

Republic of the Philippines
PROVINCE OF LEYTE
PROVINCIAL LAND USE COMMITTEE

Item No.: 25
Date: 10 2025 JUN



June 02, 2025

Sangguniang Panlalawigan
Province of Leyte
RECEIVED
Date: JUN 02 2025
By: dime

THE HONORABLE MEMBERS
The Sangguniang Panlalawigan
Province of Leyte
Palo West Bypass Road, Palo, Leyte

Thru: Hon. LEONARDO M. JAVIER, JR.
Vice Governor and Presiding Officer

Dear Ladies and Gentlemen:

Greetings! This pertains to the Comprehensive Land Use Plan and Zoning Ordinance (ZO) of the municipality Pastrana, Leyte for Calendar Years 2023-2032 which your good office endorsed to the Provincial Planning and Development Office (PPDO) for review by the Provincial Land Use Committee (PLUC).

Relative thereto, the PLUC deliberated the aforementioned CLUP and ZO on May 16, 2025 at the Ironwood Hotel, Tacloban City. As a result thereof, I wish to respectfully furnish a copy of PLUC Resolution 2025-02, Series of 2025, endorsing the 2023-2032 Comprehensive Land Use Plan (CLUP) and Zoning Ordinance (ZO) of the municipality of Pastrana, Leyte to the Sangguniang Panlalawigan (SP) of the Province of Leyte for appropriate action. Said endorsement is subject to compliance of the comments and recommendations of PLUC by the City Technical Working Group for CLUP preparation. Thank you.

Very truly yours,


AGNES C. RAFON
PLUC Chairperson and
OIC-PPDC

encl:/ as stated



EXCERPTS FROM THE HIGHLIGHTS OF THE MEETING OF THE PROVINCIAL LAND USE COMMITTEE (PLUC) OF THE PROVINCE OF LEYTE HELD ON MAY 16, 2025 AT 9:30 A.M. AT THE IRONWOOD HOTEL, TACLOBAN CITY, LEYTE

RESOLUTION NO. 2025-02
Series of 2025

RESOLUTION ENDORSING THE COMPREHENSIVE LAND USE PLAN (CLUP) AND ITS ZONING ORDINANCE (ZO) OF THE MUNICIPALITY OF PASTRANA, LEYTE FOR CALENDAR YEARS 2023 TO 2032 TO THE SANGGUNIAN PANLALAWIGAN (SP) OF THE PROVINCE OF LEYTE FOR APPROVAL/APPROPRIATE ACTION PENDING COMPLIANCE AND SUBMISSION OF ALL RECOMMENDATIONS OF THE PROVINCIAL LAND USE COMMITTEE (PLUC) BY THE MUNICIPAL TECHNICAL WORKING (MTWG) INVOLVED IN THE CLUP PREPARATION

WHEREAS, Section 20 (a) of Republic Act (RA) 7160, otherwise known as the Local Government Code of 1991, provides that Local Government Units (LGUs) shall, in conformity with existing laws, continue to prepare their respective Comprehensive Land Use Plans (CLUPs) enacted through Zoning Ordinances (ZOs) which shall be the primary and dominant bases for future use of land resources;

WHEREAS, Section 2 (b) of Executive Order No. 72, issued by President Fidel V. Ramos on March 25, 1993, mandates the Provincial Land Use Committee (PLUC) to assist the Sangguniang Panlalawigan (SP) in reviewing the CLUPs of component cities and municipalities;

WHEREAS, the municipality of Pastrana, Leyte has prepared its CLUP and ZO for Calendar Years (CY) 2023 to 2032;

WHEREAS, the Department of Human Settlements and Urban Development Regional Office VIII (DHSUD (RO VIII), reviewed the said Plan and its supporting documents, to determine its completeness in accordance with DHSUD Memorandum Circular 2021-005 on the Revised Review and Approval Processes of Comprehensive Land Use Plans and Zoning Ordinances of Highly Urbanized Cities (HUCs), Independent Component Cities (ICCs), Component Cities and Municipalities (CCMs) and Metro Manila Cities and Municipality (MMCMs) issued on August 06, 2021;

