F4 ~~Tulare~~ Housing Resources and Site Inventory Analysis

This section documents the methodology and results of the Site Inventory analysis conducted to demonstrate the City of Tulare'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 Tulare 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 Tulare, and a community workshop held in Tulare on May 22, 2023. When asked about specific sites or areas that would be appropriate for the development of housing, respondents stated that the area around Cartmill and J Street would be appropriate, along with other areas near public transit stops, employment, and shopping centers. Due to this input, the City included one site in the Site Inventory in the area near Cartmill and J Street (Site 19 as shown in Table F4-1 below).

For the purposes of analysis in this Housing Element, the city is divided into eight neighborhoods:

- Downtown Tulare
- Historic East Tulare
- Historic West Tulare
- Northeast Tulare
- Northwest Tulare
- South Tulare
- Southeast Tulare
- Southwest Tulare

F4.1 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

Tulare must identify adequate land with appropriate zoning and development standards to accommodate its RHNA, or assigned share of the region's housing need. Tulare's RHNA is 4,749 units, which is distributed among five income categories, as shown below in Table F4-1.

Table F4-1 Tulare 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)*	682	14.4%
Very Low (30 to 50% of AMI)	753	15.9%
Low (51 to 80% of AMI)	884	18.6%
Moderate (81% to 120% of AMI)	677	14.3%
Above Moderate (> 120% of AMI)	1,753	36.9%
Total	**4,749**	**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 1,435 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 the United States Department of Housing and Urban Development, 29.4 percent of households in the city earned less than 50 percent of the AMI. Among these households, 47.5 percent earned incomes below 30 percent (extremely low). Therefore, the City's RHNA allocation of 1,435 very low-income units was distributed as 682 extremely low (47.5 percent of the 1,435 very low-income units required by the RHNA) and 753 very low-income units. However, for the purpose 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.

F4.2 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 has demonstrated 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 available funding resources to and facilitate the development of affordable housing.

F4.2.1 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 share of the 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 F4-2. All pipeline projects are affordable to above moderate-income households.~~

There are no pipeline projects counted as credits toward the City's share of the RHNA. ~~Figure F4-1 shows the locations of pipeline projects. For the purposes of analysis in this Housing Element, the city is divided into eight neighborhoods:~~

~~Downtown Tulare~~

~~Historic East Tulare~~

~~Historic West Tulare~~

~~Northeast Tulare~~

~~Northwest Tulare~~

~~South Tulare~~

~~Southeast Tulare~~

~~Southwest Tulare~~

~~The one pipeline project in the city is in Southeast Tulare. This project consists of 84 multifamily residential units. Based on a review of projects within the last 18 months, the City currently averages five months to process a building permit. After permits have been issued, construction typically begins within a few weeks. Entitlements last a minimum of three years and rarely expire. The frequency of expired entitlements is correlated with the complexity and cost of obtaining them. For ministerial projects, it is common for applicants to go through Site Plan Review and submit building plans, but then will not proceed with construction. However, for more complex projects like tentative subdivision maps or those requiring zone amendments, general plan amendments, and CEQA compliance, entitlements are less likely to expire. This is due to the significant investment of time and resources by applicants and legislative actions that have extended the validity of these entitlements. Additionally, the City also has provisions to allow entitlement extensions subject to approval by the Planning Commission. Considering the City's past trends of project approvals and the current status of these projects, all units are expected to receive Certificates of Occupancy during the 2023-2031 planning period. There are no known barriers that would preclude the development of this project. The City will monitor this project through Housing Plan Program 2 and identify alternative sites if the project does not appear on track for development.~~

~~Table F4-2 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~~	~~East Bardsley Apartments~~	~~172040073~~	~~0~~	~~0~~	~~0~~	~~84~~	~~84~~	~~Permit issuance expected March 2025~~
~~**Total**~~			~~**0**~~	~~**0**~~	~~**0**~~	~~**84**~~	~~**84**~~	

~~[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.~~

Accessory Dwelling Units

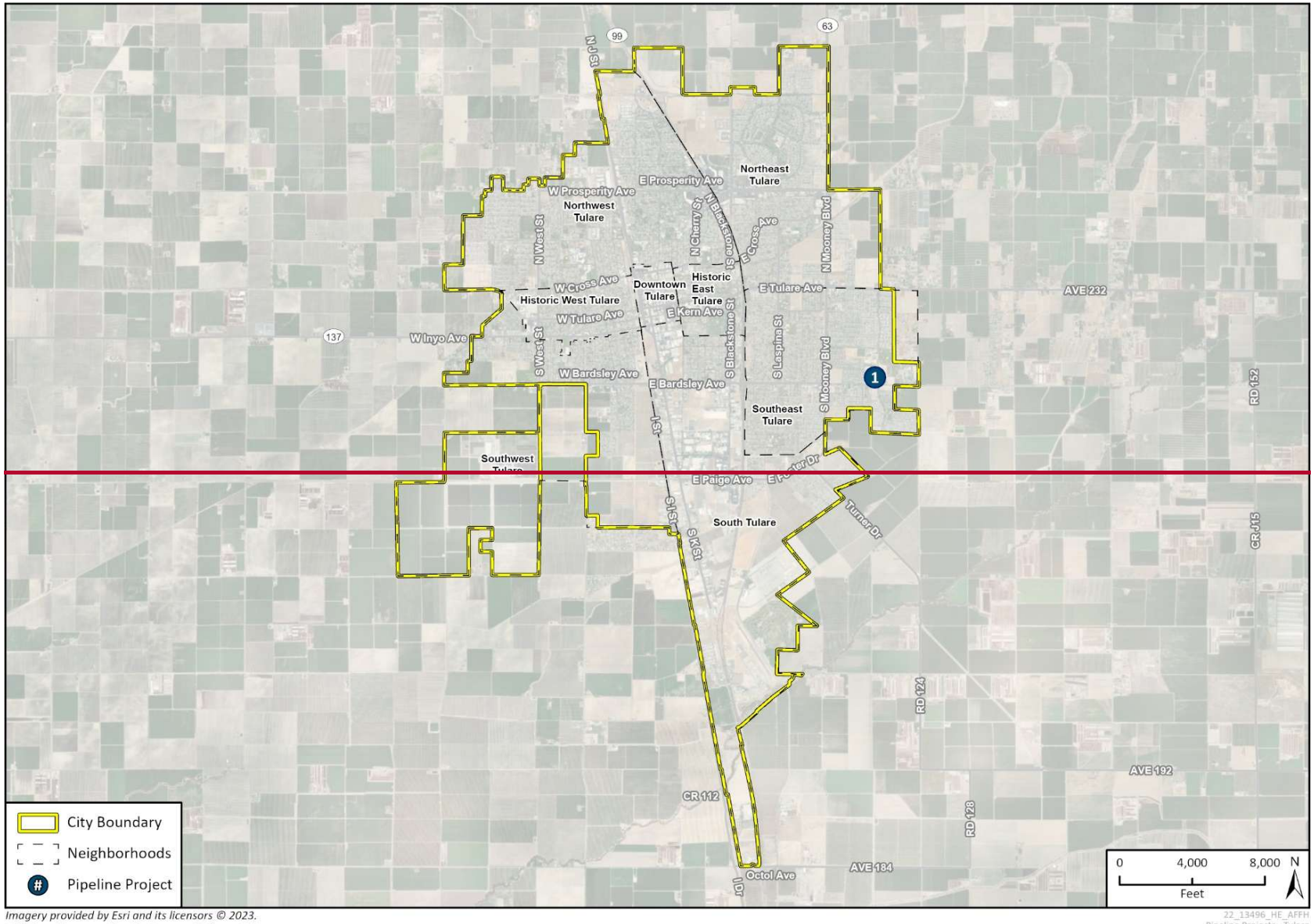
Based on an analysis of ADU production in Tulare over the last five years (2018 - 2022), ADU production that will occur during the 6th housing cycle has been estimated and assumed against the City's RHNA obligation.

