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G4 Woodlake Housing Resources

This section documents the methodology and results of the Site Inventory analysis conducted to demonstrate the City of Woodlake's ability to meet the 6th cycle Regional Housing Needs Allocation (RHNA). Infrastructure, services, and financial and administrative resources that are available for the development, rehabilitation, and preservation of housing in the city of Woodlake are also discussed in this chapter. Background information on regional development trends and analysis are included in Chapter 4, *Regional Housing Resources.*

The Site Inventory was developed through the analysis of development trends, the identification of vacant land, and community input. Community engagement events included an online, interactive community survey, where residents identified areas for potential future residential development throughout Woodlake, and a virtual community workshop held on May 24, 2023.

G4.1 Regional Housing Needs Allocation (RHNA)

This Housing Element covers the planning period of December 2023 through December 2031 (also referred to as the 6th housing cycle). The Tulare County Association of Governments (TCAG), as the Metropolitan Planning Agency for the Tulare County region, is responsible for preparing the RHNA for the region based on recent growth trends, income distribution, and capacity for future growth. This methodology must align with state objectives, including but not limited to:

- Promoting infill, equity, and environmental protection
- Ensuring jobs-housing balance
- Affirmatively furthering fair housing

Woodlake must identify adequate land with appropriate zoning and development standards to accommodate its RHNA or assigned share of the region's housing need. Woodlake's RHNA is 492 units, which is distributed among five income categories, as shown below in Table G4-1~~Table G4-1~~.

Table G4-1 Woodlake 2023-2031 RHNA

Income Category (Percent of Tulare County Area Median Income [AMI])	Number of Units	Percent of Total Units
Extremely Low (< 30% of AMI)*	39	7.9%
Very Low (30 to 50% of AMI)	36	7.3%
Low (51 to 80% of AMI)	47	9.6%
Moderate (81% to 120% of AMI)	103	20.9%
Above Moderate (> 120% of AMI)	267	54.3%
Total	**492**	**100%**

* The RHNA does not project the need for extremely low-income units, but pursuant to state law (Assembly Bill 2634), the City must project its extremely low-income housing needs based on Census income distribution or assume 50 percent of the very low-income units required by the RHNA as extremely low-income units. The City's very low-income requirement is 75 units. The number of extremely low-income units that the City must plan for shown here was projected using Census data. According to the Comprehensive Housing Affordability Strategy (CHAS), data developed by HUD, 43.6 percent of households in the city earned less than 50 percent of the AMI. Among these households, 52.4 percent earned incomes below 30 percent (extremely low -income). Therefore, the City's RHNA allocation of 75 very low-income units was distributed as 39 extremely low -income (52.4 percent of the 75 very low-income units required by the RHNA) and 36 very low-income units. However, for purposes of identifying adequate sites for the RHNA allocation, state law does not mandate the separate accounting for the extremely low-income category.

Source: TCAG, 2022. Final Regional Housing Needs Plan.

G4.2 Meeting the RHNA

Each jurisdiction must identify adequate land with appropriate zoning and development standards to fulfill its required RHNA. Jurisdictions can use planned and/or approved projects, estimated accessory dwelling unit (ADU) production, and vacant and/or underutilized sites to accommodate the RHNA. In some cases, rezoning must occur to ready sites for future residential development.

Once the City demonstrates in the Housing Element that it has the development capacity to accommodate the RHNA, it has two implementation-related obligations during the planning period:

1. Maintain a "no net loss" policy of its residential development capacity over the housing element planning period, meaning that sites listed in the adopted Housing Element land inventory may not be down-zoned to a lower-density residential zone or rezoned to a nonresidential zone, unless the City up-zones or rezones alternative sites prior to the density reduction or rezone on the inventoried site.
2. Continue to allocate funding resources to and facilitate the development of affordable housing.

G4.2.1 RHNA Credits

The City may use units in approved and/or permitted residential developments which will be completed within the planning period, and anticipated ADU production, as credit towards fulfillment of its RHNA.

Planned and Approved Projects

Residential developments approved and permitted, but not yet built (also called "pipeline projects") can be credited towards the City's RHNA provided it can be demonstrated that the units can be built by the end of the 6th cycle planning period. Similarly, units that have not yet received a building permit as of June 30, 2023, can also be credited towards the RHNA. Affordability (the income category in which the units are counted) is based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability of the units within the project. Pipeline projects that can count toward the City's 6th cycle RHNA are listed in Table G4-2~~Table G4-2~~. Pipeline projects are affordable to low, moderate, and above moderate-income households.

Figure G4-1~~Figure G4-1~~ shows the locations of pipeline projects. For the purposes of analysis in this Housing Element, the city is divided into six neighborhoods:

- Downtown Woodlake
- Northeast Woodlake
- Northwest Woodlake
- Southeast Woodlake
- Southwest Woodlake
- Woodlake Industrial Park

