



Republic of the Philippines
Province of Cavite
City of Bacoor

Rec'd by
Planning
08-08-2024
11:38 am

5th SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

PUBLIC HEARING REPORT NO. HLUUD 021 S-2023

Subject: *COMMENTS AND RECOMMENDATION FROM THE PROVINCIAL LAND USE COMMITTEE (PLUC) WITH REGARD THE COMPREHENSIVE LAND USE PLAN 2020-2030 AND THE ZONING ORDINANCE OF THE CITY OF BACoor. PCR 346-2023 dated 24 July 2023.*

Acting on the comments and recommendations from the Provincial Land Use Committee (PLUC) regarding the Comprehensive Land Use Plan 2020-2030 and the Zoning Ordinance on 20 November 2023. The item was referred to the committee by Sangguniang Panlungsod Presiding Officer, Hon. Rowena Bautista-Mendiola, during the 53rd Regular Session dated 24 July 2023.

The City Mayor, Strike B. Revilla endorsed a letter on 12 July 2023 to the Sangguniang Panlungsod for appropriate action of the letter, dated 06 July 2023, from Engr. Enp. Lorna R. Leyran, Provincial Land Use Committee Chair / Provincial Planning and Development Coordinator, Province of Cavite.

FINDINGS:

During the public hearing on 24 August 2023, attended by various representatives, the committee discussed the preliminary comments from the PLUC on the Comprehensive Land Use Plan 2020-2030 and the Zoning Ordinance of the City of Bacoor. Concerns were raised about potential property value increases due to new zoning laws such as reclassification, challenges in enforcing new regulations, and the integration of sustainability measures. Emphasis was placed on transparency and public involvement in the planning process.

Quoted below is the content of the letter submitted by Planning Officer III, Ms. Rhowena D. Alcantara of CPDCO, dated 29 August 2023, addressed to Hon. Alde Joselito F. Pagulayan: (A copy of the letter is attached hereto for reference).

"The CPDCO coordinated with Mr. Meliton Juanico of PLANADES and is awaiting the consolidation of comments and recommendations from PLUC members for immediate compliance and approval of the Sangguniang Panlalawigan."



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5th SANGGUNIANG PANLUNGSOD

RECOMMENDATION:

In view of the further deliberation, the committee respectfully recommends **TEMPORARILY ARCHIVING** the matter while waiting to finalize the draft Comprehensive Land Use Plan.

WE HEREBY CERTIFY that the contents of the foregoing report are true and correct.

Signed this 20th day of November 2023 at the City of Bacoor, Cavite.

Committee on Housing, Land Utilization and Urban Development

COUN. ALDE JOSELITO F. PAGULAYAN
Chairman

COUN. ADRIETO G. GAWARAN
Vice Chairman

COUN. SIMPLICIO G. DOMINGUEZ
Member

COUN. ALEJANDRO F. GUTIERREZ
Member



Republic of the Philippines
 Province of Cavite
 City of Bacoor

*mod by:
 Jo. C. Santos
 08-28-2023
 11:38 am*

5th SANGGUNIANG PANLUNGSOD

**COMMITTEE ON HOUSING, LAND UTILIZATION
 AND URBAN DEVELOPMENT**

**PUBLIC HEARING MINUTES
 HLUUD 021 S-2023**

Subject: *COMMENTS AND RECOMMENDATION FROM THE PROVINCIAL LAND USE COMMITTEE (PLUC) WITH REGARD THE COMPREHENSIVE LAND USE PLAN 2020-2030 AND THE ZONING ORDINANCE OF THE CITY OF BACOOR. PCR 346-2023 dated 26 July 2023.*

Public Hearing Minutes Summary

24 August 2023 / 10:00 a.m.

Present:

HON. ALDE JOSELITO F. PAGULAYAN	-	Chairperson
HON. ADRIELITO G. GAWARAN	-	Vice Chairperson
HON. SIMPLICIO G. DOMINGUEZ	-	Member
HON. ALEJANDRO F. GUTIERREZ	-	Member

Also Present:

MS. RHOWENA D. ALCANTARA	-	City Planning Office
ENGR. ARTHUR S. SAN JOSE	-	Zoning Development
ATTY. MARIUS D. SUMIRA	-	City Legal Services
VARIOUS REPRESENTATIVES FROM LIGA NG MGA BARANGAY		
VARIOUS REPRESENTATIVES FROM SK FEDERATION		
VARIOUS REPRESENTATIVES FROM HOMEOWNERS ASSOCIATION		

The public hearing, scheduled for 24 August 2023, was presided over by the Committee Chairman on Housing, Land Utilization, and Urban Development, Hon. Pagulayan. After calling the roll, Hon. Pagulayan read the subject title of the proposed resolution and invited suggestions and comments from the attendees.



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5th SANGGUNIANG PANLUNGSOD

Ms. Alcantara, the City Planning Officer, was recognized first. She reported that the City Planning and Development Coordination Office (CPDCO) was awaiting consolidated comments and recommendations from the Provincial Land Use Committee (PLUC) regarding the Draft Comprehensive Land Use Plan.

Hon. Pagulayan inquired about specific feedback received from the PLUC, any anticipated challenges in meeting the deadline. Ms. Alcantara mentioned that preliminary comments had been received, but a comprehensive report was still pending. She assured the committee that efforts were underway to expedite the process.

Engr. San Jose from the Zoning Department expressed concerns about the enforcement of new zoning regulations. He pointed out the need for additional resources and personnel to effectively monitor and ensure compliance with the updated zoning laws. Engr. San Jose also highlighted potential issues related to the reclassification of certain areas, which might lead to disputes or resistance from affected stakeholders.

Hon. Gawaran raised a question regarding the integration of sustainability measures in the new land use plan. Ms. Alcantara responded that the plan includes several initiatives aimed at promoting sustainable development, such as green spaces, energy-efficient buildings, and improved public transportation infrastructure.

A discussion followed regarding the zoning ordinance. Atty. Sumira, from the Office of City Legal Services (OCLS), highlighted potential legal challenges that might arise from the new zoning regulations and emphasized the need for clear guidelines to avoid future disputes.