The City issued an average of five building permits for ADUs per year during the last five years. Extrapolated over the eight-year Housing Element planning period, the City can assume the production of approximately 40 ADUs during the 2023-2031 planning period. ADUs permitted in previous years have been reported in the very low and low-income categories without deed restrictions. However, due to the relatively small sample size of permitted ADUs, all anticipated ADUs were conservatively assigned to the above moderate-income category, although it is likely that some future ADUs may be affordable to lower- or moderate-income households. Table F4-2 shows the recent history of ADU permit issuance.

Table F4-2 Accessory Dwelling Unit Production, City of Tulare

Reporting Year	ADU Building Permits Issued
2018	0
2019	0
2020	3
2021	5
2022	15
Total	23
Annual Average	**5**

~~Figure F4-1 Pipeline Projects~~



Imagery provided by Esri and its licensors © 2023.
Additional data provided by County of Tulare, 2019.

22_13496_HE_AFFH
Pipeline Projects - Tulare

~~Table F4-3 shows the recent history of ADU permit issuance.~~

~~Table F4-3 Accessory Dwelling Unit Production, City of Tulare~~

~~Reporting Year~~	~~ADU Building Permits Issued~~
~~2018~~	~~0~~
~~2019~~	~~0~~
~~2020~~	~~3~~
~~2021~~	~~5~~
~~2022~~	~~15~~
~~Total~~	~~23~~
~~**Annual Average**~~	~~**5**~~

F4.3 Summary of RHNA Credits

The City can satisfy ~~three~~ less than one percent of its share of the RHNA ~~requirement~~ with ~~planned and approved units and~~ projected ADU development. 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 ~~4,625~~ 4,709 units. As shown in Table F4-3, Tulare has a remaining RHNA of 1,435 units affordable to very low-income households, 884 units affordable to low-income households, 677 units affordable to moderate-income households, and ~~1,625~~1,713 units affordable to above moderate-income households.

Table F4-3 Remaining Share of RHNA

Affordability Category (Percent of AMI)	RHNA Allocation	Units Pending or Approved or under Construction	Estimated ADUs	Remaining RHNA
Very -Low	1,435	0	0	1,435
Low	884	0	0	884
Moderate	677	0	0	677
Above Moderate	1,753	~~84~~0	40	~~1,629~~1,713
Total	**~~2,319~~4,749**	**~~84~~0**	**40**	**~~4,625~~4,709**

F4.4 Nonvacant Sites

~~Nonvacant sites included on 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~~ Housing ~~element~~ Element must analyze the extent to which existing uses may impede additional residential development on nonvacant inventory sites. The City's Site Inventory accommodates approximately 100 percent of its lower- and moderate-income RHNA, and 41 percent of its above moderate-income RHNA on vacant sites. The remaining 59 percent of above moderate-income RHNA is ~~proposed~~ assumed on sites currently being used for agriculture, which is not considered a constraint to housing development based on recent trends.

Nonvacant sites on 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. Each site is located in a residential zone and would not require rezoning to allow for housing development. Market conditions, site characteristics, and regional trends indicate a high likelihood of redevelopment of nonvacant sites.

F4.4.1 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 landowners in groundwater sustainability basins to reduce their groundwater use, which could result in the fallowing of between 500,000 and 900,000 acres of cropland in the San Joaquin Valley. Residential development is a much less water intensive use than cropland.[1] Counties throughout the San Joaquin Valley have noticed decreasing property values for agricultural lands in response to limited 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, 4,300 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 Tulare has been converted to urban uses.[6] Trends illustrating local conversion of farmland to urban uses are further supported by recent development throughout Tulare and the region, where properties previously used for agricultural purposes were redeveloped with housing, as detailed in *Redevelopment Trends on Agriculture Sites*, below.

~~F4.4.1~~F4.4.2 Site Characteristics~~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. The nonvacant sites are currently zoned R-1-5, R-1-6, and R-1-8.

All ~~identified~~ nonvacant sites are currently used for agricultural production. 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 the redevelopment trends and all pipeline projects with existing agricultural uses outlined below in *Redevelopment Trends on Agriculture Sites*. In considering future residential development, the City determined that the nonvacant

[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/
[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/

sites currently used for agricultural purposes could facilitate the development of a variety of housing types given ~~were selected for high potential for~~ redevelopment potential and probability of turnover~~ as agricultural use on a site has historically not been an impediment to residential development in the city or in the region. Regional trends indicate a high likelihood of redevelopment of sites with agricultural uses to residential development~~.

Redevelopment Trends on Agriculture Sites

The San Joaquin Valley region has primarily experienced redevelopment of previously vacant sites and on parcels that have required the conversion of agricultural uses to residential development. Examples of recent projects in the region that converted sites from operational agricultural uses to residential uses are listed on Table F4-4. There are eight sites in the Tulare Site Inventory with currently operational agricultural uses. Sites 14, 77, and 83 are used for hay production and sites 31, 32, 79, 80, and 81 are active orchards. These sites are not under Williamson Act contract and there are no conditions that would impede residential development. Existing uses such as hay production and orchards can be easily ceased, and it is easy to clear the land and repurpose it for development. Unlike agricultural processing or dairy uses, orchards and hay production does not typically require extensive infrastructure or investment. These sites are located in a prime location for residential development and are adjacent to existing multi-family uses, residential subdivisions, and community resources.

