

Exeter General Plan 2000 to 2020

Land Use Element

Introduction

The Land Use Element is the most prominent of the seven mandatory elements of the General Plan. It, more so than the other elements, has the most significant impact on existing and future Exeter residents. It is the element that determines the general location of residential, commercial, industrial, public and open space uses and it discloses building intensities and population densities for the planning area. In planning circles, the land use and circulation elements of the General Plan have been termed the “blueprints” for the development of a city. The goals, policies, and implementation measures of the elements are considered to be the “instructions” for the blueprints.

The Exeter Land Use Element contains seven sections:

- 1) land use and population;
- 2) population and land use projections;
- 3) land use designations and population densities;
- 4) planning issues and land use goals;
- 5) land use policies and actions (implementation measures);
- 6) land use designation/ zoning district matrix; and a
- 7) land use map.

Land Use and Population

Early Land Use Patterns

Exeter General Plan 2000 to 2020

The original Exeter township was formed by the Southern Pacific (SP) Railroad through its subsidiary, Pacific Improvement Company (see Exhibit 3). The townsite was established after the Pacific Improvement Company bought land from John Firebaugh in 1888, a local landowner. Exeter received its name from an early promoter of the improvement company, D.W. Parkhurst. He named the city Exeter after his home city of Exeter, England.

The original townsite encompassed 240 acres. The SP Railroad traversed the townsite in a northwest to southeast direction. The railroad and adjoining right-of-way occupied approximately 40 acres. The railroad depot was situated between Pine and Maple Streets on the east side of the railroad tracks.

As was the case in many early railroad-sponsored towns, Exeter's first streets were laid out parallel with and perpendicular to the railroad tracks. The streets had right-of-way widths of 80 feet and each block formed by these streets had a 20-foot wide alley that bisected the block. The early blocks were rectangular in shape, 320 by 400 feet. They were composed of lots that measured 25 feet by 150 feet. (see Exhibit 3).

In 1911, when Exeter incorporated, the city had already shifted the orientation of its newer streets to north/south and east/west alignments. This reorientation created numerous triangular-shaped blocks where the two street patterns joined. Today, many of these blocks are used either as park or church sites.

An early land use survey, November 4, 1904, indicated the following uses were operating in town - three hotels, two livery stables, two churches, two restaurants, four blacksmith shops, two saloons, two railroads, two packing houses, six retail stores, a harness shop, a bank, an elegant barber shop and one "wide-awake" newspaper. Crops being grown around Exeter included Emperor grapes, citrus and dry-land wheat and barley.

Exeter's land use patterns and appearance were forged by three seemingly unrelated forces - railroads, agriculture and building materials. Exeter's past, present and future land use patterns will be dictated by railroads. Exeter's first railroad, Southern Pacific, traversed the city in a northwest/southeast alignment. This manmade feature essentially divided the city in half. In 1905, the Visalia Electric Railroad began operation. This railroad connected Exeter to Visalia to the west and Lemon Cove to the northeast. This railroad, which runs from the SP Railroad to the east towards the foothills, has limited development in the northeast quadrant of town. The Sante Fe Railroad was constructed in 1914. The Sante Fe line formed the eastern border of urbanized Exeter. Except for the development of agriculturally-related industries (packing houses, cold

Exeter General Plan 2000 to 2020

storage) along the track, development has not occurred east of this railroad.

Oranges drive the economy in Exeter. First planted in 1896 by George Frost, the citrus industry today (oranges, lemons, grapefruit, tangerines) dominates the visual and economic landscape. Citrus is the dominate crop around Exeter and in fact lines both sides of State Route 65 from State Highway 198 to the city limits. In terms of the economy, as goes the citrus industry so goes the Exeter economy. Sectors of the economy that are strongly dependent on the citrus industry include, trucking, packing, cold storage, spraying, irrigating, processing, and marketing.

Bricks and granite were building materials that were mined in the Exeter area. The Exeter brick yard produced brick that was used widely on buildings throughout Exeter and the Rocky Point Granite Quarry provided material for most of the curbs in downtown Exeter and many of its buildings. Today, the brick yard, which is located north of Exeter, is used as a storm drainage retention basin.

