A4 ~~Dinuba~~ Housing Resources and Site Inventory Analysis

This section documents the methodology and results of the Site Inventory analysis conducted to demonstrate the City of Dinuba'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 Dinuba 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 Dinuba, and a virtual community workshop held on May 30, 2023.

A4.1 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

Dinuba must identify adequate land with appropriate zoning and development standards to accommodate its RHNA or its assigned share of the region's housing need. Dinuba's RHNA is 1,588 units, which is distributed among five income categories, as shown in Table A4-1.

Table A4-1 Dinuba 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)*	178	11.2%
Very Low (30 to 50% of AMI)	209	13.2%
Low (51 to 80% of AMI)	238	15.0%
Moderate (81% to 120% of AMI)	268	16.9%
Above Moderate (> 120% of AMI)	695	43.7%
Total	**1,588**	**100.0%**

* The RHNA does not project the need for extremely low-income units, but pursuant to state law (Assembly Bill (AB) 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 387 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, 37.2 percent of households in the city earned less than 50 percent of the AMI. Among these households, 45.9 percent earned incomes below 30 percent (extremely low-income). Therefore, the City's RHNA allocation of 387 very low-income units was distributed as 178 extremely low (46 percent of the 387 very low-income units required by the RHNA) and 209 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.

A4.2 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.

A4.2.1 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 A4-2.

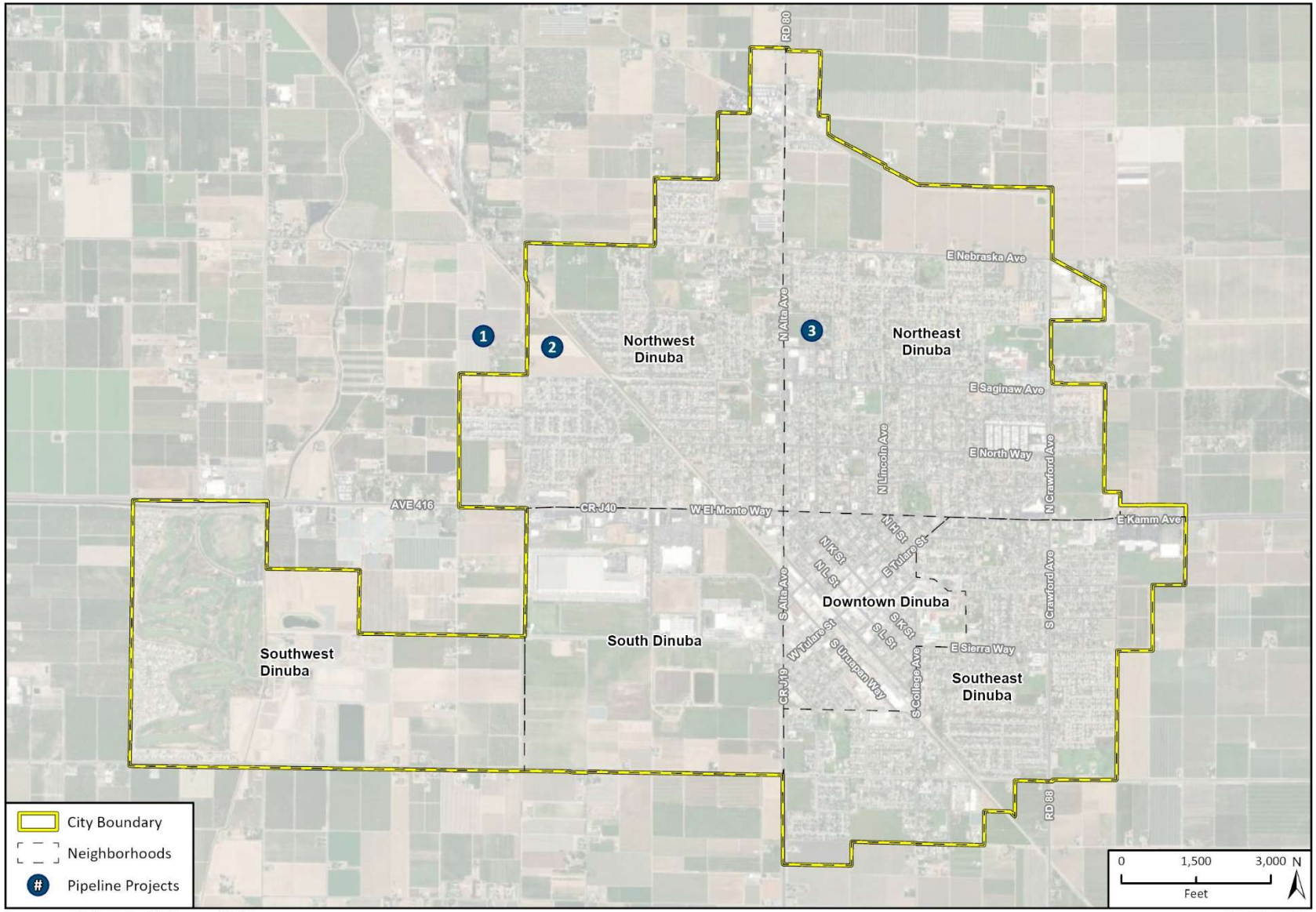
Figure A4-1 shows the locations of pipeline projects. For the purposes of this analysis, the city is divided into six neighborhoods: Downtown Dinuba, Northeast Dinuba, Northwest Dinuba, South Dinuba, Southeast Dinuba, and Southwest Dinuba. These pipeline projects are mostly concentrated in Northeast and Northwest Dinuba and consist of single-family and multifamily projects. The average number of days from entitlement to building permit is three to six months, based on a review of projects from the past 18 months. The City typically processes a single-family building permit in one week while the process takes three to four months for a planned unit development. Very few approvals result in expired entitlements, and the City provides extensions for projects to the extent possible. 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 by 2027, well before the end of 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.