These sites range from less than one acre to approximately 40 acres in size. The Westbrook development in Los Banos is similar in size to the three largest sites in the inventory (37.8 acres). Hillside Estates (28.5 acres) in Woodlake is similar in size to the Driftwood Avenue site in the inventory (29.4 acres). Two other sites in the inventory—W. Bardsley Avenue & N Enterprise Street (18.2 acres) and W Page Avenue (19.2 acres)—are slightly smaller than the site of the Sundance Village development in Livingston (21.6 acres).

Table F4-4 Redevelopment Trends on Sites with Operational Agriculture

Jurisdiction	Project Name	Parcel Size (acres)	Total Units	Achieved Density (du/ac)
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

Given the redevelopment trends on sites in agricultural production, the City does not anticipate ~~that~~ existing operational agricultural uses ~~will~~ to impede residential development on ~~the sites included in the Site Inventory~~agricultural land.

F4.5 Development Trends

As discussed in detail 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*, three of the recently approved residential developments in the region are in Tulare: Mission Court Apartments, H Street, and The Riviera. All projects are multifamily housing complexes. Mission Court apartments are rent restricted to be affordable to low-income individuals. These three projects have an average density of 16 units per acre, with an average achieved density of 80 percent of the maximum density allowed by the zoning district, as seen in Table F4-5.

Table F4-5 Tulare Development Trends

Project Name	Total Units	Acreage	Density	Zoning District	Zoning District Density (du/ac)	Number of Units Allowed	Percent Density Achieved
Mission Court Apartments	65	5.1	12.75	Multifamily	21.78	111.08	59%
H Steet	5	0.34	18.73	Multifamily	14.52	4.94	101%
The Riviera	168	9.52	17.65	Multifamily	21.78	207.35	81%
Tulare Average			**16.38**				**80%**
Regional Average			**16.18**				**99%**

F4.5.1 Realistic Development Capacity

To create a realistic development assumption, 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. Sites do not always develop to their full capacity potential due to factors such as site-specific conditions and development standards such as open space or parking requirements. To determine ~~a~~ realistic development ~~achievement~~ capacity on the sites in the inventory, the City reviewed the development achievement of pipeline and recently developed projects in the region. On average, the pipeline project in Tulare, shown in , achieved an average density of 75 percent of the maximum density allowed on the site based on the site's zoning and development standards and recently developed projects in the region achieved an average density of 99 percent of maximum density.

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

- Single-Family Residential (R-1-12.5): This district provides single-family residential uses with units with one unit per 12,500 square feet of lot area, or a maximum density of 3.48 units per acre.

- Single-Family Residential (R-1-8): This district allows single-family residential uses with units with one unit per 8,000 square feet of lot area, equal to a maximum density of 5.45 units per acre.
- Single-Family Residential (R-1-7): This district allows single-family residential uses with units with one unit per 7,000 square feet of lot area, equal to a maximum density of 6.22 units per acre.
- Single-Family Residential (R-1-6): This district allows single-family residential uses with units with one unit per 6,000 square feet of lot area, equal to a maximum density of 7.26 units per acre.
- Single-Family Residential (R-1-5): This district allows single-family residential uses with units with one unit per 5,000 square feet of lot area, equal to a maximum density of 8.71 units per acre.
- Multifamily Residential (RM1): This district allows for multifamily residential uses with units with one unit per 3,750 square feet of lot area, equal to a maximum density of 11.26 units per acre.
- Multiple-Family Residential (RM1): This district allows for multifamily residential uses with units with one unit per 3,750 square feet of lot area, equal to a maximum density of 11.26 units per acre.
- Multifamily Residential (RM2): This district allows for multifamily residential uses with units with one unit per 3,000 square feet of lot area, equal to a maximum density of 14.52 units per acre.
- Multifamily Residential (RM3): This district allows for multifamily residential uses with units with one unit per 2,000 square feet of lot area, equal to a maximum density of 21.78 units per acre.
- Multifamily Residential (RM4): This district allows for multifamily residential uses with units with one unit per 1,500 square feet of lot area, equal to a maximum density of 29.04 units per acre.

Table F4-6 details the realistic capacity of available sites by zoning district.

Table F4-6 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-1-12.5	5.78	3.48	2.78	0	0	14	14
R-1-8	61.88	5.45	4.36	0	0	265	265
R-1-7	5.00	6.22	4.98	0	0	24	24
R-1-6	130.78	7.26	5.81	0	0	744	744
R-1-5	110.08	8.71	6.97	0	0	763	763
RM1	0.77	11.26	9.01	0	0	6	6
RM2	44.86	14.52	11.62	0	518	0	518
RM3	14.99	21.78	16.34	223	16	0	239
RM4	75.9	29.04	21.78	1,641	0	0	1,641
Total	**449.83**			**1,864**	**534**	**1,816**	**4,214**

F4.6 Likelihood of Nonresidential Development

In accordance with state law, the Housing Element must consider the likelihood of nonresidential development on sites that allow for nonresidential uses. Table F4-7 shows the commercially zoned parcels included in the City's Site Inventory that are assumed to support residential development.

Table F4-7 Sites with Zoning Which Allows Nonresidential Development

Project Name	Address	APN	Zoning	Lower - Income Units	Moderate Income - Units	Above Moderate - Income Units	Total Units
Corvina Apartments	Retherford St. & E Corvina Ave	166230013	C-3	0	208	0	208
Santa Fe Trail Apartments	North M St & E San Joaquin Ave	170241011	C-2	0	10	0	10
		170241012	C-2	0	10	0	10
		170242016	C-2	0	8	0	8
		170242017	C-2	0	10	0	10

The capacity assumptions for the site in the C-3 zone align with the pre-submittal applications that the City received for the Corvina Apartments project on this site. The applications include plans for a 208-unit multifamily residential subdivision consisting of 24 two-story buildings and 12 one-story buildings on 14.67-acres. The City also received pre-submittal applications for the Santa Fe Trail Apartments project for 38 units across four C-2 zoned parcels encompassing approximately two acres. In the event that these projects are not completed with the assumed development during the housing element cycle, the Site Inventory would still demonstrate sufficient capacity to accommodate the RHNA.

F4.7 Site Inventory

A description of development capacity by neighborhood is provided below. Sites are listed in Table F4-8 and shown geographically on Figure F4-1.

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]

F4.7.1 Downtown Tulare

Downtown Tulare is bounded by Cross Avenue to the north, Inyo Avenue to the south, O Street to the east, and the Union Pacific Railroad to the west. This neighborhood primarily consists of retail

[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

commercial uses with some high density multifamily residential. Downtown Tulare is in a CAL FIRE designated Urban Unzoned Fire Hazard[8] area and an area of minimal flood hazard. This neighborhood can accommodate six sites with an assumed capacity of 30 lower-income units and 38 moderate-income units. All sites identified in this area are currently vacant and located in TCAC-designated low resource areas.

