

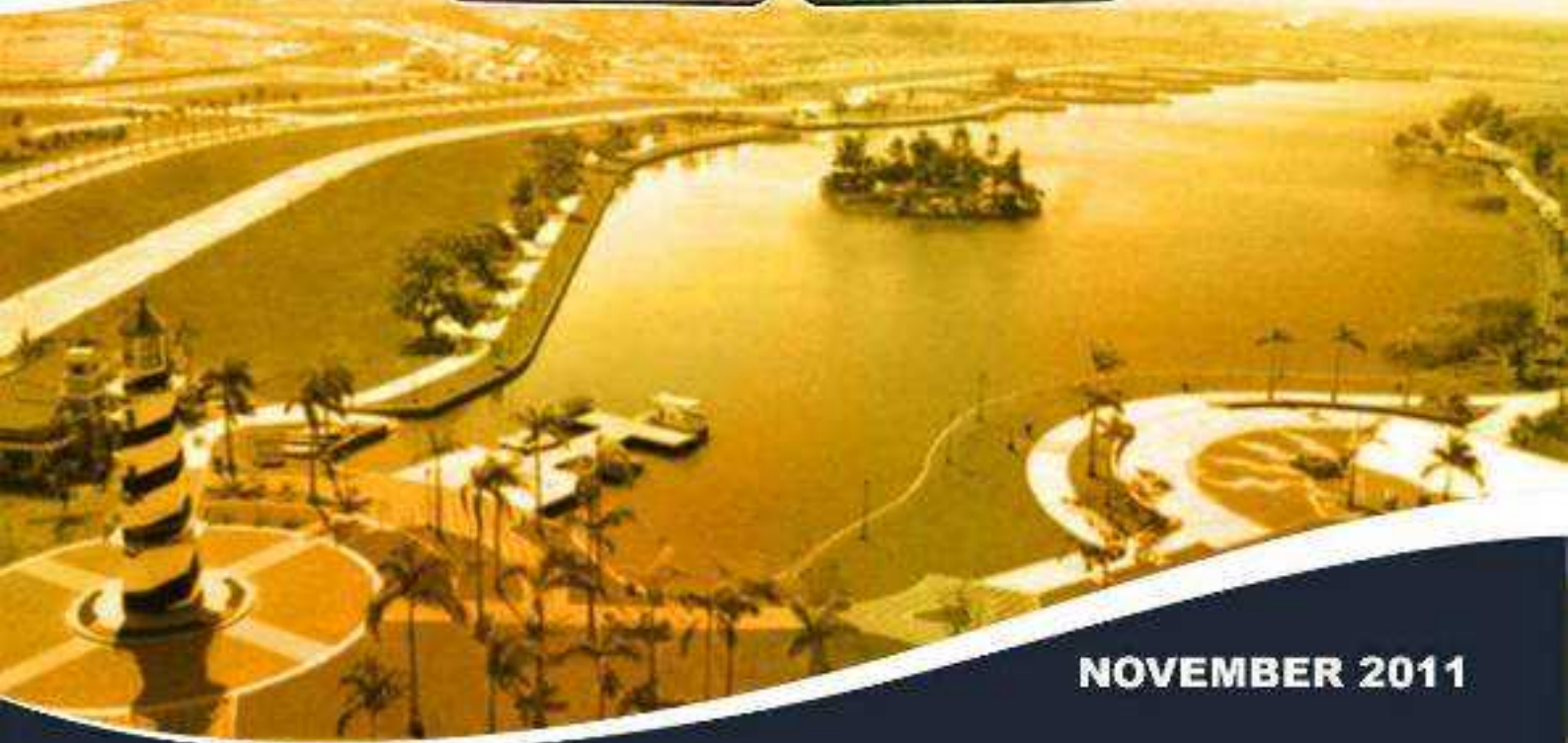


Republic of the Philippines
PROVINCE OF PAMPANGA
MUNICIPALITY OF MEXICO

COMPREHENSIVE LAND USE PLAN

(YEAR 2012 - 2017)

EXECUTIVE SUMMARY



NOVEMBER 2011



EXECUTIVE SUMMARY

The Municipal Government of Mexico commits to create a vibrant and sustainable economy in a business-friendly atmosphere maintaining clean and attractive environment, nurture, peace and prosperity to the community and efficiently delivering social services to the people with competency and professionalism in local governance.

Mexico's physical landscape is continually shaped to attract industrial, commercial residential developments and technological investments, improving its agricultural economy and bringing sustainable growth and progress to its people.

Vision

Municipality of Mexico as a center of economic growth and development in the Province of Pampanga with healthy, educated, empowered, self-reliant and God-fearing citizenry; living in a peaceful, clean, safe and beautiful environment under a unified, dynamic and decent leadership.

The municipality is a first class municipality by income. The advent of commercial investments and urbanization of some strategically located prime lands benefited neighboring barangays and brought prosperity and fame to the town. With Mexico's continuous growth and development and its aim to be the next city of Pampanga, this land use plan will serve as a blueprint of development and guideline to direct investments and improvement towards the attainment of the vision.

Objectives:

- The CLUP has to be revised and updated to enumerate the commercial, industrial and residential developments despite the influences of the geophysical changes or landscape changes brought about by the eruption of Mt. Pinatubo.
- Mexico has to be prepared for good economic activities and respond to the needs and opportunities being brought about by the Metropolis.
- Proper zoning has to be implemented in order to protect the productive agriculture area and continuously sustain agricultural economy. Also to prevent, control and regulate establishment or erection of infrastructures at disaster prone areas.
- Mexico has to be provided a better direction and focus for developments which shall benefit the future generation.



1.0 PHYSICAL CHARACTERISTICS

1.1 Administrative Boundary

The municipality is composed of 43 barangays with a total land area of 11,741 hectares, based on Bureau of Land. The boundaries of these barangays were delineated using Geographic Information System (GIS) based on the Cadastral Maps and on tax mapping results conducted by the Municipal Assessor's Office (MAO), and surveys of the Municipal Engineering Office (MEO), and Municipal Planning and Development Office (MPDO) with the assistance of the Provincial Government.

1.2 Topography and Slope

The entire municipality is characterized by a relatively flat topography which is hence suitable for any type of residential, commercial, industrial and agricultural development. Its elevation in the northern portion is about 60m and gradually sloping down towards southern portion with 2.5m ground elevation at a horizontal distance of about 20km based on NAMRIA topographic map. Generally, the municipality has an average of 0.3% slope.

The municipality is longitudinally divided by the Abacan River. The western side of the river comprises 2/3 of the land portion and the remaining 1/3 in the eastern side.

1.3 Climate and Rainfall

The municipality falls under Type I, which is characterized by two seasons; dry season (November – April) and wet season (May – October). The hottest and most dry months of the year are March, April and May, averaging a temperature of 32 °C. The rainy season starts from June until October, with an average temperature of 23 °C. The wet season is dominated by the South-West monsoon. The annual average rainfall over the entire municipality ranges from 2,000 mm to 2,500 mm.

1.4 Watershed and River System

Surface waters of the municipality which accumulate into the Abacan River topographically originate from Angeles City and other northern portion of the town; while that what accumulates at Betis River comes from the Municipality of Sta. Ana and from southwestern side of Mount Arayat. The amount of water from Abacan River is divided into two confluence rivers namely Mexico and Bungang Guinto Rivers. Mexico River runs along the municipality's commercial and densely inhabited residential areas, and then passes through the more populated area of San Fernando City.

1.5 Geology

Mexico is generally divided into two types of geological deposits. The surficial deposits on the upland occur mainly as unconsolidated alluvial deposits overlain by recent pyroclastic flow and ashfall deposits. Simultaneously, surficial deposits on the lowland are volcanically derived alluvial materials and are composed of loosely compacted gravels and sands with some silt and clay



1.6 Soil

More than half of the municipality is covered with sand, specifically La Paz Sand and La Paz Fine Sand. The third largest portion consisting of barangays in the northern part of the municipality is made up of Angeles Sand. The barangays which are traversed by the confluencing rivers of Abacan, Betis and a portion of Bungang Guinto are characterized by Quicua Silt Loam. The farthest southern part of Mexico is defined by San Fernando Clay Loam type.

1.7 Demography

According to the NSO Census Report of 2007, Mexico has a total population of 141,298 people. This record has increased by more than 29% from the total population of 109,481 in 2000, which might be likely attributed to the bulking of people who have resettled in barangays Acli and Pandacaqui during the onset of crisis brought by the Mt. Pinatubo Eruption in 1991. The up-to-date Barangay Census gives a total population of 162,293 which is equivalent to a 9.3% increase from the 2007 NSO Census.

2.0 SECTORAL PROFILE

2.1 Social Services and Infrastructure

2.1.1 Education

At present, there are 48 schools classified under primary level, nine (9) under secondary level and only one (1) under tertiary level. 38 barangays have their own public elementary school, the oldest being the Mexico Elementary School in Barangay Sto. Cristo. Seven (7) of the secondary level schools in the municipality are public schools. For the present school year 2011 – 2012, 18,716 and 9,958 are enrolled in the primary and secondary levels, respectively.

The only school in Mexico which offers college education is Don Honorio Ventura Technological State University, an extension campus of the Don Honorio Ventura Technological State University Main in Bacolor, Pampanga. Literacy rate is about 90% formal and informal education based from schools district supervisors of north and south district.

2.1.2 Health and Nutrition

The municipality has four (4) Rural Health Units, 27 Barangay Health Stations (BHS) and one (1) public hospital (Mexico Community Hospital) which provide health care services to the public. There are 15,555 currently enrolled at Philhealth (PHIC). Top 3 leading cause of morbidity are (1) Acute Respiratory Infection, (2) Skin Ailments, and (3) Gastrointestinal diseases. The top 3 leading cause of mortality are (1) Cancer, (2) Cardiovascular Diseases, and (3) Diabetes. Infant mortality rate is 1 out of 100,000 population, Crude Birth Rate (CBR) is 8 out of 1,000 population and Crude Death Rate (CDR) is out of 1,000 population. Prevalence rate of malnutrition is 1.2%.

The possible cause of aforementioned health problems in the municipality are (1) poverty and unemployment and (2) lifestyle changing – “westernized attitude”.



2.2 Social Welfare

2.2.1 Housing

Due to the volcanic eruption of Mt. Pinatubo in 1991, two barangays in Mexico, Acli and Pandacaqui served as resettlement areas for the victims of the said tragedy. Both barangays are considered urban, with Pandacaqui having the most number of settlers in all of the barangays in Mexico.

2.2.2 Protective Services

Police stations are situated in barangays Parian, near the Municipal Hall; Lagundi, in front of SM San Fernando and; Pandacaqui, near the Barangay Hall. The police station in Parian is equipped with six (6) vehicles for its transportation and operations of which four (4) are patrol cars and two (2) are motor patrols. One (1) fire station in Mexico is also situated near the Municipal Hall. It is equipped with one (1) fire truck and controlled by eight (8) personnel.

2.2.3 Environmental Management

Collection of garbage from homes and public places are carried out by municipal garbage trucks in order to avoid uncontrolled dumping of wastes in any places. The Local Government of Mexico owns four (4) trucks, while some other barangays, like Pandacaqui and San Antonio, have their own garbage truck for waste collection. A Clean-Up Drive Program is performed monthly to remove solid wastes clogging the canals and thus prevent habitation of mosquitoes in these areas.

The municipality has only one (1) Material Recovery Facility (MRF) which is located in Suclaban. It has its own composting area and equipment like segregator, shredder and pulverizer. All refuse wastes are carried to Kalangitan Sanitary Landfill in Clarkfield Pampanga for final disposal, since there is no sanitary landfill existing in the municipality.

2.2.4 Utilities

Deep wells and shallow wells are the commonest sources of water in Mexico. Creeks, rivers and other fresh water bodies proximate to some barangays also serve as water supply for and irrigation purposes. One major water supply system which provides the municipality access to water is the Sinukuan Water Supply Facility. It supplies water to residential and commercial areas in 32 barangays.

The electricity of Mexico, on the other hand, is supplied by two (2) power supply facilities. One is the PAMPANGA RURAL ELECTRIC SERVICE COOPERATIVE INC. (PRESCO) in Anao and the other is the PAMPANGA ELECTRIC COOPERATIVE, INC. 1 (PELCO 1) in Sto. Domingo. Both facilities supply electric power to residential, commercial and institutional locations, as well as public buildings, irrigation and street lights. A station of National Grid Corporation of the Philippines, a sector which operates and maintains power transmission, is situated in San Jose Matulid. Its area of operation encompasses the whole island of Luzon.



2.2.5 Transportation and Communication

The municipality can be accessed by vehicles from Metro Manila thru North Luzon Expressway (NLEX). MacArthur Highway serves as another main access road aside from NLEX, which serves as passage from Mexico to Angeles City. Olongapo – Gapan Road on the other hand, connects transport vehicles from the municipality to provinces like Bataan, Zambales and Nueva Ecija. The main transportation means in Mexico are jeepney and tricycle vehicles. Associations exist among jeepney and tricycle drivers and operators. Buses are also available for provincial transport. A parking area in front of SM in Lagundi serves as stop-over for buses traveling to Olongapo, Baguio, Manila, Cabanatuan and other provinces.

Communication is revolutionized by telecommunication technologies like telephones and cellular sites. PLDT and DIGITEL are the major telephone systems which operate in the municipality. The main office of PLDT is located in San Antonio while DIGITEL is in Sto. Cristo. Cell sites for Service Providers like SMART, Globe and Sun are situated in several barangays across the municipality to provide signals for mobile communication services. Internet services thru Digital Subscription Lines (DSL).

2.3 Economy

2.3.1 Agriculture and Agro-Industry

Majority of the land area of the municipality is utilized for agricultural purposes, totaling to a quantitative production area of 8,386 hectares in 2011. Rice, corn and mangoes are the major crops produced while minor crops include sweet potatoes, cassava and fruits and vegetables. The largest crop land area is devoted to rice that is approximately 4.5 times the built-up areas and is about 70% of the total area of the municipality, followed by corn and mangoes. During seasons when rice is not applicable for planting due to dry weather, the farmers of Mexico plant corn instead. Other barangays like Gandus, Suclaban, Panipuan, Nueva Victoria and Acli wherein water is not sufficient for rice planting, prefer sugarcane for their crops.

Aside from small backyard agro-industrial businesses, the municipality has medium to large scale poultries and piggeries still in operation. Fishponds are also present in the municipality, utilizing an area of 469 hectares, of which the largest is located in Sto. Domingo. Fingerlings of tilapia and catfish as well as some shellfishes are cultivated for market and profit.

2.3.2 Trade and Industry

Business environment has reached a considerably flourished state as demonstrated by the rise of small-scale and light business establishments as well as very few large-sized ventures such as SM Pampanga. The land ownership of the latter is shared with San Fernando City, however, three quarters of the land area is owned by Mexico. Public market located in Parian has a large capacity, accommodating several retail and wholesale traders of grocery, food, perishable and dry goods. Establishments which offer services are likewise prevalent, like banks, medical support clinics, construction companies, printing press and others.



