

I. OTHERS

1. Other significant local institutional and governance platforms and programs adopted/innovations;

As mandated, the LGU of San Vicente adopts the Bottom-Up Budgeting approach in the addressing poverty. It also adheres with the policies and criteria for the attainment of Seal of Good Local Governance, Child Friendly, Gender and Development and other innovative performance measurement tools introduces by other agencies such as the DSWD under its 4P's, Pamana, Kalahi CIDSS and SEA K programs; and the DOH – through the institutionalization of the Expanded Local Health Board.

2. Recent recognition and awards obtained from international/national/regional or private award giving bodies;

The LGU of San Vicente is a consistent recipient of the Seal of Good Housekeeping / Seal of Good Local Governance. Just recently, the DOH granted the LGU incentive for its outstanding delivery of health services and another incentive from the Millennium Challenge Corporation for its effective and efficient implementation of poverty reduction plans and projects.

III. VISION AND PRINCIPLES

A. The Municipality's Development Vision

San Vicente is a center for agriculture, sustainable agro-processing, ecotourism and hydrothermal energy and the first walkable municipality in the province of Camarines Norte, where responsible and self-reliant men and women live and enjoy safe and quality life in an efficiently managed environment and community vested with rich heritage and culture under a transparent and innovative leadership.

B. Role of San Vicente in the Province/Region/Nation

The perceived role of the municipality of San Vicente as medium town in hierarchy of center of the province are enumerated as follows:

- This is expected to make the municipality a fast growing and competitive place in the attainment of its physical and socio-economic development through the optimum and sustainable utilization of its production and protection areas including its human resources, supportive of its role as food basket zone and satellite municipality of the Capital Town of Daet.
- Promotion of Mananap Falls and River Resorts as the tourism areas attracting tourism related investments in barangays Fabrica and Iraya Sur, with spillover effect in barangay San Jose inter connected with a jogging and biking lanes.
- Agricultural development will be enhanced through provision of effective production infrastructures, adoption of modern package of technology and sustainable development of opportunity areas and forest resources especially in barangays of Calabagas, Asdum, Cabanbanan and Man-Ogob.
- As the municipality is noted as main producer of green pineapple, other agricultural commodities such as rice, corn and other high value crops with its forest resources, gradual shift to agri-industrialization is expected to catalyze growth and development.
- Poblacion barangays of Kanluran, Silangan and part of Man-Ogob will remain as the service, commercial and institutional centers and continuously be provided with varying types of facilities and utilities to provide the necessary support to the whole municipality. With

the counter magnet of commercial development in Man-Ogob, a slight increase in settlement development is also expected.

- A big leap is also expected through Cabanbanan, which is hosting Camella Homes, a commercial residential project and is seen to encourage in-migration, open up new investment opportunities and provide connectivity with other municipalities of the province, aside from Daet, more particularly, Talisay, Labo, Vinzons, San Lorenzo Ruiz and all its adjacent barangays.

C. Vision Elements, Descriptors and Success Indicators

- **People as a Society**

The municipality is targeting a responsible and self-reliant community. As such, public participation shall form part in the decision-making process in barangay and municipal levels. Civil society groups can serve as change agents at the community. Aside from basic social services, social infrastructure facilities, education, health, safety and peace and order shall be addressed. More importantly, local people should be well informed of the municipality's foregoing direction.

- **Safe and Quality Life with Sustainable Economy**

Improved and safe quality of life and sustainable economy is targeted by the municipality in the next 10 years. With its potential to boost the agriculture and tourism sectors, such progresses are both achievable. Peace and order shall be addressed in barangay levels by capacitating the barangay public safety officers.

- **Efficiently Managed Environment**

Both natural and built environment shall be managed efficiently to secure both the areas for living and the areas for making a living. To realize such target, collaboration of all concerned government agencies, non-government organizations and civil society groups shall be encouraged. Occupational safety and health, as well as building code shall strictly be enforced to assure that all buildings are built on standards.

- **Rich Heritage and Culture**

As one of the boosters of the tourism industry in the municipality, heritage and culture shall strictly be preserved.

- **Transparent and Innovative Leadership**

Innovative and transparent leaders shall be in command of the municipality. Leaders at all levels shall undergo relevant training and capability enhancement programs. An Executive and Legislative Agenda shall religiously be implemented, along with the strict implementation of all local laws and ordinances.

Performance of employees of respective Departments shall be efficiently and effectively monitored to assure that all benefits will give based from their performances.

IV. THE COMPREHENSIVE LAND USE PLAN

A. ALTERNATIVE SPATIAL STRATEGIES

In order to achieve the specific goals and objectives, alternative spatial strategies were generated, viz: 1) 2017 Trend Alternative or the Agricultural Development, 2) Tourism Development and 3) Agri-Eco Tourism Development

1. Alternative 1 - Trend on Agricultural Development

Under this strategy, San Vicente shall remain predominantly rural without any urban growth even in the Poblacion barangays with underdeveloped barangays.

Development under this strategy will be sporadic and concentration of economic activities will be in the agricultural sector in the barangays of Asdum, Cabanbanan, Calabagas, Fabrica, Iraya Sur, Man-Ogob and San Jose. The direction of growth will be towards these barangays with agriculture as well as forestry, as major economic base but with increasing conflicts in Abasig-Matogdon-Mananap Natural Biotic Area and irrigated rice land in view of the absence of alternative source of livelihood.

Under this trend, where development is through its natural growth, barangay Man-gob will be the most populous barangay with 3,136 persons, followed by San Jose with 2,409, Calabagas with 1,857, Cabanbanan with 1,408, Fabrica with 1,288 with Iraya Surviving the least of 439 persons. Total population is posted is 12,941 with Poblacion District 2 and Poblacion District 1 having 691 and 962 persons, respectively. (Table 108)

Table 108
Population Estimates: Trend on Agricultural Development Strategy
Municipality of San Vicente

BARANGAY	Total	Percent
Asdum	751	5.80%
Cabanbanan	1,408	10.88%
Calabagas	1,857	14.35%
Fabrica	1,288	9.95%
Iraya Sur	439	3.39%
Man-Ogob	3,136	24.23%
Silangan (Pob. 1)	691	5.34%
Kanluran (Pob. 2)	962	7.43%
San Jose	2,409	18.62%
SAN VICENTE	12,941	100%

Employment is mainly in agricultural and forestry with the minimum growth in the industry and services sector. Silangan (Brgy. 1) and Kanluran (Brgy 2) shall remain as the seat center for institutional activities with increasing conflict in protection areas and settlement encroachment. Non-complementarity of land using activities is likely to happen and delivery of basic services and development opportunities will be inadequate because of minimal growth.

With this strategy, non-complementarity of land using activity is expected, development opportunities will not be enhanced and there will be inadequate delivery of basic services.

In favor of the government, there will be minimal interventions needed but activities will be focused on continuous upgrading of existing infrastructures, development opportunities will not be enhanced and therefore, delivery of basic services will be inadequate.

The disadvantage of this trend is that there will be indiscriminate cutting or burning of trees for kaingin activities in Mananap area and its periphery. Basic services and economic opportunities are frequently concentrated in

poblacion areas, while, agriculture and forestry will be the main economic backbone of the municipality.

Iraya Sur and San Jose, will be its conduit in development in terms of socio-economic and physical growth and advancement of the Municipality.

DO NOTHING STRATEGY
San Vicente, Camarines Norte

Scale: 1:100,000

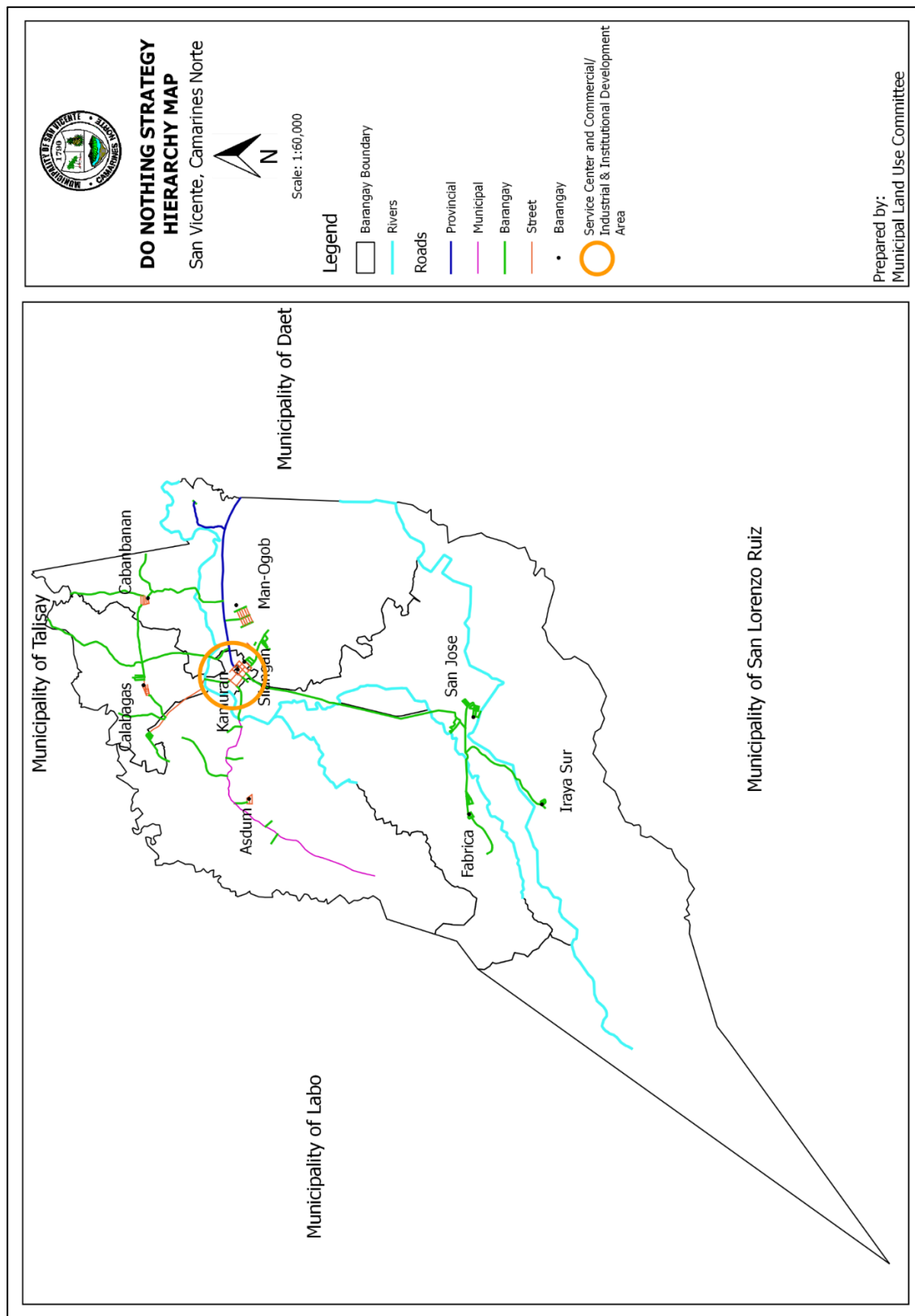
Legend

- Municipality Boundary
- Rivers
- Roads
 - Provincial
 - Municipal
 - Barangay
 - Street
- Land Use
 - Forestland
 - Agricultural
 - Irrigated Land
 - Residential
 - Institutional
 - Corridor
 - Urban
 - Barangay

Map Labels: Municipality of Talisay, Municipality of Daet, Municipality of Labo, Municipality of San Lorenzo Ruiz, Aduana, Kawayan, San Jose, San Lorenzo Ruiz, Davao Sur, Calabugan, Calabugan.

