

UPDATE OF DEVELOPMENT IMPACT FEES
FOR
THE CITY OF REEDLEY

January 17, 2005

Prepared by:

Berryman & Henigar, Inc.
6150 Stoneridge Mall Road, Suite 370
Pleasanton, CA 94583
(925) 468-7400

TABLE OF CONTENTS

Table of Contents.....2
Executive Summary3
Methodology and Notes7
Development and Demographic Updates7
Streets & Thoroughfares10
Traffic Control Facilities.....13
Law Enforcement Facilities15
Fire Facilities.....18
General Facilities21
Storm Drainage Facilities.....25
Wastewater Treatment Facilities.....29
Wastewater Collection Facilities36
Water Supply & Holding Facilities40
Water Distribution Facilities.....46
Park & Recreation Facilities49
Open Space Facilities51

EXECUTIVE SUMMARY

Managing the financing of additional facilities necessary to support growth without burdening existing tax payers with the costs has caused many cities including Reedley to levy development impact fees. Development impact fees are direct charges to private developers for capital facilities and equipment needed to support residential, commercial and industrial development. The process for levying developer impact fees are governed by Government Code Sections 66000 et. Seq. (also known as AB 1600).

On June 28, 1994 the City of Reedley adopted Ordinance No. 94-014 establishing development impact fees as a condition of approval for new development projects. The fees were based on a study completed in March of 1993. Although the ordinance allows for the annual increase in the fees by the construction cost index; the fees were only increased in 1999 and again in 2001. Since that time the City of Reedley has experienced significant growth and it is expected that this growth will continue. It is the objective of this study to review the costs of capital facilities which will be needed to serve new development and determine if the existing fees are adequate to cover those costs.

To fairly establish an impact fee system the needs of the facilities are divided into two categories: (1) needs generated by existing development and (2) needs necessitated by future development. As per AB 1600, development impact fees may not be levied or used to finance current infrastructure deficiencies or rehabilitation or replacement of existing facilities. The funds from impact fees may only be used to finance new facilities needed to meet the demands of new development. A documentation of the projects to be finance by Development Impact Fees must be in place before they are imposed. Additionally funds collected through development impact fees must be committed within five years to a project directly benefiting the development which paid the fees. More specifically there needs to be a purpose of the fee, a determined use of the fee, the amount of the fee must be determined by the type of development paying the fee, there must be a need for the facility by the development and the amount of the fee must be proportional to cost of the facility being attributed to the development.

Currently the City has developer impact fees to cover the following types of infrastructure:

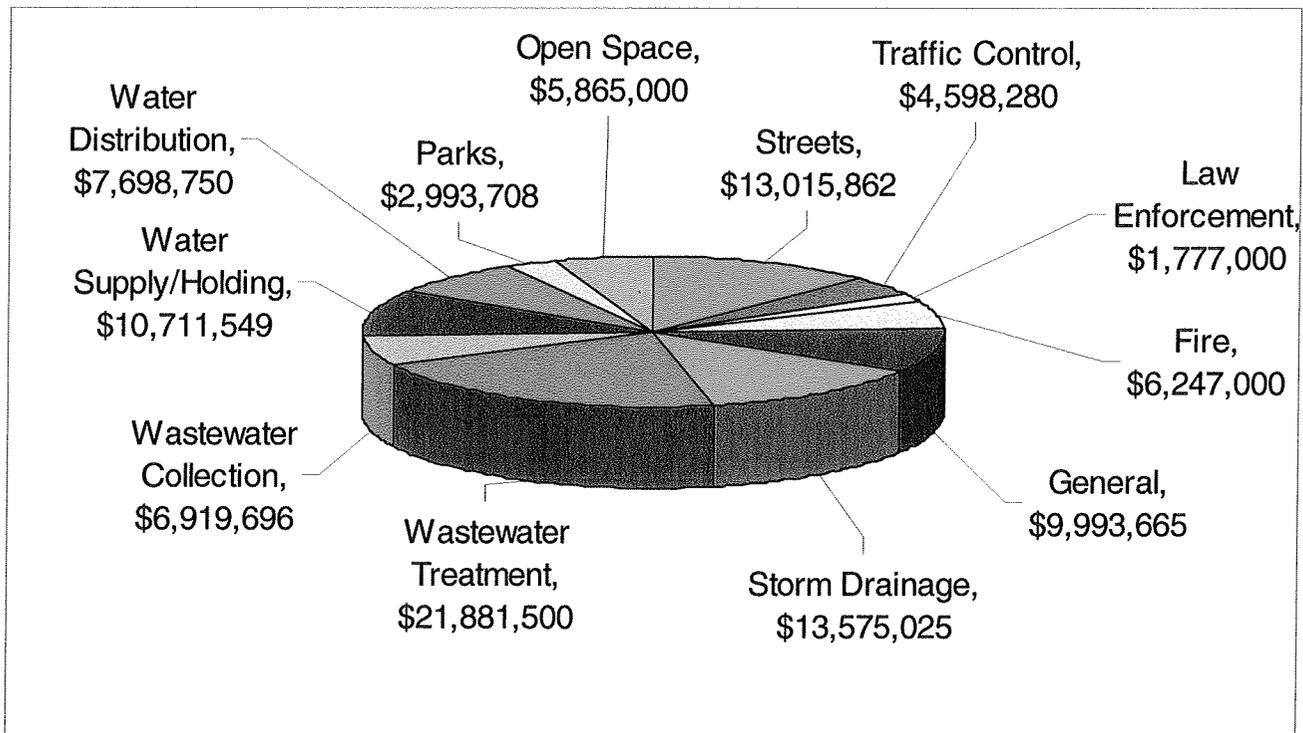
1. Streets & Thoroughfares
2. Traffic Control Facilities
3. Law Enforcement
4. Fire
5. Storm Drain
6. Wastewater Treatment
7. Wastewater Collection
8. Water Supply and Holding

The fees are allocated to different zoning classifications as follows:

1. Residential
 - a. Single Family per dwelling unit
 - b. Low Density per dwelling unit
 - c. Estate per dwelling unit
 - d. Multiple Family per dwelling unit
2. Commercial per sq ft
3. Limited Industrial per sq ft
4. Heavy Industrial per sq ft

Berryman & Henigar updated the above fees by reviewing the level of service that was used in the 1993 study and updating it where needed. Level of service includes the establishment of a minimum amount of acreage of parkland per 1,000 persons or a traffic level of service of "C" for City roads. In addition to updating the defined levels of service Berryman & Henigar reviewed the land use map and updated the land use mix, the amount of developed and undeveloped land and the magnitude of growth. This information was used to update lists of needed capital facilities needed to mitigate the impact of the growth. Some of the improvements will have some benefit to existing development and the allocation of the level of responsibility between existing and new development was determined. The cost of the improvements was then distributed between existing and new development.

In 1993 \$73 million in needed capital improvement projects was identified to be needed by the City at build-out. This amount was spread between existing and new development. In this update \$105 million worth of facilities were identified as necessary by the City at build-out. The chart below depicts the breakdown of the \$105 million by infrastructure type. Wastewater Treatment is the infrastructure type with the highest percentage of costs with storm drainage and streets coming in a close second and third.



The following tables detail the findings from the 1993 Development Impact Fee Report, as well as, the current rates that the City is charging. It should be noted that the City passed an emergency ordinance in October 2004 increasing the rates listed in the table below by 50% for residential development and 25% for non-residential development. The rates in the emergency ordinance were for 90 days pending the completion of this study.

City of Reedley
 Summary of Current DIF by Service Type (Residential)

Infrastructure Service Type	Cost per Dwelling Unit															
	Single Family Residential			Single Family Low			Single Family Estate			Multiple Family						
	Current	1993 Report	ER Rate	2004 Report	Current	1993 Report	ER Rate	2004 Report	Current	1993 Report	ER Rate	2004 Report	Current	1993 Report	ER Rate	2004 Report
Streets & Thoroughfares	\$640	\$561	\$960	\$1,384	\$640	\$561	\$960	\$1,384	\$640	\$561	\$960	\$1,384	\$310	\$272	\$465	\$672
Traffic Control Facilities	\$230	\$202	\$345	\$313	\$230	\$202	\$345	\$313	\$230	\$202	\$345	\$313	\$112	\$98	\$168	\$152
Law Enforcement Facilities	\$211	\$206	\$316	\$333	\$211	\$206	\$317	\$333	\$211	\$206	\$316	\$333	\$135	\$131	\$202	\$294
Fire Facilities General	\$172	\$264	\$258	\$885	\$172	\$264	\$258	\$885	\$173	\$264	\$259	\$885	\$344	\$529	\$516	\$1,761
Facilities & Equipment	\$0	\$732	\$0	\$1,115	\$0	\$732	\$0	\$1,115	\$0	\$732	\$0	\$1,115	\$0	\$732	\$0	\$1,115
Storm Drainage Facilities	\$332	\$556	\$498	\$1,403	\$425	\$712	\$638	\$1,796	\$1,062	\$1,780	\$1,593	\$4,490	\$146	\$244	\$219	\$616
Wastewater Treatment	\$1,027	\$900	\$1,540	\$2,690	\$1,027	\$900	\$1,540	\$2,690	\$1,027	\$900	\$1,540	\$2,690	\$900	\$789	\$1,350	\$2,260
Wastewater Collection	\$83	\$132	\$125	\$1,077	\$83	\$132	\$124	\$1,077	\$84	\$132	\$125	\$1,077	\$73	\$116	\$110	\$905
Water Supply/Holding Facilities	\$1,001	\$878	\$1,502	\$1,291	\$1,001	\$878	\$1,502	\$1,291	\$1,001	\$878	\$1,502	\$1,291	\$878	\$770	\$1,317	\$1,085
Water Distribution Facilities	\$0	\$143	\$0	\$1,046	\$0	\$143	\$0	\$1,046	\$0	\$143	\$0	\$1,046	\$0	\$126	\$0	\$879
Parks & Recreation	\$1,532	\$1,343	\$2,298	\$3,721	\$1,532	\$1,343	\$2,298	\$3,721	\$1,532	\$1,343	\$2,297	\$3,721	\$1,343	\$1,177	\$2,014	\$1,025
Open Space	\$204	\$179	\$306	\$1,070	\$292	\$256	\$438	\$1,533	\$730	\$640	\$1,094	\$3,833	\$62	\$55	\$94	\$329
Total	\$5,432	\$6,096	\$8,148	\$16,328	\$5,613	\$6,329	\$8,420	\$17,184	\$6,688	\$7,781	\$10,032	\$22,178	\$4,303	\$5,039	\$6,455	\$11,091

City of Reedley
Summary of Current DIF by Service Type
(Non-Residential)

Infrastructure Service Type	Current is Per Sq Foot/1993 Report is Cost per Acre														
	Commercial					Limited Industrial					Heavy Industrial				
	Current	1993 Report	ER Rate	2004 Report	2004 per SF	Current	1993 Report	ER Rate	2004 Report	2004 per SF	Current	1993 Report	ER Rate	2004 Report	2004 per SF
Streets & Thoroughfares	\$0.94	\$17,888	\$1.18	\$44,135	\$5.07	\$0.26	\$4,034	\$0.33	\$9,951	\$1.14	\$0.30	\$4,650	\$0.38	\$11,472	\$1.32
Traffic Control Facilities	\$0.34	\$6,441	\$0.43	\$9,987	\$1.15	\$0.09	\$1,452	\$0.11	\$2,252	\$0.26	\$0.11	\$1,674	\$0.14	\$2,596	\$0.30
Law Enforcement Facilities	\$0.10	\$2,231	\$0.13	\$4,905	\$0.56	\$0.01	\$26	\$0.01	\$390	\$0.04	\$0.01	\$134	\$0.01	\$390	\$0.04
Fire Facilities	\$0.04	\$1,631	\$0.05	\$5,492	\$0.63	\$0.01	\$176	\$0.01	\$600	\$0.07	\$0.01	\$176	\$0.01	\$600	\$0.07
General Facilities/Equipment	\$0.00	\$3,794	\$0.00	\$5,634	\$0.65	\$0.00	\$3,794	\$0.00	\$5,634	\$0.65	\$0.00	\$3,794	\$0.00	\$5,634	\$0.65
Storm Drainage Facilities	\$0.16	\$5,980	\$0.20	\$15,086	\$1.73	\$0.18	\$5,553	\$0.23	\$14,009	\$1.61	\$0.19	\$5,553	\$0.24	\$14,009	\$1.61
Wastewater treatment Facilities	\$0.09	\$1,638	\$0.11	\$4,693	\$0.54	\$0.21	\$3,448	\$0.26	\$9,879	\$1.13	\$0.34	\$5,173	\$0.43	\$14,818	\$1.70
Wastewater Collection Facilities	\$0.01	\$241	\$0.01	\$1,879	\$0.22	\$0.02	\$507	\$0.03	\$3,956	\$0.45	\$0.02	\$761	\$0.03	\$5,934	\$0.68
Water Supply/Holding Facilities	\$0.12	\$2,383	\$0.15	\$3,358	\$0.39	\$0.33	\$5,048	\$0.41	\$7,114	\$0.82	\$0.49	\$7,572	\$0.61	\$10,671	\$1.22
Water Distribution Facilities	\$0.00	\$389	\$0.00	\$2,721	\$0.31	\$0.00	\$824	\$0.00	\$5,765	\$0.66	\$0.00	\$1,236	\$0.00	\$8,647	\$0.99
Parks and Recreation Facilities	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0.00	\$0	\$0.00	\$0	\$0.00
Open Space	\$0.00	\$768	\$0.00	\$4,600	\$0.53	\$0.00	\$768	\$0.00	\$4,600	\$0.53	\$0.00	\$768	\$0.00	\$4,600	\$0.53
Total	\$1.80	\$43,384	\$2.25	\$102,490	\$11.76	\$1.11	\$25,630	\$1.39	\$64,149	\$7.36	\$1.47	\$31,491	\$1.84	\$79,372	\$9.11

*2004 per SF calculated based on a 20% floor area coverage. The 2004 Report rates were divided by 43,560 and assuming a 20% coverage area that number was multiplied by 5 to get a building sf estimate.