Several representatives in attendance were given the opportunity to voice their concerns. Ms. Guia Oller, President of the Bacoor Homeowners Association Council Inc. (BHOACI), expressed worries about the potential increase in real property tax (RPT) due to new zoning laws. Hon. Pagulayan acknowledged her concern and assured that measures would be taken to minimize any negative impact.

Siegfried De Leon, Barangay Captain from Queens Row East, inquired about the provisions for affordable housing in the new plan. Ms. Alcantara explained that the plan includes specific zones designated for affordable housing projects and incentives for developers to invest in such projects.

Hon. Pagulayan requested that the CPDCO submit a written report regarding the matter. He emphasized the importance of transparency and public involvement in the planning process.

With no further comments or questions, Hon. Gutierrez moved to adjourn the hearing.



Republic of the Philippines
Province of Cavite
City of Bacoor

5th SANGGUNIANG PANLUNGSOD

Prepared By:



PETER ADRIAN F. BORJA
Local Legislative Staff I

Attested By:



COUN. ALDE JOSELITO F. PAGULAYAN
Chairman
Committee on Housing, Land Utilization
and Urban Development



Republic of the Philippines
Province of Cavite
City of Bacoor

rec'd by:
R. J. ...
08-05-2024
11:30 am


5th SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

ATTENDANCE OF THE PUBLIC HEARING

24 August 2023 / 10:00 a.m.
Bacoor Legislative and Disaster Resilience Building,
Sangguniang Panlungsod Session Hall, 6th Floor, Bacoor Government Center

Subject: **COMMENTS AND RECOMMENDATION FROM THE PROVINCIAL LAND USE COMMITTEE (PLUC) WITH REGARD THE COMPREHENSIVE LAND USE PLAN 2020-2030 AND THE ZONING ORDINANCE OF THE CITY OF BACOOR. PCR 346-2023 dated 26 July 2023.**

SIGNATURE/ NAME	POSITION/AFFILIATION OFFICE/ADDRESS	CONTACT NUMBER/EMAIL
HON. ALDE JOSELITO F. PAGULAYAN	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
HON. ADRIELITO G. GAWARAN	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
HON. ALEJANDRO T. GUTIERREZ	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
HON. SIMPLICIO G. DOMINGUEZ	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
ARTHUR S. SAN JOSE	ZONING & LAND DEPT. DEPT. HEAD / BACOOR LGU	09499988765
RHMENA D. ALCANTARA	DIC - CPDC	09399346410



Republic of the Philippines
Province of Cavite
City of Bacoor

5th SANGGUNIANG PANLUNGSOD

SIGNATURE/ NAME	POSITION/AFFILIATION OFFICE/ADDRESS	CONTACT NUMBER/EMAIL
RUEL A. SOLANO	HOA PNB - BATAWAN	0919 3898472
Isigtrud E. De Leon	Purog Barangay Queens Row East	0927 449 7011
Anabel G. Reparacion	HOA Astville 3	0928 9341695
Alma A. Cruz	Paschari HOA	0916 389 5692
KARINA MIE L. MOLAN	LSK CHAIRMAN QUEENS ROW EAST	0917 137 4468
Melia M. Sanyaro	HOA P2 Molino	0905 3030487
ROBERTO CANINO	HOA NIOG 2 COCOVILLE	0917-508-1089
Renzo V. de Jesus	HOA P2 molino 6	0908 603 2142
Maryellen Dela Rosa	IBCC	09651797344
Marietta Nils	Molino 2 HOA President	09084128498
JEREMAE D. ALICO	LSK KAGAWAD OR WEST	0951 674 8915



Republic of the Philippines
 Province of Cavite
 City of Bacoor

5th SANGGUNIANG PANLUNGSOD

SIGNATURE/ NAME	POSITION/AFFILIATION OFFICE/ADDRESS	CONTACT NUMBER/EMAIL
 JORNA CASTRO	BRGY. SECRETARY QUEENS ROW EAST	0908 7896792
 SANTIAGO VILLEGAS	CAMELLA EAST	0994 2002 919
 Florido Berrido	HOA Halyng Potencia	0997 429 9335
 MARIUS D SUMIRA	OCLS	0917 6385741
 Rubie Miranda	ECOTURISMO 1,2,3,4	0921 781 7046
 PETER CRINFO	USK CHAIRMAN QUEENS ROW CENTRAL	0905 431 7085
 Melba Dela Rosa	IBCC	0999 6847219
 Maricel Bernardino	HOA Hotelier's	09275728096
 ALLAN G. CALCA	OIC - OAS	09357247613
 Joshua Francisco Clark Ezer R. Nolasco	Agri Tech Fisheries	09782163887



Republic of the Philippines
Province of Cavite
City of Bacoor

5th SANGGUNIANG PANLUNGSOD

SIGNATURE/ NAME	POSITION/AFFILIATION OFFICE/ADDRESS	CONTACT NUMBER/EMAIL
 ROGELIO D DOMINGUEZ	I FARM C	09219671959
 Jose Castillo	HOA DE CASTRO	09611628481
 Susan Hernandez	POSCHAM	0927 1311947
 TEODORO JIMENO	CAMELLA EAST	0921 751 7016
 Salome Benji	POPCA	09528120326
 Eliciano Escobio	FUE DE CASTRO	0917 20 2274
 FRANK HERRERA	SORRENTO HOA	0961 23413006
 TERESA DE LARA	BOO HOA HOTELIERA	0926 12754201
 Mary Grace Ballon	FUE DE CASTRO	09161628481
 HIGINIO MONTILLA	BASHOA	0917 1358276
 Carlito L. Limbay	(Strikeville 1	09085614382



Republic of the Philippines
 Province of Cavite
 City of Bacoor

rec'd by:
 [Signature]
 01 Aug 2023
 11:30am

5th SANGGUNIANG PANLUNGSOD

**COMMITTEE ON HOUSING, LAND UTILIZATION
 AND URBAN DEVELOPMENT**

**NOTICE OF THE PUBLIC HEARING
 (PROOF OF RECEIPT)**

24 August 2023 / 10:00 a.m.
 Bacoor Legislative and Disaster Resilience Building,
 Sangguniang Panlungsod Session Hall, 6th Floor, Bacoor Government Center