WHEREAS, the CLUP and Zoning Ordinance of the municipality of Pastrana, Leyte was forwarded by the DHSUD Regional Office to the Sangguniang Panlalawigan (SP) of the Province of Leyte on April 10, 2025, and same was endorsed to the Provincial Land Use Committee (PLUC) on April 11, 2025 for review;

WHEREAS, on May 16, 2025, the PLUC convened to deliberate the draft CLUP and ZO of the municipality of Pastrana, Leyte, wherein the members of the PLUC reviewed and presented the following comments and recommendations on the said draft CLUP and ZO, to wit:

1. That parking areas be provided in the proposed commercial areas included in the plan as parking areas are commonly overlooked during planning;
2. That CLUP and ZO reflect the 20 meters row right of way in the construction of roads;
3. Ensure the registration of all resorts and tourist destinations included in the plan with the Department of Tourism;

4. Ensure proper accessibility to the resorts and tourist destinations included in the plan;
5. The TWG is advised to review the terminologies used in the CLUP and ZO and to use only the terms that are applicable in said documents;
6. Please refer to the attached sheets for the detailed comments and recommendations of the PLUC.

WHEREFORE, on motion of Engr. Nida B. dela Cruz, Local Government Operations VII/Cluster Head of DILG Leyte and duly seconded by Ms. Anna Marie Camille L. Bantaculo of DHSUD 8;

RESOLVED, as it is hereby resolved, to endorse the Comprehensive Land Use Plan (CLUP) and its Zoning Ordinance (ZO) of municipality of Pastrana, Leyte, for Calendar Years 2023 to 2032 to the Sangguniang Panlalawigan (SP) of the Province of Leyte for approval/appropriate pending compliance and submission of all recommendations of the Provincial Land Use Committee (PLUC) by the Municipal Technical Working Group (MTWG) involved in the CLUP preparation;

APPROVED UNANIMOUSLY.

WE HEREBY CERTIFY to the correctness of the foregoing resolution.

ATTY. MICHAEL VICTOR C. TEZON
Regional Director
Department of Human Settlements
and Urban Development (DHSUD)
Region VIII

By:

ANNA MARIE CAMILLE L. BANTACULO, EnP
OIC Chief, Environmental, Land Use and
Urban Planning & Development (ELUPD) Division

ENGR. WINSTON N. SOLITE
OIC-Provincial Environment and
Natural Resources Office (PENRO)
Department of Environment and
Natural Resources (DENR)
Province of Leyte

By:

FOR. MICHAEL M. SUYOM
Forester I

ANNABELLE V. DE ASIS, CESE
Provincial Director
Department of the Interior and
Local Government (DILG)
Province of Leyte

By:

KARINA ROSA N. TIOPE
Regional Director
Department of Tourism
Region VIII

By:

ENGR. NIDA B. DELA CRUZ
LGOU VII, Cluster Head

EISYN VON FEDERICO C. LAJARA
Administrative Assistant III

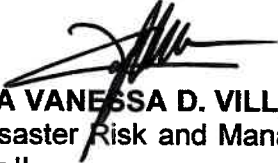
ARACELI D. LARRAGA
Provincial Director
Department of Trade and Industry
Province of Leyte

By:


DIANA M. GUIZA
Senior Trade and Industry Specialist


ENGR. ARVIN M. MONGE
PDRRM Officer
Provincial Disaster Risk and
Management Office
Province of Leyte

By:


GLORNA VANESSA D. VILLASIN
Local Disaster Risk and Management
Officer II

ENGR. LEO EDWARD L. OPPURA
District Engineer
Leyte 2nd Engineering District
Department of Public Works and Highways

By:


IMELDA G. SIEVERT
Provincial Agriculturist
Office of the Provincial Agriculture
Province of Leyte

ARCH. CRESCENTE KIM BODO, JR.
Architect II

Attested by:


AGNES C. RAFON
Chairperson, Provincial Land Use Committee and
Officer-in-Charge, Provincial Planning and Development Coordinator