Prepared by: Municipal Land Use Committee

Figure 46
Do Nothing Strategy Hierarchy Map
Municipality of San Vicente



2. Alternative 2: Tourism Development

In this strategy, Brgys. Fabrica, Iraya Sur and San Jose will be a strong node that will induce growth in terms of tourism as economic driver of the municipality. Settlement growth is expected in these three barangays with extensive utilization of major population areas to support the tourism industry. There will be diminishing encroachment in the irrigated riceland and protected forest of the Abasig-Matogdon-Mananap Natural Biotic Area (AMMNBA) in view of the alternative livelihood, which will open new opportunity for the municipality.

There will be an improvement in the road network leading to the tourism areas as well as establishment of accommodation facilities, including water and utilities. Total population under this strategy will be 12,941, with increasing numbers in the barangays of Fabrica, Iraya Sur, Man-Ogob, and San Jose (with 1,400 persons, 600 persons, 3,150 persons and 2,672 persons, respectively). (Table 109)

Employment in tourism will add-up to the existing labor force of the municipality and river resort development will be enhanced.

Table 109
Population Estimates: Tourism Development Strategy
Municipality of San Vicente

BARANGAY	Total	Percent
Asdum	601	4.64%
Cabanbanan	1,267	9.79%
Calabagas	1,671	12.91%
Fabrica	1,400	10.82%
Iraya Sur	600	4.64%
Man-Ogob	3,150	24.34%
Silangan (Pob. 1)	680	5.25%
Kanluran (Pob. 2)	900	6.95%
San Jose	2,672	20.65%
SAN VICENTE	12,941	100%

Tourism will be a major source of employment along with agriculture and services sector. There will be dispersed concentration of population, with tourism having the higher share of employment.

Poblacion barangays shall continuously serve as the commercial, institutional and service center of the municipality with expansion of growth towards Fabrica, Iraya Sur and San Jose, which will be conduit of development in terms of socio-economic and physical growth and advancement of the municipality.

The advantage of this strategy is that, there will be increase in infrastructure support towards the tourism areas and there will be additional investments and employment opportunities with minimal encroachment of settlements in protected areas. Given this, there will be an increase in pressures on social services including power and water utilities as well as the volume of waste and pollution to be generated.

Figure 47
Alternative 2 – Tourism Development
 Municipality of San Vicente

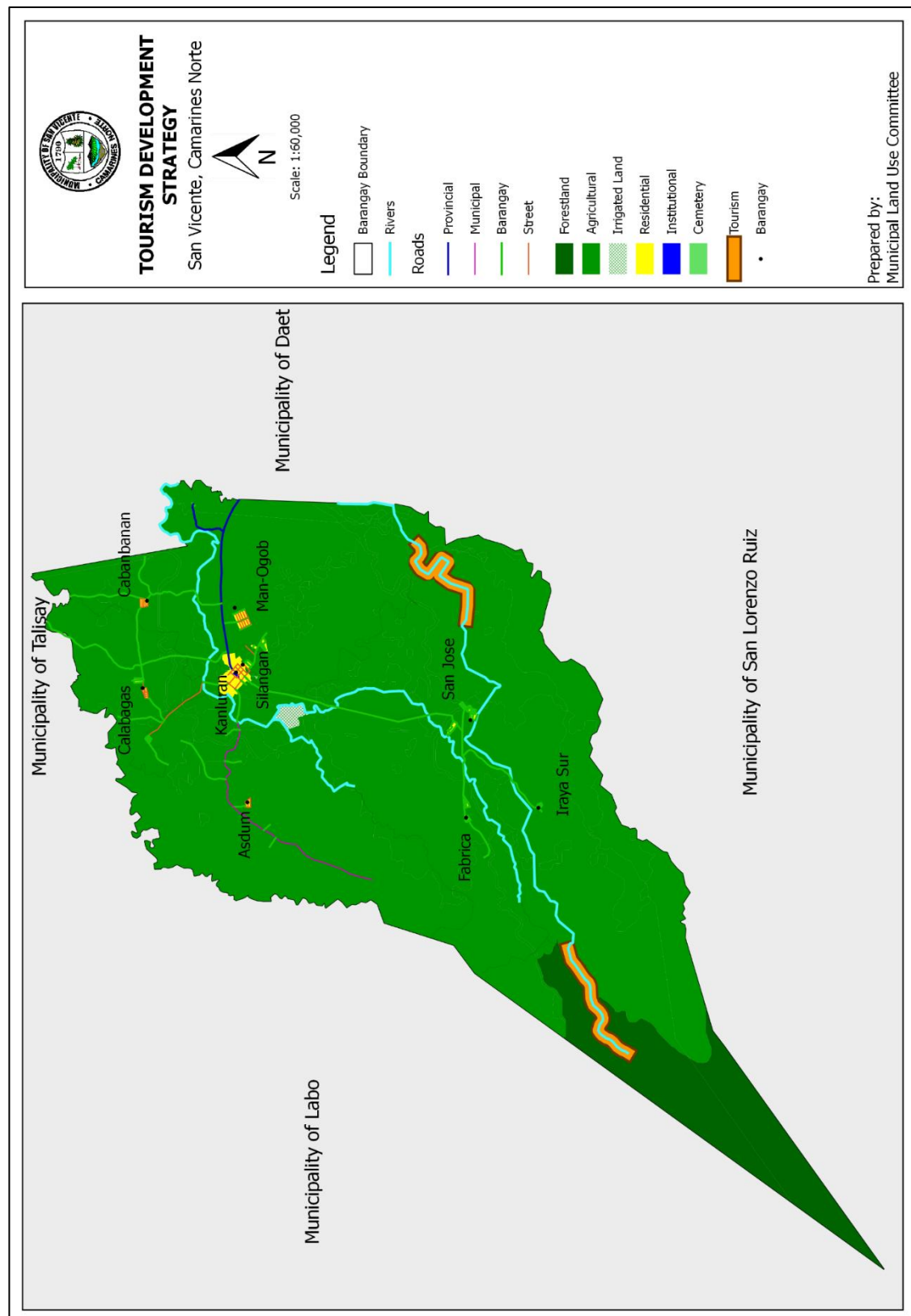
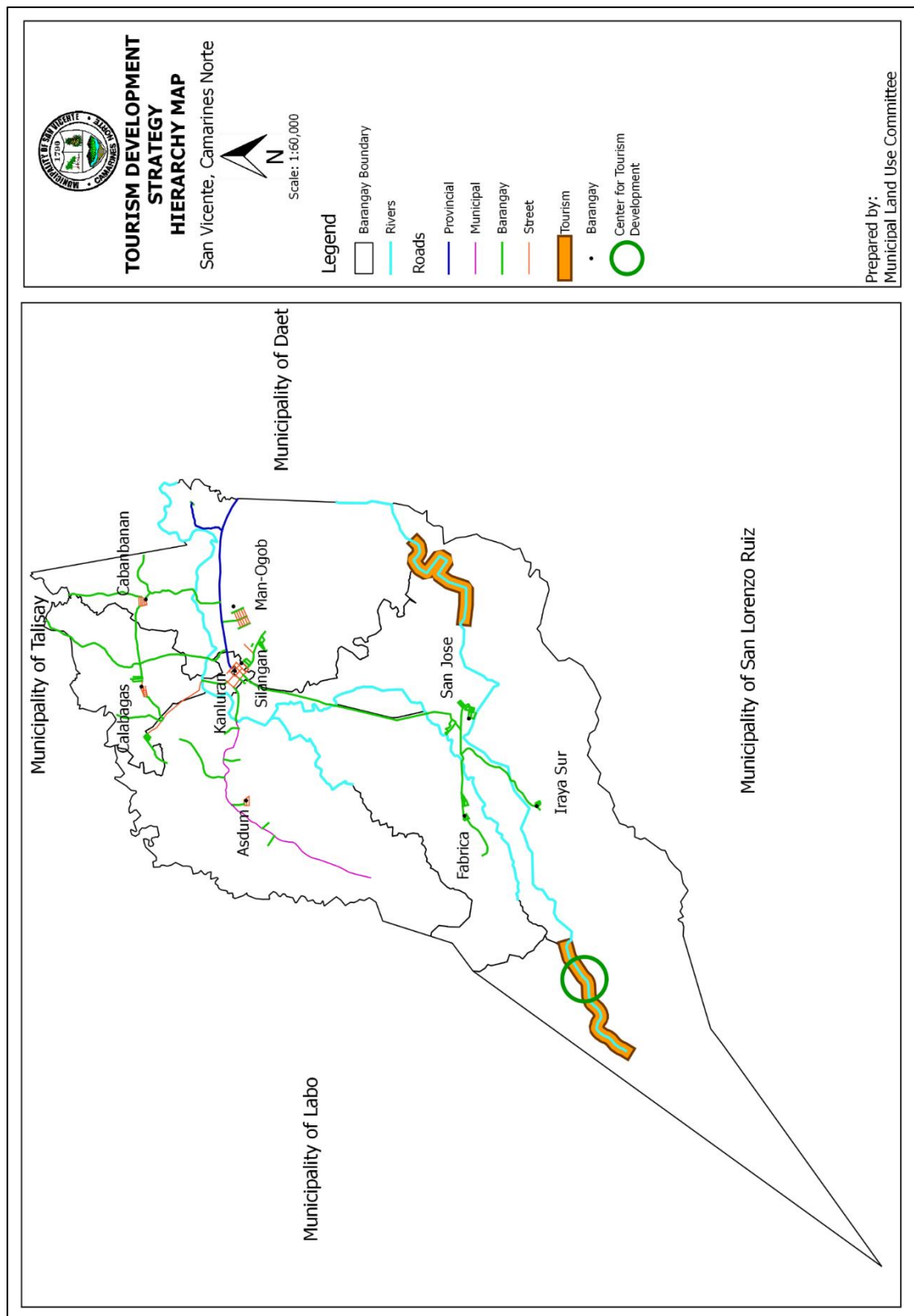


Figure 48
Tourism Development Strategy Hierarchy Map
Municipality of San Vicente



B. EVALUATION OF ALTERNATIVES

The Municipal Land Use Committee (MLUC) and its Technical Working Group (TWG) have evaluated the alternatives wherein the criteria used were the descriptors for each vision element, which include the people as society, natural environment, local economy, built environment and local leadership.