Subject: *COMMENTS AND RECOMMENDATION FROM THE PROVINCIAL LAND USE COMMITTEE (PLUC) WITH REGARD THE COMPREHENSIVE LAND USE PLAN 2020-2030 AND THE ZONING ORDINANCE OF THE CITY OF BACOOR. PCR 346-2023 dated 26 July 2023.*

RECEIVED BY: NAME/SIGNATURE	POSITION/AFFILIATION OFFICE/ADDRESS	DATE/TIME CONTACT NUMBER
[Signature]	ZONING	AUG 22, 2023 11:23 AM
[Signature] Randy Padilla	Assessor	Aug. 22 2023 11:30 AM
[Signature] Shanny Calcedan	BHOACI	11:30 AM August 22, 2023
[Signature] Roberto M. Madrona	CPDE	August 22, 2023 11:50 AM
[Signature] ROBBY BOY PAQUA	SP	AUGUST 22 2023 11:50 AM
[Signature] MELINDA DESTURA	SP	AUG - 22, 2023 9:11 AM



Republic of the Philippines
Province of Cavite
CITY OF BACOOOR
Office of the City Mayor



Reference No. 2023- SD12

Date 07-12-23

- Endorsement
- Report
- Follow-up
- Information
- Invitation
- Legal
- Proposal/Business
- Request/Solicitation
- For Approval/Signature
- Others

ENGR. ENP LORNA P. LEYRAN

COPY OF THE COMMENTS/RECOMMENDATIONS FROM THE PLUC MEMBERS FOR

Remarks: YOUR CONSIDERATION/COMPLIANCE.

Handwritten signature and initials

SCPD

Foto 2



Republic of the Philippines
Province of Cavite
CITY OF BACOOR
Office of the Mayor

July 12, 2023

HON. ROWENA BAUTISTA-MENDIOLA
City Vice Mayor of Bacoor
Bacoor Government Center
Bacoor, Cavite



Thru: Atty. Khalid A. Atega, Jr.
Sangguniang Panlungsod Secretary



Subject: Endorsement Letter

Dear Hon. Bautista-Mendiola:

I hereby endorsed to the esteemed members of the Sangguniang Panlungsod for appropriate action the letter, dated 6 July 2023, from Engr. Lorna R. Leyran, Provincial Land Use Committee Chair/Provincial Planning and Development Coordinator, Province of Cavite, concerning the comments and recommendations from the PLUC members in reference to the Comprehensive Land Use Plan 2020-2030 and Zoning Ordinance of the City of Bacoor. Attached herewith is the aforementioned letter, including its attachments, for your immediate reference.

I trust that you give this matter your utmost consideration.

Sincerely yours,


STRIKE B. REVILLA
City Mayor 



Address: Bacoor Government Center, Bacoor Blvd., Brgy. Bagumbayan, City of Bacoor, Cavite
Trunkline: 434-1111 | Website: www.bacoor.gov.ph



SCAN ME



Comprehensive Land Use Plan

Name: City of Bacoor, Cavite

Core Element Sector/ Plan Chapter/Volume	Comments	Recommendations
<p>ECONOMY</p> <p>Executive Summary 12.7.8 Tourism</p> <p>Source: BACOR CITY CLUP</p>	<p>There are around fifty (50) tourist establishments within the City of Bacoor. Most of them are accommodation and travel and tour agency that cater the city's guests. Around the city, it is evident that there are lots of tourist establishments which are not accredited with the Department of Tourism.</p> <p>The Tri-Nodal Physical Strategy approach used by the City of Bacoor for its Land Use Planning is a perfect theme also for tourism development as the 3-nodes are itself can be transformed into a destination circuit.</p> <p>The Waterfront Node which is fronting Manila Bay is perfect for the promenade or seafront boulevard where people can enjoy the sunset o Manila Bay.</p> <p>There are several historical structures and heritage sites within the City that needs to be restored as they are affected by wear and tear through time.</p> <p>The City of Bacoor is lacking in green spaces where people could visit and rest during sunny days. Green spaces and green belts are the lungs of the city that absorbs the pollution from industries and harmful fumes from vehicles.</p>	<p>It is recommended to the Sangguniang Panglungsod of Bacoor City to enact a City Ordinance requiring all <u>qualified</u> tourism enterprise to apply for an accreditation with the DOT in compliance with the provisions of Tourism Act of 2009.</p> <p>Likewise recommended to the framers of the CLUP to urge the City Government to formulate a Local Tourism Development Plan (LTDP) to have single plan for the potential tourist attractions of the municipality.</p> <p>The framers of the CLUP should adopt the climate change scenario by mainstreaming their DRRM into the CLUP and to the LTDP.</p> <p>The framers of the CLUP need to prioritize the assessment of these cultural and historical edifices and structures to preserve their historical significance and to withstand the test of time for the future generations to come.</p> <p>In this time and space where the result of climate change is adversely affecting our environment and the people. There is a need to develop green spaces and green belts within the City of Bacoor to avert the increasing heat from the sun and to beautify the entire city with natural and green vegetation.</p>

Prepared by: **MARIO R. DAGA**

Noted by: 
Dir. **MARITES T. CASTRO**

Date: 10 July 2023

CELP REVIEW FORM FOR COMMENTS AND RECOMMENDATIONS

Volume	Section Item	Page	Comments	Recommendations	Reviewing (PLUC) Agency	Status (Completed/not Completed)	Remarks
Executive Summary							
1	Background						
2	Statement of Purpose and Intent						
3	Need for the Project						
4	Project Description						
5	Project Location						
6	Project Impact						
7	Project Benefits						
8	Project Risks						
9	Project Costs						
10	Project Schedule						
11	Project Organization						
12	Project Conclusion						
13	Appendix A: Project Map						
14	Appendix B: Project Photos						
15	Appendix C: Project Documents						
16	Appendix D: Project Contacts						
17	Appendix E: Project Glossary						
18	Appendix F: Project Index						

