

## **6 • LAND AVAILABILITY AND PUBLIC FACILITIES**

In order to properly plan for future housing needs, undeveloped lands available for housing within existing city limits and Sphere of Influence lines must be inventoried. In addition, this chapter analyzes the City of Firebaugh's infrastructure systems that support the development of housing – water, sewer and storm drainage.

### **AVAILABLE LAND INVENTORY**

The following tables and map itemize the amount of land and potential number of residential units that could be generated based on existing zoning and General Plan designations in and around Firebaugh.

These properties include vacant and agricultural lands presently within the city limits that are zoned for residential development, as well as unincorporated lands on the fringe of the community that are presently zoned for agriculture but are designated for residential development by the Land Use Element of the Firebaugh General Plan.

At an appropriate time in the future, these fringe properties can be zoned to a residential classification upon annexation to Firebaugh. Both City and County policies encourage urban development to take place within cities where urban facilities and services are available.

**Single Family Residential Land Supply**

Tables 6-1 through 6-5 list vacant or agricultural parcels in and around Firebaugh that are zoned or designated for residential development. These are also shown on Map 6-1. Table 6-1 lists the number of vacant lots in four subdivisions that were approved in recent years in Firebaugh.

**Table 6-1**  
*Available Single Family Residential Lots in Subdivisions*

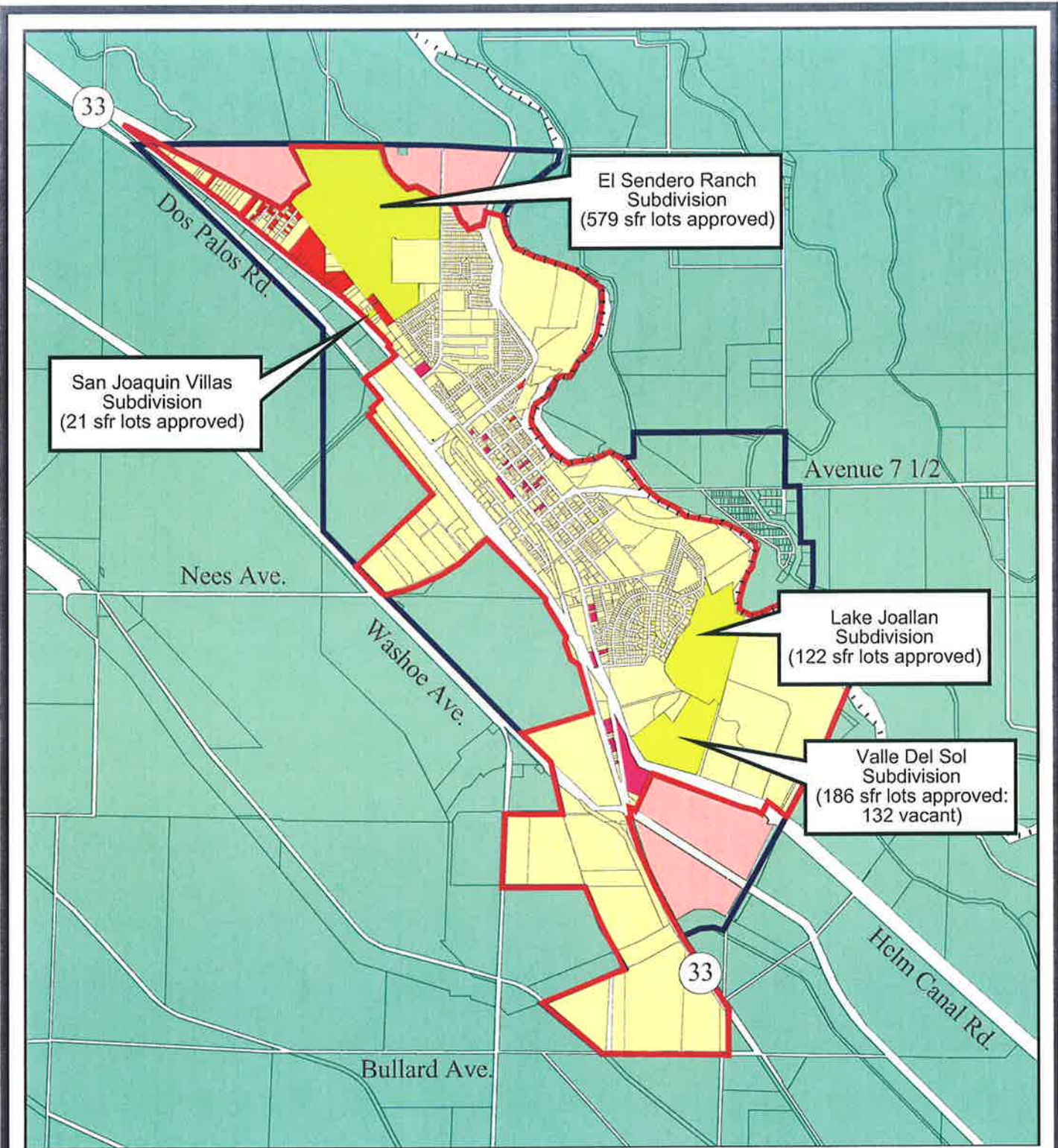
<b>Subdivision Name</b>	<b>Acres</b>	<b>Number of lots</b>	<b>Zoning</b>	<b>Water</b>	<b>Sewer</b>	<b>Storm Drainage</b>
Valle Del Sol	45	186 lots	R-1	Installed	Installed	Installed
Lake Joallan	72	122 lots	R-1	Available	Available	Available
El Sendero Ranch	181	579 lots	R-1	Available	Available	Available
San Joaquin Villas	1.7	21 lots	M-U-C (P)	Available	Available	Available
<b>Total</b>	<b>300 acres</b>	<b>908 lots</b>				

