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Comprehensive Land Use Plan of the City of San Fernando, Pampanga 2012-2021

Executive Summary

Section 20 of the Local Government Code of 1991 mandates Local Government Units (LGUs) to prepare a Comprehensive Land Use Plan (CLUP) that shall be enacted through a Zoning Ordinance (ZO). The CLUP shall guide its long term physical, socio-economic and institutional development and shall serve as the principal blue print and management tool for the long-term physical development of the City of San Fernando. The updated CLUP and the accompanying zoning ordinance will provide the necessary mechanisms that will guide future development and investment initiatives in the city especially in the efficient allocation and usage of natural resources, particularly land assets.

The Highlights of the 2012-2021 Comprehensive Land Use Plan are as follows:

City of San Fernando Pampanga's (CSFP) Vision

By 2015 – Gateway to North Philippines; Regional Center of Central Luzon; Champion of Good Urban Governance

By 2020 – Global Gateway

By 2030 – Habitat of Human Excellence

Long Term Goals

A City governmental structure characterized by transparent, relevant and people-centered policy infrastructure framework

A healthy and livable urban environment characterized by equal access to opportunities for growth and development

A relevant transport system characterized by physical inter-connectivity, access and mobility

A diverse, sustainable and vibrant economy fuelled by a strong msme of light industries, trade and services

Fernandinos distinctly known for their change mindset and attitude towards higher and long-term social goals.

Long-Term Development Goals, Land use Related Issues and Objectives:

- (1) Habitat for Human Excellence and Center of Central Luzon (Healthy and Luzon Livable Urban Environment) of the City of San Fernando, Pampanga 20
 - (a) Land Use Related Issue(s)
 - prehens (a.1) High in-migration City of
 - nensiv (a.2) Young population but high literacy
 - (a.3) Strong and Large Middle Class

Land Use Objective

(a.1-a.3) Provision of adequate land for residential development

2021 Comprehensive Land Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehe 021 Comprehensive Land Use Plan of the City of San Fernando, Pampanga 2012-202¹ Consprehen

21 Comprehensive Land Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive L

(b.1) Accessible and adequate health care facilities and basic and higher education services and facilities (b.2) Regional Administrative Center (b.3) Long response time for fire and emergency incidents Land Use Objective (b.1-b.3) Ensure short travel times between residential areas and social service centers, commercial centers, employment Pampanga 2 centers, or emergency responders a Plan of the C Pampanga 2012-2021 Comprehensive Land Use Plan of the City of San Fe (a) <u>Land Use Related Issue(s)</u> ensive Land Use Plan of the City of Deteriorating ground water quality resulting from increased coliform and other microorganisms (c.2) Unavailability of air quality information (c.3) Absence of solid waste final disposal site Land Use Objectives and Use Plan of the City of San F 201 (c.1) Improve the quality of sewerage and septage before Pampanga 2012-2021 releasing to the groundise Plan of the City Pampanga 2012 (c.2) Increase carbon fixing capacity of the city's land resources (c.3) Identification of site of sanitary land fill (b) Land Use Related Issue(s) $_{13}$ $_{2012-202}$ (d.1) $_{1}$ Crowded public cemetery of the Gily of San Ferr 2-202 (d.2) Low opportunities for communing with the environ especially in built-up areas (d.3) Incompatible land uses, e.g. agri-industries operating compreadjacent to residential areas (d.4) Flash-flood prone areas in the southern part Redevelopment of the public cemetery (d.2)Provide for green areas or lanes Discourage expansion of agri-industries adjacent to (d.3)residential areas; Encourage clustered agri-industrial development Minimize or Discourage residential development in the southern part of the city; Improve surface run-off and water flows in natural drainage (2) Gateway to North Philippines and Global Gateway (Relevant

Inadequate alternative routes (east-west and north-south) Low level of service (LOS) of feeder and access roads (e.2) Long travel time during rush hours between the city and Clark, SCTEx Improve the level of service of key east-west and northsouth routes; Complete an eastern north-south and a western north-south alternative routes; (e.2) Increase access between any point in the city and the FVR Mega dike for light vehicles; (3) Global Gateway #2 (Diverse, Sustainable and Vibrant Economy) Partin (a) <u>Land Use Related Issue(s)</u> (f.1) Demand-driven reclassification of agricultural lands to other uses and land conversion Pampanga 201 (f.2) Extensive residential area development Pampanga 2012 (f.3) Low occupancy rates of developed subdivisions (f.4) Limited access between existing industrial zones and the NLEx, SCTEx or Clark Special Economic and Freeport Zone 2-2021 Co(CSEFZ) nsive Land Use Plan Pampanga 2012-20 (f.5) Extensive swampy lands an of the City of San Fer (f.1) Provision of land for higher value adding economic activities