METHODOLOGY AND NOTES

This report intends to review the current rates and update the impact fee report that was completed in 1993. To this effort the level of service definitions were reviewed and updated as necessary, a review of the land use map and any changes to zoning or annexations were also addressed and the list of capital facilities to be financed by department were updated to remove facilities that have been built and to include additional facilities that will be needed. Additionally the level of need of the facility to accommodate new development was also reviewed and updated as necessary, as well as, the resulting distribution of costs between land uses.

Currently the City does not have a formal Capital Improvement Plan or Master Plan. The lists of improvements from the previous study as well as the updates will suffice as the basic "capital improvement plan" as required in the Government Code. The information in this report is based on the best information available from City staff and while the information is adequate and sufficient for the update of impact fees, it is in the City's best interests to review the improvement lists annually and update as necessary.

Not included in the improvements are improvements that would normally be constructed or identified as the sole responsibility of the developer through the development process. Land acquisition costs were estimated from discussions with City staff and recent sales. Financing costs were included for projects that were likely to require financing due to the immediate need of the facility. Currently only Wastewater facilities are anticipated to be financed since the City's current wastewater treatment facility is at capacity and will need to be expanded for current as well as future development needs. No other facilities are anticipated to be needed before development occurs.

DEVELOPMENT AND DEMOGRAPHIC UPDATES

The population of the Reedley area has grown from approximately 17,400 in 1992 to 21,210 in 2002 a cumulative increase of 22% over 10 years. The current year 2004 population is 21,753 based on the State Department of Finance. The majority of this growth has been the continued move from agricultural area to suburban residential area. Reedley's Sphere of Influence as defined by the Fresno County Local Agency Formation Commission is limited to the south by the Tulare County border. The Sphere of Influence will be under review in and perhaps updated in 2005. Changes to the Sphere of Influence next year should be considered in the annual review of the development impact fees. Reedley's Sphere of Influence includes 1,528 acres of undeveloped land that is expected to develop into non public uses. With that estimate the City of Reedley is only about half built with nearly as much land to develop as has been developed. The vast majority of undeveloped land is for residential development. There exists 509 acres of land zoned for industrial uses and very little designated for commercial development.

The land use assumptions in this update were the same as the ones used in the 1993 study with the exception of the update in the general plan that increased the residential housing densities in an effort to preserve agricultural land. The land use categories either directly correspond to the City's General Plan or they are a consolidation of land uses. The following is a list and description of the land uses used:

Single Family Estate Residential Density: 1.2 units per acre with development not exceeding one dwelling unit per 30,000 square feet. Currently there are 18 undeveloped acres adjacent to the Kings River are.

Single Family Low Residential Density: (R-1-12) one dwelling unit per 12,000 square feet of lot area.

Single Family Residential: (R-1-6, R-1-7.5, R-1-9) one dwelling unit per 6,000 square feet of lot area.

Multiple Family Residential: (all high density residential) 14 dwelling units per acre

Commercial: (all commercial designations) Community Commercial, Service Commercial, Central Business Commercial and Neighborhood Commercial.

Limited Industrial: (restricted, non-intensive manufacturing, processing and storage activities) 594 acres in the City's Sphere of Influence.

Heavy Industrial: (General Industrial) includes full range of manufacturing, processing and storage activities.

Summary of Developed and Undeveloped Land In the City's Sphere of Influence			
Land Use	Developed Acreage	Undeveloped Acreage	Total Acreage
Residential			
Single Family Estate	13	5	18
Single Family Low	0	16	16
Single Family Residential	1,125	737	1,862
Multi-Family	198	68	266
Commercial			
Retail	133	36	169
Service	43	5	48
Industrial			
Limited	590	52	642
Heavy	<u>53</u>	<u>356</u>	<u>409</u>
Total:	2,155	1,275	3,430

*Updated From Development Impact Fee Report March 1993.

Many economic factors will affect the City's growth rate. This report looks at the cost of development through build-out. The following table estimates population based on the expected development as indicated in the City's General Plan. Based on the undeveloped acreage, potential units to be built, and estimated population that development is expected to generate the following table indicates an additional population of 14,603 or a population of close to 36,356 people at build-out.

Projected Population at Build-Out

Land Use	Undeveloped Acreage	Units per Acre	Potential Units	Persons Per Unit	Additional Population
Residential					
Single Family Estate	5	1.20	6	3.63	22
Single Family Low	16	3.00	48	3.63	174
Single Family Residential	737	4.30	3,169	3.63	11,504
Multi-Family	68	14.00	952	3.05	2,904
Commercial					
Retail	36	NA	NA	NA	NA
Service	5	NA	NA	NA	NA
Industrial					
Limited	52	NA	NA	NA	NA
Heavy	<u>356</u>	NA	NA	NA	NA
Total:	1,275				14,603
Current Population:					21,753
Population at Build-Out:					36,356

*Updated From Development Impact Fee Report March 1993.

STREETS & THOROUGHFARES

The impact future development has on the City's circulation system is measured by the additional trips generated by new development. The following table estimates the trips generated through build-out by land use using the published trip generation rates by the Institute of Traffic Engineers.

Additional Trips Generated by Future Development						
Land Use	Undeveloped Acreage	Trips Per Unit	Units Per Acre	Trips Per Acre	Additional Trips	
Residential						
Single Family Estate	5	1.01	1.20	1.21	6	
Single Family Low	16	1.01	3.00	3.03	48	
Single Family Residential	737	1.01	4.30	4.34	3,201	
Multi-Family	68	0.49	14.00	6.86	466	
Commercial						
Retail	36	NA	NA	32.20	1,159	
Service	5	NA	NA	32.20	161	
Industrial						
Limited	52	NA	NA	7.26	378	
Heavy	<u>356</u>	NA	NA	8.37	<u>2,980</u>	
Total:	1275				<u>8,399</u>	

*Updated From Development Impact Fee Report March 1993.

As shown in the table 8,399 additional P.M. peak trip ends are projected to be generated from new development. The City has identified 18 street improvement projects that will be needed to either partially or wholly meet the needs the additional traffic from development will require. The list of improvements is included at the end of this section. This list has been updated since the 1993 report was completed and the projects and costs were reviewed and updated as necessary. The costs for onsite improvements required by adjacent property owners such as curb, gutter and sidewalk improvements were not included in the project costs.

The cost for the improvements (less onsite costs) to mitigate future development impact on the City's streets is estimated to be \$13,015,862. The current fund balance in Development Impact Fee Fund for Streets & Thoroughfares is \$374,537.75. In addition to the balance a credit is being applied to make up for the short fall that would have been collected had the impact fees been increased annually as was stated in the original ordinance establishing the fees. For Streets and Thoroughfares this additional credit was \$11,928.35 which is what would have been collected had rates been increased annually. This fund balance and the credit for the difference of what was collected and what would have been collected had the fees been increased annually is subtracted from the current costs and the balance of \$11,512,399 is divided by the additional trips generated by new development identified in the table above as 8,399 trips. The resulting cost per trip is \$1,370.65. The cost for each land use is calculated by multiplying this cost per trip by the number of trips generated by a unit or acre of property.

The following table summarizes the impact fee by land use:

Summary of Streets & Thoroughfares Costs by Land Use				
Land Use	Trips		Cost Impact	
Residential				
Single Family Estate	1.01	Per unit	\$1,384	Per unit
Single Family Low	1.01	Per unit	\$1,384	Per unit
Single Family Residential	1.01	Per unit	\$1,384	Per unit
Multi-Family	0.49	Per unit	\$672	Per unit
Commercial				
Retail	32.20	Per acre	\$44,135	per acre
Service	32.20	Per acre	\$44,135	per acre
Industrial				
Limited	7.26	Per acre	\$9,951	per acre
Heavy	8.37	Per acre	\$11,472	per acre

CITY OF REEDLEY
Development Impact Fee Study
January 17, 2005

Project ID	Project Description	Linear Feet	Estimated Offsite Costs 2004	Priority	Cost Allocation %		Costs Allocated to New Development
					Existing Development	Future Development	
ST-01	WIDENING OF SOUTH AVE - REED TO THE EASTERN SPHERE OF INFLUENCE	9,500	\$2,287,600	C	0%	100%	\$2,287,600
ST-02	WIDENING OF REED AVE - OLSEN AVE TO 11TH STREET	2,750	\$662,200	A	0%	100%	\$662,200
ST-03	WIDENING OF REED AVE - MANNING TO SOUTH AVE	5,300	\$653,384	B	0%	100%	\$653,384
ST-04	WIDENING OF MANNING AVE - I STREET TO COLUMBIA AVE	5,100	\$692,872	A	50%	50%	\$346,436
ST-05	WIDENING OF DINUBA AVE - FRANK TO THE EASTERN SPHERE OF INFLUENCE	8,100	\$1,060,979	B	0%	100%	\$1,060,979
ST-06	WIDENING OF FRANKWOOD AVE - I STREET TO FLORAL AVE	5,280	\$610,236	A	0%	100%	\$610,236
ST-07	WIDENING OF BUTTONWILLOW AVE - MYRTLE AVE TO DUFF	3,400	\$818,720	A	20%	80%	\$654,976
ST-08	WIDENING OF BUTTONWILLOW AVE - SOUTH AVE TO MYRTLE	6,000	\$1,444,800	B	20%	80%	\$1,155,840
ST-09	WIDENING OF BUTTONWILLOW AVE - DUFF STREET TO FLORAL AVE	6,600	\$1,589,280	A	20%	80%	\$1,271,424
ST-10	WIDENING OF PARLIER AVE - FRANKWOOD TO EASTERN SPHERE OF INFLUENCE	6,900	\$510,379	B	0%	100%	\$510,379
ST-11	WIDENING OF COLUMBIA AVE - PONDEROSA TO PARLIER	2,000	\$147,936	A	0%	100%	\$147,936
ST-12	EXTENSION OF COLUMBIA - PARLIER TO SOUTH AVE	2,640	\$195,276	C	0%	100%	\$195,276
ST-13	WIDENING OF FRANKWOOD AVE - MANNING AVE TO NORTH AVE	1,250	\$105,000	A	0%	100%	\$105,000
ST-14	NEW REED STREET - NORTH OF FLORAL 900 FEET FROM REED AVE TO EAST AVE ALIGNMENT	4,100	\$344,400	C	0%	100%	\$344,400
ST-15	EXTENSION OF SPRINGFIELD - BUTTONWILLOW AVE TO EASTERN SPHERE OF INFLUENCE	2,800	\$470,400	C	0%	100%	\$470,400
ST-17	NEW STREET - HERBERT AVE ALIGNMENT TO EASTERN SPHERE OF INFLUENCE	6,600	\$1,108,800	C	0%	100%	\$1,108,800
ST-21	CONSTRUCTION OF AT-GRADE CROSSING - HERBERT AVE ALIGNMENT	---	\$260,000	C	0%	100%	\$260,000
ST-22	DEVELOPMENT OF TRANSPORTATION MASTER PLAN	---	\$53,600	A	0%	100%	\$53,600
Subtotal							\$11,898,865
DIF Fund Balance and Credit							(\$386,466.10)
Total							\$11,512,399

TRAFFIC CONTROL FACILITIES

As with streets new development will also have an impact on traffic conditions at intersections. This impact will necessitate the installation of additional signals, as well as, upgrades to intersections needing widening, additional turn lanes and reconfiguration to accommodate the increased traffic. The total costs for all traffic control facilities required through build-out is estimated to be \$4,598,280. A detailed list of the traffic control facilities is included at the end of this section. Of the 16 signal improvements identified in the study 2 are considered necessary for current development, 8 are dedicated as the entire responsibility of new development and the remaining 6 signals were determined to benefit the existing development as well as new development. Of the \$4,598,280, 39% of the costs or \$1,812,520.00 was determined to be the responsibility of existing development and the remaining \$2,785,760 was determined to benefit and therefore be the responsibility of new development.

The cost of development generated projects was again distributed based on the estimated trips generated by each land use. Currently there is a fund balance of \$175,192.74 in the traffic control facilities developer impact fee fund. A credit for the difference between what was collected and what would have been collected had fees been increased annually by the construction cost index was calculated at \$5,580.61. The balance of the development related costs of \$2,604,987 (\$2,785,760 - \$175,192.74 - \$5,580.61) were divided by the additional trips generated at build-out (8,399) for a total of \$310.15 per trip.

