

City of Exeter

Municipal Service Review



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Tulare County
Local Agency Formation Commission
April 2016

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CITY OF EXETER MUNICIPAL SERVICE REVIEW

EXECUTIVE SUMMARY

This section provides an overview of the written determinations findings of the Exeter Municipal Service Review. As part of its review of municipal services, LAFCO is required to prepare a written statement of its determination with respect to each of the following: 1) Growth and population, 2) Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs and deficiencies, 3) Financial ability to provide services, 4) Status of, and opportunities for, cost avoidance and shared facilities, 5) Accountability for community service needs, including government structure and operation efficiencies, 6) Any other matter related to effective or efficient service delivery, as required by Commission policy. This includes required determinations regarding disadvantaged unincorporated communities. These requirements are established by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. The Exeter MSR identifies the following written determinations.

Written Determinations

1) Growth and Population

Population Trends and Projections

1. California Department of Finance (DOF) data indicates that as of January 1, 2015, Exeter had a population of 10,572, corresponding to an annual average growth rate of approximately 0.95% between 2000 and 2015.
2. 2015 DOF data also indicates that the average dwelling unit occupancy rate for the City is 3.07 persons per household, which is significantly lower than the County average of 3.4 persons per household.
3. Based upon *Census 2010* data, Exeter had an incorporated land area of approximately 2.46 square miles, a population of 10,334, and 3,600 housing units.
4. The *Exeter General Plan Update* estimates a build-out population of between 13,306 and 16,177, corresponding to an annual average growth rate of between 1.88% and 2.88%, estimated to occur by year 2020.
5. While the estimated 2020 population build out in the City's General Plan appears to be too high when applied to the Urban Development Boundary's (UDB) horizon year of 2020, the build out estimate falls within range of other population projections when applied to the Sphere of Influence's (SOI) horizon year of 2035.

Growth Planning

6. A City's SOI should generally be coterminous to a City's UDB. Communities of interest may be identified that would extend the SOI beyond the UDB.
7. The Tulare County General Plan contains an Urban Boundaries Element which sets forth policy regarding development within municipal fringe areas surrounding incorporated cities. According to adopted plans, urban development is to occur only within the incorporated

City Limits, with certain exceptions. Within the 20-year UDB, development proposals are referred to the City for annexation. If the City cannot, or will not, annex, Tulare County considers the proposal on its merits.

8. The City's *General Plan Update* provides an excellent tool for guiding future growth in Exeter. The plan provides a detailed evaluation of current land use, projected residential, commercial/office, industrial, parks and school land demands to accommodate growth through the year 2020.
9. The *General Plan Update* concludes that there is more than enough land within the UDB to accommodate growth to the year 2020.

Land Use

10. The Land Use Element of the Exeter General Plan provides an excellent foundation for the logical growth and development of the City. The Land Use Element addresses several issues including land use and population; population and land use projections; land use designations and population densities; planning issues and land use goals; land use policies and actions (implementation measures); and land use designation/zoning district matrix.
11. The "infill" process has proven to be 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.
12. The Land Use Element from the 2020 General Plan, the 2025 Southwest Specific Plan and other planning documents indicate that there are only 60 acres of undeveloped land inside the 10-year annexation line. The developable area within the adopted urban development boundary, approximately 425 acres, can accommodate growth for another ten years. With limitations still persistent with respect to agricultural preserves, the location of development within the urban area boundary line is difficult to predict.

Annexations & County Islands

13. Since 2000, the City has annexed approximately 145.2 acres of land with the last annexation taking place in 2007.
14. The City of Exeter has two small substantially surrounded County islands that qualify for the simplified annexation process. One is a 11.8 acre area containing residential parcels along the east side of Filbert Ave on the southern edge of the City. The other is a 6.7 acre area containing residential and commercial parcels between the SJVR and SR-65 (Kaweah Ave) also on the southern edge of the City.

2) Present and Planned Capacity of Public Facilities and Adequacy of Public Services, Including Infrastructure Needs and Deficiencies

Planning Documents

1. The City plans for future growth through the implementation of policies and standards set forth in General Plan Elements. Exeter's General Plan is a long-range guide for attaining the City's goals within its ultimate service area and accommodating its population growth to the

year 2020.

2. The City also plans for future growth through the preparation and implementation of specific plans and master plans. The City also master plans public infrastructure systems including water, sewer, and storm drain systems.

Domestic Water

3. The City currently has four wells in production, down from a previous six. These wells draw from depths that range from 296 feet to 430 feet. The City of Exeter's water system which consists of six wells, chlorination treatment facilities at each of the active wells, one elevated storage tank with a capacity of 100,000 gallons, and a loop distribution system. The City utilizes an underground water system. Exeter's water distribution system consists of a network of pipelines installed under the streets and alleys of the community. No surface water is used by the water system. The City utilizes groundwater for its sole source of domestic water.
4. One well was abandoned due to high bacterial counts, and another was abandoned due to DBCP contamination.
5. As of 2015, there are 3,200 connections to the City's water system, it is estimated that the City's water system supports approximately 3,050 connections. The City's water system is 100% metered, which promotes water conservation and recently updated across the system with radio-read automated meters that allows precise monitoring with multiple data points collected every day.
6. Currently the City of Exeter is in the middle of the process to update fees for water, sewer, and solid waste. This process will establish rate and fee adjustments for the coming 5-year period.
7. The City's water supply and distribution system was last studied in 1975 as a part of the 1975 Water Master Plan. City staff indicated that Quad Knopf, Inc. is in the process of updating the City's Water System Master Plan. It is recommended that the Water Master Plan Update include a study area that, at a minimum, encompasses all areas within the City's UDB and SOI. The Water Systems Master Plan has not been updated since the last MSR cycle.
8. Provided the City continues to implement policies and actions set forth by its General Plan, and recommendations contained within infrastructure master plans, the City will be in a position to provide domestic water service within its SOI and UDB.
9. The City's municipal code contains provisions for water usage, which establishes policies to minimize the wasting of water, including assessing penalties for violations.
10. The California Water Code Directs the Department of Water Resources (DWR) to report to the legislature once every five years on the status of submitted plans. The DWR reviewed and received the 2010 Urban Water Management Plan (UWMP) from the City of Exeter a letter dated June 12, 2014 was sent to the City. The DWR's determined in its review that some requirements were not addressed in accordance with the water code including; demand management measures were not addressed, water storage contingency planning section did not describe consumption reduction methods to be implements with each stage of water shortage, the plan did not provide a supply and demand comparison for multiple dry years

over the next 20 years in 5 year increments, In order to meet the requirements of the Water Code and to be eligible for state water grants and loans, the City should consider revising its 2010 UWMP to address the issues mentioned above.¹

11. The City's budget contains a fund set up for the planning and construction of capital water system improvements. The City budgets for capital expenditures as a part of its annual budget process. The City did not provide an adopted five year capital improvement plan for this review. During fiscal year 2015/16, the City budgeted for \$290,000 a capital project: smart meter installation.

Wastewater Collection, Treatment and Disposal

12. The City owns and operates a WWTF located approximately one mile southwest of the City near the southeast quadrant of the W. Meyer Avenue/Road 184 intersection. The WWTF receives domestic sewage from residential, commercial, and industrial sources. Currently, the city's system serves developed areas within the city limits, as well as some development on the fringe of the city. Upon annexation, the city's sewer system will serve the planning area. The waste water division operates and maintains the sanitary sewer system, which consists of collector lines ranging in size from 4" to 36", and 9 lift stations. The city's wastewater treatment plant receives and treats 980,000 gallons of sewage per day from residential and commercial waste. Some of the treated water is used for local agricultural irrigation.
13. The current design and layout of Exeter's sewage collection system was planned through the City's Sewer Master Plan, prepared in 1974 and updated in 1999 by John Corollo Engineers, Facilities Plan for Wastewater Treatment Plant Expansion . The updated Master Plan was designed to expand the plant's treatment capacity from 1.07 million gallons per day to 2.14 million gallons per day. Most of the improvements detailed in the 1999 Plan have been completed.
14. The City's budget contains a fund set up for the planning and construction of capital sewer system improvements. The City budgets for capital expenditures as a part of its annual budget process. The City did not provide an adopted five year capital improvement plan for this review. During fiscal year 2015/16, the City budgeted for over \$726,675 in capital sewer system improvements including lining of sludge bed lining, Sewer lift station upgrades and equipment replacement.
15. The City's General Plan establishes policies to minimize impacts to public infrastructure including attracting industries that are complementary to the existing work force, that do not adversely affect air quality, the City's wastewater treatment plant or the City's water system and do not have a negative impact on the health and safety of the neighborhood or on the community as a whole. The City Engineer reviews each industry that wishes to locate in Exeter to insure that the project will not have an adverse impact on Exeter's sewer or water systems. Should the City Engineer make such a finding, the City requires a mitigated negative declaration or an environmental impact report to be prepared on the proposed industry.

¹ (Department of Water Resources, personal communication, June 12,2014)

16. The WWTF operates under provisions outlined in *Waste Discharge Requirements (WDR) Order No. 2006-0003-DWQ*, issued by the RWQCB. The order prescribes permitted capacities based upon the satisfaction of specific provisions. Assuming that written certification regarding the WWTF effluent disposal capacity has been provided to the RWQCB, the WWTF has a current capacity of 1.30 MGD. Available data indicates that the average dry weather flow is approximately 1.05 MGD, indicating that the plant is operating approximately 81% of its capacity.
17. Provided the City continues to implement policies and actions set forth by its General Plan, and recommendations contained within infrastructure master plans, the City will be in a position to provide wastewater service within its SOI and UDB.

Streets and Traffic Circulation

18. The City constructs transportation improvements through the implementation of goals and policies set forth in the City's General Plan Circulation Element, and other plans, including the Tulare County Regional Transportation Plan, which is updated every three years.
19. The City constructs street improvement primarily through the use of gas tax revenues, transportation development act (TDA) funds, transportation impact fees charged to new development projects, and redevelopment funds.
20. The City insures that streets will continue to operate at acceptable levels of service through the planning period through the implementation of goals and policies set forth in the City's General Plan Circulation Element. The City's Circulation Element provides an excellent policy base for the future development of the City's transportation network.
21. It is recommended that the City take the lead in planning for transportation and circulation improvements within the boundary of its UDB and SOI. Streets within this area should be constructed to City standards, since it is likely that the area will ultimately be incorporated into and become a part of the City of Exeter.

Public Safety Services

22. Fire protection in the planning area is provided by the Tulare County Fire Department. The Fire Department operates a station located adjacent to Exeter City Hall on "F" Street in downtown Exeter (figure X-X). The station is staffed by two full time firefighters augmented by twenty volunteers. The station is equipped with one 1,250 gallon per minute (GPM) engine, a 1,000 gpm engine, a 1,000 gpm ladder truck and a 135 gpm light engine.
23. The Fire Department serving the Exeter area has an insurance service office (ISO) rating of six (6). Areas outside of the City Limits (not connected to the City water system) are rated eight (8) by the ISO.
24. The urbanized portion of the planning area is within a five minute response time of the fire station. In addition, secondary fire protection coverage is provided by the Tulare County Fire Department's Lovers Lane/Walnut Avenue station, located about eight miles west of the planning, and the City of Farmersville, about five miles west of Exeter.

25. The Exeter General Plan contains policies and actions that will facilitate an effective and responsive fire protection system. Provided the City continues to implement policies and actions set forth by its General Plan, the City, in cooperation with the Tulare County Fire Department, will be in a position to provide fire protection service within its SOI and UDB.
26. The fire department reviews proposed development projects to insure adequate fire protection will be provided including installation of fire hydrants, extension of water lines, installation of fire sprinklers, and requiring vehicular access for fire engines. The Exeter General Plan contains policies and actions that will facilitate an effective and responsive fire protection system, as summarized below.
27. Law enforcement services for the City of Exeter are provided by the City of Exeter Police Department, headquartered at 100 C Street in downtown Exeter. Lands outside of the City Limits are patrolled both by the Exeter Police Department and the Tulare County Sheriff's Department through a mutual aid agreement.
28. The Exeter Police Department is currently staffed by 18 full time Police Officers, 10 Reserve Police Officers and 2 civilian employees. In addition to the above mentioned staff, the department has a Police Chaplains Program and our Explorer Post. The current sworn officer to population ratio for Exeter is approximately 1.9 per 1000 residents, which is excellent compared to other cities throughout the region.
29. In order to maintain the same ratio of officers to residents as presently exists, 8 to 9 additional officers would need to be hired by the year 2025.
30. The City should consider the adoption of a public safety impact fee (charged to new development) to supplement general fund revenues for the purchase of capital equipment that will improve the operations of the Police Department.
31. Provided the City continues to implement policies and actions set forth by its General Plan, the City will be in a position to provide police protection services within its SOI and UDB.

3) Financial Ability to Provide Services

Annual Budget

1. The City prepares a comprehensive annual budget that sets forth the financial priorities of the City for the upcoming fiscal year within available funding constraints. The City has several different funds, including enterprise and non-enterprise funds, set up for the individual operations of the City.
2. According to the City's fiscal year 2015/16 budget, the City's general fund was unbalanced by approximately \$671,082 with transfers. In addition to the estimated general fund revenue balance of 870,000 has been carried over from fiscal year 2014/15. A remaining general fund balance of \$198,918 is estimated, a decrease of 77.1% from the previous fiscal year. The Government of Finance Officers Association recommends at a minimum that general purpose governments regardless of size maintain unreserved fund balance in their general fund of no less than 5-15% of regular general fund operating revenues, or of no less than one to two months of regular general fund operating expenditures. The City's general fund balance at the end of the 2015/16 fiscal year represents approximately 4.2% of general fund operating revenue, and under a month of general fund operating expenditures.

3. The City's adopted budget for 2015/16 anticipates General Fund Revenues of \$4,882,810 and expenditures of \$4,683,892. The estimated June 2016 ending balance for the General Fund is \$198,918 the City. These reserves were built up over the years, and are designed to assist the City to balance its General Fund budget during years when actions beyond its control (State funding reductions, economic conditions) cause expenditures to outpace revenues.
4. The City's projected expenditures exceeded anticipated revenues by \$1,158,757 for fiscal year 2015/16. This can be attributed to spending capital sanitation and sewer reserve funds, which have been generating a steady revenue source for several years, with spending occurring only as capital improvements are needed and the general fund. A beginning fund balance as of July 1, 2015 of 3,558,600 was carried over to the 2015/16 fiscal year. It is estimated that 2,399,843 will be the ending balance for fiscal year 2016.
5. The City's General Plan addresses the fiscal conditions of Exeter by encouraging a strong sales tax base. The General Plan establishes goals to reverse the leakage of sales tax dollars to surrounding communities. It is important that Exeter continue to attract new retail establishments to the community in order to minimize the leakage of local sales tax dollars, and remain competitive in local and regional markets.
6. The City could potentially generate additional revenue through an increase in its UUT for general government purposes. Exeter's UUT is the lowest at 5%. The City could potentially generate additional revenue through an increase in its UUT for general government purposes. The City's UUT could also be expanded to include services not covered by the existing UUT, i.e. water, sewer, and/or garbage. A two thirds voter approval is required for any new or increased special tax. A general tax requires majority voter approval. Currently, all City UUT levies in California are general taxes, and therefore require majority voter approval.

4) Status of, and Opportunities for, Cost Avoidance and Shared Facilities

Cost Avoidance

1. The City avoids unnecessary costs through the implementation of infrastructure Master Plans and the General Plan, which assist in eliminating overlapping or duplicative services. Planning out to ultimate service area boundaries helps identify any impacts that future planned infrastructure may have on current infrastructure in place, and mitigations that would alleviate such impacts. The City's water and sewer master plans are from 1975 and 1974, respectively, and need updating.
2. The City avoids unnecessary costs by assessing development impact fees for the purpose of financing public infrastructure, including water, sewer, storm drain, and transportation improvements. The City's development impact fee program helps offset the financial responsibility of the City to install and maintain the infrastructure necessary to serve new developments.
3. A multiyear capital improvement plan is critical to providing efficient public services. It identifies and prioritizes expected needs based on a community's strategic plan, establishes project scope and costs, details estimated amounts of funding from various sources, and projects future operating and maintenance costs. Exeter's capital plan has not been provided for this review. Exeter's capital plan has not been provided for this review. It is not known if

a capital plan has been updated since the 2007 MSR.

4. The City has opportunities to increase its cost effectiveness and revenue raising efforts by including the use of assessment districts, tracking savings and interest on reserves, maintaining a balanced budget including maintaining a General Fund budget that grows each year, and emphasizing performance measurement practices.
5. The City can avoid unnecessary costs associated with the operation and maintenance of the street lighting system by researching and implementing funding options as it relates to Proposition 218 limitations.
6. The City's adopted annexation policy and 10-year annexation line have helped the City avoid unnecessary costs by better utilizing existing City infrastructure; maintaining a tight service area for police, fire, and solid waste services; and encouraging residential development near existing parks and schools.

Fee Structure

7. Rates The City's budget process includes an annual review and update of user rates charged for public services. As set forth by the City's municipal code, water rates charged by the City have been incrementally increased since 2006. All connections to the City's water system are metered, but the base rate of \$20.65 per month covers usage to 1,500 cubic feet of water after that water is 1.29 per every 100 cubic feet. As set forth by the City's municipal code, sewer rates charged by the City have been incrementally increased by \$4.00 since the last MSR resulting in the current monthly fee of \$20.00 per month for standard residential sewer service.
8. The City has a sound fee structure in place which allows the City to continue to provide cost effective services to its residents while continuing to maintain and improve the current infrastructure.
9. The City's user fees for water, sewer and refuse service are average compared to other cities in Tulare County. Exeter's development impact for connection to the City sewer system is above average compared to other Tulare County cities.
10. There is no evidence suggesting that the City would not be able to provide services to the SOI areas for fees consistent with citywide fees for such services.

Shared Facilities

11. Some examples of the City's interagency cooperation efforts include the establishment of automatic mutual aid agreements with the Tulare County Sheriff's Department to collaborate public safety efforts, and an agreement with the Tulare County Fire Department for provision of fire protection and prevention services.
12. The City has worked with Tulare County Association of Governments and Tulare County Resource Management Agency on regional planning issues including transportation, solid waste, and coordinating applications to request State and/or Federal funding for joint projects.
13. The City also established a partnership with the City of Visalia in which Visalia City Coach is provides bus service to the Exeter area.

