Table of Contents

B4 Housing Resources and Site Inventory Analysis 4-1
B4.1 Regional Housing Needs Allocation (RHNA) 4-1
B4.2 Meeting the RHNA 4-2
B4.2.1 RHNA Credits 4-2
B4.3 Summary of RHNA Credits ..... **Error! Bookmark not defined.**
B4.4 Nonvacant Sites 4-5
B4.4.1 Market Conditions 4-5
B4.4.2 Site Characteristics 4-6
B4.5 Development Trends 4-7
B4.6 Realistic Development Capacity 4-7
B4.6.1 Lower-Income Development 4-9
B4.7 Site Inventory 4-9
B4.7.1 Downtown Exeter 4-10
B4.7.2 Northeast Exeter 4-11
B4.7.3 Northwest Exeter 4-11
B4.7.4 South Exeter 4-11
B4.7.5 Southwest Exeter 4-16
B4.8 Rezone Sites ..... **Error! Bookmark not defined.**
B4.8.1 Sites used in Previous Planning Periods ..... **Error! Bookmark not defined.**
B4.9 Adequacy of Residential Site Inventory in Meeting RHNA 4-16
B4.10 Availability of Infrastructure and Services 4-17
B4.10.1 Wastewater System 4-17
B4.10.2 Potable Water System 4-17
B4.10.3 Storm Water and Drainage 4-17
B4.10.4 Dry Utilities 4-17
B4.11 Environmental Considerations 4-18
B4.12 Opportunities for Energy Conservation 4-18

Tables

Table B4-1 Exeter 2023-2031 RHNA 4-1
Table B4-2 Pipeline Projects ..... **Error! Bookmark not defined.**
Table B4-3 Remaining Share of RHNA ..... **Error! Bookmark not defined.**
Table B4-4 Redevelopment Trends on Sites with Operational Agriculture 4-6
Table B4-5 Exeter Development Trends 4-7
Table B4-6 Realistic Capacity of Sites by Zoning District 4-8
Table B4-7 Exeter Site Inventory 4-12
Table B4-8 Realistic Capacity of Rezoned Sites ..... **Error! Bookmark not defined.**
Table B4-9 Adequacy of Residential Site Inventory 4-16

Figures

Figure B4-1 Pipeline Projects..... 4-4

Figure B4-2 Exeter Site Inventory..... 4-15

B4 Housing Resources and Site Inventory Analysis

This section documents the methodology and results of the Site Inventory analysis conducted to demonstrate Exeter'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 Exeter 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 in southern Exeter, and a community workshop held in Exeter on May 25, 2023.

B4.1 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

Exeter must identify adequate land with appropriate zoning and development standards to accommodate its RHNA or assigned share of the region's housing need. Exeter's RHNA is 844 units, which is distributed among five income categories, as shown in Table B4-1.

Table B4-1 Exeter 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)*	105	12.4%
Very Low (30 to 50% of AMI)	92	10.9%
Low (51 to 80% of AMI)	121	14.3%
Moderate (81% to 120% of AMI)	146	17.3%
Above Moderate (> 120% of AMI)	380	45.0%
Total	**844**	**100%**

* The RHNA does not project the need for extremely low-income units, but pursuant to State law (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 197 units. The number of extremely low-income units that the City must plan for shown here was projected using Census data. According to the Comprehensive Housing Affordability Strategy (CHAS), data developed by HUD, 36.3 percent of households in the city earned less than 50 percent of the AMI. Among these households, 53.4 percent earned incomes below 30 percent (extremely low-income). Therefore, the City's RHNA allocation of 197 very low-income units was distributed as 105 extremely low-income (53.4 percent of the 197 very low-income units required by the RHNA) and 92 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.

B4.2 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.

B4.2.1 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. The City issued only two ADU permits during the prior planning period, and while there are actions in Chapter B7, *Housing Plan*, to facilitate the building of ADUs in the 6th Cycle Housing Element, no ADUs are counted as credits in the 6th Cycle Housing Element. Planned and approved projects are discussed below.

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 B4-2. All pipeline projects are affordable to above moderate-income households.

Figure B4-1 shows the locations of pipeline projects. For the purposes of analysis in this Housing Element, the city is divided into six neighborhoods:

- Downtown Exeter
- Northeast Exeter
- Northwest Exeter
- South Exeter
- Southeast Exeter
- Southwest Exeter

These projects are located in Downtown and Northeast Exeter. Pipeline projects consist of single-family and multifamily projects. The City currently averages three to four weeks between the approval of a project and the submittal of a building permit application, depending on the length of time it takes for a developer to submit an application. Once a permit is issued, the duration from permit issuance to construction varies significantly based on the size of the project. For individual residences, construction is generally completed within approximately eight months of building permit issuance. However, larger

subdivisions can take longer to complete due to their size and complexity. Rarely do individual residential permits expire once construction begins.

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 2023-2031 planning period.

Table B4-2 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	Morgan	135-161-008	0	0	0	44	44	Entitlement approved. Remaining steps: Construction and final inspections. Anticipated completion date: 2028.
2	Smee Homes (Yokohl Landing)	138-200-001	0	0	0	36	36	Final map approved and construction in progress. Remaining steps: Construction and final inspections. Anticipated completion date 2026.
Total			**0**	**0**	**0**	**80**	**80**	

[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.