Under each criterion, sub-criteria or descriptors were also assigned weights, total of which is equal to 100%. Several stakeholders were allowed to participate in the process. The alternative strategies were rated through a scale of -1, 0, +1, which means -1 - the strategy has nothing to do nor effect the evaluation criterion, 0 - the strategy has a slight impact and +1 - the strategy is essential to the attainment of the vision and its success indicators.

These ratings were multiplied to each criterion weights to come up with the score per criterion. The sum of the scores produced the rating of each alternative, and based on these, the alternatives were ranked to determine the preferred strategy.

1. The Preferred Strategy

The preferred strategy for the socio-economic and physical development of the municipality of San Vicente shall be the combination of the Agricultural and Tourism Development and shall be termed as “Agri-Eco-Tourism Development Strategy.” This is expected to make the municipality a fast growing and competitive place in the attainment of its physical and socio-economic development through the optimum and sustainable utilization of its production and protection areas including its human resources, supportive of its role as food basket zone and satellite municipality of the Capital Town of Daet.

This preferred option involves the promotion of Mananap Falls and River Resorts as the tourism areas attracting tourism related investments in barangays Fabrica and Iraya Sur, with spillover effect in barangay San Jose (Iraya Norte). At the same time, agricultural development will be enhanced through provision of effective production infrastructures, adoption of modern package of technology and sustainable development of opportunity areas and forest resources especially in barangays of Calabagas, Asdum,

Cabanbanan and Man-Ogob. As the municipality is noted as main producer of green pineapple, other agricultural commodities such as rice, corn and other high value crops with its forest resources, gradual shift to agri-industrialization is expected to catalyze growth and development. Poblacion barangays of Kanluran, Silangan and part of Man-Ogob will remain as the service, commercial and institutional centres and continuously be provided with varying types of facilities and utilities to provide the necessary support to the whole municipality.

This include the walking / jogging / bike lanes along Daet-San Vicente road which will start at the boundary of two municipalities. A modern slaughterhouse and convention center also constructed to cater the needs of the local people.

A big leap is also expected through Cabanbanan, which is hosting Camella Homes, a commercial residential project and is seen to encourage in-migration, open up new investment opportunities and provide connectivity with other municipalities of the province, aside from Daet, more particularly, Talisay, Labo, Vinzons, san Lorenzo Ruiz and all its adjacent barangays.

This will complemented by expansion of residential area in Barangay Man-Ogob being part of the growth nodes in Barangays Silangan and Kanluran. It will also be complemented by the proposed home for the aged or the retiree's place where the senior citizens will be housed and provided with recreation activities such as farming, wellness, among others.

Two Planned Units Development (PUDs) in Barangays Cabanbanan and San Jose shall also be developed. The first PUD in Barangay Cabanbanan will focus in the commercialization of the municipality while the PUD in San Jose will focus on tourism development.

The projected population for CY 2017 considering these future development scenario is accounted to 23,775 with Brgy. Cabanbanan having the largest share of 9,500 or 40% of the municipal total.

Because of the development of eco-tourism and for the reason that it is very near to poblacion, Barangay Man-Ogob will also increase up to 3,200 or 14% followed by barangays of San Jose (Iraya Norte), Fabrica, Calabagas and Iraya Sur with population of 3,000, 2000, 1,900 and 1,500, respectively. Poblacion barangays of Silangan and Kanluran are also expected to increase their population to 1,000 and 900, respectively, with Asdum having the least of 755 or barely 3% of the Municipal total. (Table 110)

Table 110
Population Estimates: Agri- Eco Tourism Development
Strategy
Municipality of San Vicente

Municipality/Barangay	Total	Percent
SAN VICENTE	23,755	100
Asdum	755	3
Cabanbanan	9,500	40
Calabagas	1,900	8
Fabrica	2,000	8
Iraya Sur	1,500	6
Man-Ogob	3,200	14
Silangan (Pob. I)	1,000	4
Kanluran (Pob. II)	900	4
San Jose	3,000	13

Figure 49
Alternative 3 – Agri-Eco Tourism Development
Municipality of San Vicente

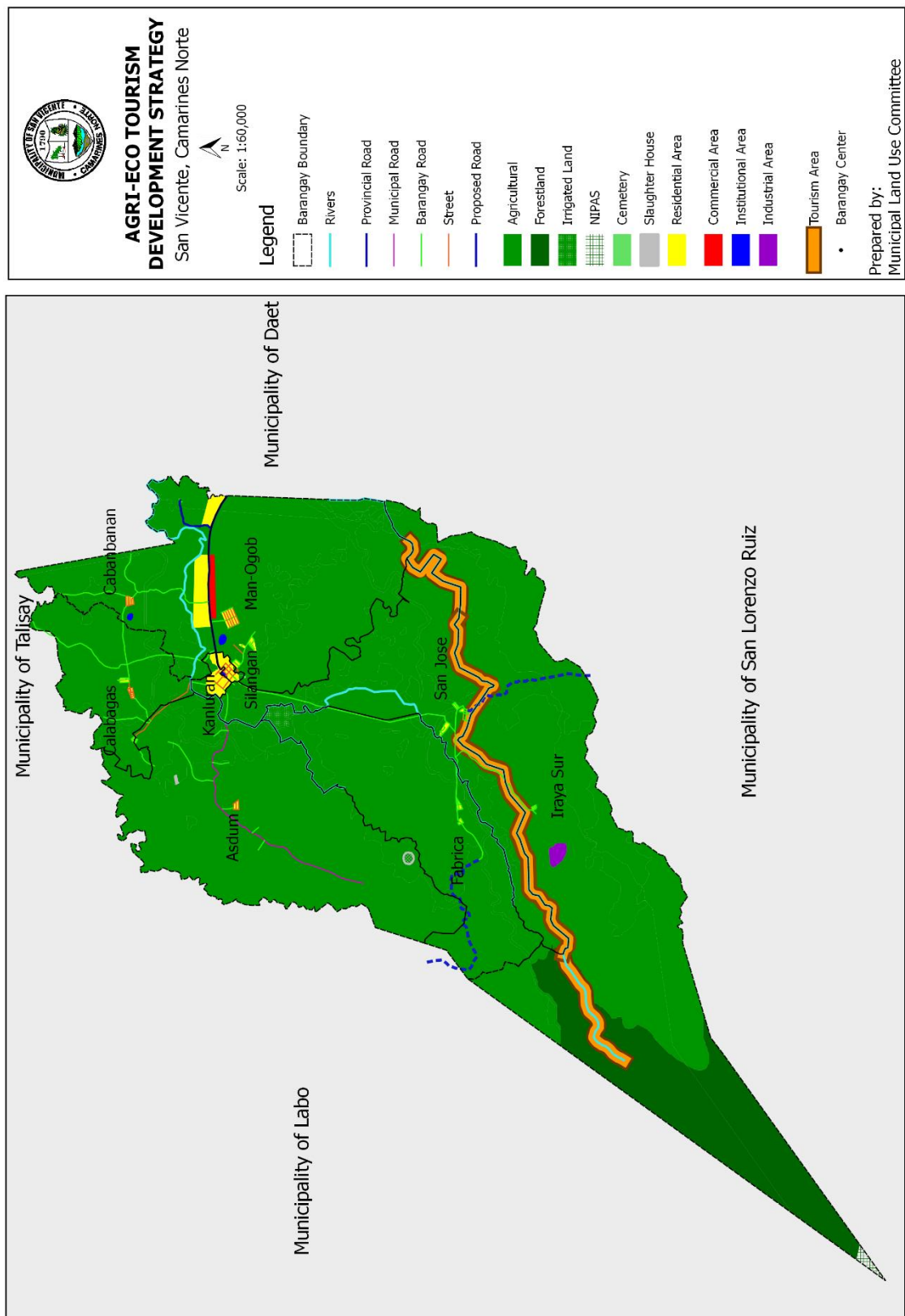
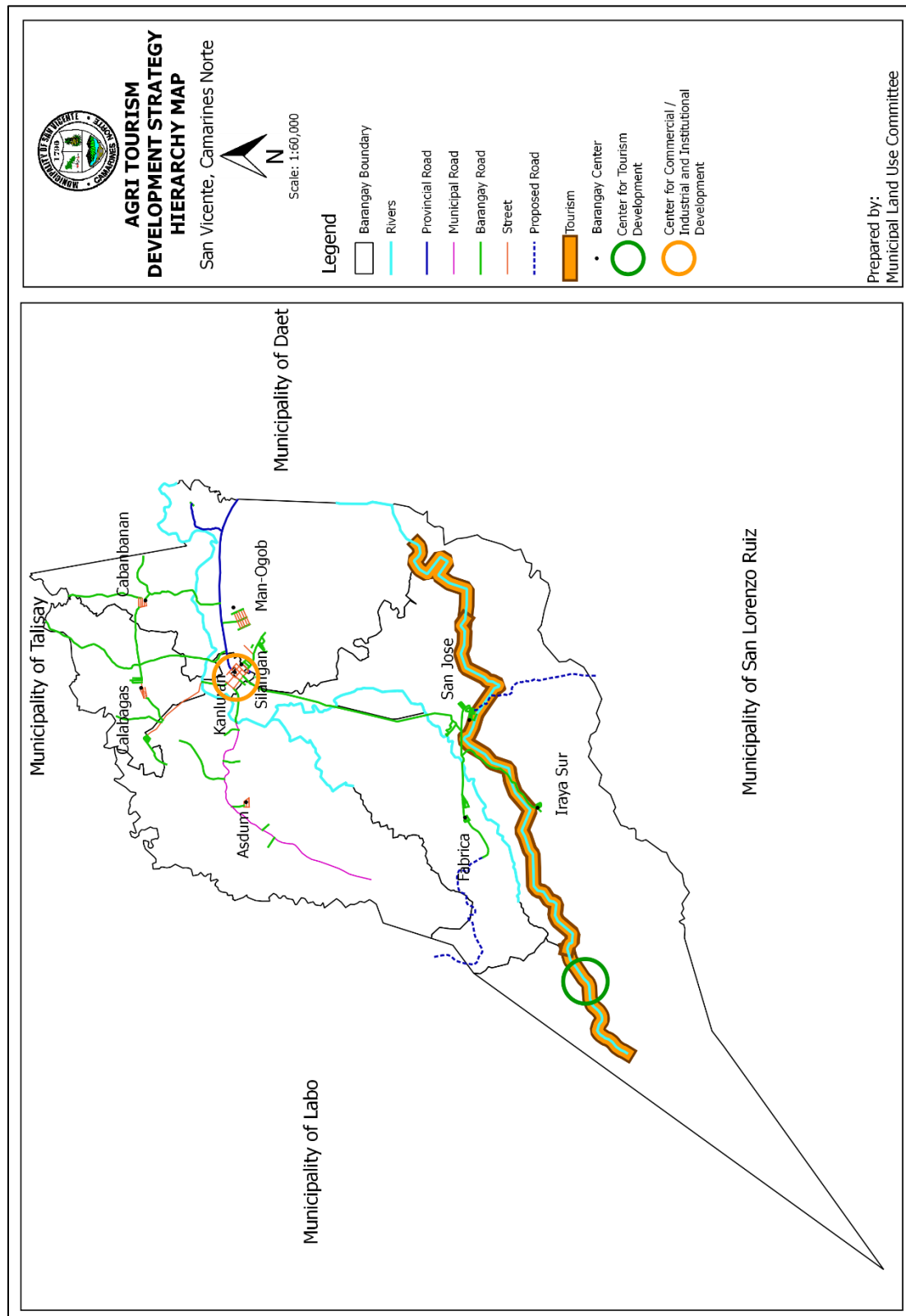


