

1 **ORDINANCE NO. 2004-3**
2 **AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE**
3 **ARMONA COMMUNITY SERVICES DISTRICT**
4 **APPROVING**
5 **CAPITAL FACILITIES IMPROVEMENT PLAN**
6 **AND CONFIRMING REVISIONS THERETO**

7 The Board of Directors of the Armona Community Services District does hereby find and
8 determine as follows:

9 WHEREAS, the Armona Community Services District ("District") is a California community
10 services district formed and existing under and by virtue of the provisions of the California Community
11 Services District Law, codified at Government Code §§ 61000-61800, inclusive, together with all acts,
12 laws and decisions of courts amendatory thereof or supplementary thereto, and possessing all of the
13 powers, both necessary and implied, to give full meaning and effect thereto; and

14 WHEREAS, said Law provides, at Government Code § 61622, that the District has the power
15 generally to perform all acts necessary to carry out fully the provisions thereof; and

16 WHEREAS, said Law further provides, at Government Code § 61621, that the District may
17 provide for the collection of charges for the services and facilities provided by the District; and

18 WHEREAS, said Law further provides, at Government Code § 61621.5, that the District may by
19 ordinance adopt regulations binding upon all persons to govern the construction and use of its facility and
20 property, including regulations imposing reasonable charges for the use thereof; and

21 WHEREAS, Government Code § 66013 provides for fees for water connections and sewer
22 connections; and

23 WHEREAS, Government Code § 66002 provides for the establishment, review and revision of
24 Capital Facilities Improvement Plans; and

25 WHEREAS, the District has heretofore established, and annually reviewed, and revised, a Capital
26 Facilities Improvement Plan ("Plan"); and

 WHEREAS, the District reviewed the current Plan and held a public hearing on the Plan at
meetings held on July 14, 2004, which hearing was continued on August 11, 2004, September 8, 2004,
and October 13, 2004; and

 WHEREAS, at the public hearings, the District received comments on the Plan; and


 WHEREAS, after the conclusion of the public hearing on October 13, 2004, the Board voted to
adopt the Plan, with certain revisions, in the form set forth as Exhibit A attached hereto and to establish
the connection fees set forth in Table 1D thereof.

1 NOW, THEREFORE, the Board of Directors of the Armona Community Services District does
2 hereby enact as follows:

3 That the Capital Facilities Improvement Plan, in the form attached hereto as Exhibit A, entitled
4 "Armona Community Services District 2004 Adopted Capital Facilities Improvement Plan" and dated
5 November, 2004, be, and hereby is, confirmed as the Capital Facilities Improvement Plan of the
6 Armona Community Services District ~~commencing November 1, 2004~~, and continuing until next
7 reviewed and revised.

8 WHEREFORE, this Ordinance is passed and adopted by the Board of Directors of the Armona
9 Community Services District on October 13, 2004, by the following vote:
10 to be effective 30 days hence,

11 AYES: Maciel, Plooy, Franco, Danielson, Bittner
12 NOES: None
13 ABSENT: None
14 ABSTAIN: None

15 
16 ED BITTNER, PRESIDENT

17 ATTEST:

18 
19 JAMES MACIEL, SECRETARY

20 CERTIFICATE OF SECRETARY

21 I, James Maciel, the duly appointed and acting Secretary of the Board of Directors of the Armona
22 Community Services District, do hereby certify that the foregoing Ordinance was passed and adopted at
23 a Regular Meeting of the Board of Directors of the Armona Community Services District, duly noticed
24 and held at Armona, California, on October 13, 2004.

25 DATED: October 13, 2004.
26 [DISTRICT SEAL]

27 
28 JAMES MACIEL, SECRETARY

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EXHIBIT A
ARMONA COMMUNITY SERVICES DISTRICT
ADOPTED 2004 CAPITAL FACILITIES IMPROVEMENT PLAN

ARMONA COMMUNITY SERVICES DISTRICT

2004

ADOPTED CAPITAL FACILITIES IMPROVEMENT PLAN

Introduction

Armona Community Services District, as stated in the previous Capital Facilities Improvement Plans, is faced with capital expenditures necessary to satisfy infrastructure demands resulting from growth of the population served. Connection fees are imposed as a means to collect monies from developments to be served by the District. This document serves to update the District's anticipated infrastructure requirements.

The projections of population growth used in this plan are based upon projections compiled by Kings County. To date, the population of Armona has not followed those projections. Further, the time frame for the individual improvements are based upon actual population growth, not the projected year that said growth will be realized. The original base population for Capital Facilities Improvement Plans was 3,100. For the purposes of this report the population is approximately 3,500 persons.

The Land Use Map of Armona, as included in the Kings County General Plan is included as Figure 1. An aerial photograph of the community is also included as Figure 2. Figure 2 includes the boundary of the District, the primary sphere of influence limits and the secondary sphere of influence limits.

Specific Growth Anticipated in Armona

Ultimate population equivalent (residential and commercial/industrial) projections for the community of Armona exceed 11,000 population equivalents (see Appendix).

Future residential growth in Armona has been identified with three proposed subdivisions.