B4.2.2 Summary of RHNA Credits

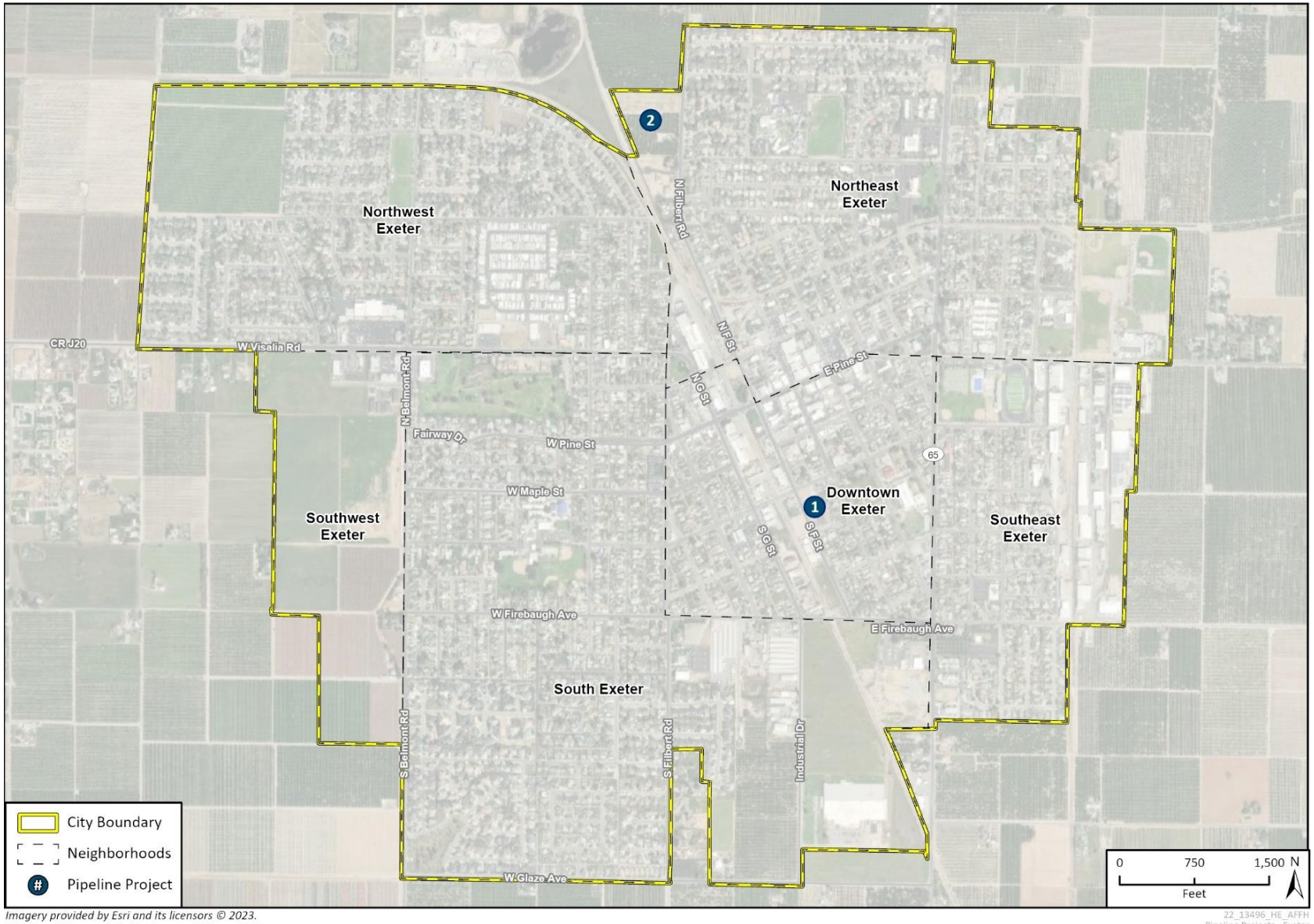
The City can satisfy nine percent of its RHNA requirement with planned and approved units. Since only two ADU permits were recorded during the previous planning period, ADUs are not assumed to contribute to the RHNA. To encourage the production of ADUs, the City will implement Housing Plan Program 5 by expediting ADU application reviews and implementing promotional strategies and educational events to increase the number of affordable ADUs.

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 764 units. This unit count is broken down by household income level. As shown in Table B4-3, Exeter has a remaining RHNA of 197 units affordable to very low-income households, 121 units affordable to low-income households, 142 units affordable to moderate-income households, and 304 units affordable to above moderate-income households.

Table B4-3 Remaining Share of RHNA

Affordability Category	RHNA Allocation	Units Pending or Approved or under Construction	Estimated ADUs	Remaining RHNA
Very Low	197	0	0	197
Low	121	0	0	121
Moderate	146	0	0	146
Above Moderate	380	80	0	300
Total	**844**	**80**	**0**	**764**

Figure B4-1 Pipeline Projects



B4.3 Site Inventory Analysis

~~B4.2.3~~B4.3.1 Nonvacant Sites Analysis

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 ~~46~~ 59 percent of its lower-income RHNA, ~~17~~ 22 percent of its moderate-income RHNA, and ~~19~~ 16 percent of its above moderate-income RHNA on vacant sites. The remaining ~~54~~ 41 percent of lower-income RHNA, ~~83~~ 78 percent of moderate-income RHNA, and ~~81~~ 84 percent of above moderate-income RHNA are proposed on sites currently being used for agriculture.

