

Service Plan Worksheet

Applicant local agency name: City of Reedley

Project size and location: Buttonwillow-Cypress Avenue Reorganization to annex approximately 60.11 acres of land

Approved entitlements (i.e., tentative map, site plan review):
General Plan Amendment Application No. 2024-01, Rezone Application No. 2024-01, Vesting Tentative Subdivision Map No. 6331, and Environmental Assessment 2024-08

Introduction and Purpose

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

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

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

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

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

Project Description

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

The annexation of approximately 60.11 gross acres of land into the City of Reedley. The annexation area consists of two parcels (APNs 363-070-48 and 363-070-46) and is located on the east side of South Buttonwillow Avenue, between the existing East Cypress Avenue street alignment and the existing East Ponderosa Avenue street alignment. Proposed is the subdivision of approximately 18.79 acres to accommodate development of 108 single-unit homes.

Service Provider Description

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

Current Service Providers:

- ☒ Domestic water Fresno County Well
- ☒ Wastewater collection Septic System
- ☐ Wastewater treatment n/a
- ☒ Streets County of Fresno
- ☒ Solid waste collection Pena's Disposa
- ☒ Fire protection Fresno County/CalFire
- ☒ Law enforcement Fresno County
- ☒ Parks and recreation Fresno County
- ☒ Transit FCTRA
- ☐ Storm drainage n/a
- ☐ Street lighting n/a
- ☒ Schools Kings Canyon USD
- ☐ Any other services – list and describe similar types of services provided to the territory.

Planned Service Providers:

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

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

Example:

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

See attached Service Plan prepared by the City of Reedley.

Financial Information

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

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

See attached Service Plan prepared by the City of Reedley.

Additional Supporting Information

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

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

The City of Reedley is a part of the Kings River East Groundwater Sustainability Agency (KREGSA), which was established pursuant to the Sustainable Groundwater Management Act. The GSA adopted the mandated Groundwater Sustainability Plan (GSP) on December 19, 2019. The GSP governs sustainable groundwater management within KREGSA' jurisdictional boundaries and within the Kings Subbasin (Basin No. 5-22.08), in coordination with the other six GSAs.



City of Reedley

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SERVICE PLAN City of Reedley Buttonwillow-Cypress Avenue Reorganization (Annexation Application No. 2024-01)

The City of Reedley is proposing to annex the subject territory (60.11 acres) into the City of Reedley and detach from the County of Fresno Fire Protection District and the Kings River Conservation District 5. The annexation area consists of two parcels (APNs 363-070-46 and 363-070-48) and is located on the southeast corner of the intersection of South Buttonwillow Avenue and East Parlier Avenue. The approximately 60.11-acre annexation area consists of two parcels of vacant agricultural land within the southern portion of Fresno County. Currently, the annexation area is bounded by agricultural uses to the north and east, commercial development to the south, and South Buttonwillow Avenue and residential uses to the west. The proposed annexation is within the City's established Sphere of Influence, is adjacent to the existing City of Reedley City limits, and promotes orderly growth and development. The subject property has Low Density Residential, Medium Density Residential, High Density Residential, and Open Space land use designations pursuant to the City of Reedley 2030 General Plan. The affected landowners within the subject territory have consented to the annexation of the subject territory into the City of Reedley.

The annexation area identifies imminent development through Vesting Tentative Subdivision Map No. 6331, which is consistent with the Standards of Annexation within the Memorandum of Understanding between the City of Reedley and the County of Fresno, dated September 7, 2021. Vesting Tentative Subdivision Map No. 6331 (VTSM 6331) proposes to subdivide 18.79± acres of land (APN 363-070-48) into 108 lots, one .51-acre park, and the proposed project will include street dedications and infrastructure improvements to accommodate single-unit residential development.

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.