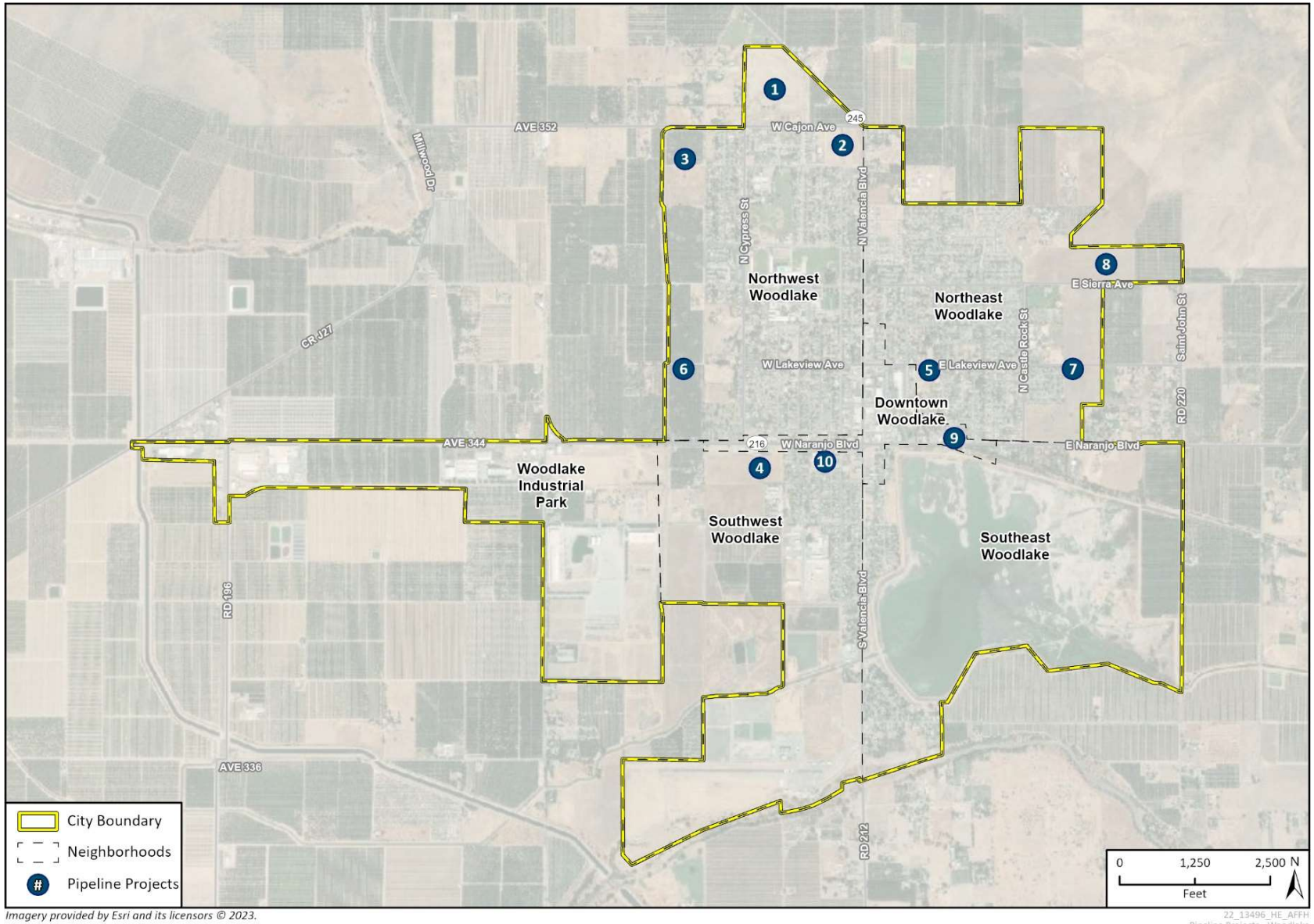
The pipeline projects are concentrated in Northwest Woodlake and Southwest Woodlake and consist of single-family and multifamily projects. While only one project (Lakeview and Pomegranate) is deed restricted to lower-income households, Greenwood, Antelope Creek Estates, Olivewood Trail Estates, and Kaweah View Homes may be affordable to lower- and moderate-income households through the use of the United Stated Department of Agriculture's Single Family Housing Guaranteed Loan Program. This program is available to first-time homebuyers in Woodlake, with incomes below 115 percent of the area median income.

Table G4-2 Pipeline Projects

Map ID	Project Name	Assessor's Parcel Number (APN)[1]	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Status
1	Hillside Estates	057006013, -012	0	0	0	37	37	Under construction; Estimated Completion 9/2024
2	Kaweah View	60020081	0	0	0	25	25	Under construction; Estimated Completion 10/2025
3	Olivewood Trail Estates	060180045, -017	0	0	0	60	60	Pending final subdivision map approval early 2025; Estimated Completion 10/2026
4	Greenwood Phase II	060170107, -081	0	0	0	77	77	Under Construction; Estimated Completion 10/2025
5	Lakeview and Pomegranate	061140022, -023, -024	0	9	0	0	9	Final map approved; Estimated Completion 5/2026
6	Antelope Creek Estates	060260011, -004	0	0	0	140	140	Tentative map approved; Estimated Completion 5/2027
7	Rodeo Estates I	061030002, 061040001, 061060019, 061090004	0	0	0	184	184	Tentative map approved; Estimated Completion 5/2027
8	Rodeo Estates II	061020046	0	0	0	52	52	Tentative map under review; Estimated Completion 5/2027
9	Little Bravo Village	061151010, -001	0	0	0	32	32	Site plan approved; Estimated Completion 5/2027
10	Cuevas - S. Pepper St.	60133013	0	0	0	10	10	Site Plan Approved; Estimated Completion 5/2027
Total			**0**	**9**	**0**	**617**	**626**	

[1]An assessor's parcel number is a series of numbers/digits that are used as a file number to inventory or identify property. Each parcel is assigned an APN that corresponds to a location on a page in a book of maps maintained by the County Assessor's Office.