Table A4-2 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~~	~~Castlerock Subdivision~~	~~18180031~~	~~0~~	~~0~~	~~0~~	~~71~~	~~71~~	~~Tentative map and zone change approved. Construction expected to being in 2024 and be completed by October 2026.~~
~~2~~1	Montebella 2/3	12272013	0	0	0	121	121	All but final map approved. Annexation is expected upon the completion of the project. Homes under construction. Construction complete on about 1/3 of lots.~~Construction is currently underway and expected to be completed by November 2025.~~
~~3~~2	Vineyard Estates	14013007	0	0	0	63	63	Final map is in process. Homes under construction and approximately 50% complete.~~Construction is currently underway and expected to be completed by April 2026.~~
~~4~~3	Sequoia Apartments	14450003	0	0		61	61	Project in plan check review.~~Approved~~
Total			**0**	**0**	**0**	**~~316~~245**	**~~316~~245**	

[1]An assessor's parcel number is a series of digits used to 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 A4-1 Pipeline Projects



Accessory Dwelling Units

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

Table A4-3 shows the recent history of ADU permit issuance.

Table A4-3 Accessory Dwelling Unit Production, City of Dinuba

Reporting Year	ADU Building Permits Issued
2018	1
2019	0
2020	0
2021	2
2022	3
Total	6
Annual Average	**1**

A4.3 Summary of RHNA Credits

The City can satisfy ~~19~~ 16 percent of its RHNA requirement with planned and approved units and projected ADU development. To achieve the remaining RHNA after accounting for planned and approved projects and ADUs, the City must demonstrate the availability of sites with appropriate zoning and development standards that allow and encourage the development of ~~1,264~~ 1,335 units. The City will implement Housing Plan Program 6 to amend the Zoning Code to remove constraints to housing development, including restricting single-family use development in RM districts and complying with state law for ADU development. This unit count is sorted by household income level. As shown on Table A4-4, Dinuba has a remaining RHNA of 387 units affordable to very low-income households, 238 units affordable to low-income households, 268 units affordable to moderate-income households, and ~~371~~ 442 units affordable to above moderate-income households.

Table A4-4 Remaining Share of RHNA

Affordability Category (Percent of AMI)	RHNA Allocation	Units Pending or Approved or under Construction	Estimated ADUs	Remaining RHNA
Very-Low	387	0	0	387
Low	238	0	0	238
Moderate	268	0	0	268
Above Moderate	695	~~316~~245	8	~~371~~442
Total	**1,588**	**~~316~~245**	**8**	**~~1,264~~1,335**

A4.4 Nonvacant Sites

The Housing 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 35 percent of its lower-income RHNA, 26 percent of its moderate-income RHNA, and 25 percent of its above moderate-income RHNA on vacant sites. The remaining 65 percent of lower-income RHNA, 74 percent of moderate-income RHNA, and 75 percent of above moderate-income RHNA can be accommodated on sites currently used for agriculture.

Nonvacant sites ~~included~~ on the Site Inventory have comparable predevelopment characteristics to developed residential projects in the region. As discussed in Chapter 4, *Regional Development Trends*, 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.

~~The housing element must analyze the extent to which existing uses may impede additional residential development. The City's Site Inventory accommodates approximately 35 percent of its lower-income RHNA, 26 percent of its moderate-income RHNA, and 25 percent of its above moderate-income RHNA on vacant sites. The remaining 65 percent of lower-income RHNA, 74 percent of moderate-income RHNA, and 75 percent of above moderate-income RHNA are proposed on sites currently used for agriculture.~~

~~A4.4.1 Redevelopment of Existing Uses~~

~~Of the 32 sites included in the City's Site Inventory, 15 are vacant and 17 are on sites with currently operational agricultural uses (nonvacant sites). Of the 17 nonvacant sites, 13 sites are currently zoned for residential use and three sites are proposed for rezone from light industrial to medium-density residential. Since these sites are not currently zoned for agricultural use, the sites are not subject to the Williamson Act. The City anticipates development of the 13 nonvacant sites zoned for residential use to accommodate medium low- and medium high-density residential uses. The City does not consider existing uses on these sites to impede housing development as these sites are all residentially zoned (R-1-6, R-1-7.5, and R-1-10) which permit single-family residences by-right. The four sites that are currently zoned light industrial also currently have agricultural uses. The City will implement Housing Plan Program 2 to complete the rezoning of the three industrial zoned sites to residential use (RM-2) to ensure that they are available for the development of housing. Further discussion on rezone sites is provided in Section A4.6.6.~~

~~Market DemandConditions~~

~~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 inlandowners in groundwater sustainability basins to reduce their groundwater use, which could result in the fallowing of between 500,000 and to 900,000 acres of cropland in the San Joaquin Valley. Residential development is 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 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 Dinuba city limits has been converted to urban and built-up landuses, primarily in Southeast Dinuba and in the western edges of the city.[6] Trends illustrating local conversion of farmland to urban uses are further supported by recent development throughout Dinuba and the region, where properties previously used for agricultural purposes were redeveloped with housing, as detailed in *Redevelopment Trends on Agriculture Sites*, below.~~

A4.4.1 Market Conditions

Demand for residential development of 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 500,000 to 900,000 acres of cropland in the San Joaquin Valley. Residential development is a much less water intensive use than cropland.[7] Counties throughout the San Joaquin Valley have noticed decreasing property values for agricultural lands in response to limited water supply.[8] 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.[9] Approximately 44,942 acres were urbanized between 2014 and 2016.[10]

In Tulare County, 4,300 acres of land were urbanized between 2010 and 2020.[11] California Department of Conservation data from 1984 to 2022 shows land classified as farmland around Dinuba has been converted to urban uses, primarily in Southeast Dinuba and in the western edges of the city.[12] Trends

~~[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/~~
[7] 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/
[8] 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/
[9] 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
[10] California Department of Conservation. California Farmland Conversion Report 2014-2016. https://www.conservation.ca.gov/dlrp/fmmp/Pages/2012-2014_Farmland_Conversion_Report.aspx
[11] 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
[12] California Department of Conservation. 2022. California Important Farmland: 1984-2022. https://maps.conservation.ca.gov/dlrp/ciftimeseries/

illustrating local conversion of farmland to urban uses are further supported by recent development throughout Dinuba and the region, where properties previously used for agricultural purposes were redeveloped with housing, as detailed in *Redevelopment Trends on Agriculture Sites*, below.

A4.4.2 Site Characteristics~~Adequacy of Nonvacant Sites~~

In considering sites, the City identified agricultural land with current or proposed residential zoning to facilitate the development of a variety of housing types. The nonvacant sites are currently zoned R-1-6, R-1-7.5, and R-1-10.

