CITY OF REEDLEY COMMUNITY DEVELOPMENT DEPARTMENT
AMENDMENTS TO "DEVELOPMENT IMPACT FEE REPORT
FOR THE CITY OF REEDLEY, CALIFORNIA"
March, 1993

That report entitled "Development Impact Fee Report for the City of Reedley" dated March, 1993, as prepared by Management Services Institute is hereby amended by City of Reedley staff as follows:

A. Executive Summary Page ix and x

1. The methodology used in the report shall be amended to reflect a cost per square foot of floor area as defined by the Uniform Building Code. In order to obtain a cost per square foot, the acreage charges in the MSI report have been converted using an assumed enclosed floor coverage of 40% for industrial projects and 50% for commercial projects. To obtain the fee, the cost per acre is divided by 43,560 and divided by the floor area coverage ratio.

2. The findings and summary of capital needs shown on page x has been changed as follows:

Streets and Thoroughfares -	$13,407,014
Traffic Control -	$3,404,250
Law Enforcement -	$1,023,175
Fire -	$1,917,875
General Facilities -	-0-
Storm Drains -	$2,813,150
Wastewater Treatment -	$7,828,050
Wastewater Collection -	$9,091,380
Water Supply/Storage -	$9,091,380
Water Distribution -	-0-
Parks & Rec/Open Space -	$9,240,104

B. Executive Summary Pages xi, xii, xiii

The summary of fees has been changed as a result of the changes to the list of needed projects and as a result of the method of calculating commercial and industrial projects by floor space. Table 1 on Page xi of the MIS report is hereby deleted. Table 2 of the MSI report is hereby deleted, and Schedule 1 is revised as shown on the following page Schedule 1-Revised. City staff also recommends that the fees be phased in over a four-year period. The first implementation of the fees would be at 62.5% of the Schedule 1. The first implementation entitled "Schedule 1 - Revised," 62.5% implementation, is shown on the following pages.

C. Chapter 4 - Streets and Thoroughfares

1. Table 4-4, Page 43 is hereby amended to add a cost for commercial of $821.20 per square foot for limited industrial, $231.52 per thousand square feet and $266.87 per thousand square feet for heavy industrial.

2. Schedule 4.1 has been revised as shown on the following sheet to reflect a cost per thousand square foot of floor space.

D. Chapter 5 - Traffic Control Facilities

1. Table 5-1, Page 51 of MSI report, is amended to include a cost of commercial floor space at $295.73 per thousand square feet of floor space, Limited Industrial at $83.33 per thousand square feet, and Heavy Industrial at $96.07 per thousand square feet of floor space.

2. Schedule 5.1 is hereby amended as shown on the following page.

E. Law Enforcement Facilities

1. Table 6-2 has been revised as shown on the following sheet to reflect a lower cost needed for building construction as a result of the planned expansion of City Hall. Schedule 6.2 on page 63 has been revised to reflect lower apportioned dollar cost as a result of the lower City Hall expansion cost.

SCHEDULE 4.1 - REVISED
STREETS AND THOROUGHFARES
ALLOCATION OF COST ESTIMATES NEEDS RESULTING FROM NEW DEVELOPMENT

Proposed Land Use	Undeveloped Acres	Potential Units	Trip Generation Rate	Trip Generation Factor	% of Responsibility	Allocation of Costs	Cost Impact Per Unit or KSF*
Residential							
Single Family Estate	18.00	22	1.01	22	0.23%	$12,346	$561/unit
Single Family Low Density	16.00	48	1.01	48	0.49%	$29,936	$561/unit
Single Family Residential	884.40	3,803	1.01	3,841	38.97%	$2,134,094	$561/unit
Multi-Family	100.60	1,408	0.49	690	7.00%	$383,323	$272/unit
Commercial	44.50		32.20	1,433	14.53%	$796,037	$821.30/KSF
Industrial Limited	58.50		7.26	425	4.31%	$235,971	$231.52/KSF
Industrial Heavy	406.00		8.37	3,398	34.47%	$1,888,067	$266.87/KSF
TOTAL	1,528.00	5,281		9,857	100.00%	$5,476,772	
	Alternative Cost Methodology			$555.60 / P.M. Peak Trip			

