

SAN PABLO

City of Seven Lakes



COMPREHENSIVE LAND USE PLAN 2015-2025

City Planning and Development Office
City Government of San Pablo

"UNITY IN PROGRESS"
Tuloy-tuloy ang pag-abante



VOLUME 1:
THE LAND USE PLAN



REPUBLIC OF THE PHILIPPINES
OFFICE OF THE CITY MAYOR
SAN PABLO CITY



MESSAGE

Warm greetings!

Another milestone in the pages of the City's history has been added. The worthy work of the hands of every man and woman of the City Planning and Development Office has again manifested. If I may say it, every inch of land in the City was utilized in the best manner you could. From the remotest barangay to the heart of the City, comprehensive land use was employed. I would like to commend the talents and skills of the CPDO people, of course under the helm of its smart and brilliant department head.

We are compliant with the advisories and requisites imposed upon us, maintaining the green, clean, and healthy surrounding, abreast of what must be given priorities in carrying out programs and projects.

We are well aware of the inclement weather and unpredictable climate that we are obligated to convert our agricultural land or farms that have become infertile into commercial or industrial lots, so we are able to maximize the use of our land.

With all of these, I would like to congratulate each one of you, making San Pablo City a better place to live in.

Kudos!

Sincerely,


HON. LORETO S. AMANTE
City Mayor

*"UNITY IN PROGRESS"
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REPUBLIC OF THE PHILIPPINES
OFFICE OF THE CITY VICE-MAYOR
SAN PABLO CITY

TAGUBILIN



Isang pagbati!

Hindi na kailan man maiiwasan ang pagbabago dahil na rin sa mabilis na pagtuklas ng tao sa mga bagay na makakatulong upang mapagbuti pa ang kanyang kaalaman sa lahat ng aspeto ng buhay at kapaligiran.

Ganun pa man, may kapalit ang pag-unlad at ang pagsabay sa pagbabago kung ang pagbabatayan ay ang nais na iparating ng Inang Kalikasan.

Sa masinop na pagpapalano kung papaano nga ba natin gagamitin ang ating lupain ay mahalagang bigyang pansin ang kakayahan ng mga lupa natin.

Nangunguna ang ating bansa sa panawagan na bigyang pansin ang hinggil sa pagbabago ng klima sa daigdig, kaya naman, sa pagpapalit gamit ng ating lupain, ito man ay sa pangsakahan, lugar para sa mga industriya o lugar panirahan, ay dapat manatili pa rin ang kahit man lang ikaapat na porsiyento ng mga tanim na malalaking puno tulad ng manga, acacia, mahagony, narra at iba pang punong gubat.

Dapat sa lahat ng panahon, lalo na sa pagpapalano kung papaano nga ba natin gagamitin ang ating mga lupain ay isaalang-alang natin ang makakabuti sa ating Inang Kalikasan.

Gawin natin ito para sa Diyos at bayan.

*"UNITY IN PROGRESS"
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FOREWORD

The Comprehensive Land Use Plan (CLUP) of San Pablo City 2015 – 2025 is a 10-year physical development plan of the City Government which serves as a guide in the allocation and sustainable management of its land, physical and other natural resources. It delineates the actual boundaries and presents the desired land use patterns of the barangays and the City as well as provides appropriate policies and spatial development strategies.

The CLUP shall determine the specific uses of land and other physical resources owned by both public and private entities within their territorial jurisdiction including those areas co-managed with the national government. However, the CLUP of San Pablo City does not specify in details the water uses since the Executive Order No. 927 mandated the Laguna Lake Development Authority (LLDA) to manage the waters in the Laguna de Bay Region including the seven crater lakes of the City of San Pablo. With this, the water management including the regulations and use of the lakes as well as its zoning will be imposed by the LLDA in coordination with the City Government.

The City of San Pablo complied with the Republic Act 7160 or the Local Government Code of 1991 and Executive Order No. 72 in the preparation of the CLUP. To strengthen and support the City's preferred spatial development framework, the National Integrated Protected Area System Act, Tourism Act, National Cultural Heritage Act, Climate Change and Adaptation Act, and Philippine DRRM Act were considered. In addition, the enhanced HLURB CLUP Guidelines 2014 were adopted particularly on mainstreaming climate change adaptation and disaster risk reduction on land use planning as well as integration of biodiversity, cultural heritage, and green growth/eco-efficiency and urban design for urban development.

Unlike its predecessor, the updated CLUP includes sustainable development and holistic approaches in the allocation and management of land and water resources. Some of the principles and strategies incorporated are spatial development framework, Climate Change Adaptation and Disaster Risk Reduction, smart/green growth, urban development and management, new town development, cultural/heritage conservation, local participation, and inter-LGU/co-management. On the other hand, set of guidelines are proposed to effectively implement the CLUP and ZO. This includes the CLUP localization at the barangay level, advocacy plan/strategy, monitoring and evaluation mechanism, and monitoring or progress report card.



ACKNOWLEDGEMENT

The Comprehensive Land Use Plan of San Pablo City would not have been possible if not for the active and full participation of the following:

Hon. Loreto S. Amante, Local Chief Executive,
Hon. Angelita E. Yang, Vice Mayor;

The City Officials and Department Heads composed of: Mr. Vicente B. Amante (City Administrator), Mrs. Elenita D. Capuno (Secretary of the Sangguniang Panglunsod), Mrs. Elvira A. Celerio (City Human Resource and Management Officer), Mr. Rolando S. Bombio (City Planning Coordinator), Dr. Job D. Brion (City Health Officer), Ms. Yolanda D. Catipon (City Assessor), Ms. Josefina S. Andal (City General Services Officer), Mrs. Dormelita D. Ignacio (City Budget Officer), Mr. Arjan Babani (City Treasurer), Mrs. Grace D. Adap (City Social Welfare Officer), Mr. Filmin Segundo C. Torres (City Population Officer), Mr. Jesus P. De Leon (City Engineer), Mr. Ramon R. De Roma (City Environment and Natural Resources Officer), Mrs. Elizabeth M. Eseo (City Agriculturist), Ms. Josefina S. Andal (Solid Waste Management Office Acting Officer), P/SUPT Francis Allan M. Reglos (OIC-Chief of Police), F/CINSP Cheila C. Andrade (City Fire Marshall), Jail Insp. Ruelito M. Bobadilla (City District Jail Warden), Ms. Maria Donnaly B. Eseo (Assistant City Tourism Officer), Mrs. Susan Oribiana (District Superintendent), Mr. Emilio L. Tirones (OIC – City Urban Development and Housing Office), Atty. Mia Antonette Quijano (Office of the Business Permits and Licenses Office), Mr. Victor Rivera (City Disaster and Risk Reduction Management Officer), Engr. Roger Borja (General Manager, San Pablo City Water District), Ms. Mary Antonette S. Parfan (City Postmaster), Hon. Gener Amante (Chairman, Association of Barangay Captains), Ms. Maria Lordilyn Manrique (Department of Interior and Local Government), and Ms. Melinda P. Bondad (Public Employment Service Officer);

The members of Sangguniang Panglunsod of San Pablo City, namely: Hon. Justin Colago, Hon. Karla Monica Adajar, Hon. Rondel Diaz, Hon. Enrico Galicia, Hon. Diosdado Biglete, Hon. Eduardo Dizon, Hon. Arnel C. Ticzon, Hon. Napoleon C. Calatraba, Hon. Elsie Pavico, and Hon. Fernando A. See;

The national government offices for providing the guidelines and data for conducting the sectoral studies: Housing and Land Use Regulatory Board (HLURB), Philippine Statistics Authority (PSA), Department of Environment and Natural Resources (DENR), Bureau of Soils and Water Management (BSWM), Philippine Institute of Volcanology and Seismology (PHIVOLCS), Environmental Laboratory and Research Division (ELRD), Laguna Lake Development Authority (LLDA), Philippine Atmospheric, Geophysical and Astronomical Services Administration (PAGASA), National Mapping and Resource



Information Authority (NAMRIA), and Department of Public Works and Highways (DPWH);

And most of all, our genuine gratitude to the citizens of San Pablo City for making the City alive and blooming by offering their spirits and efforts to the name of the City.



**The Comprehensive Land Use Plan
of San Pablo City 2015-2025 is
composed of the following
Volumes:**

Volume 1: The Comprehensive Land Use Plan

Volume 2: Zoning Ordinance

Volume 3: Sectoral Studies



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ACRONYMS

BFAR	Bureau of Fisheries and Aquatic Resources
BFP	Bureau of Fire Protection
BJMP	Bureau of Jail Management and Penology
BPLD	Business Permit and Licensing Division
CALABARZON	Cavite, Laguna, Batangas, Rizal and Quezon
CAO	City Agriculturist Office
CARP	Comprehensive Agrarian Reform Program
CENRO	City Environment and Natural Resources Officer
CEO	City Engineering Office
CHACTO	City History, Arts, Culture and Tourism Office
CHO	City Health Office
CLUP	Comprehensive Land Use Plan
CMO	City Mayor's Office
CPDO	City Planning and Development Office
CSWMO	City Solid Waste Management Office
CTMO	City Traffic Management Office
CTWG	City Technical Working Group
CUDHO	City Urban Development and Housing Office
DA	Department of Agriculture
DENR	Department of Environment and Natural Resources
DepEd	Department of Education
DPWH	Department of Public Works Highways
FARMC	Fisheries and Aquatic Resources and Management Council
GIS	Geographic Information Science
JODA	Jeepney Operators and Drivers Association
LLDA	Laguna Lake Development Authority
MBSCPL	Mount Banahaw-San Cristobal Protected Landscape
MERALCO	Manila Electric Company
NHA	National Housing Authority
NIPAS	National Integrated Protected Areas System
NPAAAD	Network of Protected Areas for Agricultural and Agro-Industrial Areas for Development
OSWD	Office of Social Welfare and Development
PAGASA	Philippine Atmospheric, Geophysical and Astronomical Services Administration
PAMB	Protected Area Management Board
PENRO	Provincial Environment and Natural Resources Officer
PHIVOLCS	Philippine Institute of Volcanology and Seismology
PNP	Philippine National Police
PSA	Philippine Statistics Authority
SAFDZ	Strategic Agriculture and Fishery Development Zone
SLEX	South Luzon Expressway
SPC	San Pablo City
SPCWD	San Pablo City Water District
TODA	Tricycle Operators and Drivers Association



INTRODUCTION

The Comprehensive Land Use Plan (CLUP) is the physical framework plan of a municipality/city mandated by RA 7160, Sec. 20 (c) and Executive Order 72 which serves as the bases for the future uses of land and water resources. It translates the vision, goals and objectives of the community into spatial form and guides the local government on the allocation and management of its land and natural resources. Also, it indicates the development thrust and leadership of the Local Government Unit (LGU) in the forthcoming years.

CLUP Objectives

- Achieve an improved quality of life;
- Allocate and delineate the different uses of the land and water resources for future development needs;
- Delineate the best use to prevent premature and wasteful development;
- Identify intra-/inter connectivity to provide access to basic services to all barangays in the City;
- Maintain ecological balance through preservation and conservation of unique or special natural features;
- Translate socio-economic policies into physical policies and plans; and
- Incorporate changes in the goals and objectives of the community.

Sectors Studied

The following sectors were studied in the preparation of San Pablo's CLUP for 2015-2025:

- Demographic Sector
- Environmental Sector
- Social Sector
 - Housing Sector
 - Health and Sanitation Sector
 - Education Sector
 - Protective Services Sector
 - Social Welfare Services Sector
 - Sports and Recreation Sector



- Economic Sector
 - Agricultural Sector
 - Commerce and Trade Sector
 - Industry Sector
 - Tourism Sector
- Infrastructure Sector
 - Transportation Sector
 - Power Sector
 - Telecommunications Sector
 - Water Sector

RATIONALE

The City of San Pablo by virtue of R.A. 7160 or the Local Government Code of 1991 developed its Comprehensive Land Use Plan (CLUP) 2015 -2025. The CLUP is an integrated framework plan adopted by the City's local government as a policy guide on allocation and management of its physical and natural resources in relation to the environmental, economic, social, and cultural development of the City. To update and formulate the said CLUP, the City Government of San Pablo sought technical assistance from Geolnformetrics Solutions Co.

METHODOLOGIES

Housing and Land Use Regulatory Board Guidelines

The enhanced-CLUP Guidelines of the Housing and Land Use Regulatory Board (HLURB) were used in updating and formulating the CLUP for San Pablo City. The new guidelines had incorporated major legislative and environmental changes including the disaster risk and climate change to ensure sustainable management and conservation of land and water resources for future generations.

Likewise, in support to the RA 9729 or the Climate Change Act of 2009 and RA 10121 or the National Disaster Risk Reduction and Management Act, the critical role of the LGUs in mainstreaming disaster risk reduction and climate change adaptation were recognized. The team adopted the previous Volume 3 Guidelines published by HLURB.



Geomatics

Geomatics includes the tools and techniques used in land surveying, remote sensing (RS), cartography, geographic information science (GIS), global positioning systems (GPS), photogrammetry, geography and related forms of earth mapping.

In this project, Geolnfometrics Solutions Co. archived remote sensing images from Google with Coordinates Reference System (CRS) of World Geodetic System (WGS) 1984. The team used Garmin GPS and iPhone to map various spatial features such as road networks and to validate land uses. These orthorectified images and GPS data were integrated, stored, analyzed and published using open-source Quantum GIS software.

Suitability and Capability of Lands Using GIS

The primary bases for all possible uses of land rely on the analysis of the physical land characteristics and soil properties.

Land suitability and capability was determined using Geographic Information System (GIS), combined with remote sensing.

All proposed land uses are based on the GIS-based analyses of the socio-economic needs of the City and was checked with the land capability and soil suitability classification of the Bureau of Soil and Water Management (BSWM), hazard map of the Mines and Geosciences Bureau (MGB) and the Philippine Institute of Volcanology and Seismology (PHIVOLCS).

Urbanizable Lands/Supply of Lands for Urban Use

Urbanizable lands refer to lands available for future expansion of urban areas. These are areas found to be suitable for urban uses based on the soil suitability study taking into consideration, factors such as slope, erosion potential, development trends, existing soil type, erosion potential, existing land uses, and natural and man-made physical constraints. In this study, GIS was employed to delineate the proposed land use, including the future expansions of urban areas.

Participatory Approach

The planning process was facilitated through public consultations involving local officials and staffs, barangay leaders, non-government organization/Peoples Organization (NGOs/POs) and national government agencies (NGAs) in the City.



Planning Area

Based on the cadastral map provided by the City Planning and Development Office digitized by the GIS Co. and adjusted to DENR's certification, San Pablo City has a total land area of 19,756.04 hectares, consisting of 80 barangays.

Planning Period

The CLUP covers a planning period of ten (10) years, from 2015-2025, which may be reviewed every three years coinciding with the term of the locally elected officials.

BRIEF PROFILE OF SAN PABLO CITY

Brief History of San Pablo City

San Pablo was previously known as the Village of Sampalok. It was an upland community surrounded by mountain ranges and quiescent volcanic peaks. It was believed that mountain making movements or orogeny had thrust lower lying areas to uplands and low rolling plains after extensive volcanisms took place millions of years ago and where *Caesalpinaceus tamarind* or sampalok trees grew in wild abundance.

The earliest historical record of the City of San Pablo dates back to pre-Spanish times when four (4) big barrios bounded by Mt. Banahaw and Mt. Makiling composed Sampaloc. In 1571, Spaniards came to Sampaloc and it was in 1647 when Sampaloc was renamed to San Pablo De Los Montes and became a separate municipality. Christianity was spread in the municipality by the coming of the Spaniards. With this, barangays were renamed after saints in their festivity. In 1899, a Municipal Government was established with Inocente Martinez as Municipal President in 1902 when the Civil Government was granted independence from the Province of Laguna. On May 7, 1940, the charter bill sponsored by Congressman Tomas Dizon was approved. The bill became known as the City Charter of San Pablo or Commonwealth Act No. 520. The City was inaugurated on March 30, 1941 with Dr. Potenciano Malvar as the appointed City Mayor.

Demographic Profile

San Pablo City has a total population of 248,890 based on the 2010 Census of the Philippine Statistics Authority (PSA). Using its 1.81% growth rate, the 2014 population is estimated at 266,840. Among the population, females



(134,861) outnumbered males (131,979). Large proportion of the population was comprised of individuals aged 1-29 years old (children and youth). In addition, the City has a young population distribution as demonstrated by its expansive population pyramid (See Figure1). It is characterized by a broad base which also indicates fertility among the population and an increase in growth rate in the future.

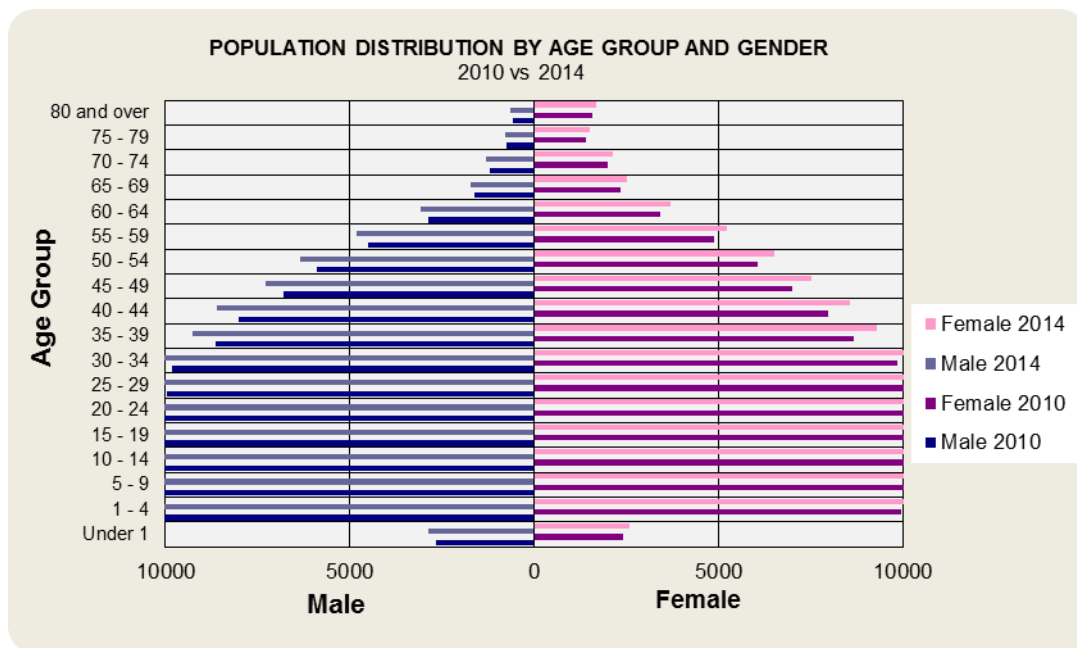


Figure 1. Population Pyramid of San Pablo City, 2010 and 2014

The City is composed of 80 barangays, of which 44 are classified as urban and 36 as rural. Previously, there were only 32 urban barangays in the City but infrastructure development and population increase have led to the reclassification of 12 rural barangays into urban ones. These barangays are Concepcion, Del Remedio, San Francisco, San Gabriel, San Gregorio, San Jose, San Lucas I, San Lucas II, San Rafael, San Roque, Sto. Cristo and Soledad. San Pablo has a total household population of 266,840 (2014). Among the barangays, San Francisco is the most populous with almost 16,000 people. On the other hand, Barangay VII-D is the least populous with only 86 inhabitants.

Urban and rural barangays have population of 133,565 and 133,887, respectively. The sum of the participation rates of the barangays suggests that the whole City is evenly divided into urban and rural, therefore, having relatively the same population size. This is also supported by the level of



urbanization which is currently at 49.94% indicating that half of the City dwells in the urban areas while the other half is in the rural areas.

Population density of the City is 14 persons per hectare. The urban area has a density of 38 persons per hectare while rural areas are less dense with nine (9) persons per hectare. Among the urban barangays, Barangay II-A is the most densely populated barangay with 652 persons per hectare. On the other hand, San Cristobal is the least densely populated barangay with only three (3) persons per hectare.

Other Population Characteristics

San Pablo’s literacy rate is 78.77%, slightly higher than the province’s prevailing rate (78.18%). As a primarily Catholic country, the dominant religion in the City is Roman Catholicism (89.72%). Tagalog or Filipino is the mother tongue of its citizens.

Population Projections

The City’s growth rate of 1.81% is lower than the country’s prevailing growth rate of 1.90%. According to the 2010 Census, there were 248,890 inhabitants in the City. Using the said growth rate, the City of San Pablo has an estimated population of 272,305 in 2015. The projected population of the City in ten years (2025) is 325,951 with an equivalent number of households of 73,632. Urban and rural barangays will reach a population of 160,000 each, by 2025 (Figure 2).

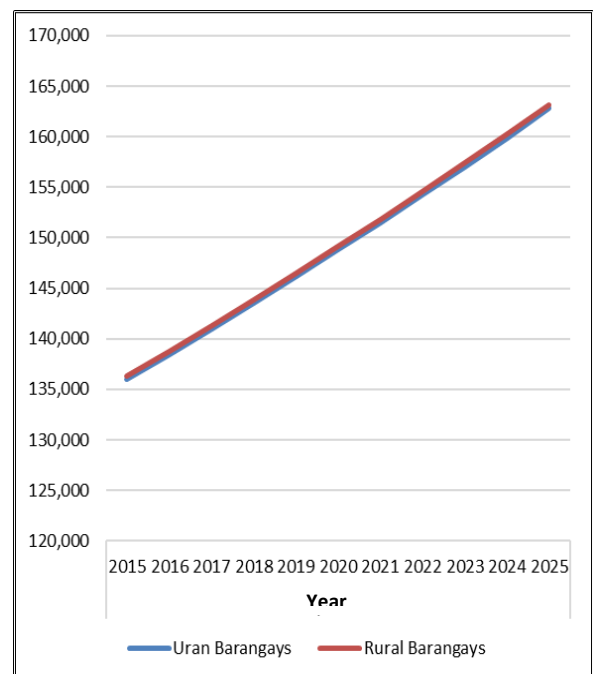


Figure 2. Projected Population of Urban and Rural Barangays

Geographic Location

San Pablo City is located at the southern tip of the province of Laguna in the island of Luzon with geographic coordinates: 14’ 4’ north latitude and 121’ 19’ east longitude. It is bounded by six municipalities and one (1) city namely: Calauan, Laguna in the north; Alaminos, Laguna in the west; Rizal,



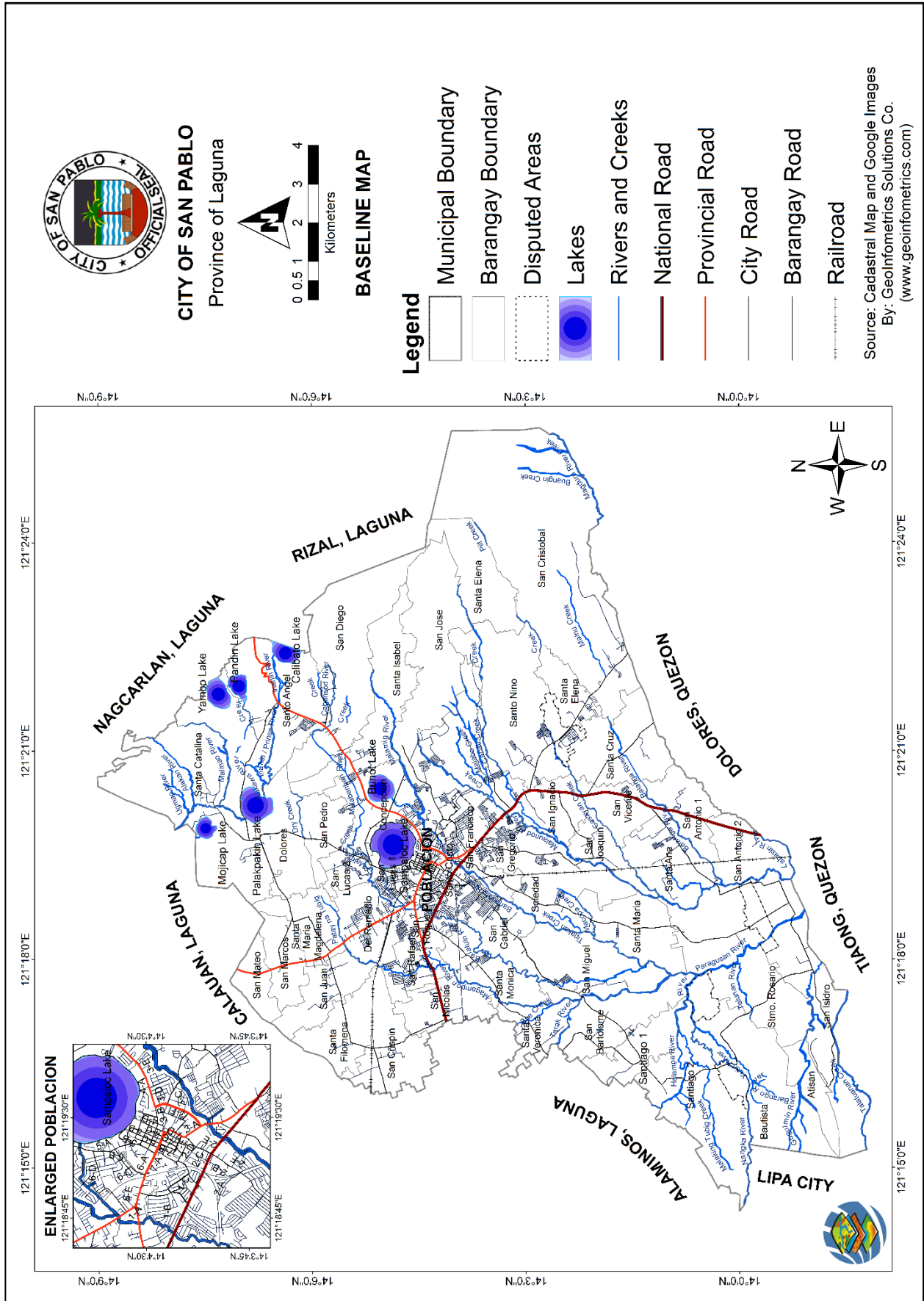
Laguna in the east; Lipa City, Batangas in the southwest; Dolores, Quezon in the southeast; and Tiaong, Quezon in the south (See Map 1).

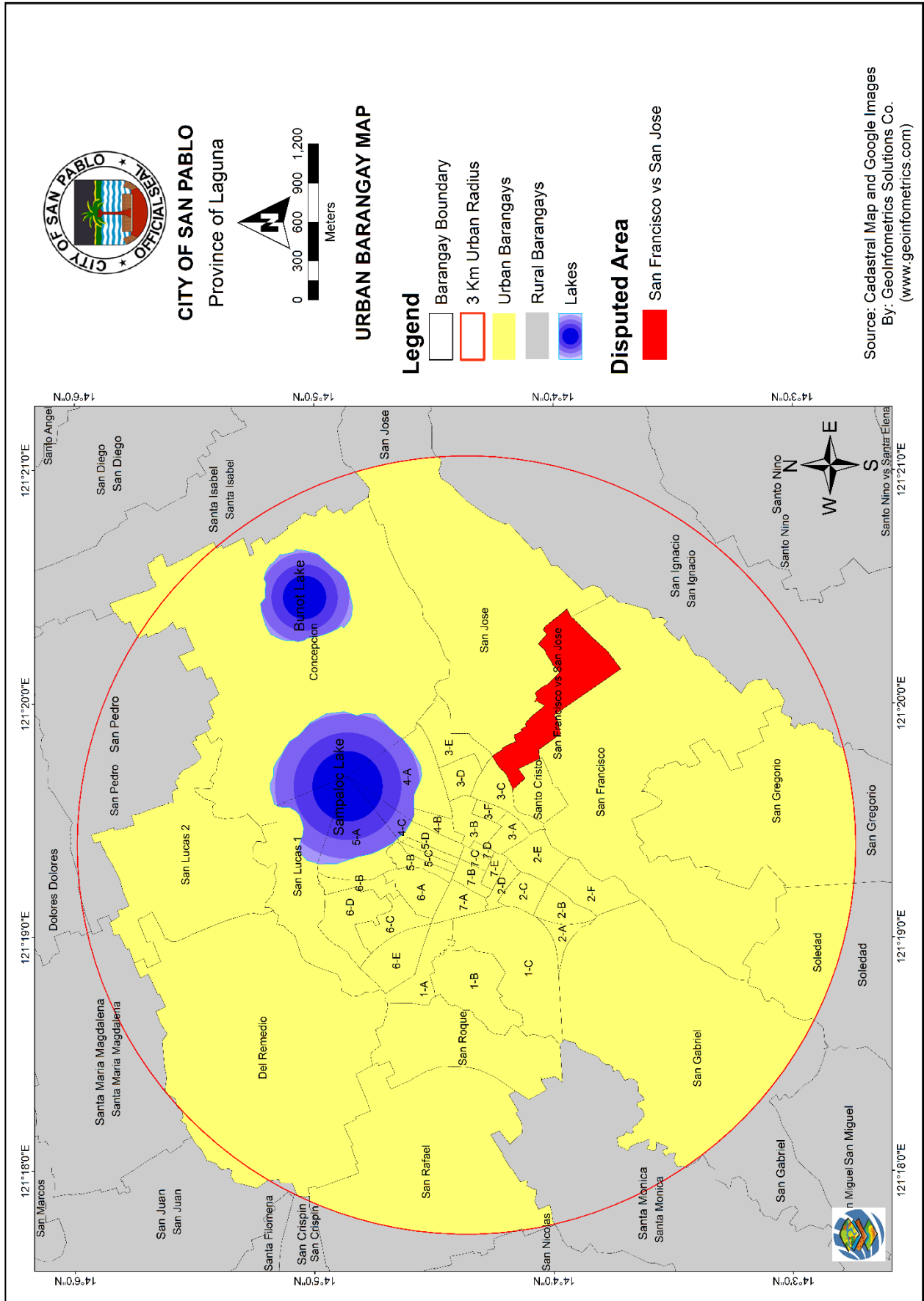
Territorial Jurisdiction and Barangay Subdivision

Based on the digitized cadastral map adjusted to DENR's certification, the City of San Pablo has a total land area of 19,756.04 hectares on which 3,517.47 hectares or 17.80 % are urban while 16, 238.54 hectares or 82.20% are rural. There are 32 urban barangays that expand into twelve (12) adjacent barangays namely: Santo Cristo, Del Remedio, San Lucas I, San Lucas 2, San Roque, San Francisco, Concepcion and portions of San Jose, San Gregorio, San Gabriel, San Rafael and Soledad (Map 2). On the other hand, there are 36 rural barangays wherein large portions can be found from San Jose, San Gregorio, San Gabriel, San Rafael, and Soledad (Map 3).