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

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 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 Exeter has been converted to urban uses.[6] Trends illustrating local conversion of farmland to urban uses are further supported by recent development throughout Exeter and the region, where properties previously used for agricultural purposes were redeveloped with housing, as detailed in *Redevelopment Trends on Agriculture Sites*, below.

[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/

Site Characteristics

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-1-6, R-1-7.5, R-1-10, and RM-1.5.

All 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 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 recent projects in the region that converted operational agricultural uses to residential uses are listed on Table B4-4. Seven sites in the Exeter Site Inventory are currently utilized for active agricultural operations. Sites 13, 16, 29, and 34 are active orchards and Sites 30, 32, 33 are planted with row crops. These sites are not under a Williamson Act Contract and there are no conditions that would impede residential development. These existing uses (orchards and row crops) 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 row crops do not typically require extensive infrastructure or investment. These sites are located in a prime location for residential development and are adjacent to existing residential subdivisions and community resources.

These sites range in size from 4.0 to 25.0 acres, with an average size of 10.4 acres. The sites exhibit predevelopment characteristics that are consistent with regional trends observed on redeveloped sites. The largest site is similar in size to Hillside Estates in Woodlake and Sundance Village in Livingston. The average size of these seven sites is similar in size to Village at Shannon Parkway Apartments in Visalia and Stocking Street in Dos Palos. Given the redevelopment trends on sites in agricultural production, the City does not anticipate existing operational agricultural uses to impede residential development on the seven identified sites included in the Site Inventory.

Table B4-4 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

B4.4 Capacity of Housing Opportunity Sites

~~B4.2.4~~B4.4.1 Development Trends

As discussed in detail in Chapter 4.4, *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, *Development Trends*, two recently approved residential developments are in Exeter: Orange Avenue, which is a multifamily development with two market-rate duplexes, and Belmont Family Apartments, which has 25 units of two-, three-, and four-bedroom apartments. These projects achieved a density of approximately 14.5 units per acre with an average achieved density of 66 percent of the maximum density allowed by the zoning district, as shown in Table B4-5. The planned projects listed in Table B4-2 will achieve an average density of 17.65 units per acre and an average density achievement of 81 percent of allowable density. The combined average density achieved in planned projects and recently developed projects is 73 percent.

Table B4-5 Exeter Development Trends

Project Name	Total Units	Acreage	Density	Zoning District	Zoning District Density (du/ac)	Number of Units Allowed	Percent Density Achieved
Orange Avenue (completed)	4	0.49	8.16	RM-3	14.52	7	57%
Belmont Family Apartments (completed)	25	2.29	10.91	RM-3	14.52	33	75%
Morgan (pipeline)	44	1.38	31.88	RM-1.5	29.04	40	110%
Smee Homes (pipeline)	36	9.85	3.65	R-1-6	7.26	71	51%
Exeter Average			**13.65**				**73%**
Regional Average			**16.18**				**99%**

~~B4.2.5~~B4.4.2 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 typical densities of recently developed projects and projects in the development pipeline in Exeter and in the region as a whole. The projects shown in Table B4-5 achieved a density of 73 percent of the maximum density allowed on the site based on the site's zoning and development standards. Morgan and Belmont Apartments, both multifamily projects, achieved densities of 75 and 110 percent of maximum allowable densities. It is reasonable to assume that future multifamily projects in Exeter will continue to achieve densities of at least 75 percent of the maximum

allowed by the zoning district requirements. In Exeter, residential projects that typically did not achieve maximum allowable density were single-family developments that were lower density due to market demand. The City will implement Housing Plan Program 9 to encourage the use of density bonuses to allow projects to achieve greater than 100 percent of allowable density.

As discussed in Chapter 4, *Regional Housing Resources*, the average percentage of maximum density achieved by projects collectively in the region is 99 percent. Taking regional trends into account, it is likely that the sites in the Exeter Site Inventory can realistically achieve a capacity of 75 percent of the maximum capacity allowed under the applicable zoning or general plan designation. The City will implement Housing Plan Program 2 to ensure that an inventory of adequate sites with appropriate densities remain available throughout the planning period to accommodate the RHNA, and to annually meet with property owners and interested developers to pursue housing development in the city. Additionally, the City will implement Housing Plan Programs 2, 6, and 9 to encourage and expedite new housing production in the city.

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:

- Single-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.
- Single-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 5.36 dwelling units per acre.
- Single-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 7.14 dwelling units per acre.
- Multifamily Residential (RM-3): This district allows for a variety of housing types including single-family dwellings, duplexes, triplexes accessory structures, and multifamily apartments. This district allows for multifamily residential uses with one unit per 3,000 square feet of lot area, equal to a maximum residential density of 14.52 dwelling units per acre.
- Multifamily Residential (RM-1.5): This district allows for a variety of housing types including single-family dwellings, duplexes, triplexes accessory structures, and multifamily apartments. This district allows for multifamily residential uses with one unit per 1,500 square feet of lot area, equal to a maximum residential density of 29.04 dwelling units per acre.

