

City of Reedley

Community Development Department
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SERVICE PLAN Dinuba Avenue Reorganization (Annexation Application No. 2015-1)

The City of Reedley is proposing to annex the subject territory (@19.31-acres) into the City of Reedley and detaching from the County of Fresno and Fresno County Fire Protection District. The subject territory is surrounded by the City of Reedley and is considered a peninsula (See Attachment: Territory/Vicinity Map). All of the affected landowners within the subject territory have consented to the annexation of the subject territory into the City of Reedley.

The subject territory is located on the south side of Dinuba Avenue between Fisher and Hemlock Avenues. A stormwater basin and the City of Reedley Rail's-to-trails parkway are located in the southern portion of the territory. The subject territory consists of four contiguous parcels (APN: 370-070-45, 370-070-27, 370-070-84 and 370-070-85). Two existing residential structures face onto Fisher Avenue. The property located on the northeast corner (APN: 370-070-84) and southerly most parcel (APN: 370-070-85) are fallow parcels (@16.28-acres). There is approximately 86-foot opening, located in the southwesterly corner of the territory and serves as the connection point to the County of Fresno.

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.

At this time, there are no special permit applications on file with the Community Development Department. 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.

Storm Water Drainage

An existing stormwater basin, within the City of Reedley, is available to serve future development of the subject territory. The City's Storm Drain System plats show available service in both Fisher Avenue (24" storm drain line) and Hemlock Avenue (24" storm drain line).

All future development of this site will be subject to the City's Development Impact Fee. The assessed industrial fee (\$0.990 per sq. ft.) is to offset impacts created by new development.

Water

The subject territory may be served by existing City of Reedley public water system. There is an existing 12" water line in Dinuba Avenue, an existing 10" water line in Fischer Avenue, and an existing 12" line in Hemlock Avenue. The City of Reedley water utility system has adequate facilities and distribution capacity to serve the subject territory.

All future development of this site will be subject to the City's Development Impact Fee. The assessed industrial fee (\$0.447 per sq. ft.) is to offset impacts created by new development.

Wastewater System

The subject territory may be served by existing City of Reedley public wastewater system. There is an existing 15" wastewater line in Dinuba Avenue, an existing 8" wastewater line in Fischer Avenue and an existing 12" wastewater line in Hemlock 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.) is to offset impacts created by new development.

Solid Waste Disposal

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. Because the proposed territory is fallow land no service is being provide at this time. With future development the City of Reedley has the capacity to provide the necessary solid waste disposal services.

Street Improvements

The Fischer and Hemlock Avenues have been developed to their ultimate width, consistent with City Standards and Specification. 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 Dinuba Avenue will require the dedication and construction of improvements. According to the Figure 3.1-Circulation Diagram (Reedley General Plan Update, Page 57) Dinuba is classified as an arterial with an 84-foot right-of-way width (City of Reedley, ST-2A).

All future development of this site will be subject to the City's Development Impact Fee. The assessed industrial fee (\$1.141 per sq. ft.) is to offset impacts created by new development.

Fire Protection

The subject property is presently being served by the County of Fresno. The Reedley Volunteer Fire Department currently provided 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 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 industrial fee (\$0.225 per sq. ft.) 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 2.0± miles from the proposed annexation.

Police Protection

The subject territory currently receives police protection services from the Fresno County Sheriff'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 2.0+ 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 industrial fee (\$0.027 per sq. ft.) is to offset impacts created by new development.

Recreational Services

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.