Volume	Section/Item	Page	Comments	Recommendations	Governing PL/UCI Agency	Status (complete/not complete)	Remarks
	Section 1.1 - Introduction						
	Section 1.2 - Purpose and Scope						
	Section 1.3 - Authority						
	Section 1.4 - Definitions						
	Section 1.5 - Land Use Categories						
	Section 1.6 - Land Use Designations						
	Section 1.7 - Land Use Regulations						
	Section 1.8 - Land Use Implementation						
	Section 1.9 - Land Use Monitoring and Evaluation						
	Section 1.10 - Land Use Review and Update						
GENERAL COMMENTS							
			Section 1.1 - Introduction	Section 1.1 - Introduction			
			Section 1.2 - Purpose and Scope	Section 1.2 - Purpose and Scope			
			Section 1.3 - Authority	Section 1.3 - Authority			
			Section 1.4 - Definitions	Section 1.4 - Definitions			
			Section 1.5 - Land Use Categories	Section 1.5 - Land Use Categories			
			Section 1.6 - Land Use Designations	Section 1.6 - Land Use Designations			
			Section 1.7 - Land Use Regulations	Section 1.7 - Land Use Regulations			
			Section 1.8 - Land Use Implementation	Section 1.8 - Land Use Implementation			
			Section 1.9 - Land Use Monitoring and Evaluation	Section 1.9 - Land Use Monitoring and Evaluation			
			Section 1.10 - Land Use Review and Update	Section 1.10 - Land Use Review and Update			
VOLUME I: THE COMPREHENSIVE LAND USE PLAN							
Preliminary Pages							
	Map 1.1						
	Map 1.2						
	Map 1.3						
	Map 1.4						
	Map 1.5						
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	Map 1.7						
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Volume	Section/Item	Page	Comments	Recommendations	Resolving (PL/UCI Agency)	Status (Completed/Not Completed)	Remarks
VOLUME II - ZONING ORDINANCE							
The Zoning Ordinance itself:							
	Section 101: Purpose and Intent						
	2. Title and Definitions (Part 102)						
	3. Zoning Districts (Part 103)						
	4. Zoning Districts						
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Volume	Section/Item	Page	Comments	Recommendations	Reviewing (PLUC) Agency	Status (completed/ completed)	Remarks
3.6	Miscellaneous Provisions (Agricultural Land Conservation and Preservation)	p. 107-108	> Applications for agricultural and land re-development approved by the city shall be submitted to the HLURB/Sangguniang Pangalangan for review and final approval.	> Kindly revise as "applications for agricultural land re-development approved by the city shall be submitted to DHSUD for endorsement prior to final approval of the Sangguniang Pangalangan".	DPPDC		
3.7	Mapping Devices						
3.8	Admin station and E-votement						
3.9	9. Land Use Plan Base Zones	p. 21-22	> Kindly revise the base zones identified in the zoning ordinance because there are identified base zones that are too specific and can be merged in a single base zone (i.e. Existing major road, access roads, bridges can be zoned under Utilities, Transportation and Services Zone) > Please re-visit zone boundaries (i.e. 34-38) and zone regulations (i.e. 80-102) upon adjustment.		DHSUD		
3.10	10. Interpretation of Zone Boundaries	p. 59	The HLURB statements seem to be conflicting with each other.	> In practice, the local decisions of the zoning boundaries will prevail. Kindly elaborate clearly this part.	DHSUD		
Other Comments:							
1	Access to LZBA decisions			Replace HLURB with Human Settlements Adjudication Commission (HSAC).	DHSUD		
2	Integrated Zoning Map			> Instead of using a blue background, LGU may include boundaries of adjacent municipalities. > LGU may consider including barangay names at the map layout by number (i.e. 1-Barangay A etc.) > There are land uses that can be better presented as polygons instead of points (reports, colleges, parks, and recreation locations).	DHSUD DHSUD DHSUD		

Volume	Section/Item	Page	Comments	Recommendations	Reviewing (PLUC) Agency	Status (Qualitative/Not completed)	Summary
				<p>Please include the following signatures on the map: Adopted by Sangguniang Panglungsod per SP Resolution No. ___ dated ___ Signed by SP Secretary, Vice Mayor, and Mayor</p> <p>Approved by Sangguniang Pambalayan per SP Resolution No. ___ dated ___ Signed by SP Secretary, Vice Governor, and Governor</p>			
3	Topography					/	
4	Soil					/	
	4.1 TypoClassification					/	
	4.2 Soil Suitability					/	
	5 Land Capability (if any)					/	
	6 Hydrogeologic Features			If possible, please provide data		/	
	1. Groundwater Resources					/	
	2. Bedrock Formation					/	
	E. Hazard Information (with maps)					/	
	1. Hydro-meteorological Hazards					/	
	1. Rain-induced Landslide					/	
	2. Flooding					/	
	3. Storm Surge					/	
	II. Geologic Hazards					/	
	1. Tsunami					/	
	2. Liquefaction					/	
	3. Earthquake					/	
	F. Climate Data			Please provide data if any	DPPOC	/	
	1. Current Climate			Please provide data if any	DPPOC	/	
	2. Projected Climate					/	
	G. Resources			Please provide data if any	DPPOC	/	
	1. Mineral Resources			Please provide data if any	DPPOC	/	
	2. Water Resources					/	
	3. Forest Ecosystem					/	
	3.1 Forestlands				PEPRO	/	
			No Forestland in the City of Bacoor as well as areas with 10% above slope.				

