



PAMAHALAANG BATAN  
ALAMINOS LAGUNA



# CLUP

2018-2027

COMPREHENSIVE LAND USE PLAN

*Executive Summary*

MUNICIPALITY OF ALAMINOS  
PROVINCE OF LAGUNA

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**EXECUTIVE SUMMARY**  
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**VISION**

A vibrant and progressive agro-industrial municipality with high level responsive services, sustainable and inclusive economy, where God-loving, well-disciplined, and empowered citizenry are living in a safe, resilient and ecologically balanced environment under a transparent, responsible, innovative and unified leadership.

**BRIEF SITUATIONER**

**A. Physical Profile**

The municipality is relatively flat with a gently sloping topographic relief, slopes from zero (0) to 18 percent make up a total of 4,203.19 hectares of the total land area while the remaining 1,142.16 hectares are 18 percent and above slope.

Alaminos has four (4) soil types present - Lipa loam, Macolod, Macolod clay loam and mountain soils. Lipa loam is the dominant type of soil in the municipality, followed by Macolod. These soil types are highly suitable for urban use, recreational use, agriculture, road, parking lots, and sewage disposal facilities.

The municipality of Alaminos falls under Type I and Type 3 of the Philippine Climate Corona Classification. Type 1 climate has two pronounce seasons, which is dry from November to April and wet during the rest of the year. While, Type 3 climate is characterized by having not very pronounced, relatively dry from November to April, and wet during the rest of the year.

The total land area of the municipality is about 5,345.35 hectares. Alienable and disposable (A&D) lands cover 5,202.38 hectares (97.33%) of the total land while forest reserve covers 142.97 hectares (2.67%). Alaminos has no critical/protected area as defined under Republic Act No. 7586, NIPAS Act of 1992. There are, however, areas that are locally proclaimed protected areas to maintain and preserve the natural condition to the greatest extent potential.

The land cover of Alaminos consists of built-up, coconut with cropland mixed, annual crop, grassland, grassland and shrub land, other wooded grasslands, inland water body, open forest/mixed trees and rivers and creeks. Majority of the area is perennial crop such as coconut, lanzones, and rambutan.

Two (2) groundwater availability classifications are present in the municipality - local and less productive aquifers and rocks without any known significant groundwater obtainable through drilled wells, largely untested.

Further the municipality has six (6) major rivers and creeks with water quality classifications Class C and D Class. C is characterized as fishery water for the propagation and growth of fish and other aquatic resources, recreational water class II and industrial water Class I suitable for manufacturing processes after treatment, while Class D is for agriculture, irrigation, livestock, watering, and industrial water supply class II.

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**B. Impacts of Climate Change and Hazards**

*Climate Change Impacts*

The province of Laguna is projected to have a seasonal increase in temperature, an addition of 2.4°C to the observed baseline temperature which is 27.5°C from June to August is projected to be observed. On the other hand, December to February, has the highest percentage of projected change in the seasonal rainfall which is 43.9 percent or 276 millimeters. It is also observable that in June-July-August (JJA) has a negative value for the rate of seasonal rainfall change which is -22.7 percent or negative 191.6 millimeters of rainfall amount.

Changes in the seasonal temperature and rainfall have potential negative and positive impacts on settlements, production area, protection area and infrastructure systems of the municipality. One notable impact is the damage to infrastructures affecting the population, livelihoods, flow of resources, and the provision and delivery of basic services.

*Hazards*

Alaminos have five (5) natural hazards such as flooding, rain-induced landslide (RIL), ground shaking, earthquake-induced landslide (EIL) and soil erosion. Some barangays are susceptible to only one (1) hazard such as barangays Poblacion 1 and Poblacion 4, while other varies from two (2) to five (5) hazards.

*Flooding*

Flooding hazard in Alaminos is categorized as low, moderate and high susceptibility with a total land area of 126.03 hectares, 20.62 hectares, and 28.68 hectares, respectively. These are within the boundaries of barangays San Benito, San Roque, San Agustin, and San Gregorio.