* KSF - Thousand Square Feet of Floor Space

SCHEDULES 5.1 - REVISED
TRAFFIC CONTROL FACILITIES
ALLOCATION OF COST ESTIMATES NEEDS RESULTING FROM NEW DEVELOPMENT

Proposed Land Use	Undeveloped Acres	Potential Units	Trip Generation Rate	Trip Generation Factor	% Of Responsibility	Allocation of Costs	Cost Impact Per Unit or KSF
Residential							
Single Family Estate	18.00	22	1.01	22	0.23%	$4,445	$202/unit
Single Family Low Density	16.00	48	1.01	48	0.49%	$9,698	$202/unit
Single Family Residential	884.40	3,803	1.01	3,841	38.97%	$768,366	$202/unit
Multi-Family	100.60	1,408	0.49	690	7.00%	$138,013	$98/unit
Commercial 50%	44.50		32.20	1,433	14.53%	$286,608	$295.73/KSF
Industrial - Limited 40%	58.50		7.26	425	4.31%	$84,960	83.33/KSF
Industrial - Heavy 40%	406.00		8.37	3,398	34.47%	$679,786	$96.07/KSF
TOTAL	1,528.00	5,281		9,857	100.00%	$1,971,875	
	Alternative Cost Methodology			$200.04/ P.M. Peak Trip			

* KSF - Thousand Square Feet of Floor Space

SCHEDULE 1A - REVISED

CITY OF REEDLEY
SUMMARY OF DIF COSTS BY SERVICES PROVISION - 62.5% Implementation

Sch.	Infrastructure Type	Cost per Dwelling Unit				Cost Per Thousand Square Feet		
		Single Family Residential	Single Family Low	Single Family Estate	Multiple Family	Commercial	Limited Industrial	Heavy Industrial
4.1	Streets & Thoroughfares	351	351	351	170	513	145	167
5.1	Traffic Control Facilities	126	126	126	61	185	52	60
6.1	Law Enforcement Facilities	116	116	116	74	58	1	4
7.1	Fire Facilities	94	94	94	189	27	4	4
8.1	General Facilities/Equipment	0	0	0	0	0	0	0
9.1	Storm Drainage Facilities	182	233	582	80	90	104	104
10.1	Wastewater Treatment Facilities	563	563	563	493	47	124	186
11.1	Wastewater Collection Facilities	46	46	46	40	4	10	15
12.1	Water Supply/Holding Facilities	549	549	549	481	68	181	272
13.1	Water Distribution Facilities	0	0	0	0	0	0	0
14.1	Parks & Recreation Facilities	839	839	839	736	0	0	0
15.1	Open Space	112	160	400	34	0	0	0
	TOTAL DEVELOPMENT IMPACT COST AT FULL IMPLEMENTATION *	$2,977	$3,076	$3,665	$2,358	$992	$620	$811

2. Schedule 6.1 on page 62 has been deleted and replaced with Schedule 6.1 - Revised, as shown on the following pages.

F. Chapter 7 - Fire Facilities and Equipment

1. Schedule 7.2 has been revised as shown on the following page to reflect a lower cost of construction of a satellite fire station. The fire station has been located from the area south of the central district to the northeast area at approximately cost of $620,000. The cost of acquisition for the ladder truck has also been deleted as this purchase has been made and is being financed through alternate means.

2. Table 7-3 - Summary of Costs by Land Use, is hereby modified to reflect a cost of $42.80 per thousand square feet for commercial, $5.78 per thousand square feet for both industrial uses.

3. Schedule 7.1 is hereby modified and replaced with Schedule 7.1 - Revised, as shown on the following pages.

G. Chapter 8 - General Facilities and Equipment

City of Reedley Staff finds that the projects tabulated in Chapter 8 for General City Facilities can be funded by other funds, fees, user charges, and possible grants. City Staff, therefore, recommends deletion of Chapter 8 in its entirety and no impact fee for General City Facilities.