All ~~identified~~ nonvacant sites ~~were selected for high potential for redevelopment with residential uses~~are currently used for agricultural production. Regional trends indicate a high likelihood of redevelopment of sites with agricultural uses to residential development. ~~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 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.~~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 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.

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 these types of projects developed within the previous planning period are listed on Table A4-5. ~~While none of these projects are located in Dinuba, one can assume that future redevelopment in the City will fall in line with regional trends.~~

Sixteen sites in the Dinuba Site Inventory are currently utilized for active agricultural operations. These sites range in size from less than five acres to over 38 acres, with an average size of approximately 17 acres. Sites 7, 8, 11, 12, 30, and 31 are active orchards, sites 9, 10, 18, 20, and 25 contain orchards, and sites 21, 22, 23, 25, 29, and 30 are used for hay production. These sites are not under a Williamson Act Contract, and there are no conditions that would impede residential development. Existing uses such as vineyards, orchards, and hay production can be easily ceased, and it is easy to clear the land and repurpose it for development. Unlike agricultural processing or dairy uses, vineyards, orchards and hay production do 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.

The sites have similar predevelopment characteristics that match observed the regional trends of redeveloped sites. The largest site is approximately the same acreage as the recently developed Westbrook development in Los Banos. Five of the sites are under 10 acres, similar to Village at Shannon Parkway Apartments in Visalia and Stocking Street in Dos Palos. Many of the sites border existing residential uses.

Table A4-5 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 used for agricultural production, the City does not anticipate that existing operational agricultural uses will impede ~~conversion from agricultural land to~~ residential development on ~~the sites included in the Site Inventory~~agricultural land.

A4.5 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*, five of the recently approved residential developments in the region are in Dinuba: Castlerock Subdivision, Montebella (will be annexed to Dinuba), Vineyard Estates, Sequoia Apartments, Sierra Village, and Merced Street. Sierra Village is an affordable multifamily housing complex, and the remaining five projects consist of units rented or sold at market rate. These six projects have an average density of approximately 14 units per acre with an average achieved density of 96 percent of the maximum density allowed by the zoning district, as shown in Table A4-6.

Table A4-6 Dinuba Development Trends

Project Name	Total Units	Acreage	Density	Zoning District	Zoning District Density (du/ac)	Number of Units Allowed	Percent Density Achieved
Castlerock Subdivision	71	15.44	4.49	R-1-6	7.26	112	63%
Montebella 2/3	121	29.15	4.20	R-1-6	7.26	209	58%
Vineyard Estates	63	10	6.30	R-1-6	7.26	72	87%
Sequoia Apartments	61	2.56	29.05	RM-1.5	29.04	74	82%
Sierra Village	108	5.50	19.64	RM-2	14.54	80	135%
Merced Street	10	0.46	21.74	RM-2	14.54	6	150%
Dinuba Average			**14.24**				**96%**
Regional Average			**16.18**				**99%**

A4.5.1 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 inventory, the City reviewed the development achievement of pipeline and recently developed projects in the region. On average, the pipeline projects in Dinuba, as shown in Table A4-2, achieved an average density of 96 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 projects collectively in the region is 99 percent. Based on the local and regional trends, 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 five residential zoning districts with varying allowable densities and development standards. The City's Zoning Code classifies each site into the following zones:

- One-Family Residential (R-1-10): This district allows for single-family residential uses with one unit per 10,000 square feet of lot area, equal to a maximum residential density of 4.36 dwelling units per acre.
- One-Family Residential (R-1-7.5): This district allows for single-family residential uses with one unit per 7,500 square feet of lot area, equal to a maximum residential density of 5.8 dwelling units per acre.
- One-Family Residential (R-1-6): This district allows for single-family residential uses with one unit per 6,000 square feet of lot area, equal to a maximum residential density of 7.26 dwelling units per acre.
- Multifamily Residential (RM-3): This district allows for a variety of housing types with a maximum residential density of 14.54 units per acre.
- Multifamily Residential (RM-2): This district allows for a variety of housing types with a maximum residential density of 21.78 units per acre.
- Multifamily Residential (RM-1.5): This district allows for a variety of housing types with one unit per 1,500 square feet of lot area, equal to a maximum residential density of 29 dwelling units per acre.

Recent development trends show that when projects are unlikely to achieve the maximum zoned density allowed on a given parcel, it is likely due to market-driven factors such as preference for additional residential amenities. To address this constraint to developing at maximum density, the City will implement Housing Plan Program 6 to amend the Zoning Code to provide additional density bonuses under the criteria set forth by AB 1287.

Table A4-7 details the realistic capacity of available sites by zoning district.

Table A4-7 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
RM-2	12.94	21.78	16.34	206	3	0	209
RM-3	7.34	14.54	10.91	0	78	0	78
R-1-6	75.74	7.26	5.45	0	0	421	421
R-1-7.5	138.36	5.80	4.35	0	0	599	599
R-1-10	81.93	4.36	3.27	0	0	264	264
Total	**316.31**			**206**	**81**	**1,284**	**1,571**

A4.6 Large Sites for Lower-Income Units

The Site Inventory identifies two large sites (defined as sites that are larger than 10 acres) that are assumed to accommodate lower-income units. These large sites are ~~21.9~~22.5 and ~~12.0~~10.6 acres, respectively, and could accommodate ~~438~~ 450 and ~~240~~ 212 housing units based on the minimum allowed density of 20 units per acre. Table A4-8 shows the characteristics of the two large parcels that are suitable for lower-income units.

Table A4-8 Large Sites with Lower-Income Units

Address	APN	Zone	Acres	Existing Use	Lower-Income	Moderate-Income	Above Moderate-Income	Total Units
Kamm Ave & Avenue 408	017-020-015	RM-1.5	22.5	Agricultural/ open space	150	150	150	450
Kamm Ave & S Alta Ave	017-020-060	RM-1.5	10.6	Agricultural/ open space	150	31	31	212

Typically, development on large sites supports market-rate development~~, while the development of affordable units more often occurs on smaller parcels. Based on these trends,~~. Housing Element law considers sites larger than 10 acres to be unlikely to develop with affordable housing. Consequently, the City assumes that only a portion of these sites (10 acres or less) would be developed with units affordable to lower-income households, rather than the entire site. Rent-restricted affordable housing developments that use state and federal funds typically develop with no more than 150 units. Therefore, the City assumes that 150 units affordable to lower-income households would be developed on each of these large sites. ~~Additionally, the realistic density assumptions of these sites range from 50 percent to 60 percent of the allowable maximum density, which is lower than the 70 percent standard used for other sites with appropriate parcel sizes.given~~ Additionally, the realistic density assumptions of these sites range from 50 percent to 60 percent of the allowable maximum density, which is lower than the 70 percent standard used for other sites with appropriate parcel sizes. The City assumes that both

sites will accommodate the development of a variety of housing types to support a mix of lower-, moderate-, and above moderate-income development given to the minimum density requirements (20 units per acre) and market trends.