LGU Name: Pastrana Province: Leyte Region: VIII
LGU Contact Person: Engr. Juvilla D. Sy Position: MPDC Contact Details: 09103332131
Planning Period of Submitted Plan: 2023 - 2032


RESPONSIBLE AGENCY (DHSUD)	VOLUME	COMMENTS/FINDINGS	RECOMMENDATIONS
<p><i>Parameters</i></p> <p>a. Checks whether LGU clearly identified its functional role and whether the proposed land use plan and development strategies are consistent with its vision.</p> <p>b. Evaluates if the plan is in harmony with the land use plans of adjacent cities and municipalities, and takes into account existing and potential conflicting land uses, and shared climate and disaster risks, with other municipalities.</p> <p>c. Evaluates the CLUP if it is in accordance with the development policies of the Region and Province.</p> <p>d. Evaluates if the land/space requirements for basic services and facilities are identified, quantified and properly delineated.</p> <p>e. Evaluates if the locations of different land uses are suitable, properly allocated, and delineated, such as forest and coastal/marine ecosystems, including required easements along inland water, coastal and marine bodies; and buffer areas to reduce land use conflicts and risks.</p> <p>f. Evaluates if proposed socio-cultural and other infrastructure support facilities are adequate and supportive of the city's/municipality's functional role and development thrust.</p> <p>g. Checks if sites for socialized housing are identified and properly delineated pursuant to R.A. 7279 (Urban Development and Housing Act of 1992).</p> <p>h. Checks if inventory of potential lands for housing (housing sub-sector table) are identified and properly delineated pursuant to R.A. 7279 (Urban Development and Housing Act of 1992).</p> <p>i. Checks if the locality has other programs and projects to address the squatting problems.</p> <p>j. Checks consistency with and compliance to MC 54 (...Reclassification of Agricultural Lands to Non-agricultural Uses).</p>	<p><u>Volume 1</u></p> <p>The Comprehensive Land Use Plan</p> <p><u>Volume 2:</u> Zoning Ordinance</p>	<p>Existing Land Use Map</p> <p>1. No year assessed in the map title.</p> <p>2. In the map legend, one land use is labelled as UTS.</p> <p>Proposed Land Use Map</p> <p>1. For Barangays Calsadahay, Yapad and Colawen, there are land uses reflected in the legend that are not present in the map.</p> <p>2. For Barangays Cabaohan and Jones, there are Industrial land use near residential areas.</p> <p>Zoning Maps</p> <p>1. For Barangays Calsadahay, Yapad and Colawen, there are zones reflected in the legend that are not present in the map.</p>	<p>1. Add the year assessed of the land uses in the map title.</p> <p>2. Change UTS to Road Networks.</p> <p>1. Omit the land uses in the legend that are not applicable.</p> <p>2. Consider the distant requirement in establishing industrial establishments which is 1.6 km to residential areas (for Industrial 2 establishments).</p> <p>1. Omit the zones in the legend that are not applicable.</p>





RESPONSIBLE AGENCY (DHSUD)	VOLUME	COMMENTS/FINDINGS	RECOMMENDATIONS
<p>k. Checks whether the land use plan is translated into the requisite Zoning Ordinance with clear zone boundaries.</p> <p>l. Checks integration/mainstreaming of biodiversity, heritage conservation, ancestral domain and green growth in the CLUP and ZO.</p> <p>m. Checks integration/mainstreaming of climate change and disaster risk reduction and management in the CLUP and ZO by ascertaining that the following key elements are present:</p> <ul style="list-style-type: none">• Hazard profiling (e.g. flood, storm surge, landslide, severe wind, ground shaking, liquefaction, ground rupture, tsunami and volcanic hazards, among others) including analysis of climate and hazard data and information (e.g. projections, maps, tables, and discussion) from official sources;• Identification of decision and/or priority areas in need of intervention based on its risks (high or moderate) on the population, urban and built-up areas, critical facilities, lifeline utilities, production areas, and natural resources/ecosystems;• Identification of climate adaptation/risk mitigation strategies and measures of programs and projects; and• Land use policies and zoning regulations that will lessen and manage the risks and vulnerabilities on existing land uses and proposed developments. <p>n. Evaluates the CLUP vis-à-vis approved agency related policies, plans and programs.</p>	<p>Volume 3: Sectoral and Special Areas Studies</p>	<p>2. For Flood Overlay Zone, it is not integrated in the zoning map.</p> <p>Physical Features</p> <p>1) In the discussion on Land Classification, the attached map is Land Cover Map instead of the Land Classification Map.</p>	<p>2. Integrate Flood Overlay Zone (high susceptibility only) to the Zoning Maps of the whole municipality and per barangay.</p> <p>1. Attach Land Classification Map from DENR.</p>