14. Currently the City of Exeter contracts with the Tulare County Sheriff's Office for police dispatch services; contracts with the City of Tulare for animal control "sheltering services" (Exeter provides animal control, just not the sheltering); and with the City of Visalia for hazardous materials incident response from the Visalia Fire Department. Also, the City of Exeter has a long-term, ongoing relationship with the Exeter Unified School District and shares recreational facilities - including ball fields, gymnasiums, and swimming pools.
15. The City should continue to work with the County on efforts to preserve prime agricultural land, and discourage development that would result in the loss of such lands. The City can accomplish this through smart growth planning and continuing to implement its annexation policy that includes a 10-year annexation line.
16. The City's General Plan identifies several opportunities to work with other jurisdictions to complete joint use projects for the benefit of the community and taxpayers including forming partnership with Exeter Schools to complete the following projects: Dobson Field Recreation Building, a Joint Corporation Yard, and the Dobson Field Recreation Complex.

5) Accountability for Community Service Needs, Including Government Structure and Operational Efficiencies

Government Structure

1. Since development of properties within the SOI generally relies on Master Planned infrastructure available from the City, it is logical for the City to assume the lead in planning for these sites.
2. The City has a sound governmental structure that provides necessary resources to provide public services and infrastructure improvements within the SOI area. The City's comprehensive annexation policy ensures orderly development of the City, and discourages urban sprawl.
3. Coordinated infrastructure plans for development within the SOI area that are submitted with specific annexation requests would create a checks and balance system for incorporating lands into the City while promoting improvements to impacted adjacent County land.
4. Tulare County LAFCO has adopted specific policies for reviewing proposals for a change in organization, reorganization, incorporations, dissolution and other proposals processed by Tulare County LAFCO, including annexations, and SOI amendment proposals. SOI amendments and other changes in organization shall be processed in accordance with the policies and procedures set forth by Tulare County LAFCO.
5. There are no foreseeable boundary conflicts with surrounding Cities or special districts that would affect the current governmental structure of Exeter.

Management Efficiencies

6. The City of Exeter, which operates under the council-manager form of government, became a "Charter City" in June of 1998. The City Council shall encourage the organization of and communication with representative neighborhood groups throughout the City to encourage citizen participation, to seek advice and input and to provide information to the public relative to City matters and affairs.

7. There is no evidence indicating that the City's current management structure would not be able to assume services within the SOI area, and/or continue to assist other agencies through mutual aid agreements.
8. At some point in the future, the City should consider providing services which are currently provided on a contractual basis in house. These services include planning, engineering, fire protection and prevention, and refuse collection.
9. The City has a sound organizational structure that should be able to continue to provide quality service to current residents, and accommodate future growth within the City and surrounding urban development areas.

Local Accountability and Governance

10. The governing body of Exeter is the City Council, which is elected in compliance with California Election Laws. The City complies with the Brown Act Open-Meeting Law and provides the public with opportunities to get information about City issues, including phone access, and bill inserts.
11. Since the prior MSR the City of Exeter has developed a website. Current Web technology allows government agencies to provide the public with an easy to navigate and functional website. The City when feasible should enhance the website where citizens and agencies can easily view and download information from various departments.
12. Regular City Council meetings are held on the second Tuesday at 5:30 p.m. and the fourth Tuesday at 6:30 p.m. in City Hall Council Chambers located at 137 N. F Street, Exeter.

6) Any Other Matter Related to Effective or Efficient Service Delivery, as Required by the Commission

Disadvantaged and Other Developed Unincorporated Communities

1. There are no unincorporated or disadvantaged unincorporated communities within or adjacent to the City's UDB or SOI.

Conflicting Growth Boundaries

2. LAFCO shall determine the SOI for the City of Exeter pursuant to State law and Tulare County LAFCO Policy C-5.
3. The updated SOI is recommended to be conterminous with the City's UDB. This will result in an increase of 75 acres for the SOI.

Background

The City of Exeter, founded in 1888 and incorporated in 1911, is located in the central western area of Tulare County in the heart of the agriculturally rich San Joaquin Valley. The City of Exeter operates under the Council-Manager form of government, and became a “charter” City in June 1998. The City provides the following services that are subject to a municipal service review: public safety (police and fire protection), domestic water, sanitary sewer collection, treatment and disposal, and transportation.

Power generation and distribution is provided by privately owned utility companies. The Southern California Edison (SCE) Company serves most of the cities within Tulare County, including Exeter. Solid waste collection and disposal in the past was contracted with Sunset Waste Systems for solid waste collection. Sunset Waste Systems was purchased by Mid Valley Disposal, and Mid Valley is now the contracted vendor for solid waste services to Exeter.

Review of the services provided by privately owned and operated utility companies are excluded from this MSR. It should also be noted that due to the unique nature of healthcare, review of this service has been specifically excluded from this report.

Exeter is seven miles east of Visalia, two and one half miles east of Farmersville and eight miles northwest of Lindsay. The City is bisected by State Route 65, which runs north and south, and it is situated one and one half miles south of State Route 198, a major east/west route throughout the region. The original Exeter town ship was formed by the Southern Pacific (SP) Railroad through its subsidiary, Pacific Improvement Company. The original town site encompassed 240 acres, and the SP Railroad and adjoining right of way occupied approximately 40 acres. The City of Exeter was named one of the Top 15 Small Cities in California by Cities Journal in 2014.

MSR Requirement

This report provides information about the municipal services and Sphere of Influence (SOI) boundaries of the City of Exeter. It is for use by the Local Agency Formation Commission (LAFCO) in conducting a statutorily required review and update process.

State law requires that the Commission conduct periodic reviews and updates of the SOI of each city and district in Tulare County (Government Code section 56425(e)). A SOI is the probable extent of the City’s boundary and service area. The Sphere is an important tool used by LAFCO to encourage the orderly formation and growth of local government agencies, preserve open space and agricultural lands, discourage urban sprawl, and encourage the efficient provision of services. The law also requires the Commission to update information about municipal services before adopting Sphere updates (Government Code section 56430).

The analysis, conclusions, and recommendations in this report were prepared with information provided by, and in consultation with, the City of Exeter. Data sources including reference documents are available for review in the office of LAFCO.

This report contains information about the municipal services provided by the City of Exeter. Information has been gathered about the capacity of services, the ability to provide services, the accountability for service needs, and the efficiency of service provision. The information is organized by six statutory determinations that need to be made by the Commission: (1) Growth and population projections for the affected area. (2) Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies. (3) Financial ability to provide services (4) status of, and opportunities for, cost avoidance and shared facilities. (5) Accountability for community service needs,

including governmental structure and operational efficiencies. (6) Any other matter related to effective or efficient service delivery, as required by commission policy. Chapter 6 includes information and determinations related to disadvantaged unincorporated communities.

CHAPTER 1 GROWTH AND POPULATION

1.1 Population Trends & Projections

The purpose of this section is to present historical and projected growth patterns and population projections to establish a baseline for the evaluation of service needs. The latest available information from the Department of Finance (DOF) estimates that the city has a population of 10,572 and 3,638 housing units as of January, 2015². The City has the second lowest persons per household (3.07) of the eight incorporated cities in the County. The County as a whole has 3.4 persons per household.

The 2010 Census indicated that the City had an incorporated area of 2.46 square miles, 3,600 housing units and a population of 10,334. This is compared to 141,696 housing units and a population of 442,179 for the County as a whole. In 2010, the City's population made up 2.3% of the County. The City's population share of the County has been fairly steady since 1990 [Table 1-1].

Table 1-1 City/County Population Growth Comparison

Population	1990	2000	2005	2010	2015	1990 - 2000	2000 - 2010	2010 - 2015
City	7,276	9,168	10,089	10,334	10,572	2.3%	1.2%	0.5%
Tulare County	311,921	368,021	404,148	441,245	462,198	1.7%	1.9%	0.9%
City as a % of:								
Tulare County	2.3%	2.5%	2.5%	2.3%	2.3%	NA	NA	NA

Sources: US Census, California Department of Finance

Exeter experienced an average annual growth rate of 1.77% between 1990 and 2010. The growth rate between 1990 and 2000 was higher at 2.3%. The recession and weak housing market in recent years has caused the annual growth rate to slow in the last five years to 0.45% between 2010 and 2015.

In the City of Exeter General Plan the population projections were used to calculate the demand for land in various land use categories during the planning period. The General Plan provides population projections for years 2010 and 2020 for both "low" and "high" projection scenarios. The "low" population projection estimates a year 2010 population of 11,044 and a year 2020 population of 13,306. The "high" population projection estimated a year 2010 population of 12,178 and a year 2020 population of 16,177. Interpolating the estimates contained in the Exeter General Plan yields a year 2025 "low" population projection of approximately 14,600 and a "high" population projection of approximately 18,650. The population projections contained in the Exeter General Plan are higher than historical trends. According to the Exeter General Plan, there is sufficient land within the Exeter UDB to accommodate the "high" growth scenario to the year 2020.

The Tulare County Association of Governments (TCAG) 2015 Sustainable Communities Strategy (SCS) forecasted population growth using the Department of Finance's (DOF) projections and historical trends. The SCS shows an estimated annual growth rate for Exeter of 1.55%.

² California Department of Finance, Demographic Unit : Released May 1, 2015

Table 1-2 Growth Rate Comparison to 2035

	2015 SCS	DOF/County Share*	Historic 1990-2010	General Plan Low	General Plan High
% Annual Growth	1.55%	1.48%	1.77%	1.88%	2.88%
2035 Population	14,837	14,181	18,512	19,322	21,289

*assumes a steady 2.3% share of the DOF projected County population

The 2003 General Plan was completed at a high point of population growth for the City with a 1980 to 2000 growth rate of 2.5% and 1990 to 2000 growth rate of 2.3%. From 2000 to 2015, the City has experienced an average annual growth rate of .95%. While the estimated 2020 population build out in the City's General Plan appears to be too high when applied to the year 2020, the build out estimate falls between the DOF/County Share and the 1990 to 2010 historical growth rate (Table 1-2) when applied to the SOI's horizon year of 2035. Therefore, the 20 year Urban Development Boundary (UDB) as shown in the City's General Plan can still be used as a basis for the SOI update.

1.2 Growth Planning

The current City Limit Boundary and the currently adopted Sphere of Influence (SOI) for the City of Exeter are illustrated on Figure 1-1. Tulare County LAFCO policy C-5 states the following with regard to a SOI.

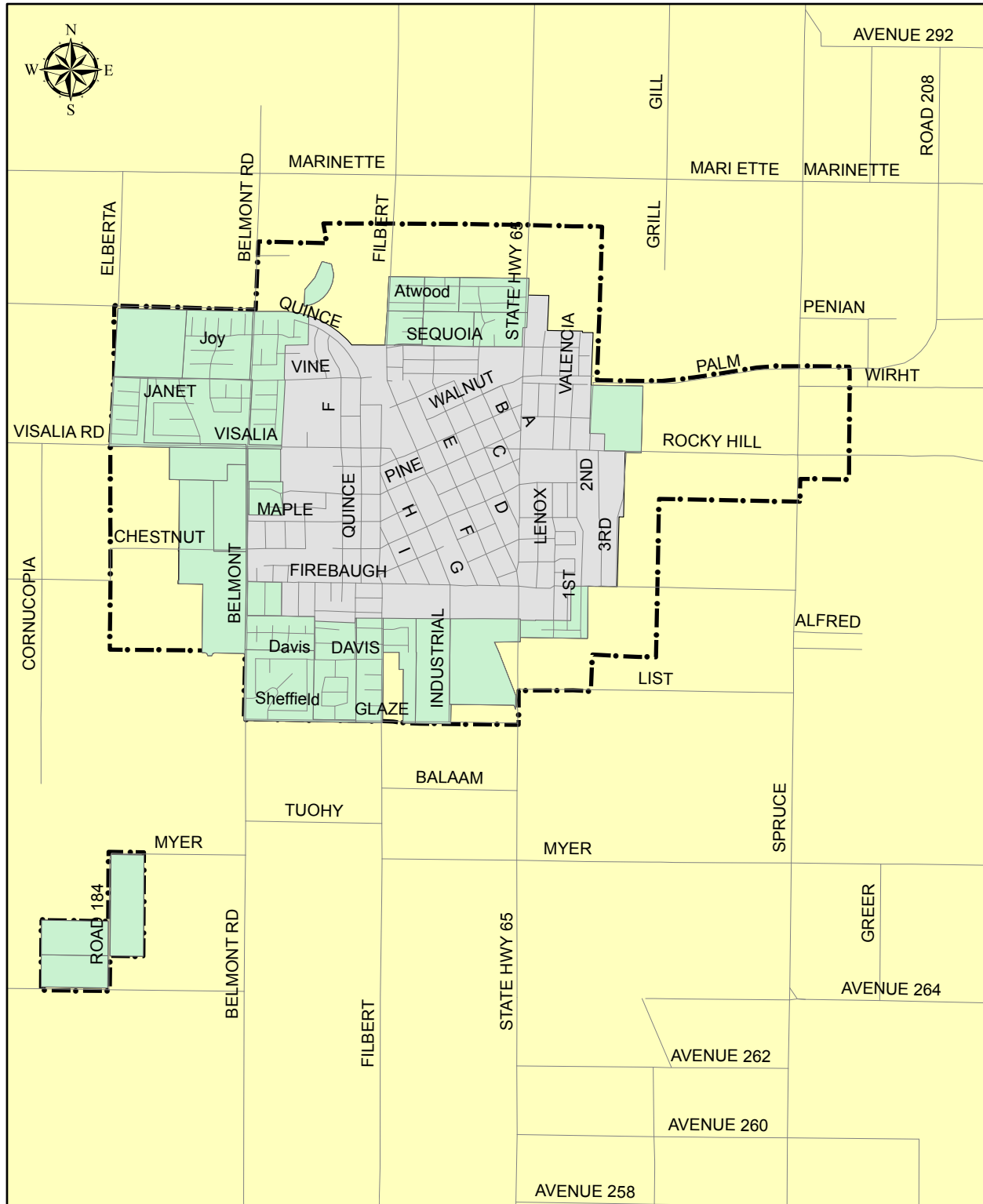
“Whenever possible, the SOI of each City and those Special Districts which provide urban services to unincorporated communities within the County should reflect twenty-year growth areas with additional areas for communities of interest (Section 56425 (a)(4)). This boundary shall be reviewed and, if necessary, updated no more than once every five years. The updates should be sufficient to accommodate projected growth for twenty years from the date of adoption.”

SOIs can be updated more frequently than once every five years if certain criteria established by LAFCO policy are met. An MSR is generally required before an agency can process a proposed amendment to their adopted SOI through LAFCO. However, according to Tulare County LAFCO policy, an MSR is not required for minor SOI amendments that meet certain criteria.

The following excerpt from the Tulare County LAFCO website (www.co.tulare.ca.us/lafco/info.asp) defines a SOI and the purpose it serves:

A “Sphere of Influence” is the physical boundary and service area that a local governmental agency is expected to serve. Establishment of this boundary necessary to determine which governmental agencies can provide services in the most efficient way to the people and property in any given area. The Sphere of Influence requirement also works to discourage urban sprawl by preventing overlapping of jurisdictions and duplication of services.

Figure 1-1 City of Exeter MSR



Legend

- Annexations
- City Limits
- Exeter SOI

City of Exeter

SOI Area: 2,221 acres

City Area: 1,574 acres

Formed: 1911

Population: 10,572 (DoF1/1/15)

*Annexations since 1964

0.5 0.25 0 0.5 Miles



Date: 8/19/2015

In addition to an SOI, which is defined by LAFCO as the “...physical boundary and service area that a local government agency is expected to serve...” the City’s General Plan identifies ten year and twenty year urban development boundaries (UDBs) based upon the capabilities of the City to accommodate new growth [Figure 1-2].

The planning area for the Tulare County General Plan is delineated by Exeter’s Urban Area Boundary (UAB) line. Within the UAB, there are other planning boundaries, including the Urban Development Boundary (UDB), and the city limit line. Definitions for these planning lines are provided below:

The UAB line is defined by the county’s Urban Boundary Element as:

“... the areas where land uses are presumed to have an impact on the adjacent incorporate city, and within which the cities’ concerns are to be given serious consideration as part of the land use review process. The urban area is considered to be the next logical area in which urban development may occur and the area within which Urban Development Boundaries may ultimately be expanded.”

The UDB line is defined by the County as:

“... a 20-year planning boundary within which urban development is expected to occur over the plan period.”

Urban development is to occur only within the incorporated City Limits, with certain exceptions. Within the 20-year UDB, development proposals are referred to the City for annexation according to adopted plans. If the City cannot, or will not, annex, Tulare County considers the proposal on its merits.

This 1994 policy statement reads as follows:

The City of Exeter may initiate, entertain, encourage or support the annexation of land to the City, for urban uses, which meet the following goals, thru the implementation of a recorded development agreement:

- a. *Assist in meeting the goals, objectives and policies of the Conservation, Open space, Parks and Recreation Element.*
- b. *Assist in meeting the economic development of the community.*
- c. *Assist in meeting the housing needs and market demand as outlined in the General Plan.*
- d. *Assist in promoting orderly and managed growth of the city so that the annual growth does not exceed the city’s ability to provide necessary services and infrastructure, and to remain within the 10-year Annexation Line.*
- e. *Assist in providing specific benefit to the community as determined by the City Administrator and City Council.*

The Exeter City Council adopted a 10-year annexation line in 1995 which is defined as a 10-year planning boundary within which annexations for residential development will be considered so long as said annexation is consistent with the City’s annexation policy, adopted in 1994. At or before the time of its expiration, the City should review its 10-year annexation line to determine if a new 10-year annexation line is warranted, or if the City’s 20-year UDB should be opened for annexation and development proposals. The adoption of tiered UDB’s (or annexation lines) promotes orderly development by discouraging “leap frog” development from occurring.