Table B4-6 details the realistic capacity of available sites by zoning district.

Table B4-6 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-1-10	12.66	4.35	3.26	0	0	41	41
R-1-7.5	~~4.97~~12.17	5.88	4.41	0	0	52	52
R-1-6	~~5.33~~30.33	7.14	5.36	0	0	~~187~~160	~~187~~160
RM-3	18.32	14.52	10.89	0	139	~~0~~57	~~139~~196
RM-1.5	~~7.07~~19.27	29.04	21.78	~~354~~368	~~14~~28	~~57~~20	~~425~~416
Total	~~8.35~~92.75			~~254~~368	~~153~~167	~~337~~330	~~844~~865

~~B4.2.6~~B4.4.3 Lower-Income Development

Six sites in the Site Inventory are identified for the development of lower-income units. Four of these sites are currently vacant and two are currently used for agricultural operations. All sites are currently zoned for RM-1.5 or will be rezoned to RM-1.5, which allows a maximum of 29.04 units per acre. This is the same zoning district as the proposed Morgan apartment complex that is currently in the development pipeline. Several projects in the region and the broader San Joaquin Valley have been successfully developed with lower-income units, including sites previously used for agricultural operations. In Woodlake, the Mulberry Estates and Antelope Creek Estates projects that are in the development pipeline have existing agricultural uses and are proposed for lower-income housing development. In Tulare County, recent projects with deed-restricted units were developed on sites previously used for agricultural operations. 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 were developed with densities similar to the maximum allowed density in Exeter's RM-1.5 zone.

Additionally, the two agricultural sites, W Visalia Rd. and W Chestnut St. & S Belmont Rd., are proximate to established residential neighborhoods with a mix of housing types, including multifamily housing.

B4.4.4 Rezone Sites Analysis

To accommodate a shortfall of capacity, the City is obligated to rezone land suitable to facilitate the development of the listed rezone sites. Housing Plan Program 2 requires the rezone of selected sites and establishment of appropriate development standards to ensure maximum allowable densities at the respective zones can be achieved. The City anticipates adoption of the rezonings concurrent with the Housing Element. Rezoned sites are assumed to accommodate 391 housing units.

The Sites Inventory includes six sites that will be rezoned to facilitate additional residential development. The sites will be rezoned to medium and high density residential with a maximum density of at least 14.5 and 29 dwelling units per acre, respectively. These sites encompass 26.61 acres and can accommodate a total of 189 lower-income units, 134 moderate-income units, and 68 above moderate-income units. Three sites are in South Exeter, two are in Southwest Exeter, and one is in Northwest Exeter, as seen in Figure B4-2. Table B4-7 summarizes the acreage and unit assumptions for sites proposed for rezoning.

Table B4-7 Realistic Capacity of Rezoned Sites

Map ID	Current Zoning District	Proposed Zoning District	APN	Acres	Maximum Density	Realistic Density	Lower Income Capacity	Moderate Income Capacity	Above Moderate-Income Capacity	Total Capacity
16	R-1-6	RM-3	133060008	5.00	14.52	10.89	0	27	27	54
25	R-1-6	RM-1.5	133072042	5.00	29.04	21.78	99	~~94~~	~~95~~	108
26	R-1-6	RM-1.5	135190063	1.70	29.04	21.78	34	~~91~~	~~92~~	37
27	ML	RM-1.5	135190039	1.46	29.04	21.78	28	~~91~~	~~92~~	31
28	ML	RM-1.5	135190037	1.45	29.04	21.78	28	~~91~~	~~92~~	31
34	R-1-10	RM-3	133080047	12.00	14.52	10.89	0	100	30	130
Total				**26.61**			**189**	**134**	**68**	**391**

B4.4.5 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, sites with Map ID 13 and 16, were previously included in the 4th or 5th cycle, but ~~do not have proposed units for~~ are not assumed to accommodate lower-income ~~households~~development.

~~B4.3~~B4.5 Site Inventory Summary

A description of development capacity by neighborhood is provided below. Sites are listed in Table B4-8 and shown geographically in Figure B4-2. During the outreach process, residents identified southern Exeter as areas with the most potential or need for housing development. The Site Inventory places 69 percent of units in the Site Inventory in South and Southwest Exeter. 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 § 65583.2(b)1))
- Size in acres (Government Code § 65583.2(b)(2))
- General Plan land use designation (Government Code § 65583.2(b)(2))
- Zoning designation (Government Code § 65583.2(b)(2))
- Description of existing uses (Government Code § 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 § 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]

~~B4.3.1~~B4.5.1 Downtown Exeter

Downtown Exeter is bounded by Palm Street, North F Street, East Pine Street, and Rocky Hill Drive to the north, State Route 65 to the east, Avenue 276 and West Firebaugh Avenue to the south, and Filbert Avenue to the west. Downtown Exeter contains a diverse range of uses including industrial uses along the San Joaquin Valley Railroad, commercial uses, and single- and multifamily residential uses. Downtown Exeter is in a CAL FIRE designated Urban Unzoned Fire Hazard[8] and in an area of minimal