*Rain Induced Landslide*

For RIL, the total land area susceptible is 767.37 hectare (21.64%). About 462.05 hectares (13.02%) is classified as moderate susceptibility while low susceptibility has an area of 1,748.59 hectares (49.32%). The barangays susceptible include barangays Del Carmen, Palma, Poblacion 1, Poblacion 2, Poblacion 3, Poblacion 4, San Agustin, San Andres, San Gregorio, San Ildefonso, San Juan, San Miguel, San Roque, and Sta. Rosa.

*Soil Erosion*

Municipality is also susceptible to soil erosion, barangays that are potentially affected are barangays Del Carmen, Palma, Poblacion 2, Poblacion 3, San Andres, San Gregorio, San Ildefonso, San Juan, and Sta. Rosa.

*Ground shaking*

Ground shaking affects the entire municipality being under two (2) ground shaking categories - PEIS Intensity VII and VIII. Intensity VII is characterized as destructive where most people are frightened and run outdoors. People find it difficult to stand in upper floors. Heavy objects and furniture overturn or topple. Big church bells may ring.

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Old or poorly built structures suffer considerable damage. Some well-built structures are slightly damaged. Some cracks may appear on dikes, fishponds, road surface and concrete hollow block walls. Limited liquefaction, lateral spreading and landslides are observed. Trees are shaken strongly. Barangays Palma, San Miguel, Sta. Rosa, San Gregorio and San Roque fall under this category. On the other hand, Intensity VIII refers to as very destructive to completely devastating, where Numerous landslides and rock falls occur in mountainous and hilly areas Most buildings are totally damaged. Bridges and elevated concrete structures are toppled or destroyed. Massive landslides and liquefaction, large-scale subsidence and uplifting of landforms and many ground fissures are observed. Changes in river courses and destructive seiches in large lake occur. Barangays that fall under this category include San Andres, San Juan, Poblacion 1, Poblacion 2, Poblacion 3, Poblacion 4, San Agustin, Del Carmen, San Benito, San Roque, San Miguel, Palma, and San Ildefonso.

*Earthquake Induced Landslide*

EIL is also present in the municipality with very minimal (low) susceptibility, particularly in barangays San Andres, Palma, San Gregorio, San Miguel, Sta. Rosa, and San Gregorio.

**C. Demography**

The municipality of Alaminos has a total population of 47,859 based on the 2015 Population Census with a 1.92 growth rate (2010-2015). The population is expected to reach 60,080 by 2027 and double in 36 years (2051). Young dependents (0-14 years of age) make up 30 percent of the total population and old dependents (65 and above years of age) contribute 4.93 percent to the population. Population ages 15 to 64 or the productive age group share 65.07 percent of the total population. The sex ratio indicates that there are more males compares to females in the municipality.

In terms of population distribution, six (6) barangays are classified as urban barangays - barangays Poblacion 1, Poblacion 2, Poblacion 3, Poblacion 4, San Agustin and San Benito. The urban population totals to 24,188 and contribute a 50.54 percent to the total population, while rural barangays comprise of barangays Del Carmen, Palma, San Andres, San Gregorio, San Ildefonso, San Juan, San Miguel, San Roque, and Santa Rosa, have a total rural population of 23,671 and contribute 49.46 percent to the total population. The gross population density is at nine (9) persons per hectare, lower compared the provincial and national figures.