Tract No. 728, consists of 64 equivalent units and is located south of Hanford-Armona Road near the Cornelia Street alignment. The anticipated population increase from this subdivision is approximately 220 persons. Tract 728 has relinquished 58 of the equivalent units and presently has will-serve commitments to 6 units. The map expires on November 27, 2005.

Tentative Tract No. 787, consisting of 50 lots (presently defined as Phase 1 of Tentative Tract No. 756) has been approved for development north of Front Street east of the Oak Street alignment. Tract 787 is presently under construction. The anticipated population increase from this subdivision is approximately 170 persons.

Tentative Tract No. 756 is also a proposed subdivision. Improvement plans for Phase 2 of the subdivision have been approved for construction. Note that one of the lots in Phase 2 is dedicated for use as a well and water storage tank site. Improvement plans for Phase 3 of the subdivision have been received by the District for review and comment. The map expires on April 12, 2005. The Tentative Tract is divided into seven phases as outlined below:

<u>Phase</u>	<u>Lots</u>	<u>Estimated Population</u>	<u>Accumulated Population</u>
2	54	184	184
3	48	163	347
4	50	170	517
5	48	163	680
6	45	153	833
7	50	170	1003
Total	296		

Population estimates are based on 3.4 persons per residence.

The locations of the proposed subdivisions are shown on the attached Figure 2.

General Improvements

The District's office and shop are marginally adequate to serve the present population. The office in particular is crowded and does not satisfy ADA requirements. It has been determined that a modified office and shop may be needed to accommodate future growth. The modified shop is anticipated to be adequate to serve the needs of a population of approximately 4,500 people. The modified office is anticipated to be adequate for 2,400 people more than the present population.

Additional facilities are expected to be required for the shop and office subsequent to the above growth. No estimates are included at this time for these future facilities. The capital costs associated with shop and office improvements have been discounted by 50 percent due to the benefit derived by the existing community of Armona.

WATER SYSTEM

A summary figure (Figure 3) is included to locate the various water supply and distribution system improvements described in the plan.

Water Supply

Existing Facilities:

Water supply facilities include treatment, storage and booster pumping facilities at Well No. 1 (Dillon Well) and water storage and booster pumping facilities at Well No. 2 (7th Day Well). Actual cost of construction of the improvements is identified in this report. The water treatment facilities for the wells are expected to be adequate for between 1,500 and 2,000 people beyond the base population. The capital cost of the treatment facilities has been discounted by 30 percent prior to incorporation into connection fee estimates due to benefits to the existing population in the form of higher pressures, reliability of water supply and quality of water supply. The capital cost of the treatment facilities has also been reduced by the amount of grant money that was included with the funding assistance to construct the facilities (15 percent).

Future Facilities:

Future growth will require two additional wells during the 5th and 6th Benefit period (See Table 1). Prior to issuance of the will serve letter for Phase 4 of Tract 756 the new water storage tank and booster pumping facilities should be constructed and operational. Subsequently, prior to issuance of the will-serve letter for Phase 6 of Tract 756 Well No. 3 should be constructed and operational. The site for future Well No. 3 has been acquired by the District and is located within Tentative Tract

No. 756, Phase 2 (Exhibit W-2). However, the required footprint of treatment facilities is not yet known, possibly limiting the utilization of this well site. Production capacity of Well No. 3 is anticipated to be 1,000 gpm for the purposes of this report. Well No. 3 is expected to serve an additional 3,300 people and Well No. 4 is expected to be required for a total population of up to 8,600 people.

The site for future Well No. 4 has not yet been defined by the District. It is recommended that future well sites be investigated north of existing facilities (Exhibit W-7).

Due to the water quality of the existing wells, treatment facilities are expected to be necessary for the two future wells. New regulations associated with Arsenic limits in drinking water may require construction of additional treatment facilities at existing Well No. 1 and Well No. 2. Well No. 2 requires supplemental treatment facilities to address secondary water quality issues including color, odor and iron. The District intends to initiate pilot scale treatment reviews at Well No. 2 to further define treatment design criteria that may be required, thereby providing additional information that would influence full scale treatment costs and land area requirements (Exhibit W-1).

In addition to the wells, water storage facilities will be needed in the future. Water storage facilities of at least 250,000 gallons or a new water supply well are necessary prior to issuance of a will-serve letter for Phase 4 of Tract 756. Supplemental treatment and storage may be added to Well No. 2. Such facilities may require acquisition of additional property adjacent to the existing well site (Exhibit W-1). The capital facilities plan includes monies for property acquisition in addition to construction costs.

Supplemental information regarding the projected capacity of capital improvements is included in the Appendix.

Water Distribution:

Existing Facilities:

A water main along Hanford-Armona Road east of Oak Street has been constructed in the summer of 2004 consistent with the previously adopted Capital Facilities Plan.

This water main extension serves as a basis for future looping of the water distribution system east of the community, thereby enhancing fire flow capabilities. Specific growth in this vicinity is commercial development. This improvement provides an additional benefit to the existing population in the form of enabling additional commercial development to receive potable water along this corridor, aiding in employment opportunities. The capital cost of this water main has been reduced by 15 percent prior to incorporation into the proposed connection fee.