[7] Resource levels designated by TCAC/HCD denote access to economic and educational opportunities such as low-cost transportation, jobs, and high-quality schools and the quality of environmental factors in the area such as proximity to hazards and air quality. TCAC has a composite opportunity score for each census tract. Source: https://www.treasurer.ca.gov/ctcac/opportunity/2023/methodology.pdf

[8] The Urban Unzoned Fire Hazard is defined as an urban area that does not have a severity assigned because it does not have the same degree of risk for wildfire than other zones fire hazard areas. https://osfm.fire.ca.gov/divisions/community-wildfire-preparedness-and-mitigation/wildfire-preparedness/fire-hazard-severity-zones/

flood hazard[9]. This neighborhood can accommodate one site with an assumed capacity of three moderate-income units. This site is currently vacant and in an area of the city that has a TCAC designation of moderate resource.

~~B4.3.2~~B4.5.2 Northeast Exeter

Northeast Exeter is bounded by city boundaries to the north and east, North Filbert Road and the San Joaquin Valley Railway to the west, and Rocky Hill Drive, East Pine Street, North F Street, and Palm Street to the south. The neighborhood is developed predominantly with single-family residential and commercial uses. Northeast Exeter is in a CAL FIRE designated Urban Unzoned and Non-Wildland/Non-Urban Fire Hazard area and in an area of minimal flood hazard. This neighborhood can accommodate 10 sites with an assumed capacity of five moderate-income units and nine above moderate-income units. All sites identified in this area are currently vacant. All sites are in an area of the city that has a TCAC designation of high resource.

~~B4.3.3~~B4.5.3 Northwest Exeter

Northwest Exeter is bounded by city boundaries to the north and west, West Visalia Road to the south, and North Filbert Road and the San Joaquin Valley Railway to the east. The neighborhood primarily consists of single-family residential and commercial uses, but also contains vacant and agricultural land. Northwest Exeter is in a CAL FIRE designated Urban Unzoned and Non-Wildland/Non-Urban Fire Hazard and in an area of minimal flood hazard. This neighborhood can accommodate four sites with an assumed capacity of 33 moderate-income units and 161 above moderate-income units. Three of the sites in this area are currently vacant, and one site is zoned for single-family residential but currently used as agricultural land. All sites are in an area of the city that has a TCAC designation of high resource.

~~B4.3.4~~B4.5.4 South Exeter

South Exeter is bounded by city boundaries to the south, Visalia Road, Filbert Avenue, and Firebaugh Avenue to the north, State Route 65 to the east, and South Belmont Road to the west. The neighborhood consists of mostly single-family residential uses with some industrial uses in its southeastern area. South Exeter is in a CAL FIRE designated Urban Unzoned Fire Hazard and in an area of minimal flood hazard. This neighborhood can accommodate ~~eight~~ nine sites with an assumed capacity of ~~159~~ 90 lower-income units, ~~12~~ 15 moderate-income units, and ~~six~~ 12 above moderate-income units. All sites identified in this area are currently vacant. All sites are in an area of the city that has a TCAC designation of moderate resource.

[9] The City has the Flood Hazard designation of "X". Zone X is the area determined to be outside the 500-year flood and protected by levee from 100- year flood.

