFLORIDO
Chief, EIA Division

ECC-R4B-1002-0035
Ecotourism (Site II: Pueblo Verde) Project

CC: The RED DENR Region IV-B
The PENRO – Palawan
The CENRO – Roxas, Palawan

CERTIFIED XEROX COPY

6th Floor DENR by the Bay Bldg., 1373 Roxas Blvd., Ermita Manila
RD's Office 336-9786; Admin/Finance Division Telefax No. 400-3960
PC Division 521-8904, EIA Division Telefax No. 400-3960
Email Address: admin-emb-r4b@denr.gov.ph and emb_mimaropa@yahoo.com

SWORN STATEMENT OF OWNER

The Palawan Cove Corporation, Proponent of the Ecotourism (Site II: Pueblo Verde) Project located at Sitio Pulang Bato, Boayan Island, Brgy. Poblacion, San Vicente, Palawan takes full responsibility in complying with all conditions contained in this Environmental Compliance Certificate (ECC).

JEFFERSON YAO
Proponent/Representative

TIN _____

Subscribed and sworn to before me this _____ day of MAR 2 6 2010 2010 the above-named affiant taking oath presenting Residence Certificate No. _____ issued on _____ 2010 at _____

DOC. NO. : 62
PAGE NO. : 14
BOOK NO. : V
SERIES OF : 2010

ATTY. GERVACIO B. ORTIZ JR.
Signature of Notarial Officer
NOTARY PUBLIC CITY
UNTIL DECEMBER 31, 2010
IBP NO. 656155 – LIFETIME MEMBER
PTR NO. 2075543 JAN. 4, 2010 MAKATI CITY
APPT – 84/201 ROLL NO. 40091

Annex A

I. CONDITIONS

A. ENVIRONMENTAL MANAGEMENT & MONITORING PLAN (EMMoP)

1. The proponent shall ensure that all commitments, appropriate mitigating/enhancement measures and monitoring requirements especially those contained in the EMMoP in the IEE Report, its modifications shall be instituted and strictly implemented throughout the project implementation;

2. An Environmental Officer (EO)/ Pollution Control Officer (PCO) must be appointed to handle environmental impact management related aspects of the project as specified in the Impact Management Plan (IMP) and the Environmental Monitoring Plan (EMoP). The EO/PCO shall:

   2.1 Monitor actual project impacts vis–a-vis the predicted impacts and management measures in the IEE;

   2.2 Submit quarterly Self-Monitoring Report (SMR) and semi-annually an ECC Compliance Monitoring Report (CMR) to EMB MIMAROPA Region, wherein each second or year end report shows the summary of cumulative performance of Proponent against previous years' requirements and commitments.

3. The proponent shall submit an Abandonment Plan to the EMB MIMAROPA Region at least one year prior to the project's abandonment. The plan shall include rehabilitation measures/clean-up, remediation of areas affected by the project and proposed alternative projects in the area.

GENERAL CONDITIONS

4. The project operations shall conform to the applicable provisions of PD 1586 (Philippine Environmental Impact Statement System, DAO 2003-30), RA 6969 (Toxic Substances, Hazardous Waste Control Act of 1990), RA 8749 (Philippine Clean Air Act of 1999), RA 9003 (Ecological Solid Waste Management Act of 2000), RA 9275 (Philippine Clean Water Act of 2004);

5. A billboard containing this message : " **Notice to the Public, This project (Ecotourism (Site II: Pueblo Verde) Project) of (Palawan Cove Corporation) has been issued an Environmental Compliance Certificate (ECC-R4B-1002-0035) by the Environmental Management Bureau of the Department of Environment and Natural Resources, Region IV-B, on (_____).**" This message must be installed at all entry and exit points and at all perimeters of the project facing the road to inform the general public within thirty (30) days from receipt of the certificate. 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 from receipt of the certificate. 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 Certificate;

II. RESTRICTIONS

6. Non-compliance with any of the provisions of this ECC shall be a sufficient cause for its cancellation or suspension and/or imposition of a fine in an amount not to exceed Fifty Thousand Pesos (Php 50,000.00) thereof;