Existing Land Use Patterns

Exeter is a compact community occupying approximately two square miles of land and containing a population of 9,168 (Jan. 1, 2000). The urban growth has extended in all directions from the original 1888 townsite. Exeter's downtown and its older residential neighborhoods are contained within a triangular area that is formed by the SP Railroad on the west, the Visalia Electric Railroad on the north and State Route 65 (Kaweah Avenue) on the east. The city's industrial districts, which are dominated by agriculturally-related uses such as packing houses and cold-storage facilities, are located along the Southern Pacific Railroad, the A.T. & S.F. Railroad, and Industrial Drive, located immediately south of the original townsite.

Single family residential development has occurred in all quadrants of the city, with most of this type of development occurring on the west side of town since 1990. Development of multiple family residential development has been limited. Scattered corner lots in the original townsite have been developed with duplexes and triplexes and a cul-de-sac street in the southeast quadrant of town was developed with 11 duplex units. The most recent multiple family developments included a 45-unit complex at the northeast corner of Visalia Road and Jacobs Place and an 18-unit complex at the northeast corner of F Street and Palm Avenue. These units provided housing opportunities for low- to moderate-income families in the community.

Commercial development is centered in the downtown and to a lesser extent, along Visalia Road and Kaweah Avenue (State Route 65). Recent developments include fast-food franchises on Visalia Road, an office complex on north Kaweah Avenue, a Best

Exeter General Plan 2000 to 2020

Western Hotel on south Kaweah Avenue, and numerous remodels of retail space in the downtown.

Schools and parks are scattered throughout the community, locating in neighborhoods that are experiencing a demand for these types of public facilities. An elementary school was constructed on Sequoia Drive in the northeast quadrant of the city and the school district recently purchased a future elementary school site in the southwest quadrant.

Table 1 provides a breakdown by acreage of the land uses within the city limits as of January 1, 2000. Exhibit No. 4 illustrates the arrangement of land uses within the city as of this date.

**Table No. 1
Existing Land Use**

Land Use Category	City Limits
Residential	
single family residential	460.68 ac.
two-family residential	5.11
multi-family residential	12.67
mobile home/trailer parks	23.50
Commercial	
central commercial	17.21
general commercial	23.19
office commercial	4.80

Exeter General Plan 2000 to 2020

service commercial	14.80
Industrial	63.53
Public	
Exeter City Hall/Fire Department	.87
Exeter Police building	.31
Exeter Recreation building	.50
Exeter Memorial District	5.41
Exeter Memorial Hospital	4.34
Exeter Waste Water Treatment Plant	30.00
Churches	8.50
Open Space	
parks	37.00
golf course	20.66
brick yard	7.15
Schools	43.08
Vacant and Agriculture Land	215.90
<u>Rights-of-way (streets and railroads)</u>	<u>321.00</u>
TOTAL	1320 acres

Residential Development Trends

In 1990, the Exeter City Council approved Annexation Policy 90-01. This action established an acreage threshold upon which future annexations would be reviewed. The policy stated:

“The City of Exeter will not initiate, entertain, encourage or support the annexation of land to the City until such time the amount of undeveloped land, zoned for single-family residential uses, falls below 23 acres, 92 single family lots.”

On February 14, 1995, the Exeter City Council strengthened the city’s annexation policy by amending its Urban Area Boundary Element with the addition of a 10-year annexation line. The amount of land contained within the 10-year annexation line was based on an annual population growth rate of 3.5 percent, a residential density of 5