2.3.3 Tourism

Mexico is well-known for its leisure parks and world-class subdivisions such as The Lakeshore, Beverly Place and Sorrento. The municipality is also well-known for its old churches which date back to the Spanish era. One of the churches is the San Jose Matulid Chapel, which is believed to be the oldest church in Pampanga, built in late 1580's. Another is the St. Benedict's Institution de Mexico and the Mexican-Aztec-styled Sta. Monica Church, which were both built by Fr. Jose dela Cruz in 1665, but believed to be established as early as 1645.

3.0 STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS (SWOT)

Strengths, Weaknesses/Limitations, Opportunities and Threats (SWOT) Analysis is a strategical procedure essential to the CLUP Project in order to assess the capacity of the municipality to make a headway in land resources utilization. It also aims to give an overview of the internal and external aspects which might influence Mexico's plans and goals and which might therefore shape the future of its economy and different sectors. The matrix below summarized the evaluated SWOT.

<p>STRENGTHS:</p> <ul style="list-style-type: none"> • High Percentage of Land Allocation for Rice Production • Availability of Developed Roads • Availability of Material Recovery Facility • Gravitation of People from Neighboring Municipalities to Mexico 	<p>WEAKNESSES / LIMITATIONS:</p> <ul style="list-style-type: none"> • Large Disproportion Between Police Personnel and Population • Low Crime Solution Efficiency • Inadequacy of Arterial Roads and Underdevelopment of Farm-to-Market Roads • Insufficiency of Health and Protection Equipment • Lack of Waste Awareness and Development Necessity of Solid Waste Management System • Limited Irrigation and Other Farm Facilities • Capacity and Capability Development for Municipal Personnel • Land Allocation and Cultivation Inefficiency • Inefficacy in Utilization of Commercial Spaces
<p>OPPORTUNITIES:</p> <ul style="list-style-type: none"> • Proximity to Large Commercial and Residential Ventures • Capability of Municipality to Further Residential Development • Terminal Expansion of Diosdado Macapagal International Airport (DMIA) and the Continuation of the North Rail Project 	<p>THREATS:</p> <ul style="list-style-type: none"> • Proximity to Large Commercial and Residential Ventures • Environmental Threat of Garbage In-flow in Abacan River • Flooding Susceptibility and Withstanding Procedures • Deterioration of Civil Structures and other Infrastructures



<ul style="list-style-type: none">• Untapped Potential of the Defunct Delta Project Irrigation Component• Pinatubo Hazard Urgent Mitigation Project Phase II (PHUMP II)• President's Bridge Program Mid-Term Philippine Development Plan 2011 – 2016: Goals and Plans	
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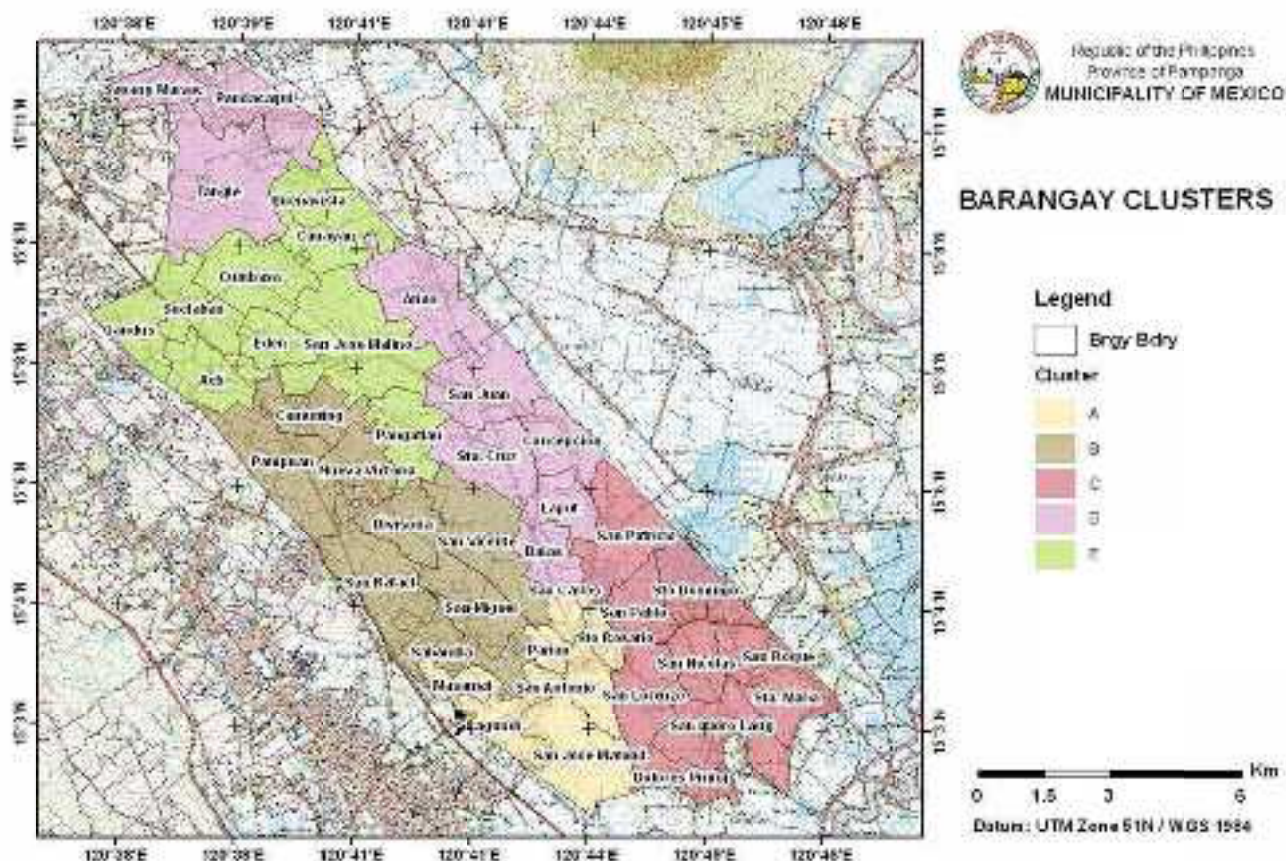
Some specific interventions in order to address the weaknesses are as follows:

- To reduce the crime in the municipality, Barangay Tanods were trained in crime preventions and suppression and also conduct foot patrol nightly.
- Mobilized traffic aides for traffic management
- The municipality has purchased one (1) additional fire truck
- Budget is allocated for annual employee trainings and seminars
- Conducted feasibility study and implemented projects for improvement of irrigation and Farm-To-Market-Roads.
- Waste segregation campaign is being implemented already

4.0 FRAMEWORK PLAN

4.1 Municipal Composition

For economic and development planning purposes, all barangays were classified into clusters based on the type of land usage most active and issues which are targeted to be developed in the area. Cluster A for instance, includes barangays which are highly susceptible to flooding. Cluster B is the group of barangays which are mostly residential. Cluster C comprises agricultural lands. Cluster D consists of both agricultural and settlement areas. Lastly, Cluster E is composed of barangays with high inevitability for improvement due to their proximity to the Highway.

**Figure 4.1 – Barangay Clusters**

4.2 Mapping Strategy

4.2.1 Administrative Boundaries

Administrative boundaries of barangays were based on cadastral maps and tax mapping results accomplished by the joint coordination of Municipal Assessor's Office (MAO), Municipal Engineering Office (MEO), Municipal Planning and Development Office (MPDO) and the Provincial Government. The maps, which were typically hand-drawn on scaled paper maps, were scanned to be converted to a digital file format.

4.2.2 GIS Tools and Strategies

The maps were geo-referenced and overlaid on high resolution satellite images downloaded from Google Earth as well as on NAMRIA topographic map (2006 edition). The Universal Transverse Mercator Zone 51 Northern Hemisphere (UTM Zone 51N) was used in the geographic projection and the World Geodetic System 84 (WGS84) as the horizontal datum.



4.2.3 Participatory Workshops

A Participatory Seminar/Workshop was held in preparation of the Municipal Comprehensive Land Use Plan and the subsequent processing of Barangay Development Plans. The activity was participated by at most five (5) proponents per barangay council on September 7-9 and 14-15 at the Conference Room of Municipal Hall. It was spearheaded by the Municipal Planning & Development Office and the Municipal Engineering Office in cooperation with the Project Consultant. The 43 barangays were grouped into clusters with respect to their needs, situational characteristics, growth potentials and sustainability to agricultural economy. One cluster was involved per day of the workshop.



4.2.4 Ground Truthing and Validation

In order to personally observe and witness the existing characteristics of the different municipal sectors, as well as the changes which have shaped those characteristics, a ground validation was done. Questionnaires and data collection forms were prepared. Residents, especially those who are more commonly impacted by flooding, were interviewed. Coordinates of important establishments and facilities were taken using Global Positioning System (GPS) device. Data from different sectors and departments were also gathered. Figures below are some of the highlights of events which occurred during ground truthing.



5.0 LAND USE

5.1 LAND USE SUITABILITY ANALYSIS (Sieve Mapping)

Land suitability analysis in identifying potential area for development/land use conversion was done by sieve mapping as recommended by HLURB.



Figure 5.1 – Existing Land Use Map

From the existing land use map shown in **Figure 5.1**, area covered by the residential, commercial, institutional, industrial, parks/recreational, cemeteries, fish ponds and river classifications were removed and the resulting map suitable for development considering existing land use is as shown in **Figure 5.2**. The remaining land uses (e.g. agricultural, idle/open land, agro-industrial, and grassland) are considered to be suitable.





Figure 5.2 – Sieved Existing Land Use Map (Removing Residential, Commercial, Institutional, Industrial, Parks & Recreational, Cemeteries, Fish Ponds, and Rivers & Creeks)

With regards to slope as shown in **Figure 5.3**, the entire municipality is suitable for development since its slope is between 0 to 3% (erosion and landslide free) and has no reported event of liquefaction. Therefore, the remaining area after considering the slope remains unchanged.

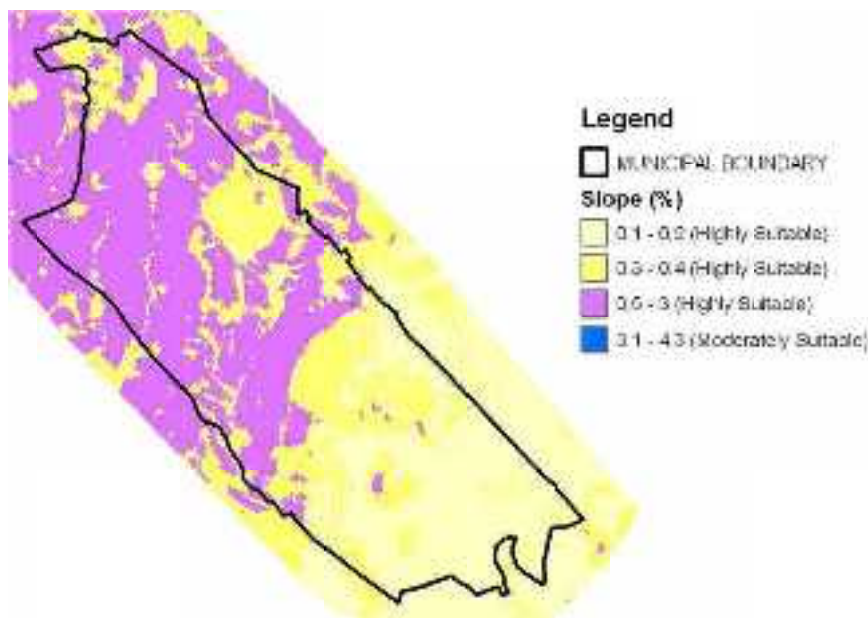


Figure 5.3 – Slope Map

Protected Areas, Fault Zone

The municipality has no protected areas such as NIPAS, AD, and Forest Reserve as well as Fault Zones.

Flooding

Flood prone areas are barangays located in the southern portion of the municipality as shown in **Figure 5.4**. The inundation map was processed based from the answers of the locality about the flood depth during typhoon Ondoy (September, 2009) and Pedring (September, 2011). Eliminating areas with flood depths >1m, the remaining suitable area is presented in **Figure 5.5**.

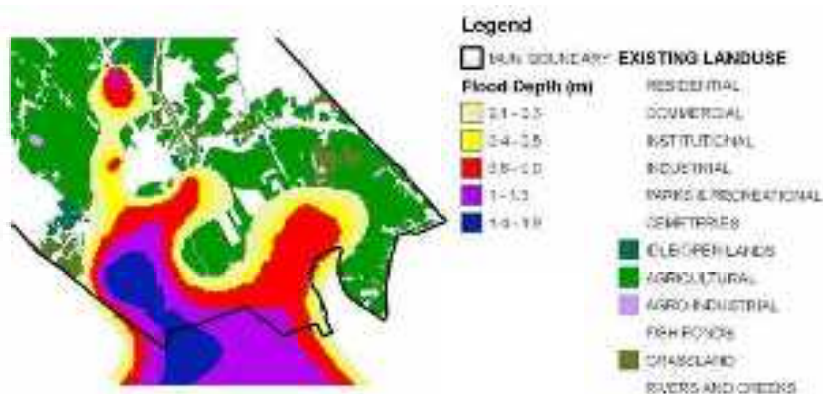


Figure 5.4 – Inundation Map



Figure 5.5 – Sieved Map (Removing Flood Prone Areas)

The municipality has a large agricultural area potentially suitable for development. However, agricultural area was divided into two sub-classes (Riceland and Sugarland) to aide selection process. Sugarland gives low income on the farmers as compared to Riceland due to water deficiency of the area. Selection of areas to be developed was done using the following priority (arranged form high to low priority):

1. Idle/Open Land
2. Grassland
3. Sugarland
4. Agro-Industrial
5. Riceland

The resulting land suitability analysis (sieve mapping) is as shown in **Figure 5.6** wherein grayed portion are the potential developable areas.



Figure 5.6 – Potential Developable Areas

5.2 THE PROPOSED LAND USE PLAN

The Figure shown below presents the proposed development in infrastructures and land utilization embodying the major goals of this CLUP. As part of the aimed urban development for the year 2017, Mexico shall undergo land conversions to make way for more commercial and residential growth particularly several barangays Panipuan, Sapang Maisac, San Rafael and Lagundi. Industrialization is also one of the challenging steps which shall be taken by the municipality.