7. In case of transfer of ownership/management turn-over of this project, these same conditions and restrictions shall apply unless otherwise revised in writing. In such case, Palawan Cove Corporation shall be required to notify the EMB – MIMAROPA Region within fifteen (15) days

O. R. No. : 0581081 Processing Fee : Php 4,000.00
Date : 18 December 2009

CERTIFIED XEROX COPY

6th Floor DENR by the Bay Bldg., 1515 Roxas Blvd., Ermita Manila
RD's Office 536-9780; Admin/Finance Division Telefax No. 400-5960
PC Division 521-8903, EIA Division Telefax No. 400-5960
Email Address: emb_cdb@yahoo.com.ph and emb_primaryp@yahoo.com

Annex B

PROJECT ASSESSMENT PLANNING TOOL

For the assistance of the Proponent, other concerned government agencies and LGUs in the management of the project and for better coordination in mitigation 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 EMB MIMAROPA Region and are forwarding these recommendations to parties and authorities concerned for proper action and integration into their decision-making process.

A. Recommendations to Concerned Government Agencies/LGUs	Concerned Permitting, Deciding, Monitoring Entities
1. Palawan Cove Corporation shall ensure that socio-economic concerns of various stakeholders are adequately addressed.	San Vicente, Palawan LGU
2. Palawan Cove Corporation should implement segregation, collection, recycling and disposal mechanism for solid waste in accordance with RA 9003.	San Vicente, Palawan LGU
3. The occupational health and safety standards/regulation must be complied with by Palawan Cove Corporation.	San Vicente, Palawan LGU
4. The adequate storm drainage canal, concrete culverts and other flood control measures need to be provided to adequately receive and channel the run-off of silt laden rainwater to the nearby receiving body of water.	San Vicente, Palawan LGU
5. The structural design of component structures of the project shall conform with the design guidelines of Building Code of the Philippines.	San Vicente, Palawan LGU
6. Planting of fast growing species/ornamentals should be effected within the project site in support to the greening project of the government.	San Vicente, Palawan LGU
7. Palawan Cove Corporation shall establish and implement a Social Development Program (SDP) to include training and hiring of local residents and applicable livelihood program and appropriate Information, Education and Communication (IEC) Program.	San Vicente, Palawan LGU
8. Palawan Cove . Corporation shall secure permits/clearances from concerned agencies and shall submit to this Office prior to project implementation.	Proponent, San Vicente, Palawan LGU and Other Government Agencies concerned
B. Environmental Planning Recommendations for the Proponent	
1. Palawan Cove Corporation shall undertake close monitoring in all stages of the project implementation to maintain a high level of environmental safety and performance efficiency and immediately address any environmental hazards.	

For dissemination and proper action of the parties concerned.

BUENA FE A. RIOFLORIDO
OIC, EIAM Division

EnP SIXTO E. TOLENTINO, JR.
Regional Director

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RD's Office 536-9786; Admin/Finance Division Telefax No. 400-5960;
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E-mail Address: admin-emb-eli@yahoo.com.ph and emb_mimaropa@yahoo.com