Development trends, described below, support these assumptions.

~~Table A4-8 shows the characteristics of the two large parcels that are suitable for lower-income units.~~ It is assumed that b~~B~~oth sites would ~~likely~~ need to be subdivided into appropriately sized parcels (e.g., one to 10 acres) to accommodate ~~residential projects that are the size of most subsidized (income-restricted) developments~~ typical affordable housing developments (e.g., 50 to 150 units). In order for the parcels to be subdivided, project sponsors would submit applications for subdivisions, proposing to divide the land into smaller parcels. The Subdivision Map Review process is described in *Chapter A3, Constraints*, and the estimated processing time described in that section is eight months. A specific plan could be developed for large sites, but is not necessary for development of these sites. ~~The City assumes that both sites will accommodate the development of a variety of housing types to support a mix of lower, moderate, and above moderate affordability levels due to the minimum density requirements (20 units per acre) and market trends.~~

~~To encourage housing development on these sites, the City will annually meet with property owners and interested developers, as described in Housing Plan Program 2. The City will also support the production of affordable housing on these sites by providing technical assistance; expedited and streamlined project application review; and potential fee waivers, reductions, or deferrals; as described in Housing Plan Program 8.~~

~~Table A4-8 Large Sites with Lower-Income Units~~

~~Address~~	~~APN~~	~~Zone~~	~~Acres~~	~~Existing Use~~	~~Lower-Income~~	~~Moderate-Income~~	~~Above Moderate-Income~~	~~Total Units~~
~~Kamm Ave & Avenue 408~~	~~017-020-015~~	~~RM-1.5~~	~~21.90~~22.5	~~Agricultural/ open space~~	~~150~~	~~144~~150	~~144~~150	~~438~~450
~~Kamm Ave & S Alta Ave~~S Alta Ave & Avenue 408	~~017-020-060~~017-020-059	~~RM-1.5~~	~~12.00~~10.6	~~Agricultural/ open space~~	~~150~~	~~31~~45	~~31~~45	~~240~~212

„To facilitate and incentivize affordability units on these large sites, the City will implement Program 2 through the following actions:

- Facilitate the development of large sites with affordable housing:
- Provide technical assistance, incentives, and strategies as appropriate to facilitate development of affordable housing, including parceling at appropriate sizes or other site planning tools such as clustered development, allowing flexibility for the transferring of densities within the property.
- Promote the potential subdivision of large sites into multiple parcels for future development through technical assistance, incentives, and strategies during the development phases and when applications come into the City for the identified parcels.
- Annually meet with property owners and developers to encourage the development of mixed income housing with a mix of unit sizes, types, and prices.
- Allow the development in phases within the Housing Element planning period.

- Offer expedited processing and fee deferrals, reductions, or waivers for affordable units in development on large sites identified in the Site Inventory.
- By the end of 2027, if development of housing affordable to lower-income households (as assumed in the inventory) is not feasible on these large sites or sites are not parceled at appropriate sizes (e.g., one to 10 acres), within six months (by July 2028) the City will identify additional incentives and planning tools or alternative strategies if necessary to ensure adequate capacity at appropriate sizes for the RHNA.

The City will also support the production of affordable housing on these sites by providing technical assistance, expedited and streamlined project application review, and potential fee waivers, reductions, or deferrals, as described in Housing Plan Program 8.

Development Trends on Large Sites

As discussed in Chapter 4, *Regional Housing Resources,* Tulare County and the broader San Joaquin Valley region have a strong trend of residential development on large sites. The capacity assumptions for lower-income units for the two large sites listed in are consistent with, or more conservative than, the actual yield of recent developments on similar-sized sites in the region.

A list of recent developments on large sites in the San Joaquin Valley is shown in Table A4-9. Large sites in Merced County have generally been developed with market-rate units, but there have been deed-restricted projects developed on large sites in Tulare County and Fresno County. For projects included in Table A4-9, the sites range from 12 to 58 acres and the projects average 188 units. Projects with deed-restricted units have been developed on sites that range from 10 to 120 acres and average 291 units (with an average of 109 deed-restricted units).

A comparison of the two sites in Table A4-8 with similarly sized sites in Table A4-9 shows that the capacity assumptions for the two sites are realistic and achievable. The Ben Maddox-K property developed 292 deed-restricted (affordable) units on 10.8 acres (27 units per acre), and the Lovers-Caldwell property developed 342 lower-income units on 11.4 acres (30 units per acre). These projects are similar to the type of development expected on portions of the identified sites in Dinuba, yet yielded significantly more deed-restricted units and a higher density than what is assumed by the Site Inventory for the two sites in Table A4-8. Additionally, the Parc Grove Commons project in Fresno County, which is on a 24-acre site (similar to the 21.9 acre ~~acre~~ site in Dinuba), yielded 213 affordable units, more than the assumed 150 units of affordable housing identified in the Site Inventory. Given the wide range of development trends on large sites in the region, the City anticipates that the assumed capacities on the four large sites are realistic.