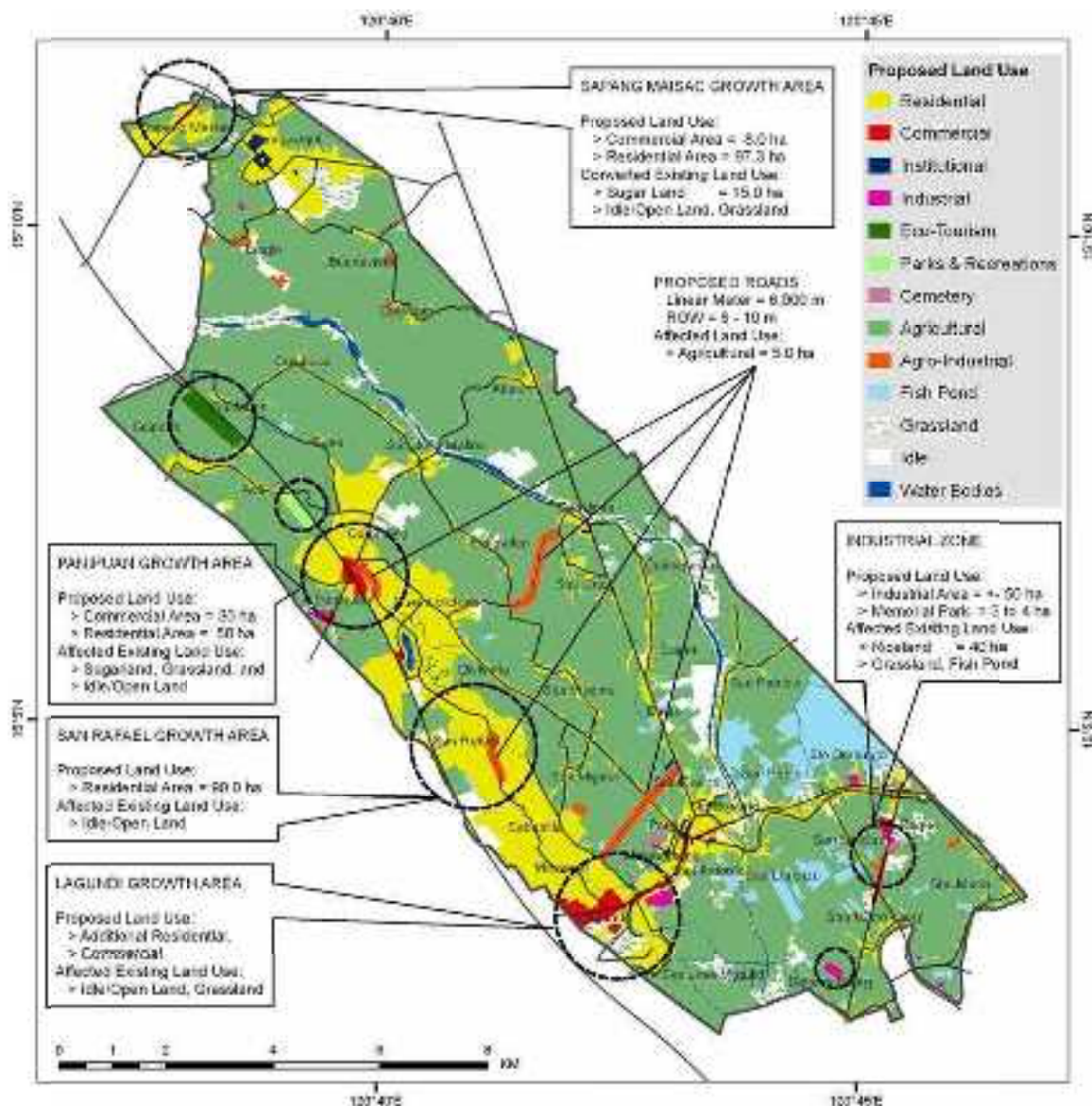


Figure 5.7 - Propose Land Use Plan

The Table below shows the area of existing land usages against the proposed land use, as well as the consequent increase and decrease among these areas upon the onset of the proposed developments. Land area of 309 hectares shall be cut out of the total 8,195 hectares of agricultural lands for conversion and development. Approximately ninety percent (90%) of these agricultural lands are Sugar lands and only 10% are Rice lands. Idle (67 ha) and grass lands (139 ha) shall also be subjected to land renovation. Agro-industrial area of around 30 ha shall also be removed since they are located near the proposed urbanization. These alterations shall give way to an increase of 3.5 % and 0.5% in residential and commercial areas, respectively.

The conversion of idle and grass lands, as well as the sugarcane fields in the upper barangays, into residential areas wherein low-cost housing projects shall be constructed, is one of the major plans of the Local Government of Mexico for the next five (5) years. The sugarcane fields of the upper



barangays, although a producing agricultural area, shall be under reclassification due to the low productivity and income brought to the people. The low agricultural product yield of these lands are water deficiency and type of soil in the areas as well as the unavailability of a proximate sugar mill.

The existing agricultural area in Barangay Suclaban and Barangay Gandus is also being eyed for development by converting it into a modern agriculture and eco-tourism spot thru the innovative technology of “Hydroponics”.

Table 5.1 - Existing vs. Proposed Land Use Areas

Land Use Categories	Existing Land Use		Propose Land Use		Increase		Decrease	
	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%
Residential	1,767.7	15.1	2,182.3	18.6	414.6	76.7		
Commercial	57.3	0.5	119.2	1.0	61.9	11.5		
Institutional	26.5	0.2	27.0	0.2	0.5	0.1		
Parks and Recreational	6.1	0.1	20.9	0.2	14.9	2.7		
Eco-Tourism	-	-	35.8	0.3	35.8	6.6		
Industrial	32.1	0.3	37.3	0.3	5.2	1.0		
Agricultural	8,194.9	69.8	7,886.2	67.2			308.6	57.1
Grassland	535.1	4.6	469.4	4.0			65.7	12.2
Agro-Industrial	62.4	0.5	32.6	0.3			29.9	5.5
Cemeteries	7.4	0.1	15.4	0.1	7.9	1.5		
Idle/Open Areas	443.8	3.8	308.2	2.6			135.6	25.1
Fish Ponds	461.9	3.9	461.0	3.9			1.0	0.2
Rivers/Creeks	145.7	1.2	145.7	1.2				
TOTAL	11,741.0		11,741.0		540.8		540.8	

5.3 SPATIAL STRATEGY, PROPOSED LAND USES and GROWTH DEVELOPMENT AREAS

Among the several development strategies presented and evaluated during the workshop with stakeholders, the below-listed alternatives would best attain the vision, goals and objectives of the municipality.

- a). Residential Development
- b). Agricultural Development
- c). Commercial Development
- d). Combined Small-scale Commercial and Light-Medium Industrial Development
- e). Combined Eco-tourism, Agro-industrial and Agricultural Development
- f). Opening of Secondary Central Business District

At present and the years ahead show that Mexico is the most preferred site for residential, commercial and light-medium industrial expansions aside from the spill-over development coming Angeles City, City of San Fernando and City of Mabalacat. This strength / opportunity may be attributed to its strategic location of Mexico due to the following a) its proximity to three cities of Angeles, San Fernando & Mabalacat, b) it is bisected by the North Luzon Expressway and linked to the Subic-Clark-Tarlac



Expressway making so easy to travel to Subic Freeport, Clark International Airport, Baguio and Manila, c) it is adjacent to the Mac Arthur Highway of San Fernando-the host of regional government centers, and d) it is being bisected by the Jose Abad Santos Avenue (Olongapo-Gapan Road) from San Fernando to Arayat and the Mexico-Magalang Provincial Road from San Fernando to Magalang passing the town proper.

All identified special development areas are situated at non-flooded areas aside from Barangay Parian where major rivers and drainages are improved in order to protect lives, properties, commerce and source of livelihood.

Food production continue to be a major land using activity that should be given priority importance and improve its capability to produce more.

The Special Development Areas (SDA) spatially illustrated in **Figure 5.7** and enumerated in **Table 5.2** were distinctively established using Cost-Benefit evaluation presented in **Tables 5.3**.

Table 5.2 – Special Development Areas

SPECIAL DEV'T. AREAS	MAJOR LAND USE	OTHER LAND USES
1. Parian SDA	Residential	Commercial, Gov't. Center, Institutional
2. Masamat-Lagundi, Masangsang-Parian, San Antonio SDA	Residential	Commercial, Light Industrial
3. Lagundi-San Rafael, San Miguel, Divisoria, Panipuan, Nueva Victoria, Camuning SDA	Residential	Agricultural/Agro-Industrial
4. Panipuan-Camuning-San Jose Malino SDA	Agricultural	Residential, Commercial, Light Industrial, Eco-Tourism
5. Gandus-Acli-Sucababan SDA	Agricultural	Agro-Industrial, Eco-Tourism
6. Sapang Maisac-Pandacaqui SDA	Residential/Commercial	Agricultural, Institutional, Light Industrial
7. San Roque-Laug-Piring SDA	Agricultural	Residential, Agro-Industrial, Industrial, Commercial
8. Secondary Business District (San Carlos/ Balas-San Vicente/San Miguel-Lagundi SDA	Agricultural	Commercial, Light Industrial

**Table 5.3 – Cost-Benefit Analysis for Alternative Development Strategies**

Alternative Development Strategies	Rating Scales				
	Benefit	Cost	Ease of Implementation	Time	Secondary Impacts
1. Residential Development	4	2	4	4	2
2. Agricultural Development	4	3	4	4	3
3. Commercial Development	4	3	4	3	1
4. Small-Scale Commercial and Light-to-Medium Industrial Development	4	3	3	3	2
5. Combined Eco-Tourism, Agro-Industrial and Agricultural Development	4	3	3	2	2
6. Opening of New Secondary Business Areas	4	2	3	2	3
TOTAL	24	16	21	18	13

The rating scale for evaluating Alternative Development Strategies of the above table was defined in **Table 5.4**.

Table 5.4 – Rating Scales in Evaluating Alternative Development Strategies

Benefit	Cost	Ease of Implementation	Time	Secondary Impact
The expected benefits will be minimal = 1	The cost will be very high = 1	It will be very difficult to implement = 1	It will be more than 5 years before the benefits are seen = 1	It also result in some negative impacts = 1
The expected benefits will be good = 2	The cost will be high = 2	It will be difficult to implement = 2	It will be 1-5 years before the benefits are seen = 2	It also result in some negative impacts = 2
The expected benefits will be very good = 3	The cost will be low = 3	There will be a few obstacles to putting it into practice = 3	It will be 1 to 3 years before benefits are seen = 3	It also results in some positive impacts = 3
The expected benefits will be outstanding = 4	There will be no added cost = 4	It can be easily put into practice = 4	Benefits will be seen in fewer than 365 days = 4	



The Alternative Development Strategies were also evaluated from goals and vision of the municipality as presented in **Table 5.5**

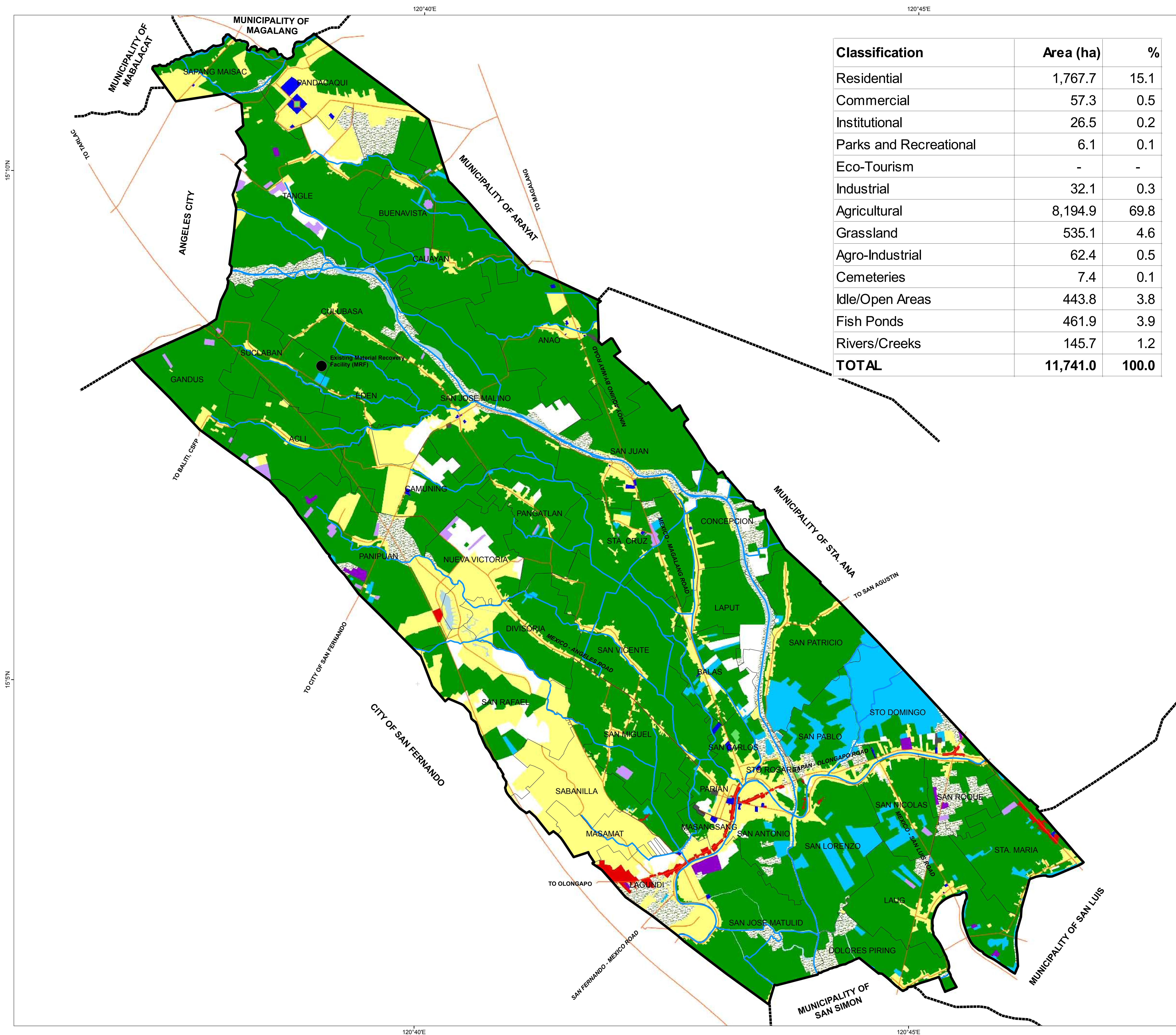
Table 5.5 – Evaluating Alternative Development Strategies from Municipality's Vision

Vision: The Municipality of Mexico as a center of economic growth and development in the Province of Pampanga with a healthy, educated, empowered, self-reliant and God-fearing citizenry, living in a peaceful, clean, safe and beautiful environment under a unified, dynamic and decent leadership.						
GOAL/VISION Description	ALTERNATIVE DEVELOPMENT STRATEGIES					
	Residential Dev't	Agricultural Dev't	Comm'l Dev't	Combined Small- Scale, Comm. & Light to Medium Industrial Dev't	Combined Eco- Tourism, Agro- Industrial and Agricultural Dev't	Opening of Secondary Central Business Area
People as Individuals a. God-fearing b. Healthy c. Educated	3	3	3	3	3	3
People as Society a. Empowered b. Unified/Peaceful c. Self-reliant	3	3	3	3	3	3
Local Economy a. Center of economic growth	3	3	3	3	2	3
Natural Environment a. Clean b. Safe c. Beautiful	1	3	1	1	2	1
Built Environment a. Clean b. Safe c. Beautiful	2	1	3	2	2	3
Local Governance a. Unified b. Decent Leadership c. Dynamic	3	2	2	2	2	2
T O T A L	15	15	15	14	14	15