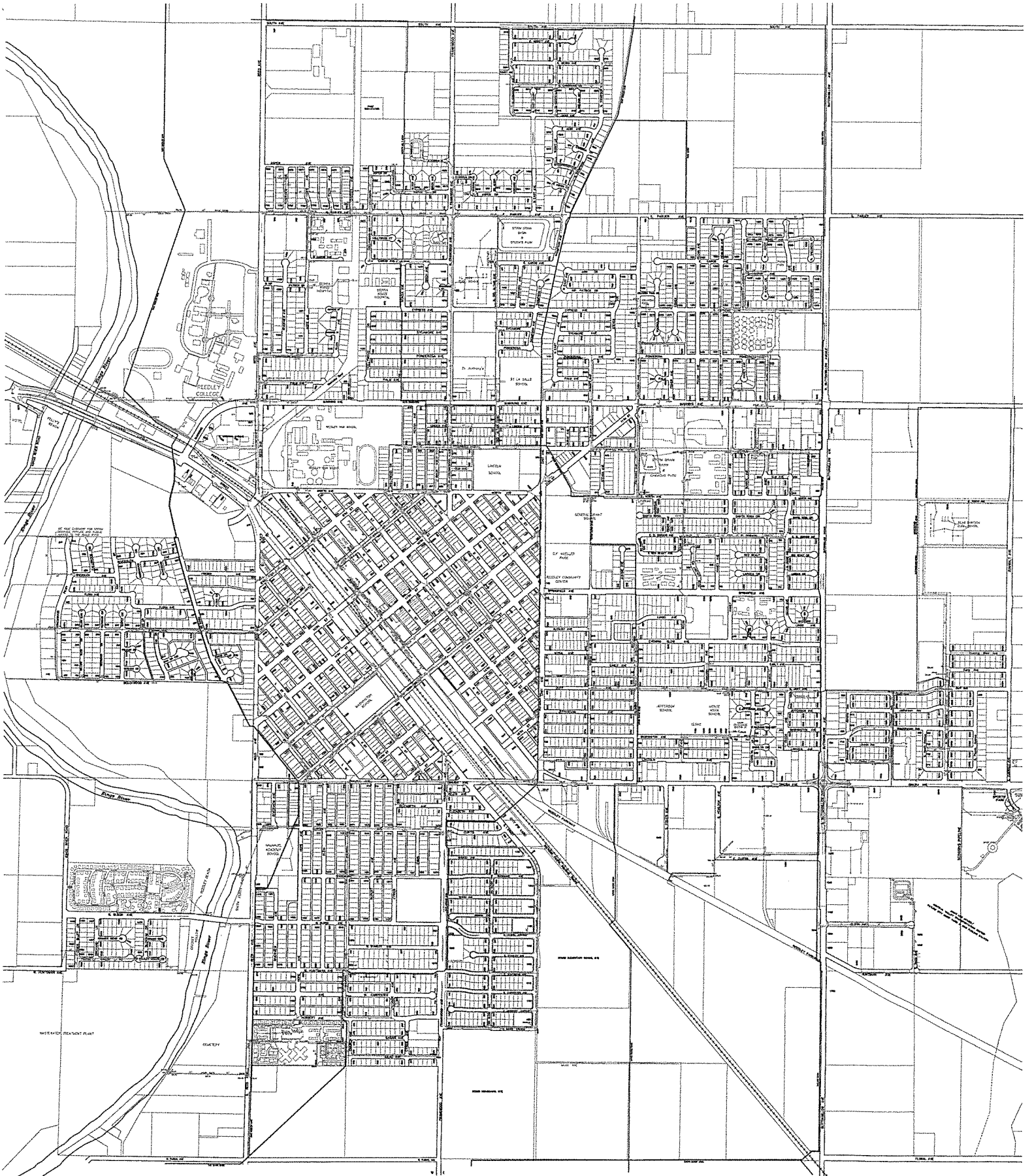
All future development of this site will be subject to the City's Development Impact Fee. The assessed industrial fee (\$0.293 per sq. ft.) is to offset impacts created by new development.

School Facilities

The proposed territory is within the jurisdiction of the Kings Canyon Unified School District and the project will not adversely impact the Kings Canyon Unified School District.

Enclosure:

City Storm Drain System Map (August 2015)
City Water System Map (August 2015)
City Sewer System Map-Master Plan (August 2015)



STORM DRAIN SYSTEM

STORM DRAIN - 1" = 400'
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 STORM DRAIN - 1" = 400'



CITY OF REEDLEY
 SCALE: 1" = 400'
 AUG. 2015