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Table 1. Demographic profile of Alaminos, Laguna

<b>Population measures</b>	<b>2015</b>
Population	47,859
Population Growth Rate (2010-2015)	1.92
Productive Population	31,144
Reproductive age population	12,144
School age population	18,471
Young Population	14,356
Old Population	2,359
Age Dependency Ratio	49.89
Young Dependency Ratio	42.85
Old Dependency Ratio	7.04
Sex Ratio	101

**D. Social Services**

*Education Services and Facilities*

Alaminos has a total of 19 elementary schools and 6 (six) high schools. In terms of primary education, all private elementary schools are within the prescribed student-teacher and student classroom ratio. As for public elementary schools, four (4) out of 12 schools have a student-teacher ratio beyond the prescribed standard. These schools include Alaminos Elementary School, San Agustin Elementary School, San Benito Elementary School, and Sta. Rosa Elementary School. While six (6) out of 12 elementary schools have exceeded the prescribed student-classroom ratio, these are: Alaminos Elementary School, Palma Elementary School, San Agustin Elementary School, San Andres Elementary School, Sta. Rosa Elementary School.

*Health and Sanitation Services and Facilities*

The Municipal Health Center is located in barangay Poblacion 3. It can accommodate patients in the Poblacion area, as well as the patients from other barangays, which has no barangay health station, these includes barangays Poblacion 1, Poblacion 2, Poblacion 4, Palma, Del Carmen, and San Roque. Alaminos has four (4) cemeteries and memorial parks. The privately-owned memorial parks include Alaminos Memorial Park, Inc., Roloma Memorial Park Corp., and Mulberry Garden Memorial Park. There is only one (1) government-owned cemetery or the Alaminos Public Cemetery, which has already reached its capacity.

*Social Welfare Services and Facilities*

There are three (3) identified social welfare facilities in Alaminos. These are Day Care Centers; each barangay has their own and are reported to have an acceptable and

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serviceable condition; Senior Citizens Office which provide services such as Senior Citizen ID, and differently-abled persons (DAP) or persons with disabilities (PWD) office. Both the senior citizens' office and DAP or PWD offices are located in the municipal hall of Alaminos.

*Housing Facilities*

There are 11,025 occupied housing units in the municipality. Alaminos has a 4.33:1 ratio of household population to occupied housing units. There are nine (9) identified subdivisions in the municipality, four (5) of them are considered socialized housing. These are, Lynville Homes Alaminos, Newborn Village, Sitio Maligaya, La Trenchera de Felimon Masa and Bella Vita. A total of 2,067 dwelling units are available as part of the socialized housing in these subdivisions. Those who are identified as socio-economically disadvantaged can avail these socialized housing units.

*Protective Services and Facilities*

The police station and fire station are located in barangay Poblacion 3, near the municipal hall. Currently, there is no jail in the municipality while the fire force of Alaminos is below the minimum standard, there should be an additional of at least an additional of 12 more fire personnel in the municipality to meet the required population to firefighter ratio.

*Sports and Recreation Services and Facilities*

All barangays in the municipality have their own multipurpose covered courts, which are often used, as a venue for barangay events and activities and evacuation centers during disaster events.

**E. Economy**

The current economy of the municipality is a combination of agriculture, commercial and industrial industries. The dominant crops in Alaminos include lanzones, rambutan, papaya, banana, pineapple and coconut. In addition to crop production, poultry and livestock industries also contribute to the economy of the area. Currently, there are 21 poultry farms, two (2) piggeries and 1 goat farm. There no mining and quarrying industries in the municipality despite having mineral resources. In terms of secondary sector, there are several gasoline stations, mostly concentrated in barangay San Juan. For commercial industries, there are 470 existing commercial establishment in Alaminos, mostly concentrated in urban barangays.

**F. Physical Infrastructure**

*Transportation Networks*

Similar to the province of Laguna, Alaminos is only accessible by land transportation. The transportation network is composed of roads, railways and footpaths. The municipality has a total of 64.85 kilometers of road networks, which is mostly made of concrete (72%) or asphalt (28%). The Philippine National Railway traverses also in Alaminos, specifically in barangays San Andres, San Juan, Poblacion 1, Poblacion 4, San Agustin, and San Benito. However, these railways are no longer used as a form of transportation since the tracks are already paved and there are no facilities or services provided.

