

Service Plan Worksheet

Applicant local agency name: City of Reedley

Project size and location: 20.47-acre commercial annexation, including a 19,900 SF health center as Phase 1, to be located at the NE corner of Manning & Buttonwillow

Approved entitlements (i.e., tentative map, site plan review):
City of Reedley Annexation Application No. 2017-2, Pre-Zone Application No. 2017-2, and Site Plan Review Application No. 2017-3

Introduction and Purpose

LAFCo requires that when a proposal for a change of organization or reorganization is submitted, the applicant shall submit a plan for providing services within the affected territory. This service plan will include information required by Government Code section 56653 and is subject to review pursuant to Fresno LAFCo Standards, Policies, and Procedures section 400. Information included in the service plan shall include:

- Enumeration and description of the services to be extended to the affected territory;
- Level and range of services to be extended;
- Indication of when services can feasibly be extended to the affected territory;
- Indication of any improvement of structures, roads, sewer or water facilities, or other conditions necessary to provide services;
- Information on how services will be financed.

A service plan is necessary for a complete application. A service plan identifies how newly annexed territory will be served and by what agency. It provides the basis for the Fresno Local Agency Formation Commission's (LAFCo) California Environmental Quality Act (CEQA) determination and subsequent determination and action on the requested change of organization or reorganization. As an information document, the service plan will be distributed by LAFCo with the proposal's request for comments. As a public document, a service plan is also available to property owners, other local agencies, and interested parties who may have plans or proposals underway in the immediate vicinity of a proposed change of organization or reorganization.

In order to complete the Service Plan Worksheet, you should be familiar with the following:

- Agency utilities and service system levels;
- Agency public services – police, fire, parks, schools, etc.;
- Agency finances - annual budget process, audited financial statements, grant funding opportunities, rate or fee schedule;
- Any supportive information referenced in the questionnaire; and
- The location of any Disadvantaged Unincorporated Community (DUC) within 300 feet of the affected territory.

Project Description

Provide information regarding the location and size of the territory to be served, specific information or circumstances, and description of agency’s actions relating to the proposal.

The City of Reedley is proposing to annex the subject territory (20.47 acres) into the City of Reedley and detach from the County of Fresno, County of Fresno Fire Protection District and the Kings River Conservation District 5. The subject territory is adjacent to the existing City of Reedley City Limits on two sides (See Attachment: Territory/Vicinity Map) and is adjacent to urban development on those two sides. The one affected landowner within the subject territory has consented to the annexation of the subject territory into the City of Reedley.

Service Provider Description

For the following section, check all current/planned service providers to the territory. Indicate the name of the service provider next to the specific service. Utilize the Fresno LAFCo website to complete this section. The maps page (click here) will determine other agencies that provide different services to individuals within your agency’s service area. The MSR page (click here) provides Commission approved MSRs that elaborate on the services provided by each agency.

Current Service Providers:

- Domestic water FC - Irrigation Well
- Wastewater collection n/a
- Wastewater treatment n/a
- Streets County of Fresno
- Solid waste collection Miramonte San
- Fire protection Fresno Co/CalFire
- Law enforcement Fresno County
- Parks and recreation Fresno County
- Transit FCounty Rural Transit Agency
- Storm drainage City of Reedley
- Street lighting n/a
- Schools Kings Canyon Unified SD
- Any other services – list and describe similar types of services provided to the territory.

Planned Service Providers:

- Domestic water City of Reedley
- Wastewater collection City of Reedley
- Wastewater treatment City of Reedley
- Streets City of Reedley
- Solid waste collection City of Reedley
- Fire protection City of Reedley
- Law enforcement City of Reedley
- Parks and recreation City of Reedley
- Transit FCRTA
- Storm drainage City of Reedley
- Street lighting City of Reedley
- Schools Kings Canyon Unified SD
- Any other services – list and describe similar types of services provided to the territory.

Please provide a service level description for each checked service above. Include type of infrastructure or public facilities, existing conditions, service capacity, and planned improvements.