Water mains previously constructed along Oak Street and 14th Avenue have also been identified as necessary to serve future growth in Armona. These improvements provide benefit to the existing population in the form of higher pressures and better distribution of emergency flows. Therefore, the capital costs of these two mains have been reduced by 30 percent prior to incorporation into the proposed connection fee. As with the water treatment and storage facilities, the capital cost of the water mains has been further reduced by 15 percent due to that portion of the funding assistance package that was granted to the District. The net reduction is 40 percent.

Future Facilities:

Future water distribution improvements include looping of the water mains located in Front Street and in Hanford-Armona Road east of Oak Street. The dead end water mains would require extension to 13th Avenue and approximately ¼ mile of water main in 13th Avenue to complete the loop, thereby improving overall system pressure and reliability (Exhibit W-3).

Similarly, the water mains located in Locust and Hanford Armona Road near 14 ½ Avenue require extension to 14 ½ Avenue and approximately ¼ mile of water main in 14 ½ Avenue to complete the loop, thereby improving overall system pressure and reliability (Exhibit W-4).

Extension of the water mains south along 13th Avenue and then westerly in Hood would provide water service capability to areas within the District's primary sphere of influence (Exhibit W-5).

Extension of the water main north in 14th Avenue would also provide water service capability to remaining areas within the District's primary sphere of influence (Exhibit W-6). However, a long dead end water main north should be looped along Lacey Boulevard (Exhibit W-8) and then south along 13th Avenue to previously described water mains (Exhibit W-9). It has been discussed that future water supply wells are anticipated to be located north of existing facilities. A water main in Lacey Boulevard may also be supplied by a future, northerly, well.

WASTEWATER SYSTEM

A summary figure (Figure 4) is included to locate the various sewer collection and wastewater treatment and disposal improvements discussed in the plan.

Sewer Collection System

Existing Facilities:

The sewer system expansion and wastewater treatment and disposal facilities constructed in 1992 were financed in part by a loan of \$203,685 from the water fund. The expansion is expected to be adequate for 1,800 additional people beyond the 3,100 persons used as the original base population.

Construction of Tentative Tract No. 787 includes the construction of a sewer main along the Oak Street alignment from Front Street to Hanford-Armona Road. This capital improvement was specifically identified in previous capital facilities plans and involves the participation of connection fee revenues to a maximum of \$52,000 defined in previous actions by the Board of Directors.

Future Facilities:

The District is investigating the possibility of constructing a sewer by-pass pipeline to directed water treatment backwash water to the disposal facilities at the wastewater treatment plant (Exhibit S-1). The by-pass pipeline would free up collection system capacity and wastewater treatment capacity. Construction of a by-pass pipeline would require acquisition of easements, CEQA approval, and approval by the Regional Water Quality Control Board.

Additional population growth will impose a need for sewer trunk lines. Sewer extensions that have been identified include Hanford-Armona Road between Randall and 14 ½ Avenue. This sewer main extension would require a sewer lift station (Exhibit S-3).

Continued growth and infill of the District to the north and west will require an expansion to the sewer main in Hume between the wastewater treatment plant and 14th Avenue (Exhibit S-4), in 14th Avenue between Hume and Hood (Exhibit S-5), and in 14th Avenue between Hood and Hanford-Armona Road (Exhibit S-6). Improvements would address capacity and insufficient slope of existing sewers.

Expansion of the water system east along Hanford-Armona Road between Oak and 13th Avenues may include the demand to extend the sewer collection system and eliminate on-site sewage disposal. Extension of the sewer collection system east along Hanford-Armona Road and northerly along 13th Avenue will require a sewer lift station in Hanford-Armona Road in the vicinity of Mussel Slough (Exhibit S-7).

Continued growth and infill of the District to the north and east will require an expansion to the sewer main in Oak Street between the wastewater treatment plant and Hood Street (Exhibit S-8) and between Hood Street and Walker Street (Exhibit S-9).

Water service is provided within District boundaries along 14th Avenue north of Highway, however, sewage disposal is on-site. Extension of the sewer collection system in 14th Avenue coincident to the water system will eliminate said on-site disposal facilities and would require a lift station (Exhibit S-10).

Future development adjacent to existing District boundaries may require expansion of District limits and facilities. The District has identified possible expansion areas of Front Street east of Tract 787 (Exhibit S-11), and 14 ½ Avenue between Hanford-Armona Road and Locust (Exhibit S-13) as possible extensions beyond present boundaries.

Wastewater Treatment and Disposal

Existing Facilities:

The supplemental wastewater treatment and disposal capacity achieved by the improvements constructed in 1992 have been reduced (equivalent to approximately 800 persons) due to the backwashing required at the water treatment facilities at Well No. 1.

Future Facilities:

Water treatment improvements at Well No. 2 or future wells may also decrease sewer system capacity due to backwash impacts. Therefore, the first planned expansion of the wastewater treatment plant (consisting primarily of aeration and disposal pond improvements) is required prior to the issuance of the will-serve letter for Phase 4 of Tract 756 (Exhibit S-2).

