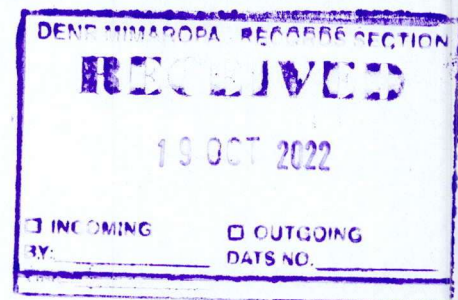


October 19, 2022



**To: Mr. MAXIMO C. LANDRITO**  
DENR-Assistant Regional Director  
DENR Region 4-B

**Thru: Ms. MICHAELLA RONGAVILLA**  
CDD Department  
DENR Region 4-B

Sir/Madam:

On October 10, 2022, Regional Director of Environmental Management Bureau (EMB) JOE AMIL M. SALINO of the DENRMB-Region IV-B denied the undersigned's Application for Environmental Compliance Certificate for the proposed THE LAST PARADISE RESORT at Seven Commando, Brgy. Buena Suerte, El Nido, Palawan.


The denial of the said application was due to the undersigned's failure to submit, among other things, the **approved PAMB Clearance**.

Considering that the denial was without prejudice to the resubmission of the necessary documents, the undersigned respectfully requests for a copy of the **PAMB Resolution** recommending the approval of SAPA Application, which was submitted for signature of former Regional Executive Director Maria Lourdes Ferrer as early as June 22, 2022.

I would like also to request for a copy of the moratorium in SAPA application which you mentioned in your MEMORANDUM dated September 30, 2022.

Thank you very much.

Respectfully,

  
**ROSALINDA R. ARENAS**  
Proponent Authorized Representative  
Unit 5 No.7 Lazaro St. Lazaro Soriano Compound  
Brgy. Tandang Sora, Quezon City  
Cel. No. 09778306301/09399213498

Attached: Letter of EMB, Memorandum



October 10, 2022

**MS. ROSALINDA R. ARENAS**

Manager

**THE LAST PARADISE RESORT**

**SEVEN COMMANDO, BARANGAY BUENA SUERTE,  
EL NIDO, PALAWAN**

**Subject: Application for Environmental Compliance Certificate**

Dear Ms. Arenas;

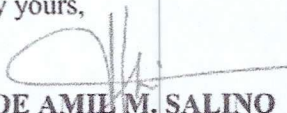
We regret to inform you that your application for the Environmental Compliance Certificate of your proposed **THE LAST PARADISE RESORT** located at **Seven Commando, Barangay Buena Suerte, El Nido, Palawan** is hereby denied without prejudice to resubmission until the issues and concerns on the following are resolved:

- Revision of inconsistency in the following documents:
  - Project Components & Operation Information - 1,219.68 sq.m;
  - LGU Certification - 5,124.6 sq.m;
  - Project Description - 5,124.6 sq.m;
  - Proof of Authority (Proof of application for SAPA) - 5,124 sq.m; and
- 1.1 ✓ PEMAPS questionnaire - 5,124 sq.m;  
Please note that the project size should be equivalent to the sum of the gross floor areas of structures plus the remaining open areas;
- Summary matrix of the total gross floor area. Project / gross floor area shall be the sum / total of gross floor area of structures, plus open areas and other facilities (landscape, parking, pools, etc.);
- ① Submission of the approved PAMB Clearance; and
- Whole copy of the SEP Clearance (must include all the pages of the clearance)

The paid processing fee may still be used within the calendar year of the payment date as outlined in **EMB Memorandum Circular 2022-002, Section VIII**.

Please be guided accordingly.