Scoring:

- 0 – Framework strategy has no relation to the vision
- 1 – The framework strategy has a positive effect
- 2 – The framework strategy can satisfactorily meet indicators
- 3 – The framework strategy will achieve the goal

Maps



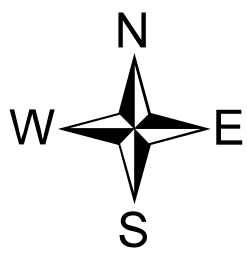
Classification	Area (ha)	%
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Commercial	57.3	0.5
Institutional	26.5	0.2
Parks and Recreational	6.1	0.1
Eco-Tourism	-	-
Industrial	32.1	0.3
Agricultural	8,194.9	69.8
Grassland	535.1	4.6
Agro-Industrial	62.4	0.5
Cemeteries	7.4	0.1
Idle/Open Areas	443.8	3.8
Fish Ponds	461.9	3.9
Rivers/Creeks	145.7	1.2
TOTAL	11,741.0	100.0



REPUBLIC OF THE PHILIPPINES
PROVINCE OF PAMPANGA

MUNICIPALITY OF MEXICO

MUNICIPAL PLANNING AND
DEVELOPMENT OFFICE (MPDO)



PROJECTION: UNIVERSAL TRANSVERSE MERCATOR (ZONE 51N)
HORIZONTAL DATUM: WGS 84
VERTICAL DATUM: MEAN SEA LEVEL

LEGEND

- MUNICIPAL BOUNDARY
- Rivers
- BARANGAY BOUNDARY
- EXISTING ROADS
- EXISTING LANDUSE
 - RESIDENTIAL
 - COMMERCIAL
 - INSTITUTIONAL
 - INDUSTRIAL
 - PARKS & RECREATIONAL
 - CEMETERIES
- IDLE/OPEN LANDS
- AGRICULTURAL
- AGRO-INDUSTRIAL
- FISH PONDS
- GRASSLAND
- RIVERS AND CREEKS

EXISTING LAND USE MAP

NOTE:

DISCLAIMER:

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MUNICIPAL MAYOR

MPDC

HON. TEDDY C. TUMANG

ENGR. MARLON MACABALI

MUNICIPAL ENGINEER

MUNICIPAL ASSESSOR

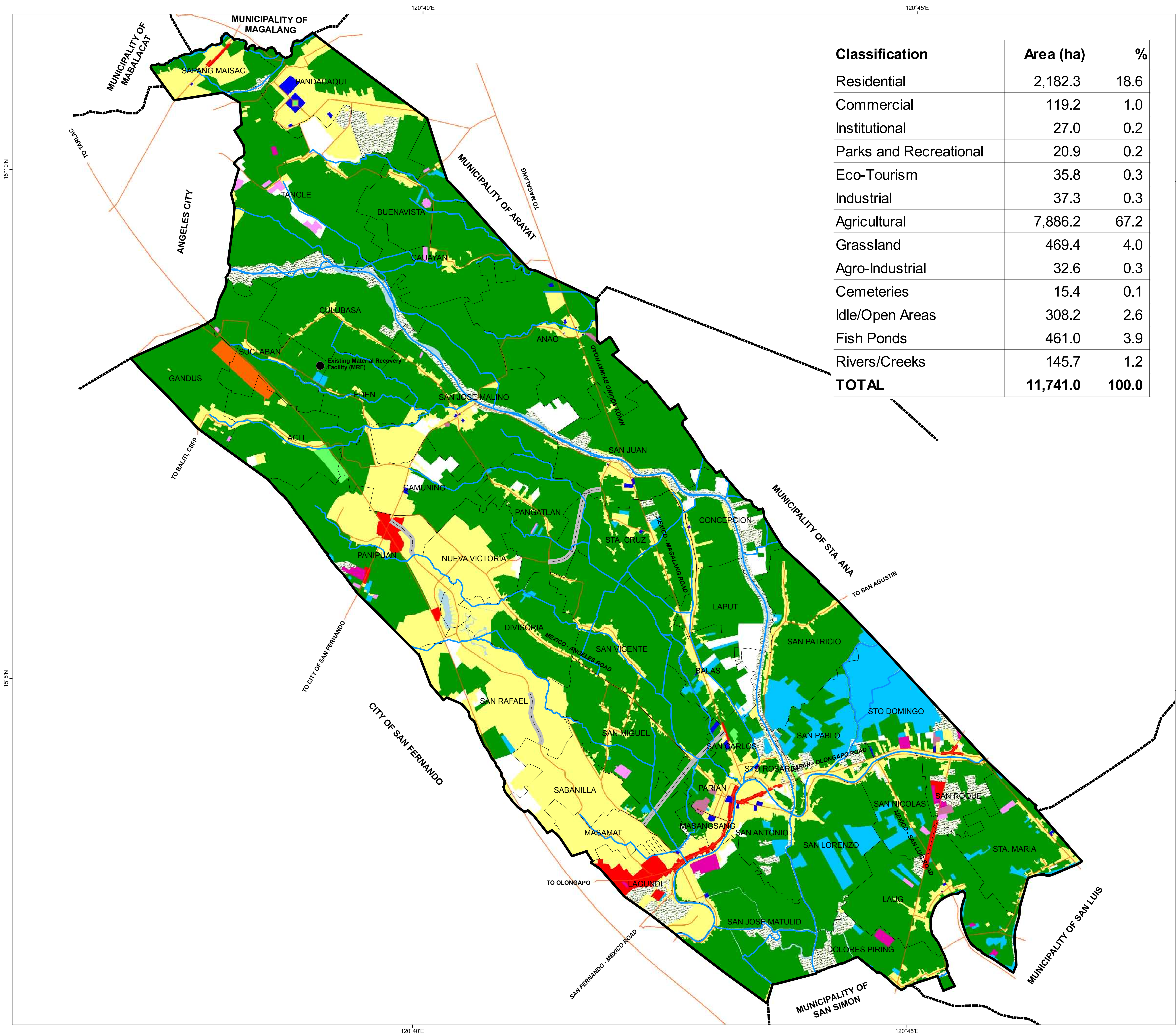
ENGR. JESUS S. PUNZALAN

ANTONIO REYES

GIS/CARTOGRAPHER

ENGR. JOSEPH F. OCAMPO

DRAWN DATE: OCTOBER, 2011



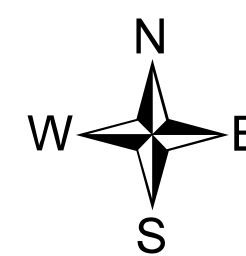
Classification	Area (ha)	%
Residential	2,182.3	18.6
Commercial	119.2	1.0
Institutional	27.0	0.2
Parks and Recreational	20.9	0.2
Eco-Tourism	35.8	0.3
Industrial	37.3	0.3
Agricultural	7,886.2	67.2
Grassland	469.4	4.0
Agro-Industrial	32.6	0.3
Cemeteries	15.4	0.1
Idle/Open Areas	308.2	2.6
Fish Ponds	461.0	3.9
Rivers/Creeks	145.7	1.2
TOTAL	11,741.0	100.0



REPUBLIC OF THE PHILIPPINES
PROVINCE OF PAMPANGA

MUNICIPALITY OF MEXICO

MUNICIPAL PLANNING AND
DEVELOPMENT OFFICE (MPDO)



SCALE : 0 0.5 1 2 3 4 KM
1:25,000

PROJECTION: UNIVERSAL TRANSVERSE MERCATOR (ZONE 51N)
HORIZONTAL DATUM: WGS 84
VERTICAL DATUM: MEAN SEA LEVEL

LEGEND

- MUNICIPAL BOUNDARY
- Rivers
- BARANGAY BOUNDARY
- PROPOSED ROAD
- EXISTING ROADS
- LAND USE CLASSIFICATION
 - RESIDENTIAL
 - COMMERCIAL
 - INSTITUTIONAL
 - INDUSTRIAL
 - ECO-TOURISM
 - PARKS & RECREATIONAL
 - CEMETERY
 - AGRICULTURAL
 - AGRO-INDUSTRIAL
 - FISH POND
 - GRASSLAND
 - IDLE/OPEN AREAS
 - RIVERS AND CREEKS

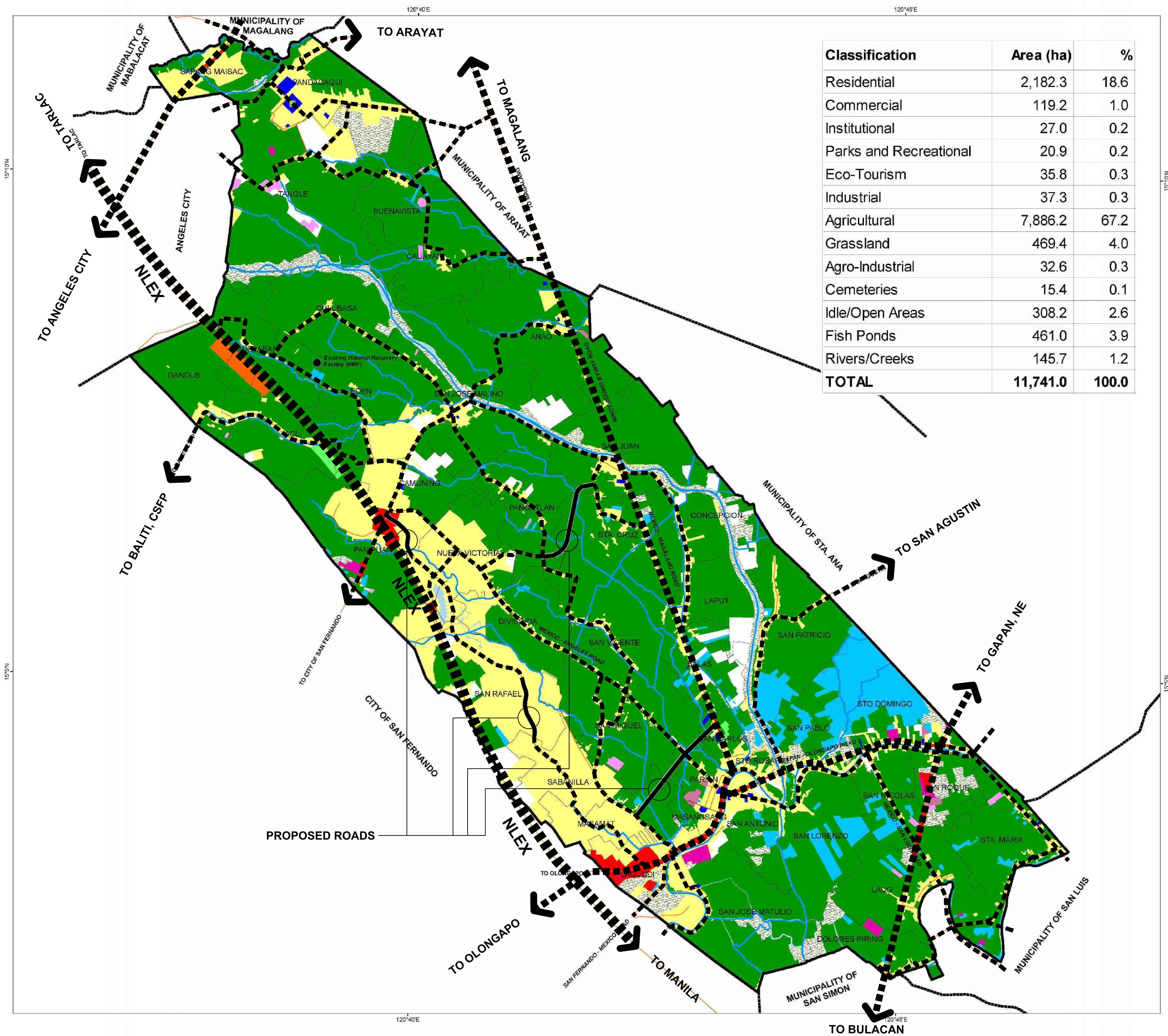
PROPOSE LAND USE MAP

NOTE:

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MUNICIPAL ENGINEER	MUNICIPAL ASSESSOR
ENGR. JESUS S. PUNZALAN	ANTONIO REYES
GIS/CARTOGRAPHER	-
ENGR. JOSEPH F. OCAMPO	-

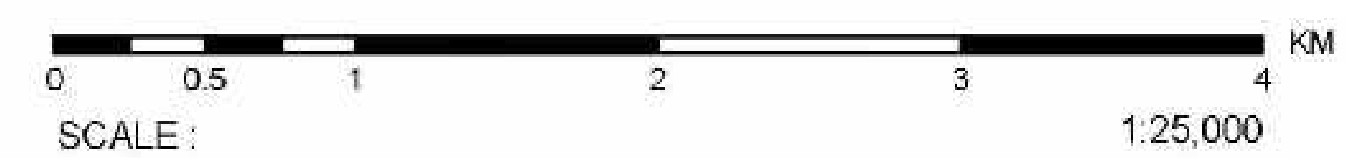
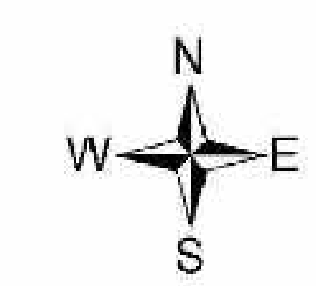
DRAWN DATE: OCTOBER, 2011



Classification	Area (ha)	%
Residential	2,182.3	18.6
Commercial	119.2	1.0
Institutional	27.0	0.2
Parks and Recreational	20.9	0.2
Eco-Tourism	35.8	0.3
Industrial	37.3	0.3
Agricultural	7,886.2	67.2
Grassland	469.4	4.0
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Cemeteries	15.4	0.1
Idle/Open Areas	308.2	2.6
Fish Ponds	461.0	3.9
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REPUBLIC OF THE PHILIPPINES
PROVINCE OF PAMPANGA
MUNICIPALITY OF MEXICO
**MUNICIPAL PLANNING AND
DEVELOPMENT OFFICE (MPDO)**



PROJECTION: UNIVERSAL TRANSVERSE MERCATOR (ZONE 51N)
HORIZONTAL DATUM: WGS 84
VERTICAL DATUM: MEAN SEA LEVEL

- LEGEND
- MUNICIPAL BOUNDARY
 - Rivers
 - BARANGAY BOUNDARY
 - PROPOSED ROAD
 - EXISTING ROADS
 - LAND USE CLASSIFICATION
 - RESIDENTIAL
 - COMMERCIAL
 - INSTITUTIONAL
 - INDUSTRIAL
 - ECO-TOURISM
 - PARKS & RECREATIONAL
 - CEMETERY
 - AGRICULTURAL
 - AGRO-INDUSTRIAL
 - FISH POND
 - GRASSLAND
 - IDLE/OPEN AREAS
 - RIVERS AND CREEKS