Figure G4-1 Pipeline Projects



For the purposes of this analysis, the City conservatively considers all units in pipeline projects that are not deed restricted to be affordable to above-moderate income households.

Timelines for permit issuance depend on the scope of the project, but typically, once entitlements have been approved, the City can approve building permits within two weeks of a completed application. Generally, the City expects to receive building permits within one to two weeks of entitlement issuance. Approximately 30 percent of projects stall after receiving entitlements, typically due to construction costs which cause an applicant to either withdraw or delay the project. Based on the status of these projects and given the City's past trends of project approvals, all units are expected to receive Certificates of Occupancy during the 2023-2031 planning period. There are no known barriers that would preclude development of these projects. The City will monitor these projects through Housing Plan Program 2 and identify alternative sites if projects do not appear on track for development.

G4.3 Nonvacant Sites

Nonvacant sites included in the Site Inventory have comparable predevelopment characteristics to developed residential projects in the region. As discussed in Chapter 4, *Regional Housing Resources*, residential development in Tulare County has occurred primarily on vacant sites and sites used for agriculture.

The Housing Element must analyze the extent to which existing uses may impede additional residential development. The City's Site Inventory accommodates approximately 59 percent of its lower-income RHNA, more than 100 percent of its moderate-income RHNA, and 25 percent of its above moderate-income RHNA on vacant sites. The remaining 41 percent of lower-income RHNA, are proposed on sites currently being used for agriculture.

G4.3.1 Redevelopment of Existing Uses

Of the five sites included in the City's Site Inventory, three are vacant and two are on sites with currently operational agricultural uses. Of the two nonvacant sites, Site 3 ~~one site~~ is currently zoned for low-density residential and ~~one site~~ Site 5 is currently zoned for high-density residential. Neither site is under Williamson Act Contract and neither site has any characteristics that would impede residential development. See *Redevelopment Trends on Agriculture Sites*~~*Redevelopment Trends on Agriculture Sites*~~, below.

G4.3.2 Market Demand

Demand for residential development of formerly agricultural land in the San Joaquin Valley is high, and driven by the critical need for more housing, necessity for less water-intensive land use, and the declining property values of agricultural lands due to constrained water resources. The Sustainable Groundwater Management Act (SGMA) has significantly impacted agricultural land use throughout California. Groundwater sustainability plans now require reductions in groundwater use, which could result in the fallowing of between 500,000 and 900,000 acres of cropland in the San Joaquin Valley. The conversion of agricultural land to urban development, which primarily occurs around existing communities, results in a much less water intensive use of land than cropland.[1] Counties throughout the San Joaquin Valley have noticed decreasing property values for agricultural lands in response to limited

[1] Hanak, Ellen, et al. 2023. Managing Water and Farmland Transitions in the San Joaquin Valley. Public Policy Institute of California. https://www.ppic.org/publication/managing-water-and-farmland-transitions-in-the-san-joaquin-valley/

water supply.[2] Between 2016 and 2018, 74,641 acres of farmland and grazing lands were converted to other uses in California, including 37,583 acres of land that were urbanized.[3] Approximately 44,942 acres were urbanized between 2014 and 2016.[4]

In Tulare County, 7,306 acres of land were urbanized between 2010 and 2020.[5] California Department of Conservation data from 1984 to 2022 shows land classified as farmland around Woodlake city limits has been converted to urban and built-up land, including land in Northeast and Southeast Woodlake where the nonvacant sites are located.[6] Trends illustrating local conversion of farmland to urban uses are further supported by recent development throughout Woodlake and the region, where properties previously used for agricultural purposes were redeveloped with housing, as detailed in *Redevelopment Trends on Agriculture Sites*, below.

~~G4.3.2~~G4.3.3 Adequacy of Nonvacant Sites

In considering sites, the City identified agricultural land with residential zoning to facilitate the development of a variety of housing types. All identified nonvacant sites were selected for their high potential for redevelopment and are currently used for agricultural production. These sites (Site 3 and Site 5 on Figure G4-2~~Figure G4-2~~) are currently zoned R-L and R-H. Based on development and economic trends, the City anticipates that existing agricultural uses will cease during the planning period, freeing the sites for residential development. This is consistent with redevelopment trends and all pipeline projects with existing agricultural uses outlined below in *Redevelopment Trends on Agriculture Sites*. These sites would be developed to accommodate low-density (Site 3) and high-density residential uses (Site 5). In considering future residential development, the City determined that the nonvacant sites currently used for agricultural purposes could facilitate the development of a variety of housing types given redevelopment potential and the high probability of turnover, as seen in Table G4-3~~Table G4-3~~.