H. Chapter 9 - Storm Drainage Facilities

Table 9-2 on Page 91 of the MSI report quotes summary of storm drainage impact costs per acre is hereby deleted in entirety. Schedule 9.1, Storm Drainage Facilities, is hereby replaced with Schedule 9.1 - Revised, as shown on the following pages. City staff recommends that all developers be responsible for the construction of a minimum 18-inch storm drain line to service their facilities. The cost of the basic 18-inch storm drain line can, therefore, be

Table 6-2
Police Headquarters Facility Expansion
Estimated Construction Costs

Item	Estimated Cost
Building Construction ($80/GSF)	$212,800
Design, Engineering (15% of Above Costs)	$31,920
Furnishings/Furniture (8% of Building Construction)	$17,024
Contingency (10% of Construction Costs)	$21,280
TOTAL PROJECT CONSTRUCTION COSTS	$283,024

SCHEDULE 6.1 - REVISED
LAW ENFORCEMENT FACILITIES, EQUIPMENT & TRAINING
ALLOCATION OF COST ESTIMATES NEEDS RESULTING FROM NEW DEVELOPMENT

Proposed Land Use	Undeveloped Acres	Potential Units	Calls Per Unit or Acre	Police Effort	% Of Responsibility	Allocation of Costs	Cost Impact Per Unit KSF
Residential							
Single Family Estate	18.00	22	1.21 /unit	22.62	0.40%	0	$185/unit
Single Family Low Density	16.00	48	1.21 /unit	58.08	0.87%	0	$185/unit
Single Family Residential	884.40	3,803	1.21 /unit	4,601.63	68.85%	0	$185/unit
Multi-Family	100.60	1,408	0.77 /unit	1,084.16	16.22%	0	$118/unit
Commercial 50%	44.50	969,210 SF	13.12 /acre	583.84	8.74%	$89,366	$92.20/KSF
Industrial - Limited 40%	58.50	1,019,314 SF	0.15 /acre	8.78	0.13%	$1,343	$1.32/KSF
Industrial - Heavy 40%	406.00	7,074,144 SF	0.79 /acre	320.74	4.80%	$49,095	$6.94/KSF
TOTAL	1,528.00	5,281		6,683.85	100.00%	$1,023,175	
		~~Alternative Cost Methodology~~				~~$200.04/ P.M. Peak Trip~~	

SCHEDULE 6.2 - REVISED
CITY OF REEDLEY
DEVELOPER FEES DETAIL
LAW ENFORCEMENT FACILITIES, EQUIPMENT & TRAINING

LINE NO.	DESCRIPTION	ESTIMATED COST	Existing Development PERCENT NEED	Existing Development APPORTIONED DOLLAR COST	Future Development PERCENT NEED	Future Development APPORTIONED DOLLAR COST
PD-01	Expansion of Marked Car Fleet (19 Vehicles)	$369,341	0.00%	$0	100.00%	$369,341
PD-02	Expansion of Unmarked Car Fleet (4 Vehicles)	$66,045	0.00%	$0	100.00%	$66,045
PD-03	Police Facility Expansion (Reconfiguration of Existing City Hall Space)			$0		$283,024
PD-04	Upgrade of Dispatch System	$10,000	0.00%	$0	100.00%	$10,000
PD-05	Police Officer Training					
	A. Police Uniform & Equipment (23 Officers)	$71,760	0.00%	$0	100.00%	$71,760
	B. Recruit Training Course (23 Officers)	$58,615	0.00%	$0	100.00%	$58,615
	C. Field Training (23 Officers)	$146,538	0.00%	$0	100.00%	$146,538
	D. Medical/Psychological Examination (23 Officers)					
PD-06	Police Dispatcher Training - 3 Dispatchers @4 weeks	$7,502	0.00%	$0	100.00%	$1,023,175
	TOTAL ESTIMATED PROJECT COSTS	$1,136,750	0.00%	$0	100.00%	$1,023,175