Example:

- Wholesale water supply: *The City of Smithville owns a public water system that has 4,000 customer connections. The City's water system has capacity to service 5,000 connections. The City's obtains its water resources from both surface water and groundwater pumping. The City has a contractual agreement with FID for 1,000 acre-feet of surface water annually delivered via Friant-Kern Canal. The City also annually pumps an estimated 7,600 acre-feet from its eight wells located throughout your agency limits. Well records for eight City wells indicate that groundwater levels have declined an average of 0.35 foot per year since 1960. Upon annexation, the City's water system is expanded consistent with the adopted water system standards.*

See attached Service Plan prepared by the City of Reedley.

Financial Information

Describe the agency's method to finance infrastructure and capital improvements.

- Property tax exchange agreement
- Service fees
- Development impact fees
- Community Facilities District
- State grant funding
- Special assessments

See attached Service Plan prepared by the City of Reedley.

Additional Supporting Information

Please provide any additional relevant information you believe may help LAFCo describe services and improvements for land proposed to be annexed, reorganized, or detached.

- Sustainable Groundwater Management Act (SGMA) of 2014, agency's interaction with local Groundwater Sustainability Agencies (GSA)

The City of Reedley is a part of the Kings River East GSA, which has been established pursuant to the Sustainable Groundwater Management Act. The GSA is working on developing the mandated Groundwater Sustainability Plans (GSPs) to meet the 2020 deadline.



City of Reedley

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SERVICE PLAN City of Reedley Manning Buttonwillow Reorganization (Annexation Application No. 2017-2)

The City of Reedley is proposing to annex the subject territory (@19.076-acres) into the City of Reedley and detach from the County of Fresno, County of Fresno Fire Protection District and the Kings River Conservation District 5. The subject territory is adjacent to the existing City of Reedley City Limits on two sides (See Attachment: Territory/Vicinity Map) and is adjacent to urban development on those two sides. The one affected landowner within the subject territory has consented to the annexation of the subject territory into the City of Reedley.

The subject territory is located on the northeast corner of East Manning Avenue and South Buttonwillow Avenue.

The purpose of this document is to provide a summary of information regarding how municipal services will be provided to be the subject territory should the City's annexation application be approved. The City of Reedley has tried to describe the availability of municipal services and proposed modification to existing facilities.

Future proposed projects will be evaluated and required to comply with the City of Reedley General Plan Update (2030), Goals, Policies, Program Environmental Impact Report (PEIR), Mitigation Monitoring and Reporting Plan, and be consistent with the Reedley Municipal Code, Development Standards. Project proponents will be required to file a special permit application, which will describe in specificity proposed land uses, building citing, circulation pattern and architectural theme for the proposed development. Conditions of Approval will be applied to mitigate any incremental impact caused by the project on the environment.

Domestic Water

The subject territory shall be served by existing City of Reedley public water system. As of 2017, the City provided service to approximately 6,379 connections, which were comprised of 90.66 percent residential, 8.29 percent nonresidential, and 1.05 percent irrigation connections. The City of Reedley obtains its entire water supply from the underlying groundwater basin. There are seven active domestic water supply wells that provide potable water to City customers. One of the seven wells currently acts as a standby. Each well pumps water directly into the water system which includes approximately 82 miles of pipeline and three elevated storage tanks (2015 UWMP page 34).

According to the City of Reedley Integrated Master Plan, the average daily demand for water is 5.3 mgd under baseline conditions (2014 IMP, Table 3-5). The City's total combined capacity is approximately 16 mgd, or 11,250 gallons per minute (gpm). With the largest well out of service, the combined capacity of the system is approximately 12.6 mgd, or 8,750 gpm (2015 UWMP, page 34).

There is an existing 10" water line in East Manning Avenue. Upon annexation, future developers are required to install a 12" line in Buttonwillow Avenue within the limits of the project and connect to the existing line in the intersection of East Manning Avenue and South Buttonwillow Avenue.

All future development of this site will be subject to the City's Development Impact Fee. The assessed commercial fee (\$0.447 per sq. ft.) and multiple family residential fee (\$1,323 per dwelling unit) is to offset impacts created by new development.