Table G4-3 ~~Representative~~ Nonvacant Sites

Site Address	Description	Size (Acres)	Capacity (Units)
Site 3 N Castle Rock St & W Wutchumna Ave (Northeast Woodlake) APN 061020045 ~~Site 3~~	This 9.15-acre site with an existing agricultural operation is currently zoned R-L. With its current zoning designation, the site could accommodate 68 dwelling units, with an achieved density of 7.4 dwelling units per acre. The property owner has contacted the City and expressed interest in developing the property for residential use. Development trends with similar predevelopment characteristics: ▪ Village at Shannon Parkway Apartments (previous use agriculture, parcel size: 9.24 acres) ▪ Stocking Street (previous use agriculture, parcel size: 9.83 acres)	9.15	68

[2] Willis, Natalie. 2024. SGMA Breakdown of the 2024 Trends in Agricultural Land and Lease Values. https://www.valleyagvoice.com/asfmra-conference-unveils-insights-into-agricultural-land-values/
[3] California Department of Conservation. 2023. California Farmland Conversion Report 2016-2018. https://www.conservation.ca.gov/dlrp/fmmp/Documents/fmmp/pubs/2016-2018/FCR/FCR_1618_Report.pdf
[4] California Department of Conservation. California Farmland Conversion Report 2014-2016. https://www.conservation.ca.gov/dlrp/fmmp/Pages/2012-2014_Farmland_Conversion_Report.aspx
[5] California Department of Conservation. Tulare County Important Farmland Data Availability, Historic Land Use Conversion. 2020. https://www.conservation.ca.gov/dlrp/fmmp/Pages/Tulare.aspx
[6] California Department of Conservation. 2022. California Important Farmland: 1984-2022. https://maps.conservation.ca.gov/dlrp/ciftimeseries/

Site Address	Description	Size (Acres)	Capacity (Units)
	▪ Hillside Estates (located in Woodlake, previous use agriculture, zoned R-L, total units: 75) Pipeline projects with similar predevelopment characteristics: ▪ Olivewood Estates (located in Woodlake, previous use agriculture, parcel size: 13.9 acres: total units 60) ▪ Rodeo Estates II (located in Northeast Woodlake, previous use agriculture, zoned R-L, total units: 52) ▪ Villas at Sierra Meadows (previous use agriculture, parcel size 12.31, achieved density 6.50, total units: 80)		
Site 5 E Naranjo Blvd (Southeast Woodlake) APN 061070013	This five-acre site with an existing agricultural operation is currently zoned R-H. With its current zoning designation, the site could accommodate 68 dwelling units, with an achieved density of 18 dwelling units per acre.	5	90
~~Site 5~~	Development trends with similar predevelopment characteristics: ▪ Village at Shannon Parkway Apartments (previous use agriculture, parcel size: 9.24 acres, achieved density: 23.38) ▪ Stocking Street (previous use agriculture, parcel size: 9.83 acres) ▪ Sundance Village (previous use agriculture, total units: 97) Pipeline projects with similar predevelopment characteristics: ▪ Hillside Estates (located in Woodlake, previous use agriculture, zoned R-L) ▪ Olivewood Estates (located in Woodlake, previous use agriculture) ▪ Rodeo Estates II (located in Woodlake, previous use agriculture, zoned R-L) ▪ Villas at Sierra Meadows (previous use agriculture, total units: 80) ▪ Regency Court Apartments in Merced (previous use agriculture, parcel size: 9.80 acres, achieved density: 18.37)		

Redevelopment Trends on Agriculture Sites

The San Joaquin Valley region has primarily experienced development of previously vacant sites and redevelopment on parcels that have required the conversion of agricultural uses to residential development. Examples of recent regional projects involving the conversion of operational agricultural uses to residential uses are listed on Table G4-4~~Table G4-~~. There are two sites ranging in size from five to nine acres in the Site Inventory that are currently occupied by operational agricultural uses. The City anticipates a realistic development of 68 and 90 units on these sites, respectively, achieving an assumed density of seven to 18 dwelling units per acre. The sites have similar predevelopment characteristics that match observed regional redevelopment trends. For example, the sites are approximately the same acreage as the Village at Shannon Parkway Apartments in Visalia (9.24 acres) and Stocking Street in Dos Palos (9.83 acres). Given these regional trends, the City does not anticipate operational agricultural uses to impede conversion of identified sites from agricultural land to residential use.

Table G4-4 Redevelopment Trends and Pipeline Projects on Sites with Operational Agriculture

Jurisdiction	Project Name	Parcel Size (acres)	Total Units	Achieved Density (du/ac)
Redevelopment Trends				
Tulare County				
Woodlake	Hillside Estates	28.5	75	2.2
Visalia	Village at Shannon Parkway Apartments	9.24	216	23.38
Merced County				
Dos Palos	Stocking Street	9.83	44	4.48
Livingston	Manzanita	51.33	213	4.15
Livingston	Sundance Village	21.63	97	4.48
Los Banos	The Villas	58.95	231	3.92
Los Banos	Westbrook	37.81	162	4.28
Pipeline Projects				
Merced	Regency Court Apartments	9.80	180	18.37
Porterville	Villas at Sierra Meadows	12.31	80	6.50
Woodlake	Olivewood Estates	13.9	60	4.32
Woodlake	Antelope Estates	36.0	140	3.89
Woodlake	Rodeo Estates I	42.0	184	4.38
Woodlake	Rodeo Estates II	36.0	52	1.44

Site 3 and Site 5 have similar predevelopment characteristics to the sites summarized in Table G4-3~~Table G4-3~~, and the resulting example projects are similar to the anticipated development on Woodlake's inventory sites. Both sites are of a comparable size to many recent redevelopment and pipeline projects (including projects located in Woodlake), have a similar number of total units in the project, and similar zoning. In addition, there are no structures on either site and each site is already zoned to accommodate residential development. In addition, neither Site 2 nor Site 5 are under Williamson Act Contract and there are no conditions that would impede residential development of these sites. Existing agricultural operations on both sites consist of orchards which would be relatively easy to clear and repurpose for development. Unlike agricultural processing or dairy uses, orchards typically do not require extensive infrastructure and the threshold is low for clearing land and converting the use. The sites are situated in an area that is desirable for residential development. City infrastructure is already available to those sites, and City staff have received inquiries about residential development on similar sites. Given these trends and shared characteristics, the City does not anticipate the existing operational agricultural use on Site 3 or Site 5 to impede conversion from agricultural land to residential development.