SCHEDULE 7.1 - REVISED
FIRE FACILITIES & EQUIPMENT
ALLOCATION OF COST ESTIMATES NEEDS RESULTING FROM NEW DEVELOPMENT

FUTURE DEVELOPMENT

Proposed Land Use	Undeveloped Acres		Calls Per Unit or Acre	Fire Effort	% of Responsibility	Allocation of Costs	Cost Impact Per Unit or KSF
Residential							
Single Family Estate	18.00	22	0.06 /unit	1.30	0.30%	$5,712	$151 /unit
Single Family Low Density	16.00	48	0.06 /unit	2.88	0.66%	$12,693	$151 /unit
Single Family Residential	884.40	3,803	0.06 /unit	228.18	52.29%	$1,005,613	$151 /unit
Multi-Family	100.60	1,408	0.12 /unit	169.01	38.73%	$744,852	$302 /unit
Commercial	44.50	969,210 SF	0.37 /unit	16.47	3.77%	$41,477	$42.80/unit
Industrial - Limited	58.50	1,019,314 SF	0.04 /acre	2.34	0.54%	$5,895	$5.78 /KSF
Industrial - Heavy	406.00	7,074,144	0.04 /acre	16.24	3.72%	$40,910	$5.78 /KSF
TOTAL	1,528.00	5,281		436.40	100.00%	$1,099,343	

SCHEDULE 7.2 - REVISED
CITY OF REEDLEY
DEVELOPER FEES DETAIL
FIRE FACILITIES & EQUIPMENT

Line No.	Description	Estimated Cost	Percent Need	Apportioned Dollar Cost	Percent Need	Apportioned Dollar Cost
			Construction Needs Resulting From Existing Development		Construction Needs Resulting From Future Development	
FD-01	Construction of Fire Facility - Northeast Area	$620,000	0.00%	$0	100.00%	$620,000
FD-02	Acquisition of Fire Facility Grounds	$40,000	0.00%	$0	100.00%	$40,000
FD-03	Acquisition of Two Pumper Vehicles	$340,000	0.00%	$0	100.00%	$340,000
FD-04	Acquisition of One Emergency Medical Technician Vehicle	$45,000	0.00%	$0	100.00%	$45,000
FD-06	Uniform Costs (21 Personnel)	$54,343	0.00%	$0	100.00%	$54,343
	TOTAL ESTIMATED PROJECT COSTS	$1,099,343	0.00%	$0	90.35%	$1,099,343

SCHEDULE 9.1 - REVISED
STORM DRAINAGE FACILITIES
ALLOCATION OF COST ESTIMATES NEEDS RESULTING FROM NEW DEVELOPMENT

Proposed Land Use	Undeveloped Acres	Coefficient of Runoff	Total Drainage Factor	% Of Responsibility	Allocation of Costs	Cost Impact Per Unit or KSF
Residential						
Single Family Estate	18.00	0.25	4.50	0.71%	$19,973	$291.00/unit
Single Family Low Density	16.00	0.25	4.00	0.64%	$18,004	$373.00/unit
Single Family Residential	884.40	0.28	247.63	39.34%	$1,106,693	$931.00/unit
Multi-Family	100.60	0.40	40.24	6.39%	$179,760	$128.00/unit
Commercial	44.50	0.70	31.15	4.95%	$139,250	$143.64/KSF
Industrial - Limited	58.50	0.65	38.03	6.04%	$169,914	$166.72/KSF
Industrial - Heavy	406.00	0.65	263.90	41.93%	$1,179,554	$166.72/KSF
TOTAL	1,528.00		629.45	100.00%	$2,813,150	