Two of these subdivisions have begun construction. The Valle Del Sol subdivision was approved with 186 lots – to date 54 lots have been developed, leaving 132 remaining vacant lots. The San Joaquin Villas project began construction in January of 2009. The two other subdivisions (El Sendero Ranch and Lake Joallan) have approved tentative subdivision maps. Combined, these four subdivisions have 300 acres of land and 908 single family residential lots.

Table 6-2 shows other scattered vacant lots zoned R-1 in Firebaugh.

**Table 6-2**  
*Developable Single Family Residential Land Inside City Limits*

<b>Single Family Zoning</b>						
<b>APN</b>	<b>Acres</b>	<b>Zoning</b>	<b>Potential Unit Yield</b>	<b>Water</b>	<b>Sewer</b>	<b>Storm Drainage</b>
008-210-046	0.2	R-1	1	Available	Available	Available
007-200-011	0.15	R-1	1	Available	Available	Available
007-200-015	0.2	R-1	1	Available	Available	Available
007-200-020	0.3	R-1	1	Available	Available	Available
007-210-016	0.2	R-1	1	Available	Available	Available
008-124-004	0.3	R-1	1	Available	Available	Available
1.35 acres		6 units				



San Joaquin Villas  
Subdivision  
(21 sfr lots approved)

El Sendero Ranch  
Subdivision  
(579 sfr lots approved)

Lake Joallan  
Subdivision  
(122 sfr lots approved)

Valle Del Sol  
Subdivision  
(186 sfr lots approved:  
132 vacant)

### Available Residential Land Inventory

- Land Zoned for single family residential
- Land zoned for multi-family residential
- Land zoned commercial where multi-family is permitted by C.U.P.)
- Land designated for residential development outside city limits, within Sphere of Influence

- County Boundary
- City Limits
- Sphere of Influence
- Other parcels within City Limits
- Parcels outside City Limits

City of Firebaugh

Map 6-1

1000 0 1000 2000 Feet

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All of the parcels listed in Tables 6-1 and 6-2 have access to utilities (water, sewer, storm drainage) and are free from any significant constraints to development - except that some of this land (like much of Firebaugh) is within a 100- or 500-year flood plain.

In addition, each parcel listed can potentially be developed with a second residential unit, consistent with the City’s Second Dwelling Unit Ordinance, adopted in 2007.