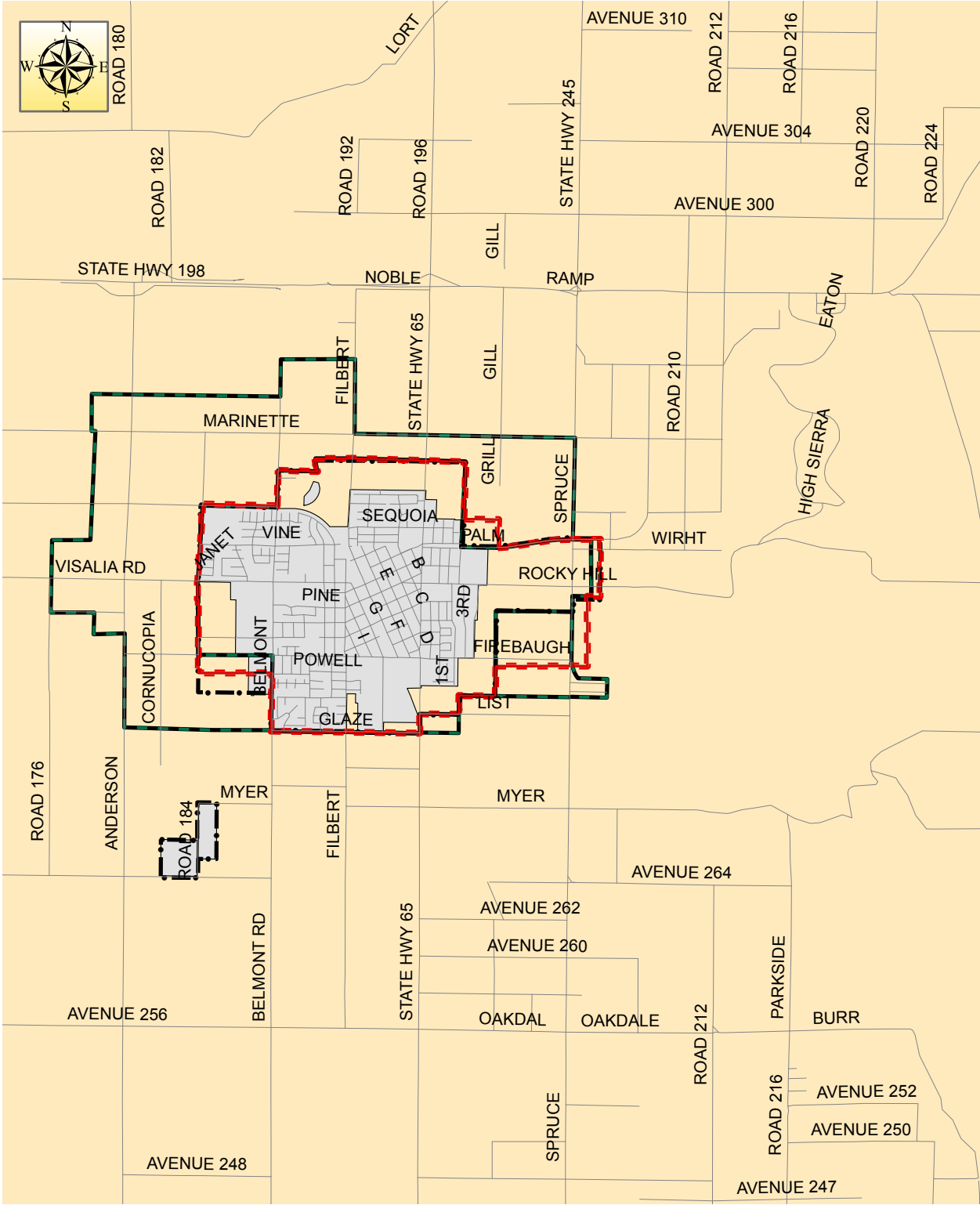
The City’s annexation policy has placed restrictive controls on residential growth in Exeter. The

objective of these 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. 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.





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.

Consistent with City and County General Plan policies, development proposals within the 20-year UDB are generally referred to the City. Therefore, it can be reasonably concluded that the City would be expected to provide public services for developments proposed within its 20-year UDB. Ideal opportunities for the City to update its UDB and SOI occur at the time the City updates its General Plan, or in five year increments as needed to accommodate unexpected growth, when a General Plan Update is not warranted. Consistency should be maintained between a City's UDB and SOI, which requires coordination between the City, Tulare County Resource Management Agency, and Tulare County LAFCO.

Figure 1-2: City of Exeter SOI, UAB, UDB



Legend

	exeter UDB		City Limits
	Exeter SOI		
	Exeter UAB		



1.3 Land Use

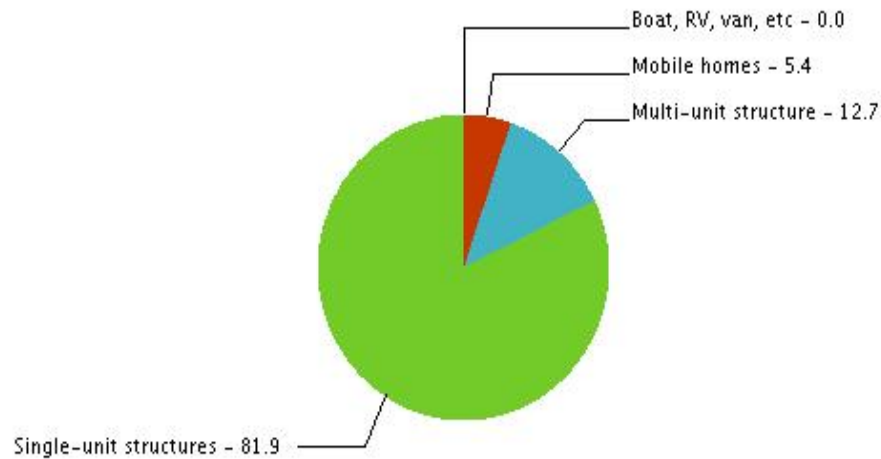
The Land Use Element of the Exeter General Plan provides an excellent foundation for the logical growth and development of the City. Land use within Exeter is guided through the implementation of goals and policies set forth in the Exeter General Plan Land Use Element. The Land Use Element is considered the most prominent of the seven mandatory elements of the General Plan, as it determines the general location of residential, commercial, industrial, public and open space uses in addition to disclosing building intensities and population densities for the planning area. 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.

Exeter’s downtown and its older residential neighborhoods are contained within a triangular area that is formed by the SP Railroad to the west, the Visalia Electric Railroad to the north and State Route 65 to the east. The City’s industrial areas, which are dominated by agriculturally related uses such as packinghouses and cold storage facilities, are located along the SP Railroad, the AT and SF Railroad, and Industrial Drive.

Single family residential development has occurred in all quadrants of the City, with most of it occurring on the west side of town since 1990. Development of multi-family residential has been limited. Scattered corner lots in the original town site 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. More recent multi-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.

In 2010, Exeter, California had a total of 3,600 housing units, 8 percent of which were vacant. Of the total housing units, 82 percent were in single-unit structures, 13 percent were in multi-unit structures, and 5 percent were mobile homes. An estimated 27 percent of the housing units were built since 1990. The median number of rooms in all housing units in Exeter, California is 5.0 of these housing units, 66 percent have three or more bedrooms. (US Census)

Types of Housing Units in Exeter, California in 2010 (US Census)



Commercial development is centered in the downtown and to a lesser extent, along Visalia Road and State Route 65 (Kaweah Avenue). The City of Exeter Zoning Map (figure 1-4) illustrates how 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 is located along Sequoia Drive in the northeast quadrant of the City and the school district purchased land in the southwest quadrant of the community for a future elementary school site.

The Zoning Ordinance is composed of zoning and planning regulations. The zoning and planning regulations will control the use of land, the density (units per acre or person per acre) and intensity (floor area per acre) of development, the uses and locations of structures, the height and size of structures, the yard areas around structures, and development standards for land uses. The Zoning Map will delineate the location of zone districts inside the Exeter city limits [Figure 1-3].



City of Exeter Zone Map

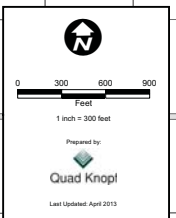
Legend

- InterestPoints
- parcels
- City Limits
- Right of Way

Zoning

- RA (Residential-Agricultural)
- R-1-10 (Single-family Residential - 10,000 sq.ft.)
- R-1-10 PUD (10,000 sq.ft. - PUD)
- R-1-7.5 (Single-family Residential - 7,500 sq.ft.)
- R-1-6 (Single-family Residential - 6,000 sq.ft.)
- R-1-6 PUD (6,000 sq.ft. - PUD)
- RM-1.5 (Multi-family Residential - 1,500 sq.ft.)
- RM-3 (Multi-family Residential (3,000 sq.ft.))
- CC (Community Commercial)
- CN (Neighborhood Commercial)
- CS (Service Commercial)
- CH (Highway Commercial)
- PO (Professional Office)
- ML (Light Manufacturing)
- O (Open Space)
- T (Transitional)
- UR (Urban Reserve)

ZONING AMENDMENTS		
DATE	ORD. NO.	REVISION
5/8/90	504	RSC to R-1-7.5
1/24/92	517	RM-3 to RM-1.5
9/8/92	523	CS to RM-3
10/27/92	524	CH to CS
4/27/93	526	R-1-7.5 to R-1-10
7/13/93	528	West of Downtown Zone Plan
11/23/93	530	RM-3 to CH
8/27/94	539	T to CC
3/15/95	542	Downtown Zone Plan
9/26/95	549	AE-20 to R-1-7.5, CN, RM-3
10/10/95	551	AE-20 to R-1-7.5
10/22/96	558	AE-20 to R-1-7.5, RSC
10/22/96	560	RA-300 / R-2 to CN
10/22/96	561	R-1-6 to PO
1/27/98	569	A-1 to RSC
10/13/98	576	R-1-6 to RM-3
4/23/01	589	R-1-6 to RM-3
5/22/01	590	ML to R-1-6
6/11/02	593	CC to CS
10/22/02	598	AE-20 to R-1-7.5
4/28/03	607	A-1 to R-1-6
7/8/03	608	CC to CS
8/26/03	610	R-1-6 to RM-1.5 (PUD)
2/20/04	612	CS to RM-1.5
7/22/04	616	AE-20 to R-1-10
11/9/04	622	PO to CC
7/26/05	625	R-1-6 to PO
9/13/05	626	ML to CS
11/8/05	628	RSC to R-1-6
4/11/06	634	R-1-6 to RM-3
7/11/06	636	AE-20 to R-1-6 (PUD), RM-3, RSC
7/11/06	637	ML to CC
7/11/06	638	ML to CS
9/22/06	640	CS to RM-3
11/14/06	643	RA to R-1-7.5
11/14/06	644	R-1-7.5 to CN
11/28/06	645	R-1-6 to RM-3
4/26/07	646	AE-20 to R-1-6, RM-1.5, R-1-10, RSC, UR
8/10/10	653	CH to RM-1.5
11/11/11	654	RM-3 to PO



This map was prepared using Quad Knopi's Geographical Information System. Every reasonable effort has been made to assure accuracy of the data. However, Quad Knopi and the City of Exeter make no warranty, representation, or guarantee regarding the precision of this map. It is intended for display purposes and does not replace official records.

1.4 Annexations and County Islands

Annexations

Since 2000, Exeter has annexed 145.2 acres of land into the City (Table 1.3). Figure 1-4 shows the locations of the annexations since 2000 and what year the areas were annexed. All five annexations occurred to accommodate residential growth. Most of the annexed areas remain undeveloped.

TABLE 1.3
HISTORICAL ANNEXATIONS (2000 – 2015)

Year	Acres Annexed
2000	0
2001	0
2002	0
2003	28.4
2004	10.2
2005	0
2006	0
2007	106.6
2008	0
2009	0
2010	0
2011	0
2012	0
2013	0
2014	0
2015	0
Total	145.2

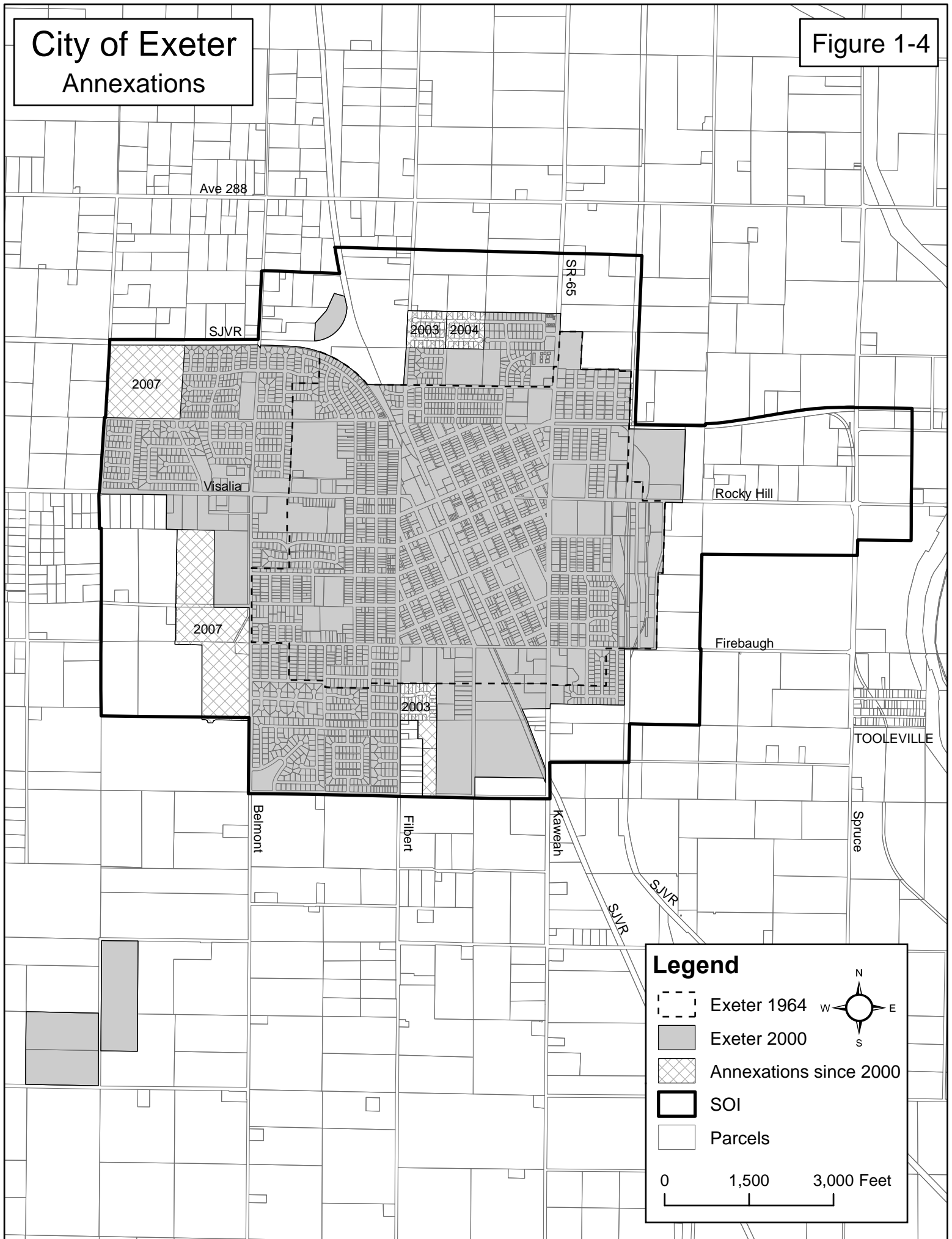
County Islands

In 2000, the State Legislature, recognizing the inherent inefficiencies of urban unincorporated islands, and in an effort to encourage their annexation, allowed for a simplified annexation process for the islands. This process waives protest hearings and election for qualifying islands. The following factors determine if an island qualifies for the simplified process: it does not exceed 150 acres, is substantially surrounded, is substantially developed or developing, is not prime agricultural land, will benefit from the change of organization and was created prior to 1/1/2014.

The City of Exeter has two small substantially surrounded County islands that qualify for the simplified annexation process. One is a 11.8 acre area containing residential parcels along the east side of Filbert Ave on the southern edge of the City. The other is a 6.7 acre area containing residential and commercial parcels between the SJVR and SR-65 (Kaweah Ave) also on the southern edge of the City.

City of Exeter Annexations

Figure 1-4



1.5 Written Determinations

Population Trends and Projections

1. California Department of Finance (DOF) data indicates that as of January 1, 2015, Exeter had a population of 10,572, corresponding to an annual average growth rate of approximately 0.95% between 2000 and 2015.
2. 2015 DOF data also indicates that the average dwelling unit occupancy rate for the City is 3.07 persons per household, which is significantly lower than the County average of 3.4 persons per household.
3. Based upon *Census 2010* data, Exeter had an incorporated land area of approximately 2.46 square miles, a population of 10,334, and 3,600 housing units.
4. The *Exeter General Plan Update* estimates a build-out population of between 13,306 and 16,177, corresponding to an annual average growth rate of between 1.88% and 2.88%, estimated to occur by year 2020.
5. While the estimated 2020 population build out in the City's General Plan appears to be too high when applied to the Urban Development Boundary's (UDB) horizon year of 2020, the build out estimate falls within range of other population projections when applied to the Sphere of Influence's (SOI) horizon year of 2035.

Growth Planning

6. A City's SOI should generally be coterminous to a City's UDB. Communities of interest may be identified that would extend the SOI beyond the UDB.
7. The Tulare County General Plan contains an Urban Boundaries Element which sets forth policy regarding development within municipal fringe areas surrounding incorporated cities. According to adopted plans, urban development is to occur only within the incorporated City Limits, with certain exceptions. Within the 20-year UDB, development proposals are referred to the City for annexation. If the City cannot, or will not, annex, Tulare County considers the proposal on its merits.
8. The City's *General Plan Update* provides an excellent tool for guiding future growth in Exeter. The plan provides a detailed evaluation of current land use, projected residential, commercial/office, industrial, parks and school land demands to accommodate growth through the year 2020.
9. The *General Plan Update* concludes that there is more than enough land within the UDB to accommodate growth to the year 2020.

Land Use

10. The Land Use Element of the Exeter General Plan provides an excellent foundation for the logical growth and development of the City. The Land Use Element addresses several issues including land use and population; population and land use projections; land use designations and population densities; planning issues and land use goals; land use policies and actions

- (implementation measures); and land use designation/zoning district matrix.
11. The “infill” process has proven to be 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.
 12. The Land Use Element from the 2020 General Plan, the 2025 Southwest Specific Plan and other planning documents indicate that there are only 60 acres of undeveloped land inside the 10-year annexation line. The developable area within the adopted urban development boundary, approximately 425 acres, can accommodate growth for another ten years. With limitations still persistent with respect to agricultural preserves, the location of development within the urban area boundary line is difficult to predict.

Annexations & County Islands

13. Since 2000, the City has annexed approximately 145.2 acres of land with the last annexation taking place in 2007.
14. The City of Exeter has two small substantially surrounded County islands that qualify for the simplified annexation process. One is a 11.8 acre area containing residential parcels along the east side of Filbert Ave on the southern edge of the City. The other is a 6.7 acre area containing residential and commercial parcels between the SJVR and SR-65 (Kaweah Ave) also on the southern edge of the City.

CHAPTER 2 PRESENT AND PLANNED CAPACITY OF PUBLIC FACILITIES AND ADEQUACY OF PUBLIC SERVICES, INCLUDING INFRASTRUCTURE NEEDS AND DEFICIENCIES

The purpose of this section is to evaluate the infrastructure needs and deficiencies of the City of Exeter in terms of availability of resources, capacity to deliver services, condition of facilities, planned improvements, service quality, and levels of service.

LAFCOs are responsible for determining that an agency requesting an SOI amendment is reasonably capable of providing needed resources and basic infrastructure to serve areas within the City and its SOI. It is important that these findings of infrastructure and resource availability are made when revisions to the SOI and annexations occur. LAFCO accomplishes this by evaluating the resources and services to be expanded in line with increasing demands.