F4.7.2 Historic East Tulare

Historic East Tulare is bounded by Cross Avenue to the north, Sonora Avenue to the south, Highway 99 to the east, and O Street to the west. This neighborhood primarily consists of residential uses, both single and multifamily, and public lands. Historic East Tulare is in a CAL FIRE designated Urban Unzoned Fire Hazard area and an area of minimal flood hazard. This neighborhood can accommodate four sites with an assumed capacity of 67 lower-income units and eight moderate-income units. This area is beneficial for low- and moderate-income units due to its proximity to Tulare Union High School and commercial uses along K Street. All sites identified in this area are currently vacant and located in TCAC designated low resource areas of the city.

F4.7.3 Historic West Tulare

Historic West Tulare is bounded by Cross Avenue to the north, Inyo Avenue to the south, the Union Pacific Railroad to the east, and Tulare Avenue to the west. This neighborhood primarily consists of single-family residential zones. Historic West Tulare cannot accommodate any sites due to the lack of land with appropriate zoning for housing development that is vacant or underutilized.

F4.7.4 Northeast Tulare

Northeast Tulare is bounded by city boundaries to the north and east, Tulare Avenue to the south, and Highway 99 to the west. This neighborhood primarily consists of single-family residential and commercial uses. Northeast Tulare is in a CAL FIRE designated Urban Unzoned and Non-Wildland/Non-Urban Fire Hazard area and an area of minimal flood hazard. This neighborhood can accommodate 15 sites with an assumed capacity of 672 lower-income units, 702 moderate-income units, and 435 above moderate-income units. Most sites identified in this area are currently vacant with one currently used for agricultural land and located in areas designated by TCAC as moderate resource and high resource.

F4.7.5 Northwest Tulare

Northwest Tulare is bounded by city boundaries to the north and west, Cross Avenue to the south, and Highway 99 to the east. This neighborhood primarily consists of single-family residential uses. Northwest Tulare is in a CAL FIRE designated Urban Unzoned and Non-Wildland/Non-Urban Fire Hazard area and an area of minimal flood hazard. Based on community input highlighting the opportunity for housing development around Cartmill Avenue and J street, the residentially zoned parcel 164-040-017 (shown as Site 19 respectively in Figure F4-1) in Northwest Tulare have been included in the Site Inventory. This neighborhood can accommodate 16 sites with an assumed capacity of 664 lower-income units and 232 above moderate-income units. Most sites identified in this area are currently vacant with two currently used for agricultural land and are located in areas designated by TCAC as low resource, moderate resource, and highest resource.

[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 than other zones fire hazard areas. https://osfm.fire.ca.gov/divisions/community-wildfire-preparedness-and-mitigation/wildfire-preparedness/fire-hazard-severity-zones/