Reviewed by:


ANNA MARIE CAMILLE L. BANTACULO, ENP
Division Chief
Environmental, Land Use and Urban Planning
and Development Division

Noted by:


ATTY. MICHAEL VICTOR C. TEZON
Regional Director



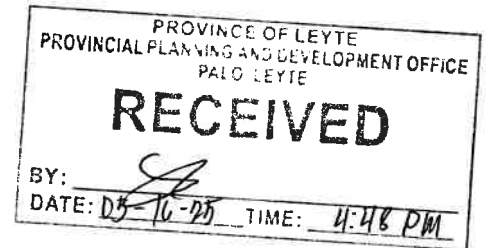


Republic of the Philippines
Province of Leyte
Provincial Disaster Risk Reduction and Management Council
PROVINCIAL DISASTER RISK REDUCTION AND MANAGEMENT OFFICE
Leyte Provincial Government Complex, Guindapunan, Palo Leyte
0917-707-3787



May 16, 2025

HON. MARITESS C. MARCOS
Municipal Mayor
Pastrana, Leyte



Dear Mayor Marcos,

Greetings!

The Provincial Disaster Risk Reduction and Management Office, as one of the member of the Provincial Land Use Committee (PLUC) has duly reviewed the **draft Comprehensive Land Use Plan (CLUP) CY 2023-2032** of the **Municipality of Pastrana, Leyte** on **May 16, 2025** held at Ironwood Hotel Conference Room, Tacloban City.

Based on the assessment in the Disaster Risk Reduction and Management (DRRM) criteria, the following observation and recommendations are hereby provided:

Item	Areas to consider
Risk Assessment	<ul style="list-style-type: none">➤ Include capacities of the LGU such as assets and other programs and protocols for disaster operations.
Hazard Maps	<ul style="list-style-type: none">➤ Indicate the tool used in generating the hazard map (e.g. QGIS/ArcGIS)➤ Ensure that the map scale presented visually on the map accurately corresponds to the scale mentioned in the narrative or legend to maintain consistency and reliability of spatial data.➤ Use appropriate color overlay to effectively visualize the exposure database map. Use MGB generated map if necessary.
DRRM-CCA Integration to DRRM plan	<ul style="list-style-type: none">➤ Policy intervention outlined in the Climate and Disaster Risk Assessment (CDRA) be duly integrated into the Local DRRM Plan to ensure alignment and coherence between risk assessments and planning strategies.➤ coordinate with the LDRRMO to ensure the integration and appropriate distribution of Programs, Projects, and Activities (PPAs) across the DRRM four thematic areas.

We hope that the aforementioned observation and recommendations will be given due consideration.

Thank you very much.



ENGR. ARVIN M. MONGE
PLUC Member/Provincial DRRM Officer

LGU Name: Pastrana
Province: Leyte
Region: VIII

LGU Contact Person: Engr. Juvilla D. Sy
Position: MPDC
Contact Details:

Planning Period of Submitted Plan: 2023-2032

RESPONSIBLE AGENCY DTI Leyte	VOLUME	COMMENTS/FINDINGS	REMARKS/ RECOMMENDATIONS
Parameters:			
a. Checks if Special Economic Zones identified by PEZA are delineated in the plan.		No Special Economic Zones in the area	
b. Evaluates if the proposed industrial sites are suitable for industrial development such as not within prime agricultural area, Environmentally Critical Areas, Key Biodiversity Areas and Critical Habitats, etc.	1	Compliant. A buffer zone of 4 meters around protection agricultural area to separate the protection area from built-up areas.	
c. Checks if proposed industrial sites are not located in high-risk areas for climate and disaster risk. For medium-risk areas, check if appropriate mitigation and/or adaptation measures shall be provided for industries to be located in the area.	CDRA	Discussion focused on Flood only. Earthquake and other disasters not mentioned.	The LGU may acknowledge the occurrence of other disasters like earthquake and include prevention and mitigation measures in the CLUP CDRA.
	CDRA, p. 30,	Some tables (i.e. Fig. 8 Population Exposure Map to Flood Figure) does not follow the proper color coding for risk susceptibility	Observe the proper color coding for risk susceptibility
	Volume 1, CDRA	Appropriate mitigation and/or adaptation measures were considered for industries to be located in the area.	
d. Checks if the Small and Medium Enterprise Development Plan, Investment Priority Program sites are identified quantified and delineated in the CLUP.		No MSME Development Plan and Investment Promotion Plan yet;	The LGU may consider the creation of the LGU's MSME Development Plan and Investment Promotion Plan as these may address one of the priority issues mentioned under Development Constraints: Low turn-out of new investors.
e. Checks if the requisite utilities and facilities are adequate and are climate- and disaster-resilient.	Volume 1, CDRA	Appropriate mitigation and/or adaptation measures were considered for industries to be located in the area.	
f. Evaluates the CLUP vis-à-vis approved agency's land use-related policies, plans and programs.		No significant findings	
Other Comments:	All volumes	Good point: Use of recent data: CY 2022 was used; reflective of the current situation of the municipality prior to CLUP	

Reviewed by:

DIANA M. QUIZA
 STIDS, DTI Leyte



LGU Name: Pastrana
LGU Contact Person: Engr. Juvilla D. Sy
Planning Period of Submitted Plan: 2023-2032


Province: Levite
Position: MPDC

Region: VIII
Contact Details:

RESPONSIBLE AGENCY (Please Input Name of Office)	VOLUME	COMMENTS/FINDINGS	REMARKS/RECOMMENDATIONS
Parameters: a. Checks the institutional capacity and structure of the LGU to implement the CLUP and enforce the ZO such as presence of offices such as Zoning Office, Building Official, ENRO, Staff/manpower, clearance and permits systems, and monitoring systems/schemes.	Volume 2-ZONING ORDINANCE	<p>Based on the provided Zoning Ordinance, here's a commentary on the LGU's institutional capacity and structure to implement the CLUP and enforce the ZO:</p> <p>Strengths:</p> <p>Zoning Administrator/Zoning Officer: The ordinance explicitly designates a Zoning Administrator/Zoning Officer (Sections 44, 45, and 46), and specifies the required qualifications in accordance with RA No. 10587 (Environmental Planning Act of 2013). This demonstrates a clear assignment of responsibility for administering and enforcing the ZO.</p> <p>Local Zoning Board of Appeals (LZBA): The establishment of a Local Zoning Board of Appeals (Sections 48, 49, and 50) provides a mechanism for handling appeals related to variances and exceptions. This strengthens the procedural fairness and robustness of the zoning process.</p> <p>Local Zoning Review Committee (LZRC): The creation of a Local Zoning Review Committee (Sections 51, 52, and 53) ensures that the ZO is periodically reviewed and updated to remain relevant and effective.</p> <p>Offices for Posting Zoning Maps: The ordinance mandates that approved zoning maps be posted in various LGU offices (Section 30), including the Office of the Mayor, Zoning Administrator, and relevant departments (Planning, Assessor, Engineer, Agriculture, and Environment). This promotes transparency and accessibility of zoning information.</p> <p>Locational Clearance: The requirement for Locational Clearance (Section 31) before any development activity can commence ensures that projects comply with the ZO from the outset.</p> <p>Building and Business Permits, and Occupancy Permit: The ordinance acknowledges the need for other permits (Sections 38, 39, and 40) and clearances.</p>	<p>Areas for Potential Strengthening:</p> <p>Specific Offices and Staffing: While the ordinance mentions the presence of offices like the Municipal Planning and Development Office, Municipal Engineer's Office, Municipal Agriculture Office, and Municipal Environment Office for posting of zoning maps, it could be strengthened by explicitly mandating and detailing the roles of these offices.</p> <p>Clearance and Permits Systems: The ordinance mentions locational clearance, building permits, business permits, and occupancy permits, but it may benefit from a more detailed description of the procedures, timelines, and responsible parties involved in the processing and issuance of these clearances and permits.</p> <p>Monitoring Systems/Schemes: While the ordinance outlines the responsibilities for administration and enforcement, it could be enhanced by specifying the mechanisms for monitoring compliance with the ZO, including:</p> <p>Regular inspections</p> <p>Reporting procedures</p> <p>Enforcement actions for violations</p> <p>Use of technology (e.g., GIS) for monitoring</p> <p>Enforcement: While Section 55 mentions "Violation and Penalty," the ordinance could elaborate on the specific penalties, fines, and other enforcement actions for different types of violations.</p> <p>Overall, the Zoning Ordinance provides a basic institutional framework. To further strengthen the LGU's capacity, the ordinance could be enhanced with more specific details on inter-office collaboration, clearer workflow processes for permits, and proactive monitoring and enforcement mechanisms. Please tap the Municipal Project Monitoring Committee, it is within the bounds of their duties and functions.</p>