2.1 Planning Documents

The City of Exeter plans for future growth through the implementation of policies and standards set forth in General Plan Elements. The General Plan is a long-term, comprehensive framework to guide physical, social and economic development within a community's planning area. The General Plan is a guide for attaining the City's goals within its ultimate service area and accommodating its population growth to the year 2020. According to the California Planners' Book of Lists 2012 (Governor's Office of Planning and Research, June 2005), the seven mandated elements of the City's General Plan were last updated as follows:

- ☐ Land Use: 2003-relevant through 2020
- ☐ Circulation: 2003-relevant through 2020
- ☐ Housing: 2012 (note: updated on a different schedule from the other elements.)
- ☐ Open Space: 1991 relevant through 2011
- ☐ Conservation: 1991 relevant through 2011
- ☐ Safety: 1975
- ☐ Noise: 1976
- ☐ Air Quality

According to the General Plan its primary objective is to facilitate a well-planned community where the public's health, safety and welfare are protected. It can also:

1. Guide the Planning Commission and City Council on land use, circulation, and capital improvement decisions;
2. Inform the public where certain types of development will occur in the community;
3. Educate the public on how Exeter's resources will be managed; and
4. Provide the private sector with a document upon which it can base investment decisions.

According to the *Exeter General Plan 2000-2020* Evaluation, this general plan will serve to update two of Exeter's general plan elements - land use and circulation - will guide use through 2020. Exeter has already updated its Housing Element (2012). The Open Space and Conservation Elements were adopted in 1991 and were relevant until 2011. The Safety Element (1975) and Noise Element (1976) are adequate in regards to policy direction and do not need updating at this time.

The Land Use Element of the Exeter General Plan provides an excellent foundation for the logical growth and development of the City. The Land Use Element addresses several issues including land use and population; population and land use projections; land use designations and population densities; planning issues and land use goals; land use policies and actions (implementation measures); and land use

designation/zoning district matrix.

The City's Transit Development Plan (TDP) presents operational, financial, and capital improvements for supporting and implementing its public transit program. The TDP, covering a five-year horizon, includes strategies to enhance service efficiency and effectiveness as well as how to finance implementation of those strategies. These strategies reflect findings from rider and non-rider (community) input as well as a quantitative assessment of transit system performance.

State planning law requires that a city's general plan be consistent with other city planning documents. The City also plans for future growth through the preparation and implementation of specific plans and master plans. Examples include the Exeter Downtown Specific Plan, the Southwest Exeter Specific Plan, and the Exeter Redevelopment Plan. The City also master plans public infrastructure systems including, but not limited to, water, sewer, and storm drainage systems. The general plan and the other plans have similar community goals and policies, and advocate similar land use patterns, and they are consistent in their guidance of direction and rate of growth.

2.2 Domestic Water

The San Joaquin Valley Groundwater Basin lies within the San Joaquin River and Tulare Lake Hydrologic Regions. The southern portion of the basin lies in the Tulare Lake Hydrologic Region and consists of seven groundwater sub-basins. These sub-basins are the Kings, Westside, Kaweah, Tulare Lake, Pleasant Valley, Tule, and Kern (Figure 2-1). The Kaweah sub-basins is described in detail below. The Tulare Lake HR portion of the basin covers approximately 5.15 million acres. Groundwater is extensively used in the San Joaquin Valley Groundwater Basin by agricultural and urban entities and accounts for approximately 48% of the groundwater used in the State (DWR 2003).³

The Tulare Lake Basin is in an area significantly affected by overdraft. The Department of Water Resources (DWR) has estimated the groundwater by hydrologic region and for the Tulare Lake Basin; the total overdraft is estimated at 820,000 acre-feet per year, the greatest overdraft projected in the state, and 56 percent of the statewide total overdraft.⁴ The Kaweah and St. Johns Rivers are the two major rivers within the Kaweah sub-basin.⁵

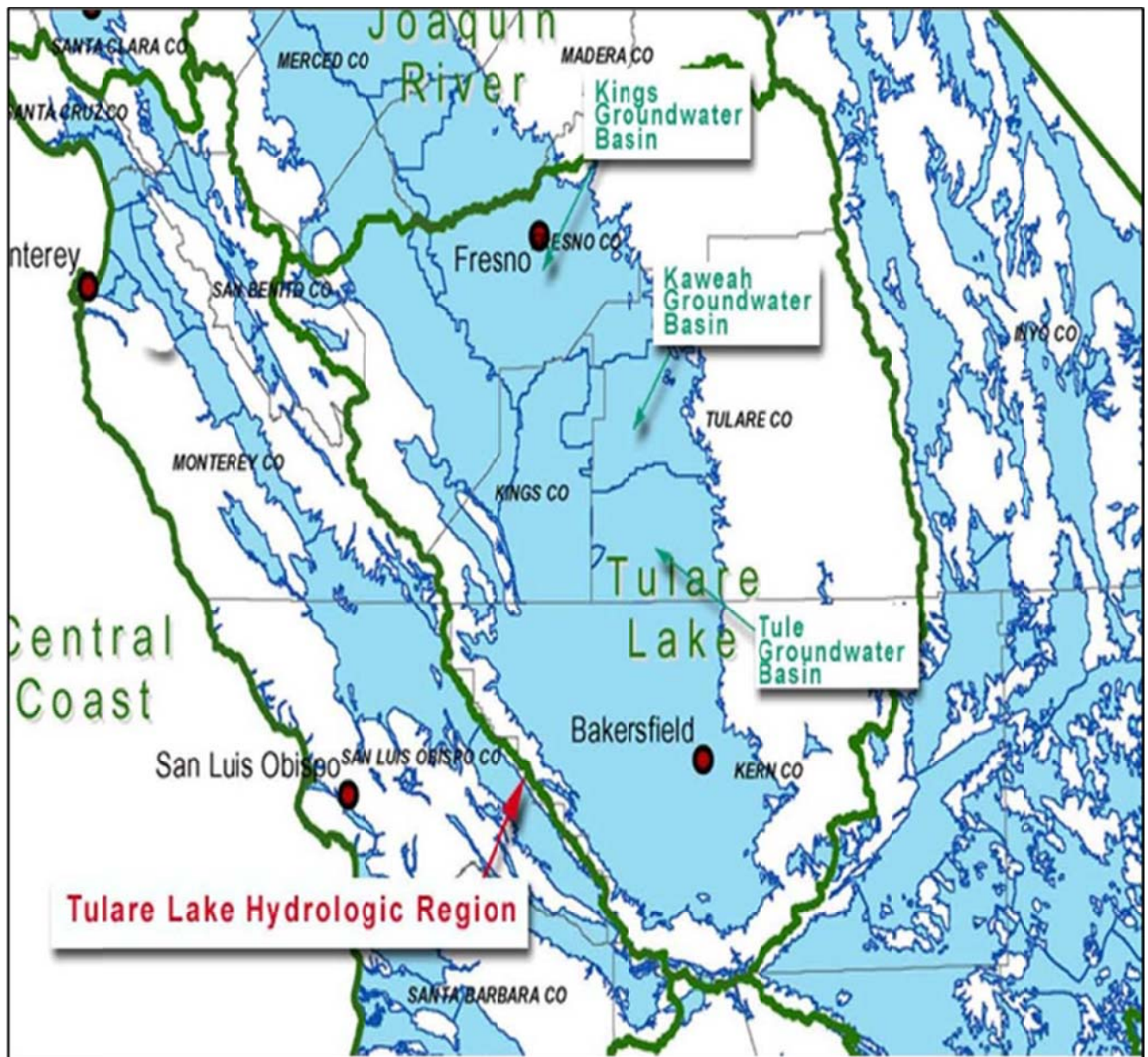
The Kaweah Sub-basin is in the Tulare Lake Hydrologic Region and contains an area of approximately 446,000 acres (696 mi²) primarily in Tulare County with a small portion in Kings County. The Kaweah Sub-basin is bordered on the north by the Kings Sub-basin, on the south by the Tule Sub-basin, and on the west by the Tulare Lake Sub-basin, and on the east by crystalline bedrock of the Sierra Nevada foothills.⁶

³ California's Groundwater Bulletin 118, 1/20/06

⁴ Tulare County General Plan Update 2030, Goals and Policies Report, chapter 11 Water Resources. pg. 11-3

⁵ http://www.swrcb.ca.gov/gama/docs/se_sanjoaquin_dsr351.pdf

⁶ California's Groundwater Bulletin 118, 1/20/06



The primary source of recharge to the planning area is the Kaweah River, with most of its flow originating from the Sierra Nevada Mountains, and percolation of applied irrigation water.⁷ Natural recharge is estimated to be 62,400 acre-feet per year.⁸ Lakeside Irrigation District has recharged about 7,000 acre-feet

Figure 2-1 Tulare Lake Hydraulic Region per year and in wet years may recharge up to 30,000 acre-feet. It is estimated that approximately 286,000 acre-feet of applied water is recharged annually in the sub-basin. Annual urban and agricultural extraction is estimated to be 58,800 and 699,000 acre-feet, respectively (DWR 2003). Groundwater flow is generally southwestward. Subsurface outflow may occur to the west and south towards the Tulare Lake Sub-basin. DWR (2003) has not estimated the amount of

⁷ http://www.swrcb.ca.gov/gama/docs/se_sanjoaquin_dsr351.pdf

⁸ California Water Service Company, 2007 Urban Water Management Plan Visalia District, 2007

inflow or outflow for the sub-basin.

Much of the information below was obtained or derived from the Exeter General Plan Draft Environmental Impact Report and the City of Exeter website. The water division is responsible for the quality and quantity of water to serve the residents of Exeter. This includes all necessary and required testing as well as insuring adequate long term supplies for residents.

Ground water is contained in an unconfined aquifer situated under Exeter. The source of water for this aquifer is the snowmelt runoff from the nearby Sierras. Over the last 30 to 40 years, an “overdraft” condition has occurred in the southern San Joaquin Valley and more specifically, in the Kaweah River Basin. This “overdraft” has caused local groundwater levels to drop.

The Department of Health Services' Sanitary Engineering Branch enforces drinking water standards as set forth in the State's Domestic Water Quality and Monitoring Regulations, Title 22, California Code of Regulations. They are responsible for monitoring water quality to determine if domestic sources are meeting bacteriological, turbidity, organic and inorganic standards. A 1983 study, conducted for the State Water Resources Control Board, showed that 50 different pesticides were found in groundwater in 23 California counties, Tulare County being one of them.

The City currently has six wells in production. These wells draw from depths that range from 296 feet to 430 feet. The City of Exeter's water system which consists of six wells, chlorination treatment facilities at each of the active wells, one elevated storage tank with a capacity of 100,000 gallons, and a loop distribution system. The City utilizes a ground water system. Exeter's water distribution system consists of a network of pipelines installed under the streets and alleys of the community. No surface water is used by the water system. The City utilizes groundwater for its source of domestic water.

According to the city's website water is delivered to homes and businesses through underground supply lines that are laid out in a grid-like manner so that there are no dead ends of major mains a process known as looping. The existing distribution piping ranges from 6" to 12" in diameter. In 2004 the city replaced most of its old cast iron pipe water mains with C-900 polyvinyl chloride (PVC) pipes. The distribution system is within one pressure zone ranging between 40 and 60 psi. There are roughly 2,988 residential, 269 commercial and 19 industrial service connections which are all metered. The system is capable of producing and delivering approximately 6.6 million gallons of water per day.

Two wells recently have been abandoned one due to high bacterial counts, and another was abandoned due to DBCP contamination. As of 2015, there are 3,200 connections to the City's water system, it is estimated that the City's water system supports approximately 3,050 connections. The City's water system is 100% metered, which promotes water conservation and recently updated across the system with radio-read automated meters that allows precise monitoring with multiple data points collected every day. Currently the City of Exeter is in the middle of the process to update fees for water, sewer, and solid waste. This process will establish rate and fee adjustments for the coming 5-year period.

Assessments of the drinking water sources for the City of Exeter have been completed on the following wells: E14W in February 2010; E13W in August 2007; E12W in June 2004; E11W, E09W and E06W in September 2001. The sources are considered most vulnerable to the following activities associated with contaminants detected in the water supply: fertilizer/pesticide/herbicide application. In addition, the sources are considered most vulnerable to these activities not associated with contaminants detected in the water supply: septic systems in high-density areas, agricultural/irrigation wells, injection wells/dry wells/sumps, metal plating/ finishing/fabricating, and automobile gas stations.

In order to ensure that tap water is safe to drink, the U.S. Environmental Protection Agency (USEPA) and

the California Department of Public Health (Department) prescribe regulations that limit the amount of certain contaminants in water provided by public water systems. The Food and Drug Administration (FDA) regulations establish limits for contaminants in bottled water, which must provide the same protection for public health.

The City's water supply and distribution system was last studied in 1975 as a part of the 1975 Water Master Plan. In the last MSR City staff indicated that Quad Knopf, Inc. is in the process of updating the City's Water System Master Plan. It is recommended that the Water Master Plan Update include a study area that, at a minimum, encompasses all areas within the City's UDB and SOI. The master plan should also include a pipeline replacement plan/program to correct existing water system deficiencies. Any foreseen areas that the City anticipates including in its UDB or SOI should also be included within the master planning area. The Water Systems Master Plan has not been updated since the last MSR cycle.

The California Water Code Directs the Department of Water Resources (DWR) to report to the legislature once every five years on the status of submitted plans. The DWR reviewed and received the 2010 Urban Water Management Plan (UWMP) from the City of Exeter a letter dated June 12, 2014 was sent to the City. The DWR's determined in its review that some requirements were not addressed in accordance with the water code including; demand management measures were not addressed, water storage contingency planning section did not describe consumption reduction methods to be implements with each stage of water shortage, the plan did not provide a supply and demand comparison for multiple dry years over the next 20 years in 5 year increments, In order to meet the requirements of the Water Code and to be eligible for state water grants and loans, the City should consider revising its 2010 UWMP to address the issues mentioned above.⁹

Urban development facilitated by the General Plan will increase demands on the City's water system. According to the Exeter General Plan Draft Environmental Impact Report, the City's water system would be required to generate up to 5.5 MGD to accommodate the General Plan build-out population. This increased demand will require Exeter to construct additional wells and new water lines which will have a fiscal impact on the City. While a portion of the cost of developing new wells and installing new water lines is covered by current development impact fees and monthly service revenue, they will not be able to cover future domestic water costs caused by urban growth. In order to respond to future water demands, the General Plan has established policies and actions that will mitigate the impact of the City's growth on its domestic water system. Included among the policies and actions are;

- ❖ Adopting a new fee schedule for Exeter's development impact fees (including an annual review of these fees)
- ❖ Review and update infrastructure master plans as necessary (maintain consistency with General Plan Land Use Element)
- ❖ Continuing to seek state and federal grants for infrastructure improvements
- ❖ Updating its 5-year Capital Expenditure Program
- ❖ Work with the private sector to finance infrastructure improvements

In response to state water conservation regulations, a Water Shortage Emergency Ordinance was adopted at the Exeter City Council. As the drought has worsened, significant new State restrictions have been put in place and the City has adopted a revised Water Conservation Ordinance, effective July 1, 2015. The City is currently in Stage 3 Restrictions. Provided the City continues to implement policies and actions set forth by its General Plan, and recommendations contained within infrastructure master plans, the City will be in a position to provide domestic water service within its SOI and UDB. The City's municipal code

⁹ (Department of Water Resources, personal communication, June 12,2014)

contains provisions for water usage, which establishes policies to minimize the wasting of water, including assessing penalties for violations.

The City's budget contains a fund set up for the planning and construction of capital water system improvements. The City budgets for capital expenditures as a part of its annual budget process. The City did not provide an adopted five year capital improvement plan for this review. During fiscal year 2015-16, the City budgeted for \$290,000 a capital project: smart meter installation.

2.3 Wastewater Collection, Treatment, and Disposal

The SSMP is required by the Regional Water Quality Control Board (RWQCB) to satisfy the General Waste Discharge Requirement (GWDR), Order No. 2006-0003. The GWDR requires that the City shall prepare and implement a capital improvement plan that will provide hydraulic capacity of key sanitary sewer system elements for dry weather peak flow conditions, as well as the appropriate design storm or wet weather event. At a minimum, the plan must include:

- a. **Evaluation:** Steps to evaluate those portions of the collection system that are experiencing or contributing to an sanitary sewer overflow (SSO) discharge caused by hydraulic deficiency. The evaluation must provide estimates of peak flows (including flows from SSOs that escape from the system) associated with conditions similar to those causing overflow events, estimates of the capacity of key system components, hydraulic deficiencies (including components of the system with limiting capacity) and the major sources that contribute to the peak flows associated with overflow events;
- b. **Design Criteria:** Where design criteria does not exist or are deficient, undertake the evaluation identified in (a) above to establish appropriate design criteria;
- c. **Capacity Enhancement Measures:** Capacity Enhancement Measures: The steps needed to establish a short- and long-term CIP to address identified hydraulic deficiencies, including prioritization, alternatives analysis, and schedules. The CIP may include increases in pipe size, I/I reduction, increases and redundancy in pumping capacity, and storage facilities. The CIP shall include an implementation schedule and shall identify sources of funding; and
- d. **Schedule:** The Enrollee shall develop a schedule of completion dates for all portions of the capital improvement program developed in (a) – (c) above. This schedule shall be reviewed and updated consistent with the SSMP review and update requirements as described in Section D. 14 of State Water Resources Control Board Order No. 2006-0003-DWQ.

The order prescribes permitted capacities based upon the satisfaction of specific provisions. Assuming that written certification regarding the WWTF effluent disposal capacity has been provided to the RWQCB, the WWTF has a current capacity of 1.30 MGD. Available data indicates that the average dry weather flow is approximately 1.05 MGD, indicating that the plant is operating approximately 81% of its capacity.

The City owns and operates a WWTF located approximately one mile southwest of the City near the southeast quadrant of the W. Meyer Avenue/Road 184 intersection. The WWTF receives domestic sewage from residential, commercial, and industrial sources. Currently, the city's system serves developed areas within the city limits, as well as some development on the fringe of the city. Upon annexation, the city's sewer system will serve the planning area. The waste water division operates and maintains the sanitary sewer system, which consists of collector lines ranging in size from 4" to 36", and

9 lift stations. The city's wastewater treatment plant receives and treats 980,000 gallons of sewage per day from residential and commercial waste. Some of the treated water is used for local agricultural irrigation.

The current design and layout of Exeter's sewage collection system was planned through the City's Sewer Master Plan, prepared in 1974 and updated in 1999 by John Corollo Engineers, Facilities Plan for Wastewater Treatment Plant Expansion. The updated Master Plan was designed to expand the plant's treatment capacity from 1.07 million gallons per day to 2.14 million gallons per day. Most of the improvements detailed in the 1999 Plan have been completed.

