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Republic of the Philippines
Province of Cagayan
TUGUEGARAO CITY

NINTH CITY COUNCIL

COMMITTEE REPORT

June 20, 2025

Submitted by:

**COMMITTEE ON LAND USE, ZONING, RECLASSIFICATION, PLANNING AND
SUBDIVISION APPROVAL**

PRESENT:

HON. JUDE T. BAYONA	- Chairman
HON. GILBERT S. LABANG	- Vice Chairman
HON. MARK ANGELO B. DAYAG	- Member
HON. KARINA S. GAUANI-VIERNES	- Member (via zoom)

GUEST:

HON. RONALDO S. ORTIZ	- City Councilor
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RESOURCE PERSON:

MR. CARL JAYLORD VALDEZ	- Applicant
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COMMITTEE REPORT NO. 146-2025

SUBJECT:

Indorsement of the City Mayor, Hon. Maila Rosario S. Ting-Que, on the application of Mr. Carl Jaylord Valdez for Reclassification of land from Agriculture Zone to Commercial Zone containing an area of 0.137550 hectares situated at Libag Norte.

FOR THE PRESIDING OFFICER:

The members of the committee met and reviewed the referred application for the rezoning of land from Agriculture Zone to Commercial Zone.

FINDINGS:

1. Hon. Maila Rosario S. Ting-Que indorsed to the Ninth City Council the application of Mr. Carl Jaylord Valdez for Reclassification of land from Agriculture Zone to Commercial Zone containing an area of 0.137550 hectares situated at Libag Norte.
2. Mr. Carl Jaylord G. Valdez has applied for the reclassification of their parcel of land from agriculture zone to commercial zone located at Libag Norte, Tuguegarao City.
3. Engr. Manolo M. Barreo, Zoning Officer II, issued a Certification that the subject lot are classified as agriculture zone under the Approved Comprehensive Land Use Plan (CLUP) CY 2019-2028 under City Ordinance No. 25-08-2021 dated April 20, 2021 and ratified by Sangguniang Panlalawigan Resolution No. 2021-10-368 dated June 16, 2021.

4. There is an on-going construction of Three (3) Storey Commercial Building on the subject lot during the time of inspection which is non-conforming and a violation to the approved zoning ordinance
5. A public hearing was conducted last November 22, 2024 as required by law;
6. The Department of Agriculture issued a Certification indicating that approximately 98% (0.1021 hectare) of the subject area is located within the Strategic Crop Sub-development Zone, while the remaining 2% (0.0014 hectare) falls within the NPAAAD (Network of Protected Areas for Agriculture and Agro-Industrial Development). These portions are classified as alluvial plain lands, which are highly suitable for agricultural use. The area is predominantly considered prime agricultural land, and any reclassification may lead to agricultural land fragmentation, thereby affecting long-term agricultural sustainability.

RECOMMENDATION:


After thorough discussion and careful deliberation, the Committee favorably recommends the denial of the application, in accordance with the findings and recommendations of the Department of Agriculture stating that the subject lot shall remain classified as agricultural.

Respectfully submitted:


HON. JUDE T. BAYONA
Chairman


HON. GILBERT S. LABANG
Vice Chairman


HON. MARK ANGELO B. DAYAG OS
Member


HON. KARINA G. VIERNES OS
Member



Republic of the Philippines
DEPARTMENT OF AGRICULTURE
Regional Field Office No. 02
Diversion Road, San Gabriel
Tuguegarao City, Cagayan 3500

OFFICE OF CITY COUNCIL
JUDE T. BAYO
TUGUEGARAO CITY, CAG

RECEIVED
Date: June 2, 2025
Time: 3:00 pm
By: [Signature]

Annex B

LUR FORM No. 02
Series of 2022

CERTIFICATION FOR LAND USE RECLASSIFICATION OF AGRICULTURAL LANDS

Name of Applicant (Municipality/City) : CLGU TUGUEGARAO CITY, CAGAYAN
Name of representative : HONORABLE JUDE T. BAYONA

Contact Information

Mobile : 0917-799-2038/0917-554-5500
Landline : _____
Email : officeofhonjudetbayona@gmail.com
Mailing Address : Room 307, City Hall Building, Carig Sur, Tuguegarao City, Cagayan