Figure 50
Alternative 3 – Agri-Tourism Development Hierarchy Map



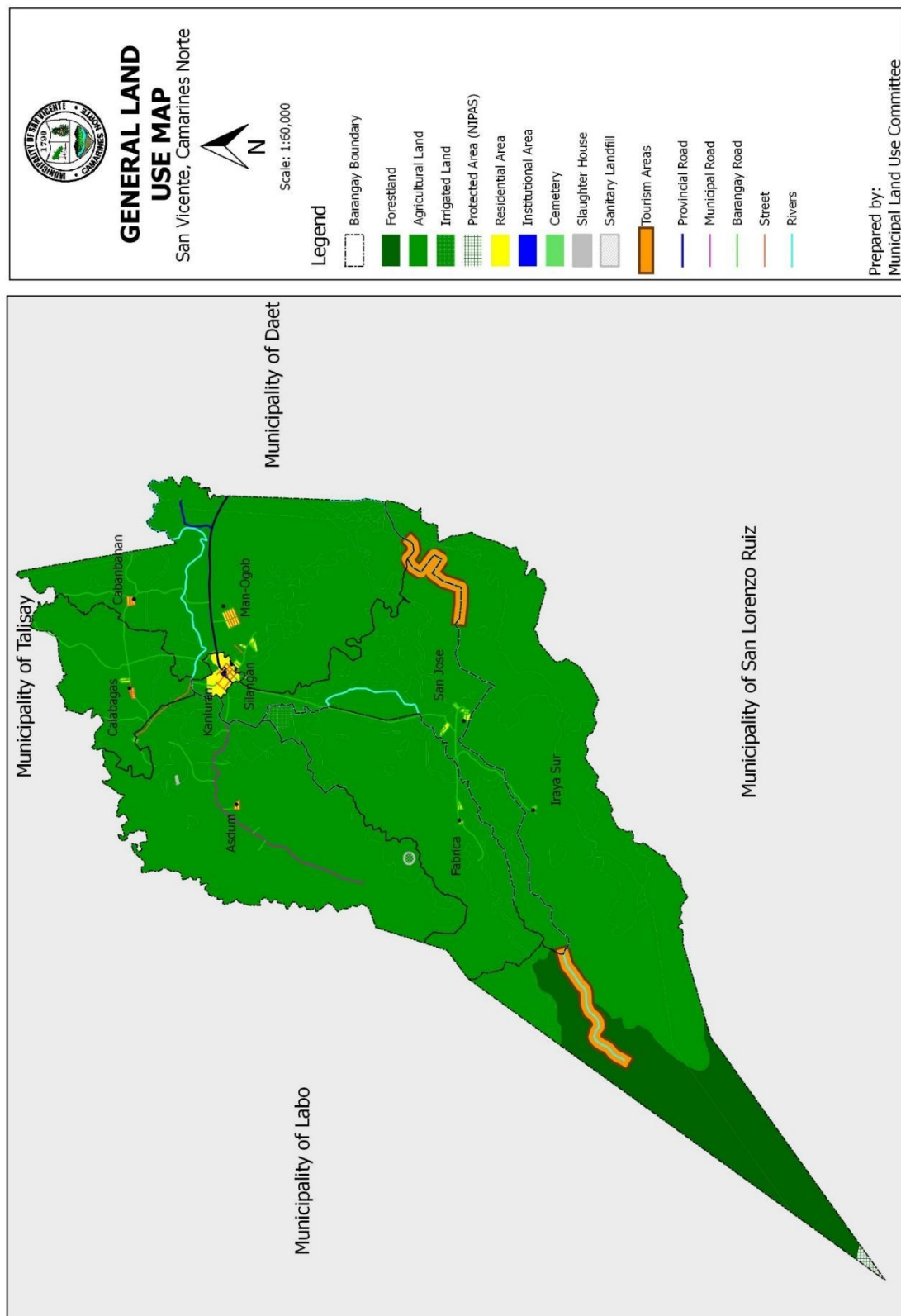
C. The Existing General Land Use

The existing general land use were generated using various maps such as the land classification map and land cover maps, and with the help of google map, detailed information, particularly on residential areas, institutional and other land uses.

Generally, the dominant land use in nine (9) barangays is agriculture, particularly areas for annual and perennial crops. There are also areas devoted for irrigated rice land in barangay Fabrica. Settlement areas are mostly confined in one area or barangay center, although some settlements are sporadically located within farm lots and along barangay roads.

Forest area is also one of the dominant land uses located in barangay Iraya Sur.

Figure 51
General Land Use Map
Municipality of San Vicente



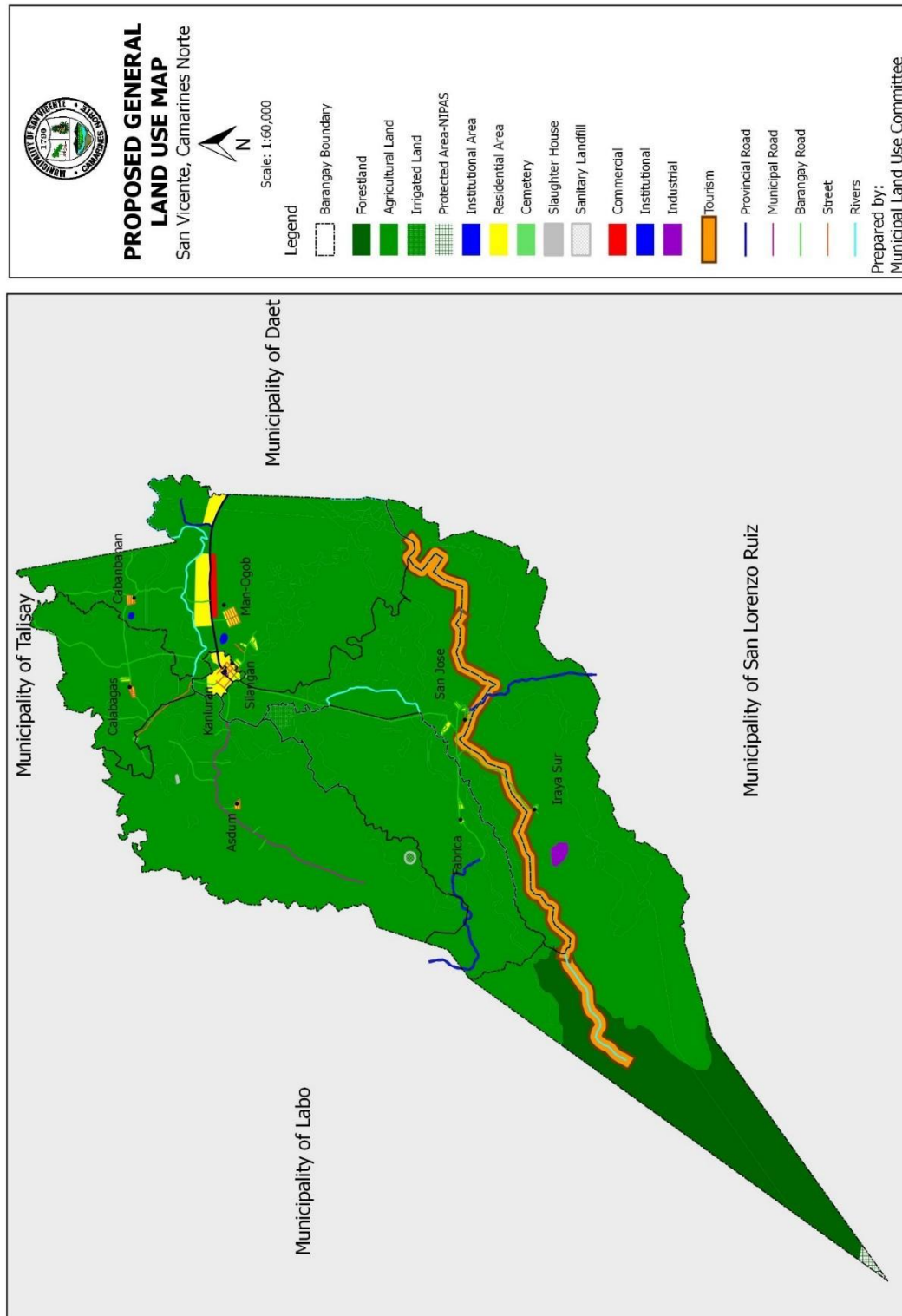
D. The Proposed General Land Use

The Agri-Eco Tourism Development is the basis of the General Land Use Plan formulation of the Municipality of San Vicente, Camarines Norte which is geared towards the attainment of the over-all inclusive growth.

The proposed General Land Use is broadly composed of basic land uses, the most dominant are the agricultural areas composed of agricultural lands, commercial lands, and industrial lands. Large part of the agricultural areas are annual and perennial crops which cover an area of 3,608.82 hectares.

The expansion of residential areas are located in barangay Cabanbanan to encourage in-migration, open up new investment opportunities and provide connectivity with other municipalities of the province.

Figure 52
Proposed General Land Use Map
Municipality of San Vicente



C. PLAN COMPONENT

1. Settlement Plan Component

The settlement plan of the municipality shall complement its production and protection land use plans with the goal of promoting an orderly and efficient provision and delivery of basic services to its constituents.

Since San Vicente is seen to rise up from a small to medium municipality of the province, its existing urban barangays will maintain its functions and roles to the rural barangays. Barangay of Fabrica, Iraya Sur and San Jose although agricultural in nature will be the host for eco-tourism development while barangay Cabanbanan will serve as new commercial residential area of the municipality. Linking San Vicente to Tagkawayan, Quezon through the Fabrica-San Antonio Road linking to Tulay na Lupa - to - Bayan-Bayan to - Baay - to - Pag-asa and to Dumagmang connecting to Tagkawayan, Quezon. This road will open up new opportunities for investments and complementation of its human and natural resources, thereby increasing and accelerating growth of the municipality and its adjacent barangays.

The upgrading of Asdum-Fabrica Road connecting the provincial road traversing San Lorenzo Ruiz in the southern side will serve as catalyst of growth in all its adjacent barangays of San Jose and Iraya Sur making eco-tourism areas more accessible for domestic and foreign tourists and contributing to the cluster of varied tourism attractions with other municipalities.