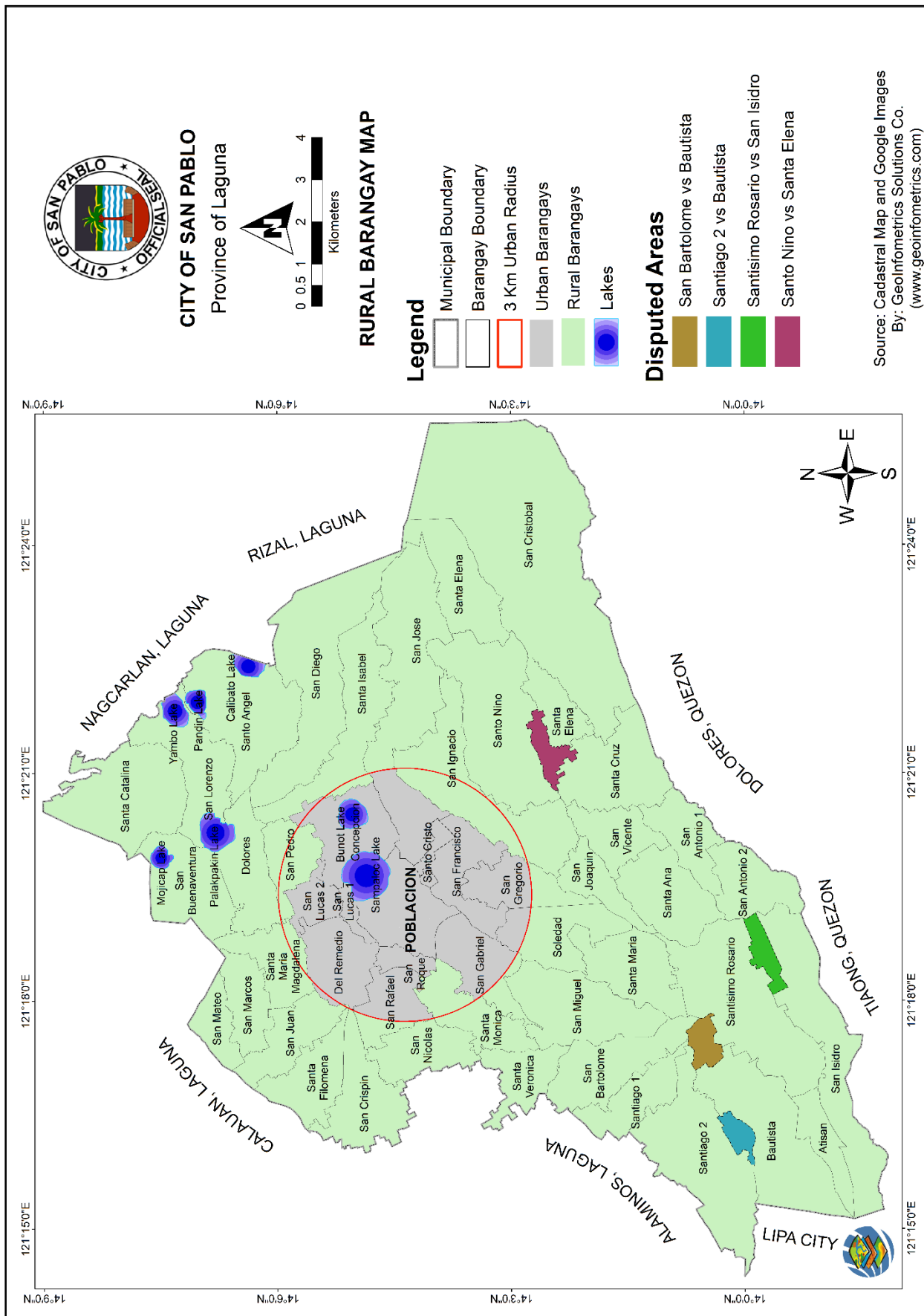
On the boundary disputes, there are no existing land use conflicts between adjacent municipalities. However, there are boundary disagreements within the City specifically among the nine (9) barangays with a total land area of 334.51 hectares (See Maps 2 and 3). These barangays are as follows:

- Baustista vs San Bartolome
- San Francisco vs San Jose
- Santa Elena vs Santo Nino
- Santisimo Rosario vs San Isidro
- Baustista vs Santiago 2





Map 2. Urban Barangay Map of San Pablo City, Laguna



Source: Cadastral Map and Google Images
By: Geoinformatics Solutions Co. (www.geoinformatics.com)



Physical Features and Environmental Condition

Topography, Elevation, and Slope

The City stands on a plateau 485 feet above sea level on the lower slopes of Mount Malarayat. Its ground surface elevation ranges approximately from 50 meters to over 600 meters above sea level. San Pablo's terrain is generally plain to gently sloping with small portions of rolling to very steep hills situated on the northern, eastern, and southern edges. It is bounded by the mountain ranges of Kalisungan and Calauan Hills in the north, Mabilog in the northeast; San Cristobal and Banahaw Mountains in the east; and Susong Dalaga, Napayong, and Masalukot Hills in the south to southeast.

More than 50% of the total land area can be generally described as very gently sloping to undulating which can be easily observed in rural areas and even in the central part of the City. Additionally, more than a quarter of San Pablo City has moderately sloping to strongly rolling terrain which is more observable in distant or remote barangays. Only less than 2% is level or flat which can be seen in some parts of the Poblacion (See Map 4 and 5).

Soil Types

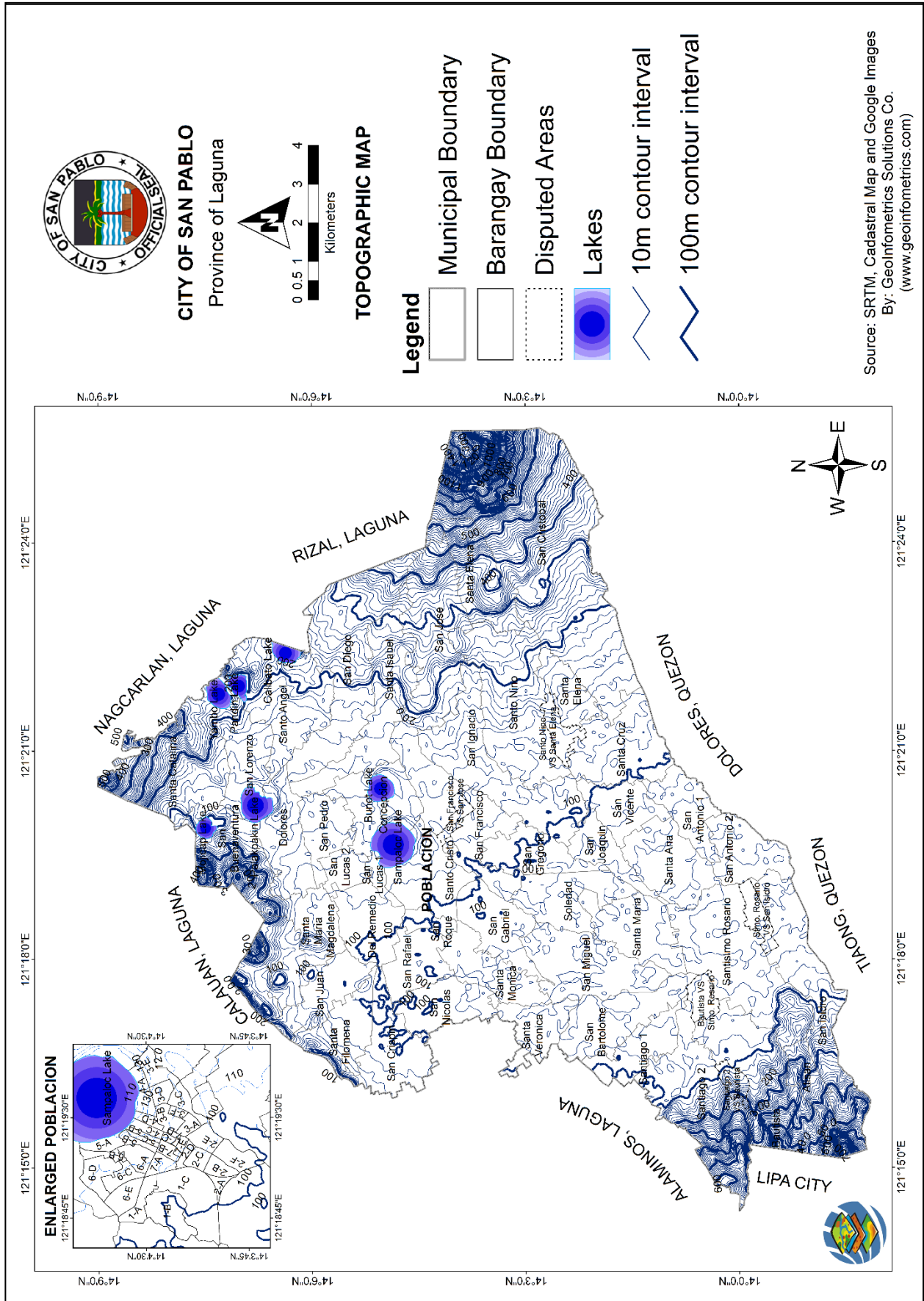
Seven (7) types of soil were identified in the City: Calumpang Clay, Mountain Soil, Macolod Clay Loam, Macolod Clay Loam (Steep Phase), Ibaan Loam, Lipa Loam and Lipa Loam (Deep Phase) (See Map 6).

Lipa Loam soil type occupies the central and biggest portion of the City (12,922.43 hectares) with 65.41% of the total land area. The Lipa Loam soil is characterized as moderate permeability, acidic and friable with good drainage that supplies nutrients such as phosphorous, potassium, and organic matter. The second most common soil type is the Mountain Soil (undifferentiated), covering 4,188.28 hectares or 21.20% of the total land area of the City. This soil is found in San Cristobal and nearby hilly and mountainous regions. It characterizes the soils found in most parts of Brgys. San Diego, Sta. Isabel, San Jose, Sta. Elena, San Cristobal, Sto. Niño, Santiago 2, Bautista and Atisan. Macolod Clay Loam (Steep Phase) has an area of 1,056.95 hectares or 5.35% of the total land area of the City. It is a soil type that can be found in different parts of Laguna such as in Mt. Calauan and Mt. Makiling. The Macolod Clay can be found in some parts of Barangays Sta. Catalina, San Lorenzo (especially around Lakes Yambo and Pandin), San Mateo, and around Mohicap Lake.

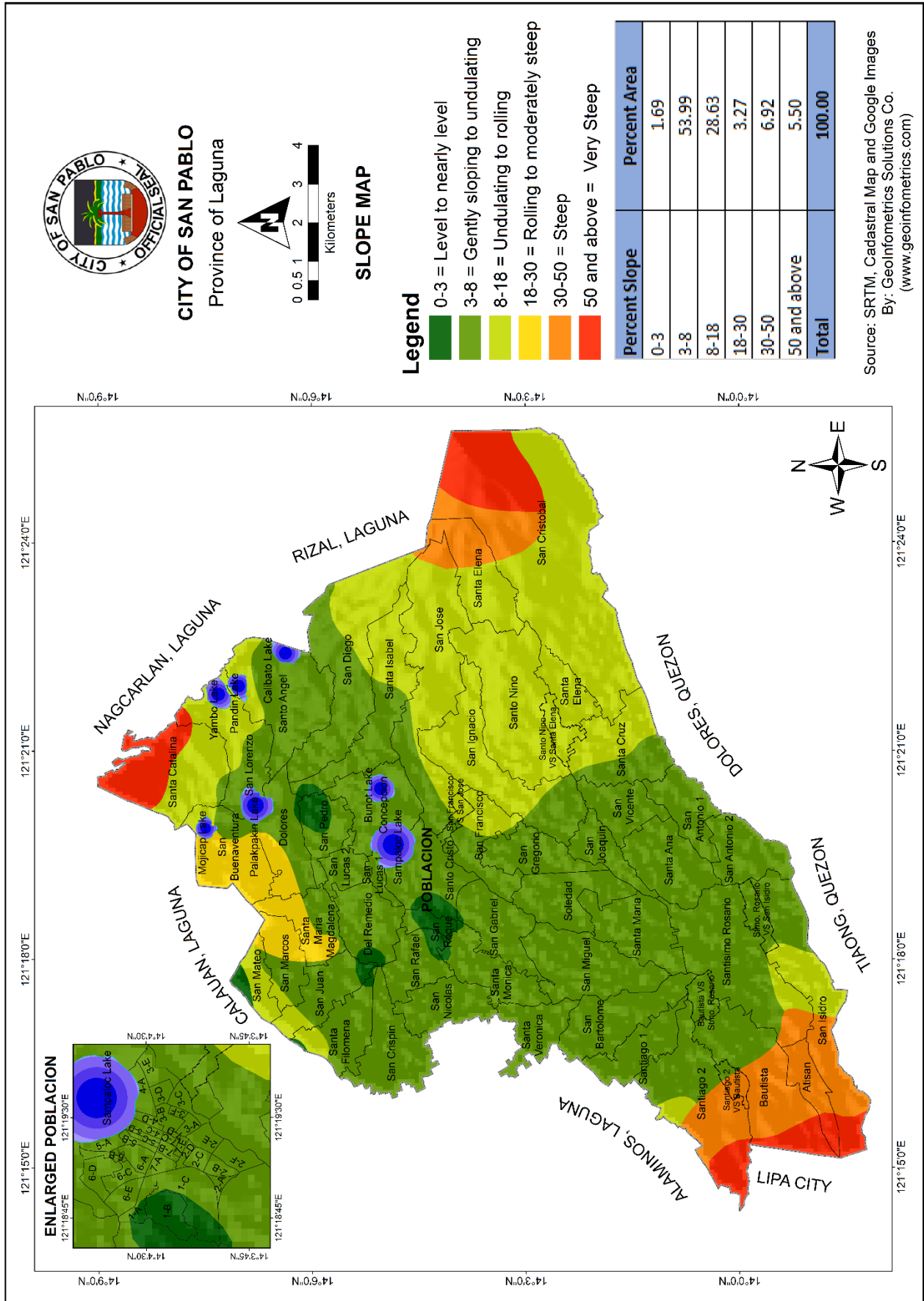


Macolod Clay Loam comprise about 472.17 hectares or 2.39% of the total land area of the City which can be found at the higher portions of Mt. Makiling and in parts of San Mateo, San Marcos, San Crispin, Sta. Filomena and San Juan. On the other hand, Calumpang Clay can be found in the higher elevations of San Cristobal, covering an area of 268.64 hectares or 1.35% of the City's total land area. It has good external drainage but its fine clayish texture tends to hamper favorable internal drainage therefore not suitable for diversified crop. Ibaan Loam can be found in the lower slopes of San Cristobal, covering an area of 541.31 hectares or 2.74% of the City's total land area. This type of soil was developed from volcanic tuff found from level to mountainous relief. Similar to Calumpang Clay, Ibaan Loam also has poor drainage.

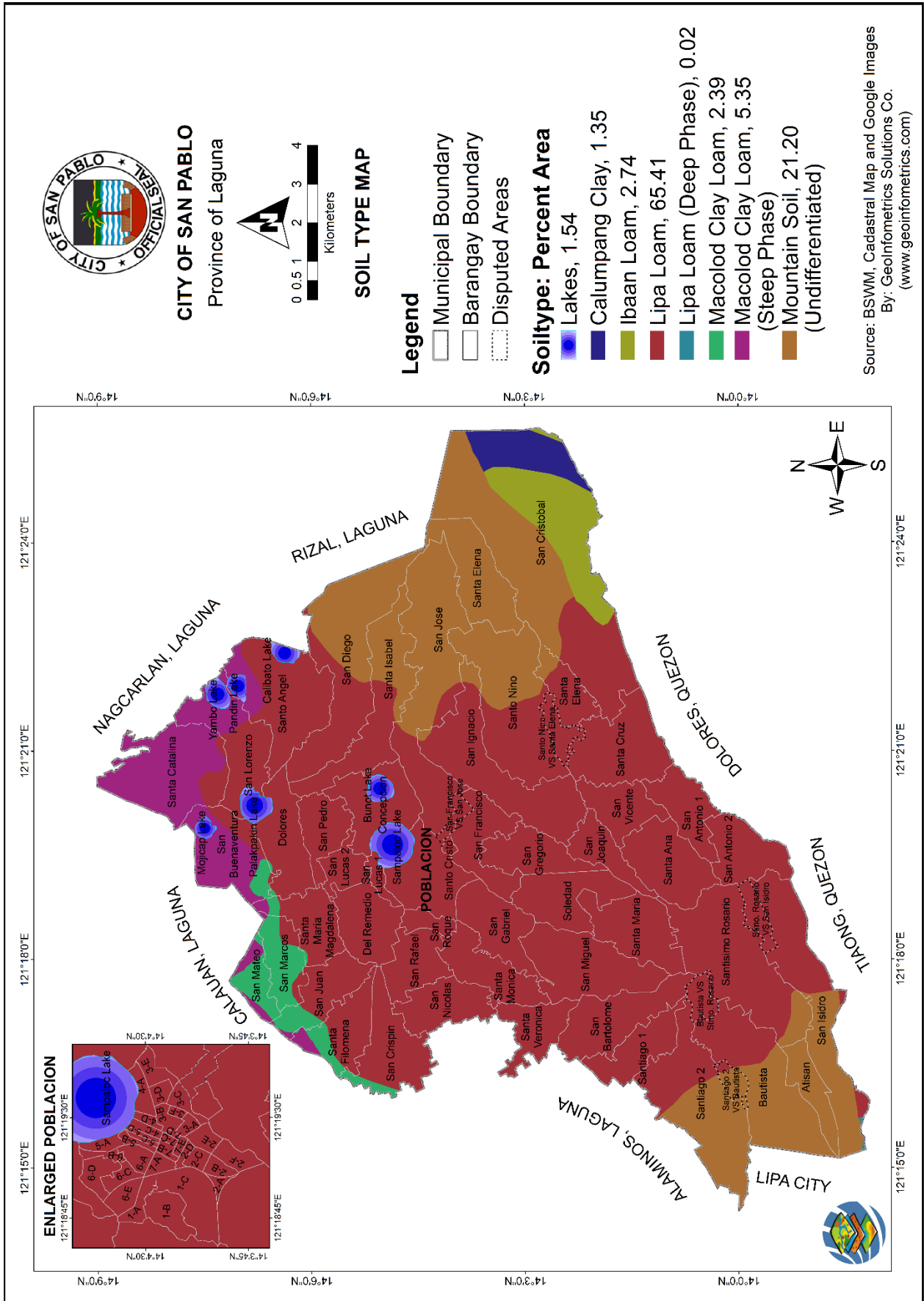
Typical of a plateau, the distribution of the different soil types in the City depicts two distinct geologic characteristics - both which are volcanic and pyroclastic in origin.



Source: SRTM, Cadastral Map and Google Images
By: Geoinformatics Solutions Co.
(www.geoinformatics.com)



Map 5. Slope Map of San Pablo City, Laguna

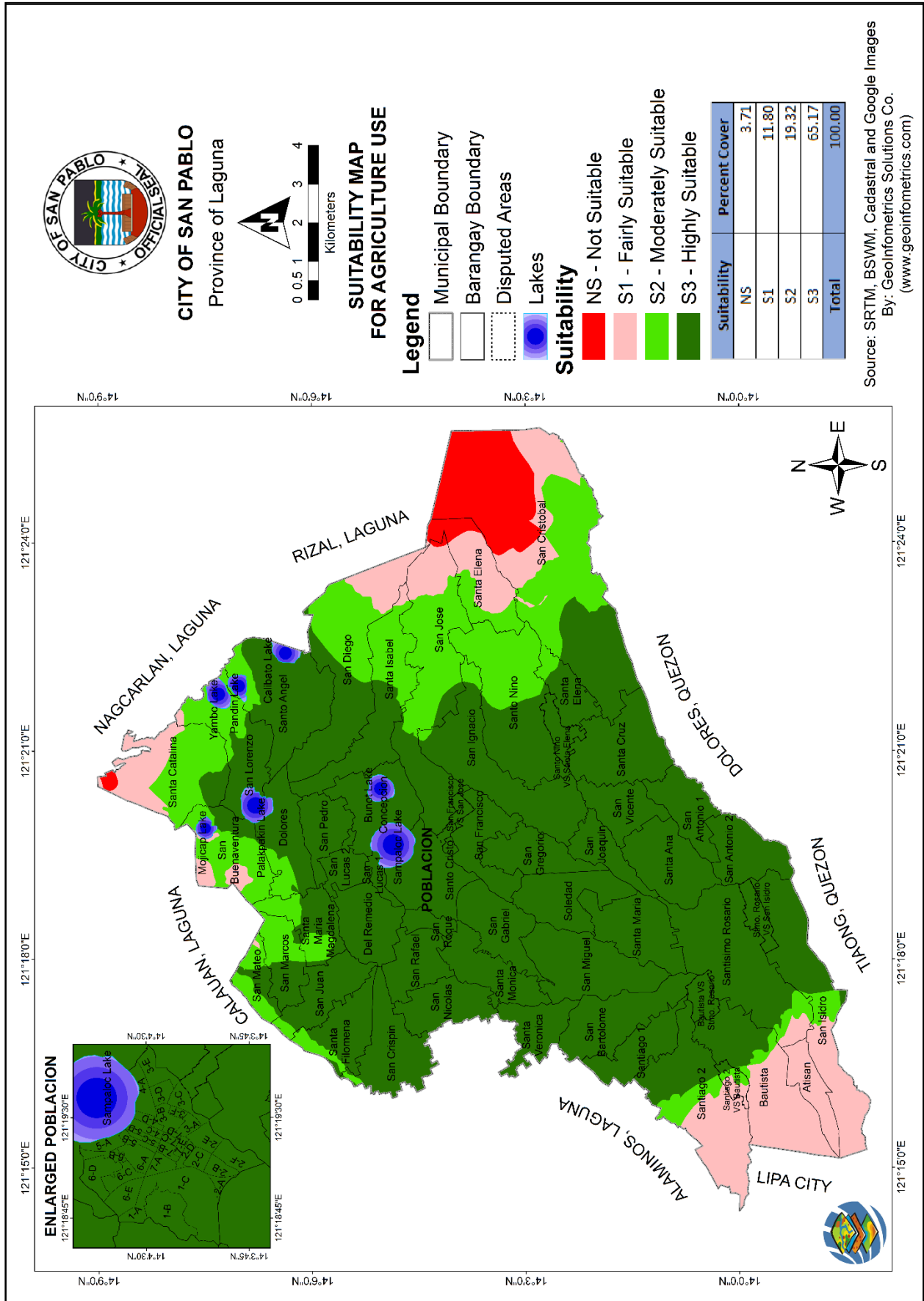




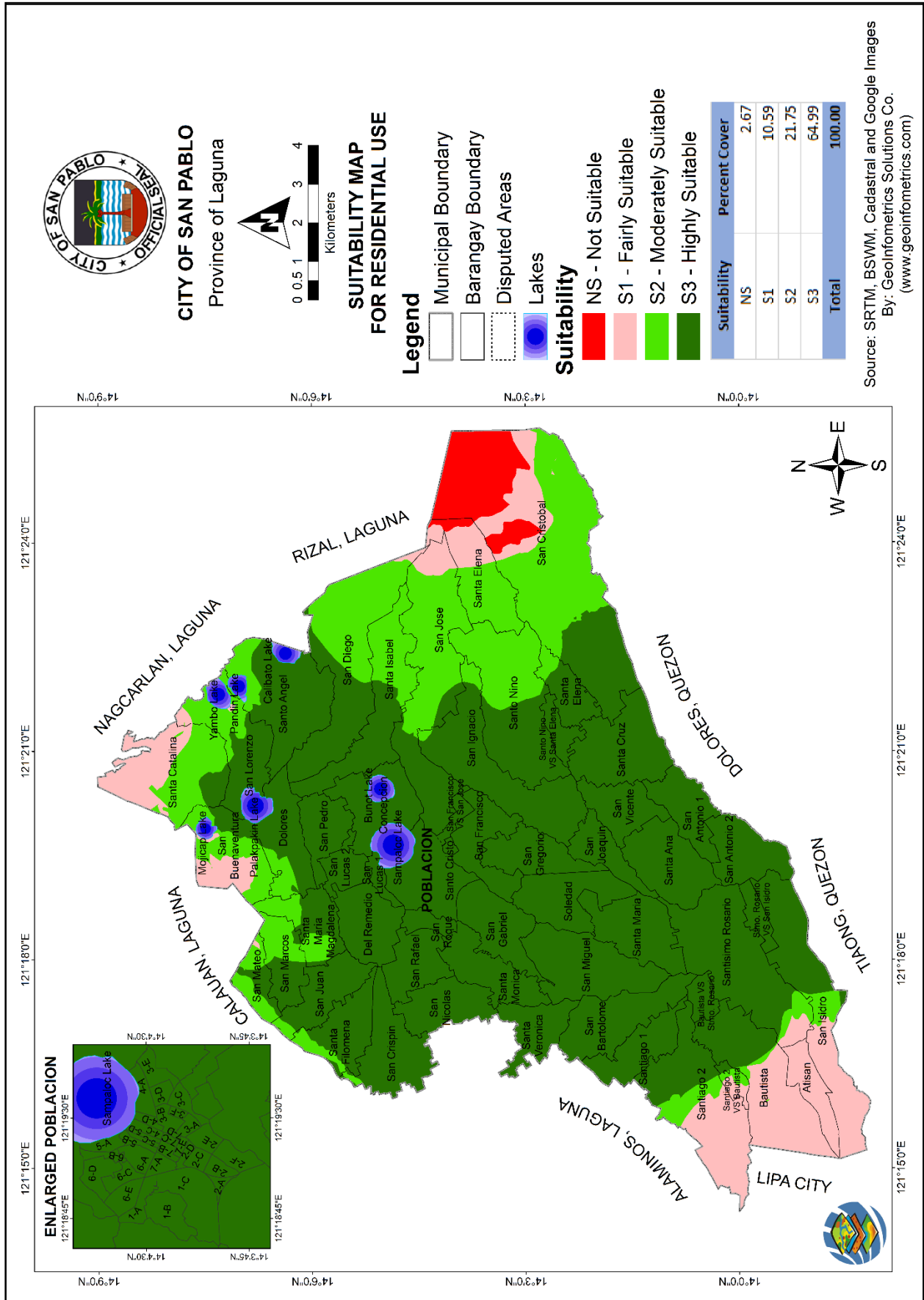
Soil Suitability and Land Capability

Soil types found in San Pablo City are fairly to highly suitable for agriculture. Lands highly suitable to agriculture cover 65% of the total land area starting from the Poblacion to the outskirts or rural areas. Some parts covered by Mount San Cristobal and those areas with elevations higher than 500 meters are not suitable for agriculture due to its high susceptibility to erosion (See Map 7). Barangays San Cristobal, Sta Catalina, Atisan, Santiago and Bautista are most conducive to forest growth having at least 18% slope and elevation of at least 400 meters. However, settlements are highly discouraged in these areas due to high risk of erosion and landslides. Maps 7 to 10 show suitability for different land uses.