Location / Registered Owner (Brgy./Municipality /Province)	Geographical Coordinates (longitude; latitude)	Proposed Use for Reclassification (Please Specify)	Area Applied (Ha.)	Recommendation
Libag Norte, Tuguegarao City, Cagayan/Mr. Carl Jaylord G. Valdez	121.7443171 17.61009883 121.7446354 17.61009085 121.7446259 17.6097192 121.7443103 17.60973575	Commercial	0.137550	Remain as Agricultural

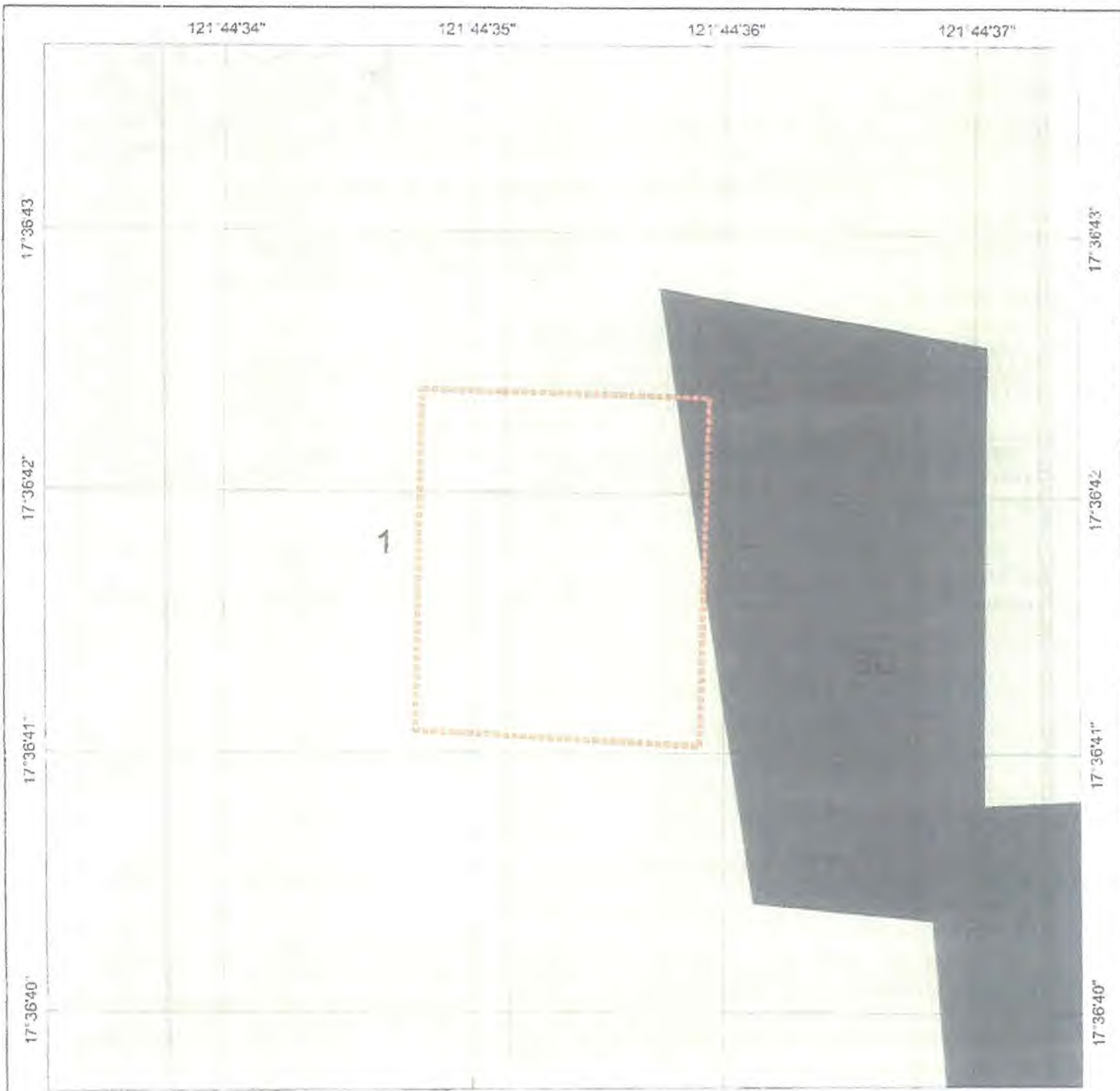
Reason/s for the recommendation:

Approximately **96% (0.1332 hectare)** of the area applied for reclassification is within the Strategic Crop Sub-development Zone in the Strategic Agricultural and Fishery Development Zone (SAFDZ) Map and are classified as alluvial plain lands highly suitable for agriculture in the Network of Protected Areas for Agricultural and Agro-Industrial Development (NPAAAD) Map. Meanwhile, the remaining **4% (0.0043 hectare)** is within the Miscellaneous Land Types (Built-Up Areas).

The area is dominantly prime for agriculture and suitable for the production of crops. Thus, the area shall **remain as agricultural**.

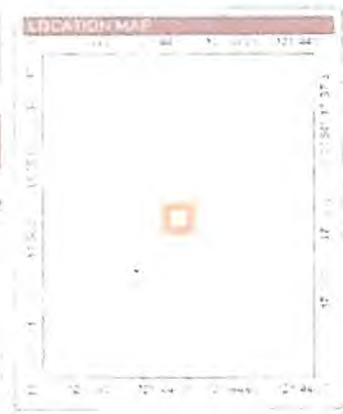
Given this 21st day of May 2025.


ROSE MARY G. AQUINO, Ph.D.
Regional Executive Director




 REPUBLIC OF THE PHILIPPINES
 DEPARTMENT OF AGRICULTURE
 BUREAU OF SOILS AND WATER MANAGEMENT

STRATEGIC AGRICULTURE AND FISHERIES DEVELOPMENT ZONES
 BARANGAY LIBAG NORTE CITY OF TUGUEGARAO
 PROVINCE OF CAGAYAN
 (Year 2025)

CONVENTIONAL SIGNS

Symbol	Description
[Symbol]	[Description]
[Symbol]	[Description]

MISCELLANEOUS INFORMATION

SOURCES OF INFORMATION: NINA/DAI and SAF/IZ Map from Agricultural Land Use Inventory and Strategic Planning (SLUP) Version 2022.