Soils in the Armona area are generally silty sands. The existing ponds at the wastewater treatment and disposal facilities experience significant erosion due to wave action. Capital improvements consisting of erosion mitigation facilities are included and will benefit all existing and future populations served by the Armona CSD.

The District experienced seepage losses from existing Pond No. 4 in 2003. Investigations are continuing while the pond is dry to determine appropriate corrective measures. Said measures may include a combination of sealing portions of the pond with clay or other liners, reconstruction of portions of the embankment, and installation of seepage interceptor pipelines. Costs for the improvements are not yet finalized, however, capital improvement monies are designated in this plan towards improvements at Pond No. 4. Similarly, the District has identified electrical deficiencies in the wastewater treatment plant that impacts the ability to serve existing and future floating aerators. Capital improvement monies are also designated towards electrical improvements.

Relatively minor capital cost expansions at the wastewater treatment plant may be accomplished until the population reaches approximately 6,600 people. The third treatment plant expansion may require significant physical improvements to the facilities and a shift from aerated ponds to more intensive activated sludge treatment processes (Exhibit S-12). The estimate of construction costs associated with the treatment plant expansion has been reduced in this analysis.

AVAILABLE FUNDS

Connection Fee Revenues Available for Utilization

As of June 30, 2003, total funds available for capital improvements through connection fee revenues were \$ 129,309 in the sewer fund and \$ 420,289 in the water fund. As of June 30, 2004, total funds available for capital improvements through connection fee revenues were \$144,415.77 in the sewer fund and \$366,367.94 in the water fund.

However, during fiscal year 2003-2004 the District committed funding toward bench and pilot water treatment facilities, 12 inch water main in Hanford-Armona Road east of Oak Street (\$207,329), and construction of the sewer main in Oak Street between Sixth Street and Hanford-Armona Road (\$52,000 maximum).

RECOMMENDATIONS

Recommended Priority List for Capital Improvements

Staff recommendations for priority list items include:

Water Treatment, storage and necessary expansion of Well No. 2	\$775,000
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It is also recommended that the District conduct pilot testing of water treatment alternatives for Well No. 2. Technology of treatment alternatives has improved in the past 8 years. Similarly, characteristics of the water may also have changed in the past 8 years. Pilot testing of the site may offer opportunities for reduction of the capital cost estimate for water treatment facilities. The District is subject to new Arsenic regulations. Pilot testing would include alternatives to effectively remove Arsenic to levels below new regulations.

Wastewater Treatment expansion To accommodate at least 60,000 Gallons per day additional Capacity	\$230,000
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By-pass of backwash water from
Well No. 1 directly to disposal facilities
at the wastewater plant

\$ 42,000

It is recommended that the Board continue to direct staff to investigate the possibility of removing the backwash water from Well No. 1 from the sewer system. Discharge would be directed to disposal facilities at the wastewater treatment plant.

Office improvements to address ADA
Issues

\$ to be determined

It is recommended that the Board direct staff regarding implementation of improvements associated with ADA compliance and any other office or shop improvements to be considered. Upon determination of District intent, it is recommended that the District retain the services of an architect to provide more specific cost estimates and building permit requirements associated with anticipated improvements.

It is further recommended that the District continue to investigate supplemental funding assistance programs to contribute toward implementation of the improvements. Examples of funding assistance programs include:

- Small Community Grant – new deadline of August 6, 2004 to submit proposals for consideration by the SWRCB. Anticipated projects may include wastewater treatment plant improvements and expansions. Maximum funding of \$2,000,000 per community. Funds are distributed based on statewide competitive proposals. \$30 M available for the entire State.
- Proposition 40 and 50
- Safe Drinking Water State Revolving Fund. Includes low interest loans, limited grant possibilities. Qualified projects may include water treatment, storage, new wells.
- USDA, Rural Utilities Service. Includes low interest loans, limited grant possibilities. Qualified projects may include water and wastewater system improvements.

Input from public meetings conducted in July and August, 2004 may provide supplemental priority list items for Board consideration.

Final Board of Directors priority list of improvements is to be determined.

Summary

The relative location of water and sewer system improvements included in the Capital Facilities Improvement Plan are shown on Exhibits W-1 through W-9 and S-1 through S-13.

The known developments (Tracts 728, 787, 756) are expected to bring an additional population to the community of Armona associated with the first and second benefit periods identified in Table 1. In addition, the need for Well No. 3, additional water storage and the first expansion of the wastewater treatment plant may be required. The first expansion of the wastewater treatment plant would be required prior to development of Phase 4 of Tract 756. The additional storage facilities would be required prior to development of Phase 4 of Tract 756, and Well No. 3 would be required prior to development of Phase 6 of Tract 756.

The total cost to the District for the required projects to accommodate growth to a population of 8,600 people is estimated to be \$ 8,912,639. Several alternatives were presented and considered in determining the appropriate connection fees associated with the capital improvements identified.

These alternatives included the following:

Table 1A Capital Improvements Identified for a Projected Population of 8,600. Connection fees have been reduced to approximately 90 percent of the maximum.