Wastewater Collection and Treatment

The subject territory may be served by the existing City of Reedley public wastewater system. The City collects, treats, and recycles both municipal wastewater generated from approximately 5,715 residential, commercial, and industrial sources. Wastewater is collected and treated at the City's Wastewater Treatment Plant (WWTP) located approximately 1.5 miles southwest of the center of the City and on the west bank of the Kings River. The WWTP has a capacity of 5.0 million gallons per day (mgd) and consists of headworks, two oxidation ditches, one anoxic basin, four secondary clarifiers, three return sludge holding tanks, and three centrifuges. Effluent is discharged to six percolation ponds spanning approximately 36 acres adjacent to the Kings River (2015 UWMP, page 40-41). According to the 2016 City of Reedley Sewer System Management Plan, during fiscal year 2015, the City's WWTP treated an annual average daily flow of 1.68 million gallons per day, which leaves an available capacity of 3.32 million gallons per day.

There is an existing 10" wastewater line in East Manning Avenue. Upon annexation, future developers are required to install an 18" line in Buttonwillow Avenue within the limits of the project and connect to the existing line in the intersection of East Manning Avenue and South Buttonwillow Avenue. The City of Reedley public wastewater utilities system has adequate facilities and distribution capacity to service the subject territory.

All future development of this site will be subject to the City's Development Impact Fee. The assessed industrial fee (\$0.568 per sq. ft.) and multiple family residential fee (\$1,680 per dwelling unit) is to offset impacts created by new development.

Streets

Upon development of the subject territory, consistent with the Reedley General Plan, future projects will be required to install sidewalks and streetlights, pursuant to the City of Reedley, Standard Specifications & Standard Plans.

Future development of the northern side of East Manning Avenue will require the dedication and construction of improvements. According to the Figure 3.1-Circulation Diagram (Reedley General Plan Update, Page 57) East Manning Avenue is classified as a major arterial with a 106-foot right-of-way width (City of Reedley, ST-2, Major Arterial Streets 4 Lane Divided).

Future development of the eastern side of South Buttonwillow Avenue will require the dedication and construction of improvements. According to the Figure 3.1-Circulation Diagram (Reedley General Plan Update, Page 57) South Buttonwillow Avenue is classified as a major arterial with a 106-foot right-of-way width (City of Reedley, ST-2, Major Arterial Streets 4 Lane Divided).

All future development of this site will be subject to the City's Development Impact Fee. The assessed commercial fee (\$1.141 per sq. ft.) and multiple family residential fee (\$3,377 per dwelling unit) is to offset impacts created by new development.

Solid Waste Collection

The subject territory is currently within Fresno County, who has an exclusive territory agreement with Miramonte Sanitation, Inc. Miramonte has the right to continue to service the area of annexation for a period of five years after the official date of annexation. The proposed territory is fallow land no service is being provided at this time.

The City of Reedley is a full service solid waste disposal provider, providing solid waste disposal, green waste recycling, and co-mingled recyclable collection services. With future development the City of Reedley has the capacity to provide the necessary solid waste disposal services.

Fire Protection

The subject property is presently being served by the County of Fresno. The Reedley Volunteer Fire Department currently provides assistance to the County of Fresno on a mutual aid basis. Upon annexation, fire protection will be provided by the City of Reedley Volunteer Fire Department. Because the territory is surrounded on two sides by the City of Reedley, the Reedley Fire Department would typically be a first responder based upon proximity and equipment and personnel capacity.

All future development of this site will be subject to the City's Development Impact Fee. The assessed commercial fee (\$0.225 per sq. ft.) and multiple family residential fee (\$666 per dwelling unit) is to offset impacts created by new development.

Paramedic services are currently provided by and will continue to be provided by Sequoia Safety Council. Primary housing and dispatch of Sequoia Safety Council services are located approximately 1.0± miles from the proposed annexation.

Law Enforcement

The subject territory currently receives police protection services from the Fresno County Sherriff's Department and traffic enforcement from the California Highway Patrol. The responsibility to provide both services will be assumed by the Reedley Police Department upon recordation of the annexation. The main Police Station located at 813 "G" Street, approximately 1.6+ miles from the subject territory, would serve the project area.

All future development of this site will be subject to the City's Development Impact Fee. The assessed commercial fee (\$0.027 per sq. ft.) and multiple family residential fee (\$80 per dwelling unit) is to offset impacts created by new development.