Table A4-9 Recent Developments on Large Sites in San Joaquin Valley

Project	Acres	Deed-Restricted Units	Market Rate Units	Total Units
Merced County				
Bell Crossing	40.43	0	188	188
Nebela Drive	28.34	0	127	127
Sandstone Way	30.85	0	122	122
Manzanita	51.33	0	213	213
Sundance Village	21.63	0	97	97
The Villas	58.95	0	231	231
Westbrook	37.81	0	162	162

Project	Acres	Deed-Restricted Units	Market Rate Units	Total Units
Stoneridge South	29.75	0	160	160
Average	**37.39**	**0**	**163**	**163**
Tulare County				
The Ben Maddox-K	10.8	292	3	295
Lovers-Caldwell	11.4	342	4	346
Cambria	12.8	0	144	144
Hillside Estates	28.5	0	75	75
Average	**15.88**	**159**	**57**	**215**
Fresno County				
Fancher Creek Town Center	91.0	420	240	660
The Vineyards	38.9	158	0	158
West Creek Village	120.0	120	135	255
Parc Grove Commons	24.0	213	2	215
Campus Pointe	27.5	0	550	550
Avalon Commons	17.8	104	1	105
Average	**53.20**	**169**	**155**	**324**
Regional Average	**35.49**	**109**	**125**	**234**

~~To facilitate and incentivize affordability units on these large sites, the City will implement Program 2 through the following actions:~~

- ~~Provide technical assistance, incentives, and strategies as appropriate to facilitate development of affordable housing, including parceling at appropriate sizes or other site planning tools such as clustered development, allowing flexibility for the transferring of densities within the property.~~
- ~~Promote the potential subdivision of large sites into multiple parcels for future development through technical assistance, incentives, and strategies during the development phases and when applications are submitted to the City for the identified parcels.~~
- ~~Annually meet with property owners and developers to encourage the development of mixed-income housing with a mix of unit sizes, types, and prices.~~
- ~~Promote the development of large sites at the densities and affordability levels identified within the housing element.~~
- ~~Allow the development in phases within eight years of the Housing Element planning period.~~
- ~~Offer expedited processing and fee deferrals, reductions, or waivers for affordable units in development on large sites identified in the Site Inventory.~~
- ~~Program 2 will promote and incentivize the subdivision of large sites to create parcels at appropriate sizes to support affordable housing projects. Incentives would potentially include expedited approval of lot splits or creation of new parcels; waiving of the public hearing requirement related to parcel maps; waiving of the public hearing requirement related to approval of large multifamily uses (provided the project is affordable by deed-restriction), additional density bonus, lot coverage, or allowable height; and fee waivers, reductions, or deferral. By the end of 2027, if development of housing affordable to lower-income households (as assumed in the inventory) is not feasible on these large sites or sites are not parceled at appropriate sizes (e.g., 1-10 acres), within six months~~

~~(by July 2028) the City will identify additional incentives and planning tools or alternative strategies if necessary to ensure adequate capacity at appropriate sizes for the RHNA.~~

~~The City will also support the production of affordable housing on these sites by providing technical assistance; expedited and streamlined project application review; and potential fee waivers, reductions, or deferrals; as described in Housing Plan Program 8.~~

A4.7 Site Inventory

A description of development capacity by neighborhood is provided below. Sites are listed in Table A4-10 and Table A4-11 and shown geographically on Figure A4-2.

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)[13]

A4.7.1 Downtown Dinuba

Downtown Dinuba is bounded by El Monte Way to the north, Vassar Avenue to the south, College Avenue/Dinuba High School to the east, and Alta Avenue to the west. This area primarily consists of commercial, office, and one-family and multifamily residential zones. Downtown Dinuba is in an Urban Unzoned Fire Hazard[14] and in an area of minimal flood hazard[15]. This neighborhood can accommodate three sites with an assumed capacity of 11 lower-income units and two moderate-income units. Downtown Dinuba is suitable for the development of lower- and moderate-income units due to its proximity to shopping, services, transit, employment, and Felix Delgado Park. All sites identified in this area are currently vacant. All sites are in areas with a TCAC designation of Areas of High Segregation and Poverty.

[13] 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

[14] 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/

[15] 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.

A4.7.2 Northeast Dinuba

Northeast Dinuba is bounded by city boundaries to the north and east, Alta Avenue to the west, and El Monte Way to the south. This area primarily consists of land designated as a one-family residential zone. Northeast Dinuba is in an Urban Unzoned and Non-Wildland/Non-Urban Fire Hazard and in an area of minimal flood hazard. Northeast Dinuba can accommodate eight sites with an assumed capacity of 146 lower-income and 792 above moderate-income units. Based on community input, a residentially zoned portion of parcel 013-090-037 (shown as Site 5 in Figure A4-2) in northeast Dinuba has been included in the Site Inventory. All sites identified in this area are currently vacant or agricultural open space. All sites are in areas with a TCAC designation of High Resource.

A4.7.3 Northwest Dinuba

Northwest Dinuba is bounded by city boundaries to the north and west, Alta Avenue to the east, and El Monte Way to the south. This neighborhood primarily consists of one-family residential zone and commercial space. Northwest Dinuba is in an Urban Unzoned and Non-Wildland/Non-Urban Fire Hazard and in an area of minimal flood hazard. Based on community input highlighting the opportunity for housing development between Englehart Avenue and Road 70, residentially zoned portions of parcels 012-282-038, -035, and -036 (shown as Sites 16, 17, and 18 respectively in Figure A4-2) in Northwest Dinuba have been included in the Site Inventory. Northwest Dinuba can accommodate 12 sites with an assumed capacity of 76 moderate-income units and 376 above moderate-income units. All sites identified in this area are currently vacant or agricultural open space. All sites are in areas with a TCAC designation of High Resource.

A4.7.4 Southeast Dinuba

Southeast Dinuba is bounded by city boundaries to the south and east, El Monte Way to the north, and Alta Avenue and Downtown Dinuba to the west. This neighborhood primarily consists of resource conservation and one-family residential. Southeast Dinuba is in an Urban Unzoned and Non-Wildland/Non-Urban Fire Hazard and in an area of minimal flood hazard. Southeast Dinuba can accommodate four sites with an assumed capacity of 49 lower-income units, three moderate-income units, and 116 above moderate-income units. All sites identified in this area are currently vacant or agricultural open space. All sites identified for the development of lower income units are in areas with a TCAC designation of High Resource or Areas of High Segregation and Poverty, but are located near shopping and employment in Downtown, Dinuba High School, and Felix Delgado Park.