The City's General Plan establishes policies to minimize impacts to public infrastructure including attracting industries that are complementary to the existing work force, that do not adversely affect air quality, the City's wastewater treatment plant or the City's water system and do not have a negative impact on the health and safety of the neighborhood or on the community as a whole. The City Engineer reviews each industry that wishes to locate in Exeter to insure that the project will not have an adverse impact on Exeter's sewer or water systems. Should the City Engineer make such a finding, the City requires a mitigated negative declaration or an environmental impact report to be prepared on the proposed industry.

Urban development facilitated by the General Plan will increase demands on the City's sewer system and WWTF. Provided the City continues to implement policies and actions set forth by its General Plan, and recommendations contained within infrastructure master plans, the City will be in a position to provide wastewater service within its SOI and UDB.

The City's budget contains a fund set up for the planning and construction of capital sewer system improvements. The City budgets for capital expenditures as a part of its annual budget process. The City did not provide an adopted five year capital improvement plan for this review. During fiscal year 2015/16, the City budgeted for over \$726,675 in capital sewer system improvements including lining of sludge bed lining, Sewer lift station upgrades and equipment replacement.

2.4 Streets and Traffic Circulation

The City constructs transportation improvements through the implementation of goals and policies set forth in the City's General Plan Circulation Element, and other plans, including the Tulare County Regional Transportation Plan, which is updated every three years. The City constructs street improvements primarily through the use of gas tax revenues, transportation development act (TDA) funds, transportation impact fees charged to new development projects, and redevelopment funds.

The City's circulation system is broken down into a series of roadways classified as arterials, collectors, local streets, and alleys. Arterials generally provide for through traffic movement on continuous routes through the City. Exeter has three roadways that are classified as arterials – Visalia Road, S.R. 65 (Kaweah Avenue), and Spruce Road. Visalia Road links Exeter with two cities to the west, Farmersville and Visalia; State Highway 65 connects Exeter to State Highway 198, two miles to the north, and State Highway 137, six miles to the south, and Spruce Road, which is located on the eastern fringe of the community and is slated to be the “future” State Highway 65, links Exeter with Lindsay and Porterville to the south and Woodlake to the north.

Exeter also has an extensive alley system, most of which are 20 feet wide and are unpaved. Unpaved alleyway's can be a significant maintenance burden to a City due to heavy vehicle and storm-water related impacts causing structural deficiencies (i.e. potholes, dips, etc.). Alleys typically provide rear access to residential dwellings in older neighborhoods and to commercial buildings in the downtown area.

Typically, many of the alleys contain above-ground and below-ground utilities, and also serve as a route for trash pickup. The contracted solid waste hauler (Mid Valley Disposal) pays the City of Exeter a surcharge specifically designated for use on needed alley repairs."

The City insures that streets will continue to operate at acceptable LOS through the planning period through the implementation of goals and policies set forth in the City's Circulation Element. As prescribed by Circulation Element Policy, the City shall program into its 5-year capital budget, street improvements that will insure the specified LOS is not exceeded in the City Limits. Funds for these street improvement projects will come from gas tax and transportation funds. Circulation Element Policy also states that land use projects which generate large amounts of traffic shall be precluded from channeling traffic onto local roadways, and the Planning Department shall recommend denial of discretionary land use projects to the Planning Commission and City Council that are inconsistent with this policy.

Consistent with the Circulation Element, the City approved a traffic impact fee consistent with the requirements of AB 1600. A draft study was prepared by the City Planner, and was approved by the Exeter City Council. The study recommended that 40% of the cost of non-sewer, water and storm drainage improvements will be recovered by development impact fees and the remaining 60% will come from other funding sources (i.e. state and federal grants, general fund, redevelopment fund, etc.). The study recommended new impact fees totaling \$2,493 per equivalent dwelling unit to help finance future construction of landscaped medians, traffic signals, landscaped intersections, railroad crossings, bike paths, City Hall, City Museum, City Recreation Building, and parks. In addition to assessing development impact fees, the City should remain active in applying for state and federal grants, including but not limited to HOME, TEA-21, and Rural Development grants.

The City's Circulation Element provides an excellent policy base for the future development of the City's transportation network. The City will need to continue to implement its General Plan Circulation Element goals and policies to meet the future needs of the community. It is recommended that the City take the lead in planning for transportation and circulation improvements within the boundary of its UDB and SOI. Streets within this area should be constructed to City standards, since it is likely that the area will ultimately be incorporated into and become a part of the City of Exeter.

2.5 Solid Waste Collection and Disposal

The City is contracted with Mid Valley Disposal for solid waste collection and disposal services, Mid Valley Disposal. Also provides these services to the cities and jurisdictions of Fresno, Visalia, Reedley, Delano, Woodlake, Biola, Lindsay, Madera, Sanger, Farmersville, the Lemoore Naval Air Station and unincorporated Fresno and Kings Counties. Since privately owned utility companies are not subject to SOI determinations, services provided by privately owned and operated utility companies are not subject to the MSR requirement.

In 1989, the State of California passed the Integrated Waste Management Act. Assembly Bill 939 (AB939) required all cities and counties to implement programs to reduce landfill tonnage by 25% by the end of 1995, and 50% by the end of 2000. Seven of the eight Tulare County City's (Porterville, Visalia, Tulare, Lindsay, Exeter, Farmersville and Dinuba and the County of Tulare) previously were involved in a Joint Power Authority (Consolidated Waste Management Authority, CWMA). Consolidated Waste Management Authority ceased operation on December 31, 2015. Member agencies and/or their contracted service providers will continue work previously handled by the CWMA.

The City of Exeter adopted a Source Reduction and Recycling Element which establishes policies and implementation strategies that will reduce the volume of solid waste being disposed of at the Visalia Landfill. Implementation of the Source Reduction and Recycling Element will assist the City and JPA in

meeting the requirements of AB 939.

2.6 Public Safety Services

Fire

According to the City of Exeter General Plan fire protection in the planning area is provided by the Tulare County Fire Department. The Fire Department operates a station located adjacent to Exeter City Hall on “F” Street in downtown Exeter (figure 2-2).

The fire station is staffed by three full-time fire personnel - one Captain, and two Lieutenants, as well as the volunteers. The station is equipped with one 1,250 gallon per minute (GPM) engine, a 1,000 gpm engine, a 1,000 gpm ladder truck and a 135 gpm light engine. All developed portions of Exeter are connected to the City water system, which provides adequate water pressure for fire suppression purposes. The Fire Department serving the Exeter area has an insurance service office (ISO) rating of six (6). The ISO rates fire departments on a scale of one (best) to ten (unprotected), taking into consideration receiving and handling of fire alarms, fire department operations, water supply, and other factors. According to City Staff Fire Division Chief Charlie Norman Exeter's ISO rating is reportedly improving, but specific data is not available at this time.

The ISO grading schedule is an insurance industry rating system that measures a City's ability to provide fire protection, and is primarily directed towards minimizing property loss. The rating system favors fire suppression rather than fire prevention. Areas outside of the City Limits (not connected to the City water system) are rated eight (8) by the ISO.

The urbanized portion of the planning area is within a five minute response time of the fire station. In addition, secondary fire protection coverage is provided by the Tulare County Fire Department's Lovers Lane/Walnut Avenue station (located about eight miles west of the Exeter), Tulare County Fire Station 15 in Lemon Cove, and the City of Farmersville (about five miles west of Exeter). The fire department reviews proposed development projects to insure adequate fire protection will be provided including installation of fire hydrants, extension of water lines, installation of fire sprinklers, and requiring vehicular access for fire engines. The Exeter General Plan contains policies and actions that will facilitate an effective and responsive fire protection system, as summarized below.

- ☐ Insure that new developments are designed so that crime and fire safety are considered in the design through the City's Site Plan Review process
- ☐ Insuring that the City's water system will continue to have adequate water supply and pressure to meet fire suppression requirements through the implementation of a Water Master Plan
- ☐ Continuing to implement innovative programs that promote an efficient delivery system including a volunteer program, aggressive fire prevention program, and promoting sprinklers to be installed in new commercial and industrial developments
- ☐ Continue to financially support the Tulare County Fire Department to insure that persons in the Exeter area are well served in regards to response time by fire personnel. Provided the City continues to implement policies and actions set forth by its General Plan, the City, in cooperation with the Tulare County Fire Department, will be in a position to provide fire protection service within its SOI and UDB.



Figure 2-2 Exeter Fire Station

Police

Law enforcement services for the City of Exeter are provided by the City of Exeter Police Department headquartered at 100 C Street in downtown Exeter. Lands outside of the City Limits are patrolled both by the Exeter Police Department and the Tulare County Sheriff's Department through a mutual aid agreement. The Exeter Police Department is currently staffed by 18 full time Police Officers, 10 Reserve Police Officers and 2 civilian employees. In addition to the above mentioned staff, the department has a Police Chaplains Program and our Explorer Post. The current sworn officer to population ratio for Exeter is approximately 1.9 per 1000 residents, which is excellent compared to other cities throughout the region.

Future growth and development will likely require increases in staffing and equipment of the Exeter Police Department. If the City is to maintain the same ratio of officers to residents as presently exists, 8 to 9 additional officers must be hired by the year 2025. This hiring need will have a fiscal impact on the City's general fund. Some of the funds for these additional officers will come from increases in Exeter's property tax base and additional sales tax. Since the increase in demand for new officers should occur gradually, it is expected that revenue sources should keep pace with increasing demands, according to the City's General Plan. The City should also consider the adoption of a public safety impact fee to supplement general fund revenues for the purchase of capital equipment that will improve the operations of the Police Department. The Exeter General Plan contains policies and actions that will facilitate an effective and responsive Police Department, as summarized below.

- ☐ insure that new developments are designed so that crime and fire safety are considered in the design through the City's Site Plan Review process
- ☐ continue to apply for state and federal grants that can provide money to supplement the City's Police Department revenue
- ☐ continuing to implement innovative programs that promote an efficient delivery system including a volunteer program, take home car program, and K-9 unit program

Provided the City continues to implement policies and actions set forth by its General Plan, the City will be in a position to provide police protection services within its SOI and UDB.

2.7 Written Determinations

Planning Documents

1. The City plans for future growth through the implementation of policies and standards set forth in General Plan Elements. Exeter's General Plan is a long-range guide for attaining the City's goals within its ultimate service area and accommodating its population growth to the year 2020.
2. The City also plans for future growth through the preparation and implementation of specific plans and master plans. The City also master plans public infrastructure systems including water, sewer, and storm drain systems.

Domestic Water

3. The City currently has four wells in production, down from a previous six. These wells draw from depths that range from 296 feet to 430 feet. The City of Exeter's water system which consists of six wells, chlorination treatment facilities at each of the active wells, one elevated storage tank with a capacity of 100,000 gallons, and a loop distribution system. The City

utilizes an underground water system. Exeter's water distribution system consists of a network of pipelines installed under the streets and alleys of the community. No surface water is used by the water system. The City utilizes groundwater for its sole source of domestic water.

4. One well was abandoned due to high bacterial counts, and another was abandoned due to DBCP contamination.
5. As of 2015, there are 3,200 connections to the City's water system, it is estimated that the City's water system supports approximately 3,050 connections. The City's water system is 100% metered, which promotes water conservation and recently updated across the system with radio-read automated meters that allows precise monitoring with multiple data points collected every day.
6. Currently the City of Exeter is in the middle of the process to update fees for water, sewer, and solid waste. This process will establish rate and fee adjustments for the coming 5-year period.
7. The City's water supply and distribution system was last studied in 1975 as a part of the 1975 Water Master Plan. City staff indicated that Quad Knopf, Inc. is in the process of updating the City's Water System Master Plan. It is recommended that the Water Master Plan Update include a study area that, at a minimum, encompasses all areas within the City's UDB and SOI. The Water Systems Master Plan has not been updated since the last MSR cycle.
8. Provided the City continues to implement policies and actions set forth by its General Plan, and recommendations contained within infrastructure master plans, the City will be in a position to provide domestic water service within its SOI and UDB.
9. The City's municipal code contains provisions for water usage, which establishes policies to minimize the wasting of water, including assessing penalties for violations.
10. The California Water Code Directs the Department of Water Resources (DWR) to report to the legislature once every five years on the status of submitted plans. The DWR reviewed and received the 2010 Urban Water Management Plan (UWMP) from the City of Exeter a letter dated June 12, 2014 was sent to the City. The DWR's determined in its review that some requirements were not addressed in accordance with the water code including; demand management measures were not addressed, water storage contingency planning section did not describe consumption reduction methods to be implements with each stage of water shortage, the plan did not provide a supply and demand comparison for multiple dry years over the next 20 years in 5 year increments, In order to meet the requirements of the Water Code and to be eligible for state water grants and loans, the City should consider revising its 2010 UWMP to address the issues mentioned above.¹⁰
11. The City's budget contains a fund set up for the planning and construction of capital water system improvements. The City budgets for capital expenditures as a part of its annual budget process. The City did not provide an adopted five year capital improvement plan for this review. During fiscal year 2015/16, the City budgeted for \$290,000 a capital project: smart meter installation.

¹⁰ (Department of Water Resources, personal communication, June 12,2014)

Wastewater Collection, Treatment and Disposal

12. The City owns and operates a WWTF located approximately one mile southwest of the City near the southeast quadrant of the W. Meyer Avenue/Road 184 intersection. The WWTF receives domestic sewage from residential, commercial, and industrial sources. Currently, the city's system serves developed areas within the city limits, as well as some development on the fringe of the city. Upon annexation, the city's sewer system will serve the planning area. The waste water division operates and maintains the sanitary sewer system, which consists of collector lines ranging in size from 4" to 36", and 9 lift stations. The city's wastewater treatment plant receives and treats 980,000 gallons of sewage per day from residential and commercial waste. Some of the treated water is used for local agricultural irrigation.
13. The current design and layout of Exeter's sewage collection system was planned through the City's Sewer Master Plan, prepared in 1974 and updated in 1999 by John Corollo Engineers, Facilities Plan for Wastewater Treatment Plant Expansion. The updated Master Plan was designed to expand the plant's treatment capacity from 1.07 million gallons per day to 2.14 million gallons per day. Most of the improvements detailed in the 1999 Plan have been completed.
14. The City's budget contains a fund set up for the planning and construction of capital sewer system improvements. The City budgets for capital expenditures as a part of its annual budget process. The City did not provide an adopted five year capital improvement plan for this review. During fiscal year 2015/16, the City budgeted for over \$726,675 in capital sewer system improvements including lining of sludge bed lining, Sewer lift station upgrades and equipment replacement.
15. The City's General Plan establishes policies to minimize impacts to public infrastructure including attracting industries that are complementary to the existing work force, that do not adversely affect air quality, the City's wastewater treatment plant or the City's water system and do not have a negative impact on the health and safety of the neighborhood or on the community as a whole. The City Engineer reviews each industry that wishes to locate in Exeter to insure that the project will not have an adverse impact on Exeter's sewer or water systems. Should the City Engineer make such a finding, the City requires a mitigated negative declaration or an environmental impact report to be prepared on the proposed industry.
16. The WWTF operates under provisions outlined in *Waste Discharge Requirements (WDR) Order No. 2006-0003-DWQ*, issued by the RWQCB. The order prescribes permitted capacities based upon the satisfaction of specific provisions. Assuming that written certification regarding the WWTF effluent disposal capacity has been provided to the RWQCB, the WWTF has a current capacity of 1.30 MGD. Available data indicates that the average dry weather flow is approximately 1.05 MGD, indicating that the plant is operating approximately 81% of its capacity.
17. Provided the City continues to implement policies and actions set forth by its General Plan, and recommendations contained within infrastructure master plans, the City will be in a position to provide wastewater service within its SOI and UDB.

Streets and Traffic Circulation

18. The City constructs transportation improvements through the implementation of goals and policies set forth in the City's General Plan Circulation Element, and other plans, including the Tulare County Regional Transportation Plan, which is updated every three years.
19. The City constructs street improvement primarily through the use of gas tax revenues, transportation development act (TDA) funds, transportation impact fees charged to new development projects, and redevelopment funds.
20. The City insures that streets will continue to operate at acceptable levels of service through the planning period through the implementation of goals and policies set forth in the City's General Plan Circulation Element. The City's Circulation Element provides an excellent policy base for the future development of the City's transportation network.
21. It is recommended that the City take the lead in planning for transportation and circulation improvements within the boundary of its UDB and SOI. Streets within this area should be constructed to City standards, since it is likely that the area will ultimately be incorporated into and become a part of the City of Exeter.

Public Safety Services

22. Fire protection in the planning area is provided by the Tulare County Fire Department. The Fire Department operates a station located adjacent to Exeter City Hall on "F" Street in downtown Exeter (figure X-X). The station is staffed by two full time firefighters augmented by twenty volunteers. The station is equipped with one 1,250 gallon per minute (GPM) engine, a 1,000 gpm engine, a 1,000 gpm ladder truck and a 135 gpm light engine.
23. The Fire Department serving the Exeter area has an insurance service office (ISO) rating of six (6). Areas outside of the City Limits (not connected to the City water system) are rated eight (8) by the ISO.
24. The urbanized portion of the planning area is within a five minute response time of the fire station. In addition, secondary fire protection coverage is provided by the Tulare County Fire Department's Lovers Lane/Walnut Avenue station, located about eight miles west of the planning, and the City of Farmersville, about five miles west of Exeter.
25. The Exeter General Plan contains policies and actions that will facilitate an effective and responsive fire protection system. Provided the City continues to implement policies and actions set forth by its General Plan, the City, in cooperation with the Tulare County Fire Department, will be in a position to provide fire protection service within its SOI and UDB.
26. The fire department reviews proposed development projects to insure adequate fire protection will be provided including installation of fire hydrants, extension of water lines, installation of fire sprinklers, and requiring vehicular access for fire engines. The Exeter General Plan contains policies and actions that will facilitate an effective and responsive fire protection system, as summarized below.
27. Law enforcement services for the City of Exeter are provided by the City of Exeter Police Department, headquartered at 100 C Street in downtown Exeter. Lands outside of the City Limits are patrolled both by the Exeter Police Department and the Tulare County Sheriff's

Department through a mutual aid agreement.

28. The Exeter Police Department is currently staffed by 18 full time Police Officers, 10 Reserve Police Officers and 2 civilian employees. In addition to the above mentioned staff, the department has a Police Chaplains Program and our Explorer Post. The current sworn officer to population ratio for Exeter is approximately 1.9 per 1000 residents, which is excellent compared to other cities throughout the region.
29. In order to maintain the same ratio of officers to residents as presently exists, 8 to 9 additional officers would need to be hired by the year 2025.
30. The City should consider the adoption of a public safety impact fee (charged to new development) to supplement general fund revenues for the purchase of capital equipment that will improve the operations of the Police Department.
31. Provided the City continues to implement policies and actions set forth by its General Plan, the City will be in a position to provide police protection services within its SOI and UDB.

3 FINANCIAL ABILITY TO PROVIDE SERVICES

The purpose of this section is to evaluate a jurisdictions capability to finance needed improvements and services.