Figure F4-1 Tulare Site Inventory

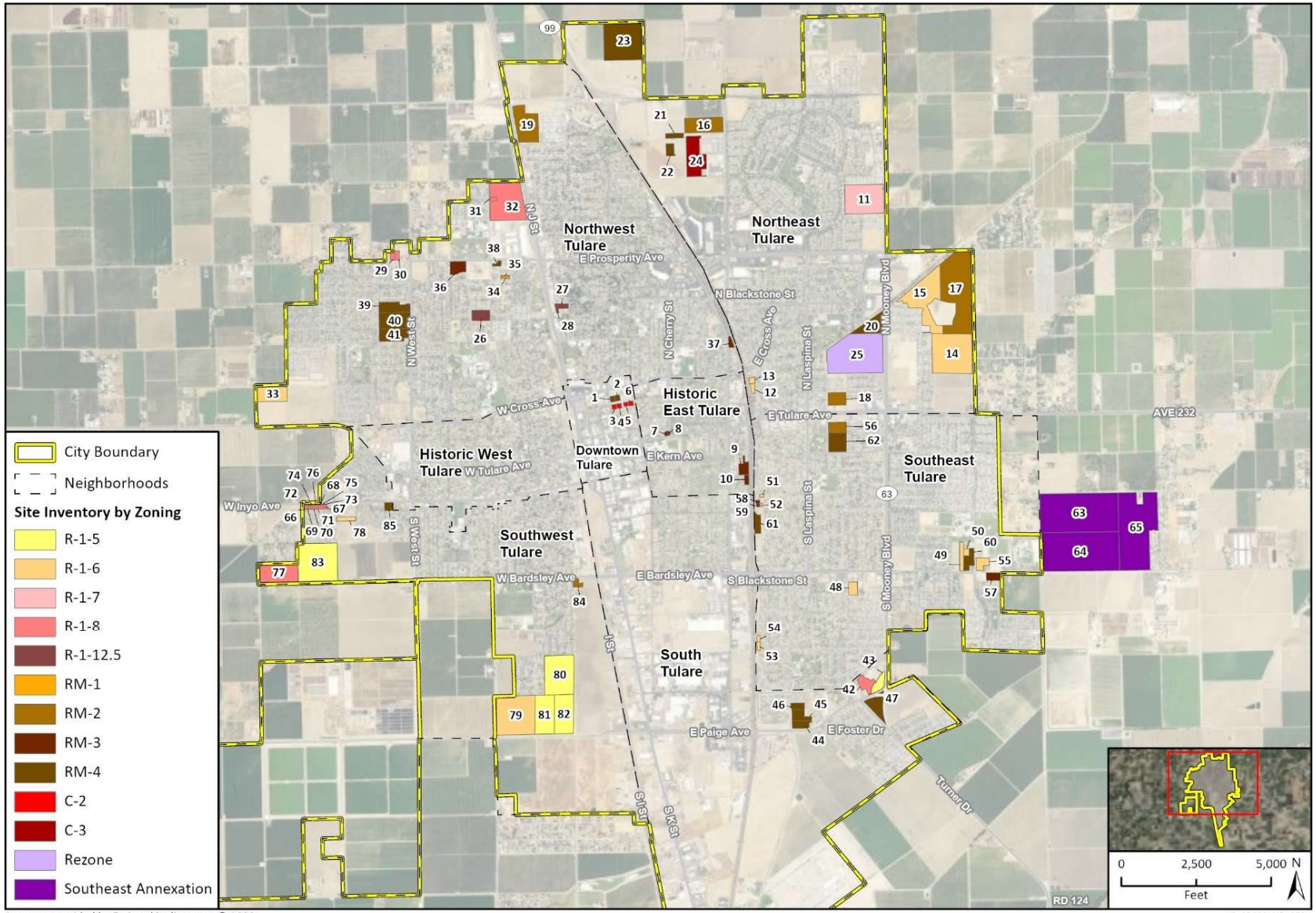


Table F4-8 Tulare Site Inventory

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
Downtown Tulare													
1	N M St	170231003	0.70	J-CBD	RM-4	Vacant	0	29.04	15	0	0	15	Low Resource
2	N N St	170231004	0.71	J-CBD	RM-4	Vacant	0	29.04	15	0	0	15	Low Resource
3	North M St	170241011	0.52	CBD	C-2	Vacant	0	N/A	0	10	0	10	Low Resource
4	North N St	170241012	0.52	CBD	C-2	Vacant	0	N/A	0	10	0	10	Low Resource
5	North N St	170242016	0.43	CBD	C-2	Vacant	0	N/A	0	8	0	8	Low Resource
6	North M St	170242017	0.52	CBD	C-2	Vacant	0	N/A	0	10	0	10	Low Resource
Total									**30**	**38**	**0**	**68**	
Historic East Tulare													
7	N Charry St. & E Tulare Ave.	176142004	0.34	MDR	RM-3	Vacant	0	21.78	0	5	0	5	Low Resource
8	N Cherry St. & E Tulare Ave.	176142003	0.23	MDR	RM-3	Vacant	0	21.78	0	3	0	3	Low Resource
9	E Kern Ave.	177100028	3.00	MDR	RM-3	Vacant	0	21.78	49	0	0	49	Low Resource
10	S Blackstone St.	177090004	1.13	MDR	RM-3	Vacant	0	21.78	18	0	0	18	Low Resource
Total									**67**	**8**	**0**	**75**	
Northeast Tulare													
11	N Solaria St. & E Alexander Ave.	149070008	5.00	LDR	R-1-7	Vacant	0	6.22	0	0	24	24	High Resource
12	N Dayton St.	171090001	1.00	LDR	R-1-6	Vacant	0	7.26	0	0	5	5	Moderate Resource
13	N Dayton St. & E La Mesa Dr.	171090002	0.86	LDR	R-1-6	Vacant	0	7.26	0	0	4	4	Moderate Resource
14	Morrison St. & E Cross Ave.	172070005	40.13	LDR	R-1-6	Agriculture	0	7.26	0	0	232	232	High Resource
15	Morrison St. & E Prosperity Ave.	172010047	30.00	LDR	R-1-6	Vacant	0	7.26	0	0	170	170	High Resource
16	N Hillman Rd.	166220007	14.47	HDR	RM-2	Vacant	0	14.52	0	168	0	168	High Resource
17	Morrison St. & E Prosperity Ave.	172010047	14.00	LDR	RM-2	Vacant	0	14.52	0	162	0	162	High Resource
18	Academy Ave & Aroniam St	171290019	5.80	MDR	RM-2	Vacant	0	14.52	0	67	0	67	Moderate Resource

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
19	Cartmill Ave & North J St	164220030	4.09	MDR	RM-2	Vacant	0	14.52	0	47	0	47	High Resource
20	N Mooney Blvd.	171250017	9.40	HDR	RM-4	Vacant	0	29.04	204	0	0	204	Moderate Resource
21	Retherford St.	166220013	2.17	HDR	RM-4	Vacant	0	29.04	47	0	0	47	High Resource
22	Retherford St.	166230009	2.50	HDR	RM-4	Vacant	0	29.04	54	0	0	54	High Resource
23	Road 100	149230010	12.1	HDR	RM-4	Vacant	0	29.04	150	50	0	200	High Resource
24	Retherford St.	166230013	15.1	RC	C-3	Vacant	0	N/A	0	208	0	208	Low Resource
Total									**455**	**702**	**435**	**1,592**	
Northwest Tulare													
26	N A St. & Saratoga Ave.	169040020	4.00	LDR	R-1-12.5	Vacant	0	3.48	0	0	10	10	Low Resource
27	N Oaks St. & E Woodward Dr.	169110003	1.24	LDR	R-1-12.5	Vacant	0	3.48	0	0	3	3	Moderate Resource
28	N Oaks St. & E Woodward Dr.	169110011	0.54	LDR	R-1-12.5	Vacant	0	3.48	0	0	1	1	Moderate Resource
29	Lakewood St. & W Prosperity Ave.	164150024	1.10	RE	R-1-8	Vacant	0	5.45	0	0	4	4	Highest Resource
30	Lakewood St. & W Prosperity Ave.	164150025	1.08	RE	R-1-8	Vacant	0	5.45	0	0	4	4	Highest Resource
31	N E St. & Admiral Ave.	164100009	0.66	LDR	R-1-8	Agriculture/ Open Space	0	5.45	0	0	2	2	Highest Resource
32	N E St. & W Gail Ave.	164100008	33.48	HDR	R-1-8	Agriculture/ Open Space	0	5.45	0	0	145	145	Highest Resource
33	N Enterprise St. & W Tulare Ave.	168020018	10.00	LDR	R-1-6	Vacant	0	7.26	0	0	57	57	Moderate Resource
34	N F St. & W League Ave.	169080014	0.47	MDR	RM-1	Vacant	0	11.26	0	0	4	4	Low Resource
35	N F St. & W League Ave.	169080013	0.30	MDR	RM-1	Vacant	0	11.26	0	0	2	2	Low Resource
36	N A St. & W Prosperity Ave.	169370001	4.82	MDR	RM-3	Vacant	0	21.78	78	0	0	78	Low Resource
37	N Blackstone St.	171150040	1.08	MDR	RM-3	Vacant	0	21.78	17	0	0	17	Moderate Resource
38	W Prosperity & N E St	169080055	0.80	MDR	RM-4	Vacant	0	21.78	13	0	0	13	Low Resource