Table 1B Capital Improvements Identified for the 5th Benefit Period, generally associated with a population of 6,600. Connection fees have been reduced to approximately 90 percent of the maximum.

Table 1C Capital Improvements Identified for the 4th Benefit Period, generally associated with a population of 5,500. Connection fees have been reduced to approximately 90 percent of the maximum.

Table 1D Capital Improvements Identified for the 5th Benefit Period, generally associated with a population of 6,600. Connection fees have been reduced to approximately 85 percent of the maximum.

Note that capital improvement in the 5th and 6th Benefit Periods are included in Tables 1B, 1C, and 1D because these improvements benefit a population beyond the population identified.

Based upon direction from the Board of Directors received during the October, 2004 Board Meeting, the capital facility requirements for the plan and the associated connection fees are presently based upon a population of 6,600 persons, and approximately 85 percent of the maximum identified cost (\$3,967 for water and \$1,558 for sewer).

Implementation

The allocation of connection fees to two-bedroom apartments, as defined in Ordinance 1992-1, is 80% of a single family residence. Single bedroom apartments are charged 60% of a two bedroom apartment. A typical commercial connection is assumed to contribute approximately one-half of the demand of a single family residence. Said typical commercial development is anticipated to be defined by 14 sewer fixture units and 20 water fixture units. This results in a charge for commercial developments of \$56 per sewer fixture unit and \$99 per water fixture unit.

Other commercial and industrial connections that impose water or sewer demands that vary from typical residential uses would require determination of the appropriate equivalent dwelling unit value. For example, an industrial connection that would discharge wastewater with characteristics with high BOD, suspended solids, electroconductivity, or other component, requires determination of the appropriate equivalent dwelling unit value on a case-by-case basis.

APPENDIX

- Figure 1 Land Use Map of Armona
- Figure 2 Aerial Photograph of Armona CSD with the District boundary and sphere of influence
- Figure 3 Overall Water System Improvements
- Figure 4 Overall Sewer System Improvements
- Exhibit W-1 Location of Well No. 2 Water Treatment and Storage
- Exhibit W-2 Location of Future Well No. 3 and Future Water Storage
- Exhibit W-3 Location of water main loop along Front Street, 13th Avenue and Hanford- Armona Road
- Exhibit W-4 Location of water main loop along Locust Street, 14 ½ Avenue and Hanford- Armona Road
- Exhibit W-5 Location of water main loop along 13th Avenue and Hood Street
- Exhibit W-6 Location of water main extension in 14th Avenue to Lacey Boulevard
- Exhibit W-7 Future Well No. 4, no specified location
- Exhibit W-8 Location of water main extension in Lacey Boulevard between 14th Avenue and 13th Avenue
- Exhibit W-9 Location of water main extension in 13th Avenue between Lacey Boulevard and Front Street
- Exhibit S-1 Location of Well No. 1 water treatment plant backwash by-pass pipeline
- Exhibit S-2 First wastewater treatment plant expansion

- Exhibit S-3 Location of future 6" Sewer along Hanford Armona Road from Randall Street to 14 ½ Avenue.
- Exhibit S-4 Location of future 18" Sewer along Hume from 14th to Oak Street
- Exhibit S-5 Location of future 18" Sewer along 14th from Hood to Hume Avenue
- Exhibit S-6 Location of future 15" Sewer along 14th from Hanford-Armona Road to Hood
- Exhibit S-7 Location of future sewer main extension and lift station along Hanford-Armona Road from Mussel Slough to 13th Avenue
- Exhibit S-8 Location of future 24" Sewer along Oak Street from Hood to wastewater treatment plant
- Exhibit S-9 Location of future 12" Sewer along Oak Street from Walker to Hood
- Exhibit S-10 Location of future sewer main extension and lift station along 14th Avenue from Highway north to the District boundary
- Exhibit S-11 Location of future sewer main extension and lift station along Front Street from Mussel Slough to 13th Avenue
- Exhibit S-12 Second wastewater treatment plant expansion
- Exhibit S-13 Location of future sewer main extension in 14 ½ Avenue north from Hanford-Armona Road