The production areas of San Vicente will be linked to the major market of the province, the "Agri-Pinoy Trading Center" and the major pineapple processing centre the "Labo Progressive Multi-Purpose Cooperative," for full agricultural development through the Fabrica-Sto. Domingo Road. Complementation of the agricultural resources with the municipality of Talisay through the Cabanbanan - Sta. Cruz - Gabon Road is also seen to contribute to the growth of investments in agriculture consequently increasing farmers

income thereby contributing to the socio-economic development of the municipality.

As extension of the housing community of the densely populated capital town (Daet), being the host of the commercial residential housing project or Camella Homes, the upgrading of Daet- San Vicente Road will surely strengthen the link between the two municipalities and thereby serving as conduit of development in terms of the settlement expansion and increasing in-migration specifically in Cabanbanan, which will continue to function as residential area. Along with the settlement development are projects that will preserve and maintain the ecological balance and environmental integrity of the municipality.

2. Re-direction of Population Growth

The growth of population in barangay Cabanbanan is expected to increase to 3,500 representing 40% of the municipal population due to the housing project of Camella Homes.

Meanwhile, the development of Man-Ogob with 3,200 persons or 20%, along with San Jose (Iraya Norte) with 3,000 population or 13%, Fabrica and Iraya Sur with 2,000 and 1,000 persons, respectively is attributed to the development of eco-tourism, and is expected to draw domestic and foreign tourists, while agricultural modernization is expected to bring settlements development and population growth in the barangays of Calabagas with 1,900 persons and Asdum with 755 persons. Poblacion Silangan and Kanluran will have an estimated population of 900 and 1,000, respectively. The over-all projected increase in population from CY 2015-2027 is 23,755 (Table 111)

Table 111
Total Population Estimates:
Agri- Eco Tourism Development Strategy
Municipality of San Vicente

Barangay	2015 Population	Preferred Strategy Agri-Eco Tourism Development	
		% Share	2027 Population
Asdum	572	3%	755
Cabanbanan	1,158	40%	9,500
Calabagas	1,169	8%	1,900
Fabrica	1,107	8%	2,000
Iraya Sur	318	6%	1,500
Man-Ogob	2,538	14%	3,200
Silangan (Pob. I)	653	4%	900
Kanluran (Pob. II)	909	4%	1,000
San Jose	1,972	13%	3,000
SAN VICENTE	10,396	100%	23,755

Strict implementation of municipal and provincial ordinances including national laws shall be the priority concern of the settlements plan. Intrusion of settlements shall not be allowed within the portion of Abasig-Matogdon-Mananap Natural Biotic Area of the municipality of San Vicente including hazardous areas and prime agricultural areas. Citizens participation shall be encouraged, while gender and development will be given priority in cognizance of the roles of women or equality of men and women in the full development of San Vicente.

In terms of population, barangays Man-Ogob, Poblacion Silangan and Poblacion Kanluran will have a population of 3,200, 1,000 and 900, respectively. As a whole, the urban and rural population constitute at 21% and 79%, respectively. (Table 111)

Barangays Man-Ogob, Silangan and Kanluran will continuously be supported with needed facilities and utilities to perform its function in accordance with the appropriate zoning. Urban squatting and illegal encroachment will be discouraged and preservation of the environment as well as maintenance of ecological balance will be preserved. Development shall be allowed in non-hazardous areas.

Preventive and mitigating measures will be adopted to save life and properties.

1. Land Requirements for Future Development

The highest land requirement vis-a-vis the increase in population for the municipality of San Vicente is posted at an average of 59 hectares for residential areas, 13.2 hectares for commercial areas, 6.6 ha. for industrial areas, 6.6 hectares for institutional and 40 hectares for open spaces.

Among the 9 barangays, Cabanbanan has the highest requirement for residential areas at 37 hectares, with Poblacion Kanluran having the least of 0.41 hectares. Considering the projected increase in population from 2015 to 2027, Cabanbanan has the highest share of other land using activities namely; commercial with as low as 7.32 to as high as 9.16 hectares, industrial with 3.66-4.03 hectares, institutional - 3.66 to 4.03 hectares and open space - 2.95 to 27.50 hectares. This is in consideration of the Camella Homes, which will encourage in-migration in the area. Other barangays with higher requirements for future development are Iraya Sur, San Jose and Fabrica. (Table 112)

Table 112
Land Requirements for Future Development:
Agri- Eco Tourism Development Strategy
Municipality of San Vicente

BARANGAY	Additional Population 2015-2027	Density Mix	No. of Household per Density Mix	Total Land Residential Requirement	Share of Other Land Uses	
Asdum	183	91	18	0.57	Commercial :	0.16 - 0.20
		64	13		Industrial :	0.08 - 0.10
		9	2		Institutional :	0.08 - 0.10
					Open Space :	0.48 - 0.60
Cabanbanan	8,342	4,171	834	37	Commercial :	7.32 - 9.16
		2,919	584		Industrial :	3.66 - 4.03
		1,251	250		Institutional :	3.66 - 4.03
					Open Space :	21.95 - 27.50
Calabagas	731	365	73	3.21	Commercial :	0.64 - 0.80
		256	51		Industrial :	0.32 - 0.40
		109	22		Institutional :	0.32 - 0.40
					Open Space :	1.92 - 2.47
Fabrica	893	447	89	3.93	Commercial :	0.78 - 0.98
		312	62		Industrial :	0.32 - 0.49
		134	27		Institutional :	0.32 - 0.49
					Open Space :	2.35 - 2.94
Iraya Sur	1,182	591	118	5.17	Commercial :	1.03 - 1.30
		414	83		Industrial :	0.52 - 0.65
		177	35		Institutional :	0.52 - 0.65
					Open Space :	3.11 - 3.90
Man-Ogob	662	331	66	2.91	Commercial :	0.58 - 0.73
		232	46		Industrial :	0.29 - 0.36
		99	20		Institutional :	0.29 - 0.36
					Open Space :	1.74 - 2.18
Silangan (Pob. I)	247	123	25	1.08	Commercial :	0.22 - 0.27
		86	17		Industrial :	0.11 - 0.14
		37	7		Institutional :	0.11 - 0.14
					Open Space :	0.65 - 0.81
Kanluran (Pob. II)	91	46	9	0.41	Commercial :	0.08 - 0.10
		32	6		Industrial :	0.04 - 0.10
		14	3		Institutional :	0.04 - 0.10
					Open Space :	0.24 - 0.30
San Jose	1,208	604	121	4.53	Commercial :	0.90 - 1.13
		423	85		Industrial :	0.45 - 0.56
		181	36		Institutional :	0.45 - 0.56
					Open Space :	2.71 - 3.39
SAN VICENTE	13,359	6,680	1,336	58.79	Commercial :	11.72 - 14.68
		4,676	935		Industrial :	5.86 - 7.34
		2,004	401		Institutional :	5.86 - 7.34
					Open Space :	35.15 - 44.04

Assumptions : Food and Agriculture Organization (FAO) Model
High Limit Density - 114
Low Limit Density - 91

E. Settlement Policies

Settlement policies in the Provincial Development and Physical Framework Plan of the province shall be adopted by this plan. To guide the implementation of this comprehensive land use plan the following policies are hereby laid down. As a general policy, all settlements, whether Poblacion/Sub-Centers or Rural Barangays shall enjoy the same quantity and quality of services from the local government unit.

4.1 Urban Settlements

- a. The planned establishment of Camella and Lumina Homes in barangay Cabanbanan shall be the major trend in so far as urban settlement is concerned. Possible in migration

The Central Business District is located at the Poblacion along main road (Pedro Moreno Street) connecting San Jose road up to the vicinity of the Government Center Expansion Site. Commercial expansion of the district shall extend up to 50 meter radius from the centreline of the rotunda (corner of San Jose Road and Asdum Road). As the hub of activity, its standard of living will be greatly lifted through enhanced accessibility, physical features and quality of basic services. In cases of conflict in uses between agriculture and urban expansion, greater weight must be given to agriculture.

The existing public market shall complement the role of the central business district and as such shall serve as catchment area for agriculture service-type of activities for a definite cluster of barangays.

Zoning Ordinance must identify proposed land uses and standards in the urban areas such as residential, commercial, industrial and institutional.

A Sub-business District is strategically located in along the San Vicente Road from the Municipal Hall to the vicinity of Froilan Lopez High School. Commercial expansion shall be allowed 50 meters from the center of the road on both sides up to the municipal marker. It should be planned according to sound principles of site planning and sub-urban design.

4.2 Rural Settlements

a. Provision of low cost housing

While in migration is expected with the opening of Camella and Lumina Homes, which are affordable to middle class population, low cost housing projects for the low income earners will also be provided in the skirts of the Poblacion areas and in barangays San Jose, Iraya Sur and Fabrica, were tourism is expected to contribute to population growth. Identification of sites for said purpose shall be done and delineated with this plan to avoid encroachment to protected zones, as well as to get rid of settlements in sites with environmental hazards.

The land requirement for housing development should be addressed by these plans. Other support services, such as road networks, support infrastructures and other social services shall also complemented in the plan.

4.3 Indigenous People Settlement Policies

a. Localization of the Indigenous People's Rights Act (RA 8371 of 1997)

Although the presence of indigenous people (IP's) or indigenous cultural communities (ICC's) is not common in the municipality, the

nomadic characteristics of the IP's/ICC's would give way to their presence in the municipality in the future. Provision of equal access to basic services and facilities will be provided to all IP/ICC members in the municipality. A separate IP plan shall be drafted should any group/s of IP's be present in the municipality's jurisdiction.

4.4 Short Term Programs/Projects/Activities/Action Plan on Settlements

Table 112
Proposed Programs, Projects and Activities
Municipality of San Vicente

Programs/Projects/Activities	Responsibility Center
1. Updating of Zoning Ordinance	Sangguniang Bayan
2. Identification and delineation of land for housing projects	MPDC/Municipal Engineer's Office
3. Formulation and Capacity Building of Project Monitoring and Evaluation Committee	Municipal Monitoring Committee
4. Parcellary mapping and delineation of easements and road right of ways.	Municipal Engineer's Office
5. Research and development	All concerned Offices
6. E-governance for land taxation	Office of the Mayor/Municipal Assessor's Office
7. Disaster risk assessment for housing and other infrastructure projects	MDDRMO/MPDO/MEO
8. Promotion of peace and order for settlement development	All concerned Offices
9. Promotion of tourism-based livelihood	Municipal Tourism Office/MPDC
10. Upland resource management projects	Municipal LGU/Provincial LGU/DENR
11. Mananap-Eco Tourism and Forestry Development (METAFOR) Project	Municipal LGU

5. Protection Land-Use Plan Component

The municipality of San Vicente is one of the three municipalities where the Abasig-Matigdon-Mananap Natural Biotic Area (AMMNBA) is located. It has also the well-known Mananap Falls, which is the flagship of the municipalities tourism development. Thus, the municipality introduced a program dubbed “Mananap Eco_Tourism and Forest Development-METAFOR.” In this program, all protection land use issues are covered not only in the protected area, but, also in areas that contributes impact to the municipality’s natural environment.