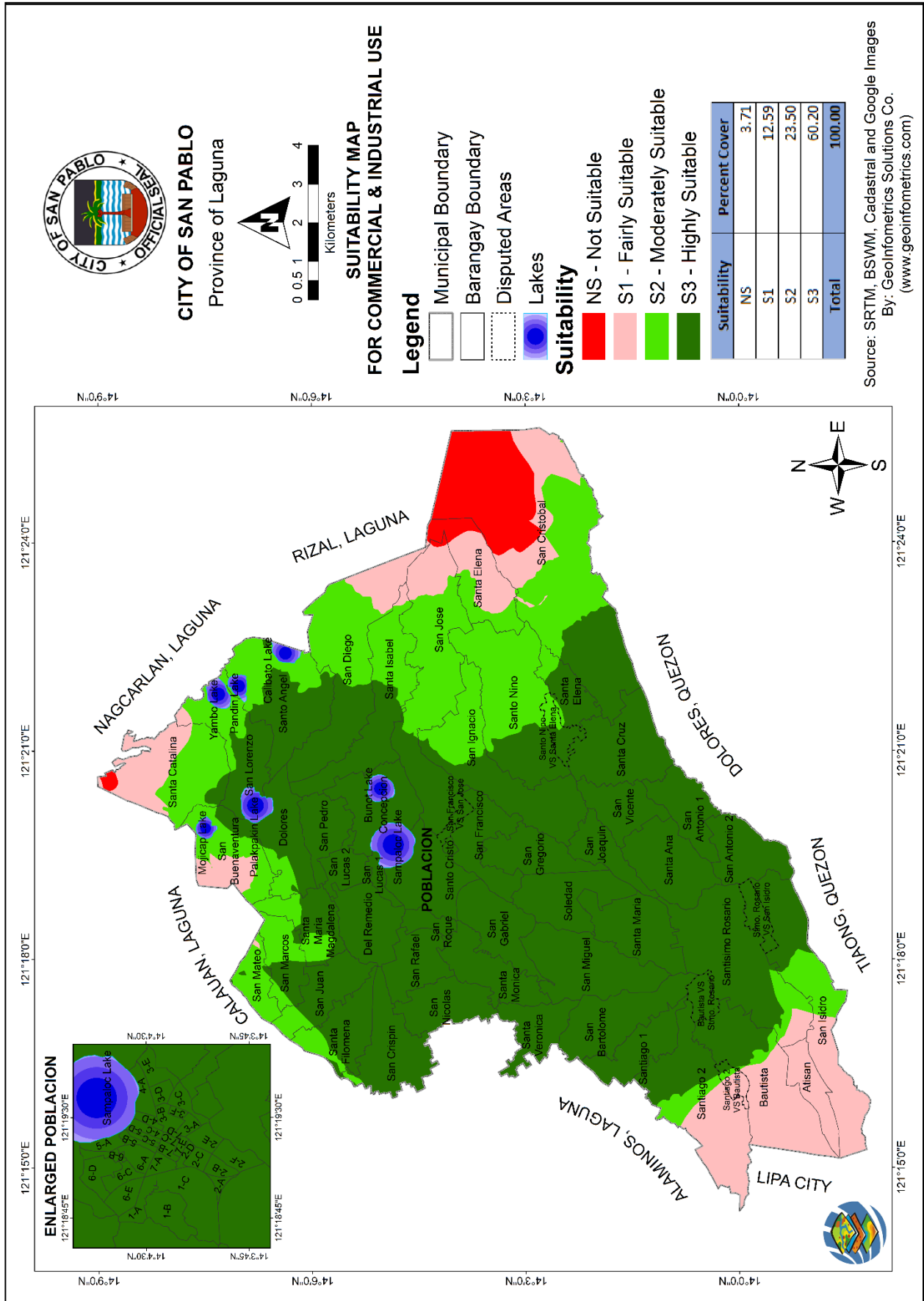
On land capability, Class A consists of both Lipa and Macolod soils which are highly suitable to any perennial field crops, root crops, lanzones, banana, cacao and mango. Same as Class A, Class B consists of both Lipa and Macolod soils but located at the alluvial terraces along the slopes of hills and mountains. This class requires good soil conservation practice. While Class C consists of Lipa, Macolod and San Cristobal soils located in the slope ranging from 8% to 15%. Class C is suitable for diversified field crops such as those mentioned in Class A, however, it needs soil management practices. Lastly, Class D is found along the shoulders, back slopes and rolling to steep slopes of the mountain areas in the City. This land is suitable for grazing land but need a complex conservation practice.



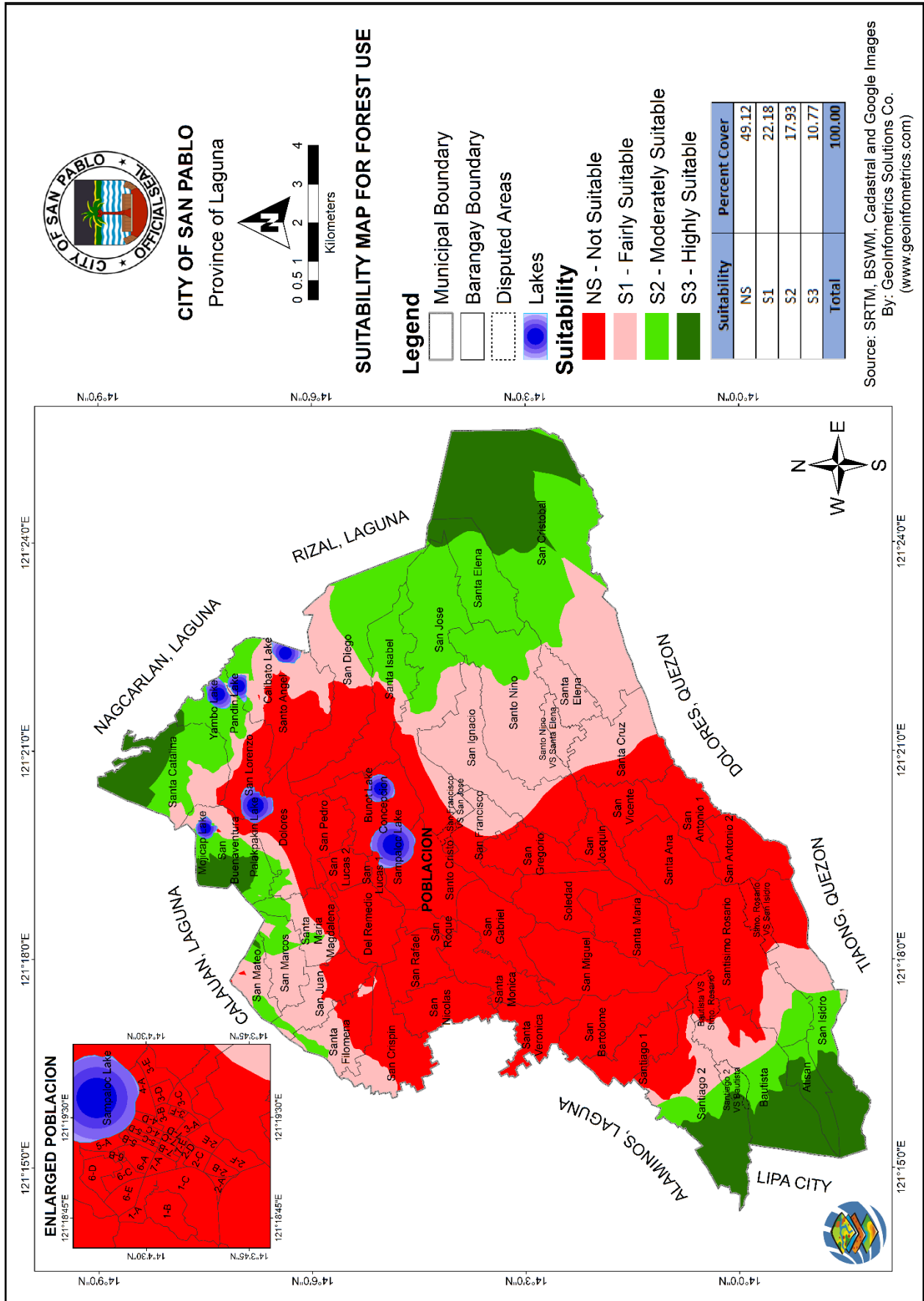
Map 7. Suitability Map for Agriculture Use in San Pablo City, Laguna



Map 8. Suitability Map for Residential Use in San Pablo City, Laguna



Map 9. Suitability Map for Commercial and Industrial Use in San Pablo City, Laguna




Map 10. Suitability Map for Forest Use in San Pablo City, Laguna



Hydrogeologic Feature

Groundwater resources are abundant in San Pablo City. It has seven (7) springs located in different barangays as follows: Cabunsod Spring, Upper Malamig Spring, and Malaunod Spring in Barangay San Diego, Malabanban Spring in Barangay Sto. Angel, Lagaslasan Spring in Barangay San Jose, Balanga Spring in Barangay San Antonio I, and Baloc Spring in Barangay San Ignacio.

Moreover, San Pablo City has nine (9) production wells that can be found in Brgy. San Mateo, Brgy. Sta. Catalina, Brgy. San Marcos, SPC Central School, Brgy. San Pedro, Maharlika, Brgy. San Cristobal, Brgy. Concepcion and San Antonio I (Israel Village). These wells generate a total annual rated production capacity of 14,258,676 cubic meters.

Volcanoes

According to the Philippine Institute of Volcanology and Seismology (PHIVOLCS), all seven lakes of San Pablo City are volcanic craters or maars.

Mt. San Cristobal is a dormant volcano located at 11.11 kilometers east of the City proper. Mount Banahaw, on the other hand, is an active volcano with its main crater located at 18.2 kilometers Southeast of San Pablo City proper. The vulnerability assessment of the City Disaster Risk Reduction and Management Office (CDRRMO) of San Pablo City discussed that there were approximately nine (9) barangays at risks of lahar and pyroclastic materials flow from possible volcanic eruption of Mt. Banahaw.

Water Resources

The existing water supply sources of San Pablo Water District (SPCWD) consist of seven (7) springs (Cabunsod, Malabanban and Malaunod, Malamig, Balanga, Lagaslasan and Baloc Springs) and nine (9) production wells. These production wells are located in Brgy. San Mateo (1), Sta. Catalina (1), San Marcos (2), SPC Central School (1), San Pedro (1), Maharlika (1), San Cristobal (1), Concepcion (1), with a total monthly rated production capacity of 1,904,310 cubic meters. In addition, 18 rivers and eight (8) creeks are present in the City which provide Level 1 of water supply or water being supplied from wells or springs.



The Seven Lakes of San Pablo represent the most attractive surface water supply of the City. Sampalok Lake is located near the City Hall, Lake Bunot in Barangay Concepcion, Lake Calibato in Sto. Angel, Lake Mohicap and Lake Palakpakin in San Buenaventura, and the twin lakes of Pandin and Yambo in San Lorenzo. Table 1 shows the characteristics of the seven lakes.

Table 1. Characteristics of the Seven Crater Lakes of San Pablo City

Name	Location	Characteristics	
		Maximum Depths (meters)	Surface Area (hectares)
Sampalok	City Proper	27.00	99.21
Bunot	Barangay Concepcion	23.00	38.16
Calibato	Barangays Sto. Angel (San Pablo City), Tala and Antipolo (Rizal, Laguna)	135.00	27.18
Mohicap	Barangay San Buenaventura	27.00	20.49
Palakpakin	Barangays San Buenaventura, San Lorenzo and Dolores	7.50	54.39
Pandin	Barangays San Lorenzo and Sto. Angel	63.00	23.54
Yambo	Barangay San Lorenzo (San Pablo) and Barangay Sulsugin (Nagcarlan)	40.00	36.00
		Total	298.96

Sources: LLDA, GIS computed area

Forest Resources

San Pablo has two (2) protection forests, namely, Mount Banahaw-San Cristobal Protected Landscape and Malabanban Forest Reserve. Mount Banahaw-San Cristobal Protected Landscape is under the NIPAS Act and covers ten (10) municipalities namely: San Pablo, Liliw, Nagcarlan, Rizal and Majayjay in Laguna, and Lucban, Sariaya, Candelaria, Tayabas, and Dolores in Quezon (Map 11). It has an area of 11,133.30 hectares characterized by closed canopy forests. As one of the Key Conservation Sites in the Philippines, Mount Banahaw-San Cristobal National Park supports a number of unique species of flora and fauna.

The Malabanban Cabunsod Watershed Forest Reserve is one of the proclaimed watershed forest reserve within CALABARZON. Under Presidential Proclamation No. 82 in June 1999, the Reserve is established to protect, maintain, and improve the City's water yield as well as provide restraining mechanism for the exploitation and disruptive land uses. It has a total land area of 394 hectares according to DENR 4A (CY 2011).



In addition, the PENRO of Laguna listed in 2006 the Private Land Timber Production (PTLP) which are found in Barangays San Agustin in Alaminos an adjacent barangay of San Pablo City, San Jose, San Joaquin, San Rafael and San Miguel. Also, a mini forest park in Sta. Filomena Elementary School which covers 1.03 hectares was reported.

Climate

San Pablo City has Type III climate with not very pronounced seasons usually dry from November to April and wet during the rest of the year. The City has a cool climate due to its location at the foothills of Mount Banahaw, Mount Makiling, and the Sierra Madre Mountain Ranges.

Wet or rainy season in San Pablo City can be observed from June to November while dry season during December to May. The dry season can further be subdivided into two: cool dry season during December to February and the hot dry season during March to May.

In 2013, the average amount of precipitation was recorded at approximately 265.33 mm wherein August had the highest amount of precipitation while April had the least amount. The average daily wind speed is around 5 km/hr. (maximum sustained winds) and has reached an average of 63 km/hr.

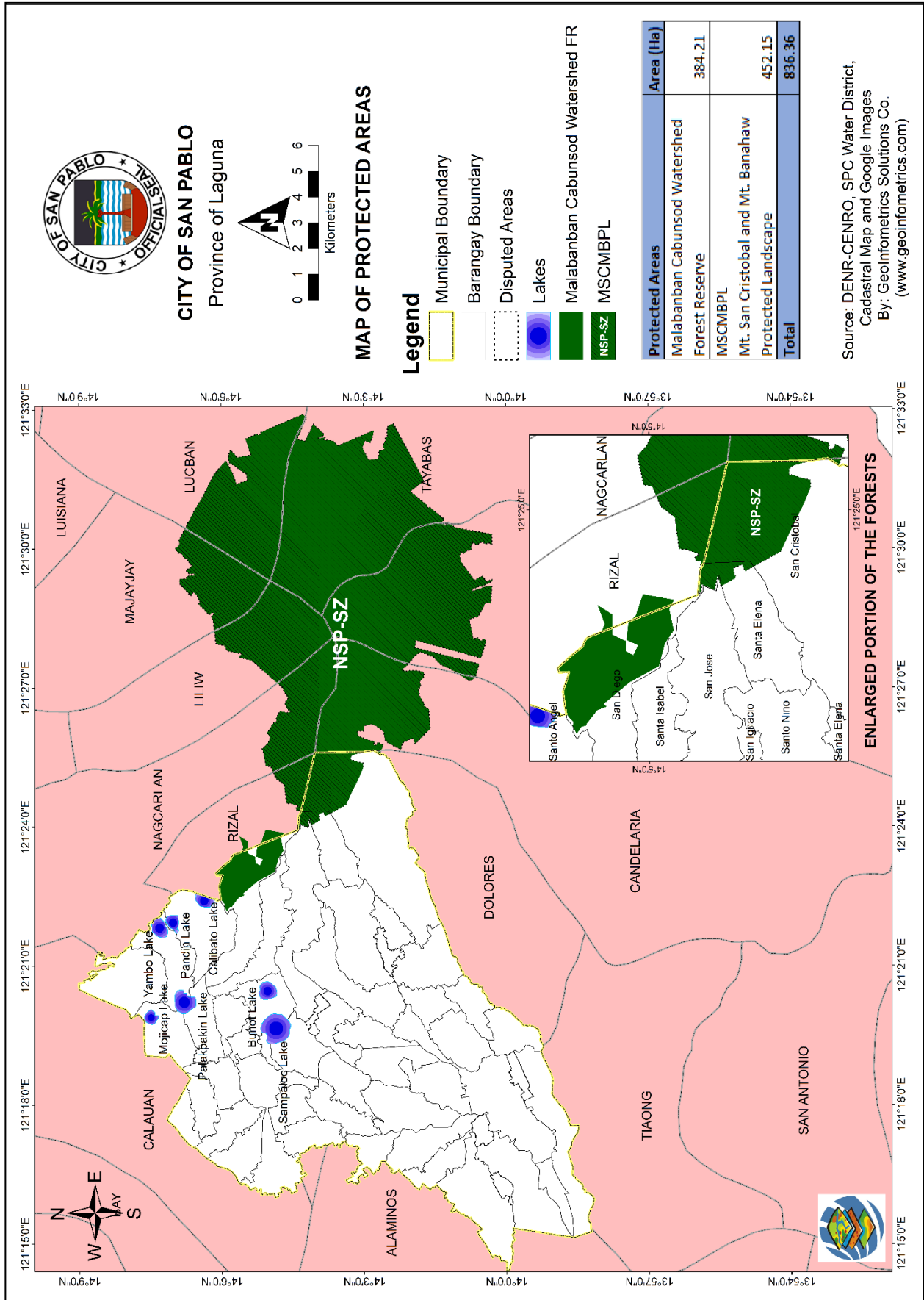
Geological/Environmental Hazard Areas

San Pablo City is susceptible to natural hazards such as flood, landslides and volcanic eruption due to its geography and geologic characteristics. The City Disaster Risk Reduction Management Office reported that there were 16 barangays which are susceptible or prone to flooding while 17 barangays are susceptible to landslides. Four (4) barangays were noted to be at risk to both hazards. These barangays are Barangays San Francisco, San Ignacio, San Lucas I, and San Lucas II. On the other hand, six (6) barangays are susceptible to both rain-induced landslides and earthquake-induced landslides, namely, Barangays San Mateo, San Marcos, San Cristobal, Atisan, Sta. Catalina and Bautista.

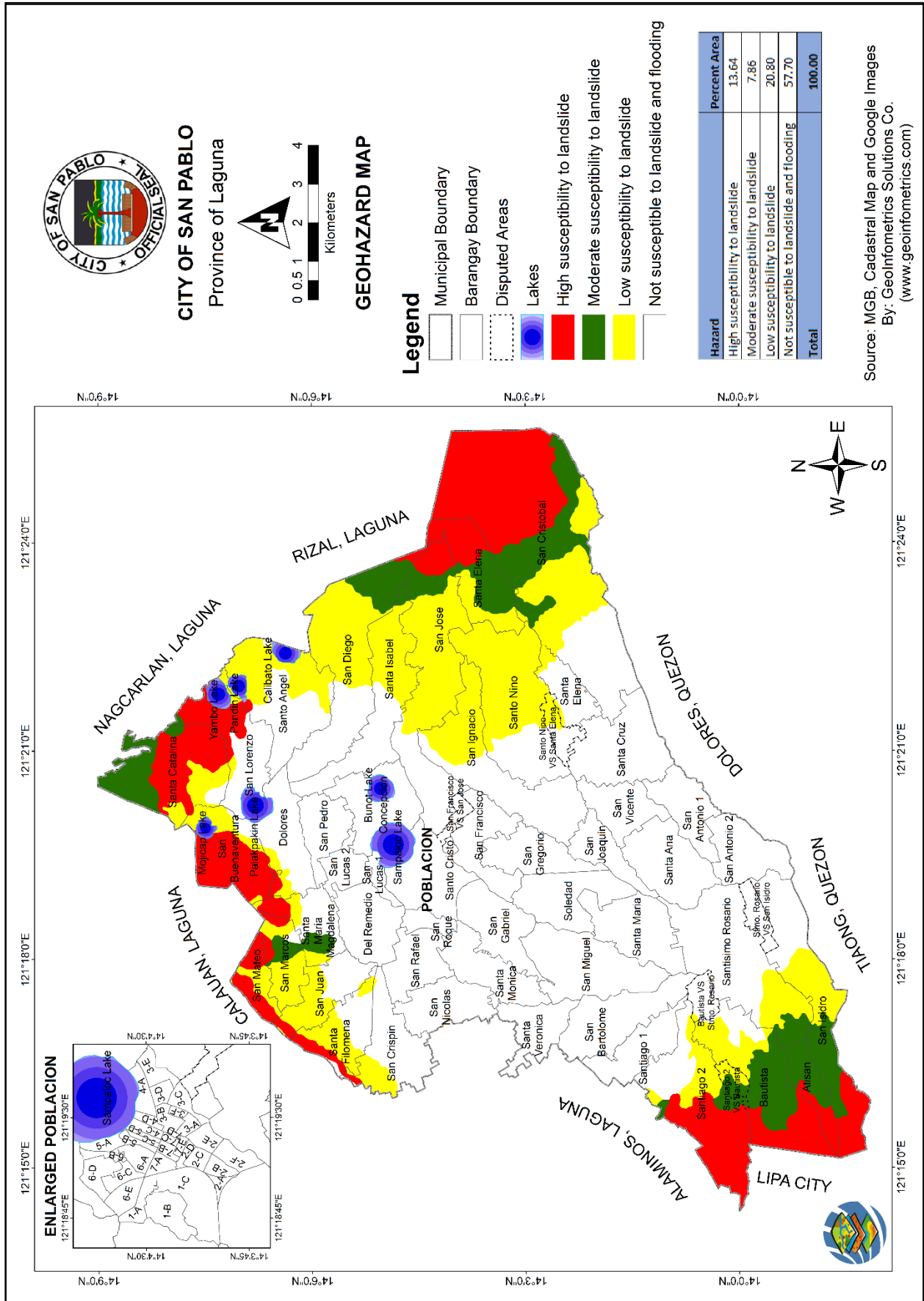
Flood-prone areas are identified in barangays having 0-8% maximum slopes which are mostly located near or around the lakes. Thirteen (13) out of the 16 barangays are prone to flooding. The landslides-prone areas are found in 19 barangays located in flat areas to very steep slopes. Appropriate prevention and mitigation measures will be encouraged to reduce the risk in the community.



On geological hazard, San Pablo City is prone to lahar pyroclastic materials flow due to volcanic eruption. With this, there are nine (9) barangays at risk, namely, San Antonio I, San Cristobal, San Diego, San Ignacio, San Jose, San Vicente, Sta. Elena, Sta. Isabel, and Sto. Niño (See Map 12).



Map 11. Map of Protected Areas in San Pablo City, Laguna



Map 12. Geohazard Map of San Pablo City, Laguna



Existing Land and Water Use and Land Use Trends

The land use of City of San Pablo is predominantly agriculture. Almost three quarters (72.41%) or 14,305 hectares are being utilized for farming such as rice, corn, vegetables, fruit trees, and coconut plantations (Map 13).

Forestlands have a total land area of 1,361 hectares (6.89%). The forest area of San Pablo City are either under the protection of the NIPAS Act or untenured. Currently, there are no production forests in the City.

Built-up areas comprise 3,004 hectares or 15% of the total land area of the City of San Pablo. A large portion of the built-up area is residential area with 2,481.33 hectares (12.84%). On the other hand, roads constitute 1.41% or 278.42 hectares which connects the City to its adjacent municipalities and provide access to barangays within its geographical jurisdiction. The tourism industry has a total land area of 344.06 hectares (1.74%). Bodies of water have a surface area of 611.26 hectares (3.09%) (Table 2 and Map 13).

Table 2. Existing Land Use of San Pablo City, 2015

Existing Land Use	Area (hectare)	% Cover	Land Use Classification	Area (hectare)	% Cover
Agriculture	14,305.74	72.41	Agricultural Area	14,305.74	72.41
Forest	1,361.39	6.89	Forestland	1,361.39	6.89
Commercial	105.23	0.53	Built-up Area	3,004.02	15.21
Industrial	20.34	0.10			
Institutional	62.97	0.32			
Residential	2,481.33	12.84			
Roads and Infrastructure Facilities	278.42	1.41			
Cemetery	32.40	0.16			
Sanitary Landfill	12.64	0.06	Special Use Area	473.63	2.40
Parks	1.12	0.01			
Socialized Housing	139.14	0.42			
Tourism	344.06	1.74	Bodies of Water	611.26	3.09
Lakes	304.84	1.54			
Waterways	306.42	1.55			
TOTAL	19,756.04	100.00	TOTAL	19,756.04	100.00

Source: GIS Co.



Although the land area of the City has different land area from various data sources, Table 3 aims to show changes on the uses of its land. Between 1999 and 2015, drastic change was observed on the agricultural area in San Pablo City due to its urbanization and development needs. Likewise, built-up area and special use area occupy large portion of the total land area in 2015 compared to 1999. However, recent data (2015) accounted large number of forestland with 1,361.39 hectares compared to 790.19 hectares in 1999. Forestland area's different figures may be associated to the various data sources from different national government agencies.

Table 3. Land Use Change in San Pablo City Between 1999 and 2015

Land Use Classification	Area (has)		Percent Cover (%)		Percent Change (%)
	1999	2015	1999	2015	
Agricultural Area	18,208.43	14,305.74	85.09	72.412	-12.678
Forestland	790.19	1,361.39	3.69	6.891	3.201
Built-up Area	2,274.88	3,004.02	10.63	15.207	4.577
Special Use	126.50	473.63	0.59	2.397	1.807
Bodies of Water	-	611.26	-	3.094	-
Total	21,400.00	19,756.04	100.00		

Source: San Pablo CLUP 2000 and GIS Co.

More than 2,880 hectares of land in the City make up the urban region. Conventionally, more than half (1,455 hectares) of this urban area are man-made structures. San Pablo's built-up area is mostly for residential use (1,122.24 hectares). There are just above 10 hectares of industrial land in the Poblacion and 92 hectares worth of commercial establishments. Institutions take up 50 hectares of this land while 155 hectares of road provide a medium for transportation within the Poblacion. There is still a large portion of the urban region which is utilized for agriculture (40%). There are almost 28 hectares of burial ground situated within the urban zone. Low-cost housing occupies 1.24% (60.01 hectares) of the Poblacion. For the whole city, 0.92 hectare of park and open space is located inside the urban region. Three (3) hectares of land is dedicated for tourism purposes which are situated around Lakes Sampaloc and Bunot. The two (2) lakes have a combined area of 140 hectares while accompanying rivers run 44 hectares in the Poblacion (Table 4 and Map 14).

**Table 4. Existing Urban Land Use of San Pablo City, 2015**

Land Use	Existing Land Area (ha)	Percent Cover	Land Use Classification	Area	Percent Cover
Agriculture	1,173.75	40.74	Agricultural Area	1,173.75	40.74
Residential	1,122.24	39.79	Built-up Area	1,455.89	50.53
Commercial	92.92	3.23			
Industrial	10.72	0.37			
Infrastructure	155.80	5.41			
Institutional	49.90	1.73			
Cemetery	27.58	0.96			
Parks	0.92	0.03	Special Use Area	67.52	2.34
Socialized Housing	60.01	1.24			
Tourism	3.32	0.12			
Waterways	43.98	1.53	Bodies of Water	184.03	6.39
Lakes	140.05	4.86			
Total	2,881.19	100.00			

Source: GIS Co.