**Land for Multi-Family Residential Development**

Table 6-3 lists vacant parcels that could be developed with multi-family residential units. The State typically considers high density multi-family zoning (such as Firebaugh’s R-3 and M-U-C zones) to be most financially feasible for the low- and very low-income groups. Firebaugh allows multi-family development in the R-2 (Low Density Multiple Family Residential) R-3 (High Density Multiple Family Residential) and M-U-C (Mixed Use Commercial) zones. Development standards for these zones are discussed and analyzed in Chapter 7 of this Housing Element. The lots listed in Table 6-3 are also shown on Map 6-1

**Table 6-3**  
**Potentially Developable Multi-Family Lots**

<b>APN</b>	<b>Acres</b>	<b>Zoning</b>	<b>Permitted Units Per Acre</b>	<b>Potential Unit Yield</b>	<b>Water</b>	<b>Sewer</b>	<b>Storm Drainage</b>
008-051-016	0.3	R-2	11	3	Available	Available	Available
008-100-026	0.5	R-2	11	5	Available	Available	Available
007-005-059	0.36	M-U-C	18.5	7	Available	Available	Available
007-005-052	1.72	M-U-C	18.5	32	Available	Available	Available
007-005-067	0.33	M-U-C	18.5	6	Available	Available	Available
007-005-066	0.27	M-U-C	18.5	5	Available	Available	Available
007-005-037	0.63	M-U-C	18.5	12	Available	Available	Available
007-110-068	0.52	M-U-C	18.5	10	Available	Available	Available
007-110-044	0.35	M-U-C	18.5	6	Available	Available	Available
007-110-045	0.17	M-U-C	18.5	3	Available	Available	Available
007-110-047	0.17	M-U-C	18.5	3	Available	Available	Available
007-110-040	0.55	M-U-C	18.5	10	Available	Available	Available
007-110-039	0.17	M-U-C	18.5	3	Available	Available	Available
007-110-037	0.35	M-U-C	18.5	6	Available	Available	Available
007-110-022	0.38	M-U-C	18.5	7	Available	Available	Available
007-110-025	0.18	M-U-C	18.5	3	Available	Available	Available
007-110-026	0.18	M-U-C	18.5	3	Available	Available	Available
007-110-027	0.18	M-U-C	18.5	3	Available	Available	Available
007-110-030	0.66	M-U-C	18.5	12	Available	Available	Available
007-110-066	0.27	M-U-C	18.5	5	Available	Available	Available
007-110-056	0.25	M-U-C	18.5	5	Available	Available	Available
007-110-020	0.15	M-U-C	18.5	3	Available	Available	Available
007-110-051	0.15	M-U-C	18.5	3	Available	Available	Available
007-110-018	0.15	M-U-C	18.5	3	Available	Available	Available
007-110-055	0.36	M-U-C	18.5	7	Available	Available	Available

<u>APN</u>	<u>Acres</u>	<u>Zoning</u>	<u>Permitted Units Per Acre</u>	<u>Potential Unit Yield</u>	<u>Water</u>	<u>Sewer</u>	<u>Storm Drainage</u>
007-110-012	0.14	M-U-C	18.5	3	Available	Available	Available
007-110-013	0.14	M-U-C	18.5	3	Available	Available	Available
007-110-010	0.14	M-U-C	18.5	3	Available	Available	Available
007-110-008	0.21	M-U-C	18.5	4	Available	Available	Available
007-110-007	0.14	M-U-C	18.5	3	Available	Available	Available
007-110-064	0.26	M-U-C	18.5	5	Available	Available	Available
007-110-003	0.2	M-U-C	18.5	4	Available	Available	Available
007-120-012	0.5	M-U-C	18.5	7	Available	Available	Available
007-120-013	0.1	M-U-C	18.5	2	Available	Available	Available
007-120-017	0.1	M-U-C	18.5	2	Available	Available	Available
007-120-019	0.1	M-U-C	18.5	2	Available	Available	Available
007-120-018	2.3	M-U-C	18.5	43	Available	Available	Available
007-120-022	0.3	M-U-C	18.5	6	Available	Available	Available
007-013-007	1.92	M-U-C	18.5	36	Available	Available	Available
007-013-015	0.63	M-U-C	18.5	12	Available	Available	Available
<b>TOTAL</b>	<b>16.5 acres</b>			<b>301 units</b>			

The information shown in Table 6-3 shows that Firebaugh has 40 vacant lots totaling 16.5 acres zoned for multi-family development. If fully developed, these lots could generate about 300 dwelling units.