The following table summarizes the traffic control facility impact fees by land use.

Summary of Traffic Control Facilities Costs by Land Use				
Land Use	Trips		Cost Impact	
Residential				
Single Family Estate	1.01	per unit	\$313	per unit
Single Family Low	1.01	per unit	\$313	per unit
Single Family Residential	1.01	per unit	\$313	per unit
Multi-Family	0.49	per unit	\$152	per unit
Commercial				
Retail	32.20	per acre	\$9,987	per acre
Service	32.20	per acre	\$9,987	per acre
Industrial				
Limited	7.26	per acre	\$2,252	per acre
Heavy	8.37	per acre	\$2,596	per acre

CITY OF REEDLEY
Development Impact Fee Study
January 17, 2005

Project ID	Project Description	Estimated Costs 2004	Priority	Cost Allocation %		Costs Allocated to New Development
				Existing Development	Future Development	
TC-02	MAJOR INTERSECTION IMPROVEMENTS - NORTH AVE AND REED AVE	\$804,000	B	67%	33%	\$265,320.00
TC-03	MAJOR INTERSECTION IMPROVEMENTS - DINUBA AVE AND FRANKWOOD AVE	\$402,000	A	50%	50%	\$201,000.00
TC-04	MAJOR INTERSECTION IMPROVEMENTS - 11TH STREET AND REED AVE	\$402,000	B	50%	50%	\$201,000.00
TC-05	MAJOR INTERSECTION IMPROVEMENTS - NORTH AVE AND EAST AVE	\$402,000	C	100%	0%	\$0.00
TC-06	SIGNAL INSTALLATION - SOUTH AVE AND REED AVE (CITY'S COSTS)	\$158,000	C	0%	100%	\$158,000.00
TC-07	SIGNAL INSTALLATION - SOUTH AVE AND FRANKWOOD AVE (CITY' COSTS)	\$158,000	C	0%	100%	\$158,000.00
TC-08	SIGNAL INSTALLATION - SOUTH AVE AND BUTTOWILLOW AVE (CITY COSTS)	\$158,000	C	0%	100%	\$234,920.00
TC-09	SIGNAL INSTALLATION - PARLIER AVE AND REED AVE	\$234,920	B	0%	100%	\$117,460.00
TC-10	SIGNAL INSTALLATION - PARLIER AVE AND FRANKWOOD AVE	\$234,920	B	50%	50%	\$117,460.00
TC-11	SIGNAL INSTALLATION - PARLIER AVE AND COLUMBIA AVE	\$234,920	B	50%	50%	\$234,920.00
TC-12	SIGNAL INSTALLATION - PARLIER AVE AND BUTTOWILLOW AVE	\$234,920	C	0%	100%	\$117,460.00
TC-13	SIGNAL INSTALLATION - REED AVE AND DINUBA AVE	\$234,920	C	50%	50%	\$117,460.00
TC-14	SIGNAL INSTALLATION - REED AVE AND OLSEN AVE	\$234,920	C	50%	50%	\$234,920.00
TC-15	SIGNAL INSTALLATION - FRANKWOOD AVE AND HERBERT AVE ALIGNMENT	\$234,920	C	0%	100%	\$234,920.00
TC-16	SIGNAL INSTALLATION - BUTTOWILLOW AVE AND SPRINGFIELD AVE	\$234,920	C	0%	100%	\$234,920.00
TC-18	SIGNAL INSTALLATION - BUTTOWILLOW AVE AND HERBERT AVE ALIGNMENT	\$234,920	C	0%	100%	
TC-01	MAJOR INTERSECTION IMPROVEMENTS - MANNING & KINGSWOOD PARKWAY	\$402,000	Under Construction	50%	50%	
TC-17	SIGNAL INSTALLATION - BUTTOWILLOW AND DINUBA AVE	\$184,920	Under Construction	50%	50%	\$2,785,760.00
Subtotal		\$4,598,280				\$2,785,760.00
DIF Fund Balance and Credit						\$180,773.35
Total						\$2,604,986.65

LAW ENFORCEMENT FACILITIES

Police services are essential to the health and safety of the community. Future development will impact the City's Police Department by requiring additional police officers, support staff, new equipment and additional building space. The impact future development will have on law enforcement will depend on the additional population added to the City from new development. Currently the City of Reedley has 27 sworn police officers at a ratio of 1.2 officers per 1,000 residents and average response time was roughly 7 minutes. This is down from approximately 1.32 officers per 1,000 residents in 1993. The current State of California average is 1.78 officers per 1,000 residents and the County of Fresno average is 1.37 officers per 1,000 residents.

Projected Officers Required at Build-Out			
	Population	# of Officers per 1,000 Residents	# of Police Officers
Standard Current Level Of Service	21,753	1.24	27
Project Requirements at Build-Out	36,356	1.24	45
Increase/(Decrease)	14,603		18

The above analysis identifies an additional 18 officers that will need to be added to current staffing levels at the build-out of the City. Salaries and operational costs for these additional officers cannot be included in the development impact fees. Although training and equipment for officers was included in the developer impact fee calculations in the 1993 report only vehicle and facility needs are being included with this update.

The department will require an additional vehicle per each new officer. It is estimated that 18 new marked patrol cars and 2 non-marked police cars will be necessary for the additional 18 officers and support staff. The estimated costs of the marked patrol cars are \$30,000 each and unmarked cars are \$20,000 each. The total cost of \$580,000 for vehicle purchases is included in the following detail.

Police headquarters is currently located next to City Hall at 845 G Street. The facility was constructed in 1978 and is approximately 4,000 square feet. The existing facility is at capacity with the current staffing and operations. The current facility will not be able to accommodate an additional 18 officers and necessary support staff. It will be necessary to expand the police facilities. Building construction is estimated at \$300 per square foot and an additional 3,000 square feet are estimated to be needed for the additional staff necessary to handle new development. Building construction is estimated at \$900,000 plus another 15% for design and engineering, 8% for furnishings and a 10% contingency. The final cost including engineering, design, furnishings and contingencies is \$1,197,000.

The total cost for vehicles and facility expansion of the police department is \$1,018,900. Currently there is a fund balance in the developer impact fund of \$60,775.93 and the credit for existing rates not being increased annually of \$3,810.36 bringing the total amount of costs attributable to new development to \$1,712,413.71.

Project ID	Project Description	Estimated Costs 2004	Cost Allocation %		Costs Allocated to New Development
			Existing Development	Future Development	
PD-01	EXPANSION OF MARKED CAR FLEET (18 VEHICLES)	\$540,000	0%	100%	\$540,000.00
PD-02	EXPANSION OF UNMARKED CAR FLEET (2 VEHICLES)	\$40,000	0%	100%	\$40,000.00
PD-03	POLICE FACILITY EXPANSION				\$0.00
	A) CONSTRUCTION COST	\$900,000	0%	100%	\$900,000.00
	B) DESIGN, ENGINEERING, CONTRACT ADMIN.	\$135,000	0%	100%	\$135,000.00
	C) FURNISHINGS & MISC EQUIPMENT	\$72,000	0%	100%	\$72,000.00
	D) CONTINGENCY	\$90,000	0%	100%	\$90,000.00
	Subtotal	\$1,777,000			\$ 1,777,000.00
	DIF Fund Balance and Credit				\$ 64,586.29
	Total				\$ 1,712,413.71

Distribution of these costs was based on the historical number of police calls generated per acre by each land use. The calls were based on call data for 2003. The following table summarizes the call volume by acre or unit depending on land use.

Police Calls for Service in the City of Reedley				
Land Use	Developed Acres/Units		Annualized Calls for Service	Calls Per Unit or Acre
Single Family Residential	4,424	units	5,489	1.24 per unit
Multi-Family Residential	1,480	units	1,623	1.10 per unit
Commercial	198	acres	3,619	18.30 per acre
Industrial	254	acres	369	1.46 per acre

The following page details the costs allocated by land use for law enforcement. The costs were divided among land uses based on the calls per unit derived in the table above.

Allocation of Law Enforcement Costs From New Development									
Land Use	Undeveloped Acreage	Potential Units	Calls Per Unit or Acre	Police Effort	% of Effort	Allocation of Costs	Cost Per Unit or Acre		
Residential									
Single Family Estate	5	6	1.24	7.44	0.12%	\$1,995.90	\$332.65	per Unit	
Single Family Low	16	48	1.24	59.56	0.93%	\$15,967.22	\$332.65	per Unit	
Single Family									
Residential	737	3169.10	1.24	3932.00	61.56%	\$1,054,202.17	\$332.65	per Unit	
Multi-Family	68	952	1.10	1043.98	16.35%	\$279,900.45	\$294.01	per Unit	
Commercial									
Retail	36	NA	18.30	658.67	10.31%	\$176,593.47	\$4,905.37	per Acre	
Service	5	NA	18.30	91.48	1.43%	\$24,526.87	\$4,905.37	per Acre	
Industrial									
Limited	52	NA	1.46	75.69	1.19%	\$20,293.72	\$390.26	per Acre	
Heavy	<u>356</u>	NA	1.46	<u>518.20</u>	<u>8.11%</u>	<u>\$138,933.91</u>	\$390.26	per Acre	
Total:	1,275	6387.03	100.00%	\$1,712,413.71					

*Updated From Development Impact Fee Report March 1993.

FIRE FACILITIES

Future development will affect the City's Fire Department by increasing fire incidents and emergency medical calls. In addition development away from the City's central core will strain the ability of fire personnel to respond to incidents within set response times. With planning the City can maintain fire service levels in the existing development, as well as, plan operations to provide consistent service to the developing areas. Currently the City's Fire Department operates from a 7,662 square foot building located at 1060 D Street. The City also maintains six vehicles: a 1989 aerial truck, a 1999 Pierce, a 1970s Ford La France engine, a 1985 Van Pelt fire engine, a 1960s vintage La France and one EMT truck. The Department currently has 40 volunteer personnel and one part time fire chief.

The 1993 study looked at call data from the previous calendar year and found that approximately 20% of the responses made by the fire department were fire related calls, while the remaining 80% were medical aid calls. The following table details the calls by land use:

Fire Department Calls for Service in the City of Reedley					
Land Use	Developed Acres/Units		Total Calls	Calls Per Unit or Acre	
Single Family Residential	3,189	units	192	0.06	per unit
Multi-Family Residential	1,427	units	171	0.12	per unit
Commercial	177	acres	66	0.37	per acre
Industrial	588	acres	24	0.04	per acre

To calculate the additional calls to be generated by future development the calls per unit were applied to the undeveloped units or acres as described in the table below:

Additional Fire Department Calls for Service by Future Development					
Land Use	Calls Per Unit or Acre		Undeveloped Acres/Units		Total Additional Calls
Single Family Residential	0.06	per unit	3,223	units	194
Multi-Family Residential	0.12	per unit	952	units	114
Commercial	0.37	per acre	41	acres	15
Industrial	0.04	per acre	408	acres	17
					340

As shown in the above table approximately 340 additional calls will be expected to be generated by future development at build-out.

To maintain fire response times the City is anticipating the need to construct an additional fire station in the south area of town to handle new development. The new station would house at least one fire vehicle and would require the acquisition of 2 acres of land and construction of a 10,000 square foot

facility. Although uniforms and equipment for additional fire staff were included in the costs in the 1993 study, they are not being included in this update. As part of this analysis it was determined that an additional 10,000 square foot facility located in the Southern portion of the City would cost \$3,180,000 to construct based on recent projects in the Fresno area. In addition 2 acres of land at \$80,000 per acre, acquisition of a 2 pumper apparatus, rescue vehicle and ladder truck were allocated to the new development. Additions were a training facility and tower, acquisition of a water tender that were considered to benefit current development, as well as, future development. Upgrades to the current facility were considered to benefit only current development and were not included in the developer impact fee costs. The total project cost for additional fire facilities through build-out in the City of Reedley is \$6,447,000. Of that \$5,095,750 is allocated to new development and there is currently \$94,604 in impact fees and an additional \$3,484.47 of a credit bringing the total costs for new development to \$4,997,662. The following list includes the details of the costs of the facilities to be constructed.

Project ID	Project Description	Estimated Costs 2004	Cost Allocation %		Costs Allocated to New Development
			Existing Development	Future Development	
FD-01	CONSTRUCTION OF FIRE FACILITY - SOUTH OF SPRR	\$3,180,000	0%	100%	\$3,180,000
FD-02	ACQUISITION OF FIRE FACILITY GROUNDS	\$0	0%	100%	\$0
FD-03	ACQUISITION OF TWO PUMPER VEHICLES	\$764,000	0%	100%	\$764,000
FD-04	ACQUISITION OF ONE EMERGENCY MEDICAL TECHNICIAN VEHICLE	\$158,000	0%	100%	\$158,000
FD-05	ACQUISITION OF LADDER TRUCK	\$750,000	50%	50%	\$375,000
FD-06	UNIFORM COSTS (21 PERSONNEL)	\$0	100%	0%	\$0
FD-07	TRAINING FACILITY AND TOWER	\$650,000	50%	50%	\$325,000
FD-08	ACQUISITION OF FIRE FACILITY GROUNDS	\$160,000	50%	50%	\$80,000
FD-09	ACQUISITION OF WATER TENDER	\$285,000	25%	75%	\$213,750
FD-10	FACILITY UPGRADE CURRENT LOCATION	\$300,000	100%	0%	\$0
Subtotal		\$6,447,000			\$5,095,750
DIF Fund Balance and Credit					(\$98,088)
Total					\$4,997,662

The costs were spread by land use based on the estimated calls that would be generated by that development. The table on the following page summarizes the allocation of costs.