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
39	Canyon View St.	168010009	7.59	HDR	RM-4	Vacant	0	29.04	165	0	0	165	Moderate Resource
40	N West St.	168010010	10.00	HDR	RM-4	Vacant	0	29.04	217	0	0	217	Moderate Resource
41	N West St. & W Pleasant Ave.	168010035	8.00	HDR	RM-4	Vacant	0	29.04	174	0	0	174	Moderate Resource
Total									**664**	**0**	**232**	**896**	
South Tulare													
42	E Foster Dr	182280029	4.79	LDR	R-1-8	Vacant	0	5.45	0	0	20	20	High Resource
43	E Foster Dr	182280030	3.96	LDR	R-1-5	Vacant	0	8.71	0	0	27	27	High Resource
44	S Laspina St. & E Foster Dr.	182340001	3.36	HDR	RM-4	Vacant	0	29.04	73	0	0	73	High Resource
45	S Laspina St.	182340002	4.12	HDR	RM-4	Vacant	0	29.04	89	0	0	89	High Resource
46	S Laspina St.	182330014	2.41	HDR	RM-4	Vacant	0	29.04	52	0	0	52	High Resource
47	Turner Dr. & E Foster Dr.	184100010	6.84	HDR	RM-4	Vacant	0	29.04	148	0	0	148	High Resource
Total									**362**	**0**	**47**	**409**	
Southeast Tulare													
48	S Irwin St.	182060044	1.50	LDR	R-1-6	Vacant	0	7.26	0	0	8	8	High Resource
49	E Bardsley Ave.	172040033	2.91	LDR	R-1-6	Vacant	0	7.26	0	0	16	16	High Resource
50	Morrison St.	172040051	1.00	LDR	R-1-6	Vacant	0	7.26	0	0	5	5	High Resource
51	S Spruce St.	177080011	0.30	MDR	R-1-6	Vacant	0	7.26	0	0	1	1	High Resource
52	S Spruce St.	177080007	0.16	HDR	R-1-6	Vacant	0	7.26	0	0	1	1	High Resource
53	S Dayton St. & E Levin Ave.	182010025	0.76	HDR	R-1-6	Vacant	0	7.26	0	0	4	4	High Resource
54	S Dayton St.	182010024	0.51	HDR	R-1-6	Vacant	0	7.26	0	0	2	2	High Resource
55	Morrison St. & E Bardsley Ave.	172040072	1.50	LDR	R-1-6	Vacant	0	7.26	0	0	8	8	High Resource
56	S Mountain View St.	177200009	4.82	MDR	RM-2	Vacant	0	14.52	0	55	0	55	High Resource
57	E Bardsley Ave.	184190016	2.99	MDR	RM-3	Vacant	0	21.78	48	0	0	48	High Resource
58	S Dayton St.	177080035	0.36	MDR	RM-3	Vacant	0	21.78	0	5	0	5	High Resource
59	S Dayton St.	177080036	0.24	MDR	RM-3	Vacant	0	21.78	0	3	0	3	High Resource

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
60	S Morrison St. & E Bardsley Ave.	172040073	4.27	HDR	RM-4	Vacant	0	29.04	93	0	0	93	High Resource
61	E Stockham Ave.	177300026	3.27	HDR	RM-4	Vacant	0	29.04	71	0	0	71	High Resource
62	S Aronian St. & E Kern Ave.	177190002	8.61	HDR	RM-4	Vacant	0	29.04	187	0	0	187	High Resource
Total									**399**	**63**	**45**	**507**	
Southwest Tulare													
66	W Inyo Ave.	168131007	0.24	HDR	R-1-8	Vacant	0	5.45	0	0	1	1	Low Resource
67	W Inyo Ave.	168131017	0.24	HDR	R-1-8	Vacant	0	5.45	0	0	1	1	Low Resource
68	W Inyo Ave.	168131014	0.24	HDR	R-1-8	Vacant	0	5.45	0	0	1	1	Low Resource
69	W Inyo Ave.	168131008	0.24	HDR	R-1-8	Vacant	0	5.45	0	0	1	1	Low Resource
70	W Inyo Ave.	168131011	0.24	HDR	R-1-8	Vacant	0	5.45	0	0	1	1	Low Resource
71	W Inyo Ave.	168131013	0.24	HDR	R-1-8	Vacant	0	5.45	0	0	1	1	Low Resource
72	W Inyo Ave.	168131009	0.23	HDR	R-1-8	Vacant	0	5.45	0	0	1	1	Low Resource
73	W Inyo Ave.	168131016	0.23	HDR	R-1-8	Vacant	0	5.45	0	0	1	1	Low Resource
74	W Inyo Ave.	168131010	0.23	HDR	R-1-8	Vacant	0	5.45	0	0	1	1	Low Resource
75	W Inyo Ave.	168131015	0.23	HDR	R-1-8	Vacant	0	5.45	0	0	1	1	Low Resource
76	W Inyo Ave.	168131012	0.23	HDR	R-1-8	Vacant	0	5.45	0	0	1	1	Low Resource
77	W Bardsley Ave & N Enterprise St.	168090010	18.18	HDR	R-1-8	Agriculture	0	5.45	0	0	79	79	Low Resource
78	S Maricopa St. & W Shasta Ave.	168080049	2.04	LDR	R-1-6	Vacant	0	7.26	0	0	11	11	Low Resource
79	S Pratt St & W Paige Ave	174030010	38.11	LDR	R-1-6	Agriculture	0	7.26	0	0	220	220	Low Resource
80	Driftwood Ave.	174030007	29.41	LDR	R-1-5	Agriculture	0	8.71	0	0	204	204	Low Resource
81	W Page Ave.	174030009	19.20	LDR	R-1-5	Agriculture	0	8.71	0	0	133	133	Low Resource
82	W Page Ave.	174030008	19.21	LDR	R-1-5	Vacant	0	8.71	0	0	133	133	Low Resource
83	W Bardsley Ave	168090011	38.30	LDR	R-1-5	Agriculture	0	8.71	0	0	266	266	Low Resource
84	S I St. & W Bardsley Ave.	181010007	1.68	MDR	RM-2	Vacant	0	14.52	0	19	0	19	Low Resource
85	Marin St. & W Inyo Ave.	168180012	1.74	HDR	RM-4	Vacant	0	29.04	37	0	0	37	Low Resource

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
Total									**37**	**19**	**1,057**	**1,113**	
Tulare Total									**1,797**	**830**	**1,816**	**4,443**	

F4.7.6 South Tulare

South Tulare is bounded by Inyo Avenue and Sonora Avenue to the north, city boundaries to the south, Highway 99 to the east, and the Union Pacific Railroad/I Street to the west. This neighborhood primarily consists of industrial uses with some single-family residential. South Tulare is in a CAL FIRE designated Urban Unzoned and Non-Wildland/Non-Urban Fire Hazard area and an area of minimal flood hazard. This neighborhood can accommodate six sites with an assumed capacity of 362 lower-income units and 47 above moderate-income units. All sites identified in this area are currently vacant and located in areas designated by TCAC as high resource.

F4.7.7 Southeast Tulare

Southeast Tulare is bounded by Tulare Avenue to the north, city boundaries to the south and east, and Dayton Street to the west. This neighborhood primarily consists of single-family residential uses. Southeast Tulare is in a CAL FIRE designated Urban Unzoned and Non-Wildland/Non-Urban Fire Hazard area and an area of minimal flood hazard. This neighborhood can accommodate 15 sites with an assumed capacity of 399 lower-income units, 63 moderate-income units, and 45 above moderate-income units. All sites identified in this area are currently vacant and located in areas designated by TCAC as high resource.