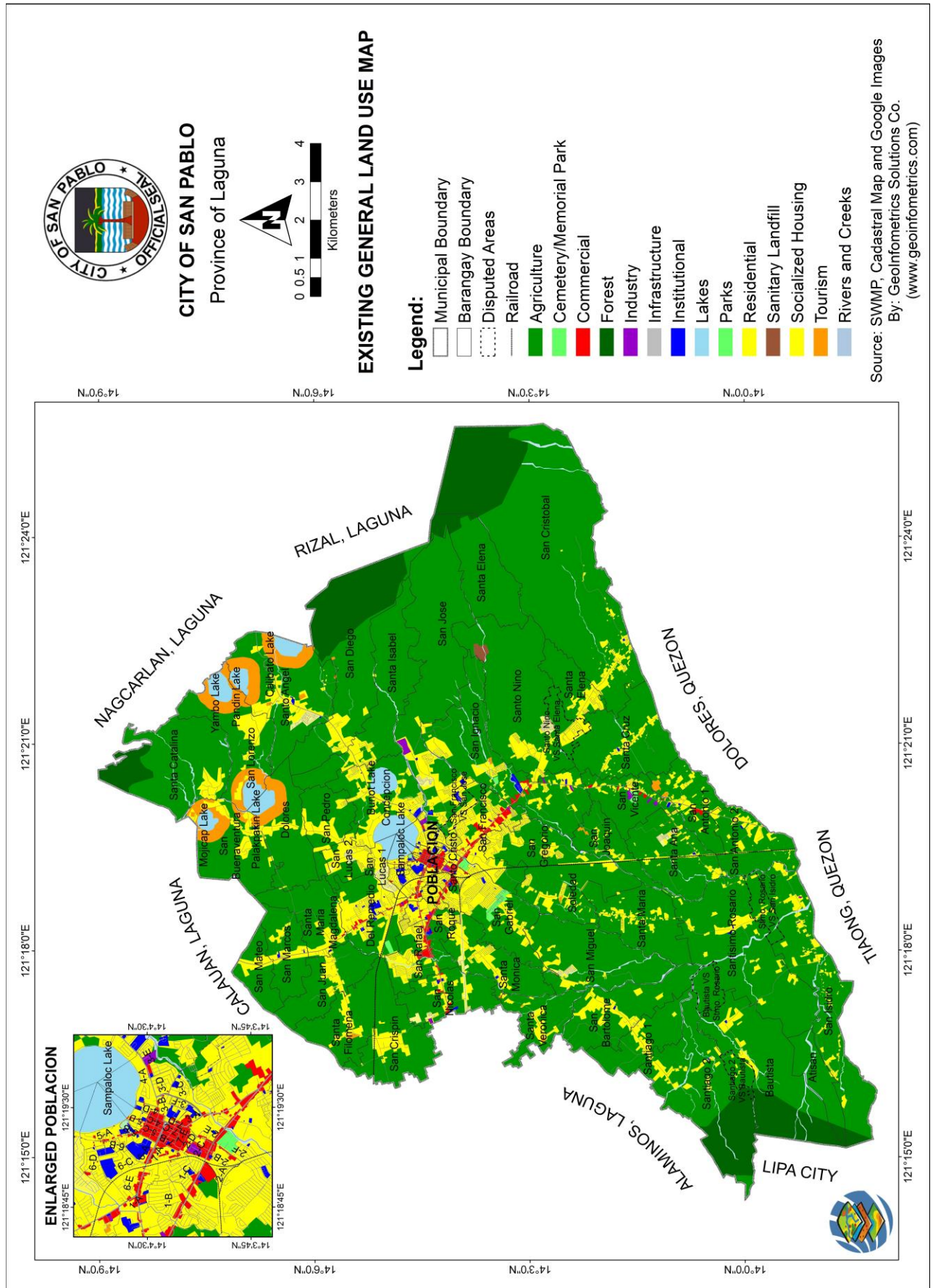
Currently, all of the lakes, except Lake Calibato, do not have a dominant water use. The totality of the surface area of Calibato is dedicated to aquaculture (27.71 ha). Bunot and Palakpakin have more than 80% of their waters used for aquaculture while the rest is open for individual fishing. Lakes Pandin, Sampaloc, Mohicap, and Yambo have the majority of their waters available for open fishing while Lake Pandin has existing tourism area of 0.18 hectares (Table 5 and Map 15).

On the water use of San Pablo City, Executive Order No. 927 empowered the Laguna Lake Development Authority (LLDA) to have water rights over the Laguna de Bay and other water bodies within the Lake Region including San Pablo City. The seven crater lakes are under the management of LLDA which have the major role in directing the use of the lakes towards ecotourism. The LLDA has an on-going assessment of Tourism Master Plan and the Zoning and Management Plan for the seven (7) lakes specifically on the delineation of its proposed water uses.

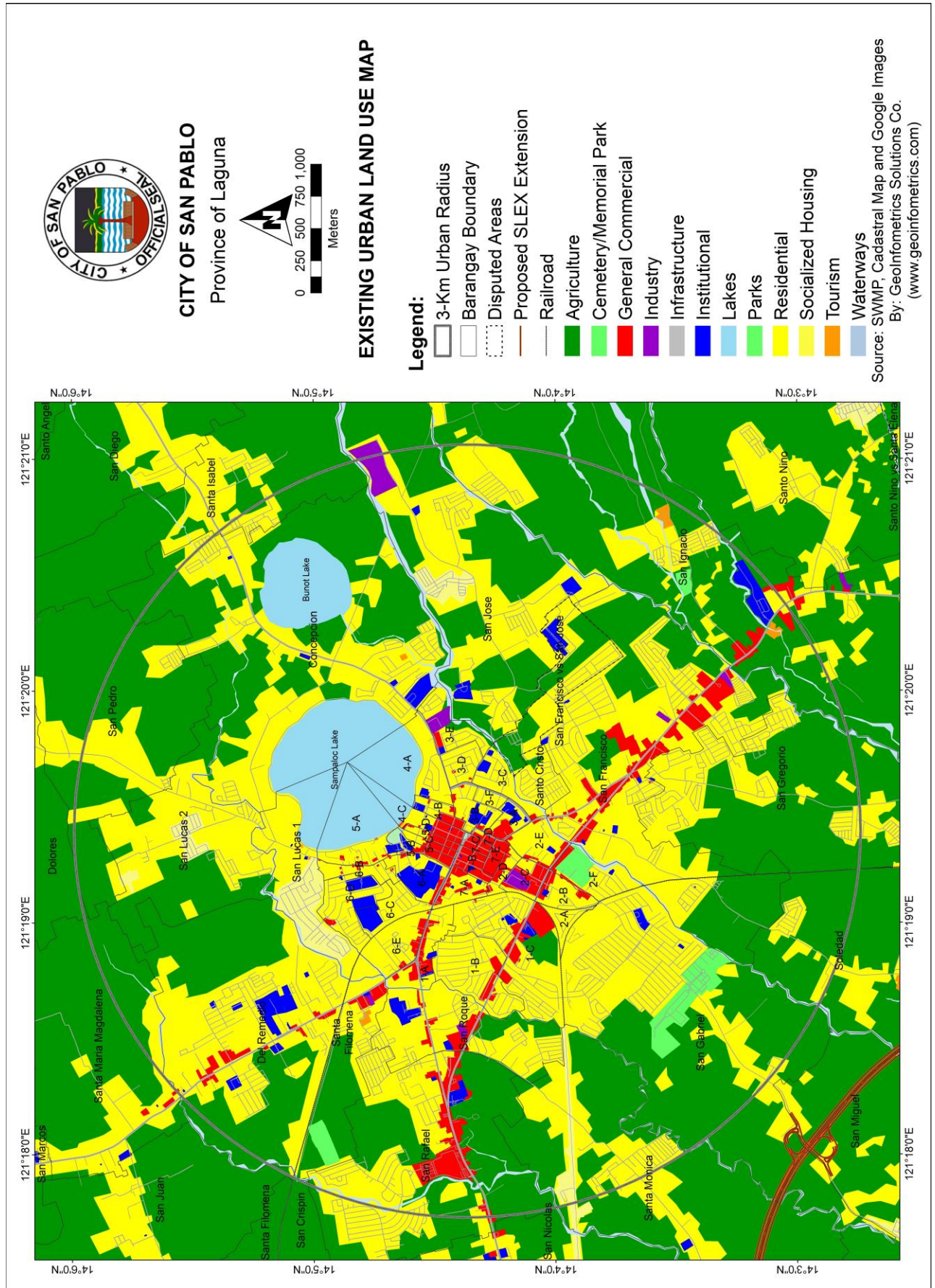
**Table 5. Existing Water of San Pablo City, 2015**

LAKES	Aquaculture		Open for Fishing		Tourism		Total	
	Area (ha)	Percent (%)	Area (ha)	Percent (%)	Area (ha)	Percent (%)	Area (ha)	Percent (%)
Bunot	34.79	11.41	4.12	1.35	0.00	0.00	38.91	12.76
Calibato	27.71	9.09	0.00	0.00	0.00	0.00	27.71	9.09
Mojico	6.05	1.99	14.84	4.87	0.00	0.00	20.89	6.85
Palakpakin	44.37	14.56	11.09	3.64	0.00	0.00	55.46	18.19
Pandin	0.40	0.13	23.43	7.69	0.18	0.06	24.00	7.87
Sampaloc	34.83	11.42	66.34	21.76	0.00	0.00	101.16	33.19
Yambo	3.42	1.12	33.28	10.92	0.00	0.00	36.70	12.04
Total	151.57	49.72	153.09	50.22	0.18	0.06	304.84	100.00

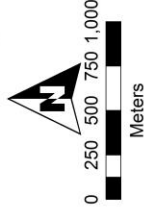
Sources: GIS Computed area based on GPS survey, Google Street Map



Map 13. Existing General Land Use Map of San Pablo City, Laguna



CITY OF SAN PABLO
Province of Laguna

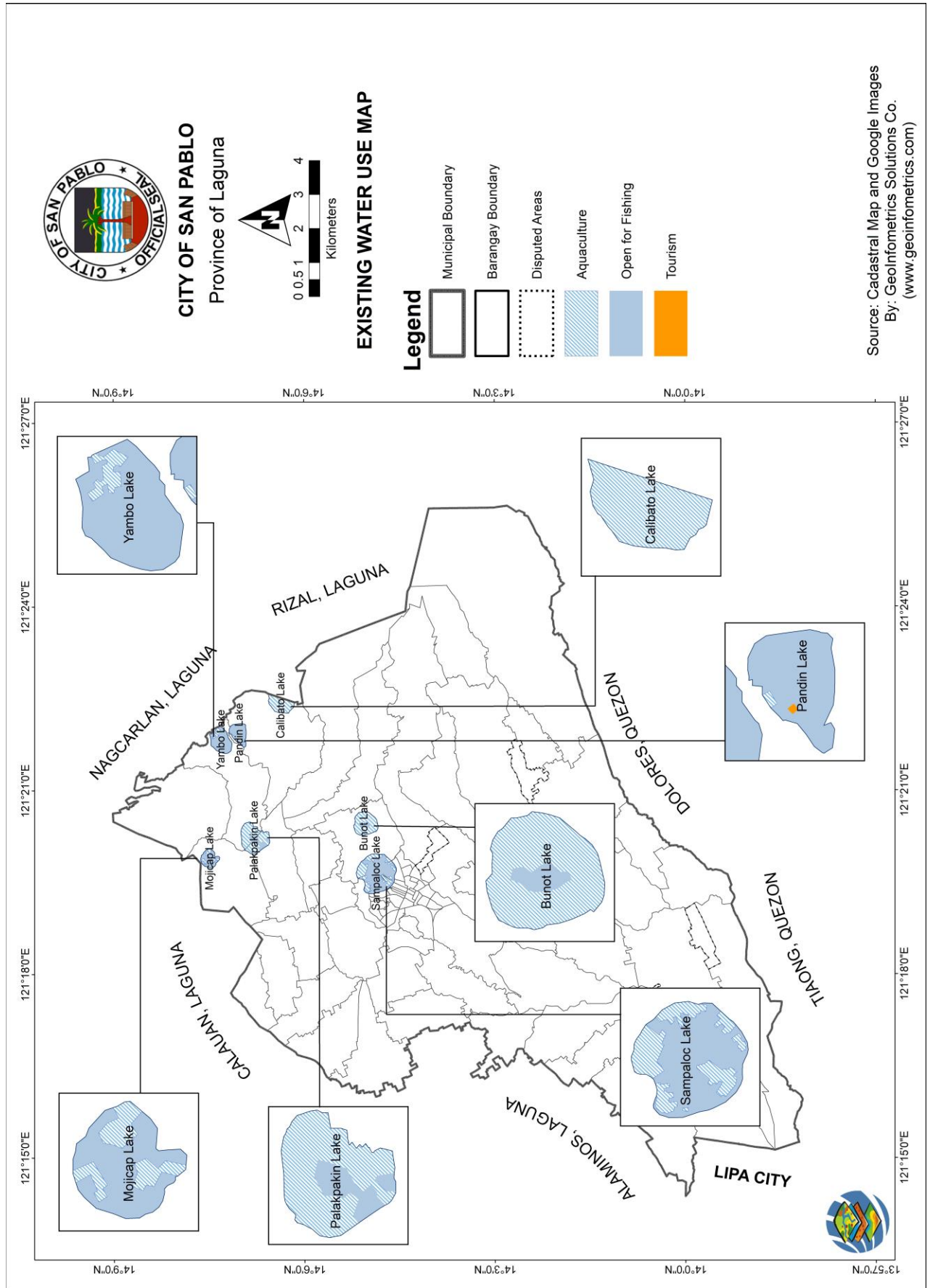


EXISTING URBAN LAND USE MAP

- Legend:**
- 3-Km Urban Radius
 - Barangay Boundary
 - Disputed Areas
 - Proposed SLEX Extension
 - Railroad
 - Agriculture
 - Cemetery/Memorial Park
 - General Commercial
 - Industry
 - Infrastructure
 - Institutional
 - Lakes
 - Parks
 - Residential
 - Socialized Housing
 - Tourism
 - Waterways

Source: SWMP, Cadastral Map and Google Images
By: Geoinformatics Solutions Co. (www.geoinformatics.com)

Map 14. Existing Urban Land Use Map of San Pablo City, Laguna



Map 15. Existing Water Use Map of San Pablo City, Laguna



Infrastructure, Facilities, Utilities and Services

Transportation Network

The City, with its strategic location of having seven (7) entry points, serves as the center of trade, commerce, and major services to its neighbouring municipalities, namely: Calauan, Alaminos, Nagcarlan, and Rizal in Laguna; and Dolores and Tiaong in Quezon. Also, all other adjoining municipalities and cities have entry points providing connectivity within the City and other growth centers.

The total road network of the City has a total length of 284.73 kilometers (2015 data). National roads have a total length of 24.34 kilometers whereas the provincial roads' length totalled to 83.32 kilometers. There are 91.24 kilometers of city road and 85.48 kilometers of barangay roads in San Pablo City that provide inter-/intra connectivity. Further, there are 28 bridges in the City, 25 of which are in good condition while the three (3) are in poor state.

Utilities

Basic utilities such as electricity, water, and cellular network are available in San Pablo City, however, not all barangays have access to it. The Manila Electric Company (MERALCO) is the main power supplier of the City. According to its Regulatory Management Office, all of the households in San Pablo City are being served by the said private company. Residential areas have the most power connections to the company while industries and public utilities such as streetlights and traffic lights consume most of the electrical power.

On the other hand, 95% of the water supply requirements of the City are being served by the San Pablo City Water District. However, some barangays particularly those barangays which are far from the urban center, such as Atisan, are yet being serviced by the Water District. They source water from nearby springs. Nevertheless, the Water District assured that there are no levels I or II types of connections in the City. These types of connections are communal ones.

Cell site networks are located in 26 barangays. Smart and Globe Telecommunication companies are the two major network providers of the City. However, some areas and/or barangays do not have good signal. On the other hand, internet connection is readily available and accessible in all parts of the Poblacion.



In terms of solid waste management, the City's Solid Waste Management Office reported that the collection of garbage in the City has 93.75% efficiency. Urban barangays have their garbage collected daily while some parts of the Poblacion have their wastes collected 2-3 times a week. The rural barangays were allotted a garbage collection frequency of once to thrice a week. In support of RA 9003, the SWMO aims to reduce wastes at source through composting and recycling. These strategies will reduce the waste collected as well as minimize the frequency of garbage collection.

Social Services

The City Social Welfare and Development Office is the main provider of basic social welfare services in the City. In 2014, the Office had served 9,977 clientele through its day care centers and senior citizen social pension as well as addressing the special needs of women and children. The Office performs functions necessary to ensure the delivery of basic services and provision of adequate facilities relative to social welfare and development. These services include identification of the basic needs of the vulnerable sectors including children and youth, women, and other disadvantaged groups; and implementation of appropriate measures to alleviate poverty and improve their living conditions. St. Martin de Porres and Face the Children Frontline Ministries are private institutions that cater for orphaned children while Bahay Nazareth Home for the Aged is another private institution providing welfare services for the elderly.

Economy

Agriculture and Agri-Industry Facilities

San Pablo City has vast agricultural lands. The City Agriculturist Office reported that 17,500 hectares of total land area of the City are being used for agriculture. Coconut plantations and intercropping practices take up the most of the agricultural lands of San Pablo City (13,700 hectares). Fruit trees have a total land area of 2,300 hectares. Staple food particularly rice and corn cover 549 and 223 hectares, respectively. The City produced 4,800 metric tons of rice in 2013 with a value of Php 71,700,000.00. In the same year, San Pablo City yielded 942 metric tons of corns worth Php 18,800,000.00. Additionally, San Pablo City produced 4,800 metric tons of fruits from fruit trees and 4,400 metric tons of vegetables.



Different barangays contain homesteads for farm animals such as carabaos, cattles, goats, horses, and sheep. Poultry and poultry products are being produced in addition to the large production of meat from swine. Also, aquaculture is being practiced in all the seven (7) lakes. The City produced PhP 181,000,000 worth of aquaculture products in 2013.

Industry

San Pablo City has 63 industries based on the record of BPLD in 2013 while based on the GIS computed area, industrial areas occupy 120.24 hectares of the City's total land area. The five (5) major industries are Franklin Baker, San Pablo Manufacturing Corporation, Pharmawealth Industries, Global Food Solutions, and Stalder Laboratories. Only Franklin Baker Corp. is classified as pollutive and hazardous while others are non-pollutive and non-hazardous. San Pablo Manufacturing Co. had already closed its operations in 2015.

Most industrial projects currently located and operating in San Pablo, are characterized by light manufacturing or production industries that are either non-pollutive/non-hazardous or non-pollutive/hazardous.

Light industries are projects or undertakings which are (a) not classified as Environmentally Critical Projects (ECPs) under Presidential Proclamation No 2146 (1981), Proclamation No 803 (1996) or (b) non-ECPs and are not located in Environmentally Critical Area (ECA).

Processes of any of these establishments are characterized as:

- (a) Using, storing, and/or handling chemicals not listed in the Priority Chemical List (PCL) (Annex 1 of DAO 2014-02);
- (b) Generating zero to small quantities of Chemicals and/or Hazardous Wastes (Annex 2 of DAO 2014-02);
- (c) Have air pollution source/s that are not required to undergo stack sampling;
- (d) Generate more than 30 kg/day of aggregates solid waste;
- (e) Discharges less than 30 m³/day of waste water and within effluent quality parameters; and
- (f) Do not generate sludge.



Commerce and Trade

Commercial establishments cover an estimated land area of 105.23 hectares. In 2014, the Business Permits and Licensing Division (BPLD) issued 5,860 business permits. Sari-sari stores and leasing services were the dominant businesses in the City. Businesses are categorized into primary, secondary and tertiary economic activities. Primary economic activities include agriculture, fisheries, and mining. Secondary economic activities such as manufacturing, electricity, gas and water supply. Notably, tertiary economic activities had biggest number and had increased in number significantly. Tertiary economic activities are characterized by operations in wholesale and retail, general services, accommodations, and extra-territorial organizations and bodies. These economic activities in the City indicate a healthy economy providing opportunities for free market competition as well as inviting investments from both local and foreign investors.

Tourism

San Pablo City is known as “The City of Seven Lakes.” As it is strategically located between the boundaries of Laguna and Quezon, it aims to become a premier tourism destination in Laguna. These seven (7) lakes are being developed as stated in the San Pablo Tourism Master Plan 2014. The tourism potential of the City aims to supplement its economy and to attract further development including investments and business opportunities, and employment to San Pabloños. Additionally, several festivals highlight the City's tourism aspirations. Every second week of January, San Pablo City celebrates the feast of St. Paul the First Hermit. The said festival is a one-week celebration highlighted by the famous Coconut Festival. Good Friday procession, Tilapia festival and Pagoda Parade are also some of the activities that attract both local and foreign tourists.

Development Constraints: Priority Issues and Concerns

The City of San Pablo has various issues and challenges concerning different sectors and its sub-sectors that hinder their development aspirations. The local government and the community should work together in developing appropriate measures to address its development needs. Some of these issues and concerns identified are the following:



Growth Issues

San Pablo City has continuously increasing population. In order to accommodate its growth, other aspects of the physical and natural resources such as its quality and carrying capacity might be compromised.

Non-compliance with the carrying capacity of the commercial area is one of the issues that the City has to address. The congestion in built-up areas has resulted to urban sprawl, land conversion, environmental degradation and unhealthy community. Further, high traffic volume is one of the major problems in the City. Traffic management is needed in the City because of an increase in the volume of traffic flow and inadequate parking area. In addition, leapfrog developments are being observed wherein industrial development is scattered across barangays. As a result, urban and land use has become unsustainable and unstrategic. These scattered developments reflect the inconsistencies between the zoning ordinance and the free market. Thus, the local government shall facilitate and guide the growth and development of the City. Moreover, mechanisms in facilitating investments and collection of fees shall be assessed and improved to prevent the City's income losses.

Furthermore, as the population increases over time, the agriculture sector is threatened by a decrease in its productivity and production area due to the continuous illegal conversion of agricultural land to other uses such as residential and commercial. Loss of agricultural production may lead to food insufficiency. The lack of farm mechanization also contributes to post-harvest losses in the City. The use of chemical pesticides in farming affects the quality of the environment and threatens the people's health. Likewise, pollution of rivers and lakes might affect the community's livelihood including the aquaculture and tourism industries.

For detailed outline of the priority issues and challenges of the City, please refer to Volume 3: Sectoral Studies.

Weak Institutionalization of Sustainable Tourism Development

Sustainable Tourism balances the developments among the environmental, economic and socio-cultural aspects so as to develop an environmentally and socially-responsible tourism. The Tourism Master Plan 2015 – 2020 of the City of San Pablo advocates sustainable tourism through environmentally sustainable, economically viable, and socially equitable tourism services and activities. Also, it promotes responsible aquaculture



farming, protection of the environment, and respect to the historical landmarks, cultures, and religious beliefs and practices. However, like all other plans, without the strong implementation and monitoring and evaluation mechanism as well as effective political leadership and stakeholder participation, cooperation and commitment, the vision of the tourism sector will be difficult to achieve.

Further, the growth issues also affect the tourism development of San Pablo City. The population increase contributes to the high traffic volume particularly on along the streets and pathways for tourism activities. Lack of parking area causes traffic along the streets. Also, informal settling along the lakes has lessened the attractiveness of the seven crater lakes as tourist spots. Waste management is an important aspect of ensuring the environmental quality of the City as the environment or natural resources are the major source of its economic growth.

In addition, lack of tourism infrastructures, facilities and services are some of the concerns and priorities of the City. These facilities and services will provide the tourists with the efficient and convenient experiences of the tourism areas and activities. A dynamic promotion and marketing strategy will be a factor to increase the number of tourists visiting the City as the Province of Laguna is composed of different tourist service centers. Thus, it is a challenge also to maintain its competitive advantage.

Above notwithstanding, local community and people's participation, compliance and acceptance to the laws, rules and regulations and tourism standards are needed.

Weak implementation of the Solid Waste Management System

On the solid waste management system, problems include weak segregation at source and littering on public areas. These call for more effective waste management scheme as well as effective implementation of the Solid Waste Management Plan.

Insufficiency in education, health and social services

The health sector reported insufficient number of health personnel and medical supplies. Other medical supplies, specifically vaccines have been reported to expire due to lack of health facilities. The social welfare of the City is challenged by a large amount of housing backlogs, greatly contributed by informal settlers along the lakes and railroads. Also, the non-compliance with the approved housing plan by the private developers brings



conflicts in decision-making on resettlement and housing development. Furthermore, there is a need for facilities and programs for street children. It was also found out that there were still cases of violations against women and children's rights.

The education sector also faces lack of educational facilities such as classrooms and school clinics. In addition, lack of classrooms, school clinics, and teachers to attend to future enrollment are some of the challenges that shall be addressed.

Lack of access to water services

In terms of water source, not all barangays have Level III access to water wherein some people in some barangays get water from deep wells and springs. In addition to the residential area affected by lack of access to water services, some schools also do not have water connection affecting the schools and students' health and sanitation. With this, the access and availability of water to sustain the basic needs of the people and community are not always met due to the schedule of water allocation in the community.

Institutional Challenges

The public sector's responsibility to urban and land use planning is critical in delivering and implementing laws and regulations. In addition, there is a need for full participation and attention in planning and decision-making for development by the Local Government Unit.

Development Opportunities

Although San Pablo City's development has been outrun by its neighboring cities including Calamba, Santa Rosa, and Lipa over the past few years, its competitive edge among its adjacent municipalities and cities is still profound.

The City of San Pablo is strategically located at the center of various provincial and local growth centers. It can provide inflow and outflow of different services including general services, commerce, trade, tourism, education, and medical. With this wide range of goods and services, San Pablo City offers a conducive environment for businesses and investments.



With the industries present in the City, employment opportunities will be available. The workforce within and outside the City of San Pablo can choose from a variety of occupations such as hospitals, commercial establishments, schools, fast food chains, and restaurants. Moreover, light industries add to the prestige of San Pablo City through its efficient operations. Paired with tourism aspirations, San Pablo City is the only city in the CALABARZON Region with seven lakes. The sustainable development of these lakes will boost its economy by providing livelihood and employment opportunities to the community.

Also, San Pablo City has intensive and ready infrastructure, both "hard" and "soft", to entice entry of public and private investors for industrial growth in this part of CALABARZON Region. Some examples of "hard" infrastructure include (a) land, power, water, and telecommunication; (b) roads, railroads to lower transportation cost; and (c) health facilities. Relevant examples of "soft" infrastructure include: education and training on industrial skills and language.

Looking beyond the urban and tourism aspects of the City, agriculture in San Pablo plays an important role in improving its gross value added in agriculture and ensuring food security. The agriculture sector of the City provides food supply not only to the City itself but also to the Province of Laguna.

These comparative advantage and unique features of San Pablo City, if developed and managed sustainably, may contribute to the achievement of its vision and development goals so as to enhance its roles, functions and performance at the provincial and regional levels.

Functional Role of San Pablo City

The Provincial Development and Physical Framework Plan 2010- 2020 of Laguna identified San Pablo City as a Primary Growth Center, together with San Pedro City, Sta. Rosa City, Calamba City, Cabuyao City, Binan City and Sta. Cruz. San Pablo City, aside from Sta. Rosa City and Calamba City, is one of the largest centers performing as trade and light industrial centers. These centers have significant functions to its surrounding small centers by providing basic services and economic activities. Further, the City was assigned with distinct functional roles as Center for Local Administration, Education Center, Light Industrial Center and Tourist Services Center.



THE COMPREHENSIVE LAND USE PLAN

San Pablo City's Development Vision and Mission

Vision

San Pablo, the City of Seven Lakes – a premier agricultural and light industrial zone, education hub and tourist destination in CALABARZON.

Mission

To implement the City's development programs through sustainable and efficient delivery of public services in partnership with the private sector.

General Development Goals and Objectives

The general direction of San Pablo City's development is towards an accessible, smart-growth City that provides high quality tourism, light industrial and educational services and facilities and improved economic competitiveness. Specifically, its objectives are the following:

- a. To ensure sustainable use, allocation and management of land and water resources.
- b. To mainstream disaster risk reduction and climate change adaptation (DRR/CCA) into sectoral plans and programs.
- c. To reduce impact of hydro-meteorological and geological hazards (flood, landslide, soil erosion and volcanic eruption) to the lives of people, properties and livelihood.
- d. To develop as the progressive green city by enhancing tourism activities including the ecotourism, agro-tourism, and cultural and heritage sites development;
- e. To enhance the education system and be the center of excellence in CALABARZON.
- f. To create a conducive environment for business and tourism investments.
- g. To provide the citizens with infrastructure and utilities and efficient services and facilities to improve the economic performance as well as the quality of life of the people.
- h. To strengthen the capacity of the City Government in planning and implementing policies, plans, programs and projects.



Table 6 shows the vision, goals and its corresponding outcome indicators.