### Mixed Use Commercial Zone

The Mixed Use Commercial (M-U-C) zone is a zone district that was applied to the area in northwest Firebaugh known as Del Rio, when this area was annexed into the City in 2003. The M-U-C zone was crafted to allow a variety of uses, including those already existing in this former County subdivision, including single- and multi-family residential, retail and service commercial, as well as light industrial uses. The zone allows multi-family residential development to be established consistent with standards of the R-3 zone (18.5 units per acre). The City has approved two multi-family projects in this area in recent years.

As a part of the ongoing General Plan update, the City is considering eliminating the M-U-C zone and replacing it with more definitive zone districts geared to specific uses, such as multi-family residential, retail commercial, etc. This will establish greater certainty in the development process.

Another concern of the M-U-C zone (from the Housing Element’s perspective) is that not necessarily all parcels will be developed with multiple family residential units – because other uses are also allowed (single family residential, retail and service commercial, light industrial, etc.). Therefore, the supply of developable lands listed in Table 6-3 represents a buildout condition that assumes all vacant lots zoned M-U-C are developed with multi-family dwellings. It should be mentioned however that most recent development

inquiries in the Del Rio area have been for multi-family development, and the City has approved two multi-family projects there in recent years.

In establishing definitive zone districts in Del Rio the City will endeavor to ensure that an adequate supply of developable land for the City’s regional housing needs (particularly that for low and very low income groups) is maintained. Specifically, any zone changes must ensure that adequate vacant land supply is provided for at least 181 low- and very-low income units – as established by Firebaugh’s Regional Housing Need for this Housing Element.

**Multi-Family Development in Commercial Zones**

Firebaugh is somewhat unique among area cities in that its C-2 and C-3 commercial zones allow multi-family residential development by Conditional Use Permit – constructed to standards of the R-3 zone. Table 6-4 shows vacant parcels zoned C-2 and C-3 that could be developed with multi-family units. These parcels are also shown on Map 6-1

**Table 6-4**  
*Developable Multi-Family Residential Land Inside City Limits  
that is Commercially Zoned*

<b>APN</b>	<b>Acres</b>	<b>Zoning</b>	<b>Units Per Acre</b>	<b>Potential Unit Yield</b>	<b>Water</b>	<b>Sewer</b>	<b>Storm Drainage</b>
007-070-064	0.3	C-2	18.5	6	Available	Available	Available
007-070-089	0.4	C-2	18.5	7	Available	Available	Available
007-070-037	0.7	C-3	18.5	13	Available	Available	Available
008-071-003	0.3	C-2	18.5	6	Available	Available	Available
008-071-010	0.3	C-2	18.5	6	Available	Available	Available
008-073-003	0.3	C-2	18.5	6	Available	Available	Available
008-073-008	0.2	C-2	18.5	4	Available	Available	Available
008-073-010	0.2	C-2	18.5	4	Available	Available	Available
008-074-003	0.1	C-2	18.5	2	Available	Available	Available
008-074-004	0.2	C-2	18.5	4	Available	Available	Available
008-074-006	0.3	C-2	18.5	6	Available	Available	Available
008-076-005	0.2	C-2	18.5	4	Available	Available	Available
008-076-016	0.2	C-2	18.5	4	Available	Available	Available
008-076-027	0.2	C-2	18.5	4	Available	Available	Available
008-043-001	0.4	C-2	18.5	7	Available	Available	Available
008-041-006	0.2	C-3	18.5	4	Available	Available	Available
007-080-027	11.7	C-3	18.5	216	Available	Available	Available
<b>Total</b>	<b>16.2 ac.</b>			<b>303 units</b>			

Table 6-4 lists seventeen vacant parcels zoned either C-2 or C-3 that could potentially be developed with multi-family units. Though commercially-zoned parcels are not typically the “first choice” for multi-family development, history has shown that these parcels can

be developed with such uses in Firebaugh. There are currently five parcels in C-2 and C-3 zones developed with a total of 48 multi-family units.

**Potentially-Developable Residential Land Outside City Limits**

Table 6-5 inventories land designated for residential development that lies outside the existing city limit boundary - but within Firebaugh's Sphere of Influence. This land is designated for future urban development by Firebaugh's General Plan - Land Use Element. It should be noted that these designations reflect the proposed Land Use Map of the 2030 General Plan, which is expected to be adopted in the first half of 2009. These designations are identical to the designations in the 1992 Land Use Element, except that the 2030 Land Use Element designates about 17 acres of land for high density residential development.