- especially in the secondary and tertiary sectors
- (f.2) Encourage higher value economic activities; Provision of adequate land for commercial uses
- (f.3)Increase residential building construction in existing planned unit development areas
- Shorten travel time between high value adding economic activities and the NLEx, SCTEx or CSEFZ
- Encourage the development of more productive activities existing swampy lands such as tourism or primary agricultural production

- Mismatch between the capability of the Office of the Deputized Zoning Administrator and the demand for zoning
- Poor coordination of land management efforts among key

hensive Land Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of t ensive Land Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of th nsive Land Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of the sive Land Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of the C e Land Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of the City Land Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of the City and Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of the City o and Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of the City of nd Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of the City of S d Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of the City of Sa Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of the City of Sa Use Plan of the City of San Fernando Comprehensive Land Use Plan of the City of San Fernando, Pampanga 2012-2021 ise Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of the City of San I se Plan of the City of San Fer <u>Land Use Objectives</u> 012-2021 Comprehensive Land Use Plan of the City of San F

an of the City of San Fernando, Pampunder the Office of the City Mayor (The Environment Code ty of San Fernando

(g.1) Improve the capability of the Deputized Zoning Officer to monitor and enforce compliance to the zoning ordinance lan of the City of San Fernando (g.2) Organize, activate and capacitate a land management cluster

n of the City of San Fernando, Pamp provides the organization of the City Land use Committee) by of San Fernan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of the City of San Fernand of the City of San FernanThe MacArthur Highway, Jose Abad Santos Avenue, NLEX and the FVR an Fernando the City of San Fe Mega Dike are major infrastructures that can be used to define the physical Fernando the City of San Fer development of the City along a compact development through dispersion and Fernando I

ne City of San Fernanfilling spatial strategy 2021 Comprehensive Land Use Plan of the City of San Fernando, Pi ie City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of the City of San Fernando, Pa City of San Fernar Figure I: Special Development Areas Map ve Land Use Plan of the City of San Fernando, Par City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of the City of San Fernando, Pam

ty of San Fernando, Pampanga of San Fernando, Pampanga 2 of San Fernando, Pampanga 20 San Fernando, Pampanga 2012 San Fernando, Pampanga 2012: an Fernando, Pampanga 2012-2 in Fernando, Pampanga 2012-2 Fernando, Pampanga 2012-202 rnando, Pampanga 2012-2021 nando, Pampanga 2012-2021 (ando, Pampanga 2012-2021 Co ndo, Pampanga 2012-2021 Cor o, Pampanga 2012-2021 Compr LANDCLASS Pampanga 2012-2021 Compreh ampanga 2012-2021 Comprehe 0 900,800 3,600 5,400 7,200 2021 Spatial Strategy

Republic of the Philippines City of San Fernando Province of PAMPANGA **COMPREHENSIVE** LAND USE PLAN (2012-2021)iando, Pampanga 20 ando, Pampanga 20 indo, Pampanga 201 do, Pampanga 2012), Pampanga 2012-2 mpanga 2012-2021 npanga 2012-2021 (panga 2012-2021 Co

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2012-2021 Compre

2012-2021 Compreh (Dispersed Infilling and Densification) 19a 2012-2021 Con As may be seen in Figure I, the City's built-up areas shall be encouraged to 2021 Comprehen develop on both sides of MacArthur Highway and the JASA. The dispersion that a 2012-2021 Comprehensive Land Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensiv

2012-2021 Comprehensive Land Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive 012-2021 Comprehensive Land Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive L 12-2021 Comprehensive Land Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive La