Exeter General Plan 2000 to 2020

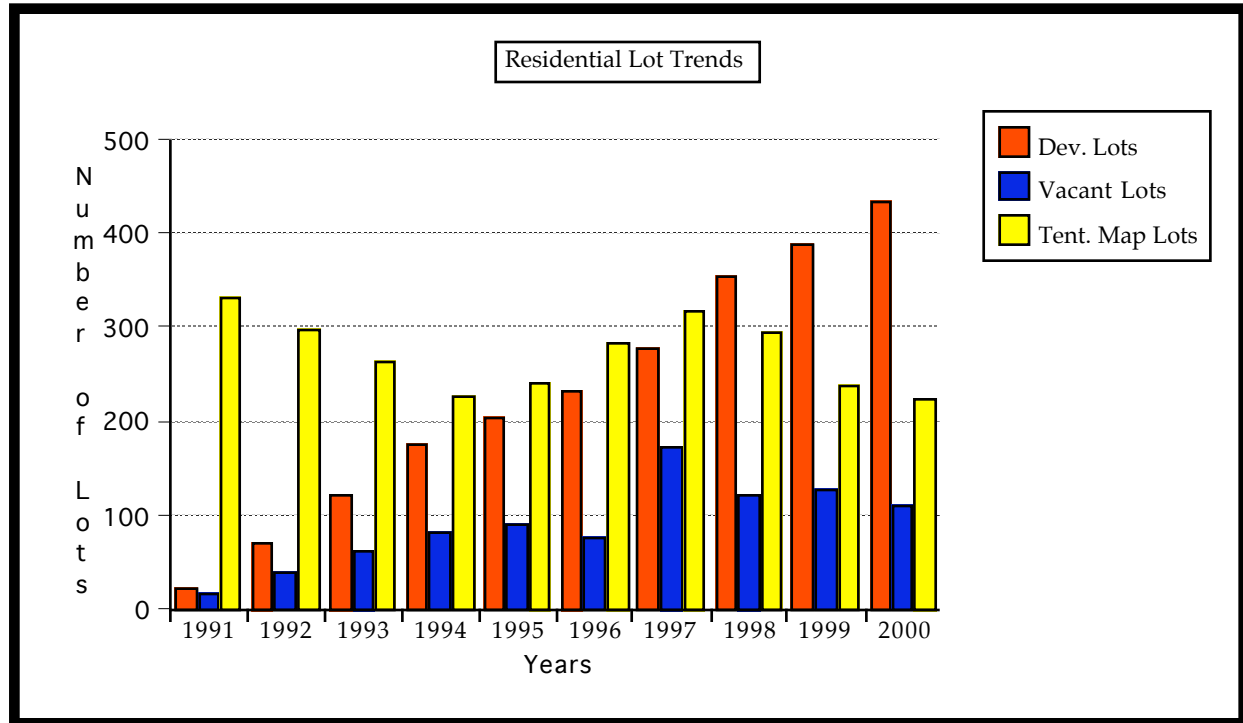
units per acre, and a dwelling unit population of 2.87 persons per unit. The total amount of land inside the 10-year annexation line was 303 acres. This line accommodates residential development in all four quadrants of the city - 139 acres in the northwest, 66 acres in the southwest, 39 acres in the southeast and 59 acres in the northeast.

The 10-year annexation line and Annexation Policy 90-01 have placed restrictive controls on residential growth in Exeter. The objective of these two growth control measures is to promote residential infill development. Since 1995, these growth control measures have encouraged residential infill and a development pattern that is generally contiguous to existing development and concentric to Exeter's downtown.

Residential infill has been the most obvious result of these two growth measures. Figure No. 1 details the trends in lot development since the adoption of these two growth control measures. Obviously, the number of lots that has been developed (in-filled) has increased from 21 in 1991 to 434 in 2000. The number of vacant lots (available for a residential dwelling units) have increased and decreased depending upon market activity. The number of lots available at any one time for home construction has been sufficient enough to insure that the cost of lots remain affordable.

Figure No. 1 Lot Trends in Exeter

Exeter General Plan 2000 to 2020



This “infill” process has been beneficial for the city in that it better utilizes existing city infrastructure; it maintains a tight service area for police, fire and solid waste services; and it encourages residential development near existing parks and schools.

Table No. 2 shows the status of residential subdivisions that have been processed since 1990. Some, like Awbrey Estates, have been built-out while others, such as the Bitterlan Subdivision, are still in the tentative map stage.

**Table No. 2
Subdivision Status**

<u>Subdivision Tract</u>	<u>Developed Lots</u>	<u>Vacant lots</u>	<u>Tent. Map Lots</u>
--------------------------	-----------------------	--------------------	-----------------------

Exeter General Plan 2000 to 2020

Country View	23	19	
Camden Place	39	0	
Pheasant Run	54	0	
Quince Park Estates	64	0	
Woodland Estates	59	32	13
Cosart IV	21	3	31
Johnson Land Manor	20	0	
Awbrey Estates	10	0	
Bitterlan Subdivision	0	0	105
Atkinson Subd	23	27	0
Wild Rose Estates	79	0	
<u>Hamar Subd.</u>	<u>42</u>	<u>30</u>	<u>75</u>
TOTAL	434 lots	111 lots	224 lots