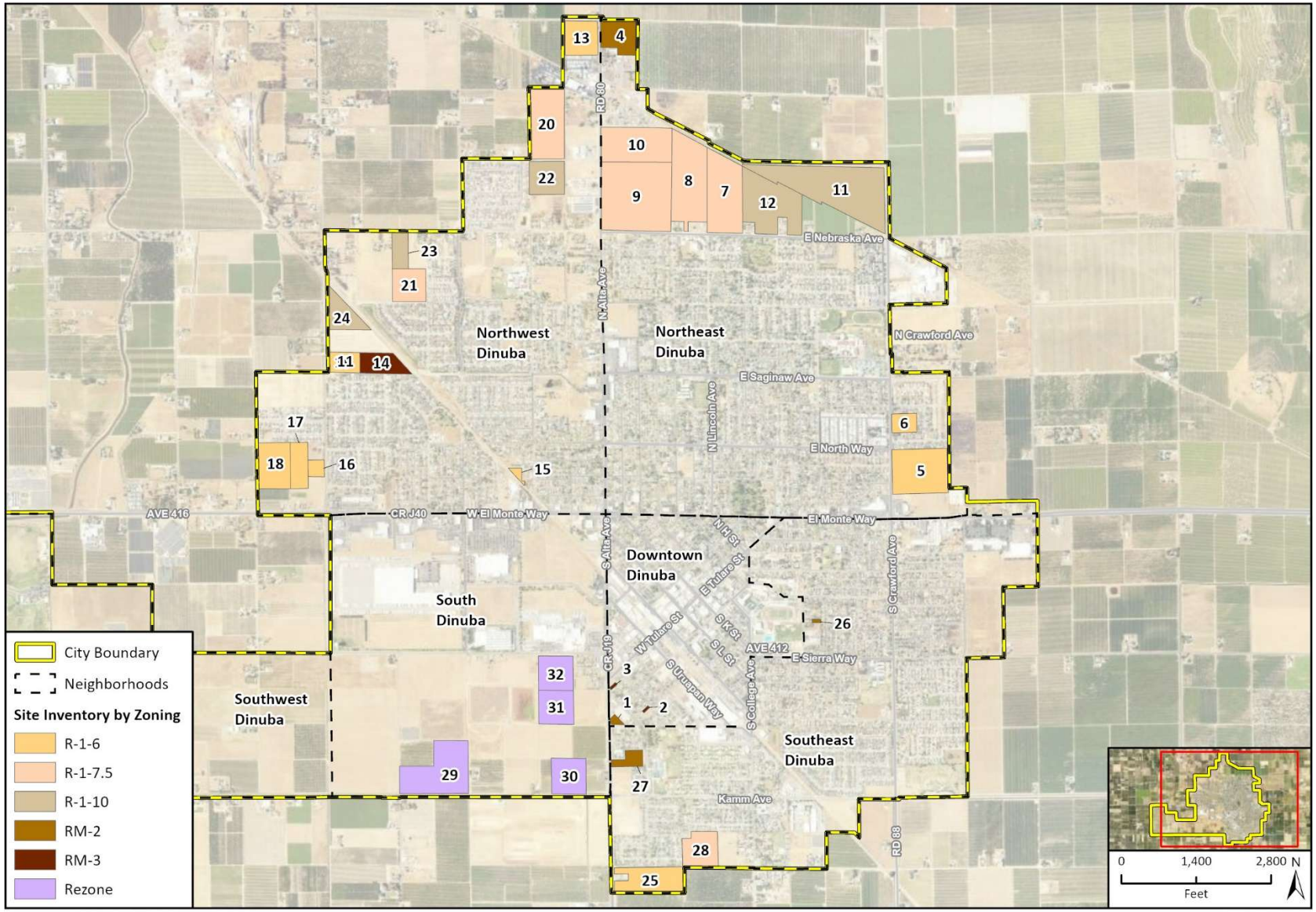
Dinuba is preparing a revitalization plan for the entire southeast part of the community, including Downtown and Southeast Dinuba, called the South El Monte Revitalization Plan. This study is intended to guide and inform future initiatives that could enhance community and economic development, as well as accommodate future growth.

Key analyses related to the study encompass community beautification and landscaping, public facilities such as sidewalks, parks, and streets, community lighting, housing rehabilitation, infrastructure, economic development, and crime prevention alongside public safety considerations. The result will be a series of goals and action programs to make meaningful changes in this part of the city and the study will serve to leverage funds to make those changes. The study is planned to be completed by July 2024. These changes will work to address fair housing issues in Downtown and Southeast Dinuba by implementing revitalization strategies that will increase access to opportunities for residents in these neighborhoods. Housing Plan Program 13 commits the City to complete the South El Monte Revitalization Plan and implement programmed improvements.

A4.7.5 South Dinuba

South Dinuba is bounded by city boundaries to the south, El Monte Way to the north, and Alta Avenue to the east, and Road 72 to the west. This neighborhood primarily consists of industrial and commercial zones. South Dinuba is in a Non-Wildland/Non-Urban Fire Hazard and in an area of minimal flood hazard. South Dinuba can accommodate four sites with an assumed capacity of 600 lower-income units, ~~214~~ 225 moderate-income units, and ~~189~~ 225 above moderate-income units. All sites identified in this area ~~are to be~~were rezoned from industrial to high density residential; the sites are currently vacant or used for agricultural uses. The properties surrounding the identified sites will also be rezoned to allow future residential development and a new high school. All sites are in areas with a TCAC designation of High Resource.

Figure A4-2 Dinuba Site Inventory



Imagery provided by Esri and its licensors © 2025.
Additional data provided by County of Tulare, 2019.

22_13496_HE_AFFH
Site Inventory - Dinuba

Table A4-10 Dinuba 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 Dinuba													
1	S Alta Ave	17173006	0.69	Residential - Medium High	RM-2	Vacant	0	21.78	11	0	0	11	High Segregation & Poverty
2	S P St & W Ventura St	17171009	0.16	Residential - Medium High	RM-3	Vacant	0	14.54	0	1	0	1	High Segregation & Poverty
3	126 Q St	17182016	0.18	Residential - Medium High	RM-3	Vacant	0	14.54	0	1	0	1	High Segregation & Poverty
Total									**11**	**2**	**0**	**13**	
Northeast Dinuba													
4	Alta Ave. & Penny Ln	13030042	8.96	Residential - Medium High	RM-2	Vacant	0	21.78	146	0	0	146	High Resource
5	1831 El Monte Way	13090037	26.55	Residential - Medium Low	R-1-6	Vacant	0	7.26	0	0	144	144	High Resource
6	N Crawford Ave	13120001	2.50	Residential - Medium Low	R-1-6	Vacant	0	7.26	0	0	13	13	High Resource
7	E Nebraska Ave	13050038	21.61	Residential - Medium Low	R-1-7.5	Agriculture	0	5.8	0	0	94	94	High Resource
8	E Nebraska Ave	13050074	24.18	Residential - Medium Low	R-1-7.5	Agriculture	0	5.8	0	0	105	105	High Resource
9	E Nebraska Ave & N Alta Ave	13050012	35.00	Residential - Medium Low	R-1-7.5	Agriculture	0	5.8	0	0	152	152	High Resource
10	N Alta Ave	13050013	19.68	Residential - Medium Low	R-1-7.5	Agriculture	0	5.8	0	0	85	85	High Resource
11	Ave 424	13050064	38.22	Residential - Medium Low	R-1-10	Agriculture	0	4.36	0	0	124	124	High Resource
12	Ave 424	13050071	23.21	Residential - Medium Low	R-1-10	Agriculture	0	4.36	0	0	75	75	High Resource
Total									**146**	**0**	**792**	**938**	