Volume	Subheader	Page	Comments	Recommendations	Reviewing PLUCI Agency	Status (Completed/not completed)	Remarks
1	1. Introduction	1-1	1.1.1. The project is well defined and the objectives are clearly stated. The methodology is appropriate and the data sources are reliable. The analysis is thorough and the conclusions are well supported.	1.1.2. The project is well defined and the objectives are clearly stated. The methodology is appropriate and the data sources are reliable. The analysis is thorough and the conclusions are well supported.	1.1.3. The project is well defined and the objectives are clearly stated. The methodology is appropriate and the data sources are reliable. The analysis is thorough and the conclusions are well supported.	1.1.4. The project is well defined and the objectives are clearly stated. The methodology is appropriate and the data sources are reliable. The analysis is thorough and the conclusions are well supported.	
2	2. Literature Review	2-1	2.1. The literature review is comprehensive and covers all relevant areas. The sources are credible and the synthesis is clear. The review identifies key trends and gaps in the literature.	2.2. The literature review is comprehensive and covers all relevant areas. The sources are credible and the synthesis is clear. The review identifies key trends and gaps in the literature.	2.3. The literature review is comprehensive and covers all relevant areas. The sources are credible and the synthesis is clear. The review identifies key trends and gaps in the literature.	2.4. The literature review is comprehensive and covers all relevant areas. The sources are credible and the synthesis is clear. The review identifies key trends and gaps in the literature.	
3	3. Methodology	3-1	3.1. The methodology is clearly described and justified. The methods are appropriate for the research objectives. The data collection and analysis procedures are well detailed.	3.2. The methodology is clearly described and justified. The methods are appropriate for the research objectives. The data collection and analysis procedures are well detailed.	3.3. The methodology is clearly described and justified. The methods are appropriate for the research objectives. The data collection and analysis procedures are well detailed.	3.4. The methodology is clearly described and justified. The methods are appropriate for the research objectives. The data collection and analysis procedures are well detailed.	
4	4. Results and Discussion	4-1	4.1. The results are presented clearly and concisely. The discussion is thorough and provides a logical interpretation of the findings. The conclusions are well supported by the evidence.	4.2. The results are presented clearly and concisely. The discussion is thorough and provides a logical interpretation of the findings. The conclusions are well supported by the evidence.	4.3. The results are presented clearly and concisely. The discussion is thorough and provides a logical interpretation of the findings. The conclusions are well supported by the evidence.	4.4. The results are presented clearly and concisely. The discussion is thorough and provides a logical interpretation of the findings. The conclusions are well supported by the evidence.	
5	5. Conclusions and Recommendations	5-1	5.1. The conclusions are clear and concise. The recommendations are practical and based on the findings. The overall quality of the report is high.	5.2. The conclusions are clear and concise. The recommendations are practical and based on the findings. The overall quality of the report is high.	5.3. The conclusions are clear and concise. The recommendations are practical and based on the findings. The overall quality of the report is high.	5.4. The conclusions are clear and concise. The recommendations are practical and based on the findings. The overall quality of the report is high.	
6	6. References	6-1	6.1. The references are listed in a clear and organized manner. The sources are credible and relevant to the study.	6.2. The references are listed in a clear and organized manner. The sources are credible and relevant to the study.	6.3. The references are listed in a clear and organized manner. The sources are credible and relevant to the study.	6.4. The references are listed in a clear and organized manner. The sources are credible and relevant to the study.	
7	7. Appendix	7-1	7.1. The appendix contains supplementary information that supports the main text. The data and figures are well presented and easy to interpret.	7.2. The appendix contains supplementary information that supports the main text. The data and figures are well presented and easy to interpret.	7.3. The appendix contains supplementary information that supports the main text. The data and figures are well presented and easy to interpret.	7.4. The appendix contains supplementary information that supports the main text. The data and figures are well presented and easy to interpret.	
8	8. Glossary	8-1	8.1. The glossary provides clear definitions for key terms used in the report. The definitions are concise and easy to understand.	8.2. The glossary provides clear definitions for key terms used in the report. The definitions are concise and easy to understand.	8.3. The glossary provides clear definitions for key terms used in the report. The definitions are concise and easy to understand.	8.4. The glossary provides clear definitions for key terms used in the report. The definitions are concise and easy to understand.	
9	9. Bibliography	9-1	9.1. The bibliography lists all sources used in the report. The entries are formatted correctly and include all necessary information.	9.2. The bibliography lists all sources used in the report. The entries are formatted correctly and include all necessary information.	9.3. The bibliography lists all sources used in the report. The entries are formatted correctly and include all necessary information.	9.4. The bibliography lists all sources used in the report. The entries are formatted correctly and include all necessary information.	
10	10. Index	10-1	10.1. The index provides a quick and easy way to find information in the report. The entries are clear and comprehensive.	10.2. The index provides a quick and easy way to find information in the report. The entries are clear and comprehensive.	10.3. The index provides a quick and easy way to find information in the report. The entries are clear and comprehensive.	10.4. The index provides a quick and easy way to find information in the report. The entries are clear and comprehensive.	

III. Demography

1. Introduction

2. Literature Review

3. Methodology

4. Results and Discussion

5. Conclusions and Recommendations

6. References

7. Appendix

8. Glossary

9. Bibliography

10. Index

Volume	Section/Item	Page	Comments	Recommendations	Referring (PLUC) Agency	Status (complete/complete)	Remarks
	1. Population by Age-Group-Sex					/	
	2. Age Dependency Ratio					/	
	3. Labor Force and Employment					/	
	4. School-Age Population					/	
B. Population Distribution							
	1. Total Population by Barangay					/	
	2. Urban-Rural household Population by Barangay					/	
	3. Urbanization Level					/	
	4. Population Density/ Residential Density					/	
	5. Hierarchy of Settlements by Barangay					/	
C. Population Changes							
	1. Historical Growth of Population					/	
	2. Fertility and Mortality					/	
	a. Crude Birth Rate					/	
	b. Crude Death Rate					/	
D. Other Population Changes							
	1. Marital Status					/	
	2. Mother Tongue/ Ethnicity					/	
	3. Religious Affiliation					/	
	4. Literacy Rates					/	
	5. Other relevant information (Migration, OPIV, etc.)	p 44	Migration pattern in the city was noticeable		OPPOC	/	
E. Population Projections and Estimates							
	1. Projected Population and Household					X	
	2. Population Projection by Barangay					/	