Collins & Schoettler, January 1, 2001

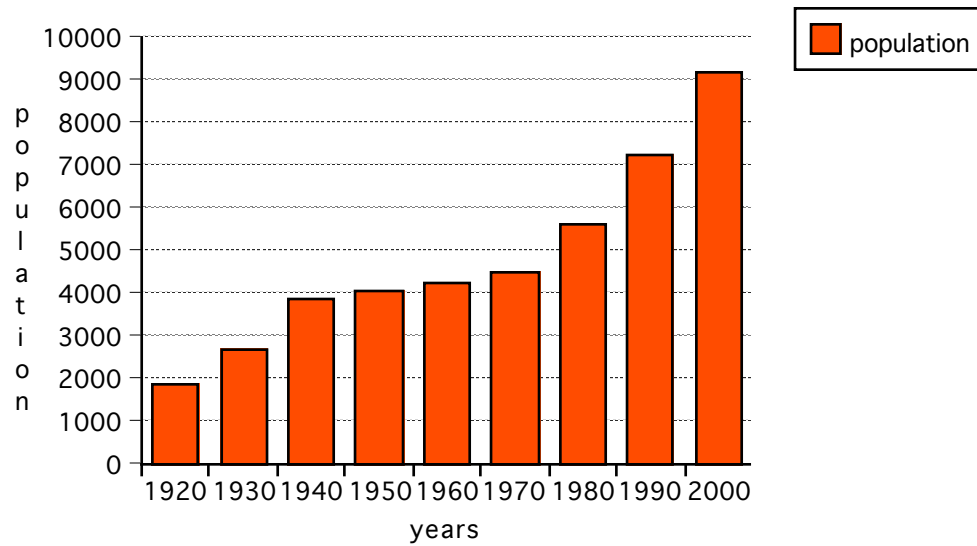
Since 1990, Exeter has been averaging 45 new single family and 7 multiple family residential units per year. This residential development activity has fostered a population growth rate that has been slow - averaging about 1.9 percent annually. At this pace, Exeter's pool of single family residential lots will last about 9.5 years.

Population

Except for the "dust bowl" decades, from 1920 to 1940, where the average annual growth rate was about 4.5 percent, Exeter's population growth from decade to decade has been slow. In fact, from 1940 to 1970, the community grew by only 592 persons, about 20 persons per year. It wasn't until the 1970s that Exeter began to grow at any appreciable rate, exceeding 2 percent per year. During the 1990s, Exeter has grown at an average annual rate of 1.88 percent per year. A graphic look at Exeter's population changes since 1920 is provided in Figure No. 2.

Figure No. 2 Population Growth

Exeter General Plan 2000 to 2020



Population and Land Use Projections

Population Projections

In order to determine the amount of land needed for urban development in Exeter

Exeter General Plan 2000 to 2020

over the next 20 years, 2000 to 2020, population projections are required. Two population projection scenarios (low and high) are provided in the Plan. These population figures are projections from the base year of 2000, provided by the U.S. Census Bureau. The Plan's "low" population projection is based on Exeter's average annual growth rate from 1990 to 2000 (1.88 percent) based on State Department of Finance; its "high" population projection is based on Exeter's average annual growth rate from 1980 to 1990 (2.88 percent) based on the U.S. Census Bureau.

**Table No. 2
Population Projections**

	2000	2010	2020
Low Population Projection (1.88 %)	9,168	11,044	13,306
High Population Projection (2.88 %)	9,168	12,178	16,177

Source: U.S. Census Bureau; State Department of Finance; Collins & Schoettler, 2000

Land Use Projections

Projections for different types of urban development for the years 2010 and 2020 are based on the population projections above and other types of demographic data, including persons per dwelling unit, acres of parkland per 1000 persons, residential densities, size of school sites, etc. Land demand projections are furnished in 10-year increments in order to be consistent with the city's current planning boundary lines - 10-year annexation line and urban development boundary line (20-year growth line).

Residential Land Demand

Residential land demand projections (low and high) for the years 2010 and 2020 are calculated below. Residential uses include single and multi-family dwellings and mobile homes, including trailers. Criteria for the location and demand for this type of land use are as follows:

- The number of persons per residential dwelling unit will be 2.89 persons (State Department of Finance, 1998).

Exeter General Plan 2000 to 2020

- Seventy-five percent of the new residential dwelling units will be single family units, 18 percent multi-family units, and 6.75 percent mobile home units (State Department of Finance, 1998).
- Single family developments will have a gross density of 4.5 units per acre; multi-family development, 15 units per acre; and mobile homes, 9 units per acre. (Collins & Schoettler, 1998 Land Use Survey).
- The residential land demand projections for 2010 and 2020 will be increased by 25 percent (flex-factor) so as to insure that the local residential real estate market does not become overly restricted thereby artificially forcing up residential land prices.