Allocation of Fire Facilities Costs From New Development

Land Use Residential	Undeveloped Acreage	Potential Units	Calls Per Unit or Acre	Total Calls	% of Effort	Allocation of Costs	Cost Per Unit or Acre
Single Family Estate	5 6		0.06	0.36	0.11%	\$5,308	\$884.70 per Unit
Single Family Low Single Family Residential	16 48		0.06	2.89	0.85%	\$42,465	\$884.70 per Unit
	737 3,169		0.06	190.80	56.10%	\$2,803,694	\$884.70 per Unit
Multi-Family Commercial	68 952		0.12	114.08	33.54%	\$1,676,320	\$1,760.84 per Unit
Retail Service Industrial	36 5	NA NA	0.37 0.37	13.45 1.87	3.96% 0.55%	\$197,710 \$27,460	\$5,491.94 per Acre \$5,491.94 per Acre
Limited Heavy	52 356	NA NA	0.04 0.04	2.12 14.53	0.62% 4.27%	\$31,188 \$213,517	\$599.77 per Acre \$599.77 per Acre
	1275			340.11	100%	\$4,997,662	

*Updated From Development Impact Fee Report March 1993.

GENERAL FACILITIES

The City currently is not collecting impact fees for general facilities. The report completed in 1993 did identify additional public facilities that would be required by the City of Reedley to meet the needs of new development. The general facilities included are a Corporation Yard, City Hall and a Community Center. Also included were additional City vehicles to maintain new City streets, parks and other facilities identified in this report.

Summary of Existing Public Facilities		
Facility	Total Gross Feet	Sq. Ft. Per Capita
General City Facilities		
City Hall	7,846	0.361
Community Center	21,492	0.988
Corporation Yard	4,250	0.195
City Yard Canopy	7,100	0.326
Dog Pound	<u>928</u>	<u>0.043</u>
Subtotal	41,616	1.913
Airport Facilities		
Airport T Hangers	16,200	0.745
Airport Office	540	0.025
Airport Shop Hangers	<u>4,284</u>	<u>0.197</u>
Subtotal	21,024	0.966
Park/Recreational Facilities		
Restrooms-Pioneer Park	504	0.023
Bandstand-Pioneer Park	1,440	0.066
Restrooms-Mueller Park	216	0.010
Restroom-Reedley Beach	270	0.012
Concession Building-Camacho Park	680	0.031
Restroom-Cricket Hollow Park	570	0.026
Boat Launch Facility	570	0.026
Bath House	2,700	0.124
Pool Chlorine Building	225	0.010
Pool Changing Room	<u>500</u>	<u>0.023</u>
Subtotal	7,675	0.353
Other/Miscellaneous		
Single Family Dwelling	2,500	0.115
Mobile Home	1,536	0.071
Storage Shed	<u>3,000</u>	<u>0.138</u>
Subtotal	7,036	0.323
Total:	77,351	3.556

Current facility space at City Hall is very limited and there is no room for growth in administrative, planning or engineering work spaces. These departments are expected to need to expand staffing to handle the growth associated with new development. In general the following needs were identified:

Expansion of City Hall to at least 12,500 square feet in size. This would provide sufficient office space for expansion of the public works, community development, finance and administrative staff that will be necessary to support the new development.

Expansion and relocation of the Corporation Yard from the 4,250 square foot wood frame facility located on I Street and Curtis AVE to an 8,000 square foot facility to house additional staff and equipment needed for build-out. The building will need to be relocated to a new five acre site to allow for proper storage space.

The current Community Center is booked well in advance and additional space will be required to serve additional population as development occurs. An additional facility is anticipated to be needed to sufficiently meet the increased demand.

The following table details the expected costs for the above mentioned facilities. In the absence of detailed design plans construction costs were estimated at \$210 per square foot. Landscaping and site development was estimate at an additional 15% of construction costs, furnishings and furniture was estimated at another 8% and design and administration was estimated at another 15% of construction costs.

Estimated Costs of New City Hall Facility	
Item	Estimated Costs
Building Construction (\$250 per SF x 12,500 SF)	\$ 3,125,000.00
Site Development and Landscaping (15%)	\$ 468,750.00
Parking (30,000 SF @ \$7.50 per SF)	\$ 225,000.00
Design, Engineering, Administration (15%)	\$ 468,750.00
Furnishings and Furniture (8%)	\$ 250,000.00
Contingency (10%)	\$ 312,500.00
Land Acquisition/demolition (3 acres @ \$100,000 per acre)	<u>\$ 300,000.00</u>
Total:	\$ 5,150,000.00

The Corporation Yard is expected to be relocated to the southeast section of the City. Acquisition of five acres is expected to cost \$80,000 per acre for a total cost of \$400,000. Construction costs were estimated at \$2,500,000. The additional community center is expected to be built at the future community sports park and consist of a 10-12,000 square feet building estimated to cost \$3,200,000.

In addition to the facilities, new vehicles and equipment as detailed in the following table are expected to be needed to handle the additional demand of new development.

Additional General City Vehicles Necessary at Build-Out				
Type	Department/Function	Acquisition Cost	Quantity	Total Cost
Disposal Trucks	Solid Waste	\$160,800	6	\$964,800
Street Sweeper	Streets/General Use	\$123,280	1	\$123,280
Sewer Rodder	Sewer	\$147,400	1	\$147,400
Wheel Tractors	Public Works/Parks	\$53,600	1	\$53,600
Forklift	General Use	\$40,200	1	\$40,200
Front End Loader	Water/Streets/Parks	\$120,600	1	\$120,600
Loader Backhoe	Water/Streets/Parks	\$64,320	1	\$64,320
Motor Grader	Streets/Sewer Treatment	\$201,000	1	\$201,000
Water Tank Truck	Streets/Water	\$67,000	1	\$67,000
2 Ton Dump Trucks	General Use	\$50,920	2	\$101,840
2 Ton Flat Bed Trucks	General Use	\$40,200	2	\$80,400
1 Ton Utility Bed Trucks	Streets/Water	\$25,460	2	\$50,920
½ Ton Pickups	Waste Water Treatment, Water, Parks, Public Works	\$20,100	19	\$381,900
4 Door Sedans	General Use	\$21,440	6	\$128,640
Vac Lawn Mowers	Parks	\$24,120	3	\$72,360
Steel Wheel Roller	General Use	\$67,000	1	\$67,000
Concrete Saw	General Use	\$20,100	1	\$20,100
Mobile Air Compressor	General Use	\$32,160	1	\$32,160
Mobile Trash Pump	Solid Waste	\$13,400	2	\$26,800
Paint Striper	Streets	\$16,080	1	\$16,080
Paint Line Striper	Streets	\$80,400	1	\$80,400
Paint Stencil Truck	Streets	\$67,000	1	\$67,000
		Total:	56	\$2,907,800

A detail of the allocation between existing and new development of the costs for the above mentioned general facility and vehicles are included at the end of this section. The allocation was based on the proportion of existing residents to the estimated population at build-out or 21,753 current population divided by 36,356 estimated population at build-out or 60% for current development and 40% for future development. The total costs allocated to new development are \$7,183,800. The costs for new development were spread to the various land uses based on an acreage basis as detailed in the table below.

Allocation of General Facility Costs From New Development						
Proposed Land Use	Undeveloped Acres	% of Responsibility	Allocation of Costs	Number of Units	Cost Impact Per Unit/Acre	
Residential	826	65%	\$4,653,976	4,175	\$1,114.70	per unit
Commercial	41	3%	\$231,008		\$5,634.35	per acre
Industrial	408	32%	\$2,298,816		\$5,634.35	per acre
Total:	1275	100%	\$7,183,800			

CITY OF REEDLEY
Development Impact Fee Study
January 17, 2005

Project ID	Project Description	Estimated Costs 2004	Cost Allocation %		Costs Allocated to New Development
			Existing Development	Future Development	
GF-01a	CONSTRUCTION OF NEW CITY HALL FACILITY (12,500 SF FACILITY)	\$4,850,000	60%	40%	\$1,740,000.00
GF-01b	ACQUISITION OF CITY HALL GROUNDS	\$300,000	60%	40%	\$96,000.00
GF-02a	CONSTRUCTION OF NEW CORPORATION YARD	\$1,862,200	60%	40%	\$1,000,000.00
GF-02b	ACQUISITION OF CORPORATION YARD GROUNDS	\$130,165	60%	40%	\$160,000.00
GF-03	ACQUISITION OF CITY VEHICLES/ EQUIPMENT	\$2,078,000	0%	100%	\$2,907,800.00
GF-07	CONSTRUCTION OF NEW COMMUNITY CENTER	\$2,378,300	60%	40%	\$1,280,000.00
Subtotal					\$7,183,800.00
DIF Fund Balance and Credit					\$0.00
Total					\$7,183,800.00

STORM DRAINAGE FACILITIES

The construction of new flood control and storm drainage facilities is necessary to serve new development by handling increased runoff from the developing areas. The current drainage system is comprised of street gutters and underground pipes that convey the runoff to detention ponds, irrigation canals or the Kings River. The table at the end of this section details the storm drainage facilities that City staff has identified as necessary to serve the storm drainage needs of the City. These improvements were then examined to determine if they were needed to serve existing development or new development or some ratio of the two. A total cost for all storm drainage improvements is estimated at \$13,575,025 with \$11,721,700 being allocated to new development. There is currently a fund balance of \$233,450 in the developer impact fee fund for storm drainage and a credit of \$7,416.35. The remaining \$11,480,834.09 is being spread to the various land uses in proportion to their storm water runoff based on the following table of storm drainage runoff coefficients from the Storm Drainage Master Planning Report prepared for the City by Blair, Church and Flynn Consulting Civil Engineers.

Storm Drainage Runoff Coefficients	
Land Use	Runoff Coefficient
Residential	
Estate Residential	0.25
Low Density Residential	0.25
Medium Density Residential	0.28
Multi-Family Residential	0.4
Commercial	0.7
Industrial	
Limited Industrial	0.65
Heavy Industrial	0.65
<small>Source: Storm Drainage Master Planning Report, Blair, Church and Flynn Consulting Civil Engineers, November 1982</small>	

The above coefficients were multiplied by the undeveloped acres for each land use and resulting factor was divided by the storm drainage costs. The table is a summary of the calculation and the resulting costs by land use.

Allocation of Storm Drainage Costs From New Development

Land Use	Undeveloped Acreage	Potential Units	Runoff Coefficient	Runoff Factor	Allocation of Costs	Cost Per Unit or Acre
Residential	Single Family Estate	5.00	0.25	1.25	\$26,939.69	\$4,489.95 per Unit
	Single Family Low	16.00	0.25	4.00	\$86,207.01	\$1,795.98 per Unit
	Single Family Residential	737.00	0.28	206.36	\$4,447,419.65	\$1,403.37 per Unit
	Multi-Family	68.00	0.40	27.20	\$586,207.67	\$615.76 per Unit
Commercial	Retail	36.00	0.70	25.20	\$543,104.16	\$15,086.23 per Acre
	Service	5.00	0.70	3.50	\$75,431.13	\$15,086.23 per Acre
Industrial	Limited	52.00	0.65	33.80	\$728,449.24	\$14,008.64 per Acre
	Heavy	<u>356.00</u>	0.65	<u>231.40</u>	<u>\$4,987,075.54</u>	<u>\$14,008.64 per Acre</u>
	Total:	1275.00		532.71	\$11,480,834.09	