Table 6. Vision, Goals and Outcome Indicators

Vision	Goal	Outcome Indicator
Resilient (Smart-growth) City	<ul style="list-style-type: none"> • Mainstreaming disaster risk reduction and climate change adaptation (DRR/CCA) into sectoral plans and program achieved • Impact of hydro meteorological and geological hazards to the lives of people, livelihood and properties reduced • Tourism activities including the ecotourism, agro-tourism, and cultural and heritage sites development enhanced and sustained 	<ul style="list-style-type: none"> • Number of sectoral plans and programs/projects with DRR/CCA mainstreamed • Minimal to zero damage to life and property brought about by natural calamities • Environment-friendly tourism activities developed and sustained
Sustainable Tourism	<ul style="list-style-type: none"> • Sustainable use, allocation and management of land and water resources ensured • DRR/CCA mainstreamed into sectoral plans and programs • Tourism activities developed and enhanced 	<ul style="list-style-type: none"> • Conservation and preservation of environment and natural resources achieved • Historical landmarks and cultural heritage restored and preserved • Seven lakes sustainably managed • Pollution at source reduced • Traffic volume reduced • Open/green spaces increased
Education hub	<ul style="list-style-type: none"> • Widened reach and access to basic and higher education, both at the internal and external markets (enrollees) • Quality of learning improved 	<ul style="list-style-type: none"> • Number of enrollment in all levels increased • Education services and facilities improved and increased • Programs and facilities certified center/s of excellence achieved • Standard teacher-student and classroom ratio achieved • Teaching capacity enhanced
Light Industrial Development	<ul style="list-style-type: none"> • Agricultural productivity increased • Conducive environment for investments created and sustained • Sound legal and regulatory framework for domestic and foreign investment that attract and generate public and private sector investments • Establish special economic zones or industrial parks to promote specific activities. 	<ul style="list-style-type: none"> • Agriculture/fisheries production increased • Business climate improved • Support infrastructure in key development/production areas increased • "Hard" and "soft" infrastructure in support of identified industries established and developed • Number of local and foreign investors increased • Number of jobs created and people employed increased



Development Thrusts and Strategies

In order to achieve and realize the desired vision and goals of San Pablo City, the development thrusts and strategies shall be formulated taking into consideration the City's physical, natural, biological, economic, social, cultural and institutional conditions as well as assets and features present in the locality. Based on these development thrusts, the City Government shall align and rationalize the use of its natural and human resources to support its development thrusts and strategies. The following are the development thrusts and strategies of San Pablo City:

Education System Enhancement

One of the visions of the City is that San Pablo will serve as education hub in CALABARZON catering primary, secondary and tertiary education as well as those with special needs. In order to realize said vision, the following are some of the strategies to enhance, improve and develop the education system in the City:

- Strengthening of education policies and programs.
- Provision of education quality enhancement programs and projects.
- Implementation of K to 12 basic education program.
- Enhancement of the capacity of the teachers and professors and/or trainers and provision competitive benefits.
- Build conducive learning environment.
- Improvement of access to quality education and training.
- Provision of skills employability enhancement programs.

Sustainable Tourism Development

The main thrust of the City is tourism development due to its unique feature of having seven (7) lakes which support the sustainable development while improving agriculture and light industrial development. Tourism development of the City includes ecotourism, agri-tourism, heritage conservation and sports tourism. These are the main engine of growth providing the City with return on investments, businesses and employment opportunities and necessary services and facilities. For sustainable tourism development, the City government shall provide measures to preserve, conserve and protect its tourism development areas to ensure that tourism activities will not cause environmental degradation, harm or affect the local traditions, and provide efficient infrastructures support. MICE (meetings, incentive travel, conferences and exhibitions) and heritage development will



also attract tourists resulting to increase in economic activities, therefore improving the local economy of the City.

Strategies

Ecotourism

- Promotion of resource management and conservation strategies.
- Utilization of renewable energy.
- Development and/or enhancement of sustainable tourism products and services.
- Construction and installation of environment-friendly tourism facilities and infrastructures.
- Establishment of zones on the seven lakes (aquaculture and tourism zones).
- Establishment of a center for arts and culture.
- Development of community-based tourism development enterprises.
- Strengthen local community participation.
- Resettlement of informal settlers.

Agri-tourism

- Coordination and partnership with local farm operators and strengthen their capacity to be more productive and competitive.
- Strengthening the products and activities of Ato Belen's Farm, Sitio de Amor Farm Resort and Forest Wood Garden.
- Development of promotion and/or marketing strategies for local markets and investment in product development of the natural and cultural assets as high priority of the City.
- Promotion of agri-tourism to the tourism trade and coordination with regional travel tourism office and tourism media.

Heritage Conservation

- Conservation and protection of the City's heritage and cultural sites.
- Restoration of the original designs and features as well as rehabilitation of the existing condition of historical buildings and landmarks.
- Development of the City Heritage Zone.
- Rehabilitation of the San Pablo City Museum Building.
- Adaptive re-use of the buildings along the proposed heritage zone.



Sports Tourism

- Rehabilitation and improvement of the existing sports facilities and services.
- Development and construction of new sports center in the City that caters both local and regional sports tourism markets.
- Development and construction of Sports Academy.
- Strengthening the community visibility and spirit as well as its volunteerism and leadership aspects.
- Development of new multi-partnership among sports, businesses, tourism sectors and the community.
- Formulation of action plans and hosting strategy and organization structures.
- Creation of a sport tourism budget and management plan.

Climate-Resilient Agricultural Development

Agriculture land comprise the largest land use of the City. In order to ensure food sufficiency and security as well as increase agriculture productivity and competitiveness, the City endeavors to develop and enhance its agriculture sector.

Strategies

- Crop diversification as the strategy that will help the City to adapt to climate change and thus promoting agricultural development. Also, this strategy takes into consideration land area, land capability, rainfall patterns, water quality, crop suitability and technology.
- Improvement in efficiency of resource management in agriculture and aquaculture.
- Research and development on integrating aquaculture in agriculture to maximize the use of land and water resources.
- Investment on risk analysis in agriculture and aquaculture in order to identify climate change impacts and formulate mitigating measures; sustain the sector or increase the resilience of agriculture and aquaculture; and respond to climate risk and natural hazards.
- Strengthening and building the capacity of farmers and fisher folk through trainings and introduction of innovative technologies.
- Strengthening of the engagement and partnership with the local community, farmers and fishermen, and the business sectors.
- Investments on agri-processing technologies and support the existing processing companies for agri-processing projects.
- Improvement of rural infrastructures and facilities particularly the connectivity of production areas to markets.



Industrialization

Among the social and economic changes that transformed the City from an agriculture-based society into a light industrial one will involve manufacturing activities and related services. The proposed light industrial development, which is non-pollutive and non-hazardous in nature, aims to preserve the environment by complementing it with the proposed developments for tourism.

Strategies

- Adoption of policies and programs supporting the light industrial development.
- Strengthen programs and projects on matching skills and labor market needs.
- Agri-industrialization and light industrial development with strict implementation of environmental laws and regulations to other development initiatives.
- Improvement of business permit and licensing system.
- Development of tax mapping system.
- Improvement of product and market diversification and market accessibility.
- Provision of adequate infrastructure support.
- Enhancement of competencies of the labor force to sustain labor demand and supply and avoid job mismatch.
- Improvement of supply/value chains of basic commodities.
- Support the micro, small and medium enterprises.
- Strengthen the enforcement of solid water management, clean air and water policies.
- Promote eco-friendly production technologies and energy-efficient infrastructure and transport facilities.
- Improvement of access to and adequacy of basic infrastructure services.

New Urbanism

New urbanism is a form of urban design that is civic-centered. It is a city design approach that advocates public policies and development practices to support liveable communities. It involves principles of walkability, connectivity, mixed-use development, mixed housing, increased density, smart transportation and sustainability and quality of life. In addition, it includes transit-oriented development, affordable housing and new towns.



Strategies

- Development and improvement of road networks including transport infrastructure development and maintenance as well as pedestrian-commuter facilities.
- Improvement of public transport system taking into consideration the physical and institutional requirements including parking and building setbacks.
- Strengthening of the traffic management system and installation of traffic signage to regulate and guide and inform motorists and pedestrians.
- Identification of new growth centers and/or new towns.
- Implementation of greenbelt development programs.

Multi-Sectoral General Strategies

- Continued provision of high quality water services and facilities and increasing water sufficiency.
- Land use conflicts resolution and peace-maintenance
- Strengthen health infrastructure facilities and services and capacity development of health personnel
- Strengthen social services through enhancement and improvement of social protection programs and facilities
- Peace-building and conflict prevention
- Improvement of fire-protection services and facilities and capacity building of BFP personnel
- Improvement of the City Jail
- Provision of accessible and sustainable power services
- Development of competitive IT-based industries
- Scale-up affordable and accessible ICT services

Development Policies on Key Sectors

In addition to the above-stated development thrusts and strategies, the following policies on key sectors will further strengthen and guide the socioeconomic and physical development of the City:

Climate Change Adaptation and Disaster Risk Reduction and Management

Consistent with the Paris Agreement and Sendai Framework for Disaster Risk Reduction 2015 – 2030, the strategies and programs shall support the (a) agreements to develop global action plan to avoid climate change by limiting global warming to well below 2 degree Celsius and (b) goal of *“Prevent new and reduce existing disaster risk through the implementation of*



integrated and inclusive economic structural, legal, social, health, cultural, educational, environmental, technological, political and institutional measures that prevent and reduce hazard exposure and vulnerability to disaster, increase preparedness for response and recovery, and thus strengthen resilience," respectively. In this regard, the general CCA/DRR-related policies to be implemented are the following:

- a. Mainstream climate change adaptation and disaster risk reduction and management into local development planning.
- b. Establish a comprehensive system for disaster risk identification, assessment and monitoring as well as strengthen the multi-hazard early warning system.
- c. Invest in climate change adaptation and disaster risk reduction for resilience.
- d. Enhance disaster prevention and mitigation, preparedness for effective response and rehabilitation and recovery.

Hazard-specific policies are the following:

- a. On earthquake and rain-induced landslides:
 - Strengthen the prevention and mitigation measures through investing with climate-resilient infrastructures.
 - Enhance disaster preparedness and response.
 - Improve education, awareness raising, community capacity on climate change mitigation, adaptation, impact reduction and early warning by integrating indigenous practice and materials.
 - Strengthen coordination and cooperation with key government agencies such as Mines and Geosciences Bureau and DOST-PAGASA.
 - Invest and promote research and development and technology in disaster-sensitive development.
- b. On lahar and pyroclastic flow from volcanic eruption:
 - Strengthen preparedness and response through identifying pre-emptive evacuation sites and protocols.



- Strengthen zoning ordinance and regulations on residential, commercial, industrial and institutional zones.
- Develop an early warning system for volcanic eruption.

Climate-resilient Agriculture

The National Climate Change Action Plan 2011 – 2038 has seven strategic priorities as follows: (a) food security; (b) water efficiency; (c) ecosystem and environmental stability; (d) human security; (e) climate-smart industries; (f) sustainable energy; and (g) knowledge and capacity development. In compliance with Climate Change Act of 2009, the Department of Agriculture had developed seven systems-wide programs on climate change, namely: (a) mainstreaming climate change adaptation and mitigation initiatives in agriculture; (b) climate information system; (c) Philippine adaptation and mitigation in agriculture knowledge toolbox; (d) climate-smart agriculture infrastructure; (e) financing and risk transfer instruments on climate change; (f) climate-smart agriculture and fisheries regulations; and (g) climate-smart agriculture extension system.

In order to mitigate and adapt to the impacts of climate change in agriculture as well as to ensure food security and healthy community, the following policies shall serve as a guide in the formulation and implementation of programs and projects in the City:

- Promote the diversification of livelihoods with risk reducing technologies, approaches, and practices across all agricultural sectors.
- Invest in sustainable and productive agriculture systems, including farm technologies and practices such as crop diversification, changing livestock breeding practices and grazing patterns, developing and managing climate-resilient food production systems, developing and using drought and flood-tolerant crop varieties and adopting water and soil moisture conservation measures.
- Invest in climate-smart agriculture infrastructure, and climate-responsive technologies and innovation in the production, processing and distribution of agricultural and fisheries products.



- Strengthen coordination with key organizations and agencies on crop insurance.
- Capacity building on vulnerability and adaptation assessment in critical agricultural and fisheries products.
- Develop agricultural community-based action plan/program for risk reduction.

Water Conservation

Water conservation influences poverty reduction and environmental integrity, thus, the following policy guidelines are encouraged:

- Develop an integrated and participatory water resource management.
- Strengthen regulatory policies on water conservation including zoning, land and water rights, controls, permits, prohibitions, and licenses.
- Strengthen the enforcement of laws on clean water and solid and hazardous waste management through taxes and fines or apply the polluter pays principles.
- Intensify monitoring of water quality standards.
- Promote eco-friendly technologies, practices and energy-efficient infrastructure and facilities.
- Encourage participation of stakeholders on watershed management.

Resilient Infrastructure

Resilient infrastructures will make development sustainable. Hence, the following policies should be implemented:

- Promote and develop an integrated multimodal transport system including redundancy roads to serve as alternate routes during disasters.



- Ensure consistency of infrastructure development with land use and development plans.
- Prioritize infrastructure projects that allow increased access to public services and implement strategic rural infrastructure that support food security.
- Invest in climate-disaster resilient infrastructures and/or promote resilience of new and existing critical infrastructures including water, transportation and telecommunication infrastructure, educational facilities, hospitals and other health facilities to ensure safety, and continuous effective operations during and after disasters.
- Promote local and private sector participation in infrastructure planning and implementation.
- Provide incentives to facilitate infrastructure investment in rural and unserved areas, e.g. ICT and water facilities.
- Invest in housing programs with alternative housing technologies, schemes and approaches to ensure provision of decent and affordable houses in the City.

Economic Sector

To strengthen local economic development of the City, the economic policies are:

- Effective tax structure and tax collection system.
- Invest in public services particularly on education, health care and transport.
- Improve business climate and regulatory environment through enhancing business permit and licensing system.
- Improve productivity and innovative capacity of the LGUs.
- Intensify product and market diversification.
- Expand market accessibility and provide adequate infrastructure support.
- Broaden access of SMEs and promote innovative and cost-effective technologies.



Sustainable Tourism and Conservation of Heritage Site

Although the City of San Pablo has existing Tourism Development Plan and proposed heritage conservation plan, the following policies will further enhance and strengthen the said plans:

- Ensure viability and competitiveness of tourism destinations while ensuring environmental preservation.
- Engage and empower local communities in planning and decision-making on tourism development.
- Adopt innovative and appropriate green technology to improve the efficiency of resource use.
- Strengthen the enforcement of environmental laws to minimize air, water and land pollution, and regulatory instruments in licensing and permit approval procedures.
- Develop monitoring and evaluation approaches specific to each local destination and according to resources, forms and volumes of tourism and management capacity.
- Promote cooperation at all levels domestically and internationally on tourism markets
- Develop heritage conservation plan.
- Enhance and maintain historic heritage, culture, traditions, and quality of landscapes.
- Provide heritage building design guidelines for conservation and improvement and extensions of existing properties consistent with the protection of the heritage value of the property.
- Strengthen local brand awareness

Development Concept and Structure Plan

Based on the existing land use map of San Pablo City, the urban form or spatial pattern is concentric wherein the Poblacion or the City Center is where the development only concentrated. This pattern provided more open space outside the urban core making the highest land values within the urban area.



The built form of the City of San Pablo is represented by both spatial elements and spatial dynamics. The spatial elements include the open/green spaces, commercial area, residential communities, transportation, tourism and heritage/cultural sites and industry. On the other hand, spatial dynamics include the city center and its proposed new growth center and new town. The new growth center and new town development will drive the City's built-up area outwards. Thus, sustainable land use planning and regulation as well as zoning shall be developed and formulated to prevent agricultural land conversion and preserve the City's environmental integrity.

To realize the vision of the City, the CLUP of San Pablo had identified policies, strategies and programs to maximize the competitive edge of the City as well as build resilient and liveable communities. The preferred spatial development strategy of San Pablo City supports the vision of becoming a tourism destination and light industrial and education hub of CALABARZON. This spatial strategy shall guide the City's development efforts and initiatives particularly the local economic development programs/projects, settlements development, and protection of the natural resources.

The preferred urban form or spatial pattern of San Pablo City is a centric and nodal form wherein the major center provides the specialized facilities and services to its growth nodes and external linkages to the other growth centers of the City. The growth nodes support the other centers while providing neighborhood facilities and services to its areas of influence. Here, a number of additional mixed-use growth areas will be developed outside the Poblacion or City Center.

The spatial strategy of the City of San Pablo highlighted the concentration of economic activities and public services, connectivity of these activities and services and infrastructure facilities to other areas including remote barangays, and vulnerability reduction.

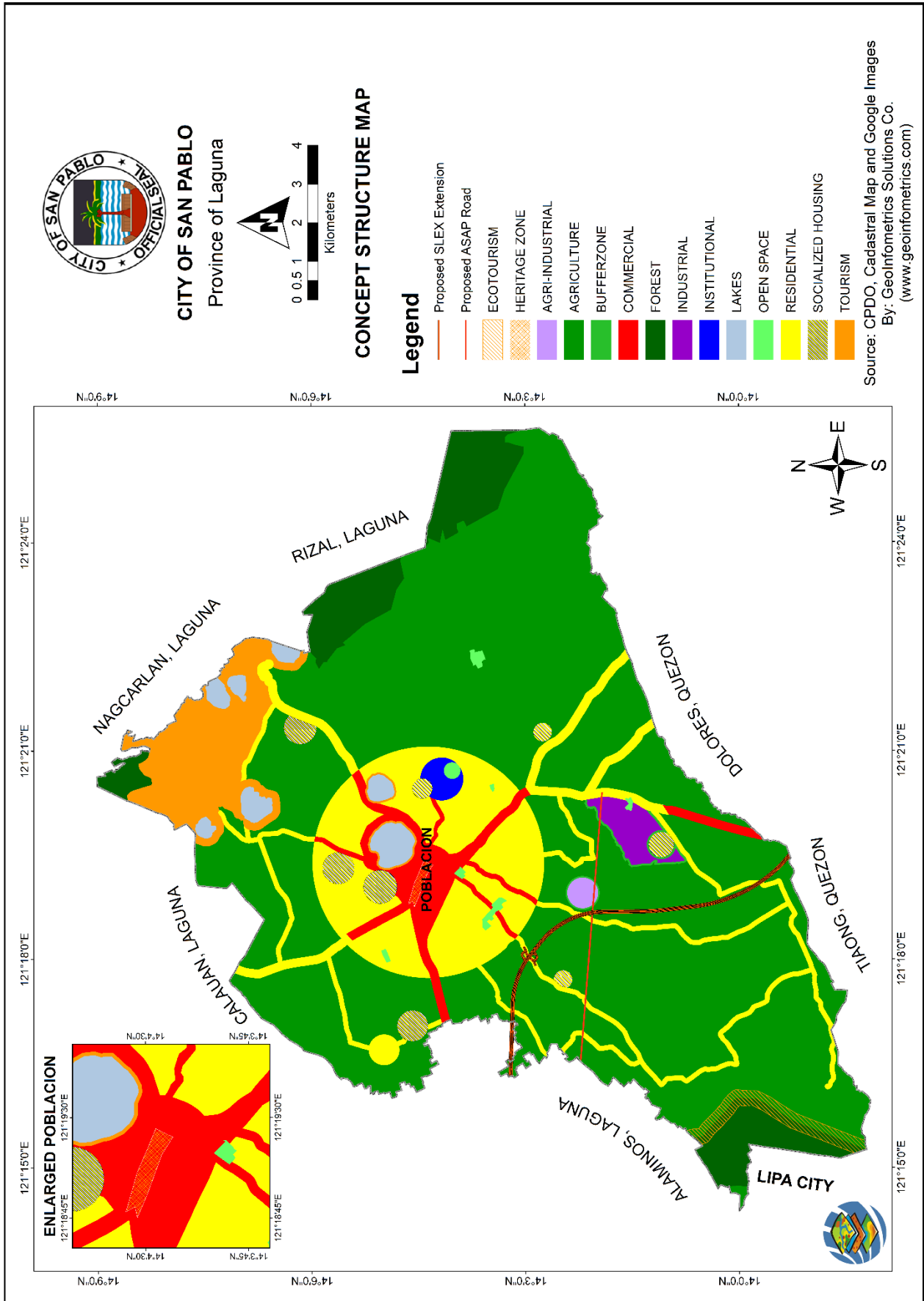
Based on the Concept Structure Map (Map 16), the City has two clusters comprised of four (4) growth nodes as follows:

- a. Urban Development Cluster. This cluster shall be composed of the (i) Poblacion or the City Center located in Barangays I-A, I-B, I-C, II-A, II-B, II-C, II-D, II-E, II-F, III-A, III-B, III-D, III-E, III-F, IV-A, IV-B, IV-C, V-A, V-B, V-C, V-D, VI-A, VI-B, VI-C, VI-D, VI-E, VII-A, VII-C, VII-D, VII-E, Concepcion, Del Remedio, San Francisco, San Gabriel, San Jose, San Lucas I, San Lucas II, San Rafael, San Roque, Sto. Cristo and Soledad; (ii) a proposed new town in Barangay Ignacio; and (iii) a



- proposed new growth center in Barangays San Vicente and Sta. Ana.
- b. Tourism Development Cluster which shall be composed of four (4) tourism centers namely, ecotourism, agri-industrial, heritage and cultural, and sports centers. These tourism centers are to be located in Barangays San Buenaventura, Sta. Catalina, San Lorenzo, Sto. Angel, Sta. Monica and Sta. Veronica, Santiago II, Baustista and Atisan.

The new growth center is proposed to have light industrial and agri-industrial development. On the other hand, the new town is where the new City Government offices will be relocated to provide better access and efficient service delivery to its constituents. These growth nodes provide functional roles to each other therefore serving and providing facilities and services needed. The urban development cluster provides trading, commercial, services, housing, recreation, education and health services. On the other hand, the tourism development cluster functions as the protection and production areas of the City that serves as the food source and environmental conservation and preservation sites. These two (2) clusters will be the key drivers of economic growth of the City.



Map 16. Concept Structure Map of San Pablo City, Laguna



On the vulnerability reduction, barangays located at geohazards areas need careful and sustainable land use management. These barangays shall have prevention and mitigation measures to prevent disaster risk particularly for landslide, floods, and volcanic eruption and soil erosion. Barangays San Mateo, San Marcos, San Cristobal, Atisan, Sta. Catalina and Bautista are susceptible to both rain-induced landslides and earthquake-induced landslides. While Barangays San Antonio 1, San Cristobal, San Diego, San Ignacio, San Jose, San Vicente, Sta. Elena, Sta. Isabel and Sto. Niño are at risk to lahar and pyroclastic materials flow from volcanic eruption.

Generally, these barangays shall invest in appropriate mitigation and prevention measures and technologies to reduce disaster risk. In addition, the City Government through the City Disaster Risk Reduction and Management Council, shall strengthen partnership with other stakeholders on disaster preparedness and response. Local preparedness and response plan may be developed so as the City will be prepared with the services, technologies and protocols when the disasters happen. And lastly, rehabilitation and recovery efforts shall be planned and develop as pre-disaster and post-disaster initiatives. The City shall also develop an awareness and education campaign to help the community understand the impact and effects of hazards and disasters and its consequences to their lives and properties. In addition, awareness and knowledge on disaster risk and climate change will reduce the loss of lives and economic loss due to disasters. Furthermore, the City shall invest in construction of evacuation centers which also may serve as venue for emergency relief operations.

Other areas which have functional roles are the following:

- a. Forest Area – Barangays Sta. Elena, San Cristobal, San Diego, Sto. Angel, Sta. Catalina, San Isidro, Atisan, Bautista and Santiago.
- b. Agricultural Area – Barangays San Nicolas, Sta. Monica, Sta. Veronica, Santiago I, Sta. Maria, Santisimo Rosario, and San Isidro.
- c. Lakes – Barangays Poblacion, Conception and Sta. Isabel.
- d. Commercial Area – Barangays II-D, IV-B, IV-C, V-B, V-C, V-D, VII-B, VII-C, VII-D and VII E. This will be extended to Barangays Del Remedio and San Nicolas and San Crispin, San Gabriel and San Miguel.
- e. Light Industrial Area – West of san Vicente and East of Santa Ana.
- f. Buffer – areas of about 100 meters on both sides of Barangays Sta. Monica and San Miguel.
- g. Hazard-prone Area – Barangays highly susceptible to landslide are Atisan, San Isidro, Bautista, Santiago II, San Cristobal, Sta. Elena, San Jose, San Crispin, San Juan, Sto. Angel, Sta. Filomena, Sta. Maria



Magdalena, San Marcos, San Buenaventura, Dolores, San Mateo, San Lorenzo, Sta. Catalina, and San Diego. Barangays moderately susceptible to landslide are portions of Atisan, San Isidro, Bautista, Stmo. Rosario, Santiago 2, Sto. Niño, San Cristobal, Sta. Elena, San Jose, Sta. Isabel, Sta. Maria Magdalena, San Marcos, San Mateo, San Lorenzo, Sta. Catalina, San Diego.

- h. Proposed infrastructure project that will traverse in barangays of Sta. Veronica, Sta. Monica, San Miguel, San Gabriel, Soledad, Sta. Maria, Stmo. Rosario, Sta Ana, and San Antonio II for SLEX extension; grand terminals in Del Remedio and San Francisco; Barangay San Jose for institutional development project; and Barangay San Vicente and Sta. Ana for light industrial development project.

Spatial Development Strategies

- Transit-oriented Development and Urban Corridor to maximize access to public transport and encourage transit ridership and ensure pedestrian walks are free from encroachments of parked vehicles.
- Protection of right-of-ways for roads, transit corridors, drainage and water supply.
- Protection of open and green space.
- Improvement of land use efficiency through accessible and affordable housing, parking fees and transit development.
- Improvement of land markets efficiency through betterment fees and locational incentives.
- Reduction of spatial disparity through efficient transportation system.
- Enhancement of traffic management through vehicle use fees, and congestion pricing.
- Integration of land use and transport planning and climate change adaptation and disaster risk reduction.
- Provision of water services and facilities and increasing water sufficiency.

The Land Use Plan

Given that the City of San Pablo is a first class city based on income classification as per PSA, land uses have been influenced by its development needs and challenges. There will be different developments in the City that may have positive and negative impacts to its land and other physical and natural resources. Sustainable land use planning is needed to sustain the needs of the people while preserving its environmental quality and carrying capacity.



Projected Land Supply for Development/Future Expansion Areas

In response to the growing demand of a growing population, expansion of certain lands is necessary. To compute the area of land that allows for development, a general formula provided by the HLURB is used:

$$\text{Area for Development/Expansion} = \text{TLA} - (\text{PCA} + \text{UA} + \text{SLU})$$

PCA stands for Protection and Conservation Areas which encompass forests, waterways and lakes, and CARPable lands (3,868.27 hectares). UA means urban use areas or the totality of the built-up areas (3,004.30 hectares) in San Pablo City. Lastly, SLU or special land uses pertains to lands significant or unique to the city such as the socialized housing, parks, tourist destinations, burial grounds, and sanitary landfill (473.55 hectares). The sum of the areas of the three former land uses are subtracted from the total land area (TLA) to get the area for further expansion. It was found out that there are 12,409.92 hectares of land for development or expansion in the City.

However, based on Memorandum Circular No. 54, San Pablo City as a component city is limited to convert only 10% of its agricultural areas. This means that only 1,287.52 hectares of land can be converted by the local government.

Projected Land Demand for Development/Future Expansion Areas

Table 7 shows the projected land demand. The prescribed expansion of certain lands is empirically based on the sectoral studies (CLUP Volume 3) of the City and recommendations of the CTWG during round table discussion.

Upon delineating the different land uses of the City, it was concluded that the built-up area take 3,004.30 hectares. As prescribed by the previous version of the plan, commercial areas are bound to expand by 3% or equivalent to 91.54 hectares.

Residential areas should occupy 44.41 hectares more of land. This was computed by multiplying the number of units by the prescribed lot size and then converted to hectares. With the same computation, socialized housing also needs to expand by 66.61 hectares. According to the computation done by the CUDHO, five (5) income classes were determined. The lowest



two (2) income classes were labelled as socialized housing while the remaining three (3) income classes were put under residential areas.

Accompanying residential areas are parks or open fields to provide a venue for relaxation and social gathering. The standards suggest that the City shall have 179 hectares dedicated to parks or open space. However, the City Technical Working Group (CTWG) stated that ecotourism sites in several spots in the City would have to serve the purpose. Also, buffer zones of 50 meters around light industrial area in San Miguel and Sta. Ana and 20 meters surrounding the agri-industrial areas in Barangays Soledad and Sta. Maria can be used as open space and recreation uses such as greenbelts, parks, and playfields. These buffers zones require a total area of 42.27 hectares. Thus, total required areas for parks or open fields can be reduced to 23.9 hectares which will be composed of proposed park in San Jose near the institutional area and a sports complex in San Ignacio.

The existing industries in the City are classified as light industries aside from only one (Franklin Baker). Thus, the development of light industries will be the track being taken by the City. Considering the projected population for 2025, the City will have to allocate 240.41 hectares for industrial growth. The area for industrial expansion was determined through the standard of 0.8 hectares per 1,000 population.

Institutional area needs to expand to be able to provide better access to basic services and efficient delivery of public services. It is proposed to establish a New Town Center wherein City Hall and other main institutional establishments such as PNP Station, Fire Station and BJMP will be relocated in Barangay San Jose. This is equivalent to an additional 45.63 hectares of land. The area was determined through the standard of 5 hectares per 15,000 population.

It was computed in the sectoral analysis that the City needs 64.3 kilometers of urban roads. This constitutes 38.4 hectares only. However, the construction of the South Luzon Expressway (SLEX) extension is 57.45 hectares which dissects the mid-southern rural part of the City. Also, the DPWH proposes a 12.2 kilometers road named Alaminos-San Pablo By-Pass (ASAP) road (Maharlika Highway) with total area of 36.6 hectares. Moreover, two (2) grand terminals are proposed to be constructed in Del Remedio and San Francisco. They have a combined area of 1 hectare. In total, San Pablo will have to allocate 94.99 hectares of land for opening of roads and terminals.