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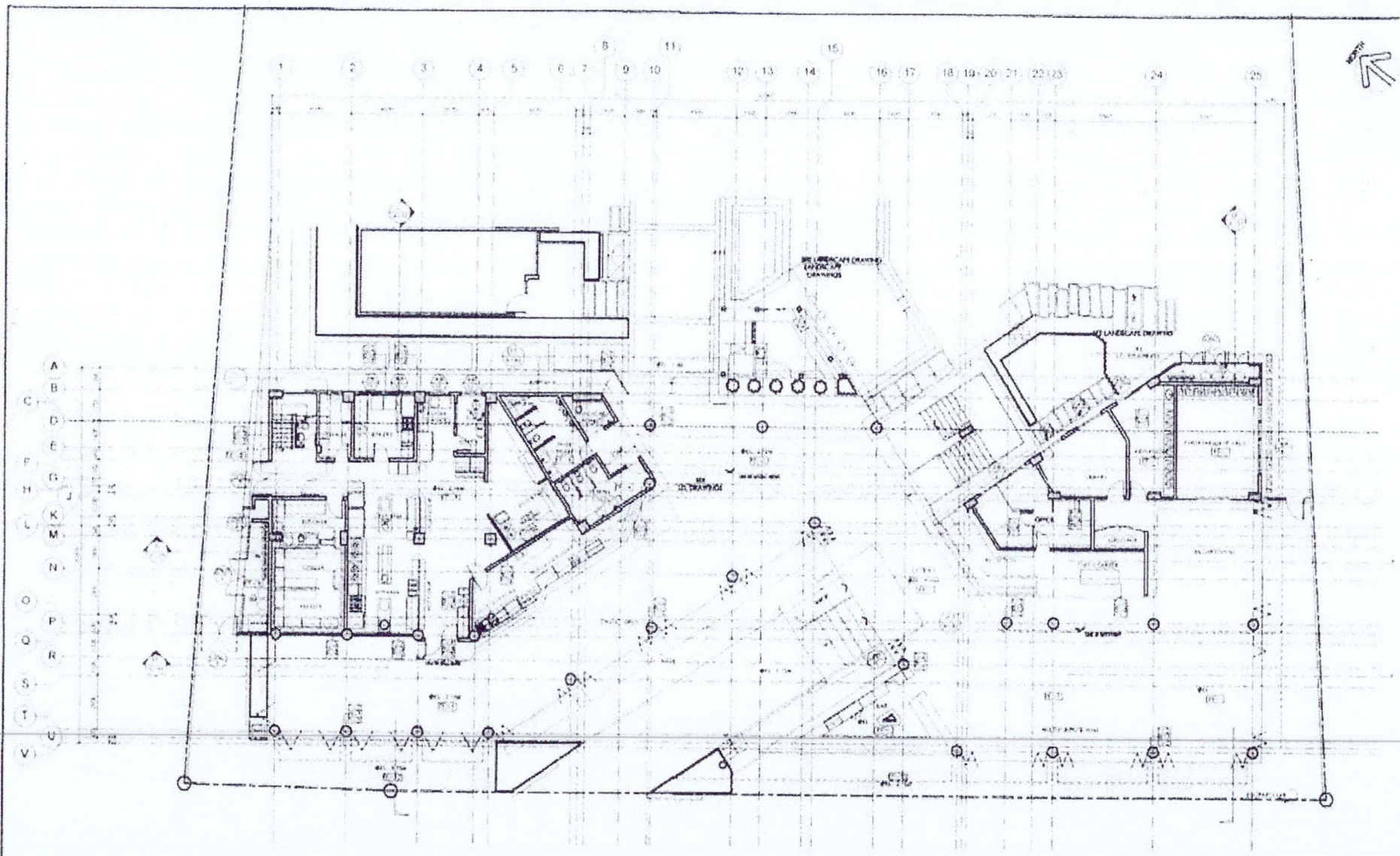
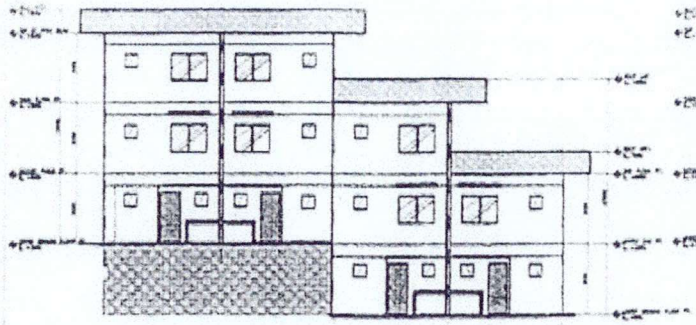
ATTACHMENT 3
Engineering Design