SCHEDULE 9.2
CITY OF REEDLEY
DEVELOPER FEES DETAIL
STORM DRAINAGE FACILITIES

Line No.	Description	Pipe Size	Linear Feet	Estimated Oversize Cost	Construction Needs Resulting From Existing Development: Percent Need	Construction Needs Resulting From Existing Development: Apportioned Dollar Cost	Construction Needs Resulting From Existing Development: Percent Need	Construction Needs Resulting From Existing Development: Apportioned Dollar Cost
SD-05	"I" Street - 8th Street to 9th Street	24	550	$5,500	100.00	$5,500	0.00	$0
SD-06	Kingswood Parkway - Existing Line to River	36	1,200	42,000	20.00	8,400	80.00	33,600
SD-07	Kingswood Parkway - Eymann Avenue South	30	2,150	48,375	20.00	14,675	80.00	33,700
SD-09	Reed Avenue Connection West to Outfall Line	24	350	3,500	80.00	2,800	20.00	700
SD-10	East/West Line - North of Manning from Reed to the Kings River	24	2,650	26,500	50.00	13,250	50.00	13,250
SD-11	East/West Line - South of Stanley Avenue from Church Avenue East	30	1,900	42,750	10.00	3,805	90.00	38,945
SD-12	Floral Avenue - East of Reed to River Outfall	30	3,600	81,000	0.00	0	100.00	81,000
SD-13	Church Avenue - Olson to Curtis	24	1,350	13,500	100.00	13,500	0.00	0
SD-14	Shoemake - Klein to Enns	18	1,400	38,500	100.00	38,500	0.00	0
SD-15	Curtis Avenue - Hope to Church	18	600	16,500	100.00	16,500	0.00	0
SD-16	Frankwood Avenue - North of Parlier and Turning East	24	700	7,000	0.00	0	100.00	7,000
SD-17	Parlier - From Del Altair East	24	900	9,000	0.00	0	100.00	9,000
SD-18	Reed Avenue - North of Parlier Avenue	24	1,400	14,000	25.00	3,500	75.00	10,500

SCHEDULE 9.2
CITY OF REEDLEY
DEVELOPER FEES DETAIL
STORM DRAINAGE FACILITIES

Line No.	Description	Pipe Size	Linear Feet	Estimated Oversize Cost	Construction Needs Resulting From Existing Development: Percent Need	Construction Needs Resulting From Existing Development: Apportioned Dollar Cost	Construction Needs Resulting From Existing Development: Percent Need	Construction Needs Resulting From Existing Development: Apportioned Dollar Cost
SD-19	North/South Line-Parlier Avenue Turning North	30	450	10,175	25.00	$2,375	75.00	$7,800
SD-21	North/South Line - North of Parlier Between Peck Ditch and Ballard Ditch	24	550	5,500	0.00	0	100.00	5,500
SD-23	Parlier Avenue - From Peck Ditch to the East	24	1,100	11,000	10.00	1,100	90.00	9,900
SD-24	Parlier Avenue - From East Connection to Planned North/South Line	30	600	13,500	10.00	1,350	90.00	12,150
SD-25	Parlier Avenue - South on Columbia to Planned Connection	36	1,500	52,500	30.00	15,750	70.00	36,750
SD-26	East/West Line - Columbia Avenue Connection to Drainage Basin	42	1,200	57,000	30.00	17,000	70.00	40,000
SD-27	Kady Avenue - North and West to Hemlock	24	1,800	18,000	25.00	4,500	75.00	13,500
SD-29	Hemlock Temporary Basin Toward Planned Ponding Basin Site	42	5,500	261,250	5.00	13,050	95.00	248,200
SD-30	From Planned Hemlock Basin Line connection South to Planned Ponding Basin	48	1,600	96,000	5.00	4,800	95.00	91,200
SD-31	Buttonwillow West to Planned Ponding Basin	42	3,000	98,200	5.00	7,000	95.00	91,200