Parks and Recreation

Future development of the site may add a small increment of service demand for recreational facilities. Project conditions of approval and applying development impact fees to the project serve to mitigate any incremental impact caused by the project.

All future development of this site will be subject to the City's Development Impact Fee. The assessed commercial fee (\$0.293 per sq. ft.) and multiple family residential fee (\$866 per dwelling unit) is to offset impacts created by new development.

Transit

The Fresno County Rural Transit Agency (FCRTA) provides local and regional transit service to rural cities within Fresno County. FCRTA allows passengers to travel conveniently, within their community and throughout Fresno County, by providing both inner-city service to residents of communities within our service area, as well as intercity service from the outlying communities. FCRTA also offers demand responsive service for individuals requiring curb-to-curb transportation.

In 1979, FCRTA began operation with 20 vehicles and 13 subsystems. Today, the service has grown to 25 subsystems with 80 vehicles serving communities from Firebaugh to Coalinga, Kingsburg to Orange Cove, and everything in between.

The FCRTA currently serves the City of Reedley. Upon annexation, the FCRTA will continue to serve the City of Reedley. Once annexed in, the City can provide local transit service for residents within the city limits through a door-to-door Dial-a-Ride service.

Storm Drainage

The City of Reedley generally maintains storm water facilities within existing right-of ways. The existing storm water system consists of a system of drains and ponding basins. The City's storm water ponding basins consist of nine percolation basins that provide groundwater recharge (2015 UWMP, page 39).

An existing storm water basin within the City of Reedley is available to serve future development of the subject territory. The City's Storm Drain System plats show a storm drain inlet at the northeast corner of East Manning Avenue and South Buttonwillow Avenue that ties into an available service line in East Manning Avenue (18" storm drain line).

All future development of this site will be subject to the City's Development Impact Fee. The assessed commercial fee (\$0.990 per sq. ft.) and multiple family residential fee (\$2,931 per dwelling unit) is to offset impacts created by new development.

Street Lighting

There are no existing street lights on the subject property. All future street lights for this development are to be installed by the developer per City standards at the cost of the developer and maintained by the City of Reedley. Maintenance is funded by the City of Reedley's Landscape & Lighting Maintenance District.

Schools

The proposed territory is within the jurisdiction of the Kings Canyon Unified School District and will remain within this jurisdiction upon annexation. New commercial development affects the District by generating employees. The children of employees living in the District will need to be housed in District schools. The District currently levies a school facilities fee of \$0.61 per square foot of commercial/industrial development and \$3.79 per square foot for residential development. New development on the subject property will be subject to the fee in place at the time school facilities are paid.

Financial Information

While the majority of the improvements and infrastructure within the proposed annexation area will be installed and funded by the developer (streets, curb, gutter, sidewalk, street lights, utilities, etc.) as a requirement of entitlements for proposed projects, the City of Reedley uses the following methods to finance infrastructure and capital improvements that are applicable to the annexation area, including maintenance costs.

Development Impact Fees

As mentioned above, the City of Reedley collects development impact fees from new development/construction for the following facility categories:

- Transportation Facilities
- Law Enforcement Facilities
- Fire Facilities
- General Government Facilities
- Storm Drain Facilities
- Water Facilities
- Wastewater Facilities
- Park and Recreational Facilities

Community Facilities District

All future development of this site will be subject to the City's Community Facilities District fees. The CFD was established to finance operational expenses associated with public safety (police and fire) and park maintenance through an assessment on a property owner's annual tax bill. During the 2018-2019 fiscal year, the adopted commercial fee assessments are \$0.13 per square foot of construction and \$717 per multi-family residential dwelling unit.

Landscape & Lighting Maintenance District

The City of Reedley has one Landscape & Lighting Maintenance District, but over 18 district zones that were formed to track assessment district fees that are paid by a property owner, through property tax assessments, for the upkeep of common areas (primarily street lighting and landscaped medians) located within housing subdivisions or commercial corridors. The assessment fee is based on the zone that the property is in and is proportional to the estimated maintenance costs.

Enclosure:

City Storm Drain System Map
City Water System Map
City Sewer System Map