Domestic Water

The subject territory shall be served by the existing City of Reedley public water system. The City has historically relied on groundwater and draws its supply from the Kings Subbasin of the San Joaquin Valley Groundwater Basin. As of July 2025, the Water Division provides potable water to approximately 6,552 active service connections. There are seven active domestic water supply wells and three elevated storage tanks that provide potable water to City customers. Its metered accounts consist of the following users: 5,696 single-family residential, 298 multiple-family residential, 423 commercial, 42 industrial, 62 landscape/irrigation, and 31 fire suppression connections. The existing well capacities range from 750 to 2,500 gallons per minute (gpm), with a total combined capacity of approximately 11,250 gpm. With the largest well out of service, Well No. 14, the combined capacity of the system is approximately 8,750 gpm (2020 UWMP, page 6-2). According to the State Water Resource Control Board (SWRCB), the City produced an annual average of 1.59 billion gallons of water for potable use. The City has a maximum production capacity of 11,250 gallons per minute from the seven active wells and therefore can meet peak MDD, even with the highest producing well off-line as required by California Waterworks Standards. Future water demand in 2025 is 1,795

MG, based on future population projections and 10-year average GPCD (2020 UWMP, page 4-5).

The required facilities to provide water service for imminent development (VTSM 6331) shall be to:

- a. Extend the existing 12-inch water main in Buttonwillow Avenue located just north of Manning Avenue across the frontage of the property along Buttonwillow Avenue to the intersection of Buttonwillow Avenue and Cypress Avenue.
- b. Extend the existing 8-inch water main in Cypress Avenue across the frontage of the property along Cypress Avenue to the eastern limits of the project. A fire hydrant shall be installed at the water lines eastern terminus.
- c. On-site water system shall be sized and designed so as to meet development demands as approved by the City of Reedley Fire Chief and City Engineer. A minimum 8-inch water main shall be installed throughout the subdivision to provide services to each lot.

Future development of this site not included in VTSM 6331 will obtain entitlements from the City of Reedley, and at such time the City will impose conditions of approval pertaining to domestic water facilities.

All future development of this site will be subject to the City's Development Impact Fee. The assessed single family residential expansion area fee (\$2,648.69 per unit) is to offset impacts created by new development.

Wastewater Collection and Treatment

The subject territory may be served by the existing City of Reedley public wastewater system. The City collects, treats, and recycles both municipal wastewater generated from approximately 5,914 residential, commercial, and industrial sources. Wastewater is collected and treated at the City's Wastewater Treatment Plant (WWTP) located approximately 1.5 miles southwest of the center of the City and on the west bank of the Kings River. The WWTP has a capacity of 5.0 million gallons per day (mgd) and consists of headworks, two oxidation ditches, one anoxic basin, four secondary clarifiers, three return sludge holding tanks, and three centrifuges. Effluent is discharged to six percolation ponds spanning approximately 36 acres adjacent to the Kings River (2015 UWMP, page 40-41). The wastewater treatment and discharge within the service area in 2020 was 643 MG (2020 UWMP, page 6-8).

The required facilities to provide wastewater service for imminent development (VTSM 6331) shall be to:

- a. Extend the existing 18-inch sewer main in Buttonwillow Avenue located just north of Manning Avenue across the frontage of the property to the northern limits of the project.
- b. The development's proposed sewer services shall tie into the 18-inch sewer main. The location and required size of the proposed sewer service connection shall be confirmed with the City Engineer. A minimum 8-inch sewer main shall be installed throughout the subdivision to provide services to each lot.

Future development of this site not included in VTSM 6331 will obtain entitlements from the City of Reedley, and at such time the City will impose conditions of approval pertaining to wastewater collection and treatment.

All future development of this site will be subject to the City's Development Impact Fee. The assessed single family residential expansion area fee (\$2,527.23 per unit) is to offset impacts created by new development.

Streets

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

The required facilities to provide transportation improvements for imminent development (VTSM 6331) shall be to:

Buttonwillow Avenue shall be constructed within the limits of VTSM 6331 as follows: forty-three feet (43') east of the section line to the face of the curb with an additional ten feet (10') east of the face of curb for sidewalk and landscaping. Buttonwillow Avenue shall have a two-way left turn lane to facilitate turns into and out of the new East Ponderosa Avenue at Buttonwillow Avenue, a minimum of one twelve foot (12') travel lane in each direction of travel, a six foot (6') wide class II bike lane on the eastern side of the roadway, and an eight foot (8') shoulder on the eastern side of the roadway. The applicant shall be responsible to adjust, modify, or remove any existing striping that does not meet the cross-section listed above, which may be necessary on the west side of the road due to the ultimate build-out of the street, as appropriate.