The total land requirements needed to respond to the sectoral needs of the City is 874.49 hectares. Efficient and sustainable management and allocation of land and water resources is crucial to meet the needs and demands of present and future generations of the City.

Table 7. Projected Land Supply for Development

Land Use	Existing Land Area (ha)	Demand from Sectoral Needs (ha)	Proposed Land Used (ha)*	Increase/Decrease	% to Total Land Area
Agriculture	14,305.74	0.00	12,875.17	-10%	65.17%
Forestry	1,361.39	0.00	1,361.39	0%	6.89%
Commercial (a)	105.23	91.54	473.58	350%	2.40%
Industry (b)	20.34	240.41	260.76	1,182%	1.32%
Institutional Area (c)	62.97	45.63	108.65	73%	0.55%
Residential Area (d)	2,537.06	44.41	2,804.90	13%	14.48%
Socialized Housing (e)	83.41	66.61	205.71	80%	0.76%
Infrastructure (f)	278.42	94.99	373.41	34%	1.89%
Burial Grounds	32.40	0.00	32.40	0%	0.16%
Sanitary Landfill	12.64	0.00	12.64	0%	0.06%
Parks (g)	1.12	23.90	25.02	2,134%	0.13%
Agri-Industrial (h)	0.00	36.83	36.83		0.19%
Buffer Zone (i)	0.00	42.27	42.27		0.21%
Tourism (j)	344.06	187.90	532.05	55%	2.69%
Lakes	304.84	0.00	304.84	0%	1.54%
Rivers and Creeks	306.42	0.00	306.42	0%	1.55%
Total	19,756.04	874.49	19,756.04		100.00%

Source: GIS Co.

*- Proposed Land Use: Existing Land Area + Demand from Sectoral or Proposed Area for Expansion by the City based on GIS

Sectoral Demands

- a- Commercial: based on 2000 CLUP is set at 3% of built-up area
- b- Industry: 0.80 hectares/1000 population
- c- Institutional: on 2000 CLUP is set at 5 hectare per 15,000 population
- d- Residential: $(\text{number of units} \times (40/0.7 \times 0.30 + 40))/10,000$
- e- Socialized housing: $(\text{number of units} \times (40/0.7 \times 0.30 + 40))/10,000$
- f- Infrastructure: SLEX expansion of 57.45 hectare, ASAP By-pass road of 36.6 hectare and two grand terminals (1 hectare)
- g- Parks: $\text{Population} \times 500 \text{ sq.m}/1,000 \text{ population} = 179.26 \text{ hectares}$ address by areas in ecotourism sites and buffer zone, reducing the land area requirement to 23.9 hectares
- h- Agri-Industrial: Based on the recommendation of CTWG
- i- Buffer Zone: Based on the recommended widths for industrial/residential buffers of 50 meters and 20 meters for the light industries and agri-industries, respectively
- j- Tourism: Based on the identified site development areas by City Tourism Office



Proposed Land Uses

The proposed general land and water use incorporated sectoral issues and concerns as well as other sectoral plans such as the Tourism Master Plan 2015-2020, Solid Waste Management Plan, and Heritage Conservation Development Plan of the City. Further, land capability, soil suitability, hazards and protected areas were considered in the identification of land and water uses.

The total land area of 19,756.04 hectares of the Pablo City is divided into the following proposed general land use (Map 17).

Agricultural Area

Areas allocated for agriculture is further subdivided into protection agriculture and production agriculture. The protection agriculture are those areas under NPAAAD and SAFDZ which can be found in Barangays San Nicolas, Sta. Monica, Sta. Veronica, Santiago I, Sta. Maria, extended to Stmo. Rosario and San Isidro. The total land area of 596.63 hectares (3.02%) for the protection agriculture land is where rice is planted. On the other hand, the production agriculture area with total land area of 14,305.74 hectares supplies the food needs as well as serve as source of income of farmers in the City. Some of the agricultural production areas are located in Barangays San Antonio II, San Diego, San Isidro, Sta. Veronica, Sta. Maria, Stmo. Rosario, Sta. Isabel, San Lorenzo, San Marcos, Sta. Magdalena, San Mateo, and San Juan. Based on the demand from sectoral and computed GIS needs, agricultural areas is estimated to be reduced to 12,875.17 hectares or 10% less from 14,305.74 hectares of land area of the City to accommodate other development needs.

Forest Area

Forest lands include public forest, forest reserves and forest reservation. The City of San Pablo has a total forest land area of 1,361.39 hectares subdivided into forest reserve, national park and production forest. There are no proposed changes to its land area requirement as most of these forest areas are protected and reserved. Forest reserve areas are found in Barangays San Diego and Sto. Angel and some parts of Malabanban Forest Reserve with land area of 384.21 hectares. Areas in Barangays Sta. Elena and part of San Cristobal Mt. Banahaw National Park are declared as National Park (11,133.30 hectares). The forest reserve and national park will ensure the protection and conservation of the different species and the ecosystems that can be used for scientific researches and provide preserved scenery for



enjoyment of the present and future generations. Areas with 18% slopes found in Barangays Sta. Catalina, San Isidro, Atisan, Bautista, and Santiago 2 will be developed and/or reforested into production forest.

Built-up Area

These areas are intended for residential, commercial, industrial, institutional, infrastructure utilities (e.g. roads and bridges) with total proposed land area of 4,077.03 hectares.

a. Residential Area

To address the future housing needs of the City of San Pablo, the Local government shall allocate an additional 44.41 hectares for residential area according to the sectoral analysis. The total demand is 327.89 hectares, resulting to a proposed land use of 2,804.90 hectares with an increase of 13%.

b. Commercial Area

Commercial areas contribute large income to the City which is being used to fund the City's programs and projects as well as provide the basic services for its jurisdiction. Based on the existing and future role of commercial area in the City, 91.54 hectares of lands are being proposed to increase commercial land area for future expansion. Regional commercial centers are proposed along the Maharlika Highway. A commercial area adjoining the new town to the Poblacion is also proposed. In totality, commercial areas are proposed to occupy 473.58 hectares or 2.4% of the total proposed land use area.

c. Light Industrial Area

Light industrial areas will have a major role in economic growth of the City. From the proposed light industrial area in San Vicente and Sta. Ana, light industries will occupy 260.76 hectares. From the previous area of only 20.35 hectares, it is planned to expand by 1,182%.

d. Institutional Area

With its vision to provide efficient and accessible public service to the people, an estimated 45.63 hectares of the total land area of the City will be allocated for institutional area. The existing institutional area located at the Poblacion will be relocated to the proposed new town in Barangay San Jose.



This will mainly cater the construction of a new seat of government which is the City Hall. It will also provide the need for an open and large office space of the Philippine National Police, Bureau of Jail Management and Penology, and Bureau of Fire Protection. The new institutional area has a sum of 108.65 hectares, expanding by 73% from the previous area of 63.02 hectares.

e. Infrastructure

Specifically on this Plan, infrastructure includes the roads, bridges, and railroads. Overall, the infrastructure facilities will occupy 373.41 hectares. Projected road requirement for urban is 64.30 km while rural has enough roads to provide mobility and accessibility within and outside the City. These transportation infrastructures are necessary to provide movement and/or in and out flow of people and goods and services. This road may be allotted for Barangay San Jose to the Poblacion as it was determined as the new growth center of the City. Also, an additional 57.46 hectares (0.29 %) is reserved for the construction of the South Luzon Expressway extension. From 278.36 hectares, it is planned to widen by 34%. Furthermore, the DPWH proposed the Alaminos-San Pablo Bypass (ASAP) Road (Maharlika Highway) with 12.2 km and total area of 36.6 hectares.

Agri-Industry

The regulation of the operation of agri-industries in the City will help the protection of the environmental resources while maximizing the agricultural production. Agri-industry will be regulated and located in Barangay Soledad and Sta. Maria with a proposed land area of 36.83 hectares. This will cater areas within the City intended primarily for integrated farm operations and related product processing activities such as plantation for coconut, bananas, pineapple, and sugar, etc.

Tourism

Tourism areas have a land demand of 187.90 hectares. These areas are found 50 meters around lakes in urban areas (Sampaloc and Bunot). On the other hand, tourism areas are extended to 200 meters in rural lakes (Yambo, Mohicap, Palakpakin, Pandin, and Calibato). These areas around the lakes will have a sum 532.05 hectares. Proposed ecotourism sites are to be located in Barangays San Buenaventura (swimming), Sta. Catalina (caving and rock climbing), San Lorenzo (nature walk and picnicking), Sto. Angel (off-road biking), Sta. Veronica (swimming and camping), and mountain trekking and



extreme adventure in Sta. Monica, Santiago II, Baustista and Atisan. Other tourism sites for agri-tourism are identified in Barangays San Juan, San Antonio I, and Sta. Elena. Also, other tourism areas are the proposed heritage conservation sites in Poblacion area while the proposed sports tourism sites will be located in Barangay San Ignacio. These tourism sites will help in the conservation, preservation and promotion of the natural resources and cultural/heritage of the City with direct impact to its local economy.

Socialized Housing

This covers all existing socialized housing and proposed expansion in San Lucas 2 (46.61 hectares) and San Nicolas (20 hectares). Socialized housing will have to expand by 80%, equivalent to 205.71 hectares.

Open Space/Recreational Area/Parks/Green Space

Open space or green space are areas where permanent building structures are not allowed. Also, these areas function as buffer and/or greenbelt to separate incompatible uses to control pollution and nuisance as well as identify and define development areas or zones.

San Pablo City has an existing park with 0.99 hectares. In addition to the existing park and recreational areas located in the City, the City intends to add to its open space portfolio the following proposed facilities: (a) proposed ecopark in Malabanban Watershed Reserve in Sto. Angel; (b) a proposed sports complex to be constructed in San Ignacio; and (c) a park beside the Dalubhasaan ng Lunsod ng San Pablo is also proposed to be made. The subproject in San Ignacio shall form part of new growth node plan in this part of the City and will be strategically placed beside the NHA housing and new institutional space. These are equivalent to 25.02 hectares which increases the land area to 2,134%.

Cemetery

No expansion is being proposed for public cemeteries and memorial parks. The existing number of cemeteries and its land area (32.40 hectares) can accommodate the projected deaths of the City for the next 10 years. There are three cemeteries, three memorial parks and two cemeteries for nuns in San Pablo City which are located in Barangays II-F, Del Remedio, San Gabriel, San Vicente, Conception and Lakeside Park Subdivision.



Sanitary Landfill

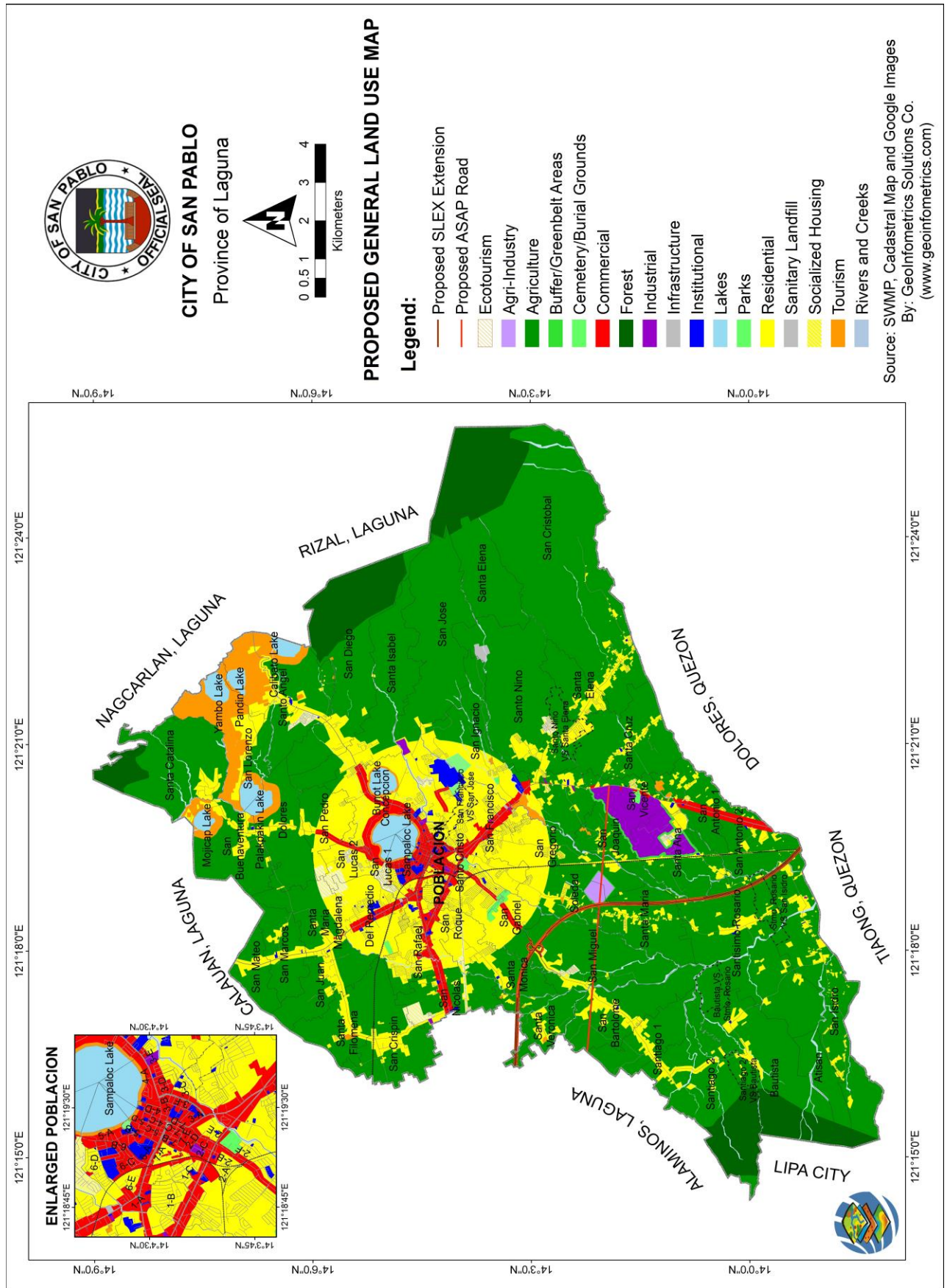
With the goal of the City to reduce waste at source and increase waste diversion, the existing sanitary landfill area of 12.64 hectares can still accommodate the total land area requirement of 3.57 hectares for the disposal of the solid waste to be generated by 2024.

Lakes, Rivers, and Creeks

There is no demand to reduce or expand the surface of lakes, rivers and creeks. However, buffer and easement are allocated to maintain and sustain the quality of the water. The existing surface area of lakes and rivers is 611.26 hectares.

Buffer Zone

A buffer zone of 50 meters around light industrial area in San Miguel and Sta. Ana intends to separate the industrial area from other land uses such as built-up and agricultural areas. Also, 20 meters surrounding the agri-industrial areas in Barangays Soledad and Sta. Maria is proposed. These buffer zones will have an area of 42.27 hectares. Buffer zone/area is required to separate residential land uses from designated light industrial areas where noise from vehicles and equipment, truck traffic, and otherwise heavy traffic volumes would be incompatible with nearby residential uses.



Map 17. Proposed General Land Use Map of San Pablo City, Laguna



Proposed Urban Land Use

The urban land use of San Pablo will utilize mixed-use development. The urban area or the city center or the Poblacion is greatly composed of institutional area, residential area, commercial area and cultural/heritage sites (Table 8 and Map 18).

The residential area at the Poblacion covers 1,146.55 hectares. This is proposed to expand by 64%, resulting to a land area of 1,854.95 hectares. Planning to transfer the seat of government to the new town in San Jose, institutions are planned to extend by 72%. From roughly 50 hectares worth of government and private institutions, the new town is envisioned to house roughly 36 hectares of institutional area which sums up to a total of 85.85 hectares. Socialized housing in San Jose is planned to be constructed in San Jose which will span an area of 161.64 hectares. This socialized housing will be complemented by an open space which will come in the form of a sports complex. The complex is planned to occupy 25 hectares. On the other hand, the commercial area in the Poblacion is proposed to expand to about 380.84 hectares from 92.92 hectares. This is the strip adjoining the new town with the Poblacion. Residences are urged to comply with the proposed land use.

Areas situated on the 50-meter radius outside the lakes of Sampaloc and Bunot will serve tourism purposes. Tourism areas are planned to expand by 1,331%, ensuing an area of 47.46 hectares. In addition, a heritage zone is being proposed from the stretch of Rizal Avenue from the Church patio down to Lion's Welcome Arch and railroad tracks corner of Bagong Bayan. This heritage zone in the Poblacion includes different landmarks, paths, and buildings. With this, it is encouraged that no vehicular parking on the road rights-of-way and parking spaces shall have entry and exit points. Further, to complement the aesthetic beauty of the culture and heritage of the City, regulation on the fences shall be implemented including setting of maximum height limit and provision of design and material requirements

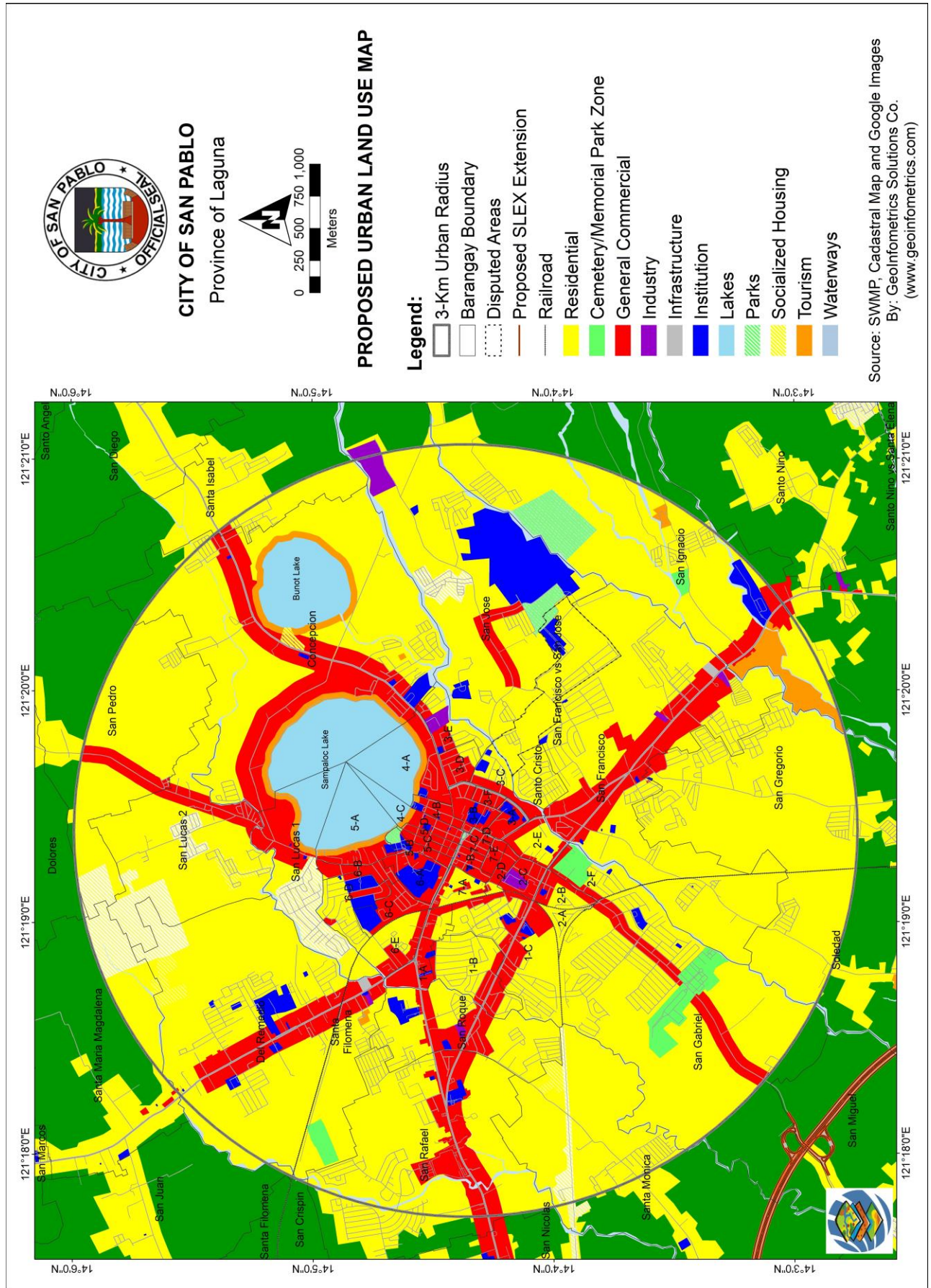
Very little industrial expansion will be observed within the premises of the urban area. Industries will only grow by 1.59% in the area. This is the same for roads. Due to congestion, roads within the urban area are only planned to expand by 0.92%.



Table 8. Proposed Urban Land Use

Land Use	Existing Land Area (ha)	Proposed Land Use (ha)	% Increase/Decrease	% to Total Land Area
Agriculture	1,173.75	0	-100.00	0.00
Residential	1,146.55	1,854.95	63.91	65.23
Cemetery	27.58	27.58	0.00	0.96
Commercial	92.92	380.84	309.86	13.22
Industrial	10.72	10.89	1.59	0.38
Infrastructure	155.80	157.23	0.92	5.46
Institutional	49.90	85.85	72.04	2.98
Lakes	140.05	140.05	0.00	4.86
Parks	0.92	25.02	2,619.57	0.87
Socialized Housing	35.70	161.64	284.68	4.77
Tourism	3.32	47.46	1,329.52	1.65
Waterways	43.98	43.98	0.00	1.53
Total	2,881.18	2,881.18	0.00	100.00

Source: GIS Co.



Map 18. Proposed Urban Land Use of San Pablo City, Laguna



Proposed Circulation Network

The proposed routes and parking areas for tourism were identified by the City Government. They have established pick-up and drop-off locations and time. It is suggested that parking areas for buses will be from Barleta to P. Gomez during night or midnight and they will be allowed to pick up tourist in the Rizal Avenue at 5:00 am. Also, they have agreed that the barangays have the privilege to allow parking with their jurisdiction.

Tourist tricycles will be having standard designs and fare regulations. These tricycles will be designated to medical area, City Hall, Mangga and other possible places for tourism. In addition, tourist police will be in place to maintain peace and order in the City.

Proposed Water Use

It is proposed to have mixed-use (tourism, aquaculture, etc.) but the water rights of the lakes is with the LLDA, thus, the use and regulations of the lakes are under their jurisdiction. To date, no approved water use plan has been released by the Agency.

Land and Water Use Policies

These are some of the national, regional, and provincial policies and plans that guide, influence and shape the physical development and development strategies of the City.

Sustainable Development Goals (SDGs)

As part of the Post-2015 Development Agenda and following the eight (8) Millennium Development Goals (MDGs) which were adapted and established in the year 2000, the United Nations had released 17 Sustainable Development Goals (SDGs). The sustainable development agenda aims to end poverty, protect the planet, and ensure the prosperity of all for the next 15 years. Specifically, the SDGs are the following:

1. No Poverty
2. Zero Hunger
3. Good Health and Well-Being
4. Quality Education
5. Gender Equality
6. Clean Water and Sanitation



7. Affordable and Clean Energy
8. Decent Work and Economic Growth
9. Industry, Innovation and Infrastructure
10. Reduced Inequalities
11. Sustainable Cities and Communities
12. Responsible Consumption and Production
13. Climate Action
14. Life Below Water
15. Life on Land
16. Peace, Justice and Strong Institutions
17. Partnerships for the Goals

Republic Act No. 7160 or the Local Government Code

Section 15 of RA 7160, "Political and Corporate Nature of Local Government Units" recognizes the local government unit as a political and corporate body, whereby LGUs shall exercise powers as a political subdivision of the national government and as a corporate entity that represent the inhabitants of its territory. Further, Sections, 2a, 15 and 3i of the said LGC stated the inherent powers of the LGUs such as the power of eminent domain and police power.

Memorandum Circular No. 54

Cities and municipalities have the power to reclassify agricultural lands into non-agricultural uses if the agricultural lands ceased to be economically sound and feasible for agricultural purposes and if the said land has greater economic value for non-agricultural uses as determined by the Department of Agriculture (DA). However, agricultural lands distributed under RA 6657, and those agricultural land already issued a notice of coverage under the Comprehensive Agrarian Reform Program (CARP), and land identified under Administrative Order 20 Series of 1992, (all irrigated lands where water is available, all irrigated lands where water is not available but within areas programmed for irrigation facility and rehabilitation of DA and NIA and all irrigable land already covered by irrigation projects) cannot be reclassified nor converted into other land uses.

Executive Order No. 124

Generally, this EO established priorities and procedures on the evaluation of areas being proposed for land conversion in regional, agri-industrial areas, tourism development areas for socialized housing.



Specifically, it mandated the Regional Land Use Committees (RLUCs) to evaluate the priority development areas for land conversion as identified by the DA, DTI, and DOT. On the other hand, the LGUs in cooperation with the NGAs are mandated to identify areas for socialized housing.

Republic Act No. 7279 or the Urban Development and Housing Act of 1992

UDHA covered all lands in urban and urbanizable areas including those existing areas for priority development, zonal improvement sites, slum improvement and resettlements sites and other areas that may be identified by the LGUs as suitable for socialized housing. However, there were lands which shall be exempted for conversion to socialized housing. These are the CARP lands, those lands used for national defense and security, reserved or set aside for government offices, facilities and other installations whether owned by the NGA, its agencies and instrumentalities (except that it was not used for the past 10 years), lands set aside for parks, reserves for flora and fauna, forests and watersheds and other areas necessary to maintain ecological balance, and lands used for religious, charitable, or educational purposes, cultural and historical sites, hospitals and health centers and cemeteries or memorial parks.

Executive Order No. 71

EO 71 which devolves the powers of the HLURB to approve subdivision plans to cities and municipalities which shall be guided by the work program approved by the HLURB. In addition, the city/municipality concerned may asked the HLURB for assistance in the imposition of administrative sanctions and requested Department of Justice (DOJ) in institution of the criminal proceedings against violators.

Republic Act No. 7586 or the National Integrated Protected Areas System Act of 1992

NIPAS Act strictly provides for the protection of nature reserve, national park, natural monument, wildlife sanctuary, protected landscapes and seascapes, resource reserve, natural biotic areas and those other areas established by law, conventions or international agreements signed by the Philippines.



Republic Act No. 8749 of the Philippine Clear Air Act of 1999

Clean Air Act is the law that recognizes the rights of the people to breathe clean air through instituting Air Quality Monitoring and Information Network and Integrated Air Quality Improvement Framework developed by LGUs, NGOs, POs and academe, emission charge system and others.

Republic Act No. 9003 or the Ecological Solid Waste Management Act of 2000

In general, this policy mandates adoption of a systematic, comprehensive and ecological solid waste management program to ensure the protection of public health and environment, maximize the utilization of valuable resources and encourage resources conservation, and ensure proper segregation, collection, transport, storage, treatments and disposal of solid waste. The LGUS as mandated by RA 7160 is the primary responsible for the implementation and enforcement of this Act within their respective jurisdictions. The segregation and collection of solid waste shall be conducted at the barangay level provided that the collection of non-recyclable materials and special waste shall be the municipality/city's responsibility.

Republic Act No. 9275 or the Clean Water Act of 2004

The Clean Water Act aims to protect, preserve, and revive the quality of fresh, brackish and marine waters through water quality management in all water bodies including the abatement and control of pollution from land based sources. Water quality standards and regulations and the civil liability and penal provision under this Act shall be enforced irrespective of sources of pollution. The LGUs share the responsibility in the management and improvement of water quality within their territorial jurisdictions.

Presidential Decree 1067 or the Water Code of the Philippines

The code aims to establish basic principles and framework relating to appropriation, control and conservation of water resources and define the extent of the rights and obligations of water uses and owners.

Republic Act 8550 or the Fisheries Code of 1998

The Act aims to achieve food security by utilization, management, development, conservation and protection of fishery resources. According to



Section 16 of the said Act, the City has the jurisdiction over city waters. The City Government, in consultation with the FARMC, shall be responsible for the management, conservation, development, protection, utilization and disposition of all fish and fishery/aquatic resources with their respective municipal waters. In addition, Section 45 states that no fish pens or fish cages or fish traps shall be allowed in lakes.

Republic Act No. 9593 or the Tourism Act of 2009

This law recognized the contribution of tourism industry to the national economy which must be harnessed as an engine of socio-economic growth and cultural affirmation in order to generate investment and foreign exchange and employment. With this, the government shall promote a tourism industry which is ecologically sustainable, economically viable, and socially equitable for local communities, and encourage private sector participation and agri-tourism for rural development preservation or rural life. The Act aims also to enhance the capacity of LGUs in partnership with the private sector in the management of local tourism projects and initiatives. The LGUs shall prepare and implement a tourism development plan that integrates zoning, land use, infrastructure development and heritage and environmental protection to encourage sustainable tourism development.