RESPONSIBLE AGENCY (Please Input Name of Office)	VOLUME	COMMENTS/FINDINGS	REMARKS/RECOMMENDATIONS
b. Checks if the proposed implementing and monitoring schemes are consistent with the Local Government Code.	Volumes 2 and 3	<p>The Local Government Code (LGC) of 1991 empowers LGUs to enact zoning ordinances as part of their broader authority to manage land use and regulate development within their territorial jurisdictions. Here's how the elements you've identified generally align with the LGC:</p> <p>Designation of a Zoning Administrator/Zoning Officer: The LGC grants LGUs the power to create offices and positions necessary for the efficient and effective implementation of their powers and functions. Designating a Zoning Administrator/Officer is consistent with this, as it provides for a specific individual to oversee the implementation and enforcement of the ZO.</p> <p>Establishment of a Local Zoning Board of Appeals (LZBA): The LGC allows LGUs to create quasi-judicial bodies to handle appeals and resolve disputes related to the implementation of local ordinances. An LZBA fits within this framework, providing a mechanism for addressing grievances related to zoning decisions.</p> <p>Creation of a Local Zoning Review Committee (LZRC): The LGC mandates LGUs to conduct periodic reviews of their comprehensive land use plans and zoning ordinances to ensure they remain relevant and responsive to changing circumstances. Establishing an LZRC is a practical way to implement this mandate.</p> <p>Requirement for Locational Clearance and other permits: The LGC empowers LGUs to issue permits and clearances for various development activities to ensure compliance with local ordinances and regulations, including zoning ordinances. The requirement for Locational Clearances, Building Permits, and Occupancy Permits aligns with this authority.</p> <p>Monitoring and Enforcement: The LGC empowers LGUs to enforce their ordinances and impose penalties for violations. Specifying monitoring mechanisms, reporting procedures, enforcement actions, and the use of technology like GIS are all tools that LGUs can utilize under the LGC to ensure compliance with their ZO.</p>	The Ideal Zoning Office consists of a Zoning Administrator, Zoning Officers, Planning and Zoning Division Head, Senior Zoning Officers, Zoning Enforcement Officer, GIS/Mapping Specialist, Administrative Assistants, Technical Staff (Urban Planners/Architects), Public Relations Officer, and Legal Adviser, collaboratively overseeing land use planning, zoning enforcement, public engagement, and legal adherence.
c. Evaluates the CLUP vis-à-vis approved agency's land use-related policies, plans and programs.	Volumes 1, and 3	<p>Compliant. a. The vision is RPS and risk lense-all vision descriptors are adequately taken into consideration especially in the goals and objectives identification.</p> <p>b. The objectives are aligned with the CLUP</p> <p>c. Even the terminologies used in identifying the issues and concerns/problems are risk lense, CCA DRR-lense.</p>	Since the LDIP serves as the basis from which the AIP is ideally derived, it is essential to align proposed implementation with both to ensure consistency between planning and budgeting, enabling effective prioritization and funding of PPAs identified in the CLUP and CDP. Equally important, the CDP integrates sectoral concerns—including the MDRRM Plan, LCCAP, and other related plans—with a strong focus on vulnerable sectors and active participation of CSOs to ensure inclusive and responsive development.
Other Comments:		To effectively integrate the newly adopted CLUP into the CDP through the LDIP and AIP, it is essential to revisit the CDP (expiring in 2026) to align sectoral concerns and current issues using updated situational analysis that mainstreams DRR and CCA.	Other concerns: in the CLUP Implementation, the strategies are good, but enforcement needs enactment of ordinances by the Sanggunian.