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*Power Supply*

The main electricity Alaminos is the Manila Electric Company (MERALCO). In 2015, 10,475 households have electricity, and the remaining 2.98 percent of total households currently do not have electricity.

*Water Supply*

In terms of water supply, three (3) barangays with 148 households are dependent on a hand pump or Level I water supply. These are barangays Poblacion I, San Agustin, and Sta. Rosa. Households from barangays Palma, San Gregorio, San Ildefonso, San Miguel, San Roque, and Sta. Rosa have 3,892 households relying on a communal water or Level II water source. Majority of the households in Alaminos use a Level III water supply for their daily needs. Alaminos Water District provides service for water supply in barangay Poblacion 1, Poblacion 2, Poblacion 3, Poblacion 4, Del Carmen, San Agustin, San Andres, San Benito, and San Juan.

*Communication Networks*

The postal office operates in the municipal hall and its services include mailing and freight forwarding and delivery. There are also eight (8) freight services offered in the municipality, which are all privately owned. Internet is available in the municipality but with relatively slow connection, depending on the location and the service providers. The three (3) internet providers present in the municipality are PLDT-Smart, Digitel, and Globe. For cellular network, Globe Telecommunication and Smart Communications are available and widely used for calling and messaging. Two (2) cable television service providers are present in Alaminos – Rustic Clear Cable Corporation and Telmarc Corporation located in barangay San Benito.

*Waste Management and Facilities*

There are 11 materials recovery facilities (MRFs), however, MRFs in barangays San Gregorio and Del Carmen are not functional.

*Heritage Conservation Profile*

Alaminos has areas that are historically significant, however, only the Fule Mansion is registered as heritage conservation object in the municipality. Other potential heritage objectives include old ancestral houses and church.

**G. Land Use Development Trend**

The current urban form of Alaminos is linear urban form, characterized by the population and settlements concentration along major transportation networks. In the case of Alaminos, settlements concentrated along the Maharlika Highway and CALABARZON road. At the center of this strip development are the old urban barangays – barangays Poblacion 1, Poblacion 2, Poblacion 3, and Poblacion 4. With the construction of national road networks (TR-4 and by-pass road), the development is expected to expand to other barangays – barangays San Benito, San Miguel and San Agustin, San Juan. The municipality shall have a new growth corridor along these barangays, gearing towards a non-traditional development.



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The predominant land classification in Alaminos is agriculture, having a total land area of 3,488.98 hectares (65.27%), followed by forest area with 893.28 hectares (16.71%). Built up areas, industrial areas and transportation networks showed a significant increase from 2000. Built up areas and industrial areas grew by 35.20 percent and 66.87 percent, respectively, while transportation networks posted a 42,860 percentage increase since 2000. On the other hand, agriculture, and PUD show a decrease percentage change. Decrease in agricultural lands is attributed to the land conversion as the municipality became more progressive and developed, while the decrease in PUD is due to map errors. Table 2 shows the land use change and its percentage changes.

Table 2: Land use and land use change in Alaminos, Laguna (2000-2017)

Land Use	2000 Area (Ha)	2017 Area (Ha)	Percent difference
Agriculture (includes waterbodies, rivers and creeks)	3,962.69	3,488.89	-7.10
Forest	893.38	893.38	0.00
Built up area (residential, commercial, and institutional)	255.45	345.37	6.46
Transportation	0.30	128.78	42860.00
Industrial	37.91	63.26	66.87
PUD	326.37	300.03	8.07
Total	5,476.00	5,345.35	-

For the proposed development, the municipality is gearing towards more built up areas, both expanding horizontally and vertically.

## DEVELOPMENT CONSTRAINTS

### *Environment and Natural Resources*

Some of the major issues and concerns include poor implementation of Republic Act No. 9003 or Ecological Solid Waste Management Act of 2000, particularly some MRFs are not functional and beyond capacity. Other major concerns of this sector are water pollution in rivers and creeks, low ground water table, air pollution, lack of sewerage and drainage system in Alaminos. In terms of disaster risk, there are five hazards that affect the municipality - flooding, soil erosion, rain-induced landslide, earthquake-induced landslide, and ground shaking, however the municipality is generally low in terms of vulnerability and risk.