2-2021 Comprehensive Land Use Plan of the City of San Fernando, Pampanga 2012-2021 Consprehensive Lan 2021 Comprehensive Land Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land 021 Comprehensive Land Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land I hensive Land Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of t ensive Land Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of th nsive Land Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of the sive Land Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of the C e Land Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of the City Land Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of the City and Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of the City o and Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of the City of nd Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of the City of S d Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of the City of Sa Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of the City of Sa Use Plan of the City of San Fernando Comprehensive Land Use Plan of the City of San Fernando, Pampanga 2012-2021

se Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of the City of San I

se Plan of the City is referred to in this spatial strategy emphasizes the need for simultaneous of the City of San F Plan of the City of physical development of several but adjacent nodes to meet the high demand for the of San Fe Plan of the City of buildable lands. The dispersed infilling strategy recognizes the inter-relationship by of San Feri lan of the City of S of physical infrastructures, land resource characteristics and the land use the City of San Ferni an of the City of Sa demands. Thus, eight (8) areas are recognized to have comparative advantages of San Fernal n of the City of Sal on specific land uses. Within each development area, despite it having a legitly of San Fernan of the City of San comparative advantage on a specific land use, related land uses can also be so of San Fernand of the City of San Feoundio, Pampanga 2012-2021 Comprehensive Land Use Plan of the City of San Fernando

the City of San Fe The dispersed infilling strategy further emphasizes the need to develop first of San Fernando the City of San Fer those areas that are vacant within the special development areas prior to Vol San Fernando he City of San Fern considering the reclassification of the agricultural areas in the peripheries. This is Fernando Pi e City of San Fernais the essence of the infilling component of the strategy. In some instances, San Fernando, Pa City of San Fernal such infilling may consider densification or redevelopment of existing areas to hernando. Par City of San Fernandmore dense uses. This is especially true for residential areas. The demand for emando, Pami ity of San Fernand residential areas especially near or adjacent to industrial zones shall increase Fernando, Pamp ty of San Fernando significantly. 2012-2021 Comprehensive Land Use Plan of the City of San Fernando, Pampa

The eight (8) special development areas that form the dispersion strategy are presented below (Table-A) and are reflected in Figure I: Special Development Areas Map conceptually defined by the red circular lines. f San Fernando, Pampar an Fernando, Pampanga

San Fernando, Pampan Table-A: Coverage and Land Uses in Special Development Areas, CSFP and Coverage and Land Uses in Special Development Areas, CSFP and Coverage and Land Uses in Special Development Areas, CSFP and Coverage and Land Uses in Special Development Areas, CSFP and Coverage and Land Uses in Special Development Areas, CSFP and Coverage and Land Uses in Special Development Areas, CSFP and Coverage and Land Uses in Special Development Areas, CSFP and Coverage and Land Uses in Special Development Areas, CSFP and Coverage and Land Uses in Special Development Areas, CSFP and Coverage and Land Uses in Special Development Areas, CSFP and Coverage and Land Uses in Special Development Areas, CSFP and Coverage San Fernando, Pampanga 2012-2010 2021 ehensive Land Use Pian of the

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the City of San Fer development without unduly sacrificing its food production capability. City of San Fernando, he City of San Fernando. City of San Fernanc Republic of the Philippines City of San Fernando Province of PAMPANGA ty of San Fernando, **COMPREHENSIVE** y of San Fernando, P LAND USE PLAN of San Fernando, Pa of San Fernando, Pa f San Fernando, Pan San Fernando, Pami San Fernando, Pamp an Fernando, Pampa in Fernando, Pampar r Fernando, Pampan ernando, Pampanga rnando, Pampanga 2 nando, Pampanga 21 ando, Pampanga 20 ndo, Pampanga 201. ampanga 2012-2021 mpanga 2012-2021 2021 Proposed Land Uses anga 2012-2021 Con

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PROPOSED LAND USES LAND USE PLAN 2012-2021

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se Plan of the City. The resulting land use mix as presented in the 2021 Proposed Land Uses ity of San F Plan of the City o recognizes the opportunities offered by the industrial development in neighboring by of San Fe Plan of the City of Clark Special Economic and Freeport Zone, the Subic Bay Economic and Freeport v of San Feri lan of the City of S Zone in Bataan, Olongapo City and Zambales, and the Hacienda Luisita Special of San Ferni an of the City of Sa Economic Zone in Tarlac City. It also recognizes the role of the City of San San Fernal n of the City of Sal Fernando with respect to the realization of an East Coast-West Coast land San Fernan of the City of San connection. As the regional government center, the City not only plays a San Fernand significant role in regional governance but also in attaining Central Luzon's sociothe City of San Fe economic goal of sustained inclusive growth and poverty alleviation.