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
Northwest Dinuba													
13	42975 Rd 80	13140001	8.88	Residential - Medium Low	R-1-6	Vacant	0	7.26	0	0	48	48	High Resource
14	42032 Rd 72	14013008	7.00	Residential - Medium High	RM-3	Vacant	0	14.54	0	76	0	76	High Resource
15	N Euclid Ave & W Adelaide Way	14045031	0.89	Residential - Medium Low	R-1-6	Vacant	0	7.26	0	0	4	4	High Resource
16	W El Monte Way	12282038	2.51	Residential - Medium Low	R-1-6	Vacant	0	7.26	0	0	13	13	High Resource
17	7116 Ave 416	12282035	6.10	Residential - Medium Low	R-1-6	Vacant	0	7.26	0	0	33	33	High Resource
18	7076 Ave 416	12282036	11.65	Residential - Medium Low	R-1-6	Agriculture	0	7.26	0	0	63	63	High Resource
19	42032 Rd 72	14013008	5.50	Residential - Medium Low	R-1-6	Vacant	0	7.26	0	0	29	29	High Resource
20	Ave 426	13020009	19.72	Residential - Medium Low	R-1-7.5	Agriculture	0	5.8	0	0	85	85	High Resource
21	Rosemary Ave	14013003	8.50	Residential - Medium Low	R-1-7.5	Agriculture	0	5.8	0	0	36	36	High Resource
22	Ave 426	13020022	9.00	Residential - Medium Low	R-1-10	Agriculture	0	4.36	0	0	29	29	High Resource
23	Ave 424	14013003	4.50	Residential - Medium Low	R-1-10	Agriculture	0	4.36	0	0	14	14	High Resource
24	Englehart Ave	14013004	7.00	Residential - Medium Low	R-1-10	Agriculture	0	4.36	0	0	22	22	High Resource
Total									**0**	**76**	**376**	**452**	
Southeast Dinuba													
25	Alta Ave & Penny Ln	30120097	13.66	Residential - Medium Low	R-1-6	Agriculture	0	7.26	0	0	74	74	High Resource
26	S Short Ave	18052014	0.24	Residential - Medium High	RM-2	Vacant	0	21.78	0	3	0	3	High Segregation & Poverty

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
27	Vassar Ave & S Greene Ave	17210017	3.05	Residential - Medium High	RM-2	Vacant	0	21.78	49	0	0	49	High Segregation & Poverty
28	Grace Ln	30120089	9.67	Residential - Medium Low	R-1-7.5	Vacant	0	5.8	0	0	42	42	High Resource
Total									**49**	**3**	**116**	**168**	
South Dinuba													
29	Kamm Ave & Rd 74~~S Alta Ave~~	017020015 ~~17020047~~	22.5~~9.16~~	Residential-Medium High*	RM-1.5*	Agriculture ~~Vacant~~	20	29	150	150~~2~~	150~~0~~	150~~152~~	High Resource
30	Kamm Ave & S Alta Ave~~S Alta Ave~~	017020060 ~~17320001~~	10.6~~9.47~~	Residential-Medium High*	RM-1.5*	Agriculture	20	29	150	31~~23~~	31~~0~~	31~~173~~	High Resource
31	W Sierra Way & S Alta Ave~~S Alta Ave & Avenue 408~~	017320001 ~~17020059~~	9.4~~12.00~~	Residential-Medium High*	RM-1.5*	Agriculture	20	29	150	19~~45~~	19~~45~~	19~~240~~	High Resource
32	W Sierra Way & S Alta Ave~~Road 74 & Avenue 408~~	017213001 ~~17020015~~	10~~21.90~~	Residential-Medium High*	RM-1.5*	Agriculture	20	29	150	25~~144~~	25~~144~~	25~~438~~	High Resource
Total									**600**	225~~214~~	225~~189~~	**1,05~~003~~**	
Dinuba Total									**806**	306~~295~~	1,509~~1,473~~	2,621~~2,574~~	

* Rezone sites list the proposed land use and zoning designations

A4.7.6 Rezone Sites

To accommodate a shortfall of capacity, the City ~~is obligated to rezone~~rezoned 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 with adoption by December 31, 2024.~~ The Site Inventory includes four sites in South Dinuba that ~~will be~~were rezoned to facilitate additional residential development. The sites ~~will be~~ were rezoned from light industrial to high-density residential with a maximum density of 24 dwelling units per acre. These sites encompass approximately 52.5 acres and can accommodate an estimated 600 low-income units, ~~214~~ 225 moderate-income units, and ~~189~~ 225 above moderate-income units. All sites are in South Dinuba, as seen in Figure A4-2. Table A4-11 summarizes the acreage and unit assumptions for sites proposed for rezoning.

Table A4-11 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
South Dinuba									
29	RM-1.5	017020015 ~~17020047~~	22.5~~9.16~~	29	20	150	150~~2~~	150~~0~~	450~~152~~
30	RM-1.5	017020060 ~~17320001~~	10.6~~9.47~~	29	20	150	31~~23~~	31~~0~~	212~~173~~
31	RM-1.5	017320001 ~~17020059~~	9.4~~12.00~~	29	20	150	194~~5~~	194~~5~~	188~~240~~
32	RM-1.5	017213001 ~~17020015~~	10~~21.90~~	29	20	150	25~~144~~	25~~144~~	200~~438~~
Total			**52.5~~3~~**			**600**	**~~214~~225**	**~~189~~225**	**~~1,003~~1,050**

A4.7.7 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). Two sites identified in the Site Inventory are subject to this by-right requirement, as shown on Table A4-12. The City will update the Zoning Code to address by-right approval requirements for these sites, as specified in Housing Plan Program 3.