CITY OF REEDLEY
Development Impact Fee Study
January 17, 2005

Proj. ID	Project Description	Pipe Size	Linear Feet	Estimated Costs 2004		Priority	Cost Allocation %		Costs Allocated to New Development
				Per LF	Total		Existing Dev.	Future Dev.	
SD-01	STORM DRAINAGE MASTER PLAN			NA	\$20,100	A	0%	100%	\$20,100.00
SD-02	ELIMINATION OF SEWER CROSS-CONNECTIONS			NA	\$53,600	A	100%	0%	\$0.00
SD-03	CYPRESS COURT - HOPE AVE TO KLEIN AVE	15	500	\$190	\$0	Not Needed	100%	0%	\$0.00
SD-04	M STREET - REED TO DINUBA	18	1300	\$200	\$0	Completed	100%	0%	\$0.00
SD-05	I STREET - 8TH STREET TO 9TH STREET	24	550	\$210	\$0	Completed	100%	0%	\$0.00
SD-06	KINGSWOOD PARKWAY - EXISTING LINE TO RIVER	36	1200	\$275	\$330,000	A	20%	80%	\$264,000.00
SD-07	KINGSWOOD PARKWAY - EYMAN AVE SOUTH	30	2150	\$250	\$537,500	B	20%	80%	\$430,000.00
SD-08	WEST OF REED AVE - WEST TO EXISTING OUTFALL	18	2400	\$200	\$480,000	B	85%	15%	\$72,000.00
SD-09	REED AVE CONNECTION WEST TO OUTFALL LINE	24	350	\$210	\$73,500	B	80%	20%	\$14,700.00
SD-10	EAST/WEST LINE - NORTH OF MANNING FROM REED TO THE KINGS RIVER	24	2650	\$210	\$556,500	A	50%	50%	\$278,250.00
SD-11	EAST/WEST LINE - SOUTH OF STANLEY AVE FROM CHURCH AVE EAST	30	1900	\$250	\$0	NOT NEEDED	10%	0%	\$0.00
SD-12	FLORAL AVE - EAST OF REED TO RIVER OUTFALL	30	3600	\$250	\$900,000	B	0%	100%	\$900,000.00
SD-13	CHURCH AVE. - OLSEN TO CURTIS	24	1350	\$210	\$0	Completed	100%	0%	\$0.00
SD-14	SHOEMAKER - KLEIN TO DENNIS	18	1400	\$200	\$280,000	C	100%	0%	\$0.00
SD-15	CURTIS AVE. - HOPE TO CHURCH	18	600	\$200	\$120,000	C	100%	0%	\$0.00
SD-16	FRANKWOOD AVE - NORTH PARLIER AND TURNING EAST	24	700	\$210	\$147,000	B	0%	100%	\$147,000.00
SD-17	PARLIER - FROM DEL ALTAIR EAST	24	900	\$210	\$0	Completed	0%	100%	\$0.00
SD-18	REED AVE - NORTH OF PARLIER AVE	24	1400	\$210	\$294,000	B	25%	75%	\$220,500.00
SD-19	N.-SOUTH LINE - PARLIER AVE .TURNING NORTH	30	450	\$250	\$112,500	B	25%	75%	\$84,375.00
SD-20	N.-SOUTH LINE - N. OF PARLIER AVE. CONNECTION NORTH TO PECK DITCH	18	950	\$200	\$190,000	B	0%	100%	\$190,000.00
SD-21	NORTH/SOUTH LINE - NORTH OF PARLIER BETWEEN PECK DITCH AND BALLARD DITCH	24	550	\$210	\$115,500	B	0%	100%	\$115,500.00
SD-22	NORTH/SOUTH LINE - FROM EAST/WEST CONNECTION NORTH OF PARLIER NORTH 750 FEET	18	750	\$200	\$150,000	B	0%	100%	\$150,000.00
SD-23	PARLIER AVE - FROM PECK DITCH TO THE EAST	24	1100	\$210	\$231,000	B	10%	90%	\$207,900.00
SD-24	PARLIER AVE - FROM EAST CONNECTION TO PLANNED NORTH/SOUTH LINE	30	600	\$250	\$150,000	B	10%	90%	\$135,000.00
SD-25	PARLIER AVE - SOUTH ON COLUMBIA TO PLANNED CONNECTION	36	1500	\$275	\$412,500	B	30%	70%	\$288,750.00

CITY OF REEDLEY
Development Impact Fee Study
January 17, 2005

Proj. ID	Project Description	Pipe Size	Linear Feet	Estimated Costs 2004		Priority	Cost Allocation %		Costs Allocated to New Development
				Per LF	Total		Existing Dev.	Future Dev.	
SD-26	EAST/WEST LINE - COLUMBIA AVE CONNECTION TO DRAINAGE BASIN	42	1200	\$300	\$360,000	B	30%	70%	\$252,000.00
SD-27	KADY AVE - NORTH AND WEST TO HEMLOCK	24	1800	\$210	\$0	Completed	25%	75%	\$0.00
SD-28	COLUMBIA - SOUTH OF SPRINGFIELD - CONNECTION TO EXISTING LINE	12	750	\$185	\$0	Completed	50%	50%	\$0.00
SD-29	HEMLOCK TEMPORARY BASIN TOWARD PLANNED PONDING BASIN SITE	42	5500	\$300	\$1,650,000	B	5%	95%	\$1,567,500.00
SD-30	FROM PLANNED HEMLOCK BASIN LINE CONNECTION SOUTH TO PLANNED PONDING BASIN	48	1600	\$340	\$544,000	B	5%	95%	\$516,800.00
SD-31	BUTTONWILLOW WEST TO PLANNED PONDING BASIN	42	3000	\$300	\$900,000	B	0%	100%	\$900,000.00
SD-32	NORTHWEST LINE - CONNECTION TO BUTTONWILLOW - BASIN LINE	24	1100	\$210	\$231,000	B	0%	100%	\$231,000.00
SD-33	NORTHWEST LINE - CONNECTION TO BUTTONWILLOW - BASIN LINE	36	875	\$275	\$240,625	B	0%	100%	\$240,625.00
SD-34	PONDING BASIN - N. OF FLORAL, W. OF CURTIS DITCH			NA	\$1,125,600	A	0%	100%	\$1,125,600.00
SD-35	NORTHWEST LINE- CONNECTION NORTH TO BUTTONWILLOW-BASIN LINE	24	650	\$210	\$136,500	B	0%	100%	\$136,500.00
SD-36	NORTH/SOUTH LINE - EAST OF FRANKWOOD FROM FLORAL NORTH	18	750	\$200	\$150,000	B	0%	100%	\$150,000.00
SD-37	FLORAL AVE - EAST OF FRANKWOOD TO E. OF REED	24	2300	\$210	\$483,000	B	0%	100%	\$483,000.00
SD-38	NORTH/SOUTH LINE - CHURCH AVE ALIGNMENT FROM FLORAL AVE. NORTH	18	850	\$200	\$0	Dev. To Build	0%	100%	\$0.00
SD-39	EAST OF BUTTONWILLOW, NORTH OF MANNING	36	500	\$275	\$137,500	B	0%	100%	\$137,500.00
SD-40	EAST OF BUTTONWILLOW, NORTH OF DINUBA	36	500	\$275	\$0	Under Cons.	0%	100%	\$0.00
SD-41	EAST OF BUTTONWILLOW, NORTH OF FLORAL	36	500	\$275	\$137,500	B	0%	100%	\$137,500.00
SD-42	ADDITIONAL PONDING BASINS - EAST OF BUTTONWILLOW, NORTH OF MANNING			NA	\$1,125,600	B	0%	100%	\$1,125,600
SD-43	ADDITIONAL PONDING BASINS - EAST OF BUTTONWILLOW, NORTH OF DINUBA			NA	\$0	Under Cons.	0%	100%	\$0
SD-44	ADDITIONAL PONDING BASINS - EAST OF BUTTONWILLOW, NORTH OF FLORAL			NA	\$0	Complete	0%	100%	\$0.00
SD-45	ADDITIONAL PONDING BASIN E. OF EAST AND N OF FLORAL			NA	\$1,200,000	B	0%	100%	\$1,200,000
Subtotal					\$13,575,025				\$11,721,700
DIF Fund Balance and Credit									-\$240,865.91
Total									\$11,480,834.09

WASTEWATER TREATMENT FACILITIES

The City of Reedley's wastewater treatment plant is located in the southwestern portion of the City and is comprised of two systems with a combined capacity of 2.77 million gallons per day. The system is currently at 85% capacity and new development will require expanding the capacity of the facilities. The following table estimates the wastewater flow to be generated at build-out:

Land Use	Sewage Flow Per Capita	Persons Per Unit	Sewage Flow Per Unit	Units Per Acre	Sewage Flow Per Acre
Single Family Estate	75	3.63	272.25	1.20	327
Single Family Low	75	3.63	272.25	3.00	817
Single Family Medium	75	3.63	272.25	4.30	1,171
Multi-Family	75	3.05	228.75	14.00	3,203
Commercial	NA	NA	NA	NA	475
Limited Industrial	NA	NA	NA	NA	1,000
Heavy Industrial	NA	NA	NA	NA	1,500

The following table estimates the additional wastewater flow at build-out.

Land Use	Sewage Flow Per Acre	Undeveloped Acres	Additional Sewage Flow (GPD)
Single Family Estate	327	5	1,633.50
Single Family Low	817	16	13,068.00
Single Family Medium	1,171	737	862,787.48
Multi-Family	3,203	68	217,770.00
Commercial	475	41	19,475.00
Limited Industrial	1,000	52	52,000.00
Heavy Industrial	1,500	<u>356</u>	<u>534,000.00</u>
		1,275	1,700,733.98

Based on this projection the City will need an additional 1.7 MGD in capacity at the treatment facility at build-out. To accommodate this increased demand the City is developing plans to replace the current facility with a facility with a capacity of 4.5 MGD. The cost for the facility is estimated at \$7.5 million and since the facility will replace the existing facility the costs were apportioned 40% to new development. The projects identified total \$21,881,500 in improvements. Currently there is a balance of \$560,271 in the impact fee account and a credit of \$19,734.04 leaving \$16,801,495

allocated to new development for waste water treatment improvements. A detail of the projects, costs and allocation between existing and new development is included at the end of this section. By taking the costs allocated to future development and dividing by the additional flow estimated to be generated by future development at build-out the average cost is \$9.88 per gallon per day of capacity.

The following table is a summary of the wastewater treatment costs per unit or acre of new development. It should be noted that these costs are based on averages. Specific land uses may produce specific flows which may be higher or lower based on actual use. The table following the summary gives some examples of flows for different commercial and industrial land uses. By using more specific flow rates a more equitable spread of the wastewater costs may be achieved. Especially in land uses that deviate significantly from the average.

Allocation of Wastewater Treatment Costs From New Development

Land Use	Undeveloped Acreage	Potential Units	Sewage Flow Per Acre (GPD)	Total Sewage Flow	Total Allocation of Costs	Cost Per Unit or Acre
Residential						
Single Family Estate	5	6	326.70	1,634	\$16,137.29	\$2,689.55 per Unit
Single Family Low Single Family Residential	16	48	816.75	13,068	\$129,098.34	\$2,689.55 per Unit
Multi-Family Commercial	737	3,169	1170.68	862,787	\$8,523,448.90	\$2,689.55 per Unit
Retail	68	952	3202.50	217,770	\$2,151,342.62	\$2,259.81 per Unit
Service Industrial	36		475.00	17,100	\$168,930.33	\$4,692.51 per Acre
Limited	5		475.00	2,375	\$23,462.55	\$4,692.51 per Acre
Heavy	52		1000.00	52,000	\$513,706.28	\$9,878.97 per Acre
	<u>356</u>		1500.00	<u>534,000</u>	<u>\$5,275,368.32</u>	\$14,818.45 per Acre
Total:	1275			1,700,734	\$16,801,494.62	

LAND USE	FLOW (GPSFD)	FLOW GPD/MISC	COST PER GPD	COST PER BLDG. SF	COST PER UNIT
INDUSTRIAL					
Asphalt Batch Plant	0.500		\$9.88	\$4.94	
Auto Dismantler	0.072		\$9.88	\$0.71	
Building Construction	0.140		\$9.88	\$1.38	
Chrome Plating Shop	2.090		\$9.88	\$20.65	
Concrete Manufacturer	0.500		\$9.88	\$4.94	
Electronics	1.070		\$9.88	\$10.57	
Industrial Glass Works	0.063		\$9.88	\$0.62	
Machine Shop	0.063		\$9.88	\$0.62	
Metal Fabrication	0.063		\$9.88	\$0.62	
Metal Working machine Equip.	0.370		\$9.88	\$3.66	
Misc Machinery Except Electrical	0.063		\$9.88	\$0.62	
Newspaper Publisher	0.345		\$9.88	\$3.41	
Plating Shops	2.090		\$9.88	\$20.65	
Window Shade Manufacturer	0.052		\$9.88	\$0.51	
Winery	1.200		\$9.88	\$11.86	
PUBLIC INSTITUTIONAL					
Auditoriums, Halls	0.110		\$9.88	\$1.09	
Fraternal Organizations		85/Bed	\$9.88	\$839.80	per Bed
Board and Care Home		85/Bed	\$9.88	\$839.80	per Bed
Churches	0.280		\$9.88	\$2.77	
Day Care Center, Nursery School	0.183		\$9.88	\$1.81	
Hospitals (Convalescent)		125/Bed	\$9.88	\$1,235.00	per Bed
Hospitals (General)		250/Bed	\$9.88	\$2,470.00	per Bed
Hospitals (Veterinary)	0.230		\$9.88	\$2.27	
School with Showers		20/Student	\$9.88	\$197.60	per Student
School without Showers		15/Student	\$9.88	\$148.20	per Student
COMMERICAL/OFFICE					
Auto Body Shop	0.110		\$9.88	\$1.09	
Auto Dealers	0.110		\$9.88	\$1.09	
Bakeries	0.624		\$9.88	\$6.17	
Banks	0.150		\$9.88	\$1.48	
Barber Shops	0.156		\$9.88	\$1.54	
Bars	0.350		\$9.88	\$3.46	
Beauty Parlors	0.493		\$9.88	\$4.87	
Blueprint Service	0.140		\$9.88	\$1.38	
Bowling Alleys	0.280		\$9.88	\$2.77	
Cafeterias - Day Use	0.710		\$9.88	\$7.01	
Car Washes	1.700		\$9.88	\$16.80	
Drug Stores	0.040		\$9.88	\$0.40	