**Table 6-5**  
*Residentially-Designated Land Outside City Limits*

APN	Acres	General Plan Designation	Likely Zoning Designation	Potential Unit Yield	Notes
007-061-010	46.0	Medium Density Residential	R-1	207 units	Currently in ag preserve
007-061-023	29.4	Medium Density Res. (20 ac)/High Density Res. (9.4 ac)	R-1 (20 ac.) R-3 (9.4 ac)	264 units	
007-061-002	43.0	Medium Density Res. (35.7 ac)/ High Density Res. (7.3 ac)	R-1 (35.7 ac.) R-3 (7.3 ac.)	296 units	Currently in ag preserve
007-091-034	43.8	Medium Density Residential	R-1	220 units	Currently in ag preserve
012-031-022	92.8	Medium Density Residential	R-1	465 units	Currently in ag preserve
012-031-023	59.4	Medium Density Residential	R-1	300 units	Currently in ag preserve
<b>Total</b>	<b>314.4 ac</b>			<b>1,752 units</b>	

Table 6-4 shows that about 314 acres are designated for future residential development outside Firebaugh's current city limit boundaries but within the Sphere of Influence. These lands are designated for single and multi-family residential use. At full buildout, these lands could accommodate over 1,700 dwelling units. The actual amount may vary depending on whether some land is utilized for parks, storm drainage basins, etc. Currently this land is not served with infrastructure - extensions of water and sewer mains would be required.

### **Unmet Housing Needs**

Recent changes to state Housing Element law require that cities that did not zone enough vacant/re-developable residential land for their previous Housing Element, must “add” that land to the current Housing Element land demand, and that this land must be zoned and available for development within one year of adoption of the current Housing Element. In other words, the land needed (but not secured or designated) from the previous housing element must be “added” to the land inventory for the current housing element planning period.

The 2002 Firebaugh Housing Element identified a shortfall of available land for the low- and very low income groups. The Element determined that the City needed to provide land for 191 of these units. The state typically considers the R-3 zone to be adequate to provide for the housing needs of these groups. At a rate of 18.5 units per acre, the City needed to zone approximately 10.3 acres of land to the R-3 district for the 2002 Housing Element.

To comply with Housing Element requirements, the City will need to add the 10.3 acres of high density residential zoning to the housing need for the current 2008 Element. The housing “need” for the current Housing Element for low- and very-low income housing groups is 181 units – equating to 9.7 acres (at a rate of 18.5 units per acre). Therefore, the total need for high density residential zoning is 20 acres (10.3 + 9.7 acres). As mentioned above, at least 10.3 acres (the 2002 Housing Element “unmet” demand) must be secured within one year of adoption of the Housing Element. It is estimated that the existing supply of 16.5 acres of vacant land zoned for multi-family residential (listed previously in this chapter) meets this land demand. However, the City will need to add at least 3.5 acres of land to meet the entire low- and very-low income housing need before the end of the planning period (2012).

In order to accomplish this, the City is working with the developer of the El Sendero Ranch project to examine the feasibility of adding some R-3 zoning to the site. A 10-acre portion of this large subdivision had been reserved for future residential development (within the context of the Planned Development (PD) zone). This land abuts the east side of the Del Rio area on both sides of a future collector street. The developer’s representative has indicated their willingness to zone some or all of this land for multi-family development. An action plan pertaining to this issue will be added to Chapter 8 of this Housing Element.

### **Land Availability Conclusions**

Based on the foregoing analysis and the addition of specific action plans, it can be concluded that Firebaugh has adequate developable land to provide for its regional



housing needs through the planning period of the Housing Element, as well as enough land to meet the unmet housing needs of the 2002 Housing Element.

### **Density Bonus**

It should be noted that the numbers of estimated dwelling units presented in the above tables could be increased further if a developer were to use the density bonus provision allowed by State law. A density bonus allows a 25 percent increase in overall density if 25 percent of a proposed development is set aside or designated for qualified low- or very low-income families. The estimated number of units could also be increased if homeowners take advantage of the zoning ordinance's provision for second residential units. This ordinance allows owners of properties zoned R-1 to construct a second unit as long as basic zoning standards are met. The City approved its second unit ordinance in 2007.