5.1 Land Use Issues

There are several areas in the municipality that are prone to environmental hazards, to include; a) flooding, b) erosion, c) liquefaction, d) illegal cutting of trees / kaingin / charcoal making / wildlife poaching, and e) dispute.

a. Flooding

In terms of flooding, portions of barangays Man-ogob, Cabanbanan and Poblacion Kanluran are highly susceptible to flooding as shown in Fig. 34. Presence of the two major river systems, the Mananap and the Vicente Rivers induce the flooding in low-lying areas.

River controls and protection of the riparian zones are essential to reduce flooding. Combination of engineering and modern environmental technologies will be applied to protect both the society and the environment.

b Erosion

Severe and moderate erosion areas are common in barangays Iraya Sur and Fabrica, wherein forest areas are located. The flagship of the municipality, the Mananap falls is located

in said barangays and therefore, rehabilitation measures should be applied to protect the eco-tourism potential of the locality. Initial environmental examination and disaster risk assessment should be done to identify other areas prone to erosion.

c. Rainfall Induced Landslides

Barangay Iraya Sur is highly affected by Rainfall Induced Landslide specifically in barangays Fabrica and San Jose. In terms of Moderate susceptibility, Barangay Iraya Sur is the most affected while Barangay Asdum has the least affected area. In Low Susceptibility, Barangay Man-Ogob is the least affected a while Barangay Asdum recorded the highest.

For Barangays greatly affected by landslides, warning signs should be installed. Construction of houses and other infrastructure projects will strictly be avoided.

d. Illegal Cutting of Trees/Kaingin/Charcoal Making/Wildlife Poaching

Forest laws and regulations shall strictly be implemented in the municipality. With the Assistance from the Department of Environment and Natural Resources and the Provincial Government of Camarines Norte, Wildlife Enforcement Officers (WEO's) shall be strengthened to secure the protected areas from illegal activities.

Mananap Falls Development Authority (MFDA) shall be organized by the Sangguniang Bayan to strengthen the protection and rehabilitation of the Abasig-Matogdon-Mananap Natural Biotic Area (AMMNBA).

e Land Dispute

There several areas that have disputes with the adjoining municipalities of San Lorenzo Ruiz and Talisay. The municipality's stand will remain firm until such time that the authority decides on the issue.

5.2 Protection Land Use Policies

- a. Identification and demarcation of small watershed areas in the municipality for co-management with the DENR
- b. Multi-Sectoral Environmental Performance Monitoring system shall be adopted at the barangay level.
- c. Regulation of upland farming system and adoption of organic farming.
- d. Establishment and expansion of breeding areas for wildlife particularly in the portion of Abasig-Matogdon-Mananap-Natural Biotic Area (AMMNBA).
- e. Avoidance of settlement establishment as well as growth or expansion within the AMMNBA area.
- f. Encourage active involvement and participation of the private sector in the greening programs/projects/activities.
- g. Rehabilitation of the degraded riverbanks and other protected areas shall be given priority in the investment programming of the concerned municipalities as well as the Provincial Government. Environmental fees collected by the provincial government from sand and gravel concessionaires shall be utilized for the said purpose.

- h. Ground marking and putting up of warning signages and proper risk information in areas that are prone to environmental hazards such as severe erosion, landslides, among others, shall be done.
- i. Strict adherence to implementation guidelines in the establishment of eco-tourism projects in the protected areas.
- j. Establishment/Formation of Mananap Falls Development Authority
- k. Strong adherence to Environmental Impact Assessment System particularly in the disposal of solid and liquid wastes on bodies of water.
- l. Regular allocation of funds of LGU's for management of protected areas.

5.3 Mananap Eco_Tourism and Forest Development METAFOR.

METAFOR is a combination of eco-tourism and forestry development which is anchored to the concept of Green Economy. Several eco-tourism activities such as: establishment of eco-trail, zipline, hanging bridge, Via Ferrata and the likes shall be constructed/installed.

To optimize education and research potential of AMMNBA, a campsite and activity area shall be developed. In this project component, ecological camps for the students and teachers shall be constructed. This will include a building at the entrance of Mananap Falls area, which will serve as venue for team building activities, camping and at the same time, an area for the instructions and site for information campaign dissemination to assure that tourists will be aware of the initial information as well as the do's and don't's in the Mananap area and other protected areas in the municipality.

To complement the eco-tourism development, all eroded areas shall be mapped and rehabilitated using the modified Miyawaki Method of planting. This will include phyto-sociological survey to determine the potential natural vegetation, which will be planted densely at the eroded areas.

Encroachment and settlements will be strictly prohibited in the all protected areas in the municipality.

6 Production Land Use Plan Component

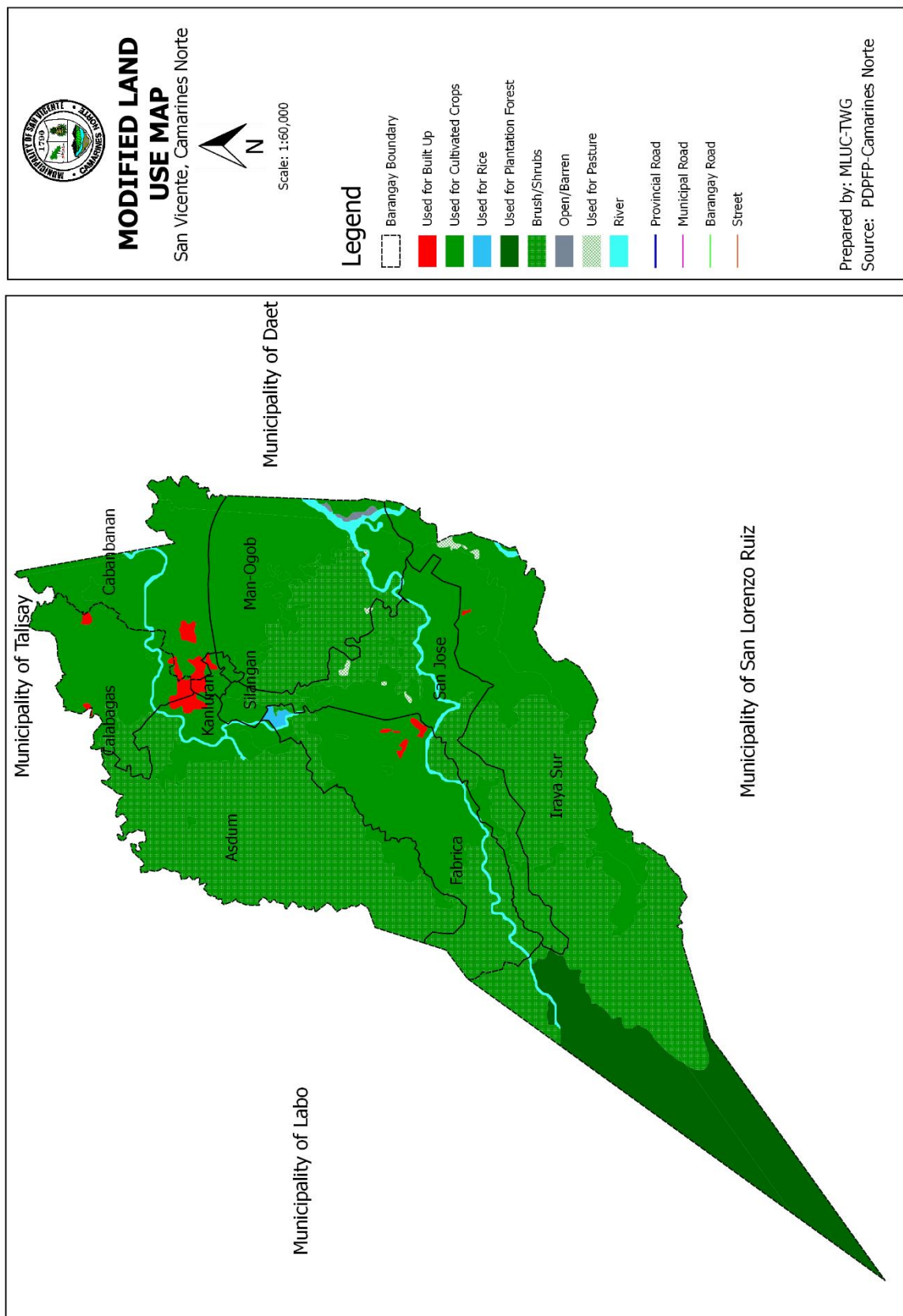
6.1 Modified Land Use

The Land Cover Map of the municipality has been derived through combining all the existing land uses to come up with the Modified Land Use/Zoning Map. As shown in Table 114, majority of the municipality's land area are used for cultivated crops 3, 608.82 hectares. Only 104.10 hectares or 1.81% are used for built up areas.

Table 114
Modified Land Use by Barangay
Municipality of San Vicente

	Used for Built-Up	Used for Cultivated Crops	Used for Rice	Used for Plantation Forest	Used for Pasture	Brush / Shrubs	Open / Barren	Used for Water	TOTAL
Asdum	-	1,056.41	-	-	-	-	-	-	1,056.41
Cabanbanan	18.73	378.63	-	-	-	-	-	-	397.36
Calabagas	3.71	330.72	-	-	-	-	-	-	334.43
Fabrica	18.55	636.42	-	-	-	-	-	-	654.97
Iraya Sur	4.32	291.42	34.48	786.35	577.96	242.87	10.33	6.96	1,954.69
Man-Ogob	30.80	509.56	-	-	-	186.14	-	-	726.50
Silangan (Pob. I)	6.93	2.52	-	-	-	-	-	-	9.45
Kanluran (Pob. II)	7.53	14.63	-	-	-	-	-	-	22.16
San Jose	13.53	388.51	-	-	46.75	139.26	2.55	2.66	593.26
TOTAL	104.10	3,608.82	34.48	786.35	624.71	568.27	12.88	9.62	5,749.23