SCHEDULE 9.2
CITY OF REEDLEY
DEVELOPER FEES DETAIL
STORM DRAINAGE FACILITIES

Line No.	Description	Pipe Size	Linear Feet	Estimated Oversize Cost	Construction Needs Resulting From Existing Development: Percent Need	Construction Needs Resulting From Existing Development: Apportioned Dollar Cost	Construction Needs Resulting From Future Development: Percent Need	Construction Needs Resulting From Future Development: Apportioned Dollar Cost
SD-32	Northwest Line - Connection to Buttonwillow-Basin Line	24	1,100	11,000	0.00	$0	100.00	$11,000
SD-33	Northwest Line - Connection South to Buttonwillow-Basin Line	36	875	30,625	0.00	0	100.00	30,625
SD-34	Ponding Basin - North of Floral, West of Curtis Ditch			500,000	0.00	0	100.00	500,000
SD-35	Northwest Line - Connection North to Buttonwillow-Basin Line	24	650	6,500	0.00	0	100.00	6,500
SD-36	North/South Line - East of Frankwood From Floral North	18	750	20,630	0.00	0	100.00	20,630
SD-37	Floral Avenue - East of Frankwood to East of Reed	24	2,300	23,000	0.00	0	100.00	23,000
SD-39	East of Buttonwillow, North of Manning	36	500	12,500	0.00	0	100.00	12,500
SD-40	East of Buttonwillow, North of Dinuba	36	500	12,500	0.00	0	100.00	12,500
SD-41	East of Buttonwillow, North of Floral	36	500	12,500	0.00	0	100.00	12,500

SCHEDULE 9.2 - REVISED
CITY OF REEDLEY
DEVELOPER FEES DETAIL
STORM DRAINAGE FACILITIES

Line No.	Description	Pipe Size	Linear Feet	Estimated Cost	Percent Need	Apportioned Dollar Cost	Percent Need	Apportioned Dollar Cost
					Construction Needs Resulting From Existing Development		**Construction Needs Resulting From Future Development**	
SD-42	Additional Ponding Basins - East of Buttonwillow, North of Manning			$400,000	0.00%	$0	100.00%	$400,000
SD-43	Additional Ponding Basins - East of Buttonwillow, North of Dinuba			$450,000	0.00%	$0	100.00%	$450,000
SD-44	Additional Ponding Basins - East of Buttonwillow, North of Floral			$450,000	0.00%	$0	100.00%	$450,000
SD-45	Existing Oversize Reimbursements				0.00%	$0	100.00%	$50,000
	TOTAL ESTIMATED PROJECT COSTS		50,725	$3,050,505	8.63%	$508,084	91.37%	$2,813,150

deducted from the costs shown on Schedule 9.2. On the following pages is a revised Schedule 9.2 reflecting only the cost of oversize storm drain facilities. It is recommended that City Council adopt as a policy no oversized reimbursement for storm drain line 18-inches and smaller. The cost per unit and cost per square foot have been revised accordingly.

I. Wastewater Treatment Facilities

Table 10-3 and Schedule 10.1 is hereby modified to add a cost of $75.21 per thousand square feet of commercial floor space, $197.89 for limited industrial, and $296.89 for heavy industrial.

J. Wastewater Collection Facilities

City staff has modified this chapter to require a minimum 12-inch line where needed to serve a new development. The Schedule 11.2 - Revised, as shown on the following pages reflects only those projects with sewer mains larger than 12-inches. The revised cost reflects only the oversize reimbursement cost. By adopting this recommended impact fee, Staff recommends a policy adoption requiring developers to construct a 12-inch sanitary sewer main as necessary with no oversize reimbursement. A cost per square foot of floor space for commercial and industrial projects has also been added.

K. Water Supply and Holding Facilities - Chapter 12

Table 12-4, "Summary of Water Supply and Holding Costs Per Unit or Acre" is hereby amended to add commercial, $109.41 per thousand square feet. Limited industrial, $289.71 per thousand square feet, and heavy industrial, $434.57 per thousand square feet.

L. Water Distribution Facilities

City Staff finds that this fee can be deleted in its entirety upon the recommended adoption of a policy requiring developers to install lines as large as 12-inches for the use of their development with no reimbursement for the lines 12-inches and smaller.