Summary of projected population equivalents

Alternative summaries of Capital Improvements

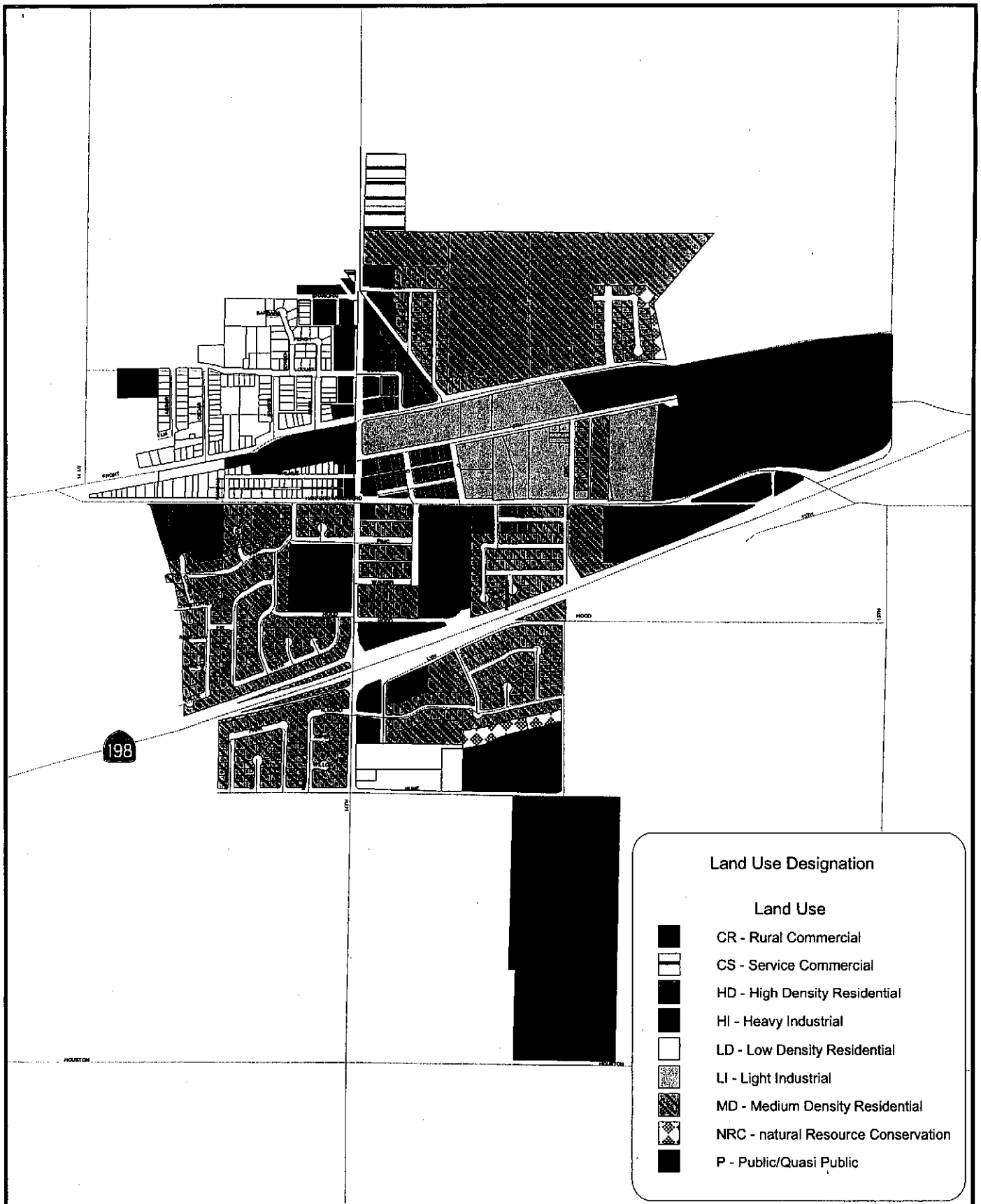
Table 1A

Table 1B

Table 1C

Table 1D

Table 2



0 0.125 0.25 Miles



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Figure 1

**Armona Community Services District
Kings County, CA**

Map printed 11/02/2004

SEE FIGURE 2 IN
ORDINANCE
BINDER.
DOCUMENT TOO
LARGE TO SCAN.