F4.7.8 Southwest Tulare

Southwest Tulare is bounded by Inyo Avenue to the north, city boundaries to the south and west, and I Street to the west. This neighborhood primarily consists of single-family residential uses and public lands. Southwest Tulare is in a CAL FIRE designated Urban Unzoned and Non-Wildland/Non-Urban Fire Hazard area and an area of minimal flood hazard. This neighborhood can accommodate 20 sites with an assumed capacity of 37 lower-income units, 19 moderate-income units, and 1,057 above moderate-income units. All sites identified in this area are all zoned for residential uses and are currently on vacant or agricultural land and located in areas designated by TCAC as low resource.

F4.7.9 Annexation Sites

Annexation is the process of incorporating property that is outside an urban service area into the city limits. Annexation encourages orderly growth and provides standardized services to those who live in the annexed area. The annexation process is a shared procedure between Tulare County and the City of Tulare, overseen by the Tulare Local Agency Formation Commission (LAFCo). Following annexation, the City extends its services, laws, and voting privileges to meet the needs of residents living in the annexed area. Pursuant to the California Department of Housing and Community Development (HCD) guidelines, annexation is considered a rezoning effort to accommodate a shortfall of sites, and therefore the City must permit owner-occupied and rental multifamily uses by-right pursuant to Government Code section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower-income households.[9]

The City of Tulare provides regulations and standards for annexation procedures within Chapter 10.26 of the Municipal Code. Once the application is submitted, the application must be processed and reviewed by the City's Community and Economic Development Director and by LAFCo. A public hearing with the City's Planning Commission is required where the Commission may recommend the application for consideration by the City Council. The City Council conducts a public hearing to approve, modify, or

[9] HCD. 2020. https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf

reject the Planning Commission recommendation. Following the approval of the resolution, the applicant applies to the Tulare County LAFCo to initiate the annexation proceedings.

There are three properties located to the southeast of the current city boundaries that were recently annexed during the 6th cycle planning period. City Council approved the application for annexation on December 5, 2023. Tulare County LAFCo approved the annexation on March 6, 2024. The annexation was certified as complete on July 23, 2024, and these parcels are now fully within the city limits. A portion of the annexed properties are included in the Site Inventory with an assumed potential development of 1,194 units, including 477 lower-income units. The City has completed the annexation process with Tulare LAFCo and has worked with the property owners of these sites to commit the land to residential zoning, including zoning land to R-M-4, High Density Residential to permit by-right development of 477 lower-income units. To ensure these parcels are available for development and will be developed during the planning period, the City will continue to work with the property owners to facilitate the -development of these parcels, as outlined in Housing Plan Program 2. The City has also been informed by the property owner that several residential developers have expressed interest in purchasing land and preparing subdivision maps to build out the residential components of the project. Applications for subdivision maps are expected in 2025 and 2026, with construction in 2026-2031.

Table F4-9 shows the anticipated size and unit assumptions for each property. The expected average density used for these sites is based on the densities of the mixed-use residential development in the Chandler Grove Master Plan area, was the most recent portion of the city annexed in 2022, as shown in Figure F4-2. The City anticipates that development on these three parcels will be similar to this project in regard to zoning. Estimated unit totals per income category were based on the residential zoning that is anticipated in each parcel for the Southeast Annexation. In low-density residential zones, above moderate-income units were assigned. In mixed use corridor zones, both moderate- and above moderate-income units were assigned. In medium-density zones, units were proportioned among all income categories. These sites were divided into different income categories based on anticipated zoning. Figure F4-1 shows the locations of these annexation sites.

Table F4-9 Tulare Annexation Sites

Map ID	Site Address or Street	APN	Acres	Lower-Income Capacity	Moderate-Income Capacity	Above Moderate-Income Capacity	Total Capacity	TCAC Opportunity Category
63	S Oakmore & Avenue 224	184050007	77.77	159	119	120	398	High Resource
64	S Oakmore & Avenue 224	184050034	77.63	159	119	120	398	High Resource
65	S Oakmore & Avenue 224	184050035	66.98	159	119	120	398	High Resource
Total				**477**	**357**	**360**	**1,194**	

Figure F4-2 Chandler Grove Master Plan Annexation

Land Use

Land Use	Quantity
Low Density Residential	
	364
Total Acreage	100.3 AC
Density (DU/AC)	3.6 DU/AC
Medium Density Residential	
	160
	121
Total Medium Density Units	281
Total Acreage	32.9 AC
Density (DU/AC)	8.5 DU/AC
High Density Residential	
	552
Total Acreage	29.9 AC
Density (DU/AC)	18.5 DU/AC
Total Units	
1,197	
Other Uses	
Parks and Recreation (Central Park)	14.1 AC
Neighborhood Commercial Center	10.8 AC
Public / Quasi-Public (School)	4.9 AC
Public / Quasi -Public (Community Center)	0.78 AC

Legend

Property line
Piped irrigation canal
Proposed bus stop

TOOR russell mills 2022.08.17

Chandler Grove
Figure 6: Conceptual Master Plan

Source: 2022 Chandler Grove Master Plan

F4.7.10 Rezone Sites

To accommodate this shortfall of capacity, the City is obligated to rezone land suitable to facilitate the development of the listed rezone sites. The City anticipates beginning the rezone process with outreach and public hearings for all properties identified in the Site Inventory in spring 2024, continuing through fall 2024. The City anticipates adoption of the rezonings by December 31, 2024, which will accommodate 217 housing units.

The Site Inventory includes one site in Northeast Tulare that will be rezoned to facilitate additional residential development. This site will be rezoned from low density residential (maximum of 6.22 du/ac) to high density residential (maximum of 29.04 dwelling units per acre). The total acreage of this parcel is 15 acres, 10 of which will be rezoned. Housing Plan Program 2 ensures the City will rezone this site by December 31, 2024. Following the rezone of this site, this site can accommodate an anticipated 217 housing units affordable to lower-income households. Table F4-10 summarizes the acreage and unit assumptions for sites proposed for rezoning.

Table F4-10 Realistic Capacity of Rezoned Sites

Map ID	Proposed Zoning District	APN	Acres	Maximum Density	Realistic Density	Lower Income Capacity	Moderate Income Capacity	Above Moderate-Income Capacity	Total Capacity
25	RM4	149070008	10	29.04	21.78	217	0	0	217
Total			**10**			**217**	**0**	**0**	**217**

F4.8 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). A total of 14 sites identified in the Site Inventory are subject to this by-right requirement, as shown on Table F4-11. The City will update the Zoning Code to address by-right approval requirements for these sites, as specified in Housing Plan Program 3.