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*Social services*

The major concern of the social sector is the insufficient and poor conditions of social services facilities, equipment and personnel. The standards set by the national agencies are not met based on the sectoral assessments.

*Economic Development*

The economic sector identified the following issues: lack of local job opportunities, large tracts of agriculture areas are underutilized and converted to non-agricultural use, lack of modern agricultural technology, insufficient projects/training for farmers, high reliance on importation from other provinces, livestock and poultry wastes contributes to pollution and other health related risk, tourism sector is undeveloped, livelihood programs and other local initiatives are not sustained, maintained and monitored and presence of highly pollutive and hazardous industries.

*Infrastructure*

The infrastructure sector's main concern and issues are prevalence of illegal electricity connections, limited water supply, high frequency of water interruptions, some areas have limited/low signal for communication, poor management of CCTV facilities. For transportation, presence of narrow roads, traffic congestion along national road, proliferation of illegal parking no policy regulating speed limits in shared roads, high incidence of reckless impudence, resulting to damage to properties, lack of differently abled person (DAP) friendly infrastructure support facilities, weak enforcement of traffic management program, insufficient farm to market roads, slow progress of road widening programs, lack of transportation support facilities, insufficient basic social services infrastructure facilities, lack of data management system are concerns and issues observed.

## **DEVELOPMENT OPPORTUNITIES**

1. Accessibility. Through the Maharlika Highway, Alaminos is geographically close to the major cities in the country - Metro Manila, Calamba City, Lucena City and Batangas City, and major transportation hubs such as the Batangas Port (Batangas City, Batangas Province), Dalahican Port (Lucena City, Quezon Province), Mauban Port (Mauban, Quezon Province) and Ninoy Aquino International Airport (Pasay City, Metro Manila). This will be further improved once the construction of the by-pass and South Luzon Expressway Toll Road 4 (SLEX-TR4) roads are constructed.
2. Spillover development of adjacent cities and municipalities. Municipality of Alaminos is strategically located in between sub-regional centers – Lipa City and San Pablo City, and other emerging cities and municipalities – Sto. Tomas and Tanauan City. The developments in these cities and municipalities are seen as beneficial to the municipality as it will create a push and pull factor, thus attracting movement of resources, goods, services and population.
3. Low Hazard susceptibility. Based on the climate and disaster risk assessment conducted, the municipality is seen to have a low exposure and vulnerability to various natural hazards – flooding, rain-induced landslide, ground shaking, earthquake-induced landslide, and soil erosion.
4. Terrain and land suitability. The terrain of Alaminos is suitable for urban development and expansion. There is a total of 2,731.12 hectares of land are available and suitable and safe for development and expansion.

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5. Potential tourism destinations. The municipality has untapped natural and cultural treasures that can potential attract tourists and visitors that rival neighboring municipalities. These include mountains, falls, caves, and heritage sites.
6. Competitive agricultural production. Alaminos is one producer of rambutan and lanzones in the country.

**MAJOR DEVELOPMENT GOALS AND OBJECTIVES**

The general development goals of the municipality are:

1. Expand local economic opportunities through sustainable agro-industrial, commercial, and tourism development for all;
2. Ensure high responsive and improved social services are available and accessed by all;
3. Improve natural resources management and enhance ecological integrity of Alaminos, Laguna;
4. Provide adequate, improved and resilient public utilities services and facilities for all; and
5. Improved, efficient, and resilient governance and local administration.