Table B4-8 Exeter Site Inventory

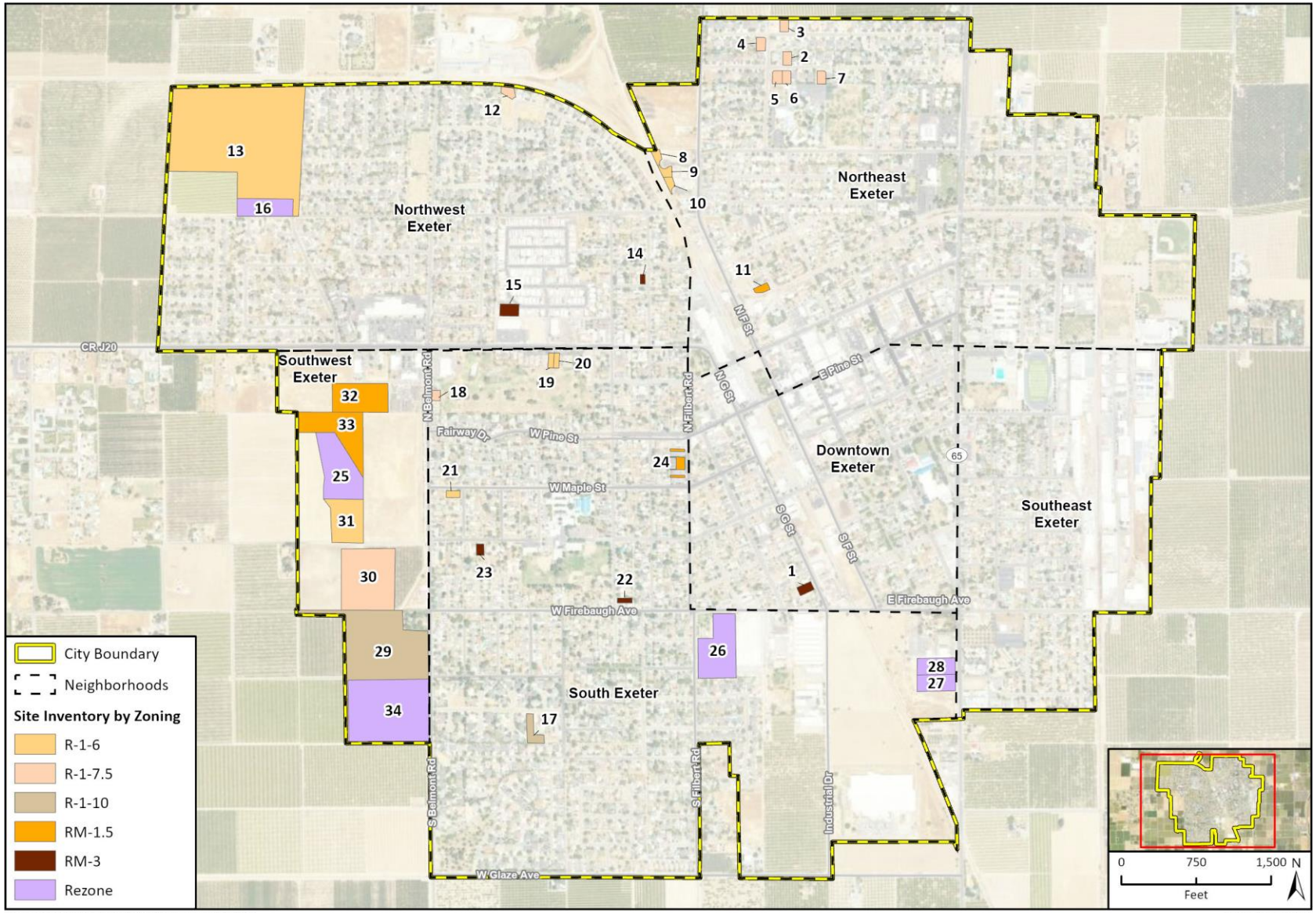
Map ID	Site Address or Street	APN	Acres	Land Use	Zoning	Current Use	Minimum Density	Maximum Density	Lower-Income Capacity	Moderate-Income Capacity	Above Moderate-Income Capacity	Total Capacity	TCAC Opportunity Category
Downtown Exeter													
1	448-490 S G St.	135092008	0.31	Medium	RM-3	Vacant	0	14.52	0	3	0	3	Moderate Resource
Total									**0**	**3**	**0**	**3**	
Northeast Exeter													
2	Cambridge St. & Atwood Ave.	138220047	0.27	Low	R-1-7.5	Vacant	0	5.88	0	0	1	1	High Resource
3	Old Line Ct. & Cambridge St.	138220033	0.27	Low	R-1-7.5	Vacant	0	5.88	0	0	1	1	High Resource
4	Old Line Ct. & Cambridge St.	138220015	0.28	Low	R-1-7.5	Vacant	0	5.88	0	0	1	1	High Resource
5	Atwood Ave. & Cambridge St.	138220059	0.29	Low	R-1-7.5	Vacant	0	5.88	0	0	1	1	High Resource
6	Atwood Ave. & Cambridge St.	138220058	0.26	Low	R-1-7.5	Vacant	0	5.88	0	0	1	1	High Resource
7	Atwood Ave. & Cambridge St.	138220054	0.26	Low	R-1-7.5	Vacant	0	5.88	0	0	1	1	High Resource
8	Sequoia Ct. & N F St.	138150076	0.24	Low	R-1-6	Vacant	0	7.14	0	0	1	1	High Resource
9	Sequoia Ct. & N F St.	138150077	0.26	Low	R-1-6	Vacant	0	7.14	0	0	1	1	High Resource
10	Sequoia Ct. & N F St.	138150084	0.23	Low	R-1-6	Vacant	0	7.14	0	0	1	1	High Resource
11	N E St.	138042012	0.23	High	RM-1.5	Vacant	0	29.04	0	5	0	5	High Resource
Total									**0**	**5**	**9**	**14**	
Northwest Exeter													
12	N Quince Ave.	138190064	0.29	Low	R-1-7.5	Vacant	0	5.88	0	0	1	1	High Resource
13	E Elberta Rd. & Vine St.	133060008	25.00	Low	R-1-6	Agriculture	0	7.14	0	0	133	133	High Resource
14	N Quince Ave. & W Willow St.	138122018	0.11	Medium	RM-3	Vacant	0	14.52	0	1	0	1	High Resource
15	314 N Albert Ave.	138130024	0.53	Medium	RM-3	Vacant	0	14.52	0	5	0	5	High Resource
16	E Elberta Rd. & Vine St.	133060008	5.00	Medium*	RM-3*	Agriculture		14.52	0	27	27	54	High Resource
Total									**0**	**33**	**161**	**140**	