### **Planned Development Zone**

Another option for encouraging more compact development is the use of the Zoning Ordinance's Planned Development (PD) zone. This zone allows flexibility for zoning standards, including lot sizes. Flexibility is allowed as long as the overall density of the project does not exceed that allowed by the underlying zoning. The City has approved three residential P-D projects in the past four years, that allowed flexibility with respect to yard setbacks and lot sizes.

### **Mobile Homes/Manufactured Housing**

Manufactured housing is also considered an important housing alternative, especially as it relates to serving the needs of lower-income households. State planning law requires that manufactured housing on permanent foundation systems must be permitted in all single-family zoned lots, so long as the unit is no more than ten years old on the date of application, and meets federal and optional local standards specified in Government Code Section 65852.3. According to City records there are currently 112 mobile homes in Firebaugh and there are four mobile home parks in the community.

Section 65852.3 states that local governments may impose architectural requirements on the manufactured home itself which are limited to roof overhang, roofing material, and siding material, so long as the requirements, or any other lot development standards imposed on the manufactured home installation, do not exceed those required for a conventional home on the same lot. Section 65852.4 has been added to the Government Code to specify that a locality may not subject an application to install a manufactured home on a foundation system on a single-family lot to any administrative permit, planning, or development process or requirement unless it is identical to those which would be imposed on a conventional home on the same lot.

### **Other Housing Products/Types**

In addition to providing adequate land for single and multi-family residential development there are other types of residential development that the zoning ordinance and general plan must provide for, including farmworker housing, emergency shelters, and transitional housing. The Firebaugh Zoning Ordinance permits factory-built housing, mobile homes, and second units in the R-1 zone, and farm labor housing (classified as multi-family housing) is permitted in the R-3, R-2 and M-U-C zones. To comply with State law, the City will need to amend the zoning ordinance to allow Emergency Shelters and Transitional Housing units – most likely in the R-3 and perhaps C-3 zones. This is addressed as an action plan in Chapter 8 of this Housing Element.

### **AVAILABILITY OF PUBLIC FACILITIES**

City policy requires that sewer, storm water drainage, domestic water, and street improvements be installed by developers when property is being developed. These installed improvements become a part of the city's larger infrastructure and circulation systems. A brief description of each system is as follows:

#### **Sewer System**

The City of Firebaugh owns and operates a municipal wastewater treatment plant with a design capacity of 1.5 million gallons per day (mgd). The plant is currently operating at about one million gallons per day, which represents sufficient capacity to accommodate the city's anticipated growth during the planning period. New development is typically responsible for construction of sewer collection facilities for annexed areas in the City.

#### **Water System**

The City derives all domestic water from the local groundwater system and maintains six wells situated along the San Joaquin River. Recent upgrades to the City's water filtration system have ensured that water capacity exists to support housing development through the planning period. The existing water distribution system is adequate for supplying water to existing developed neighborhoods at sufficient pressures for fire fighting purposes.

Providing land for new housing requires annexation of land and the extension of water lines to serve the area. Expansion or extension required to serve new development is the responsibility of the developer.

### **Storm Drainage**

The City operates a limited storm drainage system that directs about half of the runoff into detention basins while the other half flows by gravity into the San Joaquin River. Historically, the city's drainage was allowed to flow to the river; however the city has been making efforts to divert the runoff to detention basins since it developed its storm drainage master plan in 1992.

The city collects storm water in a series of storm drain pipelines and discharges into three drainage ponds, located at the corner of Clyde Fannon Drive and Sablan St., Clyde Fannon Drive and Diaz Street, southeast of Helm Canal Road/Birch Drive, and one in the Del Rio area. The remainder of the city's storm water drains to the San Joaquin River. It is the responsibility of developers to provide storm drainage facilities for their projects, as they are developed.

### **Streets and Roads**

At the current time, the circulation system in Firebaugh is generally adequate. All roads in city limits are operating at Level of Service "C" or better. Street routes and design standards are established in the Circulation Element of the Firebaugh General Plan. Design standards are comparable to other neighboring communities. Caltrans controls access to State Route 33 through the City, and limitations are typically placed on access to State facilities.