Table A4-12 Sites Used in Previous Planning Periods

Address	APN	Acres	Land Use	Zoning	Existing Use	Total Units
Alta Ave. & Penny Ln	13030042	8.96	Residential - Medium High	RM-2	Vacant	146
Vassar Ave & S Greene Ave	17210017	3.05	Residential - Medium High	RM-2	Vacant	49
Total		**12.01**				**195**

A4.7.8 Adequacy of Residential Site Inventory in Meeting RHNA

The Site Inventory identifies 806 lower-income units, ~~295~~ 306 moderate-income units, and 1,~~473~~ 509 above moderate-income units on 32 sites. In accordance with California Department of Housing and Community Development's default density and size requirements, no sites smaller than 0.5-acres in size are used to accommodate lower-income housing.

The Site Inventory includes a surplus of 181 lower-income units, giving the City a 29 percent buffer for this income category above the RHNA requirement. The summary of the residential Site Inventory is presented in Table A4-13.

Table A4-13 Adequacy of Residential Site Inventory

	Lower-Income	Moderate-Income	Above Moderate-Income	Total
RHNA Allocation	**625**	**268**	**695**	**1,588**
Planned and Approved Units	0	0	~~316~~245	~~316~~245
ADUs Anticipated	0	0	8	8
Remaining RHNA	**625**	**268**	**~~371~~442**	**~~1,264~~1,335**
Downtown Dinuba	11	2	0	13
Northeast Dinuba	146	0	792	938
Northwest Dinuba	0	76	376	452
Southeast Dinuba	49	3	116	168
Rezone Sites	600	225~~214~~	225~~189~~	1,050~~1,003~~
Total Units on Sites	**806**	**306~~295~~**	**1,509~~1,473~~**	**2,621~~2,574~~**
Total Unit Surplus	**181**	**38~~27~~**	**1,067~~1,102~~**	**1,286~~1,310~~**
Percent Buffer over RHNA	**29%**	**14%~~10%~~**	**241%~~297%~~**	**96%~~104%~~**

A4.8 Availability of Infrastructure and Services

The City's Public Works Department Division ensures the continued maintenance and improvement of the city's infrastructure. This includes all public utilities such as streets, utilities, transit, sewer, and disposal services. As such, the City will ensure adequate capacity of all infrastructure and utilities to accommodate the housing growth discussed in this housing element. The City Public Works Department has confirmed 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 Division, pursuant to Government Code Section 65589.7 (Program 11).

A4.8.1 Wastewater System

Dinuba operates a wastewater reclamation facility (WWRF) that received and treated 746 million gallons (MG) of effluent wastewater in 2020. There are eleven active ponds, which have an approximate volume of 22 million gallons, and one emergency pond. Currently, the WWRF has sufficient capacity to meet the City's needs through 2030. Expansion of treatment capacity of the WWRF through replacement of obsolete equipment with modern equipment is planned to improve wastewater treatment and serve anticipated growth through 2030.

A4.8.2 Potable Water System

The Public Water System is a retail water supplier managed and operated by the City. The primary source of supply for the Public Water System is groundwater from City-owned wells. The City currently operates eight drinking water wells that are located throughout the public water system service area. The City Engineer has confirmed that the City has sufficient water to accommodate the City's RHNA for the 6th housing cycle (2023-2031).

Water demands are anticipated to increase in proportion to population growth. Water demands in the Public Water System service area are projected to total approximately 2,427 MG annually in 2040. The City is in the process of performing studies to update its General Plan to accommodate anticipated residential, commercial, and industrial growth to the west and southwest of the current urban area. The water demand of these additional areas is anticipated to be met by constructing additional public water supply wells. Well 21, the latest well, is scheduled for construction in 2024.

A4.8.3 Storm Water and Drainage

Dinuba captures stormwater generated within the city and discharges storm flows into City or privately owned and maintained detention or retention basins. Excess storm flows are pumped into irrigation canals. The City maintains a 28-acre dedicated groundwater recharge basin constructed to help reduce flooding as well as promote groundwater recharge. Smaller basins cover an extra 29.5 acres. The city's stormwater basins serve approximately 1,900 acres of developed land. The stormwater system has sufficient capacity to serve new residential development necessary to fulfill the City's RHNA.

A4.8.4 Dry Utilities

Dry utilities are defined as electricity, natural gas, cable, and telephone services. In Dinuba, each dry utility has one provider: Pacific Gas and Electric (PG&E) provides natural gas and electricity services, and American Telephone and Telegraph (AT&T) provides telecom services. The City does not anticipate any constraints with connecting utilities to future residential development sites during the planning period.

A4.9 Environmental Considerations

As noted in Chapter A3, *Housing Constraints*, environmental constraints to housing development in Dinuba include risks associated with earthquakes and flooding. The sites identified in the Site Inventory are all located outside of identified flood zones and compliance with state building codes will reduce potential hazards from earthquakes.

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.

A4.10 Opportunities for Energy Conservation

The City has promoted energy conservation for residential uses on both educational and regulatory levels. The City has programs to encourage construction of energy efficient housing, water and energy conservation, and energy-reducing efforts, such as weatherization of existing homes. Additionally, other

elements of the City's General Plan include policies to encourage mixed use and infill development, increased density, dedication of open space, alternative transportation including walking and bicycling, use of shade trees and other plantings, placement of structures with respect to solar access, and other means to improve air quality and promote energy savings. The City provides information at the Development and Engineering Services Department and on the City's website to support programs that promote residential energy conservation for both new construction and existing residences in Dinuba.

The City provides builders interested in construction of affordable housing with a copy of the "Go Solar California: A Tool Kit for Affordable Home Developers," as provided by the California Energy Commission's New Solar Homes Partnership. This includes a guide to assist developers in including photovoltaic systems in their developments, and describes incentives, tax credits, funding, and application processes. The Tool Kit also provides information on calculating utility costs, so that better estimates can be made to determine the final cost of the "housing burden" (rent plus utility costs), that cannot exceed 30 percent of each renter's income. This allows developers to determine how much can be spent per unit to realize a reasonable rate of return on their investment in energy efficiency and photovoltaic systems. Program 13 includes action to provide information to homeowners and rehabilitation assistance for energy conservation and weatherization improvements.

This page left intentionally blank.