Residential Land Demand, Low Population Estimate, 2010

11,044 (2010 estimated population) - 9,168 (2000 population) = 1,876 persons
1,876 persons / 2.89 persons per residential unit = 649 residential units

649 residential units x 75 percent single family units =	487 units
649 residential units x 18 percent multi- family units =	117 units
649 residential units x 6.75 percent mobile home units =	44 units
487 single family residential units / 4.5 units per acre =	108 acres
117 multi-family residential units / 15 units per acre =	8 acres
44 mobile home units / 8 units per acre =	5.5 acres
subtotal	121.5 acres

121.5 acres x 1.25 (flex-factor) = 152 acres

Residential Land Demand, Low Population Estimate, 2020

13,306 (2020 estimated population) - 9,168 (2000 population) = 4,138 persons
4,138 persons / 2.89 persons per residential unit = 1,432 units

1,432 residential units x 75 percent single family units =	1,074 units
1,432 residential units x 18 percent multi- family units =	258 units
1,432 residential units x 6.75 percent mobile home units =	97 units
1,074 single family residential units / 4.5 units per acre =	239 acres
258 multi-family residential units / 15 units per acre =	17 acres
97 mobile home units / 8 units per acre =	12 acres

Exeter General Plan 2000 to 2020

subtotal	268 acres
268 acres x 1.25 (flex-factor)	335 acres

Residential Land Demand, High Population Estimate, 2010

12,178 (2010 estimated population) - 9,168 (2000 population) = 3,010 persons
3,010 persons / 2.89 persons per residential unit = 1042 residential units

1042 residential units x 75 percent single family units =	781 units
1042 residential units x 18 percent multi- family units =	188 units
1042 residential units x 6.75 percent mobile home units =	70 units

781 single family residential units / 4.5 units per acre =	174 acres
188 multi-family residential units / 15 units per acre =	13 acres
<u>70 mobile home units / 8 units per acre =</u>	<u>9 acres</u>
subtotal	196 acres

196 acres x 1.25 (flex-factor)	245 acres
--------------------------------	-----------

Residential Land Demand, High Population Estimate, 2020

16,177 (2020 estimated population) - 9,168 (2000 population) = 7,009 persons
7,009 persons / 2.89 persons per residential unit = 2,425 residential units

2,425 residential units x 75 percent single family units =	1,819 units
2,425 residential units x 18 percent multi- family units =	437 units
2,425 residential units x 6.75 percent mobile home units =	164 units

1,819 single family residential units / 4.5 units per acre =	404 acres
437 multi-family residential units / 15 units per acre =	29 acres
<u>164 mobile home units / 8 units per acre =</u>	<u>21 acres</u>
subtotal	454 acres

454 acres x 1.25 (flex-factor)	568 acres
--------------------------------	-----------

Exeter General Plan 2000 to 2020

These residential land demand projections indicate that Exeter will need between 152 and 245 acres of land for residential development by 2010 and between 335 and 568 acres by 2020. As previously mentioned, these acreage projections are based on specific variables, including population growth rates, residential density, persons per dwelling unit, land demand flex-factor, and residential composition. A modification of any one variable can cause the above land projections to decrease or increase. For example, if Exeter were to require single family residential development to meet a density of five units per acre rather than the proposed 4.5 units per acre, the demand for residential land for the year 2020 would be lower, ranging from 305 to 517 acres rather than the proposed 335 to 568 acres.

Exeter General Plan 2000 to 2020

Office/Retail Commercial Land Demand

Projections (low and high) for office/retail commercial land for the years 2010 and 2020 are calculated below. Office/retail commercial uses will generally include professional and administrative uses and businesses that retail goods. Criteria for the location and demand for these types of land uses are as follows:

- Retail commercial/office uses will generally be restricted to lands along Visalia Road and Kaweah Avenue and in the downtown.
- Retail commercial /office uses will continue to be intermixed.
- A significant portion of the office demand in Exeter will be met by conversions of residential structures into offices.
- Retail commercial/office uses will replace service commercial and residential uses in Exeter's Downtown as land values increase.
- Existing retail commercial/office buildings are not operating at capacity. They have the ability to serve a significant number of additional clients and/or shoppers.
- New retail commercial/office uses will generally be housed in one-story buildings although multi-story buildings no higher than three stories would be encouraged in the downtown.
- There were 45 acres of retail commercial/office uses in Exeter as of 1-1- 2000.