Reviewed by:


ENGR. NIDA B. DELA CRUZ
LGCC VII-Cluster Head



Republic of the Philippines
PROVINCE OF LEYTE
Office of the Provincial Agriculture

LGU Name: Pastrana

Province: Leyte

Region: VIII

LGU Contact Person: Engr. Juvilla D. Sy

Position: MPDC


Contact Details:

Planning Period of Submitted Plan: 2023-2032

RESPONSIBLE AGENCY of the Provincial Agriculture)	(Office	VOLUME	COMMENTS/FINDINGS	REMARKS/RECOMMENDATIONS
Parameters:				
a. Checks if irrigated and irrigable lands are identified, quantified and delineated per R.A. 8435 (AFMA)		Vol 1	*irrigable areas were not identified, quantified and delineated	please comply
		Vol 3, p.46	*irrigated land areas listed under NPAAD: most are not consistent with existing land use on protection agriculture per barangay. For those brgys with discrepancies, the total NPAAD irrigated area is 27.64 hectares more than the protection agriculture area in existing land use	please include an explanation on the discrepancies
b. Determines if areas identified for urban expansion are outside the identified NPAAD and SAFDZ		Vol 1	complied	
c. Checks consistency with and compliance to MC 54 (Reclassification of Agricultural Lands to Non-Agricultural Uses)		Vol 1	complied	

d. Determines if high-/medium-risk agricultural and fishery areas are delineated and if appropriate, conflict- and gender-sensitive policy options to address climate change and disaster impacts are	Vols 1,3	complied	
e. Checks compliance to Fisheries Code (R.A. 8550), DAOs and other relevant laws	Vol 2	definition of terms include Aquaculture Zone (AQ-Z) in page 8 but is not included in the Base Zones (page 19)	please identify AQ-Z
f. Evaluates the CLUP vis-à-vis approved agency's land use-related policies, plans, and programs		in line	
Other Comments:			
*Interventions necessary to recover economic loss	Vol 3, p. 159		Please include flood control measures in agricultural areas as floods were cited as reason for the decrease in production of sweet potato and cassava. This will also support your projected growth in agricultural production/supply.
*Existing and proposed Agri-industrial areas are the same	Vol 1, p.175, table 105		Thus, there should be no increas/decrease in hectare.
*12,812 fingerlings at harvest time: Is it nursery operation where fingerlings are produced?	Vol 1, p. 142, 10.1.2; Vol 3, p. 151		Please correct if not fingerlings
*if grown bangus are sold, production value is under recorded. The selling price is just P150/MT	Vol 1, Table 75		Please check and correct
*Vision Descriptor Goal No. 7 and 8 are the same: Resilient Environment	Vol. 1, p. xlv		Please edit

Reviewed by:


 IMELDA G. SIEVERT
 (Name and Signature)