Table F4-11 Sites Used in Previous Planning Periods

Address	APN	Acres	Land Use	Zoning	Existing Use	Total units
N A St. & W Prosperity Ave.	169370001	4.82	MDR	RM-3	Vacant	78
Turner Dr. & E Foster Dr.	184100010	6.84	HDR	RM-4	Vacant	148
S Aronian St. & E Kern Ave.	177190002	8.61	HDR	RM-4	Vacant	187
Marin St. & W Inyo Ave.	168180012	1.74	HDR	RM-4	Vacant	37
Canyon View St.	168010009	7.59	HDR	RM-4	Vacant	165
N West St.	168010010	10.00	HDR	RM-4	Vacant	217
N West St. & W Pleasant Ave.	168010035	8.00	HDR	RM-4	Vacant	174
Total		**47.60**				**1,006**

F4.9 Adequacy of Residential Site Inventory in Meeting RHNA

The Site Inventory identifies 2,708 lower-~~i~~ ~~I~~ncome units, 1,187 moderate-income units, and 2,176 above moderate-income units on 85 sites. ~~No sites smaller than 0.5-acre are used to accommodate lower-income housing.~~

The Site Inventory includes a surplus of 389 lower-income units, giving the City a 17 percent buffer for this income category. A summary of the residential Site Inventory is presented in Table F4-12.

Table F4-12 Adequacy of Residential Site Inventory

	Lower Income	Moderate Income	Above Moderate Income	Total
RHNA Allocation	**2,319**	**677**	**1,753**	**4,749**
Planned and Approved Units	0	0	0~~8~~4	~~8~~40
ADUs Anticipated	0	0	40	40
Remaining RHNA	**2,319**	**677**	**~~1,629~~1,713**	**~~4,625~~4,709**
Downtown Tulare	30	38	0	68
Historic East Tulare	67	8	0	75
Northeast Tulare	455	702	435	1,592
Northwest Tulare	644	0	232	896
South Tulare	362	0	47	409
Southeast Tulare	399	63	45	507
Southwest Tulare	37	19	1,057	1,113
Annexation Sites	477	357	360	1,194
Rezone	217	0	0	217
Total Units on Sites	**2,708**	**1,187**	**2,176**	**6,071**
Total Unit Surplus	**389**	**510**	**~~547~~463**	**1,362~~1,446~~**
Percent Buffer over RHNA	**17%**	**75%**	**~~34~~27%**	**~~31~~29%**

F4.10 Availability of Infrastructure and Services

The City's Public Works Division ensures the continued maintenance and improvement of the City's infrastructure. This includes all solid waste, streets, drainage, water, sewer collection, and wastewater. The proximity, availability, and capacity of infrastructure help to determine the suitability of residential land. Public Works coordinates with Engineering and Planning to ensure that services are available for new development. If development occurs as anticipated, Public Works will ensure sufficient water and wastewater capacity exists to serve the new units. 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 Division, pursuant to Government Code Section 65589.7.

F4.10.1 Wastewater System

The City of Tulare Public Works Department's Wastewater Treatment Plant Division operates and maintains the City's wastewater treatment facilities (WWTF). The city is serviced by one wastewater system which provides sewage service and wastewater treatment for all residential, commercial, and industrial uses in city limits. The City of Tulare's Wastewater Treatment Plant capacity for both industrial and domestic is about 11 million gallons per day (mgd). The City's wastewater system has sufficient capacity to serve new residential development necessary to fulfill the City's RHNA.

F4.10.2 Potable Water System

The City of Tulare Public Works Department's Water Division is responsible for providing safe and sanitary water in a manner that protects the long-term viability of the underground aquifers, and that assures both an adequate water supply and pressures for fire protection. The city's current sole source of supply is groundwater, which is extracted from underground aquifers via 27 active groundwater wells. The City's wells have a total capacity of approximately 25,760 gallons per minute (gpm) which is more than double the current average day demand.[10] The City will continue to periodically drill new supply wells in the future, as needed to meet demand. Should the need arise, the City may consider pursuing an alternate source of supply to meet the growing demands of the community.

The City passed a water conservation ordinance in 2016. The City's Public Works department promotes the Proteus, Inc. New Water Savings Program on the City's website. The City utilizes its website to update the community on current ways to conserve water, drought status, watering days, etc. Information in brochure form is mailed out in utility bills as well as located at the Senior Center and the Public Library.

F4.10.3 Storm Water and Drainage

As of 2020, the City is accentuating efforts to increase the recharge capacity of its own basins and to take advantage of a basin outside of town that it co-owns with the Tulare Irrigation District. The City is also increasing its potential capacity to recharge storm water by exploring the use of large basins, formerly used for sludge storage at the Wastewater Treatment Plant. The City's stormwater system has sufficient capacity to serve new residential development necessary to fulfill the City's RHNA.

F4.10.4 Dry Utilities

Dry utilities are defined as electricity, natural gas, cable, and telephone services. In Tulare, each dry utility has one provider: Southern California Edison supplies electricity, Southern California Gas Company provides natural gas service, and AT&T provides telecom services. The City does not anticipate any issues with capacity, installation, or connectivity to sites with dry utilities during the planning period.

F4.11 Environmental Considerations

As noted in Chapter F3, *Housing Constraints Analysis*, environmental constraints to housing development in Tulare include risk of wildfire, earthquakes, landslides and erosion, and flooding. The sites identified in the Site Inventory are located outside of identified wildfire and flood zones.

[10] City of Tulare Urban Water Management Plan 2020 Update, October 2021.

There are no known environmental constraints related to 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. Each project will undergo a site-specific environmental clearance process to ensure that it is built safely and in conformance with the appropriate and applicable building codes.

F4.11.1 Opportunities for Energy Conservation

There are several areas where programs for energy conservation in new and existing housing is supported by the City:

- Through application of state residential building standards that establish energy performance criteria for new residential buildings (Title 24 of the California Administrative Code).
- Through appropriate Smart Growth land use policies and development standards that reduce energy consumption, such as promoting infill projects; building the downtown area up as an active business district with more compact, walkable neighborhoods; and planning and zoning for mixed-use and higher development.

Southern California Edison provides a variety of energy conservation services for residents and participates in several other energy assistance programs for lower income households, which help qualified homeowners and renters conserve energy and control electricity costs. These programs include the Multifamily Energy Efficiency Rebate Program, the Multifamily Affordable Solar Housing Program, and four programs for income qualified households: the California Alternate Rates for Energy Program, Family Electric Rate Assistance Program, Energy Management Assistance Program, Energy Assistance Fund Program. The Site Inventory will also provide opportunities for energy conservation and greenhouse gas (GHG) reduction due to the potential for infill development.

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