the City of San Fernando Despite the high demand for buildable lands resulting from the above Fernando ne City of San Fern external developments, the proposed land use mix of CSFP by 2021 provides for Fernando Proposed land use m le City of San Ferma continuing agricultural production supported by agri-industrial production emando. Pa City of San Fernal areas, residential and institutional land uses. It shall have a significant increase mando. Par City of San Fernan in industrial (32%) and commercial (22%) land uses. The extent of the above named Pamil ity of San Fernand general land uses and proposed land uses by barangay is shown in Table Blando Pamp ty of San Fernando,below; anga 2012-2021 Comprehensive Land Use Plan of the City of San Fernando, Pampa y of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of the City of San Fernando, Pampai

of San Fernando, Pampanga	2012-2021 ConTable B	: Extent of Pr	oposed Land U	ses of San Fe	ernando, Pampa
of San Fernando, Pampanga		2021 Proposed Uses		% Change	rnando, Pampar
f San Fernando, Pampanga 2	Proposed Land Use	Area	% Share	(2012 to	nando, Pampano
San Fernando, Pampanga 20		(sq.m.)		2021)	ando, Pampanga
San Fernando, Pampanga 20	Agricultural	31,269,918	45.14	of San -6.42	ndo, Pampanga
an Fernando, Pampanga 201.	Agri-Industrial	2,770,804	4.05	69.28	do, Pampanga 2
n Fernando, Pampanga 2012	Crop Production	27,736,106	40.52	40.85	lo, Pampanga 2
Fernando, Pampanga 2012	Park/ Open Space	143,636	0.21		o, Pampanga 20
Fernando, Pampanga 2012-2	San Fernando River	181,991	0.2	San Fernando	
ernando, Pampanga 2012-2	(MRF) Controlled	66,114	0.10		Pampanga 201
ernando, Pampanga 2012-20	Dumpsite				Pampanga 2012
nando, Pampanga 2012-202	Residential	25,652,140	37.48	Fernando D	ampanga 2012-
nando, Pampanga 2012-202	Commercial	4,550,975	6.65	21.74	umpanga 2012-3
ando, Pampanga 2012-2021	Tourism	522,494	0.76	Fernando Par	nnanga 2012-20
ndo, Pampanga 2012-2021 (Industrial	4,888,770	7.14	32.00	nanna 2012-20
do, Pampanga 2012-2021 C	Institutional	1,698,209	2.48	9.40	panga 2012-202 2002-2021
o Pampanga 2012-2021 Co	Cemetery	232,983	0.34		anga 2012-2021
o, Pampanga 2012-2021 Com	Total	68,947,637	100.00	ando Damas	mya 2012-2021

Pampanga 2012-20 Proposed Major Projects, 2012-2021 City of San Fernando, Pampanga 2012-2021 Com

mpanga 2012-2021 Cc1, Roads Development Project f the City of San Fernando, Pampanga 2012-2021 Compr

ampanga 2012-2021 Compreh

- npanga 2012-2021 Comprehensi To improve internal circulation and access between and among the 2021 Compre panga 2012-2021 Comprehensive built-up areas and also to provide alternative routes during 2012-2021 Comprehensive Provide alternative Provide Alt anga 2012-2021 Comprehensive emergencies and
- To improve travel time between the industrial/manufacturing areas to the inter-regional trunkline roads especially to the North Luzon Expressway and the Subic-Clark-Tarlac Expressway 2. <u>Environment Management Project</u>

a 2012-2021 Comprehensi

 To improve the conveyance capacity of the creeks and San Fernando river; Se Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive L 012-2021 Comprehensive Land U

2021 Comprehensive Land Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land 021 Comprehensive Land Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land I

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hensive Land Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of t ensive Land Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of th nsive Land Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of the sive Land Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of the C e Land Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of the City Land Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of the City and Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of the City o and Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of the City of nd Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of the City of S d Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of the City of Sa Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of the City of Sa

Use Plan of the City of San Fernando Comprehensive Land Use Plan of the City of San Fernando, Pampanga 2012-2021

se Plan of the City of San Fere a To provide venues for residents to commune with nature; an of the City of San F

se Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of the City of San I

- Plan of the City of San FernencTo stabilize the banks of creeks; prehensive Land Use Plan of the City of San Fe
- Plan of the City of San FernandoTo ensure groundwater availability; and le Land Use Plan of the City of San FernandoTo
- lan of the City of San Fernando, To improve surface water quality on creeks and the San Fernando y of San Fern an of the City of San Fernando, Piverpanga 2012-2021 Comprehensive Land Use Plan of the City of San Fernando
- n of the City of San Fe 3. Agricultural productivity Enhancement to increase and maintain the City of San Fernan of the City of San Fernan productivity of the areas reserved for agricultural production of the City of San Fernand
- 4. <u>Urban Development Program</u> to improve the overall urban environment the City of San Fernand especially in the proposed built-up areas and in the existing and proposed an Fernando business districts
- business districts