Republic Act No. 10066 or the National Cultural Heritage Act of 2009

This Act provides for the protection and conservation of the Natural Cultural Heritage and strengthens the National Commission for Culture and Arts (NCCA). Also, it aims to preserve the cultural identity of the Filipino through protecting, preserving, conserving and promoting the nation's cultural heritage, its property and histories and the ethnicity of local communities; establishing and strengthening cultural institutions; and protecting cultural workers and ensuring their professional development and well-being. Section 13 of the said Act, mandates the local government units to maintain its heritage zone in accordance to the implementation of adaptive re-use of cultural property; appearance of street, parks, monuments, buildings, and natural bodies of water, canals, paths and Barangays; and documentation and sustainability of socio-cultural practices unique to a locality.



Republic Act 9729 or the Climate Change Act of 2009

Section 4 of this Act stated that the LGUs shall be the frontline agencies on the formulation, planning and implementation of climate change action plans in their respective locality. The Barangay shall be directly involved with the municipal and city government to tackle climate change issues and identify appropriate solutions. The municipal and city governments shall consider climate change adaptation as their regular functions.

Republic Act 10121 or the Philippine Disaster Risk Reduction and Management Act of 2010

RA 10121 provides for the development of policies and plans as well as implementation of actions and measures of all aspects of disaster risk reduction and management. This law named the existing Provincial, City and Municipal Disaster Coordinating Councils as Provincial, City and Municipal Disaster Risk Reduction and Management Councils and Barangay Development Councils as the Local Disaster Risk Reduction and Management Councils headed by the Local Chief Executives as the Chairperson. The Council shall approve, monitor and evaluate the implementation of the Local Disaster Risk Reduction and Management Plan as well as ensure the integration of DRR/CCA into local development plans, programs and budgets. In addition, the law mandated to establish a Local Disaster Risk Reduction and Management Office in every province, city and municipality and a Barangay Disaster Risk Reduction and Management Committee in every barangay which shall be responsible for direction setting, development and implementation and coordination of DRRM programs within their territory.

National Framework for Physical Planning 2001 -2030

At the national level, these are the guiding principles that shall be considered in the use and management of the physical resources:

- a. Food Security. Rational utilization and management of the land and water resources to provide sufficient and affordable food products to the present and future generations through protection and development of areas highly suitable for agricultural production.
- b. Environmental Stability and Ecological Integrity. Effective natural resource management through prevention of resource degradation and preservation of the various ecosystems.
- c. Rational Urban Development. Alternative urban development approaches shall be considered to minimize adverse impacts of



urbanization and encourage urban growth taking into consideration the economic, environmental and equity and complementation with rural areas.

- d. Spatial Integration. Establishment of linkages different areas that improves production efficiency and delivery of services through transportation network.
- e. Equitable Access to Physical and Natural Resources. Protection and enhancement of the rights of all the people to human dignity, reduced social, economic and political inequalities and equitable access to resources are encouraged pursuant to the constitutional mandate.
- f. Private-Public Sector Partnership. The government and the private sector shall share the responsibility in the development and management of physical resources.
- g. People Empowerment. Stakeholders' participation and building the capacity of people in decision-making on the right use and management of land and other physical resources.
- h. Recognition of the Rights of Indigenous People. Respect and protection of the rights of the indigenous people particularly on the ownership and management of their ancestral domains.
- i. Market Orientation. Encourage and adopt the interplay of market forces within the framework of ecological and intergenerational factors to achieve efficiency in the allocation and use of land and physical resources.

Regional Physical Framework Plan 2004 – 2030

CALABARZON plays a key role in national economic growth and development in addition to NCR and Central Luzon. Its proximity to Metro Manila is an advantage for foreign direct investments. The development opportunities of the region are as follows:

- a. Modern and strategic port interchanges
- b. Well-developed industrial core
- c. Competitive agriculture production
- d. High quality educational institutions and human capital
- e. Firmed-up Information, Communication and Technology (ICT) road map
- f. Abundance of freshwater lakes
- g. Unique tourism sites
- h. Available areas for expansion
- i. Modern transportation system



The Provincial Development and Physical Framework Plan 2010 - 2020

The Province of Laguna is towards Agri-Industrial Strategy with tourism industries as major earners of the provincial economy. This aims to strengthen the agriculture and industry sectors by increasing agricultural production and capacity of agri-based resources and produce into processed industrial output. In addition, development of key major urban areas which will serve as the trading/commercial centers, primary and secondary industrial areas and eco-tourism centers were also recognized.

Major Development Programs

The following list of proposed major development programs support the achievement of the vision, goals, and objectives of the City as well as its desired spatial strategy.

Investment programming is important to the City so as to identify the appropriate and core priority programs that will address the issues and challenges of the City and provide the development needs of its people.

There are 107 proposed major projects divided into three (3) time slices (short, medium, and long-term) with total budgetary requirement of Php 3.61billion (Table 9).

Table 9. Summary of Proposed Development Programs

Sector	Budgetary Requirements (in '000 PhP)
Environment	60,532
Education	268,855
Health and Sanitation	895,300
Housing	331,000
Social Services	249,400
Protective Services	770,000
Sports and Recreation	667,100
Agriculture	14,400
Commerce and Trade	3,100
Industry	91,900
Tourism	152,050
Transportation	72,000
Power	200
Water	11,000
ICT	25,000
TOTAL	3,611,837



Above notwithstanding, the following are the priority list of programs/project per sector based on urgency and impact to the community:

Environment Sector

- i. Development of an Integrated Watershed and Forest Management Plan
- ii. Development/updating of water zones
- iii. Development/updating of local climate change action plan and disaster risk reduction management plan

Social Sector

Education Sector

- iv. Construction of new school buildings
- v. Provision of water supplies in all public schools

Health and Sanitation Sector

- vi. Strict implementation of RA 9003
- vii. Construction of waste water facility

Social Welfare Service Sector

- viii. Establishment of Day Care Center in Barangay I-A, III-A, III-E, III-F, IV-A, IV-B, IV-C, V-A, V-B, V-D, VII-B, VI-C, VII-D, VII-E

Housing Sector

- ix. Strict implementation of Building Code
- x. Provision of socialized housing to 7,113 households

Protective Sector

- xi. Capacity enhancement program

Sports and Recreation Sector

- xii. Enhance sports and recreation program
- xiii. Institutionalization of sports and development office



Economic and Infrastructure Sector

Agriculture Sector

- xiv. Crop Diversification Program
- xv. Climate-responsive technology project
- xvi. Establishment of zoning ordinance monitoring and evaluation system

Commerce and Trade Sector

- xvii. Expansion of commercial areas

Industry Sector

- xviii. Implementation of ZO
- xix. Economic zone development project

Tourism Sector

- xx. Develop zoning of seven lakes
- xxi. Traffic Management System
- xxii. Tourism-related services, facilities, and infrastructure Projects

Transportation Sector

- xxiii. SLEX extension TR 4 Project
- xxiv. Alaminos-San Pablo Bypass Road

Power Sector

- xxv. Promotion of efficient technology and power saving service Program

Water Sector

- xxvi. Water system development project

Information and Communication Technology Sector

- xxvii. Upgrading and rehabilitation of communication towers



Environment Sector

Programs/Projects	Actions/Activities	Responsible Offices	Timeline												Estimated Budgetary Requirements (in '000 PhP)				
			Short Term (ST)				Medium Term (MT)				Long Term (LT)				ST	MT	LT	Total	
			2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026					
Goal: A vibrant ecosystem and a resilient environment that supports economic development while ensuring conservation and proper use of terrestrial and water resources.																			
Objective: To protect forest and watershed resources and other ECAs																			
Strategy: Implementation of greenbelt development programs																			
Protection of open and green space																			
Development of an Integrated Watershed and Forest Management Plan	Revitalize and reactivate SPWMC for the conservation and management of MCWFR.	SPWMC, SPCWD														4,000	0	0	4,000
	ECA mapping and clear identification in land use and other thematic maps.	CPDO, CENRO														600	0	0	600
	Provision of buffers to conflicting uses, and institutionalization of buffer zones through ordinances	CPDO														200	0	0	200
Objective: To improve the quality of lakes and rivers																			
Strategy: Implementation of greenbelt development programs																			
Development/ updating of the water zones	Implementation of draft ZOMAPs of all 7 lakes, in coordination and approval by LLDA.	7LWMC														12,000	9,000	12,000	33,000
	Revitalization of function and performance of Seven-Crater Lakes Watershed Management Council.	7LWMC														4,000			4,000
Surveillance Strategies Modernization Program	Surveillance activities (city-wide and barangay-based) in coordination with LLDA, in identifying and monitoring of local activities and point sources of pollution (domestic and industrial).	7LWMC														4,800	3,600	4,800	13,200
Objective: To reduce climate and disaster risk in the City																			
Strategy: Integration of land use and transport planning and climate change adaptation and disaster risk reduction																			
Development of DRRM Plans and Programs	Development, passage and implementation of Disaster Risk Reduction and Management Plan	CDRRM														800	0	0	800
Upgrading of the environmental monitoring and compliance at the onset of business registration	Inclusion of a comprehensive "environmental checklist" in the BPLO activities.	BPLO, CENRO, CPDO														384	0	0	384
Localized timber production monitoring system	Update inventory of PTLPs and monitor production performance	City ENRO, PENRO														48	0	0	48
Objective: To solve/resolve boundary dispute at the barangay level																			
Strategy: Land use conflicts resolution and peac-maintenance																			
Creation of Boundary Dispute Committee	Application of appropriate formal (court) or alternative dispute resolution strategies	City Council														2,500	0	0	2,500
	Revisit barangay development plans to update land area, population covered and update projects	CPDO, Barangay Devt Councils														900	900		1,800
TOTAL																			
60,532																			



Education Sector

Programs/Projects	Actions/Activities	Responsible Office	Timeline										Estimated Budgetary Requirements (in '000 PhP)						
			Short Term (ST)			Medium Term			Long Term (LT)				ST	MT	LT	Total			
			2015	2016	2017	2018	2019	2020	2021	2022	2023	2024					2025		
Goal: Provide an affordable and quality complete basic education curriculum and higher and technical/vocational education.																			
Objective: To provide adequate school facilities to the school-going population of San Pablo City																			
Strategies: Build conducive learning environment.																			
Provision of water supplies to all public schools	Identify specific schools where there is insufficient water supplies	DepEd	1	1	1	1	1	1	1	1	1	1	1	1	1				
	Immediate construction of water supply connections to the identified schools	DepEd, SPC Water District														1,000	2,000	5,000	8,000
Renovation of school buildings	Identify specific schools with dilapidated classrooms and/or buildings	DepEd	1	1	1	1	1	1	1	1	1	1	1	1					
	Encourage parents and private entities in improving school facilities	DepEd, NGO, private entities																	
	Immediate renovation of dilapidated classrooms/school buildings	DepEd, City Government													5,000	5,000	5,000	15,000	
Construction of additional 154 classrooms in secondary level for	Identify specific schools where there are overcrowding of classrooms	DepEd	1	1	1	1	1	1	1	1	1	1	1	1					
	Construction of secondary classrooms	DepEd													20,000	20,000	20,000	60,000	
Construction of additional 299 classrooms in elementary level for the next 10 years	Identify specific schools where there are overcrowding of classrooms	DepEd	1	1	1	1	1	1	1	1	1	1	1	1					
	Construction of secondary classrooms	DepEd													30,000	30,000	30,000	90,000	
Objective: To increase the number and capacity of school teachers and staff																			
Strategies: Enhancement of the capacity of the teachers and professors and/or trainers and provision competitive benefits																			
Continuous training and capacity building to school teachers and staff in response to K-12 System	Hire additional 1,856 teachers in elementary schools to satisfy 1:35 teacher-student ratio		1	1	1	1	1	1	1	1	1	1	1	1	15,000	12,000	12,000	39,000	
	Hire additional 856 high school teachers to satisfy 5:3 teacher-class ratio		1	1	1	1	1	1	1	1	1	1	1	1	7,000	6,000	6,000	19,000	
	Identify teachers/staff from each schools who needs further training and capacity building	DepEd	1	1	1	1	1	1	1	1	1	1	1	1					
	Provide training and capacity building to teachers/staff	DepEd													500	500	500	1,500	



Objective: To introduce efficient system/policies to cater the education needs of the school-age population of the City																	
Strategies: Strengthening of education policies and programs																	
Provision of education quality enhancement programs and projects																	
Implementation of K to 12 basic education program																	
Provision of skills employability enhancement programs																	
Efficient implementation of the K-12 System	Adopt good practices from other schools	DepEd															
	Conduct different seminars and other activities to help students/parents adjust to the K-12 System											300		300			
	Provide financial assistance/loan to students who cannot afford to increasing financial needs with the implementation of K-12 system	DepEd, OSWD											1,000	1,000	1,000	3,000	
Opening classes in public schools to children with special needs	Mainstream special education system to the regular education system of elementary public schools	DepEd											500	500	500	1,500	
Scheduling of classes in schools where there is inadequate number of classrooms and teachers	Assess the condition of classes and make necessary adjustments with the classes schedule	DepEd															
Intensify the scholarship program of the City	Increase the number of scholarships being provided by the City Government	City Government												5,000	5,000	5,000	15,000
	Tap private entities to provide scholarship program (e.g. Adopt a student program) to qualified and deserving students	DepEd, City Government, NGOs, private individuals/org anizations												5,000	5,000	5,000	15,000
Objective: Increase the employability of graduating students																	
Strategy: Improvement of access to quality education and training																	
Develop partnership with IT companies	Conduct seminars and training related to ICT	City Government, IT Companies												400	300	400	1,100
	Create MOU with IT companies for employment of trained San Pablentos	City Government, IT Companies												5			5
	Conduct annual Job Fair with partner IT companies	PESO, City Government, IT Companies													100	150	200
													TOTAL	268,855			



Health and Sanitation Sector

Programs/Projects	Actions/Activities	Responsible Offices	Timeline												Estimated Budgetary Requirements (in '000 PhP)					
			Short Term (ST)				Medium Term (MT)				Long Term (LT)				ST	MT	LT	Total		
			2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026						
Goal: Make all health services climate-proof, available and equally accessible to the population, in order to uplift general health and sanitation conditions																				
Objective: To enhance the sanitation condition and preservation of environment																				
Strategy: Strengthen health infrastructure facilities and services and capacity development of health personnel																				
Construction of special waste facility with the sanitary landfill	Allocation of funds for the establishment of special waste facility	CSWMO															10,000	30,000	500,000	540,000
Construction of waste water facility	Allocation of funds for the establishment of waste water facility	SPCWD																20,000		20,000
Strict Implementation of RA 9003	Intensification of Information and Education Campaign about RA 9003	CSWMO															1,000	1,000	1,000	3,000
	Strict Implementation of related Solid Waste Management Ordinances	CSWMO															100	100	100	300
	Close monitoring by barangay of the imposition of City Ordinance and Barangay Ordinances regarding Solid Waste Management	CSWMO, Barangay Unit															1,000	1,000	1,000	3,000
	Strict compliance to schedule of collection solid waste in each barangay	CSWMO															80,000	60,000	80,000	220,000
	Regulation of the sanitary status of night market	Solid Waste Management Office, CHO															1,000	1,000	1,000	3,000
	Imposition of sanctions for non-compliant residents and establishments	Solid Waste Management Office, Barangay Unit															1,000	1,000	1,000	3,000
	Provide incentives to barangays with best solid waste management practices	City Government															5,000	5,000	5,000	15,000
	Objective: Provide sufficient and quality medical facilities and medicines and services in each barangays																			
Strategy: Strengthen health infrastructure facilities and services and capacity development of health personnel																				
Provision of sufficient medical equipment and medicines/vaccines in each barangays	Identify barangays with no storing equipment installed in their barangay health center	CHO																		
	Purchase refrigerator for each barangay health centers for storing vaccines and medicines	City Government/ DOH															1,000			1,000
	Allocation of funds for other medical facilities/medicines needs of each barangay	City Government/ DOH															6,000	6,000	6,000	18,000
Construction of health centers in some barangays as response to increasing population for the next 10 years	Identify lot potential for the establishment of health centers in Concepcion, Del Remedio, San Francisco, Barangay I-B, I-C, San Gabriel, San Gregorio, San Jose, San Lucas I, San Lucas II, San Antonio I, San Cristobal, San Diego, San Ignacio, San Nicolas, Sta Elena, Sta Monica, Stmo Rosario and Sto Angel	CHO, City Engineering Office																		
	Allocation of fund for the acquisition of lots	City Government															7,000	7,000	7,000	21,000
	Construction of barangay health centers	City Government/ Barangay Unit															10,000	10,000	10,000	30,000
Hiring of additional 3 medical doctors in SPC General Hospital	Creation of position/item to accommodate the hiring of additional medical doctors	CHO														3,000	3,000	3,000	9,000	
Capacity building program to personnel and other barangay officials	Provide trainings to health personnel and other barangay officials	CHO														1,500	1,500	1,500	4,500	
	Conduct trainings to non-medical personnel how to handle medical equipment/medicines/vaccines provided in their barangays	CHO														1,500	1,500	1,500	4,500	
TOTAL																			895,300	



Social Welfare Services Sector

Programs/Projects	Actions/Activities	Responsible Offices	Timeline										Estimated Budgetary Requirements (in '000 PhP)					
			Short Term (ST)				Medium Term (MT)			Long Term (LT)			ST	MT	LT	Total		
			2015	2016	2017	2018	2019	2020	2021	2022	2023	2024					2025	
Goal: Improve the quality of life by providing social services to vulnerable and disadvantaged individuals and families in San Pablo City																		
Objective: To eliminate the number of minors involved in crimes																		
Strategy: Strengthen social services through enhancement and improvement of social protection programs and facilities																		
Conduct a Comprehensive Program on fighting crimes involving minors	Conduct of regular IEC in different schools to tackle RA 7610, RA 9262 and RA 9344	OSWD, PNP, DepEd													500	500	500	1,500
	Referral to Child Protection Unit-Philippine General Hospital (CPU-PGH) for proper intervention	OSWD, CPU-PGH													100	100	100	300
	Coordination with DepEd about Alternative Learning System to out-of-school youth	OSWD, DepEd													100	100	100	300
	Conduct family life seminar like responsible parenthood, parent and children relationship during family week celebration	OSWD													500	500	500	1,500
Objective: Improve non-formal education among 3-5 years old children.																		
Establishment of Day Care Center in Barangay I-A, III-A, III-E, III-F, IV-A, IV-B, IV-C, V-A, V-B, V-D, VII-B, VII-C, VII-D, VII-E	Acquisition of lot for Day Care Center	City Government													7,000	7,000		14,000
	Provision of funds for the establishment of Day Care Center	City Government													7,000	7,000		14,000
Enhance the capacity of staff in the delivery of day care services	Provide training to Day Care teachers	OSWD													500	500	500	1,500
	Provide additional compensation to Day Care teachers	City Government													3000	3000	3000	9,000



Objective: Improve social services delivery system to street children																	
Strategy: Strengthen social services through enhancement and improvement of social protection programs and facilities																	
Comprehensive program to address the needs/issues of street children	Provision of adequate facilities in Day Care Center for Street Children	OSWD											5,000				5,000
	Train personnel such as social workers, psychologist and house-parent on how to establish good relationship with street children and how to provide the needs of street children	OSWD															
	Hire security guard to ensure the safety of street children, the center and its staff	City Government												1,000	1,000	1,000	3,000
	Implement different recreational and educational activities among street children	OSWD												2,000	2,000	2,000	6,000
	Implement recovery and character formation program among street children	OSWD												2,000	2,000	2,000	6,000
	Coordinate with DepEd to bring them back to schools	OSWD, DepEd															
Objective: Improve social services delivery system among other vulnerable groups such as senior citizens, person-with disabilities and women																	
Strategy: Strengthen social services through enhancement and improvement of social protection programs and facilities																	
Expanded senior citizen's program	Increase number of senior citizen's pensioners	OSWD, DSWD												15,000	15,000	15,000	45,000
	Establishment of senior citizen's center in every barangay													15,000			15,000
	Identify different recreational and livelihood activities suitable to senior citizens													2,000	2,000	2,000	6,000
	Provide assistance in the lifetime membership to Phihealth	OSWD, Senior Citizen's Organization, Philhealth												100	100	100	300
	Provide shelter to abandon senior citizens through Home for the Aged facilities													5,000	5,000	5,000	15,000
Comprehensive programs for PWDs	Establishment of PWD Center	OSWD, City Engineering Office												5,000			5,000
	Establishment of PWD facilities in public offices/public places (eg. Toilets, pathway)	OSWD, City Engineering Office												10,000			10,000
	Provision of livelihood programs and trainings to PWDs	OSWD, TESDA												5,000	5,000	5,000	15,000
Different programs targeted to other vulnerable groups such as women, solo-parents	Provide livelihood programs/trainings to solo-parents	OSWD, TESDA												5,000	5,000	5,000	15,000
	Formulation of Gender and Development (GAD) Plan	OSWD												1,000			1,000
	Implementation of GAD Plan	OSWD												20,000	20,000	20,000	60,000
													TOTAL			249,400	



Housing Sector

Programs/Projects	Actions/Activities	Responsible Offices	Timeline										Estimated Budgetary Requirements (in '000 PhP)				
			Short Term (ST)				Medium Term (MT)			Long Term (LT)			ST	MT	LT	Total	
			2015	2016	2017	2018	2019	2020	2021	2022	2023	2024					2025
Goal: San Pablo City to an ideal shelter site in Southern Tagalog																	
Objective: Provide efficient and effective development plans and policies																	
Formulate Local Shelter Plan														700			700
Strict implementation of Building Code	Monitor Housing Developers with their compliance with the housing plan and building code	CHUDO, Engineering Office												100	100	100	300
Objective: Implement projects for low-cost, but climate change-proof socialized housing																	
Strategy: Improvement of land use efficiency through accessible and affordable housing, parking fees and transit development																	
Provision of socialized housing to 7,113 households	Acquire and develop 66 hectares of land for social housing expansion in existing socialized housing in Brgy San Lucas	CHUDO												50,000	50,000	50,000	150,000
	Identify and validate potential beneficiaries.	CHUDO															
	Tap the Resettlement Assistance Program for Local Government Units	CHUDO, NHA															
	Relocate households living along PNR railways and Sampaloc Lake, living in dangerous areas and displaced households due to road expansions	CHUDO												3,000	3,000	3,000	9,000
Objective: Ensure availability of basic utilities and facilities to every household in the city																	
Strategy: Improvement of land use efficiency through accessible and affordable housing, parking fees and transit development																	
Upgrading/providing basic utility services in every households particularly in socialized housing areas	Provide access to power connection	CHUDO, Meralco												5,000	5,000	5,000	15,000
	Upgrade/provide sanitation facility	CHUDO, CHO												5,000	5,000	5,000	15,000
	Ensure proper garbage disposal of all households	CHUDO, CSWMO												1,000	1,000	1,000	3,000
	Upgrade existing roads or provide access roads	HUDO, City Engineering Office												20,000	20,000	20,000	60,000
	Upgrade/provide existing drainage system	HUDO, City Engineering Office												20,000	20,000	20,000	60,000
	Upgrade/provide water supply particularly in rural areas (e.g. Atisan)	HUDO, SPC Water District												5,000	5,000	5,000	15,000
Objective: Provide assistance for home ownership of every households in the City																	
Strategy: Improvement of land use efficiency through accessible and affordable housing, parking fees and transit development																	
Provision of assistance to 40% of households in securing their own housing units at affordable financing rates	Conduct seminars about different housing programs being offered by different housing authorities and financial institutions	HUDO, NHA, Pag-ibig, SFHC												500	500	500	1,500
	Tap different government programs such as PAG-IBIG Fund's Housing Program, Localized Community Mortgage Program (CMP) by Social Housing Finance Corporation (SFHC)	HUDO, NHA, Pag-ibig, SFHC												500	500	500	1,500
													TOTAL			331,000	



Protective Services Sector

Programs/Projects	Actions/Activities	Responsible Offices	Timeline										Estimated Budgetary Requirements (in '000 PhP)						
			Short Term (ST)				Medium Term (MT)			Long Term (LT)			ST	MT	LT	Total			
			2015	2016	2017	2018	2019	2020	2021	2022	2023	2024					2025		
Goal: Provide local-based protective services that assure the peace, order and security of City																			
Objective: To maintain peace and order in the City																			
Strategy: Peacebuilding and conflict prevention																			
Increase police visibility	Hiring of 168 more officers to achieve the desirable 1:1000 police-population ratio for the next 10 years	PNP														50,000	50,000	50,000	150,000
	Strong coordination with barangay officials and BPSO to monitor the security of public	PNP, Barangay Unit														4,000	4,000	4,000	12,000
	Increase compensation/incentives among BPSO to boost the moral and encourage to volunteer as BPSO	Barangay Unit														5,000	5,000	5,000	15,000
Provision of equipment and gadgets for protective services	Provision of level-up vehicles and upgrade office gadgets to speed up information and dissemination	PNP, City Government													10,000	10,000	10,000	30,000	
	Provide personal PNP gadgets to each personnel	PNP, City Government													50,000	50,000	50,000	150,000	
	Provide personal PNP gadgets to each BPSO	PNP, City Government													20,000	20,000	20,000	60,000	
Capacity enhancement program	Sending PNP personnel to different trainings offered by PNP on rotation scheme/by batch training	PNP													5,000	5,000	5,000	15,000	
	Allow PNP personnel to attend seminars and moral recovery programs	PNP													5,000	5,000	5,000	15,000	
	Allow PNP personnel to attend training on Anti Red Tape Act and Civil service rules and regulations	PNP													5,000	5,000	5,000	15,000	
	Strengthen the capacity of BPSO in providing different protective services to their respective barangays	PNP													5,000	5,000	5,000	15,000	
Relocation of PNP station	Identify lot of at least 2,500 sq.m based on minimum standard (potential site in Brgy. San Jose)	City Government																	
	Acquire lot for the relocation of PNP station	City Government													5,000			5,000	
Establishment of barangay halls of Barangay III-A and VII-D	Identify lot potential for the establishment of barangay halls	City Government																	
	Allocation of fund for the acquisition of lot	City Government													5,000			5,000	
	Allocation fund for the establishment of barangay halls	City Government													3,000			3,000	



Objective: To achieve zero-fire incidence in the City																
Strategy: Improve fire-protection services and facilities and capacity building of BFP personnel																
Increase BFP personnel	Coordinate with BFP to allocate 139 more fire officers to achieve the desirable 1:2000 fire officer-population ratio for the next 10 years	BFP											50,000	50,000	50,000	150,000
	Encourage more volunteers to join the BFP force by offering intensive seminars and trainings	BFP											5,000	5,000	5,000	15,000
	Provide adequate incentives/honorarium to fire volunteers	BFP											10,000	10,000	10,000	30,000
Provision of equipment and gadgets for fire protective services	Renovation and proper maintenance of facilities and equipment	BFP, City Government											20,000			20,000
	Immediate replacement of non-functional equipment and gadgets	BFP, City Government											50,000			50,000
Relocation of BFP Station	Identify lot potential for the relocation of BFP Station (potential site in Brgy. San Jose)	City Government														
	Acquire lot for the relocation of BFP station	City Government											5,000			5,000
Objective: Secured, clean and adequately equipped city jail																
Strategy: Improvement of City Jail																
Relocation of city jail into a bigger area	Identify lot potential for the relocation of City Jail (potential site in Brgy. San Jose)	City Government														
	Acquire lot for the relocation of City Jail	City Government											10,000			10,000
TOTAL													770,000			



Sports and Recreation Sector

Programs/Projects	Actions/Activities	Responsible Offices	Timeline												Estimated Budgetary Requirements (in '000 PhP)						
			Short Term (ST)				Medium Term (MT)				Long Term (LT)				ST	MT	LT	Total			
			2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026							
Goal: San Pablo City as sports and sports-tourism capital in the region.																					
Objective: Promote sports and recreation as an effective tool in developing/creating a better generation of disciplined and responsible citizens.																					
Strategy: Rehabilitation and improvement of the existing sports facilities and services																					
Strengthening the community visibility and spirit as well as its volunteerism and leadership aspects																					
Enhance sports and recreation program	Accreditation of sports club and organization by the Sangguniang Panglungsod	Sangguniang Panglungsod, SDO															1,000				
	Creation of grass root programs of different sports events	SDO															8,000	8,000	8,000	24,000	
	Provide varsity scholarships to potential athletes	City Government, DepEd, CHED, Private entities															10,000	10,000	10,000	30,000	
Institutionalization of Sports and Development Office (SDO)	Inform/involve and coordinate with office all sports and recreational programs/projects/activities that will be implemented with the City	City Government														100	100	100	300		
	Allocation of adequate funding for sports and recreation programs	City Government														8,000	8,000	8,000	24,000		
Objective: Regulate the use of government-owned sports and recreation facilities and conduct of different sports/recreation activities																					
Strategy: Formulation of action plans and hosting strategy and organization structures																					
Creation of a sport tourism budget and management plan																					
Formulation of rules and regulations in the use of government-owned sports and recreation facilities and conduct of different sports/recreation activities	Creation of rules and regulations with the conduct of sports related activities of different public and private entities specially that concerns fund raising activities	SDO														100				100	
	Setting up of new and more appropriate payment/tax for the use of government-owned sports and recreation facilities	SDO, Sangguniang Panglungsod, City Treasury														100				100	
	Setting up of rules and regulations for the use of government-owned sports and recreation facilities	SDO														100				100	
	Review existing MOAs with private entities utilizing the government-owned sports and recreation facilities	SDO														100				100	
	Designate staff that will manage the government-owned sports and recreation facilities	City Government, Human Resources Dept.														100				100	