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
South Exeter													
17	Dove Ct. & Olivewood Dr.	135300051	0.66	Very Low	R-1-10	Vacant	0	4.35	0	0	2	2	Moderate Resource
18	N Belmont Rd.	135030025	0.25	Low	R-1-7.5	Vacant	0	5.88	0	0	1	1	Moderate Resource
19	582 Little Lane Dr.	135030035	0.19	Low	R-1-6	Vacant	0	7.14	0	0	1	1	Moderate Resource
20	570 Little Lane Dr.	135030036	0.19	Low	R-1-6	Vacant	0	7.14	0	0	1	1	Moderate Resource
21	W Maple St. & S Francis Ave.	135026014	0.22	Low	R-1-6	Vacant	0	7.14	0	0	1	1	Moderate Resource
22	397 S Orange Ave.	135072016	0.17	Medium	RM-3	Vacant	0	14.52	0	1	0	1	Moderate Resource
23	866-870 W Chestnut St.	135010041	0.20	Medium	RM-3	Vacant	0	14.52	0	2	0	2	Moderate Resource
24	S Filbert Rd.	135054035	0.43	High	RM-1.5	Vacant	0	29.04	0	9	0	9	Moderate Resource
~~25~~	~~E Firebaugh Ave & S F St~~	~~135190072~~	~~3.22~~	~~High*~~	~~RM-1.5*~~	~~Vacant~~	~~0~~	~~29.04~~	~~70~~	~~0~~	~~0~~	~~70~~	~~Moderate Resource~~
26	S Filbert Ave & W Firebaugh Ave.	135190063	1.70	High*	RM-1.5*	Vacant	20~~0~~	29.04	~~37~~34	~~0~~1	~~0~~2	37	Moderate Resource
27	S Kaweah Ave.	135190039	1.46	High*	RM-1.5*	Vacant	20~~0~~	29.04	~~31~~28	~~0~~1	~~0~~2	31	Moderate Resource
28	S Kaweah Ave.	135190037	1.45	High*	RM-1.5*	Vacant	20~~0~~	29.04	~~31~~28	~~0~~1	~~0~~2	31	Moderate Resource
Total									~~169~~90	~~12~~15	~~6~~12	~~187~~117	
Southwest Exeter													
25	W Chestnut St. & S Belmont Rd.	133072042	5.00	High*	RM-1.5*	Vacant	20	29.04	99	4	5	108	Moderate Resource
29	S Belmont Rd.	133080053	12.00	Very Low	R-1-10	Agriculture	0	4.35	0	0	39	39	Moderate Resource
30	W Chestnut St & S Belmont Rd.	133072015	10.00	Low	R-1-7.5	Agriculture	0	5.88	0	0	44	44	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
31	W Chestnut St. & S Belmont Rd.	133072042	49.00	Low	R-1-6	Vacant	0	7.14	0	0	4821	4821	Moderate Resource
32	W Visalia Rd.	133280021	4.00	High	RM-1.5	Agriculture	0	29.04	8780	03	04	87	High Resource
33	W Chestnut St. & S Belmont Rd.	133072042	5.00	High	RM-1.5	Agriculture	0	29.04	10899	04	05	108	Moderate Resource
34	S Belmont Rd. & Powell Ave.	133080053	12.00	Medium*	RM-3*	Agriculture	0	14.52	0	100	30	130	Moderate Resource
Total									95278	100111	161148	456537	
Exeter Total									64368	153167	337330	854865	

*Rezone sites to accommodate a RHNA shortfall list the proposed land use and zoning designations

Figure B4-2 Exeter Site Inventory



~~B4.3.5~~B4.5.5 Southwest Exeter

Southwest Exeter is bounded by city boundaries to the south and west, West Visalia Road to the north, and South Belmont Road to the east. The neighborhood consists of commercial uses in its northeastern corner, vacant land, and agricultural land. Southwest Exeter is in a CAL FIRE designated Urban Unzoned and Non-Wildland/Non-Urban Fire Hazard and in an area of minimal flood hazard. This neighborhood can accommodate five sites with an assumed capacity of ~~195~~ 278 lower-income units, 111 moderate-income units, and ~~131~~ 148 above moderate-income units. One site identified in this area is currently vacant, all others are located on land used for agriculture. All sites are in an area of the city that has TCAC designations of high resource and moderate resource.

~~B4.4~~B4.6 Adequacy of Residential Site Inventory in Meeting RHNA

The Site Inventory identifies sites to accommodate the development of ~~364~~ 368 lower-income units, ~~153~~ 167 moderate-income units, and ~~337~~ 330 above moderate-income units on 34 sites. No sites less than 0.5-acre in size are used to accommodate lower-income housing.

Of the identified sites, ~~27~~ 28 are vacant while the remainder are located on land currently used for agriculture. None of the sites currently used for agriculture are subject to Williamson Act contracts. The Site Inventory includes 28 sites which are currently zoned for residential and would not require rezoning to allow for housing development. Six sites will be rezoned to allow higher density residential development. Regional trends indicate the high likelihood of redevelopment of sites with agricultural uses to residential development.

The Site Inventory includes a surplus of ~~46~~ 50 lower-income units, giving the City a ~~14~~ 16 percent buffer for this income category. The summary of the residential Site Inventory, including rezone sites and planned and approved units, is presented in Table B4-9.