Buttonwillow Avenue along the western limits of VTSM 6331 shall be reconstructed to the centerline based on structural section pavement calculations.

East Cypress Avenue shall be constructed within the limits of VTSM 6331 as a partial local residential street as follows: seven feet (7') north of the right of way line to the face of curb dedicated for sidewalk and landscaping, eighteen feet (18') north of the face of curb to the centerline for shoulder and travel lane, fifteen feet (15') north of the centerline to the back of the AC dike for travel lane and AC dike.

Future development of this site not included in VTSM 6331 will obtain entitlements from the City of Reedley, and at such time the City will impose conditions of approval pertaining to streets and transportation facilities.

All future development of this site will be subject to the City's Development Impact Fee. The assessed single family residential expansion area fee (\$5,863.52 per unit) is to offset impacts created by new development.

Solid Waste Collection

The subject territory is currently within Fresno County, who has an exclusive territory agreement with Peña's Disposal, Inc.

The City of Reedley has an exclusive franchise agreement with Mid Valley Disposal, which includes curb-side garbage and recycling pick up and hauling within the City. Mid Valley Disposal collects recycling and normal household waste once a week. The solid waste is then disposed at the American Avenue Disposal Site. The landfill has a capacity of approximately 32,700,000 cubic yards with remaining capacity of 29,358,535 cubic yards (Calrecycle 2019). At the currently permitted 2,200

tons per day, the landfill has capacity to accept waste through 2059.

Fire Protection

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

All future development of this site will be subject to the City's Development Impact Fee. The assessed single family residential expansion area fee (\$1,138.99 per unit) is to offset impacts created by new development.

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

Law Enforcement

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 1.7+ miles driving distance 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 single family residential expansion area fee (\$129.90 per unit) is to offset impacts created by new development.

Parks and Recreation

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

All future development of this site will be subject to the City's Development Impact Fee. The assessed single family residential expansion area fee (\$7,045.39 per unit) is to offset impacts created by new development.

Transit

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

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

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

Storm Drainage

The City of Reedley generally maintains storm water facilities within existing right-of ways. The existing storm water system consists of a system of drains and ponding basins. The City maintains nine storm water percolation basins that also provide groundwater recharge, although the volume has not been quantified (2020 UWMP, page 6-4).

The required facilities to provide storm drainage improvements for imminent development (VTSM 6331) shall be to:

Design, size, and construct on the basis of the Rational Method or similar method approved by the City Engineer. The required storm drain facilities to provide service for this development shall be to design and dedicate property adequately sized to accommodate the storm runoff from Tract 6331 and major roadways adjacent to the development. City Standard SD-7 shall not be used to design on site storage facility. Storm drainage facilities shall be installed to convey water underground to said storm drain facility. A 30-inch pipe for storm drainage runoff shall be installed in East Cypress Avenue along the length of the property per the City's Master Plan.

Future development of this site not included in VTSM 6331 will obtain entitlements from the City of Reedley, and at such time the City will impose conditions of approval pertaining to storm drain facilities.

All future development of this site will be subject to the City's Development Impact Fee. The assessed single family residential expansion area fee (\$3,637.66 per unit) is to offset impacts created by new development.

Street Lighting

There are existing street lights across the street from the annexation area's western border along a portion of South Buttonwillow Avenue. All future street lights for this development are to be installed by the developer per City standards at the cost of the developer and maintained by the City of Reedley. Maintenance is funded by the City of Reedley's Landscape & Lighting Maintenance District.

Future development of this site not included in VTSM 6331 will obtain entitlements from the City of Reedley, and at such time the City will impose conditions of approval pertaining to street lighting.

Schools

The proposed territory is within the jurisdiction of the Kings Canyon Unified School District and will remain within this jurisdiction upon annexation. New residential development affects the District by generating employees. The children of employees living in the District will need to be housed in District schools. Effective July 29, 2024, the District levies a school facilities fee of \$5.17 per square

foot for residential development. New development on the subject property will be subject to the fee in place at the time school facilities are paid.

Financial Information

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

Development Impact Fees

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

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

Community Facilities District

All future development of this site will be subject to the City's Community Facilities District fees. The CFD was established to finance operational expenses associated with public safety (police and fire) and park maintenance through an assessment on a property owner's annual tax bill. During the 2024-2025 fiscal year, the adopted single family residential fee assessment is \$1,054.1912 per unit.