■■■■ EXISTING ROAD

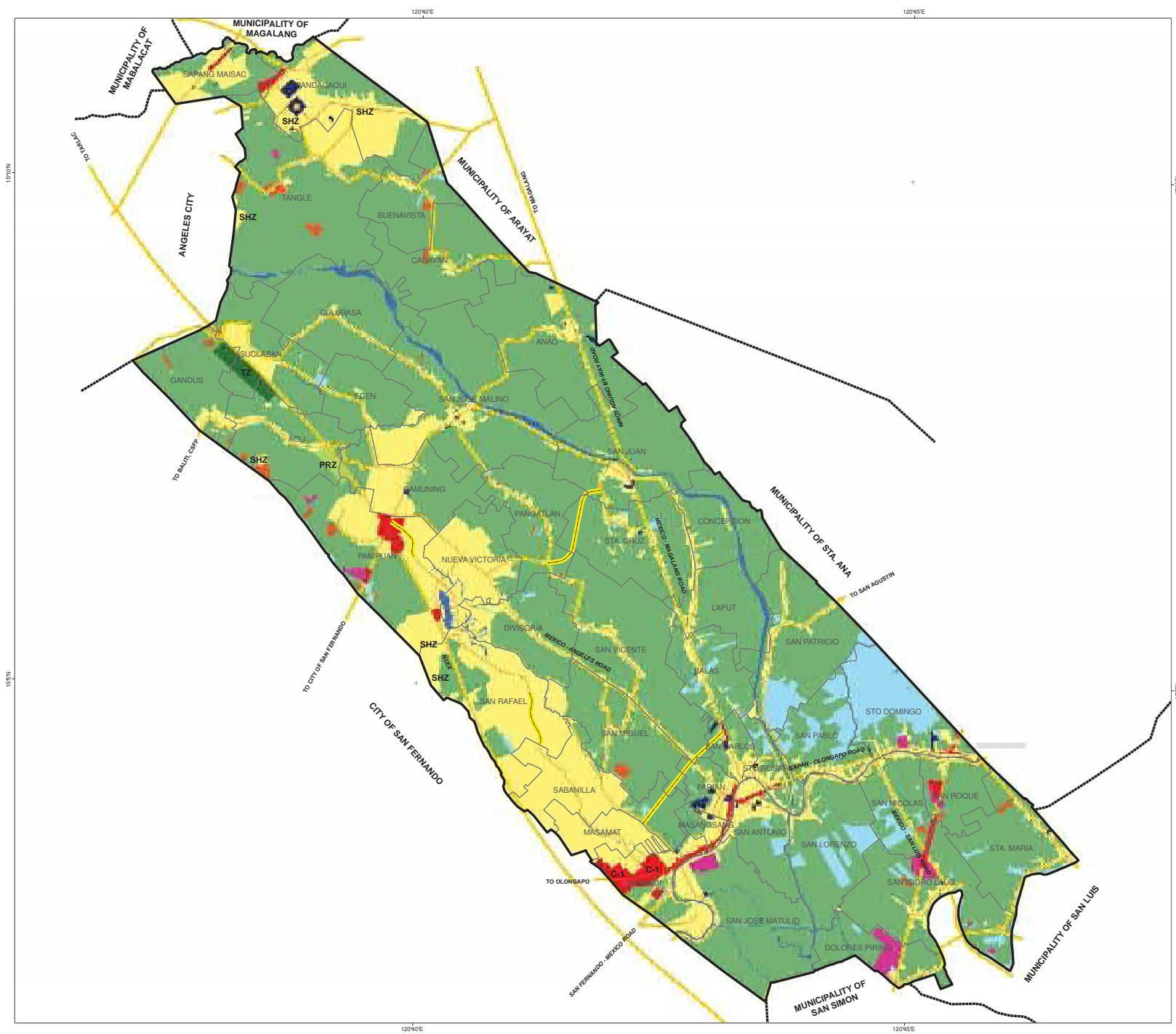
PROPOSE LAND USE MAP AND ROAD NETWORK

NOTE:

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MUNICIPAL MAYOR	MPDC
HON. TEDDY C. TUMANG	ENGR. MARLON MACABALI
MUNICIPAL ENGINEER	MUNICIPAL ASSESSOR
ENGR. JESUS S. PUNZALAN	ANTONIO REYES
GIS/CARTOGRAPHER	-
ENGR. JOSEPH F. OCAMPO	-

DRAWN DATE: OCTOBER, 2011



REPUBLIC OF THE PHILIPPINES
PROVINCE OF PAMPANGA
MUNICIPALITY OF MEXICO
**MUNICIPAL PLANNING AND
DEVELOPMENT OFFICE (MPDO)**



SCALE : 0 0.5 1 2 3 4 KM
1:25,000
PROJECTION: UNIVERSAL TRANSVERSE MERCATOR (ZONE 51N)
HORIZONTAL DATUM: WGS 84
VERTICAL DATUM: MEAN SEA LEVEL

- LEGEND**
- MUNICIPAL BOUNDARY
 - BARANGAY BOUNDARY
 - EXISTING ROADS
 - ZONE CLASSIFICATIONS**
 - GENERAL RESIDENTIAL ZONE (GRZ)
 - SHZ SOCIALIZED HOUSING ZONE (SHZ)
 - C-1 LOW DENSITY COMMERCIAL ZONE (C-1)
 - C-2 MEDIUM DENSITY COMMERCIAL ZONE (C-2)
 - GI GENERAL INSTITUTIONAL ZONE (GI)
 - I-1 LIGHT INDUSTRIAL ZONE (I-1)
 - AGZ AGRICULTURAL ZONE (AGZ)
 - FP AGRICULTURAL ZONE (FP)
 - TZ TOURISM ZONE (TZ)
 - PRZ PARKS & RECREATION ZONE (PRZ)
 - AIZ AGRO-INDUSTRIAL ZONE (AIZ)
 - WZ WATER ZONE (WZ)

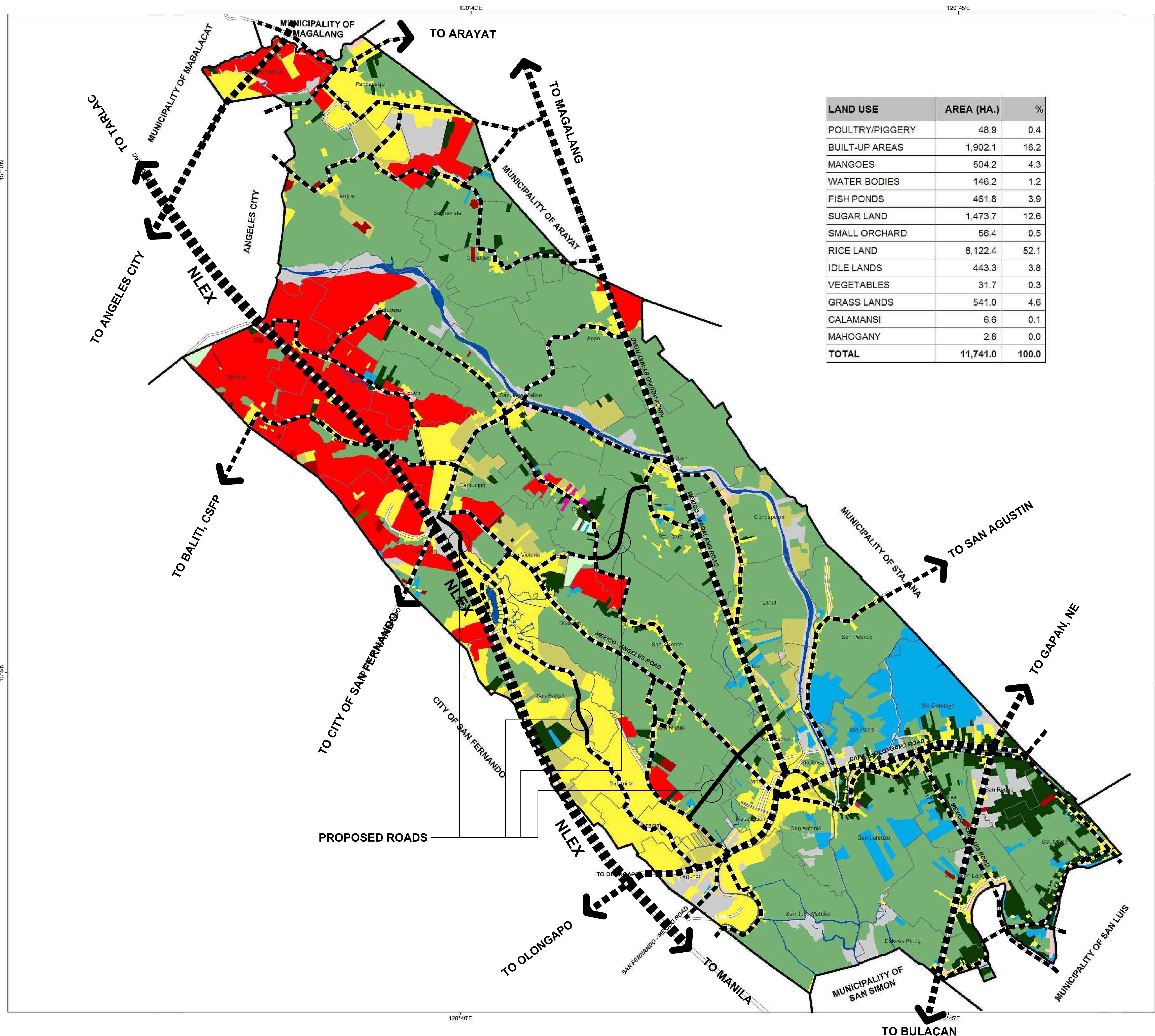
ZONING MAP

NOTE:


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GIS/CARTOGRAPHER	-
ENGR. JOSEPH F. OCAMPO	-

DRAWN DATE: OCTOBER, 2011




LAND USE	AREA (HA.)	%
POULTRY/PIGGERY	48.9	0.4
BUILT-UP AREAS	1,902.1	16.2
MANGOES	504.2	4.3
WATER BODIES	146.2	1.2
FISH PONDS	461.8	3.9
SUGAR LAND	1,473.7	12.6
SMALL ORCHARD	56.4	0.5
RICE LAND	6,122.4	52.1
IDLE LANDS	443.3	3.8
VEGETABLES	31.7	0.3
GRASS LANDS	541.0	4.6
CALAMANSI	6.6	0.1
MAHOGANY	2.8	0.0
TOTAL	11,741.0	100.0



REPUBLIC OF THE PHILIPPINES
PROVINCE OF PAMPANGA

MUNICIPALITY OF MEXICO

**MUNICIPAL PLANNING AND
DEVELOPMENT OFFICE (MPDO)**



SCALE: 0 0.45 0.9 1.8 2.7 3.6 KM
1:25,000

PROJECTION: UNIVERSAL TRANSVERSE MERCATOR (ZONE 51N)
HORIZONTAL DATUM: WGS 84
VERTICAL DATUM: MEAN SEA LEVEL

LEGEND

- MUNICIPAL BOUNDARY
- BARANGAY BOUNDARY
- ROAD
 - PRIMARY
 - SECONDARY
- Classification
 - Built-up areas
 - Riceland
 - Sugarland
 - Mango
 - Mahogany
 - Calamansi
 - Vegetables
 - Backyard Trees
 - Poultry/Piggery
 - Grassland
 - Idle land
 - Fish Pond
 - Water Bodies

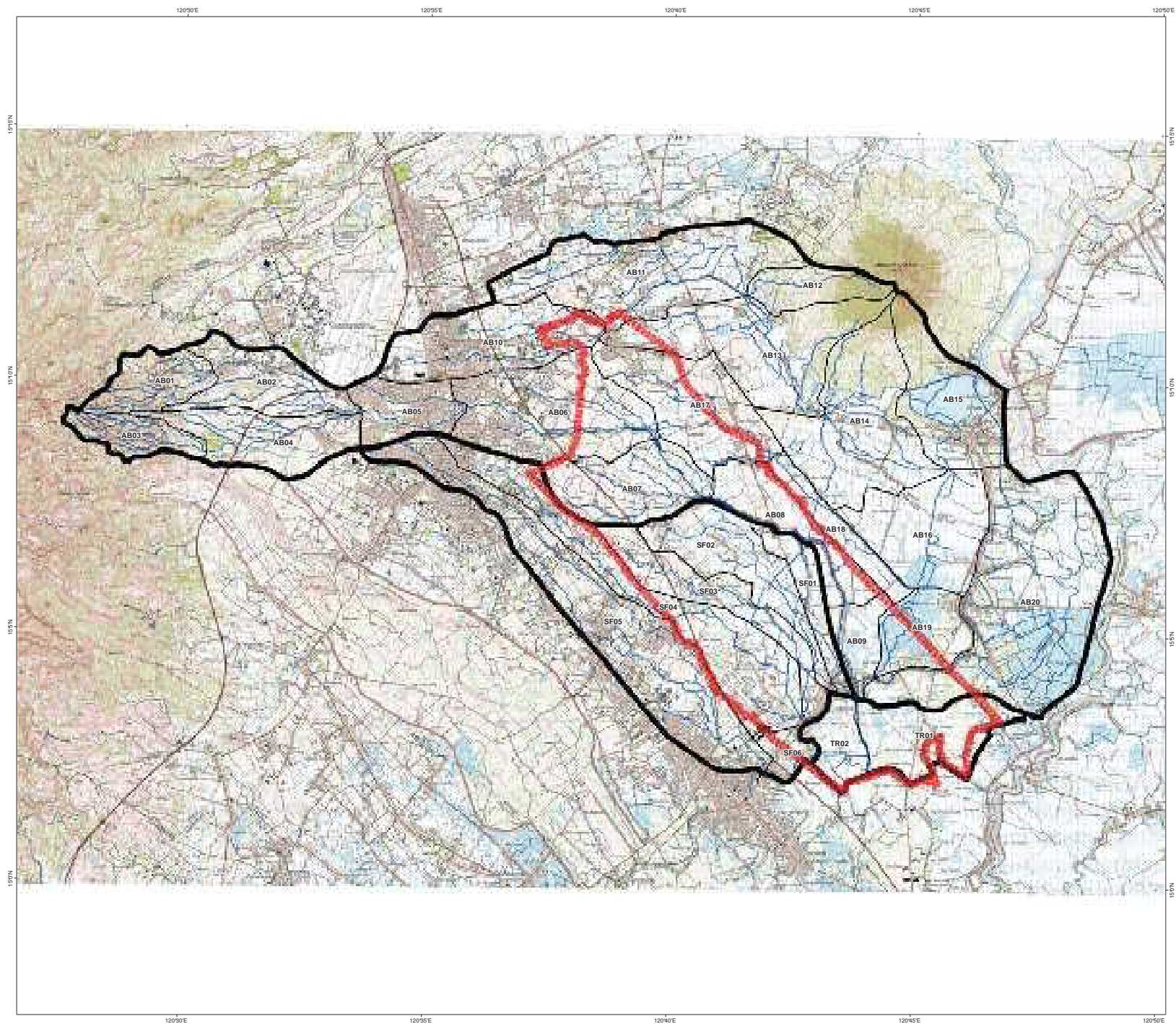
CROPPING SYSTEM MAP

NOTE:
THE DELINEATION OF THE EXISTING LAND USE IS BASED ON THE CLASSIFICATIONS IDENTIFIED BY THE BARANGAY OFFICIALS DURING PARTICIPATORY PROCESS THROUGH THE WORKSHOP CONDUCTED SEPTEMBER 2011 AND WITH THE AIDE OF THE OVERLAYED GOOGLE SATELLITE IMAGE.