CITY OF REEDLEY
Development Impact Fee Study
January 17, 2005

LAND USE	FLOW (GPSFD)	FLOW GPD/MISC	COST PER GPD	COST PER BLDG. SF	COST PER UNIT
Dry Cleaners	0.800		\$9.88	\$7.90	
Gas Stations	0.469		\$9.88	\$4.63	
Health Studios	0.420		\$9.88	\$4.15	
Home Furnishings (Retail)	0.027		\$9.88	\$0.27	
Hotels (Excluding Restaurants)	0.480		\$9.88	\$4.74	
Laundries (Coin-Op)	2.316		\$9.88	\$22.88	
Markets (Grocery)	0.190		\$9.88	\$1.88	
Medical - Dental Bldg)	0.220		\$9.88	\$2.17	
Medical (Dentists)	1.569		\$9.88	\$15.50	
Medical (Doctors)	0.365		\$9.88	\$3.61	
Mini-Storage Warehouses	0.020		\$9.88	\$0.20	
Misc Durable Goods	0.960		\$9.88	\$9.48	
Misc Personal Services	0.420		\$9.88	\$4.15	
Misc Repair Shops	0.140		\$9.88	\$1.38	
Mortuaries	0.094		\$9.88	\$0.93	
Movie Theater - Indoor		5/Seat	\$9.88	\$49.40	per Seat
Movie Theater - Drive-in		5/Car	\$9.88	\$49.40	per Car
Motels	0.480		\$9.88	\$4.74	
Office Building	0.880		\$9.88	\$8.69	
Plant Nursery	0.076		\$9.88	\$0.75	
Plumbing Supply	0.076		\$9.88	\$0.75	
Radio TV & Music Stores	0.020		\$9.88	\$0.20	
Recycle Center	0.072		\$9.88	\$0.71	
Restaurants (Fast Food)	0.900		\$9.88	\$8.89	
Restaurants (Full Service)	1.040		\$9.88	\$10.28	
Retail Structures	0.083		\$9.88	\$0.82	
RV park		121/RV	\$9.88	\$1,195.48	per RV
Tool and Equipment Rental	0.110		\$9.88	\$1.09	
Truck Terminal	0.052		\$9.88	\$0.51	
Warehouses	0.052		\$9.88	\$0.51	
Woodworking Shops	0.052		\$9.88	\$0.51	

CITY OF REEDLEY
Development Impact Fee Study
January 17, 2005

Proj. ID	Project Description	Linear Feet	Estimated Costs 2004		PRIORITY	Cost Allocation %		Costs Allocated to New Development
			Per LF	Total		Existing Dev.	Future Dev.	
WT-01	REED AVE EXTENSION FROM EXISTING LINE NORTH TO SOUTH AVE	1100	\$150	\$165,000	B	0%	100%	\$165,000
WT-02	SOUTH AVE FROM REED AVE TO EAST OF SPHERE OF INFLUENCE	9450	\$150	\$1,417,500	C	0%	100%	\$1,417,500
WT-03	FRANKWOOD AVE FROM SOUTH AVE SOUTH TO EXISTING LINE	2000	\$150	\$300,000	C	0%	100%	\$300,000
WT-04	PARLIER AVE FROM FRANKWOOD AVE EAST TO SPHERE OF INFL.	6800	\$150	\$0	CONSTRUCTED	0%	100%	\$0
WT-05	COLUMBIA AVE FROM PARLIER AVE NORTH TO SOUTH AVE	2640	\$150	\$396,000	D	0%	100%	\$396,000
WT-06	BUTTONWILLOW AVE FROM SOUTH AVE S. TO MANNING AVE	5280	\$150	\$792,000	A	0%	100%	\$792,000
WT-07	E. SPHERE OF INFLUENCE FROM MANNING AVE S, TO DINUBA AVE	5280	\$150	\$792,000	B	0%	100%	\$792,000
WT-08	MANNING AVE EAST TO SPHERE OF INFLUENCE	2140	\$150	\$321,000	D	0%	100%	\$321,000
WT-09	DINUBA AVE FROM BUTTONWILLOW AVE E. TO SPHERE OF INFL.	2640	\$150	\$0	CONSTRUCTED	0%	100%	\$0
WT-10	SPRINGFIELD AVE FROM BUTTONWILLOW AVE EAST TO SPHERE OF INFLUENCE	2640	\$150	\$396,000	C	0%	100%	\$396,000
WT-11	BUTTONWILLOW AVE FROM MYRTLE AVE S. TO SPRINGFIELD AVE	2050	\$150	\$307,500	A	0%	100%	\$307,500
WT-12	BUTTONWILLOW AVE FROM EARLY AVE SOUTH TO DINUBA AVE	1650	\$150	\$247,500	A	0%	100%	\$247,500
WT-13	EAST SPHERE OF INFL. FROM DINUBA AVE S. TO FLORAL AVE	5280	\$150	\$792,000	E	0%	100%	\$792,000
WT-14	BUTTONWILLOW AVE FROM CURTIS AVE SOUTH TO FLORAL AVE	4250	\$150	\$637,500	E	0%	100%	\$637,500
WT-15	BUTTONWILLOW AVE FROM CURTIS AVE ALIGNMENT EAST TO SPHERE OF INFLUENCE	1500	\$150	\$225,000	E	0%	100%	\$225,000
WT-16	HUNTSMAN AVE AND SUNSET AVE ALIGNMENT EAST TO SPHERE OF INFLUENCE	4500	\$150	\$675,000	E	0%	100%	\$675,000
WT-17	SUNSET AVE ALIGNMENT NORTH OF LORAL AVE TO SPHERE OF INFLUENCE	4500	\$150	\$675,000	E	0%	100%	\$675,000
WT-18	FLORAL AVE FROM SUNSET AVE ALIGNMENT EAST TO SPHERE OF INFLUENCE	4500	\$150	\$675,000	E	0%	100%	\$675,000

CITY OF REEDLEY
Development Impact Fee Study
January 17, 2005

Proj. ID	Project Description	Linear Feet	Estimated Costs 2004		PRIORITY	Cost Allocation %		Costs Allocated to New Development
			Per LF	Total		Existing Dev.	Future Dev.	
WT-19	SUNSET AVE ALIGNMENT FROM SFRR SOUTH TO FLORAL AVE	4350	\$150	\$652,500	E	0%	100%	\$652,500
WT-20	HEMLOCK AVE ALIGNMENT FROM CURTIS AVE S. TO FLORAL AVE	4350	\$150	\$652,500	E	0%	100%	\$652,500
WT-21	CURTIS AVE AT HEMLOCK AVE W. TO SPRR	1550	\$150	\$232,500	E	0%	100%	\$232,500
WT-22	HUNTSMAN AVE ALIGNMENT FROM FRANKWOOD AVE E. TO JUSTINE AVE ALIGNMENT	2300	\$150	\$345,000	E	0%	100%	\$345,000
WT-23	FRANKWOOD AVE FROM CURTIS AVE SOUTH TO FLORAL AVE	4650	\$150	\$697,500	E	0%	100%	\$697,500
WT-24	FLORAL AVE FROM SUNSET AVE ALIGNMENT WEST TO REED AVE	4900	\$150	\$735,000	E	0%	100%	\$735,000
WT-25	REED AVE FROM EXISTING LINE SOUTH TO FLORAL AVE	1550	\$150	\$232,500	E	0%	100%	\$232,500
WT-26	REED AVE NORTHWEST TO KINGSWOOD PARKWAY	4300	\$150	\$645,000	A	0%	100%	\$645,000
WT-27	KINGS RIVER ROAD FROM OLSEN AVE NORTH TO DINUBA AVE	1900	\$150	\$285,000	D	0%	100%	\$285,000
WT-28	KINGSWOOD PARKWAY FROM EXISTING LINE TO MANNING AVE	2100	\$150	\$315,000	A	0%	100%	\$315,000
WT-29	MANNING AVE FROM EXISTING LINE WEST TO SPHERE OF INFLUENCE	2500	\$150	\$375,000	C	0%	100%	\$375,000
WT-30	WASTEWATER MASTER PLAN	NA	NA	\$400,000	A	0%	100%	\$400,000
WT-31	TREATMENT FACILITY 4,5 MGD	NA	NA	\$7,500,000	A	60%	40%	\$3,000,000
Subtotal				\$21,881,500				\$17,381,500
DIF Fund Balance and Credit								-\$580,005
Total								\$16,801,495

WASTEWATER COLLECTION FACILITIES

The City's wastewater collection system consists of a number of collection lines ranging in size from 6 inches in the older parts of the City to larger lines (11 to 21 inches) found along major collector or arterial streets. In general the City slopes southerly and gravity flow lines are capable of conveying the waste toward the treatment facility. Lift stations are used to channel flows across the river to the facility. Although the current collection facilities are adequate for existing development the addition of new development will require additional lines and the collection system will be impacted. Improvements to the wastewater collection system are identified at the end of this section. The improvements do not include local sewer lines that serve specific end users. These lines are considered on site improvements and are the responsibility of the developer.

In some instances a developer may be required to install oversized pipes to meet the future demands of other developments in the area. The costs for over sizing a section of line should be allocated to future development in the area and thus assessed in the impact fee. The majority of these lines will be found in the more undeveloped areas of the City. The cost of the over sizing in the amount necessary subtracting the base line cost. (Currently an 8" pipe installation) These costs should be allocated to future development in the impact fee. Therefore, the costs for the over sizing should be either paid for form development impact fees or at a later date replacing the lines with larger lines to handle development as it occurs. Of course reconstructing larger lines at a later date will be result in greater costs and these should also be assessed through an impact fee or connection fee.

The improvements allocated to new development total \$6,769,696. There is a current fund balance of \$40,394.38 in the impact fee account and a credit of \$1,648.42 bringing the total cost to future development to \$6,727,653. These costs were spread based on sewage flows calculated in the previous section for the wastewater treatment facility. The following table summarizes the allocation.

Allocation of Wastewater Collection Costs From New Development

Land Use	Undeveloped Acreage	Potential Units	Sewage Flow Per Unit or Acre	Total Sewage Flow	% of Total	Allocation of Costs	Cost Per Unit or Acre
Residential							
Single Family Estate	5	6	272	1,634	0.10%	\$6,461.69	\$1,076.95 per Unit
Single Family Low Single Family Residential	16	48	272	13,068	0.77%	\$51,693.55	\$1,076.95 per Unit
Multi-Family Commercial	737	3,169	272	862,787	50.73%	\$3,412,958.76	\$1,076.95 per Unit
Retail	68	952	229	217,770	12.80%	\$861,440.45	\$904.87 per Acre
Service Industrial	36		475	17,100	1.01%	\$67,643.07	\$1,878.97 per Acre
Limited	5		475	2,375	0.14%	\$9,394.87	\$1,878.97 per Acre
Heavy	52		1,000	52,000	3.06%	\$205,698.23	\$3,955.74 per Acre
	<u>356</u>		1,500	<u>534,000</u>	<u>31.40%</u>	<u>\$2,112,362.58</u>	<u>\$5,933.60 per Acre</u>
Total:	1,275			1,700,734		\$6,727,653.20	

CITY OF REEDLEY
Development Impact Fee Study
January 17, 2005

Proj. ID	Project Description	Linear Feet	Estimated Costs 2004		PRIORITY	Cost Allocation %		Costs Allocated to New Development
			Per LF	Total		Existing Dev.	Future Dev.	
SW-01	REED AVE FROM PARLIER AVE NORTH TO SPHERE OF INFLUENCE	1700	\$150	\$255,000		0%	100%	\$255,000
SW-02	HOLLYWOOD DRIVE FROM PARLIER AVE NORTH TO SPHERE OF INFLUENCE	1700	\$150	\$0	CONSTRUCTED	0%	100%	\$0
SW-03	EAST AVE ALIGNMENT FROM PARLIER AVE NORTH TO SPHERE OF INFLUENCE	1700	\$150	\$255,000		0%	100%	\$255,000
SW-04	COLUMBIA AVE FROM PARLIER AVE NORTH TO SPHERE OF INFLUENCE	1700	\$150	\$255,000		0%	100%	\$255,000
SW-05	BUTTONWILLOW AVE FROM PARLIER AVE NORTH TO SPHERE OF INFLUENCE	1700	\$150	\$255,000		0%	100%	\$255,000
SW-06	HANEY AVE ALIGNMENT FROM PARLIER AVE NORTH TO SPHERE OF INFLUENCE	1700	\$150	\$255,000		0%	100%	\$255,000
SW-07	FRANKWOOD AVE FROM PARLIER AVE NORTH TO SPHERE OF INFLUENCE	1700	\$150	\$255,000		0%	100%	\$255,000
SW-08	PARLIER AVE FROM BUTTONWILLOW AVE EAST TO SPHERE OF INFLUENCE	1500	\$150	\$225,000		0%	100%	\$225,000
SW-09	PARLIER AVE FROM THOMPSON AVE EAST TO BUTTONWILLOW AVE	1800	\$150	\$270,000		0%	100%	\$270,000
SW-10	BUTTONWILLOW AVE FROM SPRINGFIELD AVE N. TO MANNING AVE	1300	\$150	\$195,000		0%	100%	\$195,000
SW-11	BUTTONWILLOW AVE FROM MANNING AVE NORTH TO PARLIER AVE	1300	\$150	\$195,000		0%	100%	\$195,000
SW-12	SPRINGFIELD AVE FROM BUTTONWILLOW AVE EAST TO SPHERE OF INFLUENCE	2800	\$150	\$420,000		0%	100%	\$420,000
SW-13	DINUBA AVE FROM BUTTONWILLOW EAST TO SPHERE OF INFLUENCE	1500	\$150	\$225,000		0%	100%	\$225,000
SW-14	BUTTONWILLOW AVE FROM DINUBA AVE NORTH TO SPRINGFIELD AVE	1350	\$150	\$202,500		0%	100%	\$202,500
SW-15	BUTTONWILLOW AVE SOUTH TO HUNTSMAN AVE ALIGNMENT	1300	\$150	\$195,000		0%	100%	\$195,000
SW-16	FISHER AVE S. TO STANLEY AVE ALIGNMENT	1000	\$150	\$150,000		0%	100%	\$150,000
SW-17	SOUTHEAST OF SW-16 TO BUTTONWILLOW (400' N. OF LILAC AVE)	1500	\$150	\$225,000	A	0%	100%	\$225,000
SW-18	BUTTONWILLOW AVE EAST TO SPHERE OF INFLUENCE (400' N. OF FLOWER AVE)	1500	\$150	\$225,000		0%	100%	\$225,000
SW-19	HUNTSMAN AVE ALIGNMENT FROM REED AVE EAST TO BUTTONWILLOW AVE	4000	\$150	\$600,000		0%	100%	\$600,000