Figure 53
Modified Land Use Map
 Municipality of San Vicente



6.2 Land Suitability

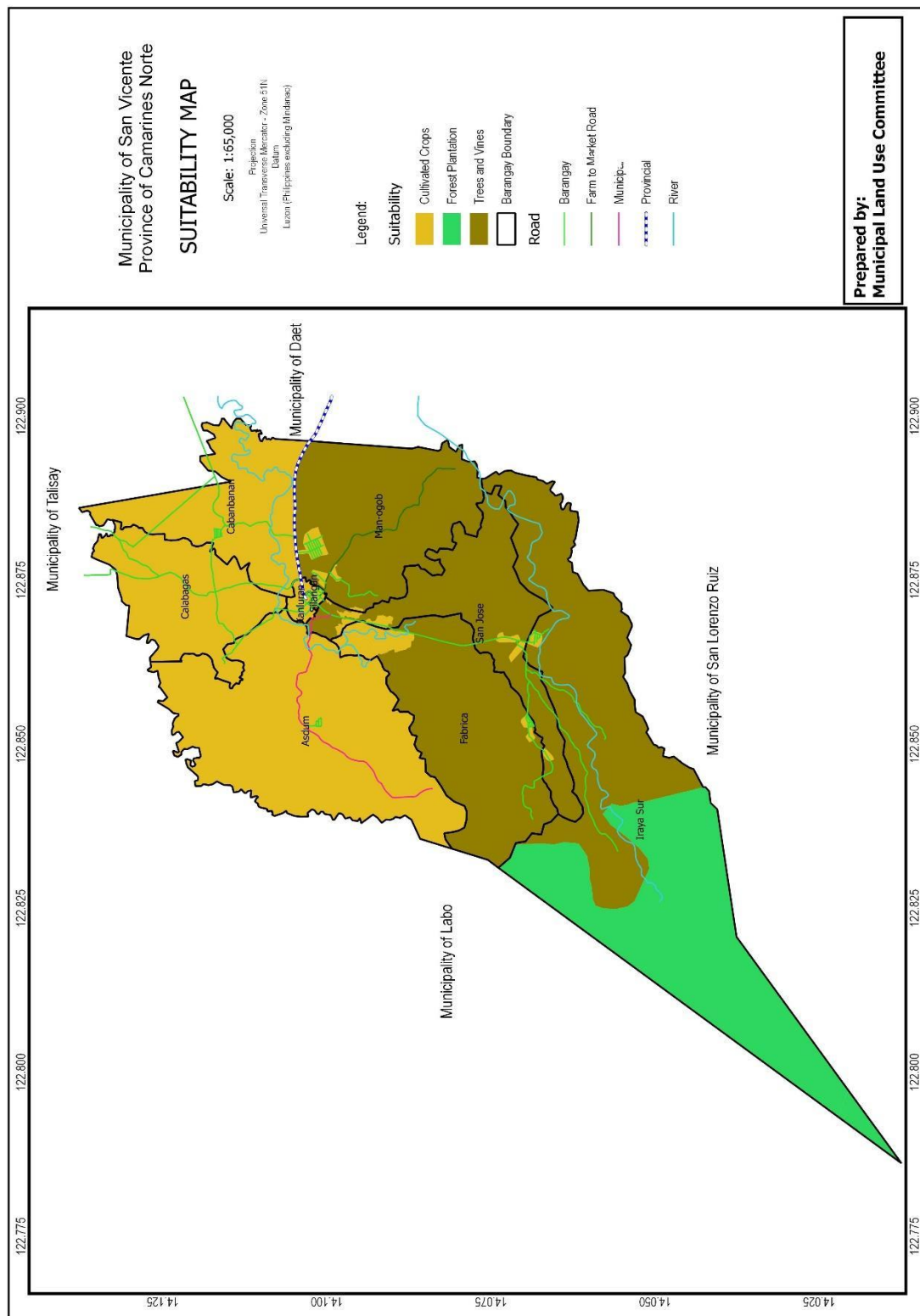
The municipality has five major land suitabilities to include ricelands, brushwood-coco, coconut areas, fishpond and grassland. Large portion of the municipalities land area is suitable for the combination of coconut and bushland (1,966.58 hectare) and coconut plantation (1,688.01 hectares). Sixty five and 94/100 hectares are suitable for rice production. Since San Vicente is an upland municipality, only 1.04 hectares is suitable for fishpond, which are located near the major river systems

Table 115
Land Suitability
Municipality of San Vicente

Particulars	Area (Hectare)
1. Production Land Use	
a. Croplands	
a.1. Rice	107
✓ Irrigated	60
✓ Rainfed	47
✓ Upland	
a.2. Corn	11.5
a.3. Coconut	5851
a.4. Other food crops	
✓ Rootcrops	50
✓ Vegetables	21
✓ Pineapple	150
✓ Fruits & Trees	51
✓ Legumes	8.45
✓ Bananas	60
✓ Citrus	6
✓ Mango	6
✓ Pili	35
✓ Watermelon	1.5
✓ Papaya	
a.5. Industrial Crops	
✓ Abaca	52.45
✓ Coffee & Cacao	6
b. Fishpond area (has.)	
TOTAL	6416.9

Source: PDPFPlan 2013-2033

Figure 54
Land Suitability
Municipality of San Vicente



6.3 Land Suitability of Development Opportunity Areas

To determine the suitability of the development opportunity areas, Sustainability Map (Figure 55) was compared to the Land Suitability Map Figure 54.

The municipality's land area is suitable to cultivated crops accounting to 2,606.88 hectares, with 1,870.82 hectares and 736.06 hectares, in rural barangays and urban barangays, respectively. The municipality has also suitable areas for trees and vines accounting to 2,261.10 hectares and forest plantations with 881.25 hectares.

Table 115
Land Suitability by Barangay
Municipality of San Vicente

BARANGAY	TYPE		
	Cultivated Crops	Forest Plantation	Trees and Vines
Urban	736.06		22.05
Man Ogob	704.45		22.05
Silangan	9.45		
Kanluran	22.16		
Rural	1,870.82	881.25	2,239.05
Asdum	1,056.41		
Cabanbanan	397.36		
Calabagas	334.43		
Fabrica	45.97		609.00
Iraya Sur	15.42	881.25	1,058.02
San Jose	21.23		572.03
TOTAL	2,606.88	881.25	2,261.10

In terms of sustainability, 9,181. 97, with an aggregated areas of 3,396.40 hectares and 5,785.57 hectares, in rural and urban areas, respectively. A total of 881.25 is sustainable in terms of protected areas. There area development opportunity areas accounting to 725.40 hectares, with 713.27 hectares in the rural areas and only 11.93 hectares in urban areas.

Figure 52
Land Sustainability
Municipality of San Vicente

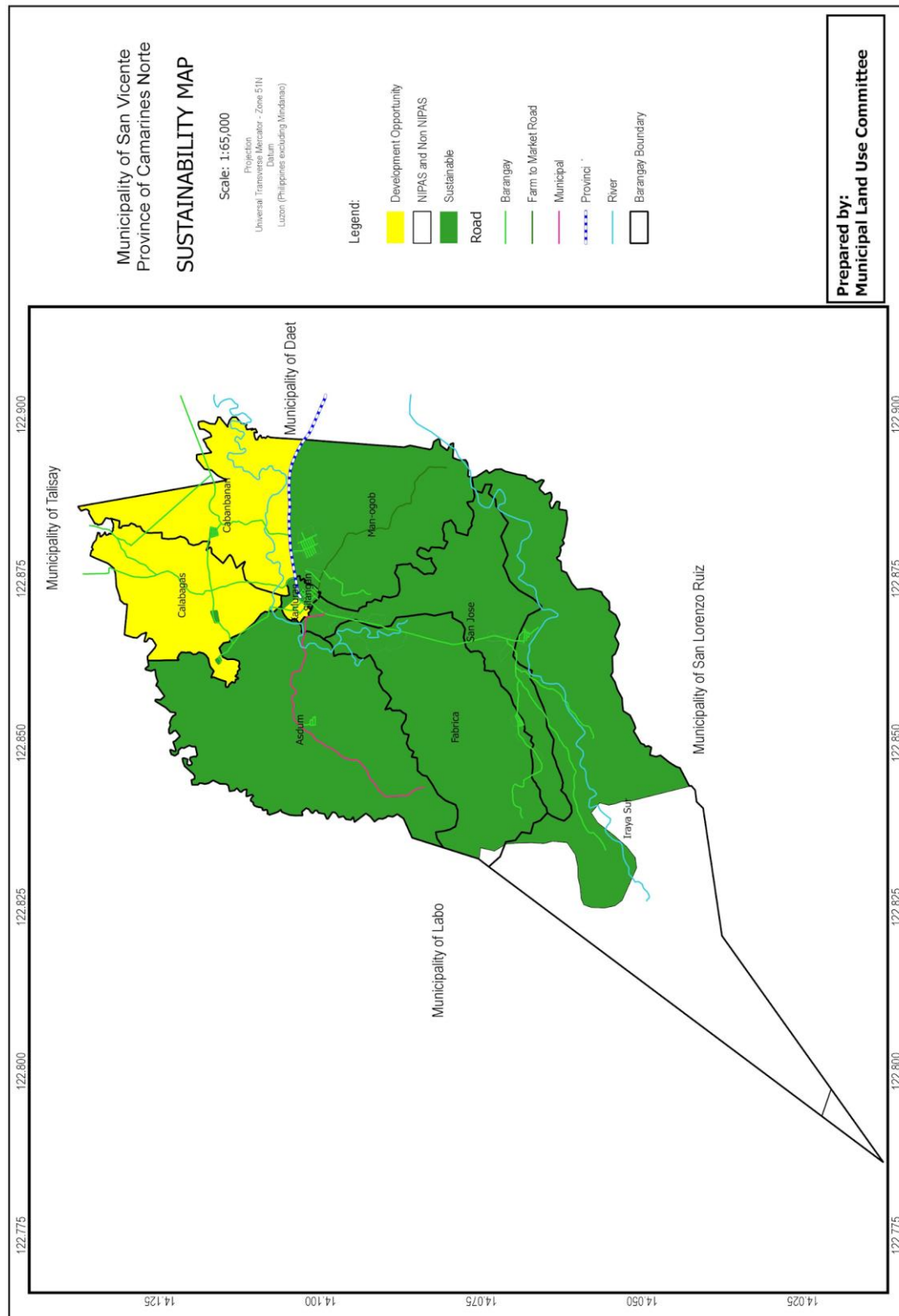


Table 116
Land Sustainability by Barangay
Municipality of San Vicente

BARANGAY	TYPE		
	Development Opportunity	Sustainable	NIPAS and Non NIPAS
Urban	11.93	5,785.57	
Man Ogob		726.50	
Silangan		5,048.84	
Kanluran	11.93	10.23	
Rural	713.47	3,396.40	881.25
Asdum		1,056.41	
Cabanbanan	390.47	6.89	
Calabagas	323.00	11.43	
Fabrica		654.97	
Iraya Sur		1,073.44	881.25
San Jose		593.26	
TOTAL	725.40	9,181.97	881.25

6.5 Production Land-use Policies

- a. Strictly no conversion of irrigated rice lands;
- b. Strict regulation on cutting of productive coconut trees;
- c. Encourage conversion of unproductive cogonal areas into fuelwood plantations;
- d. Observance of carrying capacity on raising cattle, goats, carabaos, and the likes to avoid compaction of soil used for crop production;
- e. Strict regulation on the use of chemicals near bodies of water, i.e. rivers, creeks;

7 Infrastructure Plan Component

In all physical planning activity, infrastructure development provides the basic and essential framework to guide economic growth and development. The infrastructure development will physically and functionally integrate all communities especially the rural areas to the urban center. The implementation of identified infrastructure and other infrastructure facilities shall be in accordance with the identified spatial development strategy which is Agri-Eco-Tourism Development Strategy.

Through the construction, rehabilitation and improvement of all roads, eco-friendly public utility vehicles shall efficiently serve the populace and improve basic services in the municipality. Barangays and communities which are vulnerable to hazards like floods and landslide shall also be made accessible.