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ENGR. JESUS S. PUNZALAN	ANTONIO REYES
GIS/CARTOGRAPHER	-
ENGR. JOSEPH F. OCAMPO	-

DRAWN DATE: OCTOBER, 2011



Republic of the Philippines
Province of Pampanga
MUNICIPALITY OF MEXICO

**Municipality Planning
and Development (MPDO)**



SCALE : 0 1 2 4 6 8 Km
1 : 50,000 M

Projection : Universal Transverse Mercator (Zone 51N)
Horizontal Datum : WGS 84
Vertical Datum : Mean Sea Level

LEGEND

- Rivers
- Municipal Boundary
- Basin Boundary
- Sub-Basin

WATERSHED MAP

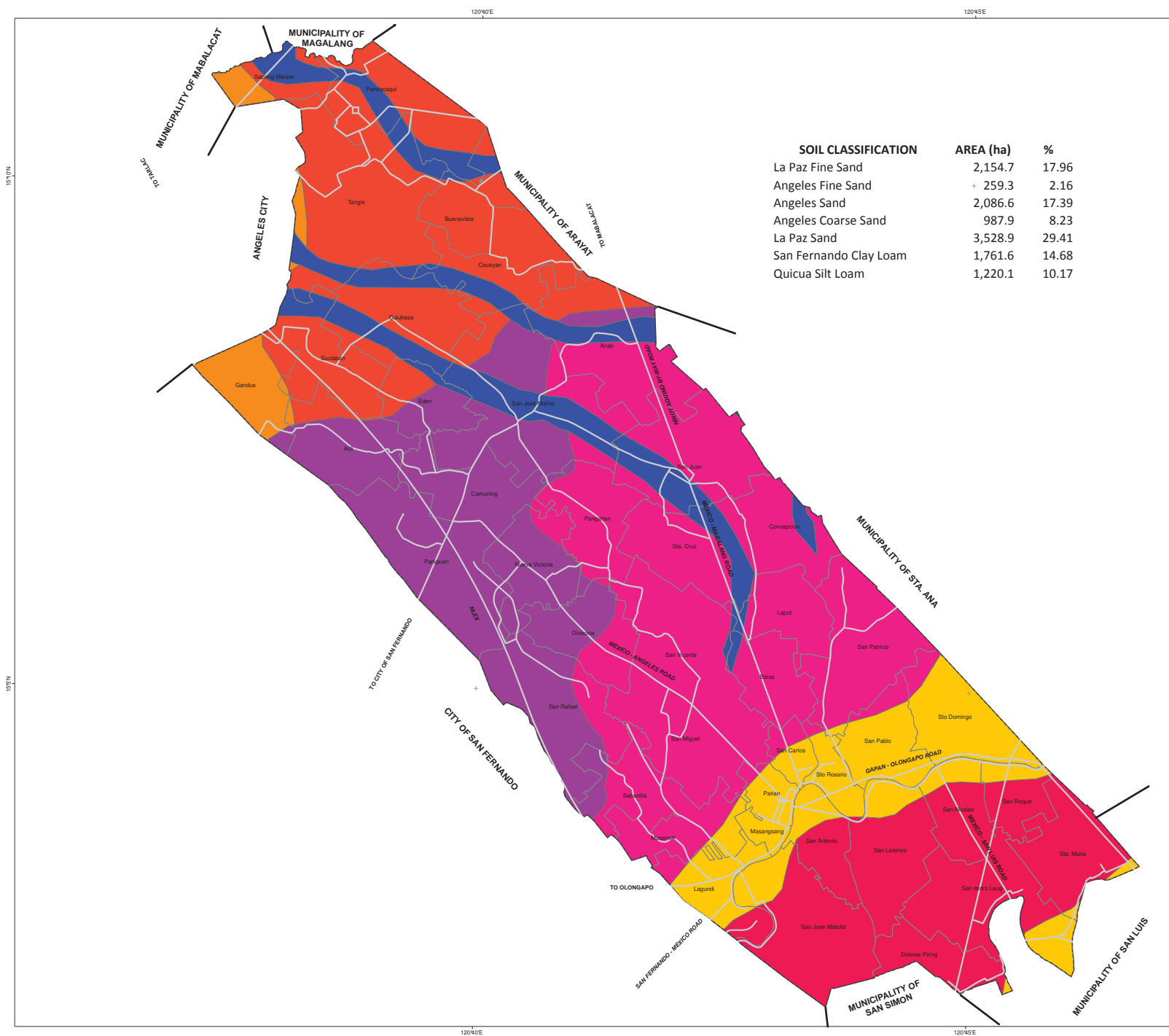
Note :

Disclaimer :

This map is made for Comprehensive Land Use Planning only. Boundaries are not authoritative. Users noting errors or omissions on this map are requested to mark herein and refer to the Municipality Planning and Development Office of Mexico.

Municipal Mayor	Mun. Planning & Dev't. Coordinator
HON. TEDDY C. TUMANG	ENGR. JESUS S. PUNZALAN
Municipal Engineer	Municipal Assessor
ENGR. JESUS S. PUNZALAN	ANTONIO REYES
GIS/Cartographer	-
ENGR. JOSEPH F. OCAÑO	-

Drawn Date : October 2011



REPUBLIC OF THE PHILIPPINES
PROVINCE OF PAMPANGA

MUNICIPALITY OF MEXICO

MUNICIPAL PLANNING AND
DEVELOPMENT OFFICE (MPDO)



SCALE : 0 0.5 1 2 3 4 KM
1:25,000

PROJECTION: UNIVERSAL TRANSVERSE MERCATOR (ZONE 51N)
HORIZONTAL DATUM: WGS 84
VERTICAL DATUM: MEAN SEA LEVEL

LEGEND

— Road

— Mun. Boundary

— Brgy. Boundary

SOIL CLASSIFICATION

— Angeles Coarse Sand

— Angeles Fine Sand

— Angeles Sand

— La Paz Fine Sand

— La Paz Sand

— Quicua Silt Loam

— San Fernando Clay Loam

SOIL MAP

NOTE:

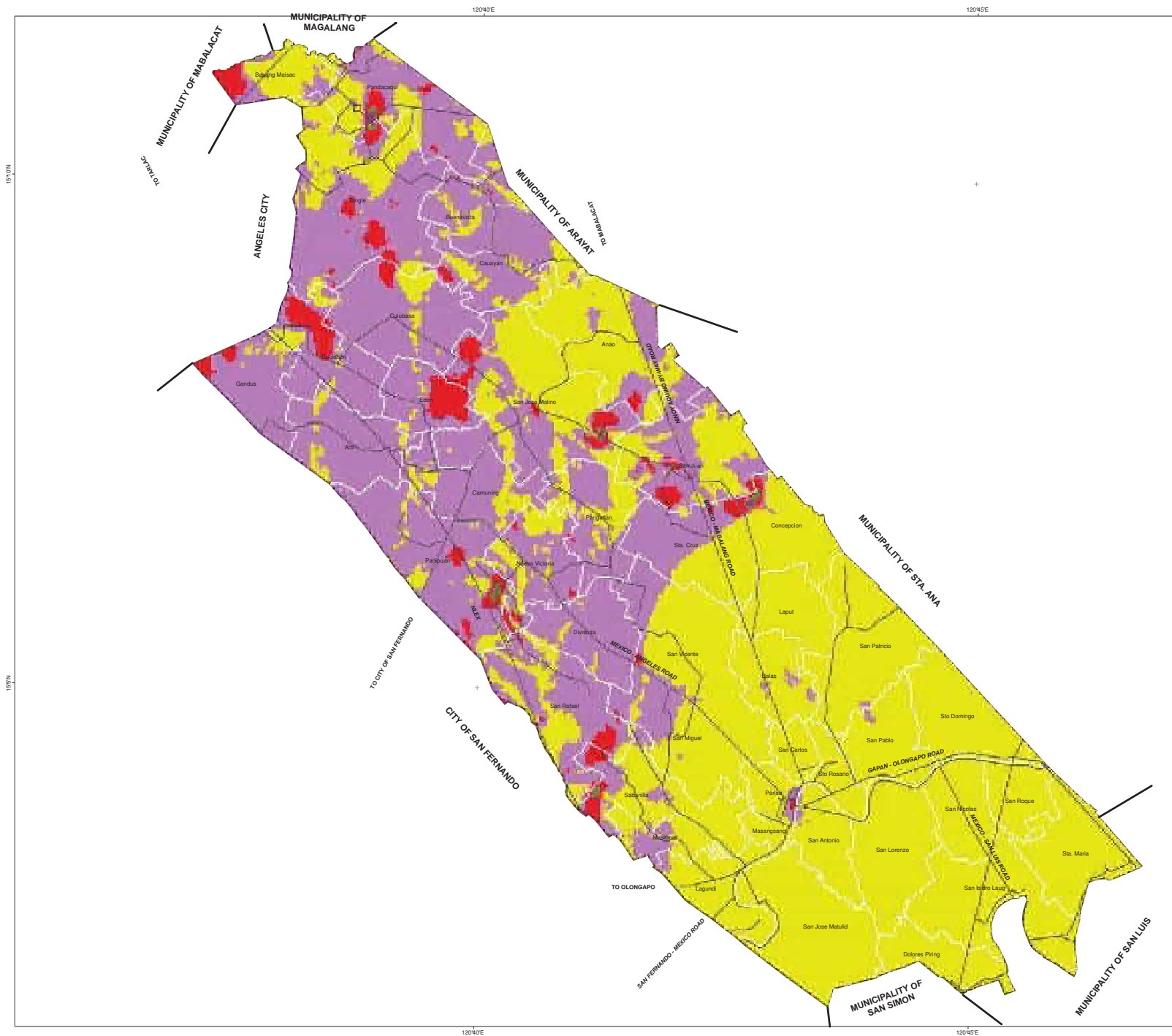
SOURCE: MINES AND GEOSCIENCES BUREAU
MUNICIPAL PLANNING AND DEVELOPMENT OFFICE (MPDO)

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HON. TEDDY C. TUMANG	ENGR. JESUS S. PUNZALAN
MUNICIPAL ENGINEER	MUNICIPAL ASSESSOR
ENGR. JESUS S. PUNZALAN	ANTONIO REYES
GIS/CARTOGRAPHER	-
ENGR. JOSEPH F. OCAMPO	-

DRAWN DATE: OCTOBER, 2011



REPUBLIC OF THE PHILIPPINES
PROVINCE OF PAMPANGA

MUNICIPALITY OF MEXICO

MUNICIPAL PLANNING AND
DEVELOPMENT OFFICE (MPDO)



SCALE : 0 0.5 1 2 3 4 KM
1:25,000

PROJECTION: UNIVERSAL TRANSVERSE MERCATOR (ZONE 51N)
HORIZONTAL DATUM: WGS 84
VERTICAL DATUM: MEAN SEA LEVEL

LEGEND

- Road
- Mun. Boundary
- Brgy. Boundary

SLOPE (%)

- 0.1 - 0.5
- 0.6 - 1
- 1.1 - 2
- 2.1 - 3
- 3.1 - 4
- 4.1 - 5

SLOPE MAP

NOTE:

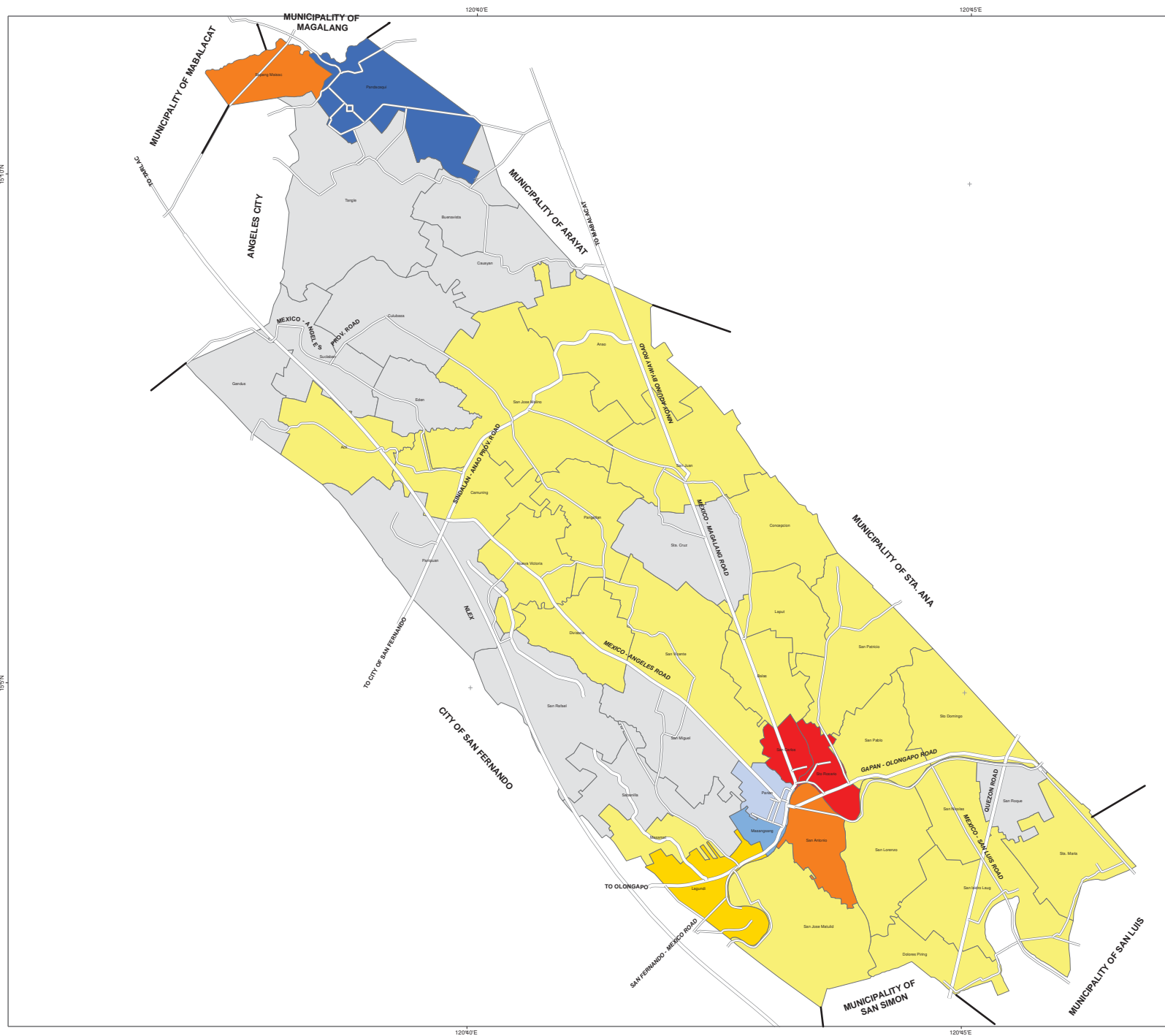
THIS DIGITAL ELEVATION MODEL (DEM) WAS DERIVED FROM CONTOURS AND SPOT ELEVATIONS OF NAMRIA TOPOGRAPHIC MAP, SCALE 1:50,000 USING GEOGRAPHICAL INFORMATION SYSTEM SPATIAL ANALYSIS FUNCTION