Very truly yours,

  
**JOE AMIL M. SALINO**  
Regional Director





Republic of the Philippines  
Department of Environment and Natural Resources  
**MIMAROPA REGION**

**MEMORANDUM**

**TO :** THE PENR OFFICER  
Palawan

**ATTENTION :** THE CENR OFFICER  
Taytay

THE PASu  
El Nido-Taytay Managed Resource Protected Area  
(ENTMRPA)

**FROM :** THE OIC- ASSISTANT REGIONAL DIRECTOR  
FOR TECHNICAL SERVICES

**SUBJECT :** EVALUATION ON THE APPLICATION FOR SPECIAL  
USE AGREEMENT IN PROTECTED AREA (SAPA) OF  
THE LAST PARADISE RESORT LOCATED AT SO.  
SEVEN COMMANDO, BRGY. BUENA SUERTE, EL  
NIDO, PALAWAN [RDATS No. P-2022-90270]

**DATE :** SEP 30 2022

This has reference to your Memorandum dated 22 June 2022 relative to the SAPA Application of Mr. Jorge dela Torre for the proposed Last Paradise Resort in So. Seven Commando, Brgy. Buena Suerte within El Nido-Taytay Managed Resource Protected Area (ENTMRPA).

In line with this, hereunder are our findings and recommendations as outcome of our review of the submitted documentary requirements:

1. Lacking requirements for submission/compliance pursuant to DAO 2007-17
  - a. Project description supported by maps and pictures of the proposed area, development plan, timetable and description of activities from preparation to project implementation. The description should show sustainable management and development
    - i. This is the indicative development plan that provides general description of the project;
    - ii. To include geotagged pictures of the proposed area;
    - iii. To specify timetable and description of activities indicating sustainable management per development phase
    - iv. Should be consistent with the Comprehensive Development and Management Plan (CDMP) and Site Development Plan
  - b. Environmental Compliance Certificate
    - i. For coordination with EMB
    - ii. Requires PAMB Clearance in the form of PAMB Resolution

- c. PAMB resolution recommending the approval of SAPA application
    - i. The proposed project was deliberated by the PAMB on 17 November 2021 and was received at the Regional Office last 23 June 2022.
    - ii. The entire set of PAMB documents has undergone review for approval and endorsement
    - iii. For signature of former Regional Executive Director Maria Lourdes Ferrer
  - d. Rehabilitation Plan and Posting of Rehabilitation/Performance bond
    - i. For submission of Indicative Rehabilitation Plan for computation of rehabilitation bond
    - ii. Guidelines on the form and substance of the rehabilitation plan for issuance by BMB
2. For revision
- a. Comprehensive Development and Management Plan (CDMP)
    - i. General comments
      - 1. Follow the prescribed outline
      - 2. Cite and provide references on the source of data/information using APA style
      - 3. Use reliable sources instead of Wikipedia
      - 4. Check for typographical errors and proper casing, grammar and spacing.
      - 5. Ensure that maps and attachments are clear and readable.
    - ii. Specific comments
      - 1. Provide the following lacking parts:
        - a. Glossary
        - b. Name of Sitio (if applicable)
        - c. Date of CDMP
        - d. Gantt chart of activities for 25 years (Chapter 5)
        - e. Boundary and Maintenance (Chapter 5.5)
        - f. Other improvements (Chapter 5.3.3)
        - g. Returns (Chapter 10.3)
      - 2. For revision of content: refer to separate CDMP review template (attached)

Please be informed that the computed annual SAPA fee should be **PhP 3,529,105.00** instead of PhP 3,512,785.45 and should be revised in Chapter 9.1.1 of the CDMP.

Further, please be informed that per BMB Memorandum dated 10 June 2022, the acceptance of new applications for SAPA should be held in abeyance while the moratorium is in effect. The proponent/s who already submitted their SAPA application with requirements prior the issuance of instruction have the option to continue completion/compliance of the findings and lacking requirements in anticipation of the lifting of the moratorium. Meantime, application/s already received and reviewed by the Regional Office will only be endorsed to BMB once the moratorium is lifted and upon completion of requirements.



In this regard, you are hereby instructed to coordinate closely with the proponent for compliance of the abovementioned recommendations and orient them regarding the ongoing moratorium in El Nido.

Attached are the SAPA checklist/review guide with computation of user's fee and other pertinent documents for reference.

For your information and immediate compliance.

  
MAXIMO C. LANDRITO

Copy furnished:  
The Regional Executive Director

Mr. Jorge dela Torre  
<pncnarra@yahoo.com>

RDATS No. P-2022-90270  
CDD / PAMBC / MTR / 09-19-2022



DENR by the Bay Bldg., 1515 Roxas Boulevard, Ermita, Manila  
DENR VOIP (02) 8248-3367 / 8249-3367 local 2701  
Website: <http://denr.gov.ph>