Volume	Section/Item	Page	Comments	Recommendations	Responsible Agency	Status (Completed/ Ongoing)	Remarks
	7. Inventory of Cemeteries and Memorial Parks						
	b. Household Distribution by Type of Toilet Facility						
	9. Solid Waste and Wastewater Facilities				PERNO		
	9.1 Solid Waste Generation and Treatment		There is no specific discussion with regards to the Solid Waste Management Plan integration to the City's Ten-Year Solid Waste Management Plan. There is also an absence of discussion with regards to Solid Waste Management in commercial establishments and institutions.				
	9.2 Wastewater Generation and Treatment		Discussion on the Solid Waste Management on p. 12 and p. 152 are inconsistent. On p. 12 it was mentioned that currently, solid waste from the city is being transported to a Laguna landfill site, as stated in the city's Solid Waste Management Plan, while on p. 152, it was mentioned that garbage disposal was located at Sho Maik, Brgy. San Isidro, Serratey Landfill of Marikina, Rizal.	Please double check the data presented, and Hazardous Waste collection shall be undertaken by a DENR Registered TSD Facility for treatment and final disposal. (Hazardous Wastes also include those from hospitals and pharmacies which may contain or human wastes, pathogenic, and infectious wastes.)	PERNO		
	10. Health and Sanitation Analysis/ Audit		The budget allocation must be consistent. (On page 33, the allocated budget was P79,500,000.00 whereas on p. 153, 5.6.4 Solid Waste Management and Drainage System, the appropriate budget was 300 million pesos.)	Kindly double check the data provided	PERNO		
C. Housing							
	1. Housing Subsector/Status	p. 87 (Table 40)		Kindly fill-up other missing information which can be sourced from Local Shelter Plan (if available)			
	2. Housing Backlog						

Volume	Section Item	Page	Comments	Recommendations	Renewing P/LUCI Agency	Status (complete or comply)	Remarks
	1. Organizational Structure	1-58		For the purpose of the P/LUCI, the organizational structure is not clear.			
	2. Management of Resources						
	3. Financial Management						
	4. Human Resources						
	5. Information Management						
	6. Quality Management						
	7. Environmental Management						
	8. Safety Management						
	9. Security Management						
	10. Legal Management						
	11. Other Management						
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	100. Other Management						

Volume	Section/Item	Page	Comments	Recommendations	Reviewing Agency (PLUC)	Status (except where completed)	Remarks
	5. Crime Incidence for Children (Under 18 years old)					1	
	6. Current and Projected Requirement for Personnel			Please provide the Current and Projected Requirement for Personnel		DPDDC	
	7. Protective Services Analysis Matrix			Please provide discussion		DPDDC	
F. Sports and Recreation							
	1. Existing Sports and Recreational Facilities					1	
	2. Potential Recreational Facilities					X	
	3. Sports and Recreation Analysis Matrix			Please provide discussion/narrative	DPDDC		
	4. Location of Parks and Open Spaces	p.100	Figure 21 shows the location or distribution of parks (using points) and open spaces (using polygons). This is relevant information to develop urban resiliency in the area of society and well-being which is prioritized in the city's development vision	<ul style="list-style-type: none"> - Please include a tabulated summary profile of the existing parks and open spaces using the following items if applicable: <ul style="list-style-type: none"> a. Name of Park b. Location of the park c. Total Area/Existing Land Use d. Characteristics: Slope, drainage, soil, land cover, features, quality e. Character, Heritage and Cultural Considerations f. Present Facilities and Infrastructure g. Condition of the site and its improvements (presence/absence of vegetation, structures, etc.) h. Qualification of future use 	CHSUD		

Volume	Section/Item	Page	Comments	Recommendations	Reviewing PL/UC Agency	Status (Completed)	Remarks
	G. Integrated Social Analysis Matrix			<p>Review and update the matrix to reflect the latest findings from the social impact assessment. Ensure that the matrix is consistent with the project's objectives and the relevant legislation.</p>			
	H. Critical Point Failures Exposure And/or Risk to Hazard (With Risk Maps)			<p>Review the critical point failures and risk maps to ensure they are up-to-date and accurately reflect the project's impact on the environment and the community. Consider the latest data and information available.</p>			
ECONOMIC SECTOR							
A. Agriculture							
	1. Existing Agricultural Operations						
	2. Proposed Agricultural Operations						
	3. Existing and Proposed Agricultural Operations						
	4. Existing and Proposed Agricultural Operations (with Risk Maps)						
	5. Existing and Proposed Agricultural Operations (with Risk Maps)						
	6. Existing and Proposed Agricultural Operations (with Risk Maps)						
	7. Existing and Proposed Agricultural Operations (with Risk Maps)						
	8. Existing and Proposed Agricultural Operations (with Risk Maps)						
	9. Existing and Proposed Agricultural Operations (with Risk Maps)						
	10. Existing and Proposed Agricultural Operations (with Risk Maps)						

Volume	Section/Item	Page	Comments	Recommendations	Reviewing (PLUC) Agency	Status (Completed)	Remarks
	1. Forestry						
	1.1. Administrative and Financial						
	1.1.1. Administrative						
	1.1.1.1. Organizational Structure						
	1.1.1.2. Personnel						
	1.1.1.3. Equipment						
	1.1.1.4. Transportation						
	1.1.1.5. Communication						
	1.1.1.6. Information Management						
	1.1.1.7. Public Relations						
	1.1.1.8. Legal						
	1.1.1.9. Security						
	1.1.1.10. Other						
	1.1.2. Financial						
	1.1.2.1. Budget						
	1.1.2.2. Accounting						
	1.1.2.3. Financial Reporting						
	1.1.2.4. Internal Control						
	1.1.2.5. Other						
	1.1.3. Technical						
	1.1.3.1. Forest Management						
	1.1.3.2. Forest Conservation						
	1.1.3.3. Forest Rehabilitation						
	1.1.3.4. Forest Utilization						
	1.1.3.5. Forest Research and Development						
	1.1.3.6. Other						
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Volume	Section/Item	Page	Comments	Recommendations	Reviewing PI/UCI Agency	Status (Completed/In Progress)	Remarks
	Q. Industry						
	1. Industry Overview						
	2. Industry Structure						
	3. Industry Participants						
	4. Industry Trends						
	5. Industry Challenges						
	6. Industry Opportunities						
	7. Industry Analysis Matrix						
	E. Tourism						
	1. Tourism Overview						
	2. Tourism Structure						
	3. Tourism Participants						
	4. Tourism Trends						
	5. Tourism Challenges						
	6. Tourism Opportunities						
	7. Tourism Analysis Matrix						