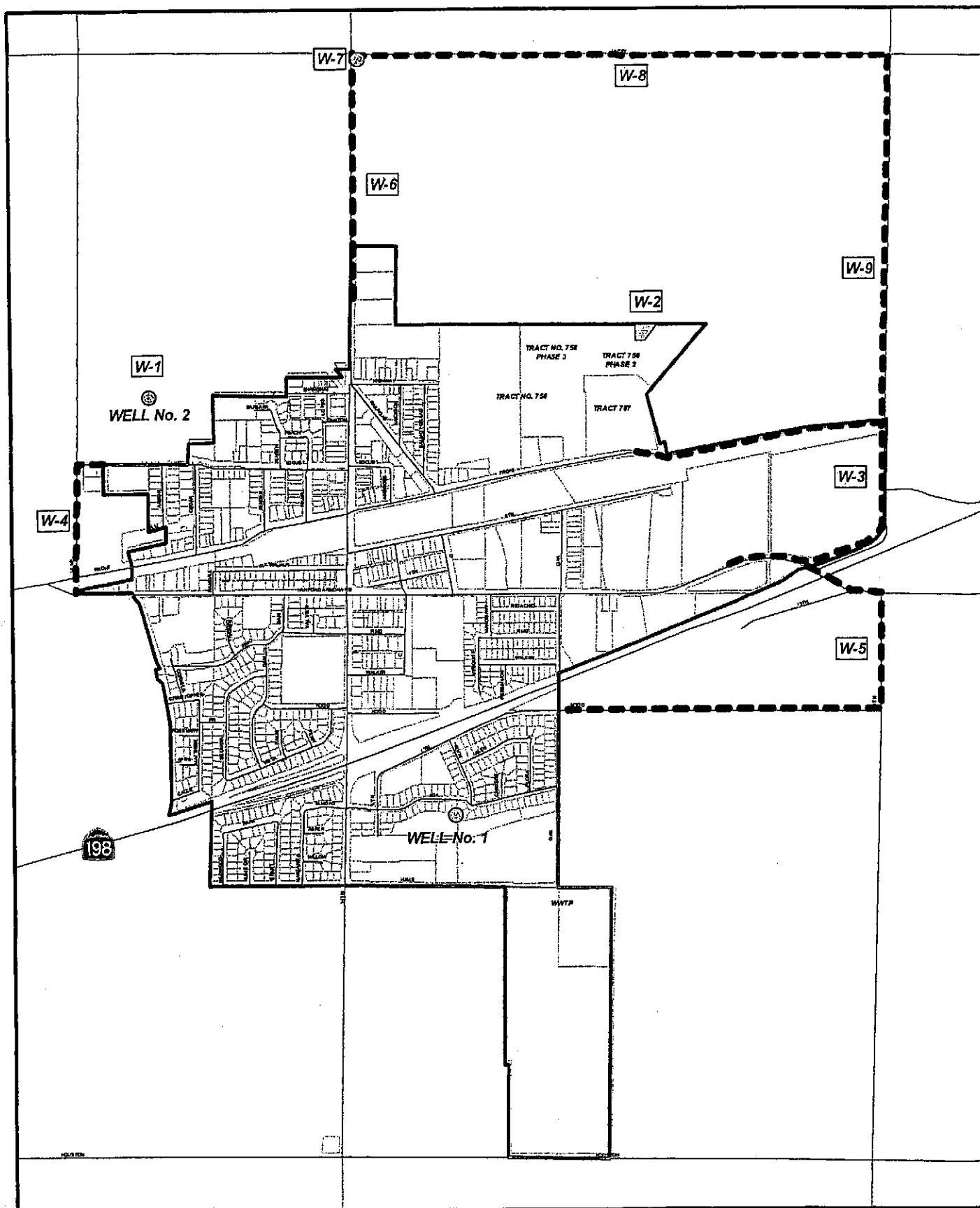


Figure 3

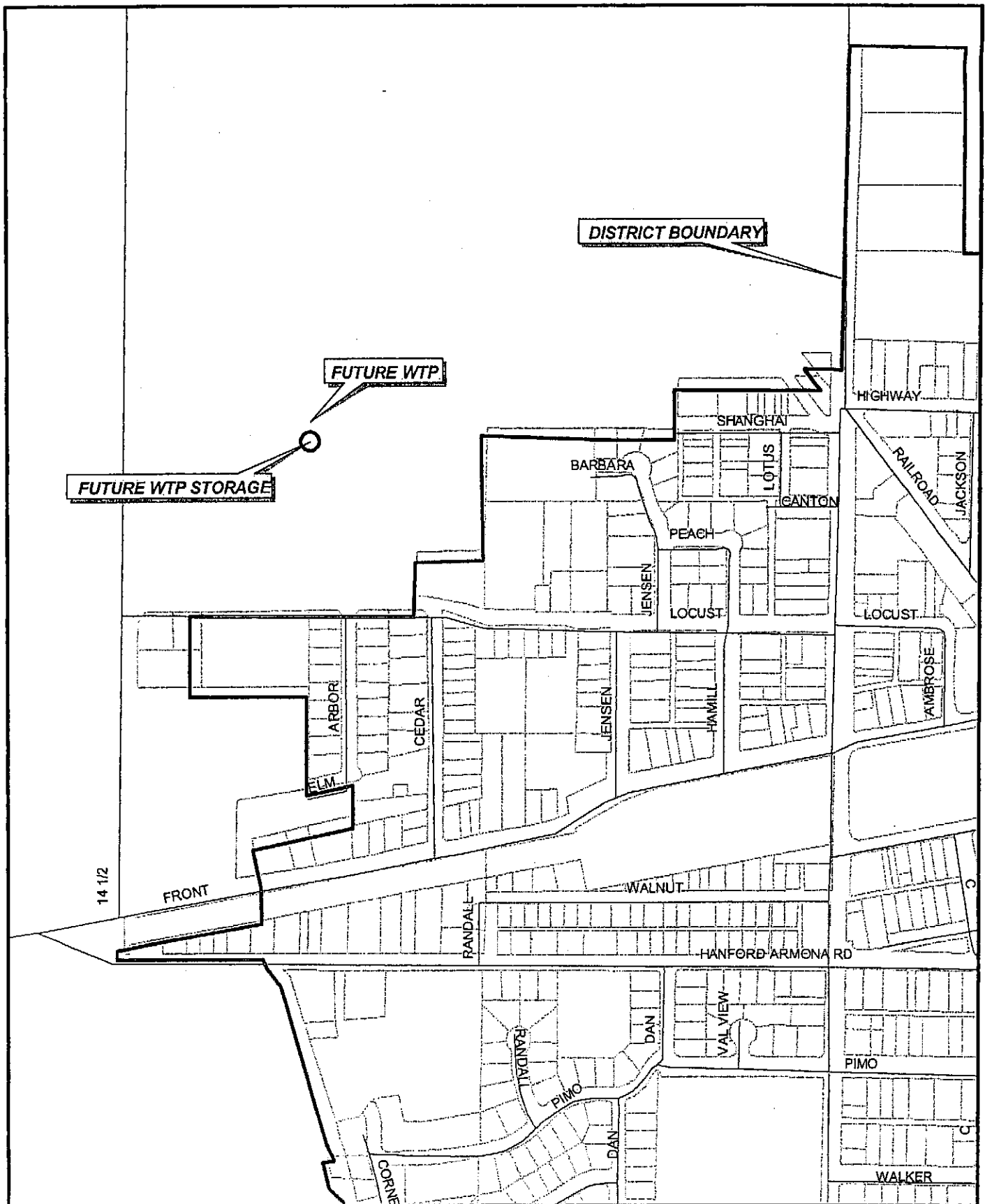
Overall Water System Improvements
Armona Community Services District
Kings County, CA