SCHEDULE 11.1
SEWAGE COLLECTION FACILITIES
ALLOCATION OF COST ESTIMATES NEEDS RESULTING FROM NEW DEVELOPMENT

Proposed Land Use	Undeveloped Acreage	Units Per Acre	Potential Units	Flow Per Unit or Acre (GPM)	Total Sewage Flow	% of Respon-sibility	Allocation of Costs	Cost Impact Per Unit or Acre
Residential								
Single Family Estate	18.00	1.2	22	261 /unit	5,742.00	0.28	$2,914	$73 /unit
Single Family Low Density	16.00	3.0	48	261 /unit	12,528.00	0.62	6,358	73/ unit
Single Family Residential	884.40	4.3	3,803	261 /unit	992,583.00	49.10	503,709	73 /unit
Multi-Family	100.60	14.0	1,408	229 /unit	322,080.00	15.93	163,447	64 /unit
Commercial 50% Cov.	969.21			475 /acre	21,137.50	1.05	5,941	6.13 /acre
Industrial - Limited 40% Cov.	1,019.31			1,000 /acre	58,500.00	2.89	16,442	16.13 /acre
Industrial - Heavy - 40% Cov.	7,074.1			1,500 /acre	609,000.00	30.13	171,171	24.20 /acre
TOTAL	1,528.00		5,281		2,021,570.50	100.00	$1,025,892	

SCHEDULE 11.2
CITY OF REEDLEY
DEVELOPER FEES DETAIL
SEWAGE COLLECTION FACILITIES

Line No.	Description	Linear Feet	Pipe Size	Estimated Oversize Cost	Construction Needs Resulting From Existing Development: Percent Need	Construction Needs Resulting From Existing Development: Apportioned Dollar Cost	Construction Needs Resulting From Future Development: Percent Need	Construction Needs Resulting From Future Development: Apportioned Dollar Cost
SW-05	Buttonwillow Ave. from Parlier Ave. No. to Sphere of Influence	1,700	15	$16,150	0.00	0	100.00	$16,150
SW-10	Buttonwillow Ave. from Springfield Ave. No. to Manning Ave.	1,300	18	24,700	0.00	0	100.00	24,700
SW-11	Buttonwillow Ave. from Manning Ave. No. to Parlier Ave.	1,300	15	12,350	0.00	0	100.00	12,350
SW-12	Springfield Ave. from Buttonwillow Ave. E. to Sphere of Influence	2,800	15	26,600	0.00	0	100.00	26,600
SW-13	Dinuba Ave. from Buttonwillow E. to Sphere of Influence	1,500	18	28,500	0.00	0	100.00	28,500
SW-14	Buttonwillow Ave. from Dinuba Ave. N. to Springfiled Ave.	1,350	18	25,650	0.00	0	100.00	25,650
SW-15	Buttonwillow Ave. South to Huntsman Avenue Alignment	1,300	18	24,700	0.00	0	100.00	24,700
SW-16	Fisher Ave. South to Stanley Avenue. Alignment	1,000	15	9,500	0.00	0	100.00	9,500
SW-19	Huntsman Ave. Alignment from Reed Ave. E. to Buttonwillow Avenue	4,000	18	76,000	0.00	0	100.00	76,000
SW-25	Kings River Rd. from Manning Ave. Pump Station S. to Sphere of Influence	2,000	15	19,000	0.00	0	100.00	19,000
SW-28	Reed Avenue - Parlier to Manning	2,700	15	25,650	0.00	0	100.00	25,650

SCHEDULE 11.2
CITY OF REEDLEY
DEVELOPER FEES DETAIL
SEWAGE COLLECTION FACILITIES (CONTINUED)

Line No.	Description	Linear Feet	Pipe Size	Estimated Oversize Cost	Percent Need	Apportioned Dollar Cost	Percent Need	Apportioned Dollar Cost
					Construction Needs Resulting From Existing Development		**Construction Needs Resulting From Future Development**	
SW-29	Lift Station - North of Floral at East Avenue Alignment			$59,400	0.00	0	100.00	$59,400
SW-30	Lift Station - Kings River			50,000	0.00	0	100.00	100,000
SW-31	Sewer Master Plan			40,000	0.00	0	100.00	40,000
SW-32	Existing Reimbursement Agreements			50,000	0.00	0	100.00	50,000
	TOTAL ESTIMATED PROJECT COSTS	46,250		568,200	0	0	100.00	$568,200

M. Open Space Facilities

Schedule 15.2, Page 142 of the MSI report is hereby amended to designate no fee for commercial and industrial developments for Open Space facilities. City of Reedley Staff recommends that there is no substantive relationship between the need for open space facilities, and the development of commercial and industrial projects.

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