Retail/Office Land Demand, Low Population Estimate, 2010

9,168 (2000 population)/45 acres of retail/office (2000) = 1 acre retail/office per 204 persons

11,044 (2010 estimated population)/1 acre of retail/office per 204 persons = 54 acres retail/office needed

54 acres retail/office needed - 45 acres of existing retail/office = 9 acres retail/office needed by 2010

Retail/Office Land Demand, High Population Estimate, 2010

Exeter General Plan 2000 to 2020

9,168 (2000 population)/45 acres of retail/office (2000) = 1 acre retail/office per 204 persons

12,178 (2010 estimated population)/1 acre of retail/office per 204 persons = 60 acres retail/office needed

60 acres retail/office needed - 45 acres of existing retail/office = 15 acres retail/office needed by 2010

Retail/Office Land Demand, Low Population Estimate, 2020

9,168 (2000 population)/45 acres of retail/office (2000) = 1 acre retail/office per 204 persons

13,306 (2020 estimated population)/1 acre of retail/office per 204 persons = 65 acres retail/office needed

65 acres retail/office needed - 45 acres of existing retail/office = 20 acres retail/office needed by 2020

Retail/Office Land Demand, High Population Estimate, 2020

9,168 (2000 population)/45 acres of retail/office (2000) = 1 acre retail/office per 204 persons

16,177 (2020 estimated population)/1 acre of retail/office per 204 persons = 79 acres retail/office needed

79 acres retail/office needed - 45 acres of existing retail/office = 34 acres retail/office needed by 2020

Service Commercial Land Demand

Projections (low and high) for service commercial land for the years 2010 and 2020 are calculated below. Service commercial uses generally involve repair, maintenance and overhaul of equipment and vehicles, light manufacturing operations, storage and

Exeter General Plan 2000 to 2020

warehousing, and service uses, like rug cleaning, auto painting, tire and muffler shops, etc. Criteria for the location and demand for these types of land uses are as follows:

- The service commercial sector (commercial services like automobile repair, warehousing, and light manufacturing) of the economy will grow faster than the retail/office and industrial sectors.
- Service commercial uses do not require the high visibility that office/retail commercial uses require.
- Existing service commercial uses are not operating at capacity and can serve additional clients.
- Service commercial uses will generally be restricted to lands along Industrial Drive, First Street, Second Street, Third Street, and on selected parcels west of the Southern Pacific Railroad south of Pine Street.
- There were 15 acres of service commercial uses in Exeter as of 1-1- 2000.

Service Commercial Land Demand, Low Population Estimate, 2010

$9,168 \text{ (2000 population)} / 15 \text{ acres of service commercial (2000)} = 1 \text{ acre service commercial per } 611 \text{ persons}$

$11,044 \text{ (2010 estimated population)} / 1 \text{ acre of service commercial per } 611 \text{ persons} = 18 \text{ acres service commercial needed}$

$18 \text{ acres service commercial needed} - 15 \text{ acres of existing service commercial} = 3 \text{ acres service commercial needed by } 2010$

Service Commercial Land Demand, High Population Estimate, 2010

$9,168 \text{ (2000 population)} / 15 \text{ acres of service commercial (2000)} = 1 \text{ acre service commercial per } 611 \text{ persons}$

$12,178 \text{ (2010 estimated population)} / 1 \text{ acre of service commercial per } 611 \text{ persons} = 20 \text{ acres service commercial needed}$

$20 \text{ acres service commercial needed} - 15 \text{ acres of existing service commercial} = 5 \text{ acres}$

Exeter General Plan 2000 to 2020

service commercial needed by 2010

Service Commercial Land Demand, Low Population Estimate, 2020

9,168 (2000 population)/15 acres of service commercial (2000) = 1 acre service commercial per 611 persons

13,306 (2020 estimated population)/1 acre of service commercial per 611 persons = 22 acres service commercial needed

22 acres service commercial needed - 15 acres of existing service commercial = 7 acres service commercial needed by 2020

Service Commercial Land Demand, High Population Estimate, 2020

9,168 (2000 population)/15 acres of service commercial (2000) = 1 acre service commercial per 611 persons

16,177 (2020 estimated population)/1 acre of service commercial per 611 persons = 26 acres service commercial needed

26 acres service commercial needed - 15 acres of existing retail/office = 11 acres service commercial needed by 2020

General Industrial Land Demand

Projections (low and high) for general industrial land for the years 2010 and 2020 are calculated below. Industrial uses generally involves manufacturing, food processing and storage, transportation operations, and warehousing. Criteria for the location and demand for these types of land uses are as follows:

- Industrial uses will generally be restricted to lands on both sides of the Southern Pacific and Sante Fe Railroads, along Industrial Drive, and along the west side of Kaweah Avenue south of Firebaugh Avenue.
- The general industrial sector will include the following typical industrial uses:

Exeter General Plan 2000 to 2020

packing houses, manufacturing plants, cold storage facilities, food processing plants, and metal fabrication operations.