Table 3: Development goals and objectives of Alaminos, Laguna

Goals	Objectives
Expand local economic opportunities through sustainable agro-industrial, commercial, and tourism development for all;	<ul style="list-style-type: none"> <li>- Expand local economic opportunities through sustainable agro-industrial</li> <li>- Promote local agricultural and fruit tree production within ecological limit</li> <li>- Ensure intensified policy support towards competitive local economic development</li> <li>- Improved farm to market roads and increased number of financially supported business through banks</li> <li>- Strengthen local MSMEs, cooperatives and industries capacities</li> <li>- Ensure industrial and commercial development are supported with sustainable processes and systems</li> <li>- Develop sustainable local tourism programs and strategies</li> </ul>
Ensure high responsive and improved social services are available and accessed by all	<ul style="list-style-type: none"> <li>- A municipality that provides high level responsive and resilient social services; God-loving, well-disciplined, resilient and empowered citizenry</li> <li>- Ensure high responsive and improved social services are available and accessed by all.</li> <li>- Ensure social infrastructure facilities and services delivery are within standards</li> <li>- Improve quality and accessibility of functional social services</li> <li>- Ensure strict implementation of local policies and policy support measures related to social services</li> </ul>

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<p>Improve natural resources management and enhance ecological integrity of Alaminos, Laguna;</p>	<ul style="list-style-type: none"> <li>- Safe, resilient and ecologically balanced natural and built environment</li> <li>- Improve natural resources management and enhance ecological integrity of Alaminos, Laguna.</li> <li>- Ensure protection, conservation and rehabilitation of natural resources</li> <li>- Strengthen community participation and private sector engagement in natural resource management</li> <li>- Ensure strict implementation, enforcement and continuity of ordinances, policy support and measures related to the environment.</li> </ul>
<p>Provide adequate, improved and resilient public utilities services and facilities for all; and</p>	<ul style="list-style-type: none"> <li>- Provide adequate, improved and resilient public utilities services and facilities for all.</li> <li>- Strengthen partnerships with service providers and other stakeholders to ensure adequacy, availability and reliability of public utilities services</li> <li>- Improve public utilities facilities incorporating resilience measures;</li> <li>- Ensure strict implementation of policies and policy support and measures related to public utilities.</li> </ul>
<p>Improved, efficient, and resilient governance and local administration</p>	<ul style="list-style-type: none"> <li>- Transparent, responsible, innovative, resilient and unified leadership</li> <li>- Improved, efficient, and resilient governance and local administration</li> <li>- Improve human resource management systems</li> <li>- Maximize Alaminos' revenue-raising powers</li> <li>- Ensure public access to information</li> <li>- Ensure strict implementation and inter-agency coordination of local policies and policy measures</li> </ul>

**DEVELOPMENT THRUSTS AND SPATIAL STRATEGY**

Alaminos shall have area-specific development for tourism, commercial-residential mix development, agri-industrial and agriculture sectors. In addition, the identification of an urban growth corridor shall facilitate urban concentration and commercial growth.

*Agriculture development*

This development relies on agriculture sector. Alaminos shall provide the required infrastructure as services such as irrigation, farm to market roads, credit/lending facilities, technology, and training and educational programs and projects. Alaminos shall also promote and encourage exportation of locally produced agriculture products after ensuring that its local food requirements are met. The areas that shall remain as agriculture-based development are portions of barangays Del Carmen, San Ildefonso, Palma, Sta. Rosa, San Roque, San Agustin, San Gregorio, San Juan, San Benito, San Miguel and San Andres.

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*Agri-Industrial development*

This thrust is a combination of agriculture-based development and industrialization. With this development thrust, the Alaminos shall ensure that support services, facilities, and utilities are available and provided for. Portions of barangays San Ildefonso and Palma are seen as suitable for this type of development.