CITY OF REEDLEY
Development Impact Fee Study
January 17, 2005

Proj. ID	Project Description	Linear Feet	Estimated Costs 2004		PRIORITY	Cost Allocation %		Costs Allocated to New Development
			Per LF	Total		Existin g Dev.	Future Dev.	
SW-20	EAST AVE ALIGNMENT FROM SHOEMAKER AVE SOUTH TO SPHERE OF INFLUENCE	1900	\$150	\$285,000		0%	100%	\$285,000
SW-21	REED AVE FROM SPHERE OF INFLUENCE	900	\$150	\$135,000		0%	100%	\$135,000
SW-22	FLOWER AVE FROM REED AVE EAST TO EAST AVE ALIGNMENT (ALONG SPHERE OF INFLUENCE)	2000	\$150	\$300,000		0%	100%	\$300,000
SW-23	FROM REED AVE EAST TO EAST AVE ALIGNMENT (700' NORTH OF SPHERE OF INFLUENCE)	2000	\$150	\$300,000		0%	100%	\$300,000
SW-24	KINGS RIVER ROAD FROM OLSEN AVE TO DINUBA AVE ALONG SPHERE OF INFLUENCE	1000	\$150	\$150,000	B	100%	0%	\$0
SW-25	KINGS RIVER ROAD FROM MANNING AVE PUMP STATION SOUTH TO SPHERE OF INFLUENCE	2000	\$150	\$300,000	B	0%	100%	\$300,000
SW-26	MANNING AVE FROM KINGS RIVER ROAD WEST TO SPHERE OF INFLUENCE	800	\$150	\$120,000		0%	100%	\$120,000
SW-27	DEL ALTAIR AVE FROM CAROB AVE TO PARLIER AVE	200	\$150	\$0	CONSTRU CTED	0%	100%	\$0
SW-28	REED AVE - PARLIER TO MANNING	2700	\$150	\$405,000		0%	100%	\$405,000
SW-29	LIFT STATION 0 NORTH OF FLORAL AT EAST AVE ALIGNMENT	NA	NA	\$79,596		0%	100%	\$79,596
SW-30	TWO LIST STATIONS - KINGS RIVER	NA	NA	\$134,000		0%	100%	\$134,000
SW-31	SEWER MASTER PLAN	NA	NA	\$53,600		0%	100%	\$53,600
Subtotal				\$6,919,696				\$6,769,696
DIF Fund Balance and Credit								-\$42,043
Total								\$6,727,653

WATER SUPPLY & HOLDING FACILITIES

Critical to the construction of new development is the existence of sufficient water supply and holding facilities. Water supply facilities are currently sufficient to support existing development, but new and expanded facilities will be needed to support new development. Additional wells and other improvements will be needed to support the populations that new development will promote. The following table summarizes current water demand levels:

Current Water Demand Levels		
	Flow (GPM)	Flow (GPD)
Average Day Demand	2,635	3,794,358
Maximum Day Demand	6,587	9,485,895
Peak Hour Demand	9,881	

Water supply/production is usually designed to supply the City during average water demand, whereas, water storage is designed to provide water during peak demand. For the City of Reedley the storage tanks are used primarily for system pressurization. The water supply for the City comes from groundwater collected through 13 wells located throughout the City. Two water storage tanks with a capacity of 50,000 gallons each are located on G street between 10th and 11th streets. The tanks are used to assist with the pressurization of the system. Current wells are sufficient in meeting current water demands, but the demands at build-out will require additional supplies. The following table estimates the maximum water demand by land use:

Water Demand by Land Use (Maximum Day Demand)				
Land Use	Water Demand Per Capita	Persons per Unit	Water Demand Per Unit	Water Demand Per Acre
Single Family Estate	250	3.63	907.5	NA
Single Family Low	250	3.63	907.5	NA
Single Family Medium	250	3.63	907.5	NA
Multi-Family	250	3.05	762.5	NA
Commercial	NA	NA	NA	2,360
Limited Industrial	NA	NA	NA	5,000
Heavy Industrial	NA	NA	NA	7,500

The following table estimates the additional water demand at build-out:

Additional Maximum Day Demand at Build-Out (GPD)						
Land Use	Potential Units	Undeveloped Acres	Maximum Day Water Demand		Projected Water Demand	
Single Family Estate	6	NA	908	per unit	5,445	
Single Family Low	48	NA	908	per unit	43,560	
Single Family Medium	3169	NA	908	per unit	2,875,958	
Multi-Family	952	NA	763	per unit	725,900	
Commercial	NA	41	2,360	per acre	96,760	
Limited Industrial	NA	52	5,000	per acre	260,000	
Heavy Industrial	NA	356	7,500	per acre	<u>2,670,000</u>	
Total:					6,677,623	

To provide sufficient water supplies for the expected new development the City will need to construct an additional 13 wells. Other improvements were also identified and allocation between existing development and future development is detailed in the table at the end of this section. The total for all improvements is \$10,711,549.20 with \$10,064,343 being allocated to new development. There is currently \$545,380.45 in the impact fee fund and a credit was calculated totaling \$17,612.51 leaving \$9,501,350 to be funded by future development. The following table summarizes the allocation of costs by land use:

CITY OF REEDLEY
Development Impact Fee Study
January 17, 2005

Allocation of Water Supply and Holding Costs From New Development

Land Use	Undeveloped Acreage	Potential Units	Maximum Day Water Demand	per unit	Total Maximum Day Water Demand	% of Total	Total Allocation of Costs	Cost Per Unit or Acre
Residential								
Single Family Estate	5	6	908	per unit	5,445	0.08%	\$7,747.49	\$1,291.25 per Unit
Single Family Low	16	48	908	per unit	43,560	0.65%	\$61,979.96	\$1,291.25 per Unit
Single Family Residential	737	3,169	908	per unit	2,875,958	43.07%	\$4,092,097.42	\$1,291.25 per Unit
Multi-Family	68	952	763	per unit	725,900	10.87%	\$1,032,856.97	\$1,084.93 per Unit
Commercial Industrial	41		2,360	per acre	96,760	1.45%	\$137,676.32	\$3,357.96 per Acre
Limited	52		5,000	per acre	260,000	3.89%	\$369,944.64	\$7,114.32 per Acre
Heavy	<u>356</u>		7,500	per acre	<u>2,670,000</u>	<u>39.98%</u>	<u>\$3,799,046.84</u>	<u>\$10,671.48 per Acre</u>
Total:	1,275				6,677,623		\$9,501,349.64	

As discussed earlier the total costs for water allocated to new development total \$9,501,350 and the total projected water demand for new development is 6,677,623 gallons per day or an average cost of \$1.42 per gallon per day in demand. Alternatively to using the table above due to the significant variances in water demand by possible commercial and industrial establishments the City may wish to charge non residential development based on this cost per gallon or Equivalent Dwelling Unit (EDU) basis. As was included for wastewater treatment facilities a similar table is provided that gives water demand rates for more specific land uses.

CITY OF REEDLEY
Development Impact Fee Study
January 17, 2005

LAND USE	WATER DEMAND PER SF OR UNIT	COST PER GPD	COST PER SF OR UNIT	
Banks	0.22	\$1.42	\$0.31	
Barber Shops	0.32	\$1.42	\$0.45	
Bathhouses/Swimming Pools	17.34/Swimmer	\$1.42	\$24.62	per Swimmer
Beauty Salons	0.70	\$1.42	\$0.99	
Bowling alleys	0.14	\$1.42	\$0.20	
Car Dealerships	0.12	\$1.42	\$0.17	
Car Washes	6.48	\$1.42	\$9.20	
Car Washes - Self Service	1.18	\$1.42	\$1.68	
Child Care Centers	22.10/Student	\$1.42	\$31.38	per Student
Dental offices	0.82	\$1.42	\$1.16	
Department Stores	0.07	\$1.42	\$0.10	
Drug Stores	0.15	\$1.42	\$0.21	
Dry Cleaning Pick-Up & Drop-Off	0.02	\$1.42	\$0.03	
Dry Cleaning On-Site	0.65	\$1.42	\$0.92	
Dry Cleaning and Laundry On-Site	0.77	\$1.42	\$1.09	
Dry Cleaning Laundry & Coin Wash	2.18	\$1.42	\$3.10	
Dry Goods Store (Clothing)	0.10	\$1.42	\$0.14	
Funeral Homes	0.09	\$1.42	\$0.13	
Furniture Stores	0.03	\$1.42	\$0.04	
Gasoline Service Stations	1387.20/Station	\$1.42	\$1,969.82	per Station
Hospitals	0.63	\$1.42	\$0.89	
Indoor Tennis Courts	260.10/Court	\$1.42	\$369.34	Per Court
Kennels & Animal Hospitals	0.26	\$1.42	\$0.37	
Laundromats	4.93	\$1.42	\$7.00	
Medical Office Buildings	0.51	\$1.42	\$0.72	
Motels with Restaurants	285.60	\$1.42	\$405.55	
Motels without Restaurants	198.90	\$1.42	\$282.44	
Newspaper Offices	27.20/Employee	\$1.42	\$38.62	Per Employee
Nursery & Garden Center	3.40	\$1.42	\$4.83	
Nursing Homes	0.60	\$1.42	\$0.85	
Office Buildings with Cafeteria	0.34	\$1.42	\$0.48	
Office Buildings without Cafeteria	0.14	\$1.42	\$0.20	
Restaurants	1.00	\$1.42	\$1.42	
Retail Stores (Small)	0.36	\$1.42	\$0.51	
Retirement Homes	0.31	\$1.42	\$0.44	
Schools - Private (186 Days)	34.00/Student	\$1.42	\$48.28	per Student
Supermarkets	0.20	\$1.42	\$0.28	
Swimming Pools (Bathhouse Separate)	36.21/Swimmer	\$1.42	\$51.42	per Swimmer
Theaters - Drive-In	4.28/Car Space	\$1.42	\$6.08	Per Car Space
Theaters - Walk-In	1.53/Seat	\$1.42	\$2.17	Per Seat
Warehouses	0.02	\$1.42	\$0.03	

CITY OF REEDLEY
Development Impact Fee Study
January 17, 2005

Project ID	Project Description	Estimated Costs 2004	PRIORITY	Cost Allocation %		Costs Allocated to New Development
				Existing Dev.	Future Dev.	
WS-01	CONSTRUCTION OF 13 WELLS (1,400 GPM)	\$8,710,000	A	0%	100%	\$8,710,000.00
WS-02	DBCP FILTRATION SYSTEM	\$0	COMPLETED	50.00%	50.00%	\$0.00
WS-03	WATER MASTER PLAN UPDATE	\$50,000	B	0%	100%	\$50,000
WS-04	BACTERIOLOGICAL SAMPLING STATION	\$0	COMPLETED	50.00%	50.00%	\$0.00
WS-05	ACQUISITION/ INSTALLATION OF EMERGENCY MOTORS	\$0	COMPLETED NEED MORE SEE WS-10	20%	80%	\$0.00
WS-07	WELL EQUIPMENT REPLACEMENT	\$12,864	A	100%	0%	\$0.00
WS-08	BOOSTER SYSTEM (3 PUMPS)	\$603,000		50.00%	50.00%	\$301,500.00
WS-09	INSTALLATION OF TELEMTRY SYSTEM	\$665,685	A	50%	50%	\$332,842.60
WS-10	ACQUISITION/ INSTALLATION OF EMERGENCY MOTORS	\$670,000			100%	\$670,000.00
Subtotal		\$10,711,549.20				\$10,064,342.60
DIF Fund Balance and Credit						-\$562,992.96
Total						\$9,501,349.64

WATER DISTRIBUTION FACILITIES

In addition to water supply and holding the City's water distribution system will also be impacted by future growth. Lines to outlying areas will need to be constructed to serve these new areas and existing lines may have to be upsized and or additional lines constructed to handle additional infill development. The appendix lists the improvements identified by City staff as necessary to serve future development. The improvements do not include typical on site lines that are used to serve the specific development and are improvements constructed by the developer.