Objective: Establishment of different sports and recreation facilities															
Strategy: Development and construction of new sports center in the City that caters both local and regional sports tourism markets															
Development and construction of Sports Academy															
Establishments of sports complex	Identify lot potential for establishment of sports complex (potential site in Brgy. San Jose)	City Government													
	Acquire lot for the establishment of Sports Complex	City Government										20,000		20,000	
	Construction of sports complex	SDO, City Engineering Office										150,000		150,000	
	Provision of facilities and hiring of staff												100,000	100,000	
Establishment of park	Identify lot potential for establishment of park (potential site in Brgy. San Jose)	City Government													
	Acquire lot for the establishment of park	City Government										5,000		5,000	
	Construction of park	SDO, City Engineering Office										50,000		50,000	
Establish sports academy	Identify lot potential for establishment of sports academy (potential site in Brgy. San Jose)	City Government													
	Acquire lot for the establishment of sports academy	City Government										10,000		10,000	
	Construction of sports academy	City Government											150,000	150,000	
	Provision of facilities and hiring of staff	SDO, City Engineering Office											100,000	100,000	
Objective: Strong social cohesion through sporting activities in the City															
Strategy: Development of new multi-partnership among sports, businesses, tourism sectors and the community															
Annual City-wide sporting event	Conduct sports event in line with City festival/fiesta											400	300	400	1,100
	Physical fitness activity for elderly such as <i>Zumba</i> and aerobics											400	300	400	1,100
	Introduce new sporting events such as dragonboat racing and marathons in partnership with NGOs.											400	300	400	1,100
													TOTAL	667,100	



Agriculture Sector

Programs/Projects	Actions/Activities	Responsible Offices	Timeline												Estimated Budgetary Requirements (in '000 PhP)					
			Short Term (ST)				Medium Term (MT)				Long Term (LT)				ST	MT	LT	Total		
			2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026						
Goal: Agricultural land preserved and agriculture productivity improved.																				
Objective: To improve agriculture productivity and strengthen capacities to respond to climate risks and natural hazards																				
Strategy: Crop diversification																				
Investment on risk analysis in agriculture and aquaculture in order to identify climate change impacts and formulate mitigating measures																				
Investments on agri-processing technologies																				
Improvement of rural infrastructures and facilities																				
Crop Diversification Program	Identify high value crops suitable in the City and conduct trainings on crop production sustainable technologies	Agriculture Office															500			500
Farm Mechanization Program	Identify and invest in low-cost and innovative machinery for various production and postharvest equipment	Agriculture Office															2,000	1,000		3,000
Organic Farming Project	Coordinate with DA on the capacity development of farmers on organic farming	Agriculture Office															1,000			1,000
Climate-resilient crops and resilient cropping Program	Research and development on crop-resilient and investment in crop insurance system	Agriculture Office																1,000	1,000	2,000
Climate-responsive technology Project	Promote and adopt climate-responsive technologies in the production, processing and distribution of agriculture and fisheries products	Agriculture Office																2,000		2,000
Farm to market road project	Construct roads, storage and public market	DA and DPWH																5,000		5,000



Objective: To preserve and conserve the agricultural land																	
Strategies: Improvement in efficiency of resource management in agriculture and aquaculture.																	
Research and development on integrating aquaculture in agriculture to maximize the use of land and water resources																	
Establishment of zone ordinance monitoring and evaluation system	Strict implementation of laws and local ordinances on reclassification and conversion of land	Agriculture Office; MPDO											500				500
Education and Information Campaign on Agriculture	Provide subsidies and incentives to the youth engage in agriculture	Agriculture Office; Committee on Youth											500	500			1,000
University Research and Extension Program	Develop and support the research and development of the secondary and tertiary school in the City	DepED and DA											1,000	1,000			2,000
Objective: To protect and conserve the lake resources																	
Strategy: Improvement in efficiency of resource management in agriculture and aquaculture.																	
Rehabilitation and management of the lake	Relocation of informal settlers around the lake and monitoring and evaluation of water quality	LLDA/MPDO/Agriculture Office											1,000	1,000			2,000
Fish sanctuary Project	Identify aquaculture zone and its carrying capacity	LLDA/MPDP/Agriculture Office											200				200
Objective: To strengthen the capacity of fisherfolk																	
Strategy: Strengthening and building the capacity of farmers and fisher folk through trainings and introduction of innovative technologies.																	
Strengthening of the engagement and partnership with the local community, farmers and fishermen, and the business sectors.																	
Capacity development of farmers and fisherfolk	Provide training programs for farmers and fisherfolk on innovative and sustainable farming	Agriculture Office											200				200
Organization of local community and private sector	Build local community center where farmers and private sectors strengthen partnership	Agriculture Office											1000				1000
													TOTAL		14,400		

Commerce and Trade Sector

Programs/Projects	Actions/Activities	Responsible Offices	Timeline												Estimated Budgetary Requirements (in '000 PhP)			
			Short Term (ST)				Medium Term (MT)				Long Term (LT)				ST	MT	LT	Total
			2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026				
Goal: Revitalized commerce and trade																		
Objective: To strategically locate the commercial area and preserve its carrying capacity																		
Strategy: Identification of new growth centers and/or new town																		
Expansion of commercial areas	Strict implementation of zoning ordinance	MPDO; CTMO												500	1,000	100	1,600	
Redevelopment/rehabilitation of commercial areas, buildings and structures	Identify underutilized commercial areas and buildings and establish strong partnership with the private sectors.	MPDO, Assessor's Office, CENRO,												1,000	500		1,500	
													TOTAL		3,100			



Industry Sector

Programs/Projects	Actions/Activities	Responsible Offices	Timeline												Estimated Budgetary Requirements (in '000 PhP)					
			Short Term (ST)				Medium Term (MT)				Long Term (LT)				ST	MT	LT	Total		
			2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026						
Goal: Competitive and innovative industry and services achieved																				
Objective: To strategically locate industrial areas																				
Strategies: Provision of adequate infrastructure support																				
Improvement of access to and adequacy of basic infrastructure services																				
Identification of new growth centers and/or new town																				
Implementation of Zoning Ordinances	Identify new growth centers where industries can be located and construct required buildings and facilities.	MPDO; CENRO															1,000	1,000		2,000
Economic Zone development Project	Contract an economic zone in the City with complete facilities																50,000	30,000		80,000
Objective: To facilitate efficiently and effectively business processes and investments																				
Strategies: Adoption of policies and programs supporting the light industrial development																				
Improvement of business permit and licensing system																				
Development of tax mapping system																				
Office of the Business and Investment Affairs	Create and establish an office with primary concern of assisting businesses and investments																300	200		500
Establishment of One-Stop Shop and Database System	Invest in electronic application for registration and enterprise database system																500	500		1,000
Objective: To enhance and improve the capacity of the labor force																				
Strategies: Strengthen programs and projects on matching skills and labor market needs																				
Enhancement of competencies of the labor force to sustain labor demand and supply and avoid job mismatch																				
Labor education and skill enhancement Program	Conduct labor education for graduating students and promote skills-improvement training to the youth and other vulnerable sectors	Committee on Youth, PESO															300	300	300	900
Objective: To increase the profit of enterprises																				
Strategies: Improvement of product and market diversification and market accessibility																				
Support the micro, small and medium enterprises																				
Product development and business management training program	Conduct trainings on market diversification and business strategies	City Government															1,000	500		1,500
SMEs financing and development project	Provide technical and financial support to the entrepreneurs	City Government															5,000	1,000		6,000
														TOTAL		91,900				



Tourism Sector

Programs/Projects	Actions/Activities	Responsible Offices	Timeline										Estimated Budgetary Requirements (in '000 PhP)					
			Short Term (ST)				Medium Term (MT)			Long Term (LT)			ST	MT	LT	Total		
			2015	2016	2017	2018	2019	2020	2021	2022	2023	2024					2025	
Goal: Tourism as the vital instrument of the sustainable development particularly of the environment and natural resources, conservation and protection, socioeconomic development and preservation of historical landmarks and cultural heritage																		
Objective: To develop the seven crater lakes and its natural environs																		
Strategies: Promotion of resource management and conservation strategies																		
Development and/or enhancement of sustainable tourism products and services																		
Construction and installation of environment-friendly tourism facilities and infrastructures																		
Establishment of zones on the seven lakes (aquaculture and tourism zones).																		
Establishment of a center for arts and culture																		
Development of a community-based tourism development enterprises																		
Resettlement of informal settlers.																		
Develop zoning of the seven lakes	Identify and delineate 2 major zones for the lakes: aquaculture and tourism zones; and provide legitimate fish cage operators	LLDA/CHACTO/CHACTC, FARMC													150			150
Resettlement Program for informal settlers around the lakes	Identify resettlement area and construct houses and basic services as well as provide livelihood opportunities	CHACTO/CHACTC/DSWD, NGO and POs													5,500	300		5,800
Tourism-related services, facilities and infrastructure Projects	Establish tourism center and knowledge Center and Database System	CHACT/CHACT, Private entrepreneurs, FARMC													5,700	800		6,500
	Construct sports and recreation center	CHACT/CHACT, Private entrepreneurs													20,000			20,000
	Rehabilitation of parks and recreation area :Renovate Dona Leonilla Park, boardwalk and construction of mini parks along the boulevard	CHACTO/CHACTC/DSWD, NGO and POs, private sector													32,000	40,000		72,000
	Install adventure facilities including snake ride, canopy walk, kayaking, rafting	CHACTO/CHACTC/DSWD, NGO and POs, private sector													30,000			30,000
Water Quality Monitoring System	Conduct and identify sources of lake pollutants as well as conduct training and capacity development	LLDA, CHACTO/CHACTC, FARMC, Academe													8,000	200		8,200
Reforestation Program	Establish nursery, conduct tree planting and monitor result of reforestation	LLDA, CHACTO/CHACTC, FARMC, Academe													2,000	2,000		4,000
Marketing and Promotion Strategy Program	Produce and distribute IEC materials and campaign activities	LLDA, CHACTO/CHACTC, FARMC, Academe, DILG													450	150		600
Resource Management and Conservation Program	Implement resource management and conservation strategies	LLDA, CHACTO/CHACTC, FARMC													1,500	500		2,000
Floating gardens Project	Establish floating gardens in Sampalok lake	CENRO, CHACTO, PCARD, Academe, NGO													1,400	500		1,900
Lake Water Aeration Project	Conduct feasibility study	LLDA, CENRO, FARMC													100			100
Traffic Management System	Review the existing traffic management system, reorganize the CTMO, and install necessary traffic signs and traffic violations	CTMO, CHACTO/CHACTC, private institutions and civic organization													900	450		1,350



Objective: To rehabilitate and develop the historical landmarks and cultural heritage													
Strategies: Conservation and protection of the City's heritage and cultural sites													
Restoration of the original designs and features as well as rehabilitation of the existing condition of historical buildings and landmarks													
Adaptive re-use of the buildings along the proposed heritage zone													
Pueblo Heritage Zone	Establish the area as City Heritage Zone	CHACTO/CHACTC, relevant organization and other government agencies									500		500
	Restoration of the town plaza, identified buildings and other landmarks	CHACTO/CHACTC, relevant organization and other government agencies									5,000		5,000
Establishment of Cultural heritage Center	Formulate plans and program for the establishment of the Cultural Heritage center	LLDA, CHACTO/CHACTC, Academe									750		750
Create an Art and Culture Office Council	Develop a master plan										750		750
Development of CHC programs and IEC materials	Implement and distribute IEC materials	LLDA, CHACTO/CHACTC, private organization									400	100	500
	Create and maintain an up-to-date inventory of City's arts and cultural resources	CHACTO/CHACTC, relevant organization and other government agencies									200	100	300
Rehabilitation of Museo ng San Pablo	Expand the exhibition space, develop a website,										1,100	400	1,500
Objective: To encourage local participation in tourism development													
Strategy: Strengthen local community participation													
Capacity Building of the local implementers, association and community	Conduct leadership and management training and trainings on food safety and product development	LLDA, CHACTO/CHACTC, FARMC, Academe, DILG									1,350	1,100	2,450
Community-based Tourism related enterprise	Identify interested groups and conduct trainings	LLDA, CHACTO/CHACTC, FARMC, Academe, DILG									1,500	1,000	2,500
Monitoring and Evaluation System	Create a M&E team and, structures, flows and proceses	CHACTO/CHACTC									1,500	700	2,200
Objective: To promote Agri-tourism													
Strategy: Strengthening the products and activities													
Coordination and partnership with local farm operators and strengthen their capacity to be more productive and competitive													
Development of promotion and/or marketing strategies for local markets and investment in product development of the natural and cultural assets as high priority of the City													
Promotion of agri-tourism to the tourism trade and coordination with regional travel tourism office and tourism media.													
Agriculture product development	Provide trainings to farmers	Agriculture office									1,000	300	1,300
Marketing and Promotion Strategy Program	Provide training on marketing/promotion to attract investment	Agriculture office									500	200	700
Agriculture products trade fair	Conduct yearly trade fair	Agriculture office									500	500	1,000
												TOTAL 152,050	



Transportation Sector

Programs/Projects	Actions/Activities	Responsible Offices	Timeline												Estimated Budgetary Requirements (in '000 PhP)					
			Short Term (ST)				Medium Term (MT)				Long Term (LT)				ST	MT	LT	Total		
			2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026						
Goal: Adequate, efficient and safe road network provided																				
Objective: To improve and widen existing road network and linkages to the various areas of the city																				
Strategy: Development and improvement of road networks including transport infrastructure development and maintenance as well as pedestrian-commuter facilities																				
Road-widening Program	Widening of San Juan – San Crispin – Sta. Filomena Road with drainage construction	LGU/DPWH/ City Engineering Office															15,000			15,000
	Widening of San Joaquin-San Ignacio Road	LGU/DPWH/ City Engineering Office															5,000			5,000
	Widening of San Jose Road going to the Proposed City Hall	LGU/DPWH/ City Engineering Office															5,000			5,000
Objective: To improve old bridges that will hasten transport of people, goods and services																				
Strategy: Development and improvement of road networks including transport infrastructure development and maintenance as well as pedestrian-commuter facilities																				
Upgrading/ Rehabilitation of the Bridges	Bridge Repair and Widening in Sto. Angel going to resorts	LGU/DPWH																7,000		7,000
	Conversion of Old Steel Bridges to Concrete	LGU/DPWH																12,000		12,000
Objective: To open up new roads that will hasten economic, agricultural, industrial and tourism development.																				
Strategy: Development and improvement of road networks including transport infrastructure development and maintenance as well as pedestrian-commuter facilities																				
SLEX Extension TR 4 Project	SLEX Extension TR-4 Section II and Section III	TRB																		
Alaminos - San Pablo (ASAP) Bypass Road	Construction of a bypass road going to Quezon Province	DPWH																		



Objective: To improve public transport and traffic management system																
Strategy: Improvement of public transport system taking into consideration the physical and institutional requirements including parking and building setbacks																
Transit-oriented Development and Urban Corridor to maximize access to public transport and encourage transit ridership and ensure pedestrian walks are free from encroachments of parked vehicles																
Strengthening of the traffic management system and installation of traffic signage to regulate and guide and inform motorists and pedestrians																
Protection of right-of-ways for roads, transit corridors, drainage and water supply																
Improvement of land use efficiency through accessible and affordable housing, parking fees and transit development																
Integration of land use and transport planning and climate change adaptation and disaster risk reduction																
Upgrading of the Drainage System Project	Drainage Construction in Brgy. San Miguel	LGU/DPWH/City Engineering Office											1,000			1,000
	Drainage Construction in Brgy. Santisimo	LGU/DPWH/City Engineering Office											2,000			2,000
	Drainage Construction in San Cristobal	LGU/DPWH/City Engineering Office											1,000			1,000
	Drainage Construction in Sto. Angel-San Lorenzo Road	LGU/DPWH/City Engineering Office											2,000			2,000
Traffic Lights and Road Signs Project	Installation of Traffic and Road Signs	LGU/DILG/Tourism/CTMO/PNP											2,000			2,000
Grand Terminals	Construction of Grand terminals at Del Remedio and San Francisco	LGU/DPWH/City Engineering Office/CTMO											20,000			20,000
TOTAL																
72,000																

Power Sector

Programs/Projects	Actions/Activities	Responsible Offices	Timeline											Estimated Budgetary Requirements (in '000 PhP)					
			Short Term (ST)				Medium Term (MT)			Long Term (LT)				ST	MT	LT	Total		
			2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025						
Goal: Households' electric consumption reduced																			
Objective: To lower costs of electric bills																			
Strategy: Provision of accessible and sustainable power services																			
Promotion of efficient technology and power saving services Program	Introduction of Power saving devices and energy conservation schemes	LGU/Homeowners/Electric Utility														200			200
TOTAL																			
200																			



Water Sector

Programs/Projects	Actions/Activities	Responsible Offices	Timeline												Estimated Budgetary Requirements (in '000 PhP)							
			Short Term (ST)				Medium Term (MT)				Long Term (LT)				ST	MT	LT	Total				
			2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026								
Goal: Adequate and potable water supply to all barangays for domestic, commercial and industrial use provided																						
Objective: To efficiently distribute potable water to 100% of the barangays within the city.																						
Strategy: Provision of water services and facilities and increasing water sufficiency																						
Water System Development Project	Construction of Brgy. Atisan Water System	SPCWD																10,000				10,000
Objective: To continue environmental protection and management program.																						
Strategy: Protection of right-of-ways for roads, transit corridors, drainage and water supply																						
Improvement of land use efficiency through accessible and affordable housing, parking fees and transit development																						
Effective development and protection of the SPCWD production area watershed	Tree Planting and River Clean Up Drive	SPCWD																300	300	400		1,000
																		TOTAL				11,000

Information and Communication Technology Sector

Programs/Projects	Actions/Activities	Responsible Offices	Timeline												Estimated Budgetary Requirements (in '000 PhP)							
			Short Term (ST)				Medium Term (MT)				Long Term (LT)				ST	MT	LT	Total				
			2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026								
Goal: Upgraded communication systems in the City																						
Objective: To provide strong mobile communication signal																						
Strategy: Scale-up affordable and accessible ICT services																						
Upgrading and Rehabilitation of Communication Towers	Upgrading and Rehabilitation of Network towers in the whole city	Network Communication Companies																20,000				20,000
Objective: All of the barangays to have access to cable television																						
Strategy: Scale-up affordable and accessible ICT services																						
Cable Transmission Line Project	Installation of Cable Transmisson Lines to Unserved Barangays	Cable Companies																5,000				5,000
Objectives:																						
Strategy: Development of competitive IT-based industries																						
																		TOTAL				25,000



CLUP and ZO Implementation Strategy/Arrangement

The land use plan is realized through the implementation of the zoning ordinance. Moreover, the proposed programs and projects will contribute to the achievement of the vision and goals as well as serve as inputs to the preparation of the Comprehensive Development Plan (CDP) and Executive Legislative Agenda (ELA) and Annual Investment Program (AIP).

Institutional Mechanism

Strengthening the existing units, offices and/or departments of the City Government is important in the implementation of the CLUP. Offices which will be responsible and its functions and roles shall be identified so as to facilitate the necessary actions and effectively implement the CLUP. Specifically, the following offices shall be strengthened:

- CPDO
- Office of the City Engineer
- Office of the City Assessor
- City Disaster Risk Reduction Management Office
- City Urban Development and Housing Office

Further, the following special committees shall be established:

Lake Management Committee – the committee that will be responsible in the sustainable management and monitoring of the seven (7) lakes.

Heritage Conservation Committee – the committee that will be directly involved in the preservation, conservation, rehabilitation/restoration and maintenance of the heritage and cultural sites, landmarks and buildings.

Business and Investment Committee – the committee that will review, approve, monitor and assist the establishment of local and foreign investments.

Citizen Participation Committee- the committee in-charge on the local participation mechanism. The committee shall create programs and activities that will encourage citizen participation in the planning, implementation, and monitoring and evaluation of the CLUP.



On the other hand, the following shall be created to implement and monitor the Zoning Ordinance:

- Zoning/Enforcement Office
- Local Zoning Review Committee
- Local Zoning Board of Appeals

Following is the LGU Permitting System:

Activities	Office in-Charge
Locational clearance of development projects	Zoning Officer
Building permits	Engineering Office
Development permits for subdivision projects	Zoning Officer/MPDO
Business permit and investment potentials	Business Permits and Licensing Office
Local revenue assessment	Assessor's Office
Environmental clearance	CENRO, Agriculture Office, Engineering Office
Procurement clearance permits	Administrator or Treasurer

In addition to the existing and proposed local offices and committees, the City government shall also work closely with the National Government Agencies to align its local plans with the national vision and goals as well as comply with the national laws, policies and regulations.

Inter-LGU Alliances

Since the City of San Pablo is bounded by different municipalities, it is suggested to establish an inter-LGU partnership or management agreement particularly to those under protected areas such as Mt. Banahaw-San Cristobal Protected Landscape and Malabanban Cabunsod Watershed Forest Reserve. These areas covered are not defined by political or territorial boundaries and therefore the implementation of the approved CLUP shall be coordinated with the other concerned LGUs. Also, the activities of one LGU have impact to the other LGUs or to the City of San Pablo. Thus, co-management of the natural and physical resources shall be established to maintain the quality of its environment and avoid degradation of resources.

Localization at the barangay or community level

The effectiveness of the CLUP largely depends on the compliance of the people and the community with the land use and spatial arrangements at the ground level or the community level. Therefore, land use and zoning policies shall be reflected at the barangay level through their Barangay Development Plan.



The City Government shall assist and provide technical assistance to the barangay officials in reviewing and updating of the Barangay Development Plans.

Information, Education and Communication (IEC) Plan /Advocacy

Upon approval of the CLUP and ZO, the Sangguniang Panglungsod, the CPDO in cooperation with the other relevant LGU offices/departments shall prepare information, education and communication (IEC) campaign materials and advocacy strategies particularly on the key provisions of the approved CLUP and ZOs. These campaign materials shall include the adopted vision, development goals, and spatial strategies of the new CLUP including the general land use policies and allocation and development controls and zoning arrangements.

The IEC materials shall be distributed to LGU offices/departments, barangay centers and the community. Other activities include provision of display maps within the LGU vicinity as well as prepare brochures/flyers for the general public. The City Government may create a CLUP Brochure which is a one-page printed and/or electronic information material that contains Vision/Mission, Goals, Objectives, Land Use Map and Major Development Programs including the LCE, CPDC and Zoning Officer contact numbers. To cater other stakeholders within and outside the City, the City Government may utilize its official website to post and provide electronic copies of the CLUP and ZOs.

Furthermore, technical orientation to the business sector, NGOs/POs, civic society and barangay officials are necessary to help them understand, participate and comply with the provisions and regulations stated in the CLUP and ZO.

Instruments for Land Use Implementation

Strategies Used to Concentrate Development in the Urban Area

a. Taxation on Idle Lands

- Impose higher tax on unused lands over the basic real property tax.
- Increase or selectively apply idle land tax in the urban areas to redirect investments in inner barangays.
- Expand the meaning of "idle land" to include underutilized urban lands.



b. Urban Enterprise Zone

- The establishment of urban enterprise zones seeks to counteract the centrifugal locational tendencies of manufacturing industries and jobs. This can be counteracted by providing package of incentives to encourage preferred industries to locate within enterprise zones in the urban area.

Strategies to Keep Urban Fringe In and Open Character

a. Open Space/Green Space/Recreational Park Development

This is one way to counteract climate change impact, attract more tourists, attract new residents, attract investors and improve quality of life. This includes the preservation of agricultural lands, as well as maintenance of open spaces and other low-density land uses.

b. Compensation Schemes to Farmer-Landowners

This is one way to counteract offers to farmer/landowners to sell out and convert their agricultural land to urban use.

c. Reservation of Development Rights

Reserve the right to use land in certain designated areas in the hands of the government (Development rights refer to the right to use and/or develop land and improvements thereon, including putting them to more intensive use, conversion to a more profitable use, increasing density and the like).

Approval of development proposals within designated areas must be in accordance with the land and water use plan (issuance of development permits or locational clearances).

Sale or transfer of development rights to private groups who will ensure that those agricultural lands or fisheries zones are protected.

Strategies to Achieve Equitable Access to Land

a. Captured and unearned increment in land values through imposition of any of the following:

- Betterment Levy
- Land Transfer Tax
- Capital Gains Tax



b. Reduce speculation in land trading through land banking

This refers to the acquisition of land in advance of actual need for the purpose of acquiring lands at existing use value and disposing them in a manner which would influence land price formation and promote planned development.

Increased capital gains tax on land transactions in identified critical areas such levels, as it would render land speculations unprofitable.

Strictly enforce relevant provisions of the laws, e.g. P.D. 1517 (Urban Land Reform Law) and R.A. 7279 (Urban Development Housing Act).

Monitoring, Review and Evaluation System

In any plans and programs, the monitoring and evaluation is a major activity that shall be established and strengthened. An effective Results Monitoring and Evaluation (RME) System shall be formulated by the local government to track and monitor the progress of the CLUP implementation.

City Monitoring Team or Oversight Committee

The Local Government Code mandated the Local Development Council (LDC) to prepare and monitor, review and evaluate (MRE) LGU plans. The HLURB Guideline mentioned that within the LDC, a MRE body shall be created with membership and functions identified and defined. The MRE body will be the responsible unit to monitor, review and evaluate the CLUP and ZO implementation.

The local government may opt to create a "Multi-sectoral Monitoring Body" in addition to or in complementation of the MRE Body. The composition of the Body shall be identified and agreed by the City Government. However, the composition of the said multi-sectoral monitoring body is proposed to be comprised of the following:

- a. Lead Technical and Implementing Arm – CPDO and Local Zoning/Enforcement Office and Local Zoning Review Committee
- b. Members: Local Sectoral Units/Department (e.g. CDRRMO, CENRO, Tourism, Agriculture, Heritage/Cultural Committee)



CLUP MRE Systems and Procedures

Baseline information is important in MRE to identify the changes and accomplishment of the CLUP. Therefore, the CPDO in cooperation with the other LGU offices shall establish baseline data. Then, an agreed CLUP key outcome and results indicators shall be formulated which will serve as the basis for regular MRE of the CPDO. It may also serve as reference for issuance of progress reports to the City Mayor and general public. The sample RME Matrix below may serve as a guide to the CPDO and the City Technical Working Group in monitoring and evaluating the CLUP and ZO implementation. The indicators and targets shall be identified and agreed upon.

Sample CLUP/ZO Results Monitoring and Evaluation Matrix

Desired CLUP Outcome	Outcome Indicator	Baseline	Plan Target			Means of Verification	Unit/Offices Responsible	Accomplishment		
			2015-2018	2019-2021	2022-2025			2015-2018	2019-2021	2022-2025

In addition, to efficiently and effectively monitor the programs and/or projects' progress and accomplishment, it is suggested that the CPDO and the sectoral units concerned shall develop a "Project Implementation Monitoring System." It is a systematic design to monitor a particular project through timely and regular gathering of feedback and progress of a project in terms of inputs, operations, and outputs.



CLUP Monitoring Report Card

To exercise the transparency and accountability of the City Government to its citizens, a CLUP Report Card is a mechanism to track progress and/or level of changes resulting to the achievement of the vision. This report card shall be based on the results of the RME Matrix. Specifically, the Report Card shall monitor land use changes through locational clearances, exceptions, variances, approved application for reclassification of lands. It shall be facilitated by the CPDC in coordination with the TWG and other stakeholders.

A rating system shall be established for the CLUP Progress Report Card. The local government shall identify and agree on the desired rating system that they will be using to monitor the results of its interventions and progress. The CPDC may use the 1-5 scalar system wherein 1- 2 being the lowest or no progress; 3 for neutral, stable or no difference; and 4-5 being the highest or the desired outcome has been achieved.

On the other hand, a perception and satisfaction survey of local stakeholders and constituents may be conducted periodically to complement the technical and scientific findings of the CLUP Progress Report Card. This is best facilitated by a third party of the Multi-Sectoral Monitoring Body to ensure the objectiveness and reliability of the results. Through this satisfaction survey, the City Government may identify the positive and negative feedbacks of the community which in return may serve as a guide to better and efficient implementation of the CLUP and ZO.