*Tourism development*

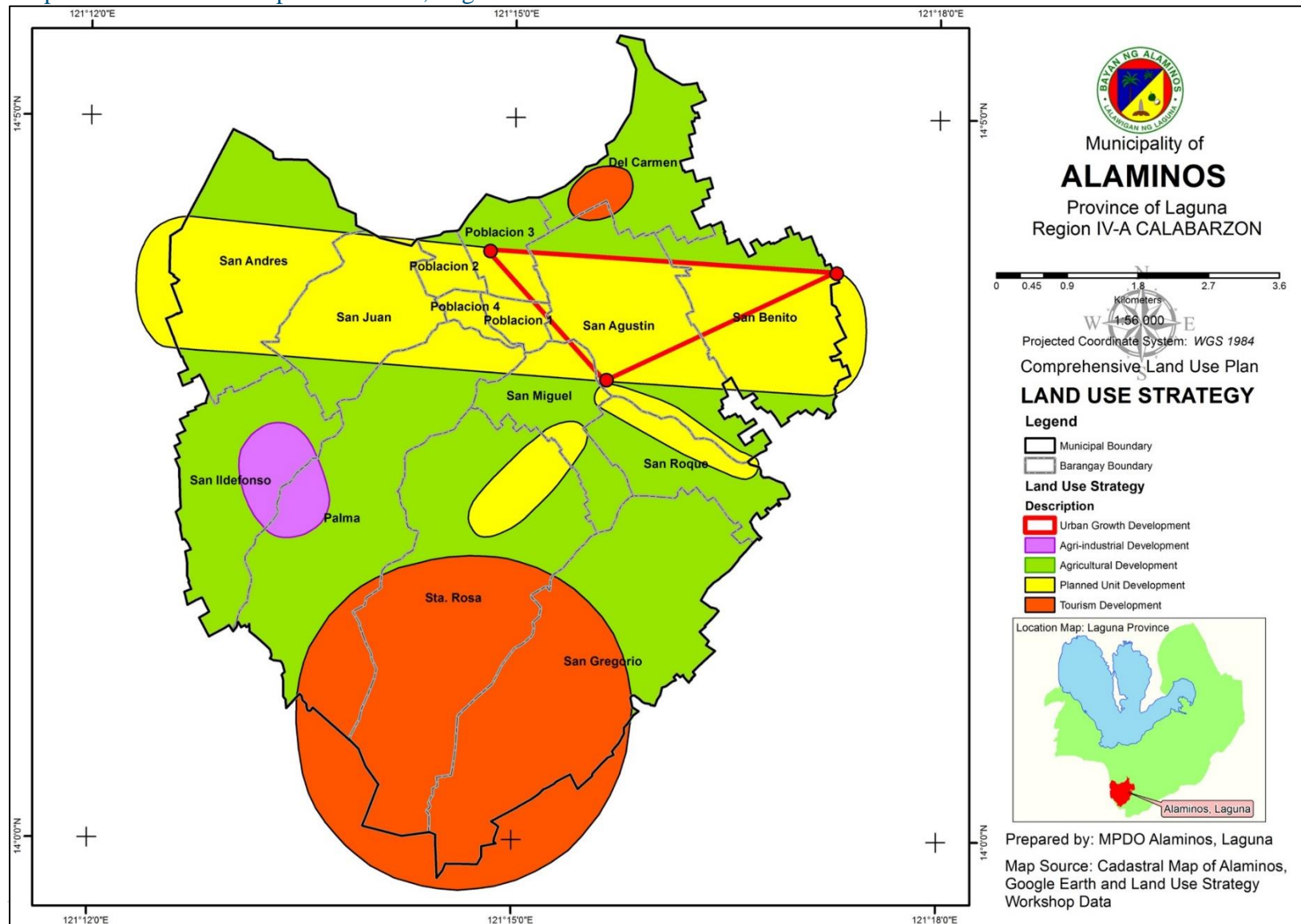
Alaminos shall adopt eco-tourism, agri-tourism and cultural-heritage conservation support that will enhance and strengthen the tourism thrust of the area. Alaminos shall also ensure that policy and other measure will protect and conserve identified and potential tourist areas. Barangays Sta. Rosa and San Gregorio both have potential tourist areas.