In some instances a developer may be required to install oversized pipes to meet the future demands of other developments in the area. The costs for over sizing a section of line should be allocated to future development in the area and thus assessed in the impact fee. The majority of these lines will be found in the more undeveloped areas of the City. The cost of the over sizing in the amount necessary subtracting the base line cost. (currently an 8" pipe installation) These costs should be allocated to future development in the impact fee. Therefore, the costs for the over sizing should be either paid for form development impact fees or at a later date replacing the lines with larger lines to handle development as it occurs. Of course reconstructing larger lines at a later date will be result in greater costs and these should also be assessed through an impact fee or connection fee.

The overall costs to mitigate development generated impacts on the system are \$7,698,750. The City has not been collecting impact fees for water distribution facilities, but the costs were allocated based on the water demand rates discussed in the water supply and holding section of this report. The following table summarizes the allocation:

Allocation of Water Distribution Costs From New Development

Land Use Residential	Undeveloped Acreage	Potential Units	Maximum Day Water Demand	Total Maximum Day Water Demand	% of Total	Allocation of Costs	Cost Per Unit or Acre
Single Family Estate	5	6	908	5,445	0.08%	\$6,277.64	\$1,046.27 per Unit
Single Family Low	16	48	908	43,560	0.65%	\$50,221.09	\$1,046.27 per Unit
Single Family Residential	737	3,169	908	2,875,958	43.07%	\$3,315,743.15	\$1,046.27 per Unit
Multi-Family	68	952	763	725,900	10.87%	\$836,902.95	\$879.10 per Unit
Commercial Industrial	41	-	2,360	96,760	1.45%	\$25,233.13	\$2,720.89 per Acre
Limited	52	-	5,000	260,000	3.89%	\$299,758.60	\$5,764.59 per Acre
Heavy	<u>356</u>	-	7,500	<u>2,670,000</u>	<u>39.98%</u>	<u>\$3,078,290.24</u>	<u>\$8,646.88 per Acre</u>
Total:	1,275			6,677,623		\$7,698,750.00	

CITY OF REEDLEY
Development Impact Fee Study
January 17, 2005

Proj.ID	Project Description	Linear Feet	Estimated Costs 2004		Priority	Cost Allocation %		Costs Allocated to New Development
			Per LF	Total		Existing Dev.	Future Dev.	
WT-01	REED AVE EXTENSION FROM EXISTING LINE NORTH TO SOUTH AVE	1,100	\$75	\$82,500	F	0%	100%	\$82,500
WT-02	SOUTH AVE FROM REED TO E. OF SOI	9,450	\$75	\$708,750	F	0%	100%	\$708,750
WT-03	FRANKWOOD AVE FROM SOUTH AVE SOUTH TO EXISTING LINE	2,000	\$75	\$150,000	E	0%	100%	\$150,000
WT-04	PARLIER AVE FROM FRANKWOOD AVE EAST TO SOI	6,800	\$75	\$510,000	E	0%	100%	\$510,000
WT-05	COLUMBIA AVE FROM PARLIER AVE NORTH TO SOUTH AVE	2,640	\$75	\$198,000	E	0%	100%	\$198,000
WT-06	BUTTONWILLOW AVE FROM SOUTH AVE SOUTH TO MANNING AVE	5,280	\$75	\$396,000	G	0%	100%	\$396,000
WT-07	EAST SOI FROM MANNING AVE SOUTH TO DINUBA AVE	5,280	\$75	\$396,000	G	0%	100%	\$396,000
WT-08	MANNING AVE EAST TO SOI	2,140	\$75	\$160,500	G	0%	100%	\$160,500
WT-09	DINUBA AVE FROM BURRONWILLOW AVE EAST TO SOI	2,640	\$75	\$198,000	E	0%	100%	\$198,000
WT-10	SPRINGFIELD AVE FROM BURRONWILLOW AVE EAST TO SOI	2,640	\$75	\$198,000	G	0%	100%	\$198,000
WT-11	BUTTONWILLOW AVE FROM MYRTLE AVE SOUTH TO SPRINGFIELD AVE	2,050	\$75	\$153,750	A	0%	100%	\$153,750
WT-12	BUTTONWILLOW AVE FROM EARLY EAVE SOUTH TO DINUBA AVE	1,650	\$75	\$123,750	A	0%	100%	\$123,750
WT-13	EAST SOI FROM DINUBA AVE SOUTH TO FLORAL AVE	5,280	\$75	\$396,000	G	0%	100%	\$396,000
WT-14	BUTTONWILLOW AVE FROM CURTIS AVE SOUTH TO FLORAL AVE	4,250	\$75	\$318,750	G	0%	100%	\$318,750
WT-15	BUTTONWILLOW AVE FROM CURIS AVE ALIGNMENT EAST TO SOI	1,500	\$75	\$112,500	G	0%	100%	\$112,500
WT-16	HUNTSMAN AVE AND SUNSET AVE ALIGNMENT EAST TO SOI	4,500	\$75	\$337,500	G	0%	100%	\$337,500
WT-17	SUNSET AVE ALIGNMENT NORTH OF FLORAL AVE EAST TO SOI	4,500	\$75	\$337,500	G	0%	100%	\$337,500
WT-18	FLORAL AVE FROM SUNSET AVE ALIGNMENT EAST TO SOI	4,500	\$75	\$337,500	G	0%	100%	\$337,500
WT-19	SUNSET AVE ALIGNMENT FROM SFRR SOUTH TO FLORAL AVE	4,350	\$75	\$326,250	G	0%	100%	\$326,250
WT-20	HEMLOCK AVE ALIGNMENT FROM CURTIS AVE SOUTH TO FLORAL AVE	4,350	\$75	\$326,250	G	0%	100%	\$326,250
WT-21	CURTIS AT HEMLOCK AVE W. TO SPRR	1,550	\$75	\$116,250	G	0%	100%	\$116,250
WT-22	HUNTSMAN AVE ALIGNMENT FROM FRANKWOOD AVE EAST TO JUSTINE AVE ALIGNMENT	2,300	\$75	\$172,500	A	0%	100%	\$172,500
WT-23	FRANKWOOD AVE FROM CURTIS AVE SOUTH TO FLORAL AVE	4,650	\$75	\$348,750	G	0%	100%	\$348,750
WT-24	FLORAL AVE FROM SUNSET AVE ALIGNMENT WEST TO REED AVE	4,900	\$75	\$367,500	G	0%	100%	\$367,500
WT-25	REED AVE FROM EXISTING LINE S.TO FLORAL AVE	1,550	\$75	\$116,250	G	0%	100%	\$116,250
WT-26	REED AVE NROTHWEST TO KINGSWOOD PKWY	4,300	\$75	\$322,500	G	0%	100%	\$322,500
WT-27	KINGS RIVER ROAD FROM OLSON AVE NORTH TO DINUBA AVE	1,900	\$75	\$142,500	G	0%	100%	\$142,500
WT-28	KINGSWOOD PARKWAY FROM EXISTING LINE TO MANNING AVE	2,100	\$75	\$157,500	G	0%	100%	\$157,500
WT-29	MANNING AVE FROM EXISTING LINE W.TO SOI	2,500	\$75	\$187,500	G	0%	100%	\$187,500
Subtotal				\$7,698,750				\$7,698,750
DIF Fund Balance and Credit								\$0
Total								\$7,698,750

PARK & RECREATION FACILITIES

The City currently owns seven developed parks: CF Mueller Park, Pioneer Park, Camacho Park, the Trimble Pool, Reedley Beach, Cricket Hollow Park and Smith Ferry. The City also owns approximately 23.2 acres of undeveloped land. The following table details the parks currently owned by the City and the approximate acreage.

Inventory of Existing Parks			
Park Name	Developed Acres	Undeveloped Acres	Total Acreage
CF Mueller Park	7	0	7
Columbia Park	0	9.2	9.2
Pioneer Park	1.3	0	1.3
Frankwood Parlier	0	11	11
Camacho Park	5	0	5
Trimble Pool	0.77	0	0.77
Reedley Beach	3	0	3
Cricket Hollow	4	3	7
Smith Ferry	1	3	4
Future Sports Park		49	49
Total:	22.07	75.2	97.27

The City currently has 4.5 acres of parkland per 1,000 residents. (97.27 acres divided by a current population of 21,753 multiplied by 1,000) In the 1993 study the standard was 2.6 acres of parkland per 1,000 residents. The benchmark for park standards set by the National Recreation and Park Association in 3 acres per 1,000 persons. These numbers do not include City owned open space which is discussed in the following chapter. Additional residents from future development will further impact the City's current parks. To mitigate this impact and ensure the City has adequate park facilities for it's residents the City will need to construct additional parks through dedication by new developments or through the collection of developer fees. The "Quimby Act" codified under section 66477 of the Government Code establishes a criteria for charging new development for park facilities based on a specific park standard of 3.0 acres per 1,000 population even if the City presently possesses a ratio of less than 3.0 acres per 1,000 of existing population. The Code also allows for the City to increase the standard to a higher ratio of park land to population if the City standard is currently greater than 3.0 per 1,000 residents, but the maximum allowed is 5 acres per 1,000 residents.

Other considerations of the law are that the amount and location of land to be dedicated or the fees to be paid shall bear a reasonable relationship to the use of the park by the future inhabitants of the subdivision, the Legislative body has adopted a general plan continuing a recreational element, and the park and recreational facilities are in accordance with definite principles and standards contained therein, and that the City shall develop a schedule specifying how, when and where it will use the land or fees, or both, to develop park or recreational facilities and those fees much be committed within five years after the payment.

Since the current park standard is more than 3.0 acres per 1,000 in residents the park impact fees could be calculated using up to 5.0 acres per 1,000 residents.

The methodology of calculating the park fees will be the same as was done in the 1993 study with an update of the costs to current dollars and the standard of 5.0 acres per 1,000 residents instead of the 3.0 that was used in 1993. The following details the methodology and costs:

Park Acquisition Costs were estimated to costs \$80,000 per acre based on the current single family zone land prices in Reedley. This seems reasonable since park sites will be located in areas zoned for residential use. The market value of the land may be subject review if a developer would like to have an independent appraisal done with the City's approval.

Parkland was estimated to cost \$125,000 per acre based on other agencies costs. This includes grading, landscaping, fencing, parking facilities, play equipment and pathways that are standard for neighborhood or community parks. A swimming pool is planned for the future community sports park at a cost of \$1.4 million.

The total cost for parkland development including land acquisition is estimated to be \$205,000 per acre. This cost multiplied by the 5 acre standard totals \$1,025,000 per 1,000 residents or \$1,025 per resident served.

It is estimated that single family dwellings have on average 3.63 persons residing in them. Multifamily dwellings are slightly lower at 3.05 persons.

Single Family Unit = 3.63 persons x \$1,025 per person = \$3,721 (rounded)

Multi-Family Unit = 3.05 persons x \$1,025 per person = \$3,126 (rounded)

OPEN SPACE FACILITIES

In addition to providing park and recreational facilities the acquisition of open space areas is also an important priority. Open space provides for the preservation of natural amenities, the protection of health and safety including preserving areas located near flood plains or fault zones, and the preservation of natural resources. Open space areas are intended to remain in their natural state unlike developed parks which are improved for recreational purposes.

As was stated in the 1993 report open space provides value to all property owners. Communities with largely business and or commerce oriented land uses recognize the benefit of having areas for open space. Therefore, the commercial and industrial portions of the City should contribute to the acquisition of open space.

The City currently owns approximately 124 acres of open space along the Kings River, Reedley Beach Park, Cricket Hollow and Smith Ferry. There are approximately 2,155 acres of developed land in Reedley that equates to .0575 acres of City owned open space land to every privately developed acre. With the current development at build-out estimated at 1,275 acres the City would expect to acquire an additional 73.3 acres of open space to maintain the current .0575 acre standard.

The value of open space is considered equal among the various land uses and at an average cost of \$80,000 per acre developed land would be assessed \$4,600 per acre regardless of land use. (\$80,000 x .0575 acre standard = \$4,600)

The following table was developed as a guideline for what a per unit rate would be should development densities match what is planned.

Calculation for a Per Unit Residential Rate					
Land Use	Undeveloped Acreage	Potential Units	Fee per Acre	Units Per Acre	Fee per Unit
Single Family Estate	5	6	\$4,600.00	1.2	\$3,833.33
Single Family Low	16	48	\$4,600.00	3	\$1,533.33
Single Family Residential	737	3,169	\$4,600.00	4.3	\$1,069.77
Multi-Family	68	952	\$4,600.00	14	\$328.57