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HON. TEDDY C. TUMANG	ENGR. JESUS S. PUNZALAN
MUNICIPAL ENGINEER	MUNICIPAL ASSESSOR
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GIS/CARTOGRAPHER	-
ENGR. JOSEPH F. OCAMPO	-

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REPUBLIC OF THE PHILIPPINES
PROVINCE OF PAMPANGA

MUNICIPALITY OF MEXICO

MUNICIPAL PLANNING AND
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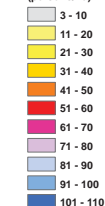


SCALE : 0 0.5 1 2 3 4 KM
1:25,000

PROJECTION: UNIVERSAL TRANSVERSE MERCATOR (ZONE 51N)
HORIZONTAL DATUM: WGS 84
VERTICAL DATUM: MEAN SEA LEVEL

Population Density (2012)

(persons/ha)



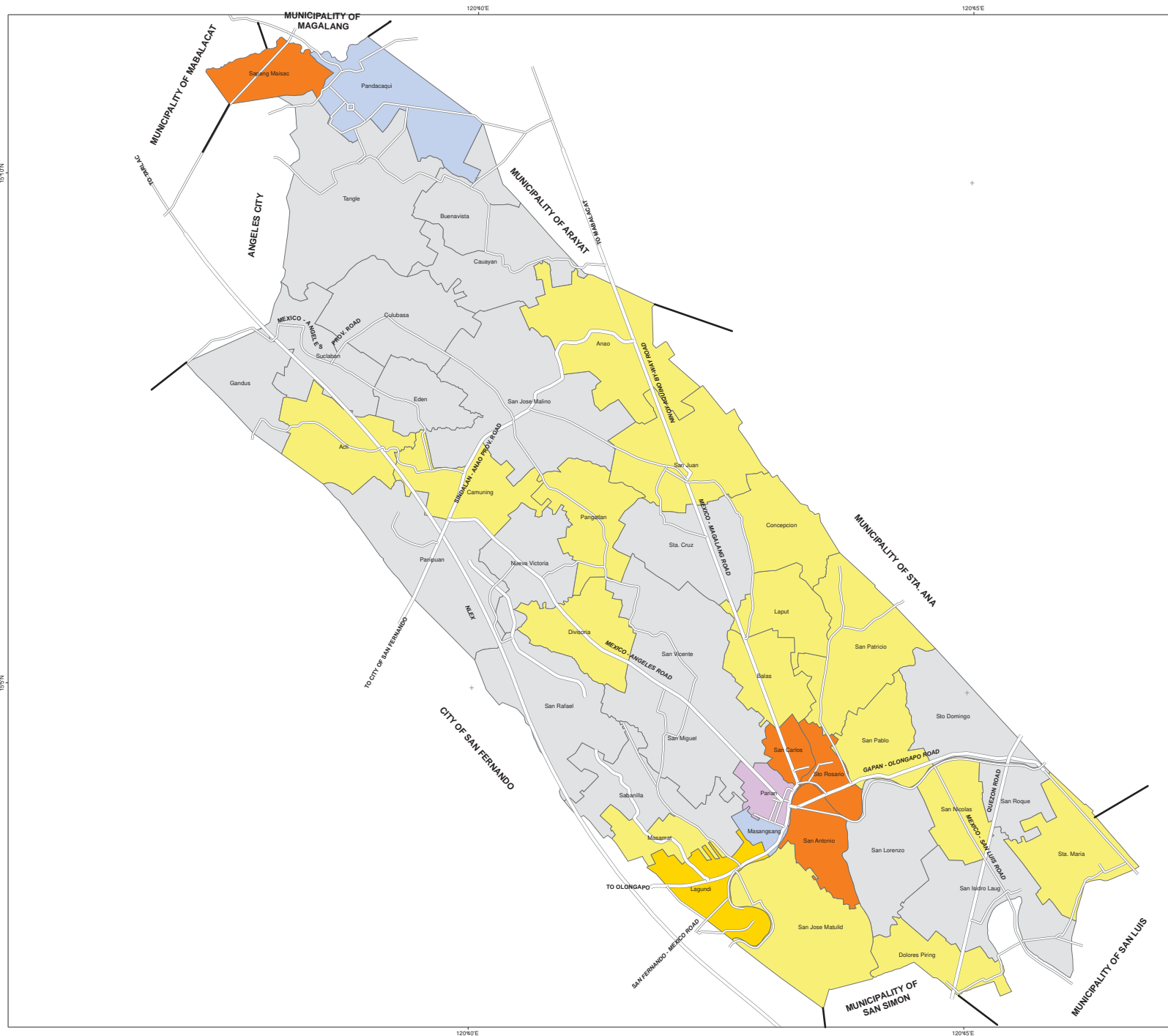
POPULATION DENSITY 2017

NOTE: THE BARANGAY BOUNDARIES ARE BASED ON THE CADASTRAL MAPS AND ON TAX MAPPING RESULTS CONDUCTED BY THE MUNICIPAL ASSESSOR'S OFFICE (MAO).
SOURCE: MUNICIPAL PLANNING AND DEVELOPMENT OFFICE (MPDO), 2011
LAND USE BASED ON HLURP, 2006
ADDITIONAL: MT. PINATUBO COMMISSIONS RESETTLEMENT (1999)
NATIONAL HOUSING AUTHORITY RESETTLEMENT CENTER (2000)
GOOGLE SATELLITE IMAGE
MAPBOX

DISCLAIMER:
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MUNICIPAL ENGINEER	MUNICIPAL ASSESSOR
ENGR. JESUS S. PUNZALAN	ANTONIO REYES
GIS/CARTOGRAPHER	-
ENGR. JOSEPH F. OCAMPO	-

DRAWN DATE: OCTOBER, 2011



REPUBLIC OF THE PHILIPPINES
PROVINCE OF PAMPANGA
MUNICIPALITY OF MEXICO
**MUNICIPAL PLANNING AND
DEVELOPMENT OFFICE (MPDO)**

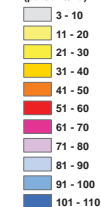


SCALE : 0 0.5 1 2 3 4
1:25,000
KM

PROJECTION: UNIVERSAL TRANSVERSE MERCATOR (ZONE 51N)
HORIZONTAL DATUM: WGS 84
VERTICAL DATUM: MEAN SEA LEVEL

Population Density (2012)

(persons/ha)



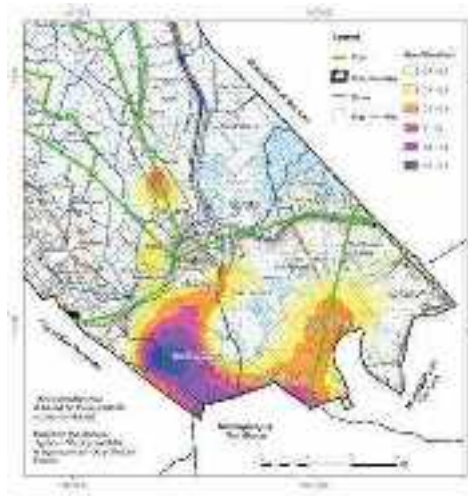
POPULATION DENSITY 2012

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NATIONAL HOUSING AUTHORITY RESETTLEMENT CENTER (2000)
GOOGLE SATELLITE IMAGE
MAPMA

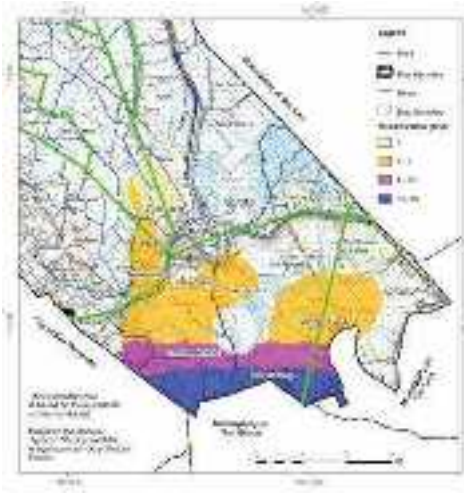
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GIS/CARTOGRAPHER	-
ENGR. JOSEPH F. OCAMPO	-

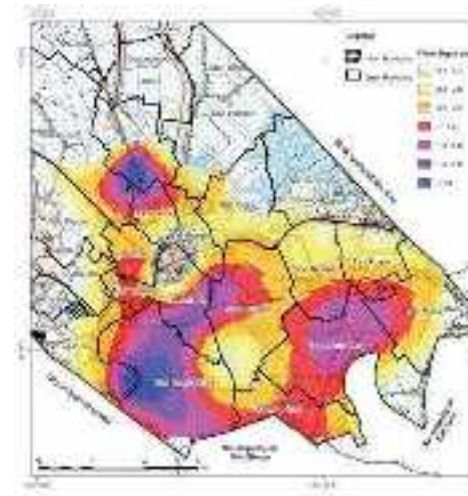
DRAWN DATE: OCTOBER, 2011



TYPHOON ONDOY FLOOD DEPTH
(SEPTEMBER, 2009)



TYPHOON ONDOY FLOOD DURATION
(SEPTEMBER 2009)



TYPHOON PERING FLOOD DEPTH
(SEPTEMBER, 2011)



BENCHMARKS



PAGASA AUTOMATIC RAINFALL
AND WATER LEVEL MONITORING STATION
(LOCATED LEFT BANK OF ABACAN RIVER - MEXICO BRIDGE)
STO. ROSARIO, MEXICO



REPUBLIC OF THE PHILIPPINES
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HORIZONTAL DATUM: WGS 84
VERTICAL DATUM: MEAN SEA LEVEL

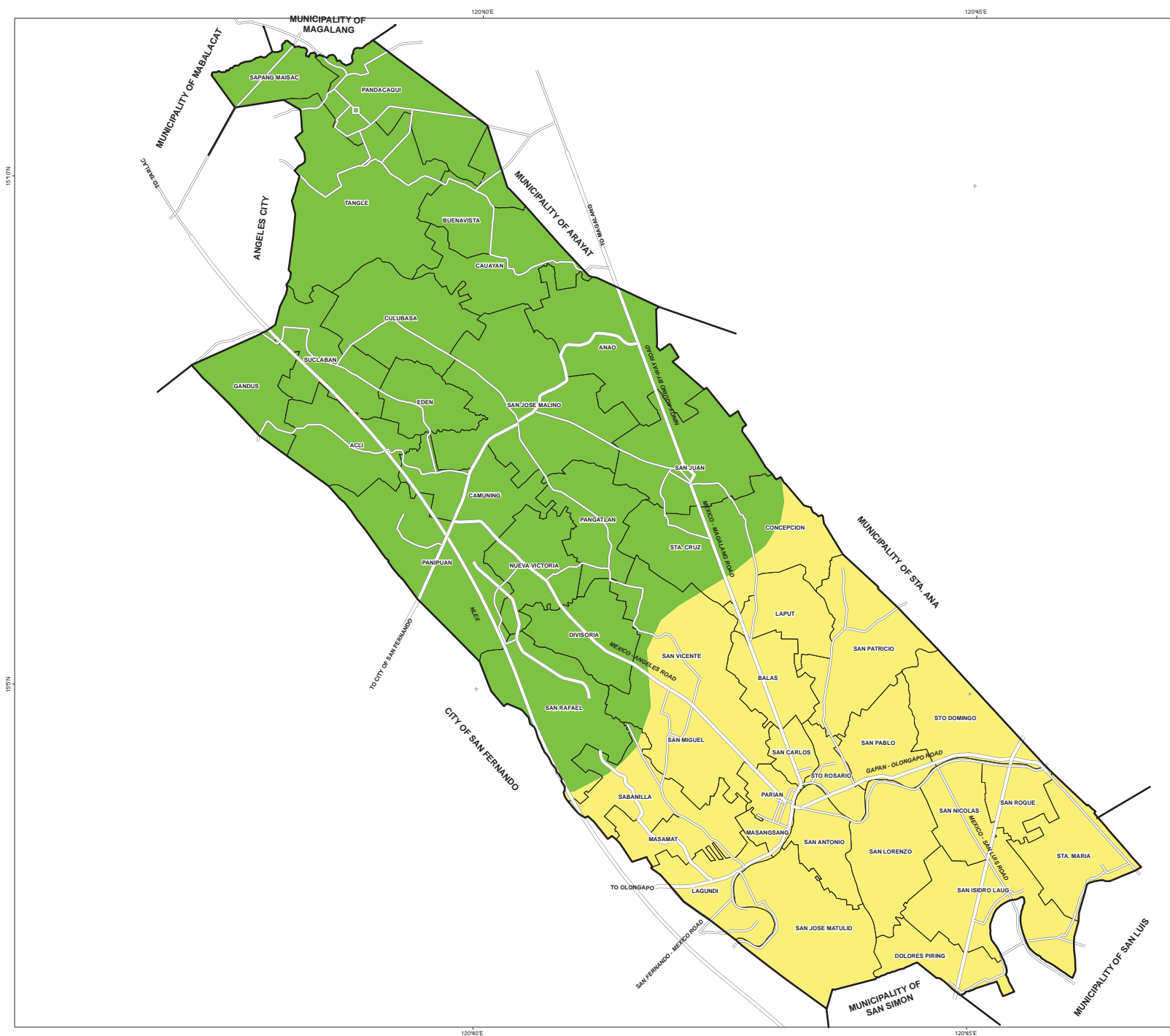
MISCELLANEOUS MAP

NOTE:
INUNDATION MAPS WERE BASED FROM COMMUNITY INTERVIEW SURVEY
SOURCE OF BENCHMARKS, NAMRIA

DISCLAIMER:
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ENGR. JESUS S. PUNZALAN	ANTONIO REYES
GIS/CARTOGRAPHER	-
ENGR. JOSEPH F. OCAMPO	-

DRAWN DATE: OCTOBER, 2011



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SCALE : 0 0.5 1 2 3 4 KM
1:25,000