G4.4 Summary of RHNA Credits

The City can satisfy seven percent of its lower-income RHNA and more than 100 percent of its above-moderate income RHNA with planned and approved projects. Since no ADU permits were recorded during the previous planning period, ADUs are not assumed to contribute to the overall share of RHNA. To achieve the remaining RHNA, the City must demonstrate the availability of sites with appropriate zoning and development standards that allow and encourage the development of 216 units distributed among the income categories as shown in Table G4-5~~Table G4-~~.

Table G4-5 Remaining Share of RHNA

Affordability Category (Percent of AMI)	RHNA Allocation	Units Pending or Approved or under Construction	Estimated ADUs	Remaining RHNA
Very-Low	75	0	0	75
Low	47	9	0	38
Moderate	103	0	0	103
Above Moderate	267	617	0	0
Total	**492**	**626**	**0**	**216**

G4.5 Development Trends

As discussed in Chapter 4.4, *Regional Housing Resources*, *Development Trends*, the development characteristics in the region indicate that most of the recently developed residential projects, or projects that are planned to be developed, are on vacant land or land zoned for agricultural use. Approximately one-third of the development trend projects include housing affordable to very low- and low-income households. The densities of these projects range from 2.63 to 60.00 dwelling units per acre due to the various zoning requirements per jurisdiction and use of state density bonus. The average density of projects is approximately 16 dwelling units per acre, with 99 percent density achieved. Projects located in low density residential zones averaged 92 percent density achieved, projects located in medium density residential zones averaged 96 percent density achieved, and projects high density residential zones achieved 105 percent of allowable density.

Of the projects discussed in Chapter 4.4, *Regional Housing Resources*, *Development Trends*, two of the recently approved residential developments are in Woodlake: Bravo Village Apartments and Hillside Estates. Bravo Village Apartments is a multifamily affordable development and Hillside Estates is a single-family neighborhood. These projects achieve an average achieved density of 162 percent, as seen in Table G4-6~~Table G4-~~. Both the Hillside Estates and the Bravo Village Apartments sites were previously used as an orchard and was actively farmed.

Table G4-6 Woodlake Development Trends

Project Name	Total Units	Acreage	Density	Zoning District	Zoning District Density (du/ac)	Number of Units Allowed	Percent Density Achieved
Bravo Village Apartments	60	1.0	14.08	Multifamily	29.04	29.04	207%
Hillside Estates	75	28.5	2.63	Single-Family	2.178	62	121%
Woodlake Average			**9.98**				**164%**
Regional Average			**16.18**				**99%**

G4.5.1 Realistic Development Capacity

Factors such as site-specific conditions, and development standards such as open space or parking requirements, may limit the development capacity of a given site. To account for this, the City assumes that the development capacity on each site will be less than the full development capacity allowed by the parcel's zoning or land use designation. To determine a realistic development capacity on the sites in the Site Inventory, the City reviewed the development achievement of pipeline and recently developed projects in the region. On average, the pipeline projects in Woodlake shown in Table G4-2~~Table G4-2~~ achieved an average density of 45 percent of the maximum density allowed on the site based on the

site's zoning and development standards. As discussed in Chapter 4.4, *Regional Housing Resources*, *Development Trends*, the average density achieved for recent development in the region is 99 percent and 164 percent for Woodlake's recently developed projects. Based on that finding, the City conservatively assumes the realistic capacity of each site would be 75 percent of the maximum density allowed under the applicable zoning or General Plan designation.

The Site Inventory includes parcels in three residential zoning districts with varying allowable densities and development standards. The City's Zoning Code classifies each site into the following zones:

- Low Density Residential (R-L): The purpose of the R-L zone is to provide residential neighborhoods of mostly, but not exclusively, single-family homes at a density of two to 10 dwellings per gross acre.
- Medium Density Residential (R-M): This district provides multifamily residential units with a maximum density of 15 units per acre.
- High Density District (R-H): This district allows multifamily residential units with a maximum density of 24 units per acre.

Table G4-7~~Table G4-~~ details the realistic capacity of available sites by zoning district.

Table G4-7 Realistic Capacity of Sites by Zoning District

Zoning District	Total Acreage	Maximum Density	Realistic Density	Lower-Income Units	Moderate Income-Units	Above Moderate-Income Units	Total Units
R-L	9.15	10	7.5	0	0	68	68
R-M	11.17	15	11.25	0	131	0	131
R-H	10.00	24	18.0	144	36	0	180
Total	**30.32**			**144**	**167**	**68**	**379**

G4.6 Site Inventory

A description of development capacity by neighborhood is provided below. Sites are listed in Table G4-8~~Table G4-~~ and shown geographically on Figure G4-2~~Figure G4-2~~.