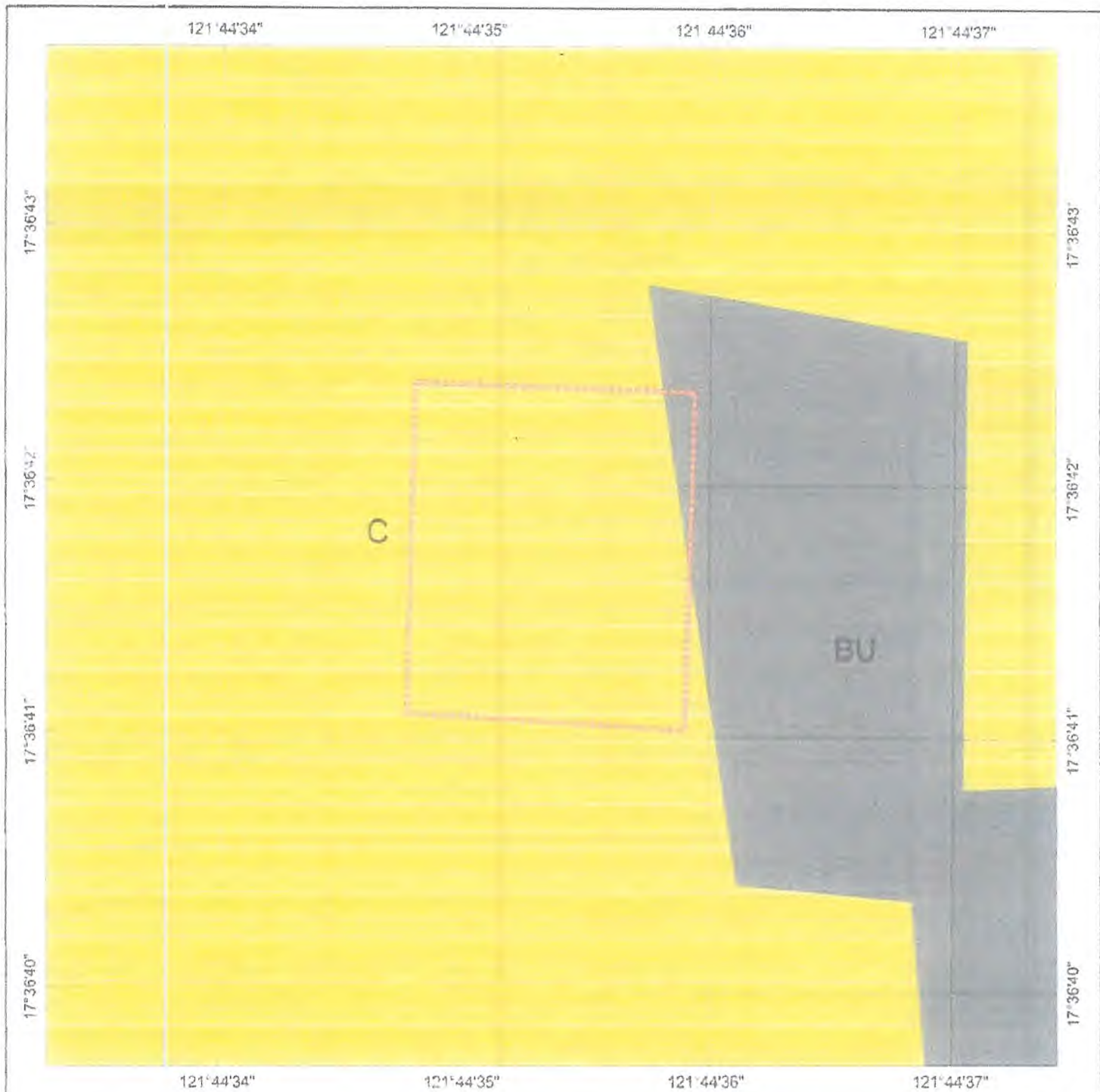
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DAI is a collaborative effort between the Department of Agriculture and the Department of Environment and Natural Resources. This publication is a joint effort of the Department of Agriculture and the Department of Environment and Natural Resources.

Prepared by: **TRISTAN ERIC F. DEL VALLE**
 Checked by: **REGINE MARIE A. SABORNIDO**

Barangay Libag Norte City of Tuguegarao, Province of Cagayan

LEGEND				
MAPPING SYMBOL		DESCRIPTION	AREA	
			HA	(%)
SAFDZ				
1		Strategic Crop Sub-Development Zone	0.1332	96
2		Strategic Livestock Sub-Development Zone	-	-
3		Strategic Fishery Sub-Development Zone	-	-
4		Strategic Integrated Crop/Livestock Sub-Development Zone	-	-
5		Strategic Integrated Crop/Fishery Sub-Development Zone	-	-
6		Strategic Integrated Crop/Livestock/Fishery Sub-Development Zone	-	-
7		Strategic Integrated Fishery and Livestock Sub-Development Zone	-	-
FUTURE SAFDZ				
8		Remaining NPAAAD	-	-
NON-SAFDZ				
9		Agro-Forestry Zone	-	-
10		Forest/Watershed areas (critical watersheds including mangroves)	-	-
		Built-up areas, urban land, airport, roads and bridges	0.0043	4
Others		Quarry, mine pit, barren land, rock land, river wash, beach sand, sand dunes, landfill	-	-
WB		Water Bodies	-	-
TOTAL			0.1375	100



REPUBLIC OF THE PHILIPPINES
 DEPARTMENT OF AGRICULTURE
 BUREAU OF SOILS AND WATER MANAGEMENT

NETWORK OF PROTECTED AREAS FOR AGRICULTURAL AND AGRO-INDUSTRIAL DEVELOPMENT
 BARANGAY LISAG NORTE CITY OF TUGUEGARAO
 PROVINCE OF CAGAYAN
 (Year 2025)

DECLARED BY: *[Signature]*
 DATE: *[Signature]*



CONVENTIONAL SIGNS

SOURCES OF INFORMATION: NMAAD and SAFDZ Map from Agricultural Map Modernization and Evaluation Exercise (AMME) Series of 2022
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TRISTAN EGGIE DEL VALLE
 REGINE WHITE SABORINHO