It is therefore desired to develop the municipality with comprehensive road network and infrastructure facilities, ensure disaster risk sensitive infrastructure facilities and harness existing natural built elements. This will include the provision of complete and well-developed road network, sufficient and accessible water supply and appropriate sanitation facilities, sustainable power supply, efficient communication facilities and a comprehensive drainage system and flood control facility.

Infrastructure Policies

There are infrastructure related issues which involved the implementation of programs and projects in the municipality. Appropriate policies are therefore necessary to ensure that infrastructures provide its functional support to the overall growth and development of the municipality.

1. To facilitate smooth flow of road traffic, provide a central public terminal for all types of vehicles

within and outside the urban areas to ensure safety and convenience of the populace.

2. Establishment of strategic access and transportation route in built-up areas as a means of redirecting settlement growth which include road widening and expansion, improvement and rehabilitation.
3. Provide buffer zones, pedestrian space and road/traffic signs for environmental protection and safety of residents and commuters.
4. Establishment/upgrading of strategic utility distribution system such as improvement of municipal drainage system.
5. Provide an efficient and reliable information and communication facilities to all barangays and the entire municipality.
6. Ensure the efficient and stable power supply for commercial, industrial, residential and others.
7. Expansion of local water supply coverage and improvement of level I and II water facilities and encourage the efficient utilization of water resources.
8. Promote and encourage the practice of proper waste disposal and segregation not only at the household but for commercial and industrial areas as well.

Programs and Projects

1. Establishment of Sanitary Landfill in Barangay Asdum.
2. Safe closure and rehabilitation of open dump site.
3. Expansion of residual containment area.

4. Establishment of communication facilities and purchase of equipment.
5. Installation of community siren.
6. Installation of bricks making machine and glass crushers.
7. Construction of septic vault for special waste.
8. Development of LGU functional website.
9. Establishment of bike zone area.
10. Establishment of baseball, softball and soccer field.
11. Establishment of a sports and recreation center with various facilities.
12. Construction of Municipal Convention Center.
13. Construction of Slaughterhouse.
14. Construction of Integrated Transport Terminal
15. Construction of Tourist Information Center.
16. Establishment/Construction of Municipal Water System.
17. Improvement/rehabilitation of Level I and II water facilities.
18. Installation of Solar LED street lights.
19. Energization of unenergized barangays.
20. Construction/rehabilitation of farm to market roads and other access roads.

Annex 1 – Problem Solution Finding Matrix

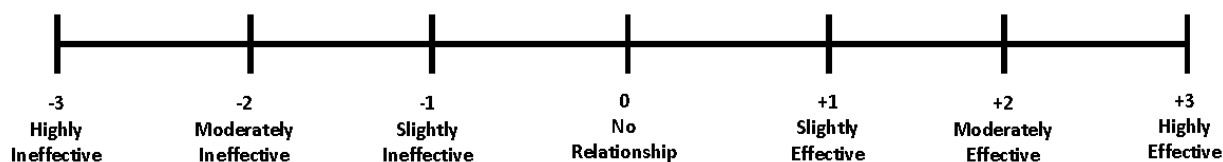
Sector	Issues and Concerns	Explanation causes of Problems / Issues	Implications if left unresolved	Suggested solution / policy action
Institutional	No full pledged Office/Officer of MENRO and MSWDO	Lack of funds / Over Personnel Services Ceiling	No chance for winning Seal of Good Local Governance from DILG	Revisit Organizational Structure and set direction for the establishment of full pledged Offices for MENRO and MSWDO
	Dual Function of Department Head	Serving as Municipal Budget Officer and as Municipal Accountant	Over burden to the Department Head	Recruit new Budget Officer or Municipal Accountant
	95% of the revenue come from IRA	Limited source of income from both tax and non-tax revenues	IRA dependency	Revise revenue code for the Municipality and strictly implement tax collection
Environment	Influx of Tourist visiting Mananap Falls	Strengthening of eco-tourism development	Possible compaction of soil in the area and increase in solid wastes	Determine carrying capacity in the area and design solid waste management strategy.
	Absence of Solid waste management facility	Wastes are basically managed at the backyard level	Possible impact of improper solid waste management to bodies of water and aquifers	Establish solid waste management facility, i.e. SLF, TCA, MRF, etc.
	Landslips along river banks	Natural phenomenon and quarrying in some cases	Siltation of rivers and creeks	Riverbank stabilization in the form of bio-engineering and soil retaining works
Social	Increase in population	Establishment of Camella and Lumina Homes	Possible depletion of local resources	Increase production capacity of local resources and establish commercial spaces near the

Sector	Issues and Concerns	Explanation causes of Problems / Issues	Implications if left unresolved	Suggested solution / policy action
				proposed Camella and Lumina Homes
	Lack of Midwives and other health workers	Increase in population	Possible increase in morbidity and other health issues	Hiring of new Midwives, Dentist and other health workers
	Increasing trend of malnutrition among children	lack of job opportunities	Malnutrition will become one of the major problems in the municipality	Allocate budget for barangay nutrition activities
Economic	Absence of restaurants and food businesses	Unstable economic status	Part of the income of the residents will be spent to nearby municipality with established food businesses	Encourage well to do families to establish food businesses in the municipality
	Inaccurate data of agricultural land from Municipal Agriculture Office and MPDO	No updating of data on agricultural land	Planning for the economic sector will be inaccurate	Updating of data on agricultural land through survey, mapping and planning
	Large portion of rice areas are still rainfed	Limited access to irrigation facilities	Low production capacity on rice	Lobbying to NIA and OPAg for additional irrigation projects
Infrastructure	Presence of unpaved road sections	Lack of funds	Long travel time of agricultural products that sometimes lead to spoilage	1. Establishment of post harvest facilities 2. Look for fund source in the establishment of

Sector	Issues and Concerns	Explanation causes of Problems / Issues	Implications if left unresolved	Suggested solution / policy action
				farm-to market roads
	Limited social infrastructures	Lack of funds	Limited social services	Lobbying for fund sources from other concerned government agencies
	Absence of environmental infrastructures such as riverbank stabilization, sanitary landfill, etc.	Lack of funds	Pose hazards to local people	Lobbying for fund sources from other concerned government agencies

Annex 2 - Evaluation of Alternative Strategies Using Goal Achievement Matrix (Gam)

THE 7-POINT SCALE FOR RATING



FOCUS QUESTION for the GAM:

-How effective is the alternative strategy in achieving the vision for the municipality?

Note: The focus question can take on several variations, according to the elements, i.e.,

- “How effective is the alternative strategy in achieving God-loving, empowered and healthy citizenry?”
- “How effective is the alternative strategy in achieving preserved and protected natural environment?”
- “How effective is the alternative strategy in achieving vibrant economy?”
- “How effective is the alternative strategy in achieving dynamic and transparent local leadership?”
- “How effective is the alternative strategy in making Mercedes as a world class tourism hub and key player for the production of renewable energy in Camarines Norte and as center for excellence for fisheries in the Bicol Region?”

EVALUATION OF ALTERNATIVE STRATEGIES

GOAL ACHIEVEMENT MATRIX (GAM)

Sector: Farmers

Vision Elements / Descriptors	Weight	Trend Do Nothing	Tourism Development	Agri-Eco Tourism Development
1. Natural Environment	40			
		-3	3	2
		-1.2	1.2	0.8
2. Local Economy	30			
		-1	2	3
		-0.3	0.6	0.9
3. Built Environment	10			
		-1	3	3
		-0.1	0.3	0.3
4. People as Society	10			
		0	2	2
		0	0.2	0.2
5. Local Leadership	10			
		-1	3	2
		-0.1	0.3	0.2
TOTAL	100	-1.7	2.6	2.4
RANK		3	1	2

EVALUATION OF ALTERNATIVE STRATEGIES

GOAL ACHIEVEMENT MATRIX (GAM)

Sector: Business Sector

Vision Elements / Descriptors	Weight	Trend Do Nothing	Tourism Development	Agri-Eco Tourism Development
1. Natural Environment	20			
		-3	3	3
		-0.6	0.6	0.6
2. Local Economy	30			
		1	2	3
		0.3	0.6	0.9
3. Built Environment	20			
		1	2	3
		0.2	0.4	0.6
4. People as Society	10			
		1	1	2
		0.1	0.1	0.2
5. Local Leadership	20			
		1	3	3
		0.2	0.6	0.6
TOTAL	100	0.2	2.3	2.9
RANK		3	2	1

EVALUATION OF ALTERNATIVE STRATEGIES

GOAL ACHIEVEMENT MATRIX (GAM)

Sector: Youth

Vision Elements / Descriptors	Weight	Trend Do Nothing	Tourism Development	Agri-Eco Tourism Development
1. Natural Environment	10			
			2	3
		0	0.2	0.3
2. Local Economy	10			
			2	3
		0	0.2	0.3
3. Built Environment	10			
			2	3
		0	0.2	0.3
4. People as Society	30			
			2	3
		0	0.6	0.9
5. Local Leadership	40			
			2	3
		0	0.8	1.2
TOTAL	100	0	2	3
RANK		3	2	1

EVALUATION OF ALTERNATIVE STRATEGIES
GOAL ACHIEVEMENT MATRIX (GAM)

Sector: Elected Officials

Vision Elements / Descriptors	Weight	Trend Do Nothing	Tourism Development	Agri-Eco Tourism Development
1. Natural Environment	10			
		0	3	3
		0	0.3	0.3
2. Local Economy	10			
		0	2	3
		0	0.2	0.3
3. Built Environment	10			
		0	2	3
		0	0.2	0.3
4. People as Society	20			
		0	-1	-1
		0	-0.2	-0.2
5. Local Leadership	50			
		0	3	3
		0	1.5	1.5
TOTAL	100	0	2	2.2
RANK		3	2	1

EVALUATION OF ALTERNATIVE STRATEGIES

GOAL ACHIEVEMENT MATRIX (GAM)

Sector: Other Stakeholders (Women, Academe, Senior Citizens)

Vision Elements / Descriptors	Weight	Trend Do Nothing	Tourism Development	Agri-Eco Tourism Development
1. Natural Environment	15			
		-1	3	2
		-0.15	0.45	0.3
2. Local Economy	15			
		0	3	3
		0	0.45	0.45
3. Built Environment	15			
		0	3	3
		0	0.45	0.45
4. People as Society	35			
		0	3	2
		0	1.05	0.7
5. Local Leadership	20			
		0	3	2
		0	0.6	0.4
TOTAL	100	-0.15	3	2.3
RANK		3	1	2

SUMMARY RESULTS OF THE GAM

Alternative Strategies	Farmers	Elected Officials	Youth	Buss Sector	Others (Women, Academe, Senior Citizens)	Total	RANK
Do Nothing	3	3	3	3	3	15	3
Tourism Development	1	2	2	2	1	8	2
Agri-Eco Tourism Development	2	1	1	1	2	7	1