The table of sites includes the following items in the column heading order from left to right:

- Map Identification number (a unique reference number assigned by the City to reference the parcel on each map)
- Address or nearest cross street
- APN (Government Code Section 65583.2(b)1))
- Size in acres (Government Code Section 65583.2(b)(2))
- General Plan land use designation (Government Code Section 65583.2(b)(2))
- Zoning designation (Government Code Section 65583.2(b)(2))
- Description of existing uses (Government Code Section 65583.2(b)(3))
- Minimum allowable density by zone
- Maximum allowable density by zone
- Inventoried income level (units appropriate for lower-, moderate-, above moderate-income households) (Government Code Section 65583.2(c))
- Total number of units realistically assumed on the site

- Opportunity category as designated by the California Tax Credit Allocation Committee (TCAC)[7]

G4.6.1 Northeast Woodlake

Northeast Woodlake is bounded by city boundaries to the north and east, Naranjo Boulevard to the south, and Valencia Boulevard to the west. This area primarily consists of both low, medium and high density residential uses. Northeast Woodlake is in Urban Unzoned Fire Hazard[8] areas and in an area of minimal flood hazard[9]. This neighborhood can accommodate three sites with an assumed capacity of 72 low-income units, 130 moderate-income units, and 68 above moderate-income units. This area is beneficial for low-income units due to its proximity to open space areas and commercial uses along Valencia Boulevard. The sites located in this neighborhood are all zoned for residential uses and are currently vacant or used as agricultural land, with all sites in an area designated Highest Resource by TCAC. However, the sites in this neighborhood fall within a census tract that includes a majority of eastern Tulare County, which could potentially skew the TCAC data. The census tracts adjacent to the east of these sites are designated High Segregation and Poverty.

G4.6.2 Southeast Woodlake

Southeast Woodlake is bounded by city boundaries to the south and east, Naranjo Boulevard to the north, and Valencia Boulevard to the west. This area primarily consists of open space (Bravo Lake), single-family residential, and commercial uses. Southeast Woodlake is in Urban Unzoned Fire Hazard areas and in an area of minimal flood hazard. This neighborhood can accommodate two sites with an assumed capacity of 72 low-income units and 37 moderate-income units. This area is beneficial for low-income units due to its proximity to open space areas and commercial uses along Valencia Boulevard. The sites located in this neighborhood are currently vacant or used as agricultural land, with all sites in an area designated Moderate Resource by TCAC.

[7] Resource levels designated by TCAC/HCD denote access to economic and educational opportunities such as low-cost transportation, jobs, and high-quality schools and the quality of environmental factors in the area such as proximity to hazards and air quality. TCAC has a composite opportunity score for each census tract. Source: https://www.treasurer.ca.gov/ctcac/opportunity/2023/methodology.pdf
[8] The Urban Unzoned Fire Hazard is defined as an urban area that does not have a severity assigned because it does not have the same degree of risk for wildfire as other fire hazard zones. https://osfm.fire.ca.gov/divisions/community-wildfire-preparedness-and-mitigation/wildfire-preparedness/fire-hazard-severity-zones/
[9] The City has the Flood Hazard designation of "X". Zone X is the area determined to be outside the 500-year flood and protected by levee from 100- year flood.