Barangay Libag Norte City of Tuguegarao, Province of Cagayan

LEGEND			
MAPPING SYMBOL	DESCRIPTION	AREA	
		HA	(%)
PRIME AGRICULTURAL LANDS			
A	All irrigated lands/areas	-	-
B	All irrigable lands already covered by irrigation projects with firm funding commitments	-	-
C	All alluvial plain lands highly suitable for agriculture, not irrigated	0.1332	96
D	Agro-industrial croplands or lands presently planted to industrial crops that support the viability of existing agricultural infrastructure and agro-based enterprises	-	-
E	Highlands or areas located at an elevation of five hundred (500) meters or above highly suitable for growing semi-temperate and high-value crops	-	-
G	All fishery areas as defined pursuant to Fisheries Code of 1993	-	-
FRAGILE AGRICULTURAL LANDS			
F	All agricultural lands that are ecologically fragile, the conversion of which will result in serious environmental degradation that will effect mangrove areas and fish sanctuaries	-	-
MISCELLANEOUS LAND TYPES (Not Relevant for Agriculture)			
H	Forest/Watershed areas (critical watersheds including mangroves)	-	-
Bu	Built-up areas, urban land, airport, roads and bridges	0.0043	4
Others	Quarry, mine pit, barren land, rock land, river wash, beach sand, sand dunes, landfill	-	-
WB	Water Bodies	-	-
TOTAL		0.1375	100

Republic of the Philippines
Province of Cagayan
City of Tuguegarao

OFFICE OF THE SP SECRETARY

MINUTES OF THE PUBLIC HEARING CONDUCTED BY THE COMMITTEE ON LAND USE, REZONING, RECLASSIFICATION, PLANNING AND SUBDIVISION APPROVAL ON NOVEMBER 22, 2024, 10:30 A.M., AT THE LIBAG NORTE BARANGAY HALL, TUGUEGARAO CITY, CAGAYAN

PRESENT:

HON. JUDE T. BAYONA	Chairman
HON. ARNEL T. ARUGAY	Member

OTHER MEMBERS PRESENT:

HON. RESTITUTO C. RAMIREZ	City Councilor
HON. RONALDO S. ORTIZ	City Councilor

EMPLOYEES/GUESTS: (SEE ATTACHED ATTENDANCE SHEET)

SUBJECT:

A. APPLICATION OF CARL LLOYD D. VALDEZ FOR RECLASSIFICATION OF LOT FROM AGRICULTURAL ZONE TO COMMERCIAL ZONE CONTAINING AN AREA OF 1,375 SQUARE METERS SITUATED AT LIBAG NORTE, TUGUEGARAO CITY, CAGAYAN

Hon. Jude T. Bayona, Chairman of the Committee on Land Use, Zoning, Reclassification, Planning and Subdivision Approval emphasized that the conduct of a public hearing is a mandatory requirement for reclassification and rezoning applications, giving residents the opportunity to raise concerns or ask questions related to the matter.

The Hon. Bayona clearly explained the matter at hand, including the benefits of reclassification—such as local economic growth and additional tax revenue for the barangay.

The applicant, Mr. Carl Lloyd D. Valdez, presented his plan to convert the subject land into a car mechanic shop.

Hon. Ronald S. Ortiz raised concerns regarding the purchase of the lot and title transfer, but it was clarified that the title is clear.

Hon. Arnel T. Arugay noted that the documents were organized according to the findings of the Agriculturist. He suggested that the proponent coordinate with CPDCO and barangay officials for assistance regarding applicable policies for the application.


A request was made to prioritize qualified or skilled constituents of Capatan for future employment opportunities and construction projects.

The proponent will have to pay corresponding penalties for constructing the building before receiving reclassification approval and the issuance of a building permit.

The Committee, having found no opposition and recognizing the project's potential to bring positive development to the community, issued a favorable recommendation to reclassify the subject land from agricultural to commercial use.

With no further matters to discuss, the Chair thanked the applicant, participants, and residents of Barangay Libag Norte for attending the public hearing, and adjourned the session at 11:15 A.M.

Prepared by:


Lizel S. Daquioag
LLSA II