3.1 Annual Budget

Evaluations and discussions provided in this section are based upon the City's F.Y. 2015-16 budget document. This budget is a reflection of the effort that the City of Exeter organization conducts on behalf of its citizens, and is a reflection of the priorities established by the City Council. The budget is a direct reflection of the effort and priorities established by the City Council. The City Council performs it role for the citizens of Exeter in the prioritization of municipal services. The budget is a tool to establish programs, allocate staff, and fund the deliver services.

The City's budget consists of the following funds.

- General Fund
- Enterprise
- Restricted
- Project/Housing
- Grant

The City's budget provides a fund balance analysis which illustrates how each fund is performing, and where additional revenue is needed, and funds that have excess revenues. The City's budget provides a summary and a detailed description of the revenues and expenditures for each City fund. A summary of the budgeted revenues and expenditures for fiscal year 2015/16 for each city fund is provided in Table 3-1.

Table 3-1 City of Exeter FY 2015/2016 Fund Balances

CITY OF EXETER

FUND BALANCES

FY 2015/2016

FUND	BEGINNING FUND BALANCE July 1, 2015	ESTIMATED REVENUE 2015/2016	LESS APPROPRIATIONS 2015/2016	ESTIMATED ENDING BALANCE June 30, 2016
GENERAL	870,000	4,012,310	4,683,892	198,918
WATER	1,890,000	1,546,600	1,443,981	1,992,619
SANITATION	-	1,002,000	1,032,368	(30,368)
SEWER	190,000	1,033,000	1,484,615	(261,615)
GAS TAX	261,000	233,585	295,000	199,585
TRANSPORTATION	324,000	153,000	200,000	277,000
TRANSIT	23,600	195,755	195,651	23,704
TOTAL	3,558,600	8,176,750	9,335,507	2,399,843

Source: City of Exeter Fiscal Year 2015/16 Adopted Budget

The current Final Budget for the 2015/16 Fiscal Year reflects total Revenues from being fund balance and estimated revenue in the amount of \$11,735,350 and total city-wide Expenditures of \$9,335,507.

Exeter's budget is segregated into seven units: General Fund, Restricted Funds, Project/Housing Funds, and Enterprise Funds. An expanded review of all of these budget units follows.

General Fund

The City's adopted budget for 2015/16 anticipates General Fund Revenues of \$4,882,810 and expenditures of \$4,683,892. The estimated June 2016 ending balance for the General Fund is \$198,918. These reserves were built up over the years, and are designed to assist the City to balance its General

Fund budget during years when actions beyond its control (State funding reductions, economic conditions) cause expenditures to outpace revenues.

The General Fund is the primary financing mechanism for City operations with revenues from a variety of sources. Following are projected General Fund Revenues and Expenditures for the 2015/16 Fiscal Year:

Table 3-2 Revenues and Expenditures

<i>Revenues</i>	
Property Taxes	\$1,100,012
Taxes Other Than Property	\$1,494,000
License	\$44,500
Permits	\$4,200
Fines, Forfeits and Penalties	\$43,700
Use of Money & Property	\$203,500
Revenue from Other Agencies	\$954,000
Local Fees	\$155,888
Development Impact Fees	\$13,010
Water Fund	\$1,546,600
Sanitation Fund	\$1,002,000
Sewer Fund	\$1,033,000
Gas Tax	\$233,585
Transportation Fund	\$153,000
Transit Fund	\$195,755
RDA Obligation Retirement Fund	\$0
Total Estimated Revenue	\$8,176,750
Beginning Fund Balance	\$3,558,600
Total	11,735,350

<i>Expenditures</i>	
General Fund	
City Council	\$7,550
City Administration	\$125,748
Finance	\$113,623
General Government	\$707,589
Police	\$2,768,749
Streets	\$431,290
Recreation	\$214,165
Parks	\$315,178
Total General Fund Expenditures	\$4,683,892
Enterprise	
Water	\$1,443,981
Sanitation	\$1,032,368
Sewer	\$1,484,615

Total Enterprise Fund Expenditures	\$3,960,964
Restricted Funds	
Gas Tax	\$295,000
Transportation	\$200,000
Transit	\$195,651
Total Restricted Fund Expenditure	\$690,651
Project/Housing Funds	
Successor Agency	\$0
Total	9,335,507

General Fund

Almost 44% of the City's projected General Fund revenues are expected to be drawn from water, sewer and sanitation. Other key General Fund revenues are expected to be provided from property and other tax (19.6%).

The primary General Fund expense includes employee salaries, administration, operation and maintenance of the water, sewer and sanitation divisions.

Enterprise Funds

Enterprise Funds account for the City's municipal operations that are intended to be self-funding through user fees and charges. Enterprise Funds are utilized for the water, sanitation and sewer operations. The City maintains Enterprise funds with projected revenue of \$3,581,600 million and expenditures of \$3,960,964 million.

Enterprises services in the City of Exeter. All of these funds have sufficient reserves to maintain a positive fund balance at the end of Fiscal Year 2015/2016

Restricted Funds

Restricted Funds account for the City's Gas Tax Fund, Transportation fund and Transit Fund that are funded through state gas tax, investment earnings, and Transit LTF, Dial-A-Ride and grant reimbursements. Gas tax funds are used for the street lighting, Street Projects and 100,000 transferred to General Fund Street Department. The Transportation Fund is used for street Projects and 50,000 is transferred to the General Fund Streets Department. The Transit Fund is utilized for the operation and maintenance of the City's transit system including Personnel expenses, Maintenance and operation of vehicles, utilities, equipment, parking lot, phone and office supplies. The City maintains Enterprise funds with projected revenue of \$3,581,600 million and expenditures of \$3,960,964 million.

Enterprises services in the City of Exeter. All of these funds have sufficient reserves to maintain a positive fund balance at the end of the Fiscal Year. The revenue/expenditures summary accounts for the following transfers between funds; \$50,000 transferred from the transportation fund to the general fund; \$100,000 transferred from the gas tax fund to the general fund.

As shown in table 3-2 the City's projected expenditures exceeded anticipated revenues by \$1,158,757 for fiscal year 2015/16. This can be attributed to spending capital sanitation and sewer reserve funds, which have been generating a steady revenue source for several years, with spending occurring only as capital improvements are needed and the general fund. A beginning fund balance as of July 1, 2015 of 3,558,600 was carried over to the 2015/16 fiscal year. It is estimated that 2,399,843 will be the ending balance for fiscal year 2015/16.

According to the City's fiscal year 2015/16 budget, the City's general fund was unbalanced by approximately \$671,082 with transfers. In addition to the estimated general fund revenue balance of 870,000 has been carried over from fiscal year 2014/15. A remaining general fund balance of \$198,918 is estimated, a decrease of 77.1% from the previous fiscal year. The Government of Finance Officers Association recommends at a minimum that general purpose governments regardless of size maintain unreserved fund balance in their general fund of no less than 5-15% of regular general fund operating revenues, or of no less than one to two months of regular general fund operating expenditures. The City's general fund balance at the end of the 2015/16 fiscal year represents approximately 4.2% of general fund operating revenue, and under a month of general fund operating expenditures.

The City's General Plan addresses the fiscal conditions of Exeter by encouraging a strong sales tax base. The General Plan establishes goals to reverse the leakage of sales tax dollars to surrounding communities. It is important that Exeter continue to attract new retail establishments to the community in order to minimize the leakage of local sales tax dollars, and remain competitive in local and regional markets.

Utility User Tax

One of the most important general fund revenue sources for a city is the utility user tax (UUT). City UUT rates range from 1% to 11%. The particular utilities to which the tax is applied varies. In some cities different rates apply to residential versus commercial users. The most common rate (the mode) is 5%, applied broadly among many types of utilities. The average rate (mean) is 5.5% with a standard deviation of 2.1%. Because most large cities have UUTs, half of California residents and a majority of businesses pay a utility user tax.

The UUT is a vital element in the funding of critical city services. On average, the UUT provides 15% of general purpose (i.e. non-earmarked) revenue in cities that levy it. UUT revenues most commonly fund police, fire, parks, library, and long-range land use planning services and related support services. Many city UUT levies and increases have resulted from cuts to City revenues by the State. Within a few years of the beginning of the educational revenue augmentation funds property tax shifts, more than fifty cities had increased an existing or levied a new UUT. A comparison the UUT rate among the eight Tulare County cities is provided in Table 3-3.

Table 3-3 Utility Users Tax Rates

COMPARISON OF UTILITY USER TAX RATES		
CITY	UUT RATE	UTILITIES APPLIED TO
Dinuba	7%	Telephone, Electricity, Gas
Exeter	5%	Telephone, Electricity, Gas, Cable
Farmersville	None	N/A
Lindsay	6%	Telephone, Electricity, Gas, Cable, Water, Sewer, Garbage
Porterville	6%	Telephone, Electricity, Gas, Cable, Water
Tulare	7%	Telephone, Electricity, Gas, Cable, Water
Visalia	None	N/A
Woodlake	6%	Telephone, Electricity, Gas, Cable

Source: <http://californiacityfinance.com/index.php#UUT>

As indicated in Table 3-3, among the cities in Tulare County that levy a UUT (Visalia and Farmersville do not currently levy a UUT), Exeter's UUT is the lowest at 5%. The City could potentially generate additional revenue through an increase in its UUT for general government purposes. The City's UUT could also be expanded to include services not covered by the existing UUT, i.e. water, sewer, and/or garbage. A two thirds voter approval is required for any new or increased special tax. A general tax requires majority voter approval. Currently, all City UUT levies in California are general taxes, and therefore require majority voter approval.

General Plan Fiscal Goals

The City's General Plan addresses the fiscal conditions of Exeter by encouraging a strong sales tax base. The General Plan establishes the following goals to attempt to reverse the leakage of sales tax dollars to surrounding communities.

- Clean and pleasant residential neighborhoods;
- A variety of housing choices and shopping opportunities;
- A vibrant and attractive downtown;
- A variety of parks and open space facilities and recreational opportunities;
- An effective utility system (water, sewer and storm drainage);
- A city where land use conflicts are minimized;
- A variety of industrial businesses with well-paying jobs;
- A safe and effective street system;
- A city that reduces impacts on the environment, particularly concerning air pollution, water consumption and consumption of farmland, while it continues to grow.
- A city that is safe;
- A city that has an adequate amount of land available for future development;
- A city where property values are stable;
- An effective and efficient city government.
- A city where public participation is invited and encouraged;
- A city that is a source of pride for residents of Exeter

Many city UUT levies and increases have resulted from cuts to city revenues by the state. In 1992, facing massive deficits in the state budget, the Legislature and Governor began the annual transfer of billions of dollars of property tax revenue from cities, counties and special districts to K-12 schools, allowing the state to reduce its general fund spending on education. Cities and counties, who depend substantially on sales tax and property tax revenues for discretionary income, were already experiencing the same recessionary effects as the state. These property tax shifts, using a mechanism called the “Educational Revenue Augmentation Fund” (ERAF), continue today. In FY 2008-09 the annual property tax shift totals \$7.5 billion including over \$1.2 billion from cities.¹¹

City property tax revenue, a top source of general purpose revenue for most, was cut from at least 9% and 24% on average. Cities responded by cutting services, deferring infrastructure maintenance, relying more heavily on debt financing, paring down reserves, more aggressively pursuing sales tax generators, and raising taxes and assessments. Within a few years of the beginning of the ERAF property tax shifts, more than fifty (50+) cities increased an existing or levied a new UUT.¹²

3.2 Written Determinations

7. The City prepares a comprehensive annual budget that sets forth the financial priorities of the City for the upcoming fiscal year within available funding constraints. The City has several different funds, including enterprise and non-enterprise funds, set up for the individual operations of the City.
8. According to the City’s fiscal year 2015/16 budget, the City’s general fund was unbalanced by approximately \$671,082 with transfers. In addition to the estimated general fund revenue balance of 870,000 has been carried over from fiscal year 2014/15. A remaining general fund balance of \$198,918 is estimated, a decrease of 77.1% from the previous fiscal year. The Government of Finance Officers Association recommends at a minimum that general purpose governments regardless of size maintain unreserved fund balance in their general fund of no less than 5-15% of regular general fund operating revenues, or of no less than one to two months of regular general fund operating expenditures. The City’s general fund balance at the end of the 2015/16 fiscal year represents approximately 4.2% of general fund operating revenue, and under a month of general fund operating expenditures.
9. The City’s adopted budget for 2015/16 anticipates General Fund Revenues of \$4,882,810 and expenditures of \$4,683,892. The estimated June 2016 ending balance for the General Fund is \$198,918 the City. These reserves were built up over the years, and are designed to assist the City to balance its General Fund budget during years when actions beyond its control (State funding reductions, economic conditions) cause expenditures to outpace revenues.
10. The City’s projected expenditures exceeded anticipated revenues by \$1,158,757 for fiscal year 2015/16. This can be attributed to spending capital sanitation and sewer reserve funds, which have been generating a steady revenue source for several years, with spending occurring only as capital improvements are needed and the general fund. A beginning fund balance as of July 1, 2015 of 3,558,600 was carried over to the 2015/16 fiscal year. It is estimated that 2,399,843 will be the ending balance for fiscal year 2016.
11. The City’s General Plan addresses the fiscal conditions of Exeter by encouraging a strong sales

¹¹ CaliforniaCityFinance.com: <http://www.californiacityfinance.com/#ERAF>

¹² CaliforniaCityFinance.com: The California Local Government Finance Almanac 2013

tax base. The General Plan establishes goals to reverse the leakage of sales tax dollars to surrounding communities. It is important that Exeter continue to attract new retail establishments to the community in order to minimize the leakage of local sales tax dollars, and remain competitive in local and regional markets.

12. The City could potentially generate additional revenue through an increase in its UUT for general government purposes. Exeter's UUT is the lowest at 5%. The City could potentially generate additional revenue through an increase in its UUT for general government purposes. The City's UUT could also be expanded to include services not covered by the existing UUT, i.e. water, sewer, and/or garbage. A two thirds voter approval is required for any new or increased special tax. A general tax requires majority voter approval. Currently, all City UUT levies in California are general taxes, and therefore require majority voter approval.

CHAPTER 4 STATUS OF, AND OPPORTUNITIES FOR, COST AVOIDANCE AND SHARED FACILITIES

The purpose of this section is to identify practices or opportunities that may help to eliminate unnecessary costs.

4.1 Cost Avoidance

The City avoids unnecessary costs through the implementation of infrastructure Master Plans and the General Plan, which assist in eliminating overlapping or duplicative services. Master planning documents also provide sound funding alternatives for their implementation, and plan for growth within and surrounding the City. At the time Master Plan documents are updated, the planning area should also be updated to include the City's current SOI and/or UDB areas. Planning out to ultimate service area boundaries helps identify any impacts that future planned infrastructure may have on current infrastructure in place, and mitigations that would alleviate such impacts. The City's water and sewer master plans are from 1975 and 1974, respectively, and need updating.

The City avoids unnecessary costs by assessing development impact fees for the purpose of financing public infrastructure, including water, sewer, storm drain, and transportation improvements. The City's development impact fee program helps offset the financial responsibility of the City to install and maintain the infrastructure necessary to serve new developments. The City's development impact fees are discussed further in a subsequent section of this report.

Capital planning is critical to water, sewer, transportation, sanitation, and other essential public services. It is also an important component of a community's economic development program and strategic plan. It is difficult for governments to address the current and long term needs of their constituents without a sound multi-year capital plan that clearly identifies capital and major equipment needs, maintenance requirements, funding options, and operating budget impacts. A properly prepared capital plan is essential to the future financial health of an organization and continued delivery of services to citizens and businesses. The Government Finance Officers Association recommends that state and local governments prepare and adopt comprehensive multi-year capital plans to ensure effective management of capital assets. A prudent multi-year capital plan identifies and prioritizes expected needs based on a community's strategic plan, establishes project scope and cost, details estimated amounts of funding from various sources, and projects future operating and maintenance costs. A capital plan should cover a period of at least three years, preferably five or more. Exeter's capital plan has not been provided for this review and has not been updated since the 2007 MSR.

The City has opportunities to increase its cost effectiveness and revenue raising efforts by including the use of assessment districts, tracking savings and interest on reserves, maintaining a balanced budget including maintaining a General Fund budget that grows each year, and emphasizing performance measurement practices. The City can also avoid unnecessary costs associated with payment of high interest rates on debt owed by the City by pursuing general obligation bonds while interest rates are low, and by exploring opportunities to refinance higher interest loans to reduce the existing debt obligations of the City.

The City avoids unnecessary costs by implementing smart growth practices by promoting development in infill areas and areas where infrastructure is already in place (and has excess capacity). This is demonstrated by the City's adoption of an annexation policy and 10-year annexation line. The 10-year annexation line and annexation policy have placed restrictive controls on residential growth in Exeter.

The objective of these two growth control measures is to promote residential infill development. This

“infill” process helps the City avoid unnecessary costs by better utilizing existing City infrastructure; maintaining a tight service area for police, fire, and solid waste services; and encouraging residential development near existing parks and schools.

It can be expected that the City will avoid unnecessary costs that may be caused by the annexation of proposed SOI areas through comprehensive analysis of the costs and benefits of a proposed development in those areas, and through implementation of its adopted annexation policy.

The City could also avoid unnecessary costs through the construction of joint use facilities, including but not limited to recreational sports fields, parks, or other facilities that could be used by multiple agencies. It is a goal of the City Council to continue partnerships with the local School District and the Chamber of Commerce, an indication of the City’s ongoing efforts to work with outside agencies to promote joint use projects.

4.2 Fee Structure

The City’s budget process includes an annual review and update of user rates charged for public services. As set forth by the City’s municipal code, water rates charged by the City have been incrementally increased since 2006. All connections to the City’s water system are metered, but the base rate of \$20.65 per month covers usage to 1,500 cubic feet of water after that water is 1.29 per every 100 cubic feet. As set forth by the City’s municipal code, sewer rates charged by the City have been incrementally increased by \$4.00 since the last MSR resulting in the current monthly fee of \$20.00 per month for standard residential sewer service. The City of Exeter is currently in the middle of the process to update fees for water, sewer, and solid waste. This process will establish rate and fee adjustments for the coming 5-year period.

As prescribed by General Plan policies, the City should insure that development impact fees pay for public improvements required by the General Plan and infrastructure master plans. The General Plan recommends that a new fee schedule be developed for Exeter’s development impact fees. The City’s water, sewer and storm drainage development impact fees should be reviewed on an annual basis, focusing on the relationship between the amount of fees being collected for each of the accounts and the future capital needs of each system based on development trends in Exeter. Any modifications to the City’s development impact fees should be processed consistent with the requirements of AB 1600. The City’s water connection fees are established from time to time by an ordinance of the City Council. The City’s sewer connection fees, established in the City’s municipal code, were last increased in 1994 to \$1,900 for a typical single family dwelling. Tables 4-1 and 4-2 compare the water and sewer rates for the eight Tulare County cities (Dinuba, Exeter, Farmersville, Lindsay, Porterville, Tulare, Visalia, and Woodlake). The rates identified are for single family dwellings metered water service, and flat rate sewer fees. The sample monthly bill for water service is calculated using 15,000 gallons (2,005 cubic feet) of water as a base.