Figure G4-2 Woodlake Site Inventory

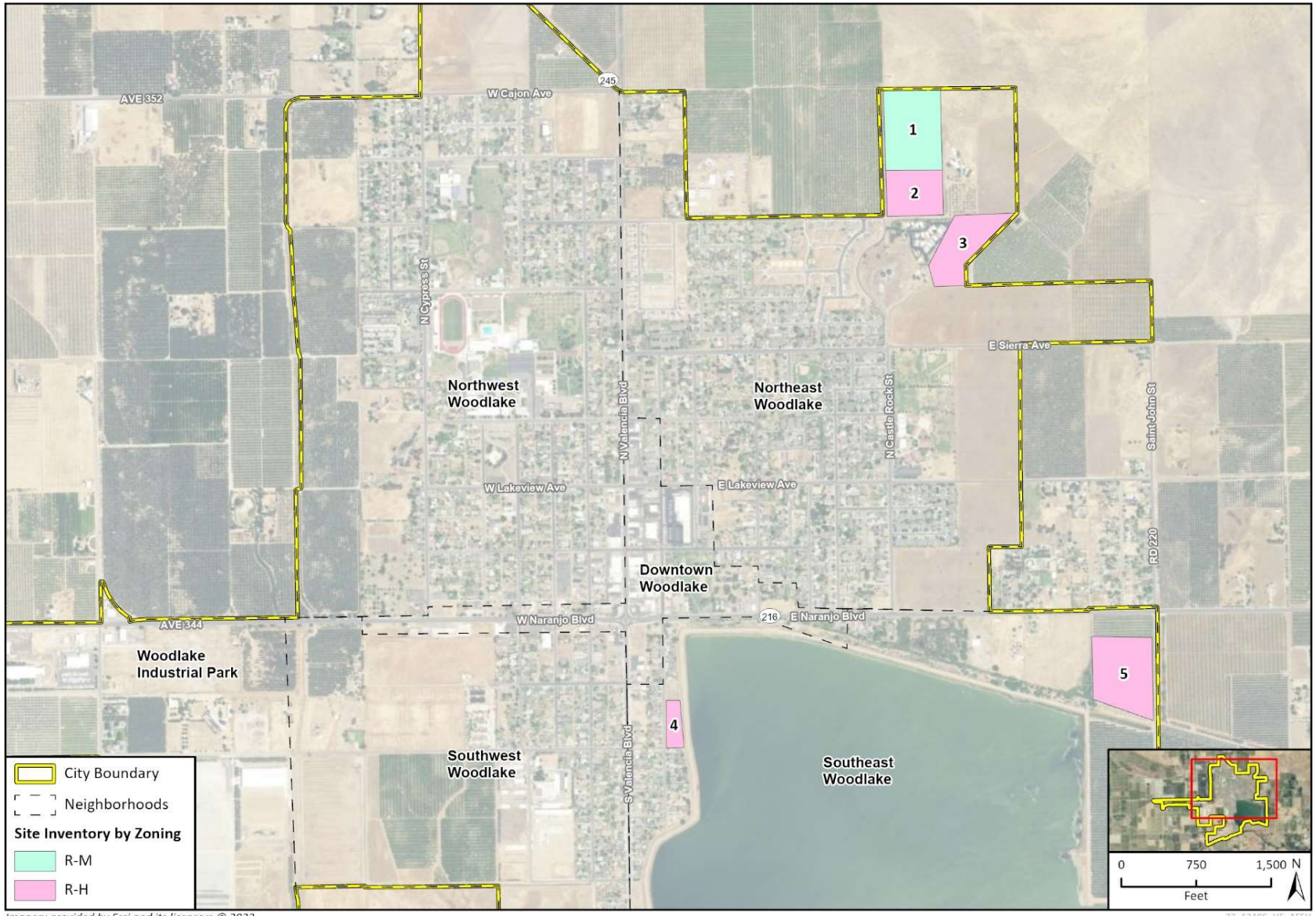


Table G4-8 Woodlake Site Inventory

Map ID	Site Address or Street	APN	Acres	Land Use	Zoning	Current Use	Minimum Density	Maximum Density	Lower-Income Capacity	Moderate-Income Capacity	Above Moderate-Income Capacity	Total Capacity	TCAC Opportunity Category*
Northeast Woodlake													
1	N Castle Rock St & W Wutchumna Ave	061020035	10.00	MDR	R-M	Vacant	0	15	0	112	0	112	High Segregation and Poverty
2	N Castle Rock St & W Wutchumna Ave	061020035	5.00	HDR	R-H	Vacant	0	24	72	18	0	90	High Segregation and Poverty
3	N Castle Rock St & W Wutchumna Ave	061020045	9.15	LDR	R-L	Agriculture	0	10	0	0	68	68	High Segregation and Poverty
Total									**72**	**130**	**68**	**270**	
Southeast Woodlake													
4	S Magnolia St	061170001	1.71	MDR	R-M	Vacant	0	15	0	19	0	19	Moderate Resource
5	E Naranjo Blvd	061070013	5.00	HDR	R-H	Agriculture	0	24	72	18	0	90	Moderate Resource
Total									**72**	**37**	**0**	**109**	
Woodlake Total									**144**	**167**	**68**	**379**	

* The sites are in Census Tract 1.02, which is mostly comprised of unincorporated Tulare County and a portion of Northeast Woodlake. Census Tract 1.02 is designated Highest Resource by TCAC. This portion of Northeast Woodlake includes the Castle Rock Mobile Ranch mobile home community, Castle Rock Elementary School, approximately 40 single-family homes, and miscellaneous agricultural uses. The demographics for Northeast Woodlake are similar to the rest of the city. The census tracts adjacent to the east of Sites 1, 2, and 3 are designated High Segregation and Poverty. Therefore, these sites are considered to be in areas of High Segregation and Poverty.

G4.6.3 Sites Used in Previous Planning Periods

In accordance with Government Code Section 65583, vacant parcels from both the 4th and 5th RHNA cycles and non-vacant parcels from the 5th RHNA cycle may be reused in this Housing Element to accommodate lower-income housing, provided they are rezoned to allow projects that have at least 20 percent of the units set aside as affordable for lower-income households to be allowed by right (i.e., can be approved administratively without requiring Planning Commission or City Council approval). Three sites identified in the Site Inventory were previously identified and are subject to this by-right requirement, as shown in Table G4-9~~Table G4-~~. The City will update the Zoning Code to address by-right approval requirements for these sites, as specified in Housing Plan Program 3.

Table G4-9 Sites Used in Previous Planning Periods

Address	APN	Acres	Land Use	Zoning	Existing Use	Total units
N Castle Rock St & W Wutchumna Ave	061020035	10.00	High Density Residential	R-H	Vacant	112
S Magnolia St	061170001	1.71	Medium Density Residential	R-H	Vacant	19
N Castle Rock St & W Wutchumna Ave	061020045	9.15	Low Density Residential	R-L	Agriculture	68
Total		**20.86**				**199**

G4.6.4 Adequacy of Residential Site Inventory in Meeting RHNA

The Site Inventory identifies 144 lower-income units, 167 moderate-income units, and 68 above moderate-income units on five sites. No sites smaller than 0.5-acre are used to accommodate lower-income housing.

Of the identified sites, three are vacant and two are located on land currently used for agriculture. All sites are located in residential zones and would not require rezoning to allow for housing development. Since the land is currently zoned for residential uses, the sites are not subject to the Williamson Act. Regional trends indicate a high likelihood of the redevelopment of sites with agricultural uses to residential development. A summary of the residential Site Inventory is presented in Table G4-10~~Table G4-~~.