GlobalTenets
CONSULTANCY

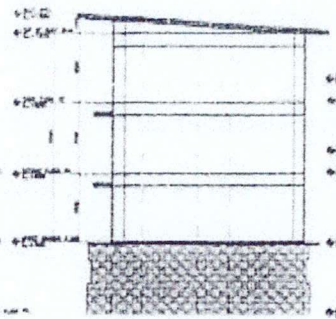


A GROUND FLOOR PLAN

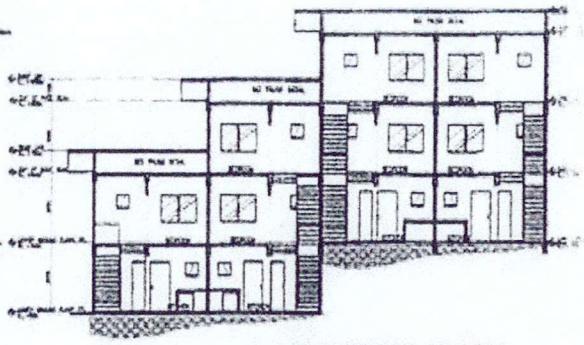
PROJECT NAME: PROPOSED RESORT DEVELOPMENT BOAYAN ISLAND, BRGY POBLACION,SAN VICENTE, PALAWAN PHILIPPINES	OWNER: PALAWAN COVE CORPORATION 4/F JTKC CENTER, 2155 PASONG TAMO, MAKATI CITY 1231 PHILIPPINES	DRAWING TITLE: GROUND FLOOR PLAN CLUBHOUSE	PREPARED BY: ROBERT DESIGNED: RS DRAWN BY: ROBERT DATE: 09 MARCH 2012 SCALE: 1:200 PROJ. NO: - REVISION: - DWG. NO: 1