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City of Exeter		\$20.65 ¹	\$1.29 per 100 cubic feet after first 1500 used	5% of total ¹	\$21.68
City of Porterville	of	\$11.00 ²	\$0.90	6% of Total ²	\$12.61
City of Visalia		\$25.32 ³	\$1.33	\$0.00	\$25.19
City of Tulare		\$10.07 ⁴	\$0.40	7% of Total	\$10.07

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City of Exeter			\$16.60		\$6.15 /Additional Can
City of Porterville			\$17.00		\$0.00
City of Visalia			\$23.85		\$4.00/Additional Can
City of Tulare			\$25.30		\$8.00/Additional Can

- Notes: 1) \$20.65 Minimum for the first 1500 cubic feet. After that, water is \$1.29 per every 100 cubic feet used. The City of Exeter assesses a 5% Utility Users Tax within City Limits.
- 2) \$11.00 minimum, plus 90 cents per unit of water. (1 unit of Water 100 Cubic feet or, approximately 748 gallons.). Flat Rate \$42.80. The City of Porterville assesses a 6% Utility Users Tax within City Limits
- 3) Based on 1-inch meter service charge 25.32 plus \$1.30 per 1,100 cubic feet per 100 cubic feet.
- 4) The City of Tulare's Base Rate of \$10.07 covers water usage to 10,000 gallons. Usage above 10,000 gallons has additional charges in the amount of \$0.58 per 1,000 gallons (134 cubic feet). The city of Tulare assesses a 7 % Utility Users Tax within City Limits.
- 5) This includes; 1 regular trash can, 1 recycle can and 1 green waste can.

e	L	L	L	LL
City	Flat Rate 2004/2005	Flat Rate 2014/2015	Connection Fee (per EDU) 2004/2005	Connection Fee (per EDU) 2014/2015
<i>Dinuba</i>	<i>\$16.12</i>	<i>\$16.65</i>	<i>\$3,500</i>	<i>\$4,108</i>
<i>Exeter</i>	<i>\$20.00</i>	<i>\$20.00</i>	<i>\$1,900</i>	<i>\$1,900</i>
<i>Farmersville</i>	<i>21.25</i>	<i>\$23.75</i>	<i>\$1,900</i>	<i>\$1,900</i>
<i>Lindsay</i>	<i>30.74</i>	<i>\$33.80</i>	<i>\$950</i>	<i>\$950</i>
<i>Porterville</i>	<i>25.37</i>	<i>\$25.39</i>	<i>\$3,375</i>	<i>\$3,375</i>
<i>Tulare</i>	<i>22.19</i>	<i>\$27.09</i>	<i>\$342</i>	<i>\$200</i>
<i>Visalia</i>	<i>13.81</i>	<i>\$15.99</i>	<i>\$2,325</i>	<i>\$5,838</i>
<i>Woodlake</i>	<i>13.00</i>	<i>\$22.00</i>	<i>\$960</i>	<i>\$4,483</i>
<i>Average</i>	<i>19.81</i>	<i>\$22.58</i>	<i>\$1,738</i>	<i>\$2,844</i>

Source: Wastewater User Charge Survey Report F.Y. 2013 (CalEPA – SWRCB)

As indicated in the above tables, the City is able to provide quality service at average rates compared to other cities within the County. The City's sewer connection fee (development impact fee) is below average compared to surrounding service providers. Development impact fees are generally used to implement capital infrastructure improvements to serve new development. The City has a sound fee structure in place which allows the City to continue to provide cost effective services to its residents while continuing to maintain and improve the current infrastructure. There is no evidence suggesting that the annexation of areas within the SOI would result in unreasonable fees for these services as properties annex and develop within the City. It is anticipated that fees for the SOI areas would be in line with citywide fees for such services. As previously discussed, the City has programs in place (development impact fees, etc.) for the construction of new infrastructure, thereby, mitigating the need to increase rates for current residents to support new development within the SOI areas. One dollar of each monthly payment for water service is allocated to a separate fund for capital water system improvements.

4.3 Shared Facilities

The purpose of this section is to evaluate opportunities for a jurisdiction to share facilities and resources, thereby increasing efficiency. This section provides a description of the City's current facilities sharing activities, and identifies future opportunities to collaborate with other agencies on joint use projects and/or practices.

The City has demonstrated its desire to work with surrounding agencies in providing quality service to residents in a cost effective manner. Some examples of the City's interagency cooperation efforts include the establishment of automatic mutual aid agreements with the Tulare County Sheriff's Department to collaborate public safety efforts, and an agreement with the Tulare County Fire Department for provision of fire protection and prevention services. The City has worked with Tulare County Association of Governments and Tulare County Resource Management Agency on regional planning issues including transportation, solid waste, and coordinating applications to request State and/or Federal funding for joint

projects.

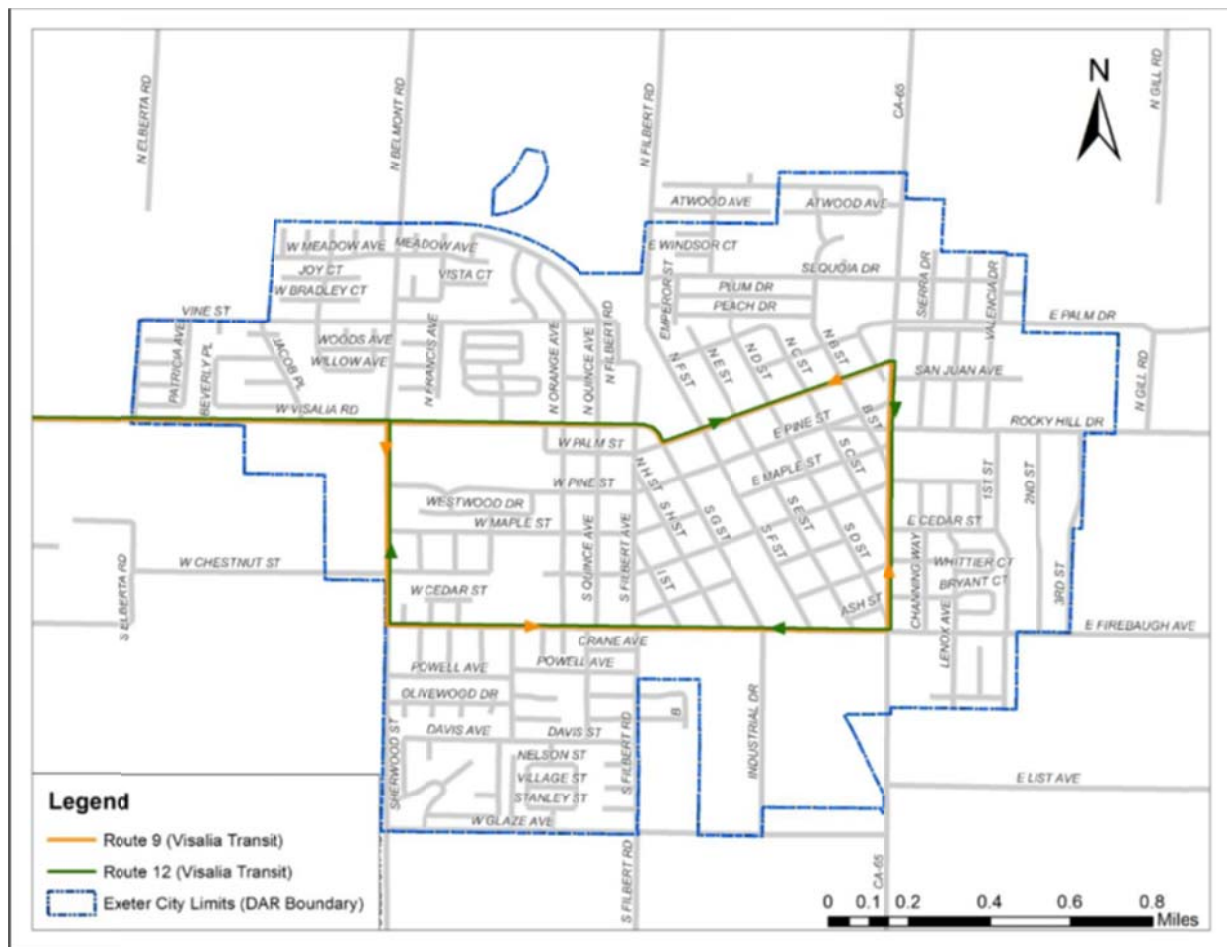
Exeter also worked jointly with the City of Visalia to obtain bus service to the Exeter area through Visalia City Transit. Visalia City Transit has three stops in the Exeter area, Monday through Saturday from 6 a.m. to 9:30 p.m. and on Sunday from 8 a.m. to 2:30 p.m., at one and one half hour intervals. See figure 4-3 for route information.

The City is exposed to various risks and losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. Risk of loss is primarily handled through the Central San Joaquin Valley Risk Management Authority (CSJVRMA). CSJVRMA is a consortium of fifty-five cities in the San Joaquin Valley. The CSJVRMA is governed by a Board of Directors, which meets 3 to 4 times per year, consisting of one member appointed by each member city. The day to day business is handled by a management group employed by CSJVRMA. The CSJVRMA participates in an excess pool which provides general liability coverage from \$1,000,000 to \$15,000,000.

The CSJVRMA participates in an excess pool which provides workers' compensation coverage from \$250,000 to \$500,000 and purchases excess insurance above the \$500,000 to the statutory limit. Based upon the City's participation in the CSJVRMA, the City takes advantage of sharing insurance coverage premiums as a way of avoiding unnecessary costs.

Currently the City of Exeter contracts with the Tulare County Sheriff's Office for police dispatch services; contracts with the City of Tulare for animal control "sheltering services" (Exeter provides animal control, just not the sheltering); and with the City of Visalia for hazardous materials incident response from the Visalia Fire Department. Also, the City of Exeter has a long-term, ongoing relationship with the Exeter Unified School District and shares recreational facilities - including ball fields, gymnasiums, and swimming pools.

Figure 4-1 Visalia Transit



Future Opportunities

With the State budget crisis impacting both Counties and Cities, the need for intergovernmental cooperation is becoming apparent, as every agency is facing an unprecedented assault on local resources. For this reason, it is important for City'(s) and the County to meet this challenge on common ground. The City should continue to work with the County on efforts to preserve prime agricultural land, and discourage development that would result in the loss of such lands. The City can accomplish this through smart growth planning and continuing to implement its annexation policy, and enforce its 10-year annexation line.

The City has opportunities to work with local irrigation districts and water conservation districts on groundwater recharge efforts. Continued reliance on groundwater could cause water table levels to decrease, thus it is important that the City work with other local agencies to maintain its groundwater supply through recharge efforts. Groundwater recharge would benefit both the County as a whole and the City in terms of planning for future growth within the SOI boundary.

The City's General Plan identifies several opportunities to work with other jurisdictions to complete joint use projects for the benefit of the community and taxpayers. As prescribed by the general plan, the City and Exeter Schools should work on projects jointly, including the Dobson Field Recreation Building, a joint corporation yard and the Dobson Field Recreation Complex. The City should also forge

partnerships with other public entities in the financing and construction of public facilities. A Corporation Yard that could be jointly used by the City of Exeter and Exeter Schools should be investigated. Joint use buildings could be constructed at the City's industrially zoned site on the south side of Firebaugh Avenue. Other projects in which Exeter Schools and the City could jointly finance include a multi-purpose room, gymnasium, or theater.

Written Determinations

Cost Avoidance

1. The City avoids unnecessary costs through the implementation of infrastructure Master Plans and the General Plan, which assist in eliminating overlapping or duplicative services. Planning out to ultimate service area boundaries helps identify any impacts that future planned infrastructure may have on current infrastructure in place, and mitigations that would alleviate such impacts. The City's water and sewer master plans are from 1975 and 1974, respectively, and need updating.
2. The City avoids unnecessary costs by assessing development impact fees for the purpose of financing public infrastructure, including water, sewer, storm drain, and transportation improvements. The City's development impact fee program helps offset the financial responsibility of the City to install and maintain the infrastructure necessary to serve new developments.
3. A multiyear capital improvement plan is critical to providing efficient public services. It identifies and prioritizes expected needs based on a community's strategic plan, establishes project scope and costs, details estimated amounts of funding from various sources, and projects future operating and maintenance costs. Exeter's capital plan has not been provided for this review. Exeter's capital plan has not been provided for this review. It is not known if a capital plan has been updated since the 2007 MSR.
4. The City has opportunities to increase its cost effectiveness and revenue raising efforts by including the use of assessment districts, tracking savings and interest on reserves, maintaining a balanced budget including maintaining a General Fund budget that grows each year, and emphasizing performance measurement practices.
5. The City can avoid unnecessary costs associated with the operation and maintenance of the street lighting system by researching and implementing funding options as it relates to Proposition 218 limitations.
6. The City's adopted annexation policy and 10-year annexation line have helped the City avoid unnecessary costs by better utilizing existing City infrastructure; maintaining a tight service area for police, fire, and solid waste services; and encouraging residential development near existing parks and schools.

Fee Structure

7. Rates The City's budget process includes an annual review and update of user rates charged for public services. As set forth by the City's municipal code, water rates charged by the City have been incrementally increased since 2006. All connections to the City's water system are metered, but the base rate of \$20.65 per month covers usage to 1,500 cubic feet of water after that water is 1.29 per every 100 cubic feet. As set forth by the City's municipal code, sewer

rates charged by the City have been incrementally increased by \$4.00 since the last MSR resulting in the current monthly fee of \$20.00 per month for standard residential sewer service.

8. The City has a sound fee structure in place which allows the City to continue to provide cost effective services to its residents while continuing to maintain and improve the current infrastructure.
9. The City's user fees for water, sewer and refuse service are average compared to other cities in Tulare County. Exeter's development impact for connection to the City sewer system is above average compared to other Tulare County cities.
10. There is no evidence suggesting that the City would not be able to provide services to the SOI areas for fees consistent with citywide fees for such services.

Shared Facilities

11. Some examples of the City's interagency cooperation efforts include the establishment of automatic mutual aid agreements with the Tulare County Sheriff's Department to collaborate public safety efforts, and an agreement with the Tulare County Fire Department for provision of fire protection and prevention services.
12. The City has worked with Tulare County Association of Governments and Tulare County Resource Management Agency on regional planning issues including transportation, solid waste, and coordinating applications to request State and/or Federal funding for joint projects.
13. The City also established a partnership with the City of Visalia in which Visalia City Coach is provides bus service to the Exeter area.
14. Currently the City of Exeter contracts with the Tulare County Sheriff's Office for police dispatch services; contracts with the City of Tulare for animal control "sheltering services" (Exeter provides animal control, just not the sheltering); and with the City of Visalia for hazardous materials incident response from the Visalia Fire Department. Also, the City of Exeter has a long-term, ongoing relationship with the Exeter Unified School District and shares recreational facilities - including ball fields, gymnasiums, and swimming pools.
15. The City should continue to work with the County on efforts to preserve prime agricultural land, and discourage development that would result in the loss of such lands. The City can accomplish this through smart growth planning and continuing to implement its annexation policy that includes a 10-year annexation line.
16. The City's General Plan identifies several opportunities to work with other jurisdictions to complete joint use projects for the benefit of the community and taxpayers including forming partnership with Exeter Schools to complete the following projects: Dobson Field Recreation Building, a Joint Corporation Yard, and the Dobson Field Recreation Complex.

5 ACCOUNTABILITY FOR COMMUNITY SERVICE NEEDS, INCLUDING GOVERNMENT STRUCTURE AND OPERATIONAL EFFICIENCIES

The purpose of this section is to consider the advantages and disadvantages of various government structures to provide public services, consider the management structure of the jurisdiction and evaluate the accessibility and levels of public participation associated with the agency's decision-making processes.

5.1 Government Structure

One of the most critical elements of LAFCO's responsibilities is in setting logical service boundaries for communities based on their capability to provide services to affected lands. Similar levels of public participation can be expected for either City or County development projects in the planning and development process for the SOI territories. It is possible that development in the SOI areas that occurs under County control may not fully resolve impacts to the City, such as increased traffic on City streets, and new groundwater wells to support County development impacting Exeter groundwater aquifers and other analogous assumptions. It can also be assumed that the reverse is true; that development controlled only by the City may leave impacts in the County unresolved in whole or in part. The challenge of this planning effort is to coordinate shared infrastructure and improvements so as to mitigate impacts on either side of the City/County limit boundary. Since the development of the SOI territories generally relies on master planned infrastructure available from the City, it is logical that the City assume the lead in planning for SOI properties, consistent with the City of Exeter General Plan and master plans.

If the City were to be the lead planning agency for properties within the SOI, LAFCO could require the City to bring coordinated plans for infrastructure forward to LAFCO at the time specific annexation requests are submitted. This would provide a checks and balance system for incorporating new lands within the City, and would render the remaining County lands a part of an integrated whole.

The City of Exeter has well defined boundaries that establish the ultimate service areas of the City. There is one unincorporated islands within the City Limit Boundary indicating that the potential for overlapping or duplicative services is present. In addition, the City's comprehensive annexation policy discourages urban sprawl, and promotes infill and orderly development of the City. The City's annexation policy has resulted in the better utilization of existing City infrastructure, a tight service area for police, fire, and solid waste services, and residential development near existing schools.

Tulare County LAFCO has adopted specific policies for reviewing proposals for a change in organization, reorganization, incorporations, dissolution and other proposals processed by Tulare County LAFCO. Tulare County LAFCO policy C-1 identifies factors and standards to be considered in review proposals including additional requirements for City annexations, standards for annexation to special districts, standards for the formation of special districts, and standards for City incorporation. Tulare County LAFCO policy C-2 outlines general procedures for changes in boundaries or organization to be processed by LAFCO. Generally, proposals for changes in boundaries, formations, or changes of organization can be submitted for the consideration of LAFCO by petition of the registered voters or affected landowners; however, prior to the circulation of any petition, a "Notice of Intent to Circulate" must be presented to the LAFCO Executive Officer. A proposal may also be initiated by a resolution adopted by the governing body of any related public body (County, City or Special District). The proposal must be submitted on forms available from the LAFCO staff office, or on the LAFCO website, along with the applicable number of maps, legal descriptions, and filing fees to cover the proposal submitted.