 5. <u>Governance Enhancement Project</u> to upgrade the capability of the Office of the Deputized Zoning Administrator (DZA)

City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of the City of San Fernando, Pan

Road Name/anga	Transitication Indicative Works		Remarks		
Fernando, Pampanga	2012-2021 Comp	rehensive Land	Use Plan of the City	On-going but const'n	
ernando, Pampanga 2 rnando, Pampanga 20 MacArthur Highway	012-2021 Compr 12-2021 Compre 2-20National	ehensive Land hensive Land U ensiverward Us	Jse Plan of the City se PlaWidening ity of Plan of the City of	temporarily stopped due to environmenta issues re cutting of	
iando, Pampanga 2012	1-2021 Comprehe	nsive Land Use	Plan of the City of S	century old trees	
ndo, Pampanga 2012- ndo, Pampanga 2012-	2021 Compreher 2021 Comprehen	sive Land Use I sive Land Use F	lan Drainage of Sa Construction Sa	Same as above	
do Pampanga 2012-2 Jose Abad Santos	021 Comprehens 21 Comprehensi	ive Land Use Place Land Use Place	Widening, drainage canal construction	On-going thru GSO II Project On-going thru GSO II Project	
o, Pampa Aye. 2012-201 Pampanga 2012-202	National National Comprehensive	e Land USE Plan Land Use Plan	Pedestrian Overpass		
Jct. Lazatin Blvd	Comprehensive L Comprehensive L	Land Use Plan o and Use Plan o	of the City of San Fe the Fly-over Fer	On-going thru GSO II Project	
Bacolor-Sn Fdo- Mexico Old National Road	omprehensive La mprehational Lar iprehensive Land	nd Use Plan of d US DPWH of th Use Plan of th	Concreting Drainage Canal Improvement	ando, Pampanga 201 ndo, P Continuing 2012 do, Pampanga 2012-	
MacArthur Old Road	orehensive Land reheNational nd Usehensive Land Use	Use Plan of the se PDPWH the e Plan of the C	Widening and Drainage Canal Construction	o, Pampanga 2012-2 , Pam Continuing 2-20 Pampanga 2012-202	
San Pedro-Lara Rd	City/Local	CEO of the Ci	y of San Fernando,	Pampanga 2012-202	
Pandaras-Malino Road	Provincial	PG Pampanga	or San Fernando, P	ampanga 2012-2021	
Lara-Baliti-Panipuan Rd	City/Local	CEO the City o	San Fernando, Pan	panga 2012-2021 C	
San Pedro-Pandaras Road	City/Local	CEO City of S	an Fernando, Pampa	nga 2012-2021 Com	
San Isidro-Alasas- Quebiawan Road	City/Local	CEO City of Sa	n Fernando, Pampar	ga 2012-2021 Comp	
Del Rosario-Sindalan Road	City/Local	CEO ty of San F	ernando, Pampanga	2012-2021 Compre	
Sindalan-Calulut Road	National	DPWH	mando, Pampanga a	U12-2021 Comprehe	

2021 Comprehensive Land Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land 021 Comprehensive Land Use Plan of the City of San Fernando, Pampanga 2012-2021 Comprehensive Land I

the City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan the City of San Fernando, Comprehensive Land Use Plan of the City of San Fernando, Pampanga 2012-2021 City of San Fernando, Pampanga 2012-2021 Comprehensive Land Use Plan of the C Proposed Land Use Management Policies, 2012-2021 sive Land Use Plan of the C Bias towards higher value land uses Moratorium on agricultural land reclassification for horizontal residential an Fernadevelopmentnga 2012-2021 Comprehensive Land Use Plan of the City of Reduce sources of ground water pollution Reclamation of Roads Rights of Way sive Land Use Plan of the City of ■ Full implementation of Solid Waste Management Act of 2003 Reclamation of River/Creeks easements Maximize participation of barangays in river/Creek water quality maintenance Comprehensive Land Use Plan of the City of S Intensify Public-Private partnership in implementing projects Promotion of low-cost high density residential development Moratorium on Agri-Industrial development immediately adjacent to residential areas Implementation of air pollution policies Increased participation of City Government in monitoring groundwater extraction Increased utilization 2012-2021 Comprehensive Land Use Plan of the City of San Fernando ensive Land Use Plan of the City of San Fernan prehensive Land Use Plan of the City of San Fernand

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