Volume	Backend/Form	Page	Comments	Recommendations	Responsible Agency	Status (complete/not complete)	Remarks
	8. Other Modes of Transport and Facilities			If possible, please provide data. You may refer to the City's Transport/Roads Plan!	OPPRDC		
	9. Road Accidents by location, Nature, and Frequency			Please provide data if any.	OPPRDC		
	10. Transport Related Projects			Please provide ongoing/proposed projects within the CLUP's planning period	OPPRDC		
	11. Transportation Analysis Matrix			Please provide a discussion.	OPPRDC		
B. Power							
	1. Households Served with Electricity			If possible, kindly provide latest data from local service provider number of households per barangay	DHSUD		
	2. Number of Connections by Type of Users and Average Consumption			Please provide data if any			
	3. Projected Number of Connections by Type of Users and Average Consumption			Please provide data if any			
	4. Power Transmission/Distribution Line			Please provide data if any			
	5. Power Substations			Please provide data if any			
	6. Power Plants			Please provide data if any			
	7. Power Analysis Matrix						
C. Water							
	1. Level I Water Supply System by Type and Number of Population Served			If possible, kindly provide latest data from local service provider number of households per barangay	DHSUD		
	2. Water Sources of Level II Water Supply System			If possible, kindly provide latest data from local service provider number of households per barangay	DHSUD		
	3. Level II Water Supply System by Type and Number of Pockets Served			If possible, kindly provide latest data from local service provider number of households per barangay	DHSUD		
	4. Communal Faucets						
	5. Level III Local Waterworks System by Type and Number of Consumers and Average Water Consumption			If possible, kindly provide latest data from local service provider number of household adds per barangay	DHSUD		

Volume	Section Item	Page	Comments	Recommendations	Reviewing (PLUC) Agency	Status (completed/not completed)	Remarks
	F. Urban Exposure and Hazard						
	1. Non-Hazardous Sites		Review Recommendations of the WMAU	Review Recommendations of the WMAU	WMAU		
	2. Existing and Potential Hazardous Sites						
	3. Potential Hazardous Sites						
	4. Information and Characterization Technology Analysis Matrix						
	D. Information and Characterization Technology Analysis Matrix						
	1. Hazardous Sites						
	2. Non-Hazardous Sites						
	3. Potential Hazardous Sites						
	4. Information and Characterization Technology Analysis Matrix						
	E. INTEGRATED INFRASTRUCTURE SECTOR ANALYSIS			Public Review and Comments	CRPDC		
	F. LIFELINE FACILITIES EXPOSURE AND OR RISK TO HAZARD (WITH MAPS)						
	G. URBAN AREAS EXPOSURE AND OR RISK TO HAZARDS (with maps)						
	H. Special Area Studies						
	1. City Center						
	2. Downtown						
	3. Historic District						
	4. Industrial Corridor						
	5. Major Arterial						
	6. Major Freeway						
	7. Major Waterway						
	8. Major Airport						
	9. Major Port						
	10. Major Park						
	11. Major School						
	12. Major Hospital						
	13. Major Government Building						
	14. Major Religious Building						
	15. Major Cultural Building						
	16. Major Entertainment Building						
	17. Major Office Building						
	18. Major Residential Building						
	19. Major Industrial Building						
	20. Major Warehouse						
	21. Major Storage Building						
	22. Major Utility Building						
	23. Major Power Plant						
	24. Major Water Treatment Plant						
	25. Major Sewer Treatment Plant						
	26. Major Landfill						
	27. Major Incinerator						
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Volume	Section/Item	Page	Comments	Recommendations	Reviewing (PELLC) Agency	Status (Completed/Not Completed)	Remarks
	Demography and DEIR-CCA	p. 50	Inadequate in measuring the DEIR-CCA component of the emergency to the population, this section focuses on household affected by identified hazards in Bacoer City. This also shows the exposure of the population residing in critical areas, such as the river basin; these groups are more vulnerable to disasters. The population exposure to hazards is not presented in this section.	Include the exposure analysis in this section with accompanying tables and maps	DHSIUD		
	Informal Settlements	p. 66		Kindly provide map showing indicative location of ISFs	DHSIUD		

General Comments on Maps:

1. Revise the proposed land use map -there are land uses which can be presented as polygons instead of points.
2. Kindly standardize map layout and coordinate reference system used - various map layouts/CRS were used across the three volumes.
3. Include labels of barangay names in all maps - either label by name or number coding with supporting legends.
4. Please include the following signatories in the Existing Land Use Map, Proposed Land Use Map, and Zoning Map

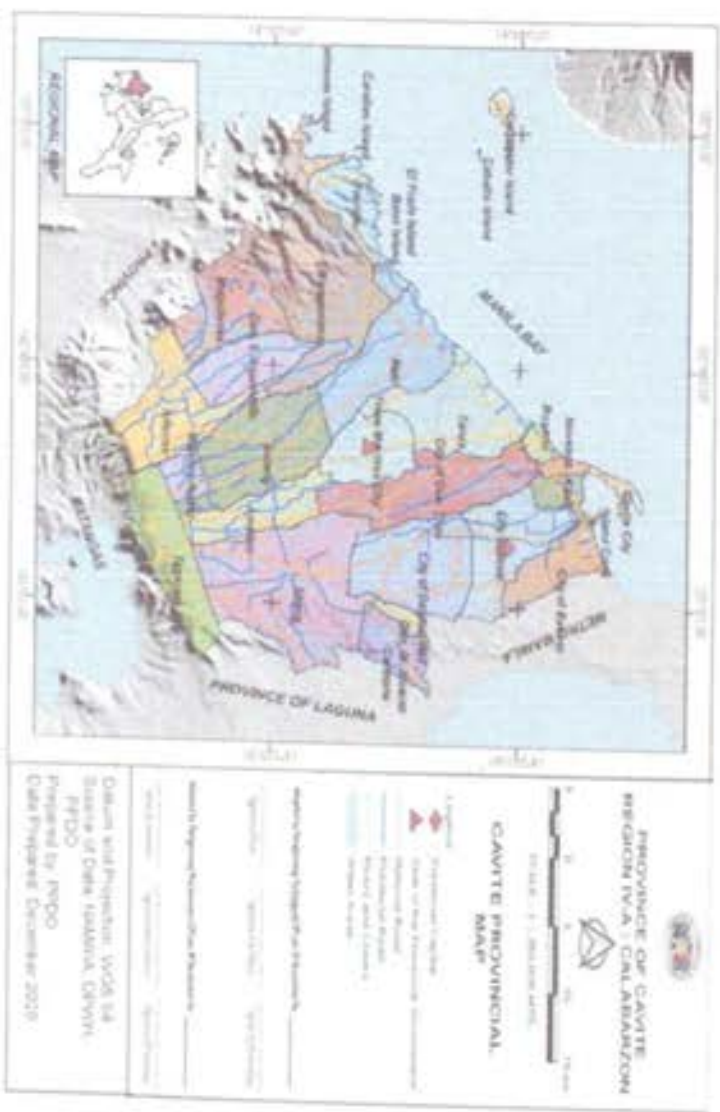
Adopted by Sangguniang Panglungsod (SP) per SP Resolution No. _____