Table B4-9 Adequacy of Residential Site Inventory

	Lower Income	Moderate Income	Above Moderate Income	Total
RHNA Allocation	**318**	**146**	**380**	**844**
Planned and Approved Units	0	0	80	**80**
ADUs Anticipated	0	0	0	**0**
Remaining RHNA	**318**	**146**	**300**	**764**
Downtown Exeter	0	3	0	3
Northeast Exeter	0	5	9	14
Northwest Exeter	0	6	134	140
South Exeter	0	12	6	18
Southwest Exeter	~~195~~179	~~0~~7	~~131~~113	~~326~~299
Rezone Sites	~~169~~189	~~127~~134	~~57~~68	~~353~~391
Total Units on Sites	**~~264~~368**	**~~153~~167**	**~~337~~330**	**~~854~~865**
Total Unit Surplus	**~~46~~50**	**~~7~~21**	**~~37~~30**	**~~90~~101**
Percent Buffer over RHNA	**~~14~~16%**	**~~14~~5%**	**~~10~~12%**	**~~13~~12%**

~~B4.5~~B4.7 Availability of Infrastructure and Services

The City's Public Works Department ensures the continued maintenance and improvement of the City's infrastructure. This includes all public utilities: domestic water, refuse/recycling collection (contracted with Mid Valley Disposal), wastewater treatment, sanitary sewer services, and street and signal maintenance. As such, the City will ensure adequate capacity of all infrastructure and utilities to accommodate the housing included in the Site Inventory. All sites identified in the inventory have existing and available infrastructure. Within one week of adoption, the City will provide a copy of the adopted 2023-2031 Housing Element to the City's Public Works Department, pursuant to Government Code Section 65589.7.

~~B4.5.1~~B4.7.1 Wastewater System

The City's Wastewater Division operates and maintains the sanitary sewer system, which consists of collector lines and nine lift stations. The City's wastewater treatment plant receives and treats 980,000 gallons of sewage per day from residential and commercial waste.[10] The City's wastewater system has sufficient capacity to serve new residential development necessary to serve the proposed development to accommodate the City's RHNA.

~~B4.5.2~~B4.7.2 Potable Water System

The City's Water Division operates and maintains the City's water system, which consists of eight wells, chlorination treatment facilities at each of the active wells, two inactive wells, one elevated storage tank with a capacity of 100,000 gallons, and a loop distribution system. In 2004, the City replaced most of its cast iron pipe water mains with C-900 polyvinyl chloride (PVC) pipes. The system can produce and deliver approximately 6.6 million gallons of water per day. Based on estimates from the Environmental Protection Agency (EPA), this is enough water to serve approximately 20,000 households per day, based on the average household use of 300 gallons per day[11]. Therefore, the City's potable water system has sufficient capacity to serve new residential development necessary to fulfill the City's RHNA.

~~B4.5.3~~B4.7.3 Storm Water and Drainage

The storm drainage system consists of one City-owned permanent discharge basin (commonly referred to as the Brickyard), one City-owned detention basin at the City's Corporation Yard, one City-owned park-pond basin at Park Place, separate primary points of discharge into the Consolidated Peoples Ditch along Belmont Avenue, an underground pipe network, and three lift stations. The majority of the storm drain infrastructure in the downtown area was constructed prior to the 1940s, while numerous additions and repairs have been made to other parts of the city over the last 70 years[12]. The City's stormwater system has sufficient capacity to serve new residential development necessary to fulfill the City's RHNA.

~~B4.5.4~~B4.7.4 Dry Utilities

Dry utilities are defined as electricity, natural gas, cable, and telephone services. Southern California Edison is the main supplier of electricity, The Gas Company is the natural gas service provider, and

[10] Exeter General Plan Environmental Impact Report, 2000.
[11] City of Exeter Water System Master Plan, 2019.
[12] City of Exeter Storm Drain Master Plan, 2023.

Frontier provides telecom services. No capacity, installation, or connectivity issues for the proposed housing sites are anticipated during the planning period.

~~B4.6~~B4.8 Environmental Considerations

As noted in Chapter B3, *Housing Constraints*, environmental constraints to housing development in the region include risk of wildfire, earthquakes, landslides and erosion, and flooding. The sites identified in the Site Inventory are all located outside of identified hazardous areas.

The Tulare County Multi-Jurisdictional Local Hazard Mitigation Plan identifies climate change, drought, extreme heat, and flooding as the hazards most likely to affect Exeter. 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.

~~B4.7~~B4.9 Opportunities for Energy Conservation

Exeter, through its land use and housing elements, has implemented programs and approved projects that have provided an adequate supply of housing to ensure affordable housing and employment opportunities for a full range of income groups. Program 13 is included in this Housing Element to further encourage infill development, resulting in lower average vehicle miles traveled by Exeter residents by reducing car trips to work or for errands, and providing for housing development that is more energy efficient.

Additionally, Exeter's Zoning Ordinance specifies the following opportunities for energy conservation[13]:

- To the greatest extent possible, the multifamily buildings should run east and west to take advantage of passive solar design opportunities.
- All ground-mounted heating/cooling units shall be located on the east side of a building that fronts onto an east/west roadway, and on the north side of a building that fronts onto a north/south roadway.
- The landscaping plan for the multifamily complex should plant deciduous trees on the south and west sides of the residential complex.

[13] Exeter Zoning Ordinance. Chapter 17.16.11.

This page intentionally left blank.