- General industrial uses do not require high visibility, however, they do require effective roadway and railroad access.
- Existing general industrial uses are not operating at capacity. They have the ability to expand production internally
- A significant amount of vacant, industrially zoned land, can be accommodated along the Southern Pacific Railroad.
- There were 64 acres of general industrial uses in Exeter as of 1-1- 2000.

General industrial land demand, low population estimate, 2010

9,168 (2000 population)/64 acres of general industrial (2000) = 1 acre general industrial per 143 persons

11,044 (2010 estimated population)/1 acre of general industrial per 143 persons = 77 acres general industrial needed

77 acres general commercial needed - 64 acres of existing general industrial = 13 acres general industrial needed by 2010

General industrial land demand, high population estimate, 2010

9,168 (2000 population)/64 acres of general industrial (2000) = 1 acre general industrial per 143 persons

12,178 (2010 estimated population)/1 acre of general industrial per 143 persons = 85 acres general industrial needed

85 acres general commercial needed - 64 acres of existing general industrial = 21 acres general industrial needed by 2010

General industrial land demand, low population estimate, 2020

9,168 (2000 population)/64 acres of general industrial (2000) = 1 acre general industrial per 143 persons

Exeter General Plan 2000 to 2020

13,306 (2020 estimated population)/1 acre of general industrial per 143 persons = 93 acres general industrial needed

93 acres general commercial needed - 64 acres of existing general industrial = 29 acres general industrial needed by 2020

General industrial land demand, high population estimate, 2020

9,168 (2000 population)/64 acres of general industrial (2000) = 1 acre general industrial per 135 persons

16,177 (2020 estimated population)/1 acre of general industrial per 143 persons = 113 acres general industrial needed

113 acres general commercial needed - 64 acres of existing general industrial = 49 acres general industrial needed by 2020

Park Land Demand

Park land demand projections (low and high) for the years 2010 and 2020 are calculated below. Parks uses include open space, sport and recreation facilities, and water features. Criteria for the location and demand for this type of land use are as follows:

- The City of Exeter has set a standard through its *Conservation, Open Space, Parks and Recreation Element* of 5 acres of parkland for every 1000 persons in Exeter.
- The open space associated with school grounds and golf courses, and single use storm drainage ponds will not be counted as park land.
- The City of Exeter currently has 37 acres of passive and active parkland. This figure does not include “future” designated park sites.
- The City of Exeter’s current parkland ratio is 4.04 acres of parkland for every 1000 persons

Exeter General Plan 2000 to 2020

Park land demand, low population projection, 2010

Five acres of parkland per 1000 persons or 1 acre of parkland per 200 persons

10,376 (2010 estimated population)/1 acre of parkland per 200 persons = 52 acres of parkland

52 acres of parkland needed - 37 acres of existing parkland = 15 acres of parkland needed by 2010

Park land demand, high population projection, 2010

Five acres of parkland per 1000 persons or 1 acre of parkland per 200 persons

12,178 (2010 estimated population)/1 acre of parkland per 200 persons = 61 acres of parkland

61 acres of parkland needed - 37 acres of existing parkland = 24 acres of parkland needed by 2010

Park land demand, low population projection, 2020

Five acres of parkland per 1000 persons or 1 acre of parkland per 200 persons

13,306 (2020 estimated population)/1 acre of parkland per 200 persons = 67 acres of parkland

67 acres of parkland needed - 37 acres of existing parkland = 30 acres of parkland needed by 2020

Park land demand, high population projection, 2020

Five acres of parkland per 1000 persons or 1 acre of parkland per 200 persons

16,177 (2020 estimated population)/1 acre of parkland per 200 persons = 81 acres of parkland

81 acres of parkland needed - 37 acres of existing parkland = 44 acres of parkland

Exeter General Plan 2000 to 2020

needed by 2020

School Land Demand

School land demand projections for the years 2010 and 2020 are calculated below. The high population projection for 2010 and 2020 was used because it is in the best interest of the school districts and the students they serve to identify, purchase and construct schools before the existing schools are impacted with too many students. Using the higher population projection will achieve this objective. Criteria for the location and demand for this type of land use are as follows:

- The Exeter Union School and Exeter High School Districts have set acreage figures for the following types of schools: elementary school, 10 to 20 acres; middle school, 15 to 25 acres; and high school, 40 acres or more.
- The Exeter Union School and Exeter High School Districts have set enrollment figures for the following types of schools: elementary school, 600 to 700 students; middle school, 750 to 900 students; and high school, 1000 to 2000 students.
- Elementary school sites should be located within walking distance of the neighborhoods they are to serve; all sections of Exeter should be effectively served by elementary schools.
- Middle school sites should be located within walking distance of the neighborhoods they are to serve; all sections of Exeter should be effectively served.