Tulare County LAFCO policies C-3 and C-4 outline specific criteria for petitions for change in organization, and protest hearings, respectively. Tulare County LAFCO policy C-5 sets forth specific

criteria for establishing, and reviewing amendment proposals to, Spheres of Influence. Policy C-5 contains criteria regarding the following items: Existing boundaries, conflicting boundaries, initial implementation, scheduled updates – Cities, scheduled updates – Special Districts, Exceptions, separation of communities, municipal service reviews, and also contains an MSR exemption policy. SOI amendments shall be processed in accordance with the policies and procedures set forth by Tulare County LAFCO.

There are no foreseeable boundary conflicts with surrounding Cities or special districts that would affect the current governmental structure of Exeter.

5.2 Management Efficiencies

Organizational Structure

The City of Exeter, which operates under the council-manager form of government, became a “Charter City” in June of 1998. The preamble of the City of Exeter Charter is reiterated below.

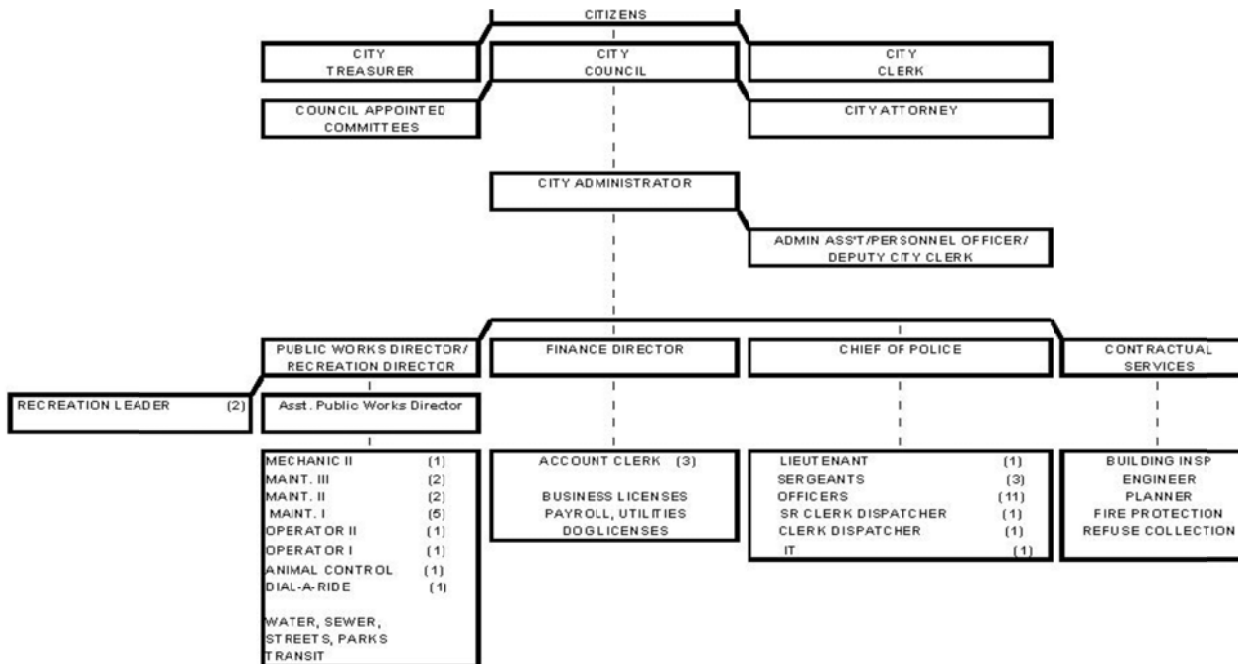
“The citizens of Exeter enact this Charter to preserve and enhance the quality of life in our community. It is our intention to provide local control of our municipal government, to assure economic and fiscal independence and to promote the public health, safety and welfare of our community to the extent permissible under the constitution and laws of the United States and California.”

As set forth by the City’s charter, the City Council shall encourage the organization of and communication with representative neighborhood groups throughout the City to encourage citizen participation, to seek advice and input and to provide information to the public relative to City matters and affairs. The City Council establishes policy for the City and is responsible to the citizens of Exeter for, but not limited to the following duties and responsibilities.

- ☐ Considering ordinances and resolutions and adopting those which it determines to be necessary for the governance, proper administration and adequate financing of the City.
- ☐ Providing oversight of the City Administrator and all matters under his/her purview.
- ☐ Carrying out all provisions of the City Charter, City ordinances and applicable State and Federal laws and regulations.
- ☐ Conducting reviews and taking actions for the effective governance and financing of the City.
- ☐ Performing other duties as may be required by State law, ordinance or resolution or the City Charter, be assigned to the City or the Council.

The Chief Executive Officer is the City Administrator who serves at the pleasure of the City Council and carries out City policies. All other department heads in the City serve under contract and at the pleasure of the City Administrator. The City consists of five departments which include City Administrator’s Office, Administrative Services, Finance Services, Public Works and Recreation, and Police Services.

Other services including building inspection, engineering, planning, fire protection, and refuse collection are provided on a contractual basis. The City’s organizational chart is shown on Figure 5-1. A summary of the City’s departments and the various services they provide to residents is provided below.



Updated 09/05

City Administrator's Office – The City Administrator's Office has the responsibility to ensure the needs and concerns of the community and the City organization are properly addressed to assure Exeter is a good place to live and conduct business. The purpose of the City Administrator's Office is to provide leadership for the overall management of the operations of City government, to support and advise the City Council as to the implementation of its policies, programs and targets, and to ensure that the services provided to the citizens of Exeter are consistent with the Council's goals and the organization's philosophy.

Administrative Services Department – The City's Administrative Services Department consists of support staff to the City Administrator including an administrative assistant, personnel officer, and a deputy City Clerk. The Administrative Services Department provides accurate and complete official records and directs the City's financial, human resource, and risk management services; The personnel officer provides support for the personnel and human resource needs for City departments by attracting, retaining, and developing positive, competent, and productive employees.

Finance Services Department – The Finance Services Department consists of three accounting clerks that handle the financial operations of the City including, but not limited to, business licenses, payroll, utility billing, and other various licenses and permits issues by the City. The Financial Services Department supports the government of the City in the areas pertaining to financial accounting systems and financial management information. The department provides budgetary analysis, financial, strategic, and legislative support to decision makers, managers, and supporting City departments.

Public Works and Recreation – The Public Works and Recreation Department is responsible for the operation and maintenance of the City's water, sewer, streets, parks, and transit system. The Department consists of a public works director, assistant public works director, recreation director, two recreation leaders, one mechanic, nine maintenance technicians (various levels), two operators (for public utilities,

i.e. water and sewer), one animal control officer, and one dial-a-ride driver.

Police Services Department – The City’s Police Services Department provides the fundamental police functions of crime prevention, deterrence of crime, apprehension of offenders, recovery and return of property, and traffic enforcement. The Exeter Police Department is staffed with 13 sworn officers, 10 reserve officers, three community service officers, four administrative secretaries, a dispatcher and a police chief. The current sworn officer to population ratio for Exeter is approximately 1:800, which is excellent compared to other cities throughout the region.

5.3 Local Accountability and Governance

The governing body of Exeter is the City Council, which is elected in compliance with California Election Laws. The City complies with the Brown Act Open-Meeting Law and provides the public with opportunities to get information about City issues, including phone access, and bill inserts.

The City does not currently have a website, although community information is provided on the Exeter Chamber of Commerce website, at www.exeterchamber.com. As prescribed by the Exeter General Plan Land Use Element, a web page for the City of Exeter should be implemented. Exeter’s website should provide a photographic essay of the City’s murals, its local agricultural industry and other images of the community. The site should also provide socio-economic information on the City.

Regular City Council meetings are held on the second Tuesday at 5:30 p.m. and the fourth Tuesday at 6:30 p.m. in City Hall Council Chambers located at 137 N. F Street, Exeter. Once the City implements its website, there will be opportunities to improve public access to information by posting City Council agendas on the website.

Since the prior MSR the City of Exeter has developed a website. Current Web technology allows government agencies to provide the public with an easy to navigate and functional website. The City when feasible should enhance the website where citizens and agencies can easily view and download information from various departments.

Written Determinations

Government Structure

1. Since development of properties within the SOI generally relies on Master Planned infrastructure available from the City, it is logical for the City to assume the lead in planning for these sites.
2. The City has a sound governmental structure that provides necessary resources to provide public services and infrastructure improvements within the SOI area. The City’s comprehensive annexation policy ensures orderly development of the City, and discourages urban sprawl.
3. Coordinated infrastructure plans for development within the SOI area that are submitted with specific annexation requests would create a checks and balance system for incorporating lands into the City while promoting improvements to impacted adjacent County land.
4. Tulare County LAFCO has adopted specific policies for reviewing proposals for a change in organization, reorganization, incorporations, dissolution and other proposals processed by Tulare County LAFCO, including annexations, and SOI amendment proposals. SOI amendments and other changes in organization shall be processed in accordance with the

policies and procedures set forth by Tulare County LAFCO.

5. There are no foreseeable boundary conflicts with surrounding Cities or special districts that would affect the current governmental structure of Exeter.

Management Effeciencies

6. The City of Exeter, which operates under the council-manager form of government, became a “Charter City” in June of 1998. The City Council shall encourage the organization of and communication with representative neighborhood groups throughout the City to encourage citizen participation, to seek advice and input and to provide information to the public relative to City matters and affairs.
7. There is no evidence indicating that the City’s current management structure would not be able to assume services within the SOI area, and/or continue to assist other agencies through mutual aid agreements.
8. At some point in the future, the City should consider providing services which are currently provided on a contractual basis in house. These services include planning, engineering, fire protection and prevention, and refuse collection.
9. The City has a sound organizational structure that should be able to continue to provide quality service to current residents, and accommodate future growth within the City and surrounding urban development areas.

Local Accountability and Governance

10. The governing body of Exeter is the City Council, which is elected in compliance with California Election Laws. The City complies with the Brown Act Open-Meeting Law and provides the public with opportunities to get information about City issues, including phone access, and bill inserts.
11. Since the prior MSR the City of Exeter has developed a website. Current Web technology allows government agencies to provide the public with an easy to navigate and functional website. The City when feasible should enhance the website where citizens and agencies can easily view and download information from various departments.
12. Regular City Council meetings are held on the second Tuesday at 5:30 p.m. and the fourth Tuesday at 6:30 p.m. in City Hall Council Chambers located at 137 N. F Street, Exeter.

6 ANY OTHER MATTER RELATED TO EFFECTIVE OR EFFICIENT SERVICE DELIVERY, AS REQUIRED BY COMMISSION POLICY

6.1 Disadvantaged and Other Developed Unincorporated Communities

Pursuant to Government Code section 56430, municipal service reviews are required to identify the location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence and to also identify needs or deficiencies related to sewers, municipal and industrial water and structural fire protection. Government Code section 56033.5 defines a “disadvantaged unincorporated community” as inhabited territory, as defined by section 56046 (12 or more registered voters), or as determined by commission policy, that constitutes all or a portion of a disadvantaged community as defined by Water Code section 79505.5 (a community with an annual median household income that is less than 80 percent of the statewide annual median household income).

Tulare County LAFCO Policy C-5.11(C) defines a disadvantaged community as an area that has a median household income 80% or less of the statewide average pursuant to Public Resources Code section 75005(g) and contains at least 20 dwelling units at a density not less than one unit per acre. (Note: the definition of a disadvantaged community is consistent between PRC §75005(g) and WC §79005.5.)

In addition to what is required by GC §56430, Tulare County LAFCO Policy C-5.11(B)(VI)(a) requires that the Written Statement of Determinations for MSRs shall be based on a comprehensive review of area service providers conducted in accordance with GC §56430(b) and shall include, but is not limited to: estimate of existing population, identification of existing service providers, identification of services provided within the community, service costs and identification of surrounding land use designations, both existing and planned, contained in a city’s General Plan or County’s Community Plan for all (not just disadvantaged) unincorporated communities within or adjacent to the agency’s SOI. (Note: A reasonable effort shall be made to conduct a thorough review; however, the level of detail is subject to the extent data is readily available and relevant to the overall MSR analysis.)

There are no unincorporated or disadvantaged unincorporated communities within or adjacent to the City of Exeter’s SOI. The nearest unincorporated community to the City is the community of Tooleville which is about one half mile to the southeast of the City’s SOI.

6.2 Conflicting Growth Boundaries

Figure 6-1 shows the City’s incorporated area, the City’s 20-year UDB, the County’s 20-year UDB and the SOI. The County and City UDBs and the SOI are very similar. Table 6-1 lists the acreages of the various current planning boundaries and the percentage size differential between each planning boundary and the existing City Limits.

Table 6-1 City of Exeter Boundary Comparison

Boundary	Size (acres)	Size (sq. mi.)	Difference vs. City Limits
Incorporated City	1,568	2.5	n/a
Sphere of Influence	2,239	3.5	42.8%
City 20-year UDB	2,314	3.6	47.6%
County 20-year UDB	2,187	3.4	39.5%

Note: The estimated total population % growth between 2015 and 2035 is between 34 to 75%

Tulare County LAFCO Policy C-5.2 states the following:

Where differences exist between County and City adopted twenty-year boundaries, for the same community, the Commission shall determine which boundary most closely reflects the statutory requirements or intent of the Cortese-Knox-Hertzberg Act for the setting of Spheres of Influence. Among other considerations, the Commission may determine which boundary is supported by the most recent or most complete analysis, including such documentation as may be required by the California Environmental Quality Act (CEQA). Should LAFCO determine that no existing Planning Boundary complies with the statutory requirements or intent of the Cortese-Knox-Hertzberg Act, the Commission shall determine the twenty-year growth boundary independently of other agencies. In all cases of conflicting boundaries, the commission shall attempt to reconcile the various boundaries and the Sphere of Influence before adoption.

There is very little difference between the City UDB, County UDB and existing SOI. The only difference between the City and County UDBs is that the City UDB includes all of the Southwest Specific Plan area of the City. This makes the City UDB 127 acres larger than the County UDB. The existing SOI has two areas of difference with the City and County UDBs. The SOI currently doesn't include 81 acres of the Southwest Specific Plan and includes 6 additional acres southeast of Spruce and Rocky Hill. A third instance involves parcels of land that are designated for low density residential development by Exeter's General Plan, Land Use Element. The APNs for this territory that should be added are: 134-040-64 (1.02 acres), 134-040-54 (1.04 acres), 134-040-53 (5.43 acres) and 134-040-03 (19.63 acres). These parcels are generally located directly north of Dobson Field in the northeast quadrant of the community.

To be consistent with the City's UDB and the City's Southwest Specific Plan, it is recommended that the SOI be updated to match the City UDB (Figure 6-2). This would result in a net increase of 102.12 acres for the SOI.

6.3 Written Determinations

Disadvantaged and Other Developed Unincorporated Communities

1. There are no unincorporated or disadvantaged unincorporated communities within or adjacent to the City's UDB or SOI.

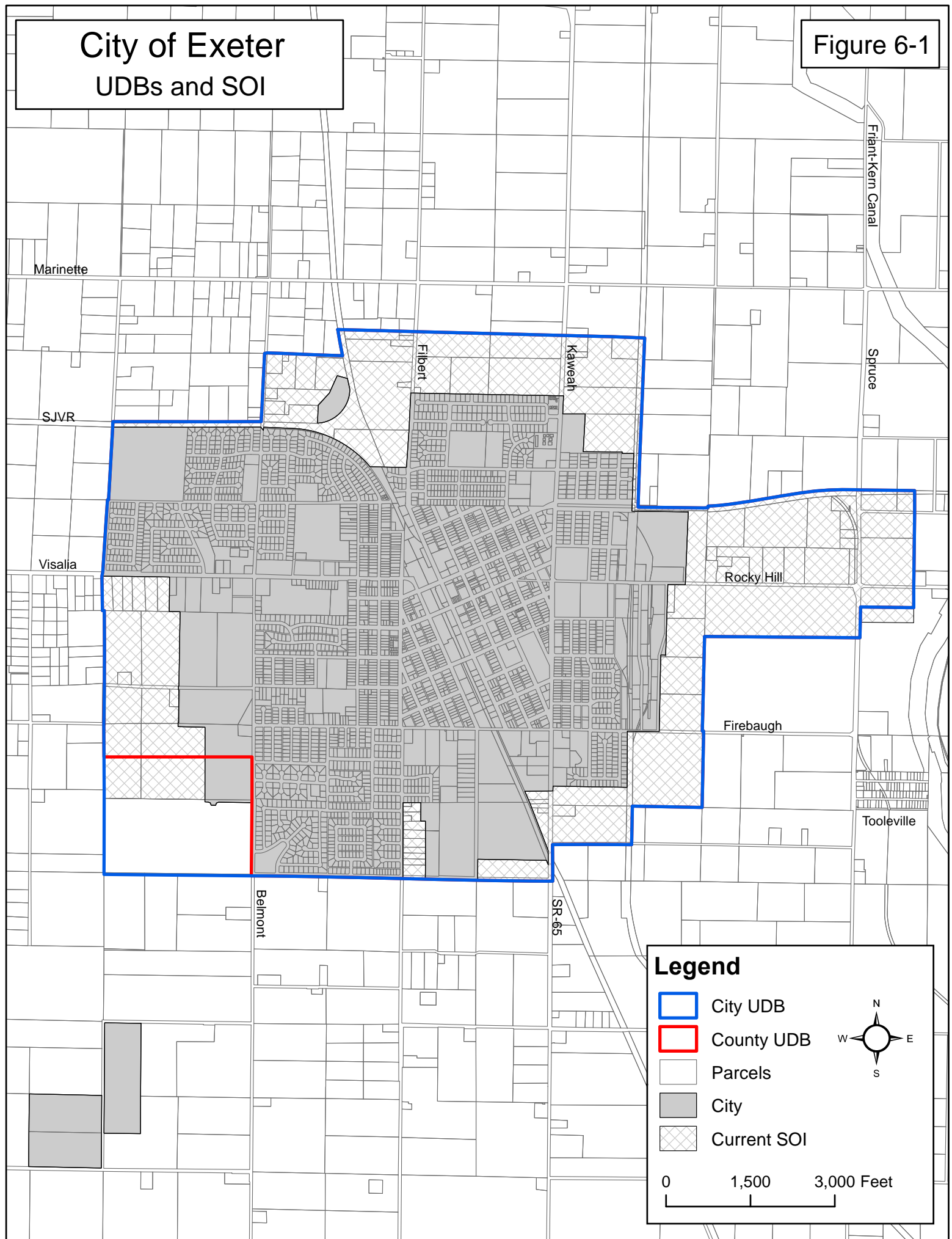
Conflicting Growth Boundaries

2. LAFCO shall determine the SOI for the City of Exeter pursuant to State law and Tulare County LAFCO Policy C-5.
3. The updated SOI is recommended to be conterminous with the City's UDB. This will result in an increase of 75 acres for the SOI.

City of Exeter

UDBs and SOI

Figure 6-1



City of Exeter Proposed Sphere of Influence

Figure 6-2