Table G4-10 Adequacy of Residential Site Inventory

	Lower Income	Moderate Income	Above Moderate Income	Total
RHNA Allocation	**122**	**103**	**267**	**492**
Planned and Approved Units	9	0	617	626
ADUs Anticipated	0	0	0	0
Remaining RHNA	**113**	**103**	**0**	**216**
Northeast Woodlake	72	130	68	270
Southeast Woodlake	72	37	0	109
Total Units on Sites	**144**	**167**	**68**	**379**
Total Unit Surplus	**31**	**64**	**418**	**513**
Percent Buffer over RHNA	**27%**	**62%**	**157%**	**104%**

G4.7 Availability of Infrastructure and Services

The City's Public Works Department oversees the City's water, sewer, and stormwater infrastructure. The City will ensure adequate capacity of all infrastructure and utilities to accommodate the housing growth discussed in this Housing Element. All sites identified in the inventory have existing and available infrastructure that can support residential development. Within one week of adoption, City will provide a copy of the adopted 2023-2031 Housing Element to the City's Public Works Department, pursuant to Government Code Section 65589.7.

The short- and long-term development viability of the vacant and nonvacant sites in the inventory is directly linked to the availability and capacity of public facilities and services. Total capacity for water and sewer facilities to accommodate Woodlake's share of the regional housing need is addressed in its master plans for wastewater treatment and collection facilities, water, and storm drainage. Each master plan addresses current service levels and defines how services will be expanded to meet the demands of future urbanization. Woodlake's master plans for its infrastructure systems have been updated at different times over the last 10 years. The City is committed to completing full updates to the Water and Sewer Master Plans by December 31, 2026, as directed under Housing Plan Program 2.

G4.7.1 Wastewater System

Woodlake's Public Works Department is responsible for the Wastewater Treatment Plant (WWTP) and distribution system to include the safe collection and disposal of the city's wastewater. In 2017, the City contracted Stantec Consulting Services, Inc. to complete a City of Woodlake Sewer Collection Master Plan. This study determined that the wastewater system, even with future build out scenarios, could accommodate the RHNA requirements. The study identified multiple projects to maintain capacity and service levels. The City started construction on these recommendations in spring 2024, with anticipated completion of these infrastructure upgrades by summer 2025.

G4.7.2 Potable Water System

Woodlake's Public Works Department is responsible for the quality and quantity of water to service residents. The city's water supply is derived from groundwater sources through five active wells that have a total production efficiency of approximately 3,325 gallons per minute (gpm). A study completed in 2014 showed the average daily demand is 1,689 gpm and the maximum daily demand is 6,052 gpm10. In 2023, the City conducted a Preliminary Engineer Report which analyzed the City's entire water system and proposed projects to help address growth needs. The City's projected supply is sufficient to accommodate the additional RHNA requirements for the upcoming cycle.

In 2022, the City of Woodlake contracted with 4Creeks and AKEL Engineering Group, Inc. to complete the City of Woodlake Existing System Evaluation Engineering Report. According to the engineer's report, the City's existing water supply requirement was based on the maximum day demand, which is approximately 2.8 million gallons per day (MGD). The existing firm supply capacity is approximately 3.2 MGD, which results in a supply surplus of 0.4 MGD. This supply surplus of 400,000 gallons per day at maximum demand is sufficient to accommodate the additional RHNA requirements for the upcoming cycle.

[10] Tulare County LAFCO, City of Woodlake Municipal Service Review, August 2016. https://lafco.co.tulare.ca.us/msr/draft-2016-city-of-woodlake-msr-update/

G4.7.3 Storm Water and Drainage

The City of Woodlake operates and manages its own storm water collection system. According to the City's 2010 Storm Drain Master Plan, the design flows used will accommodate the full build out of the development zones identified for future development. This master plan detailed drainage improvements that would be required throughout the community to facilitate proper storm water drainage during periods of precipitation. Improvements will be installed by persons developing property within the city limits or by the City of Woodlake using funds from its storm water drainage fund. This fund receives development impact fees from persons developing property in Woodlake.

G4.7.4 Dry Utilities

Dry utilities are defined as electricity, natural gas, cable, and telephone services. Woodlake is served by the following dry utility providers: Southern California Edison supplies electricity, SoCal Gas provides natural gas service, and AT&T and Spectrum provides telecom services. All sites within the Site Inventory have access to dry utilities including cable and telephone services. The City does not anticipate any issues with capacity or installation and connectivity for proposed sites during the planning period.

G4.8 Environmental Considerations

As noted in Chapter G3, *Housing Constraints Analysis*, environmental constraints to housing development in Woodlake include risk of wildfire, earthquakes, landslides and erosion, and flooding. The sites identified in the Site Inventory are all located outside of identified wildfire and flood zones in the city and outside of the Airport Protective Zone. The City's Local Hazard Mitigation Plan, updated in 2023, has more information relative to potential hazards and strategies to mitigate those hazards in an effort to support housing needs within the community. There are no known barriers related to parcel shape, access, contamination, property conditions, easements, conservation easements, overlays, and airport or military compatibility that could impact housing development on identified sites in the planning period.

G4.9 Opportunities for Energy Conservation

The City provides opportunities for energy conservation through its General Plan policies and programs and conservation incentives. The City's General Plan includes several policies throughout the document that promote energy and water conservation, such as the proper orientation of residential units or planting more street trees. Some programs listed in the General Plan also encourage new developments to be designed and built to reduce energy consumption such as the inclusion of solar panels on new homes. Woodlake has utilized Community Development Block Grant funds to assist existing residents with energy conservation retrofits and household weatherization in many of its older neighborhoods.