Landscape & Lighting Maintenance District

As of 2026, the City of Reedley has one Landscape & Lighting Maintenance District with 28 district zones that were formed to track assessment district fees that are paid by a property owner, through property tax assessments, for the upkeep of common areas (primarily street lighting and landscaped medians) located within housing subdivisions or commercial corridors. The assessment fee is based on the zone that the property is in and is proportional to the estimated maintenance costs.

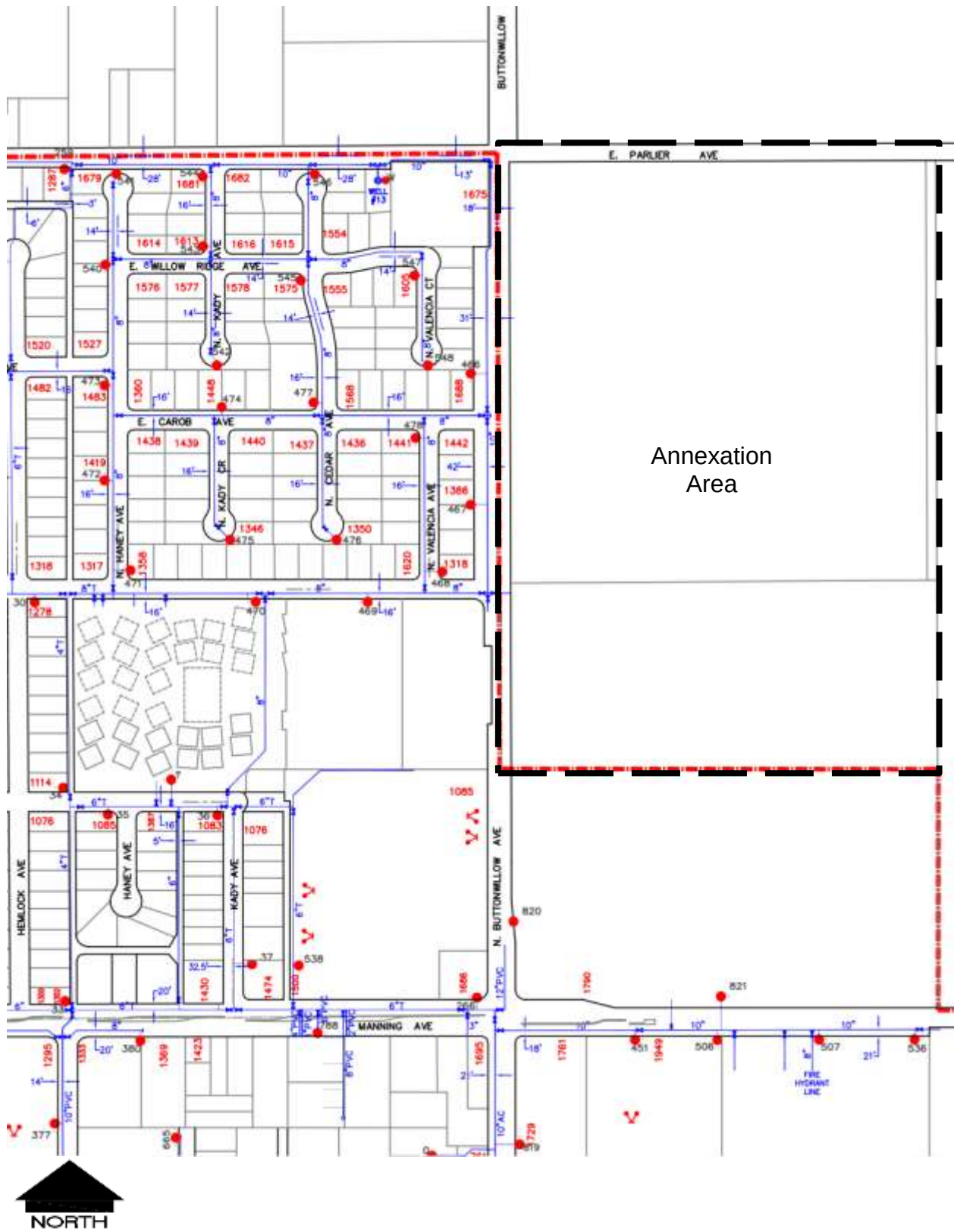
Enclosure:

City Water System Map

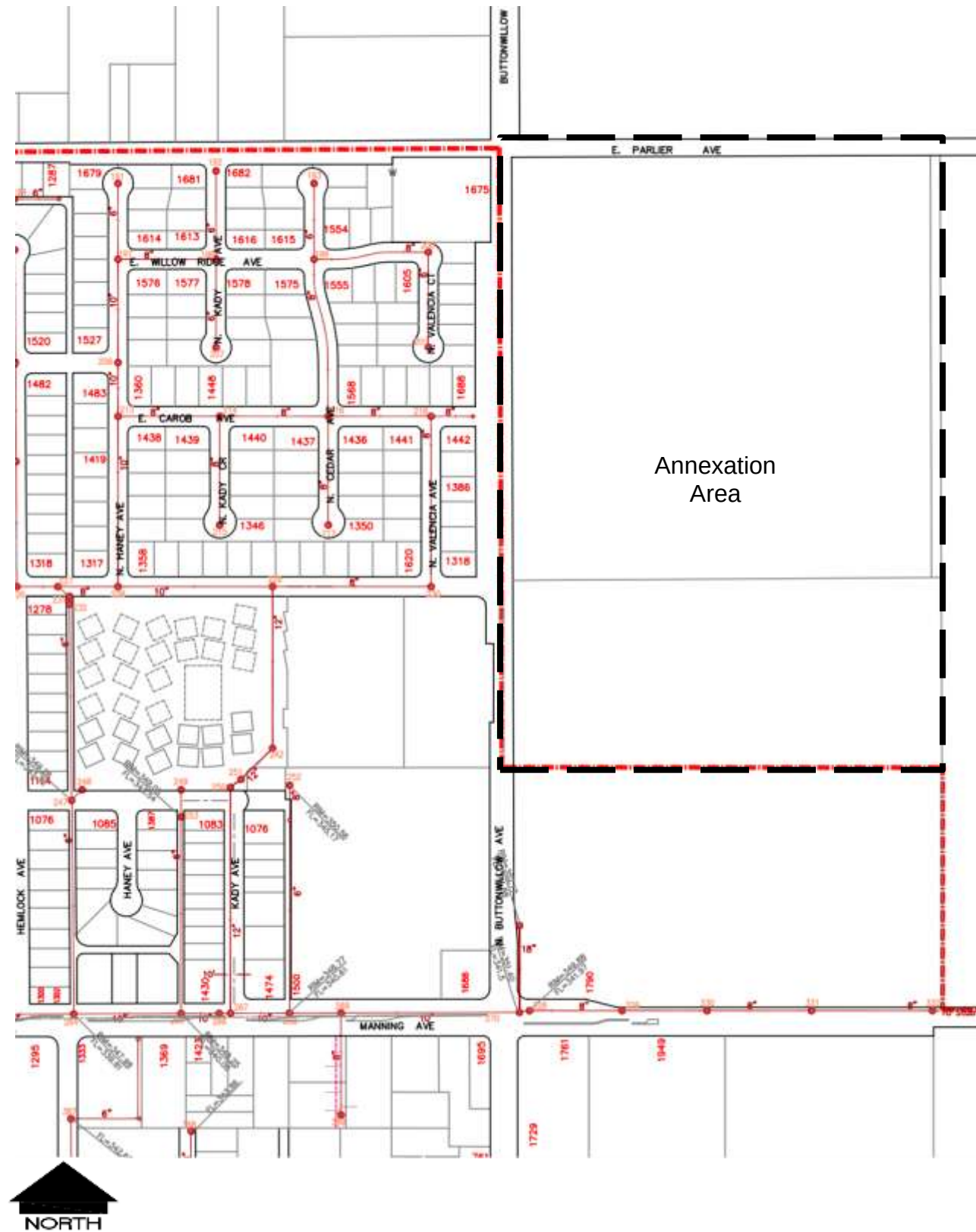
City Wastewater System Map

City Storm Drain System Map

Water System Map and Fire Hydrant Locations



Wastewater System Map



Storm Drainage System Map