Exeter General Plan 2000 to 2020

- For the 2000/01 school year, Exeter's school districts documented the following enrollments: Lincoln Elementary (K-2), 579 students; Rocky Hill Elementary (3-5), 652 students; Wilson Middle School (6-8), 669 students; Exeter High School (9-12), 974 students; Kaweah High School, 61 students; and Exeter High School independent study, 26 students.
- The Exeter Union School District purchased in 1997 a 22.5 acre parcel of land for a future elementary or middle school site. The property is located on the west side of Belmont Road and south of Visalia Road.
- For the 2000/01 school year, Exeter Schools had the following student enrollments. Elementary enrollment (K-6), 1454 students; middle school enrollment (7-8), 446 students; and high school enrollment (9-12), 974 students.
- The percentage of school enrollment to the Exeter 2000 population is expressed as follows: K-6 grades - 1454 students/9,168 population or 15.9 percent; 7-8 grades - 446 students/9,168 population or 4.9 percent; and 9-12 grades - 974 students/9,168 population or 10.6 percent.

School land demand, high population projection, 2010

K-6

$12,178$ (2010 population, high estimate) $\times .159 = 1936$ students / 650 students per school site = 3 elementary school sites needed by 2010

3 sites - 2 current sites (Lincoln and Rocky Hill) = 1 site needed by 2010

7-8

$12,178$ (2010 population, high estimate) $\times .049 = 597$ students / 825 students per school site = .72 middle school sites needed by 2010

.72 sites - 1 current site (Wilson) = 0 sites needed by 2010

9-12

$12,178$ (2010 population, high estimate) $\times .106 = 1291$ students / 1500 students per school site = 1.03 high school sites needed by 2010

Exeter General Plan 2000 to 2020

.86 sites - 1 current site (Exeter H.S.) = 0 sites needed by 2010

School land demand, high population projection, 2020

K-6

16,177 (2020 population, high estimate) $\times$.159 = 2572 students / 650 students per school site = 4 elementary school sites needed by 2020

4 sites - 2 current sites (Lincoln and Rocky Hill) = 2 elementary sites needed by 2020

7-8

16,177 (2020 population, high estimate) $\times$.049 = 793 students / 825 students per school site = .92 middle school sites needed by 2020

.96 sites - 1 current site (Wilson) = 0 sites needed by 2020

9-12

16,177 (2020 population, high estimate) $\times$.106 = 1714 students / 1500 students per school site = 1.18 high school sites needed by 2020

1.14 sites - 1 current site (Exeter H.S.) = 1 high school site needed by 2020 (or expand existing high school campus to accommodate 1714 students)

Exeter General Plan 2000 to 2020

Total Land Demand Projections

Table No. 3 provides the land demand projections for the Land Use Element for the years 2010 and 2020. The actual acreage figures for each land use category depicted on the land use map generally fall within the ranges detailed below. Other planning considerations, such as access, land use compatibility, infrastructure availability and aesthetics, also influence the amount of acreage depicted on the land use map for each land use category.

**Table No. 3
Land Demand Projections**

<u>Land Use Category</u>	<u>2010</u>		<u>2020</u>	
	<u>Low</u>	<u>High</u>	<u>Low</u>	<u>High</u>
Residential	152 acres	245 acres	335 acres	568 acres
	9	15	20	34
Service Commercial	3	5	7	11
General Industrial	13	21	29	49
Park Land	15	24	30	44
School Land				
K-6		10-20 acres		10-20 acres
7-8				
<u>9-12</u>				<u>40 acres</u>
Total	192 acres	320-330 ac.	421 acres	716-726 ac.
Total without flex-factor*	162 acres	271-281 ac.	354 acres	632-642 ac.

* **Note:** These land demand acreage figures are potentially the actual amount of land that will be urbanized over the 20-year planning period. It will be these acreage figures that are discussed and analyzed in the general plan environmental impact report.