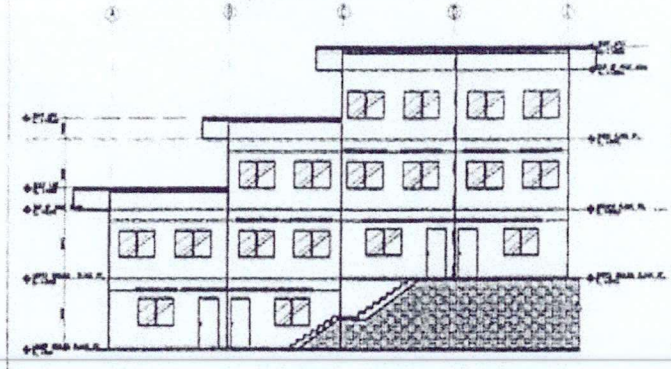
EAST ELEVATION



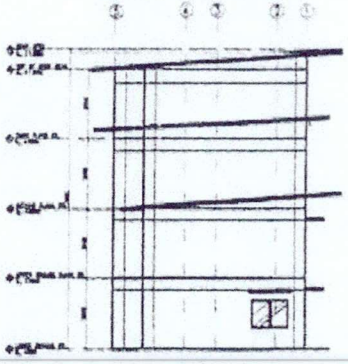
SOUTH ELEVATION



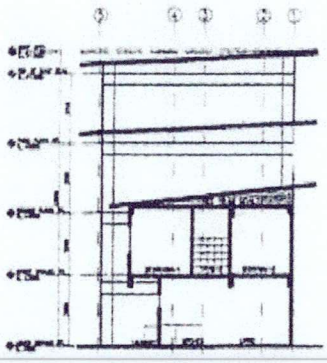
LONGITUDINAL SECTION



WEST ELEVATION

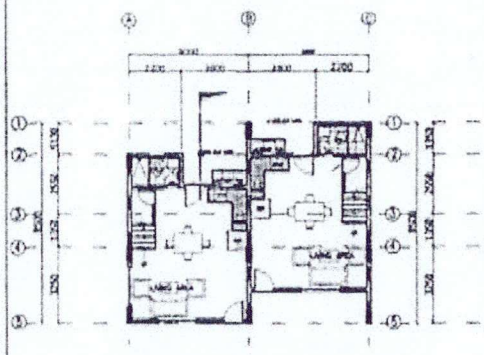


NORTH ELEVATION

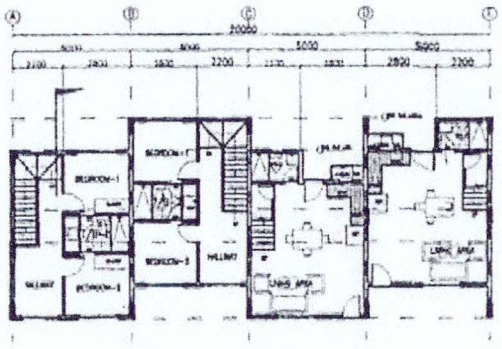


TRANSVERSE SECTION

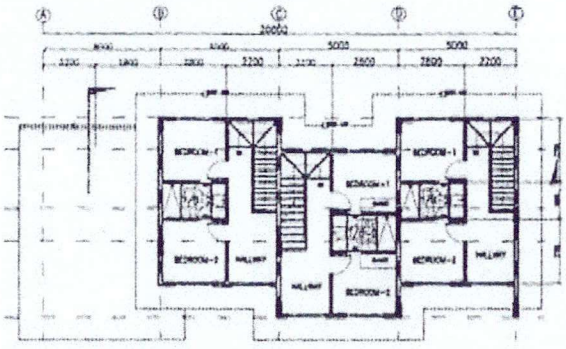
ARCHITECT	PROJECT TITLE	SHEET CONTENTS	OWNER	REVISIONS	SHEET NO.
JEFFERSON Y. YAO	PROPOSED RESORT DEVELOPMENT	EAST ELEVATION, NORTH ELEVATION, SOUTH ELEVATION, TRANSVERSE SECTION, LONGITUDINAL SECTION, WEST ELEVATION	PALAWAN COVE CORPORATION		A-4



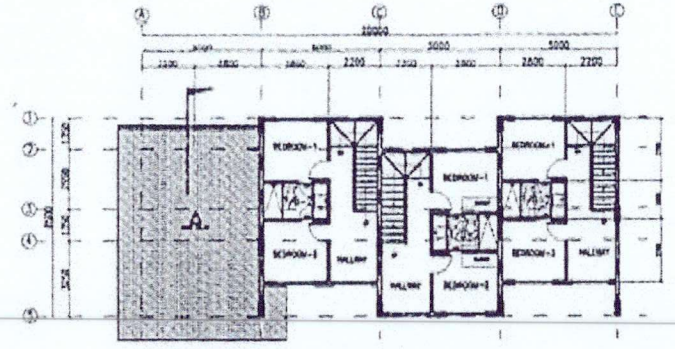
LOWER GROUND FLOOR PLAN



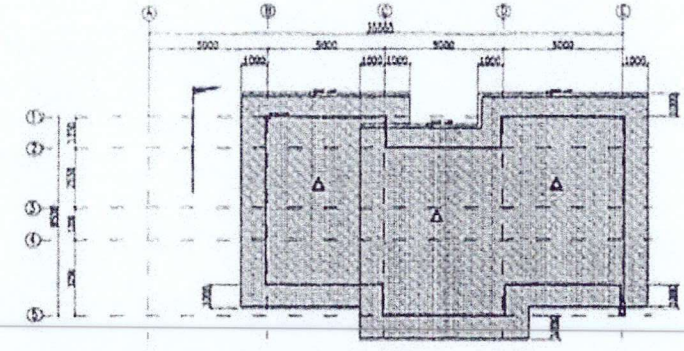
UPPER GROUND FLOOR PLAN



THIRD FLOOR PLAN



SECONDFLOOR PLAN



ROOF PLAN

PLAN OF 3- STOREY RESORT HOTEL

ARCHITECT	PROJECT TITLE	SHEET CONTENTS	OWNER	REVISIONS	SHEET NO.
JEFFERSON T. YAO	PROPOSED RESORT DEVELOPMENT	LOWER GROUND FLOOR PLAN ROOF PLAN UPPER GROUND FLOOR PLAN SECOND FLOOR PLAN THIRD FLOOR PLAN	PALAWAN COVE CORPORATION		A-3