*Commercial development*

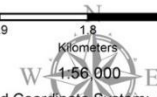
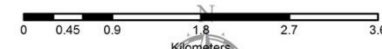
Alaminos shall intensify the commercial base and strengthen its role within the province and region through the development and establishment of trade centers, financial and support service centers, business processing/outsourcing centers. Alaminos shall also ensure the availability of facilities, utilities, measure and incentives to promote and encourage investors and increase investment in the area. Commercial development shall be concentrated at the urban barangays, and along major national transport networks.

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Map 1: Structure Plan Map of Alaminos, Laguna



Municipality of  
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 Province of Laguna  
 Region IV-A CALABARZON



Projected Coordinate System: WGS 1984

Comprehensive Land Use Plan

**LAND USE STRATEGY**

**Legend**

- Municipal Boundary
- Barangay Boundary
- Land Use Strategy**
- Description**
- Urban Growth Development
- Agri-industrial Development
- Agricultural Development
- Planned Unit Development
- Tourism Development



Prepared by: MPDO Alaminos, Laguna

Map Source: Cadastral Map of Alaminos,  
 Google Earth and Land Use Strategy  
 Workshop Data

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*Settlements Development*

The general policy for settlements is that built up areas are located in an area free from natural and other hazards, accessible to basic services and public utilities to enhance its overall well-being. It is also necessary to ensure compliance to policies and guidelines related to the settlements development such as but not limited to PD 1096: National Building Code, PD 1067: Water Code, PD 957: Subdivision and Condominium Buyers' Protective Decree, PD 1216: Open space in residential subdivisions, BP 220: Socialized and Economic Housing, RA 7279: Urban Development and Housing Act, BP 344: Accessibility law, RA 9904: Magna Carta for Homeowners and Homeowners Associations, RA 10121: Philippine Disaster Risk Reduction and Management Act of 2010, RA 11023: An Act Authorizing the Issuance of Free Patents to Residential lands, PD 953: Requiring the planting off trees and penalizing unauthorized cutting, destruction of trees and vegetation, PD 825: Anti-littering, PD 856: Sanitation Code, RA 10884: Balanced Housing Program Amendments Act, PD 1185: Philippine Fire Code and HLURB Guidelines Volume 2, and zoning ordinance.

*Production Area*

As a general policy, location of these production areas shall be to provide the population the optimum ease of availing goods and services they require to achieve quality life, such as employment areas without compromising the environmental quality of area for development. Compliance to policies and other regulations such as but limited to RA 7160: Local Government Code, RA 1224, PD 856: Sanitation Code, PD 1096: National Building Code, and BP 344: Accessibility law, RA 6977: Magna Carta for Small Enterprises, PD 856: Sanitation Code, and PD 1185: Philippine Fire Code, PD 1152: Philippine Environmental Code, RA 10066: National Heritage Act of 2009, and RA 9593: Tourism Act, DOE Circulars Nos. 2003-11-010 and 2006-02-0002 and the zoning ordinance.

*Protection Area*

Areas that are locally proclaimed protected areas, inland water bodies, and ground water resources shall be preserved, and conserved. No other development shall be seen in the area, buffer zones and easements shall be observed and strictly enforced.

*Infrastructure development*

Policies related to public services and utilities such as but not limited RA 6541: National Building Code and its IRR of 2004, RA 7718: BOT Law, BP 344: Accessibility Law, RA 9003: Ecological Solid Waste Management Act, RA 10121: Disaster risk reduction and management Act, RA 9729: Climate change Act, HLURB guidelines Volume 2, and zoning ordinance.

**PROPOSED MAJOR SPATIAL PROGRAMS AND PROJECTS**

The following are major development programs of the municipality:

1. Roads and bridges connecting barangays San Ildefonso and Palma; barangays, San Juan and Palma; to Mt. Pataguin and to Nahiren Falls
2. Establishment of new public cemetery, hospital, additional classrooms, municipal jail/prison, social welfare facilities, parks and other sports related facilities, and public market.