COMMENTS AND SUGGESTION DURING THE PRESENTATION OF DRAFT CLUP OF PASTRANA LEYTE

1. Pastrana is located in the northeastern part of the province of Leyte. According to the administrative map, it is bordered to the south by the municipality of Dagami. The write up incorrectly placed Pastrana in the southwestern portion of Leyte and inconsistently stated that Dagami lies both south and west of Pastrana, along with Jaro and Ormoc. In fact, Jaro is to the north, while Ormoc lies to the west-southwest, separated by other municipalities.
2. The slope map attached is not sourced from NAMRIA but rather from the thematic maps of MGB. Please check on page 44 volume 3
3. Please indicate the watershed area of Pastrana under Binahaan watershed and Palo watershed respectively. If there are sub watershed areas, include them and enumerate how many.
4. The heading and content of Item 2.4 are incorrectly labeled as 'Land Classification.' The correct topic of this section is 'Vegetative Land Cover.' Please revise the section title and references to accurately reflect that the data and discussion pertain to types of land cover based on vegetation.
5. The land cover map referenced must be sourced from the NAMRIA Land Cover Map of 2020. Use the standardized land cover categories, the map should reflect the official classification system used by NAMRIA,
6. While long-term projections such as the 2036–2065 rainfall forecasts provide insights into potential climate trends, they may have limited significance for the current Comprehensive Land Use Plan (CLUP). What is most critical for local planning and decision-making is the observed and projected climate data for the immediate past and near-term period of **2020–2036**, which aligns with the timeframe and validity of the CLUP. Therefore, emphasis should be placed on recent historical data and near-term projections to ensure the plan addresses present and emerging conditions with practical and actionable responses.
7. The flood hazard map must follow the official color-coding standards set by the Mines and Geosciences Bureau (MGB). Specifically, areas prone to flooding should be shown in red, which denotes high flood susceptibility. This ensures consistency with MGB thematic maps and improves readability and comprehension for planners, officials, and stakeholders.

8. Pastrana does not have any officially designated protected area under the National Integrated Protected Areas System (NIPAS). While there have been legislative proposals to declare the Binahaan Watershed as a protected area, these remain pending and have not yet been enacted into law. Notably, Senate Bill No. 2424 of the 19th Congress, which has been mistakenly associated with the Binahaan Watershed in the write up, actually pertains to migrant worker representation in the Philippine Health Insurance Corporation and is unrelated to environmental or watershed protection.
9. Please provide a detailed account of the biodiversity resources within the municipality, including the various species of both flora and fauna present. Kindly identify which species are classified as threatened and therefore require heightened protection and conservation efforts. Additionally, indicate whether there are specific habitats within the municipality that support threatened or endemic species, and elaborate on their ecological significance.
10. Please include the loss and destruction of wildlife habitats, as well as the introduction of alien and invasive species, as key threats to biodiversity.
11. Regarding land use management, the first bullet point on assessing the long-term implications of land use on protected areas may not be applicable, as the municipality is not adjacent to any legislated protected area in Leyte. The same applies to bullets 2 and 3. Instead, please consider discussing alternative strategies for biodiversity conservation, such as implementing urban greening initiatives, enhancing biodiversity within urban spaces, or designating certain areas as tree parks.
12. On page 192, the conduct of the cadastral survey is not the main reason why the municipality has no Forestland area. The major reason reference whether or not a municipality has Forestland or none is the land classification map of the area. Based on the available land classification map, Pastrana has no Forestland area. The cadastral survey only adopts what's in the land classification map and based on the existing boundaries of earlier approved cadastral surveys of adjoining municipalities.
13. The PNOC and LMWD does not have ownership of lands which was declared for purposes as a reservation. It does not also prevent LGUs from providing protection and conservation measures because these are mandated under the Local government code. It is suggested that the write up on page 193 be revised accordingly. Disputes among adjoining municipalities are common and can only be resolved by accurate ground survey based on agreed common political boundary monuments.

14. Adopting controlled dumping for solid waste management is no longer recommended. Instead, the LGU should implement a residual containment area. Additionally, there is no mention of material recovery facilities (MRFs) as part of the solid waste management strategy.

Reviewed by:



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1ST INDORSEMENT
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The Provincial Land Use Committee (PLUC) is respectfully requested to review and submit recommendations on the herein enclosed **Final Draft Comprehensive Land Use Plan (CLUP) and Zoning Ordinance (ZO) for the Planning Year 2023-2032 of Pastrana, Leyte, as endorsed by the Department of Human Settlements and Urban Development (DHSUD), Regional Office 8.**


FLORINDA JILLS UYVICO
Secretary to the Sanggunian