Signed by Mayor _____ Signed by Vice Mayor _____ Signed by SP Secretary _____

Adopted by Sangguniang Panlalawigan (SP) per SP Resolution No. _____

Signed by Governor _____ Signed by Vice-Governor _____ Signed by SP Secretary _____

Sample presentation map with signatories:





Republic of the Philippines
PROVINCE OF CAVITE
 City of Bacoor

OFFICE OF THE SANGGUNIANG PANLUNGSOD

DISTRICT I

CITY RESOLUTION NO. 2022 - 055
 Series of 2022

HON. CATHERINE SARINO-EVARISTO
 Acting City Mayor

HON. MICHAEL E. SOLIS
 Acting City Vice Mayor

HON. ADRIELITO G. GAWARAN
 City Councillor

HON. REYNALDO L. GUERRERO, JR.
 City Councillor

Official Business

HON. ALEJANDRO F. GUTIERREZ
 City Councillor

HON. LEVY M. TELA
 City Councillor

DISTRICT II

HON. ROBERTO L. ADVINCULA
 City Councillor

HON. REYNALDO D. PALABRICA
 City Councillor

HON. REYNALDO M. FABIAN
 City Councillor

HON. ROGELIO M. NOLASCO
 City Councillor

HON. ALDE JOSELITO F. PAGULAYAN
 City Councillor

HON. SIMPLICIO G. DOMINGUEZ
 City Councillor

Official Business

HON. RAMON N. BAUTISTA
 mga mga Barangay President

ABSENT

HON. MAC RAVEN ESPIRITU
 SKA President

Attested by:

ATTY. RONALD L. ATEGA, JR.
 Sangguniang Panlungsod Secretary

Certified by:

HON. MICHAEL E. SOLIS
 Acting City Vice Mayor

Approved by:

HON. CATHERINE SARINO-EVARISTO
 City Mayor

A RESOLUTION APPROVING THE COMPREHENSIVE LAND USE PLAN (CLUP) OF THE CITY OF BACOOR, CAVITE.

Sponsored by:
 Hon. Alde Joselito F. Pagulayan

Co-sponsored by:

Hon. Roberto L. Advincula, Hon. Simplicio G. Dominguez,
 Hon. Adrielito G. Gawaran, Hon. Victorio L. Guerrero, Jr.,
 Hon. Reynaldo M. Fabian, Hon. Rogelio M. Nolasco, Hon.
 Reynaldo D. Palabrica and Hon. Levy M. Tela

WHEREAS, the Office of the Sangguniang Panlungsod received a letter from the Office of the City Mayor requesting for a resolution approving the Comprehensive Land Use Plan (CLUP) for the City of Bacoor last July 17, 2022.

WHEREAS, after conducting a number of committee and public hearings, the Committee on Housing, Land Utilization and Urban Development recommended the approval of the proposed CLUP.

NOW THEREFORE, after careful deliberation and upon motion of Hon. Alde Joselito Pagulayan, unanimously seconded by the council in regular session duly assembled, **BE IT RESOLVED AS IT IS HEREBY RESOLVED** by the Sangguniang Panlungsod to pass a resolution approving the Comprehensive Land Use Plan (CLUP) of the City of Bacoor, Cavite.

RESOLVED FURTHER, to furnish the Office of the City Mayor, the City Planning and Coordinating Office, the University of the Philippines-Office of the National Administrative Register (UP-ONAR), and other government agencies concerned with copies of this resolution.

APPROVED this 5th day of September 2022 at the City of Bacoor, Cavite by the 5th Sangguniang Panlungsod of the City of Bacoor, Cavite.

I hereby certify that the foregoing resolution was passed in accordance with law by the Sangguniang



Republic of the Philippines
PROVINCE OF CAVITE
 City of Bacoor

OFFICE OF THE SANGGUNIANG PANLUNGSOD

DISTRICT I

Panlungsod of Bacoor, Cavite on the 5th day of September 2022.

HON. CATHERINE SARINO-EVARISTO
 Acting City Mayor

HON. MICHAEL E. SOLIS
 Acting City Vice Mayor

HON. ABRIELITO G. GAWARAN
 City Councilor

HON. ANTONIO L. GUAHENO, JR.
 City Councilor

Official Business

HON. ALEJANDRO F. GUTIERREZ
 City Councilor

HON. LEYD M. TELA
 City Councilor

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 City Councilor

HON. ALBERTO SEBITO P. PAGULAYAN
 City Councilor

HON. SIMPLICIO G. DOMINGUEZ
 City Councilor

Official Business

HON. RAMON N. BAUTISTA
 Liga ng mga Barangay President
 ABSENT

HON. MAC RAVEN ESPRITU
 LRA President

Attested by:

ATTY. KHALID A. ATEGA, JR.
 Sangguniang Panlungsod Secretary

Certified by:

HON. MICHAEL E. SOLIS
 Acting City Vice Mayor

Approved by:

HON. CATHERINE SARINO-EVARISTO
 City Mayor

Certified by:

HON. MICHAEL E. SOLIS
 Acting City Vice Mayor/ Presiding Officer

Attested by:

ATTY. KHALID A. ATEGA, JR.
 Sangguniang Panlungsod Secretary

Approved by:

HON. CATHERINE SARINO-EVARISTO
 Acting City Mayor