PROJECTION: UNIVERSAL TRANSVERSE MERCATOR (ZONE 51N)
HORIZONTAL DATUM: WGS 84
VERTICAL DATUM: MEAN SEA LEVEL

LEGEND

- MUNICIPAL BOUNDARY
- BARANGAY BOUNDARY

GEOLOGICAL CLASSIFICATION

- MODERN ALLUVIAL DEPOSITS
- MODERN PINATUBO (HOLOCENE AND LATE PLEISTOCENE, 40 KG TO PRESENT) - MAINLY DACITIC PYROCLASTIC FLOW AND LAHAR DEPOSITS

GEOLOGICAL MAP

NOTE:

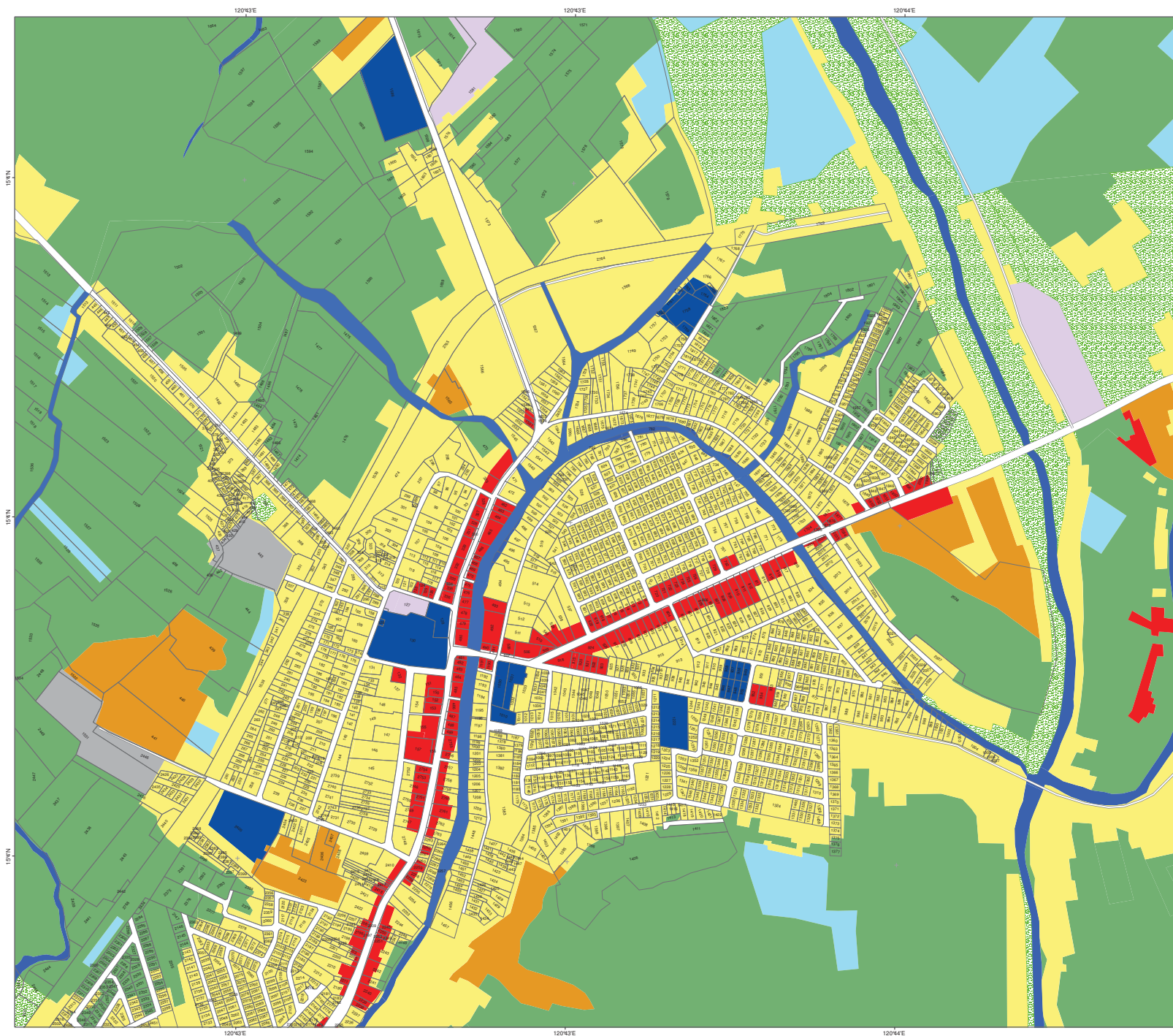
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MUNICIPAL ENGINEER	MUNICIPAL ASSESSOR
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GIS/CARTOGRAPHER	-
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DRAWN DATE: OCTOBER, 2011



REPUBLIC OF THE PHILIPPINES
PROVINCE OF PAMPANGA

MUNICIPALITY OF MEXICO

MUNICIPAL PLANNING AND
DEVELOPMENT OFFICE (MPDO)



SCALE : 0 50 100 200 300 400 M
1:2,500

PROJECTION: UNIVERSAL TRANSVERSE MERCATOR (ZONE 51N)
HORIZONTAL DATUM: WGS 84
VERTICAL DATUM: MEAN SEA LEVEL

LEGEND

LAND USE CLASSIFICATION

- RESIDENTIAL
- COMMERCIAL
- INSTITUTIONAL
- INDUSTRIAL
- AGRICULTURAL
- AGRO-INDUSTRIAL
- FISH POND
- GRASSLAND
- IDLE/OPEN LAND
- CEMETERIES
- REC; PARK & RECREATIONAL
- RIVERS

EXISTING URBAN LAND USE MAP

NOTE:

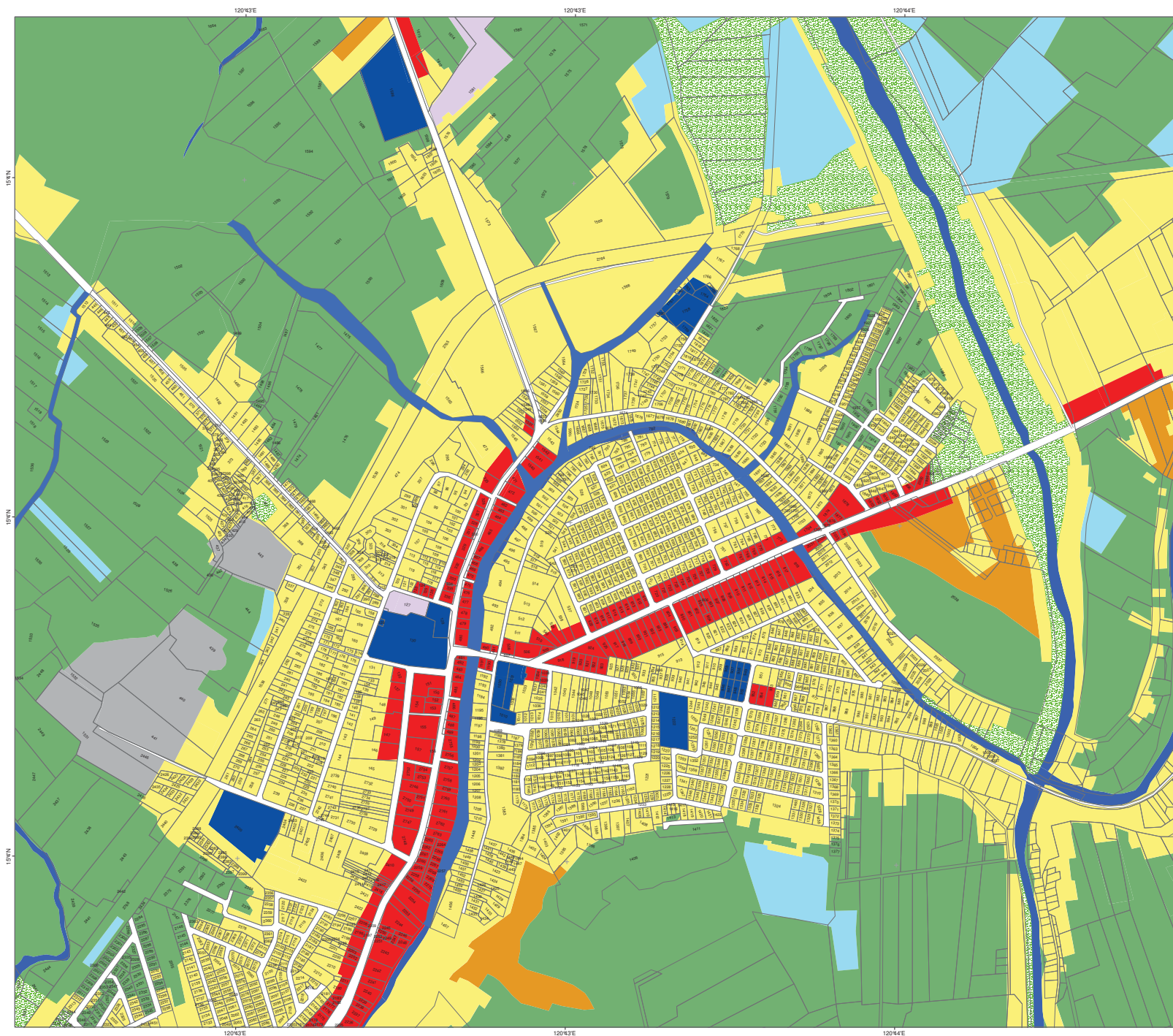
THE DELINEATION OF THE EXISTING LAND USE IS BASED ON THE CLASSIFICATIONS IDENTIFIED BY THE BARANGAY OFFICIALS DURING PARTICIPATORY PROCESS CONDUCTED SEPTEMBER 2011 AND WITH THE AIDE OF THE OVERLAYED GOOGLE SATELLITE IMAGE.

DISCLAIMER:

THIS MAP IS MADE FOR COMPREHENSIVE LAND USE PLANNING ONLY. BOUNDARIES ARE NOT AUTHENTICATIVE. USERS NOTING ERRORS OR OMISSIONS ON THIS MAP ARE REQUESTED TO MARK HEREIN AND REFER TO THE MUNICIPAL PLANNING AND DEVELOPMENT OFFICE OF MEXICO.

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1:2,500

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- RIVERS

PROPOSED URBAN LAND USE MAP

NOTE:

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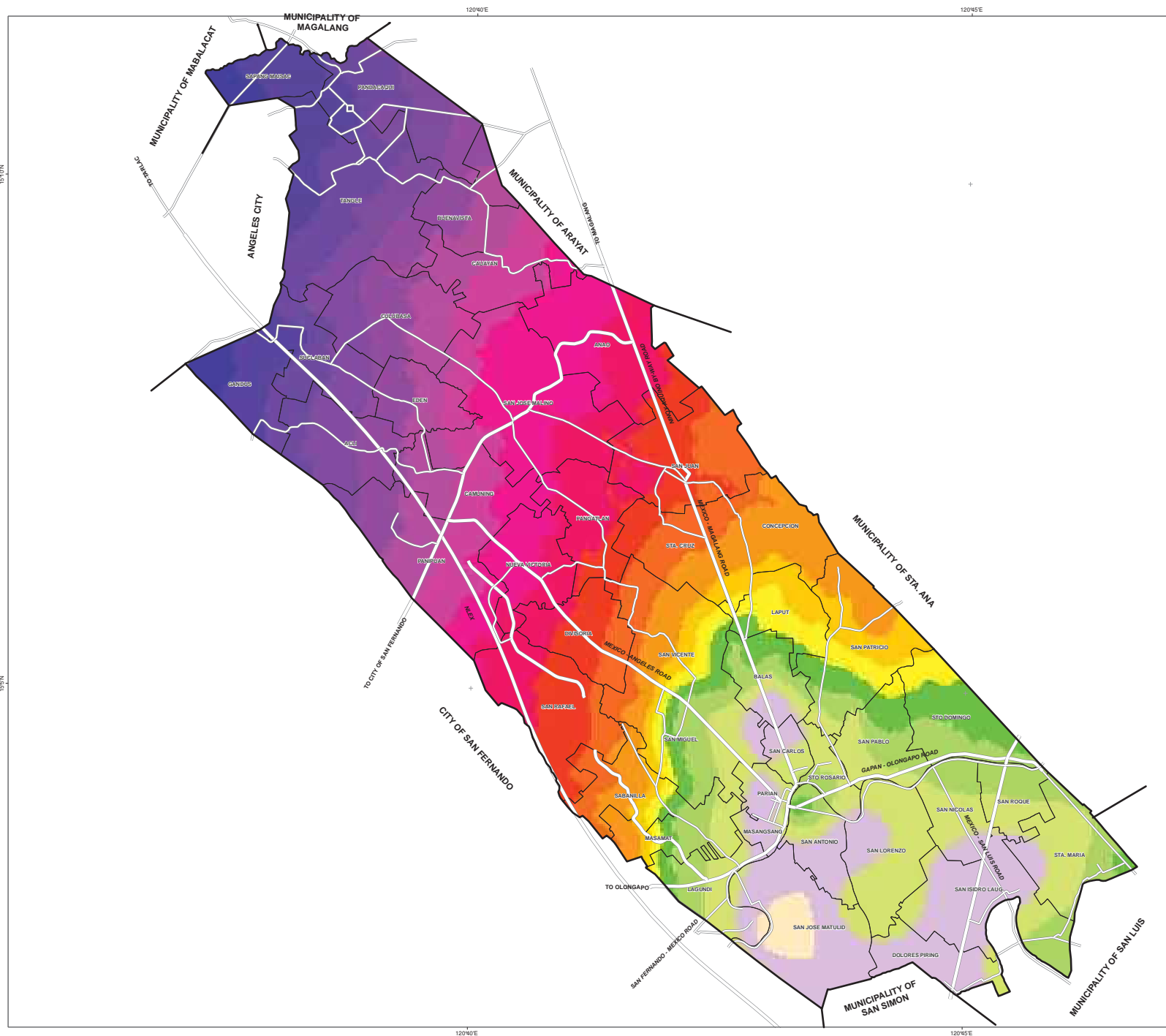
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DRAWN DATE: OCTOBER, 2011

ACTUAL PAPER SIZE: A0



REPUBLIC OF THE PHILIPPINES
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MUNICIPALITY OF MEXICO

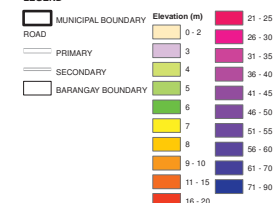
MUNICIPAL PLANNING AND
DEVELOPMENT OFFICE (MPDO)



SCALE : 0 0.5 1 2 3 4 KM
1:25,000

PROJECTION: UNIVERSAL TRANSVERSE MERCATOR (ZONE 51N)
HORIZONTAL DATUM: WGS 84
VERTICAL DATUM: MEAN SEA LEVEL

LEGEND



ELEVATION MAP

NOTE:

THIS DIGITAL ELEVATION MODEL (DEM) WAS DERIVED FROM CONTOURS AND SPOT ELEVATIONS OF NAMRIA TOPOGRAPHIC MAP, SCALE 1:50,000 USING GEOGRAPHICAL INFORMATION SYSTEM SPATIAL ANALYSIS FUNCTION

DISCLAIMER:

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