Map printed 7/29/2004

0 0.125 0.25 Miles

EST. 1944
PROVOST & PRITCHARD
ENGINEERING GROUP

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0 250 500 Feet

EST. 1962
PROVOST & PRITCHARD
ENGINEERING GROUP

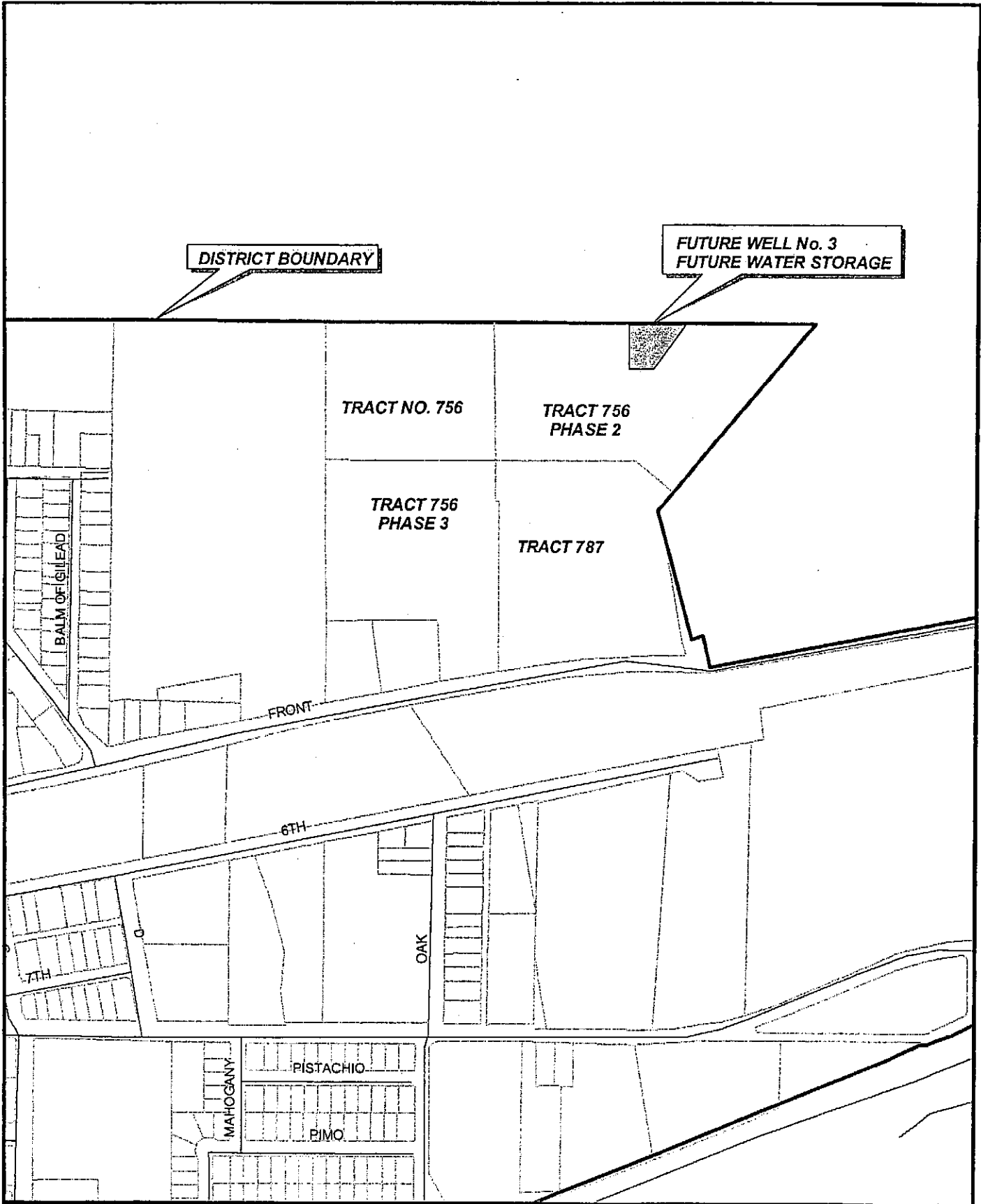


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Exhibit W-1

Armona Community Services District
Kings County, CA

Map printed 7/27/2004



0 250 500 Feet

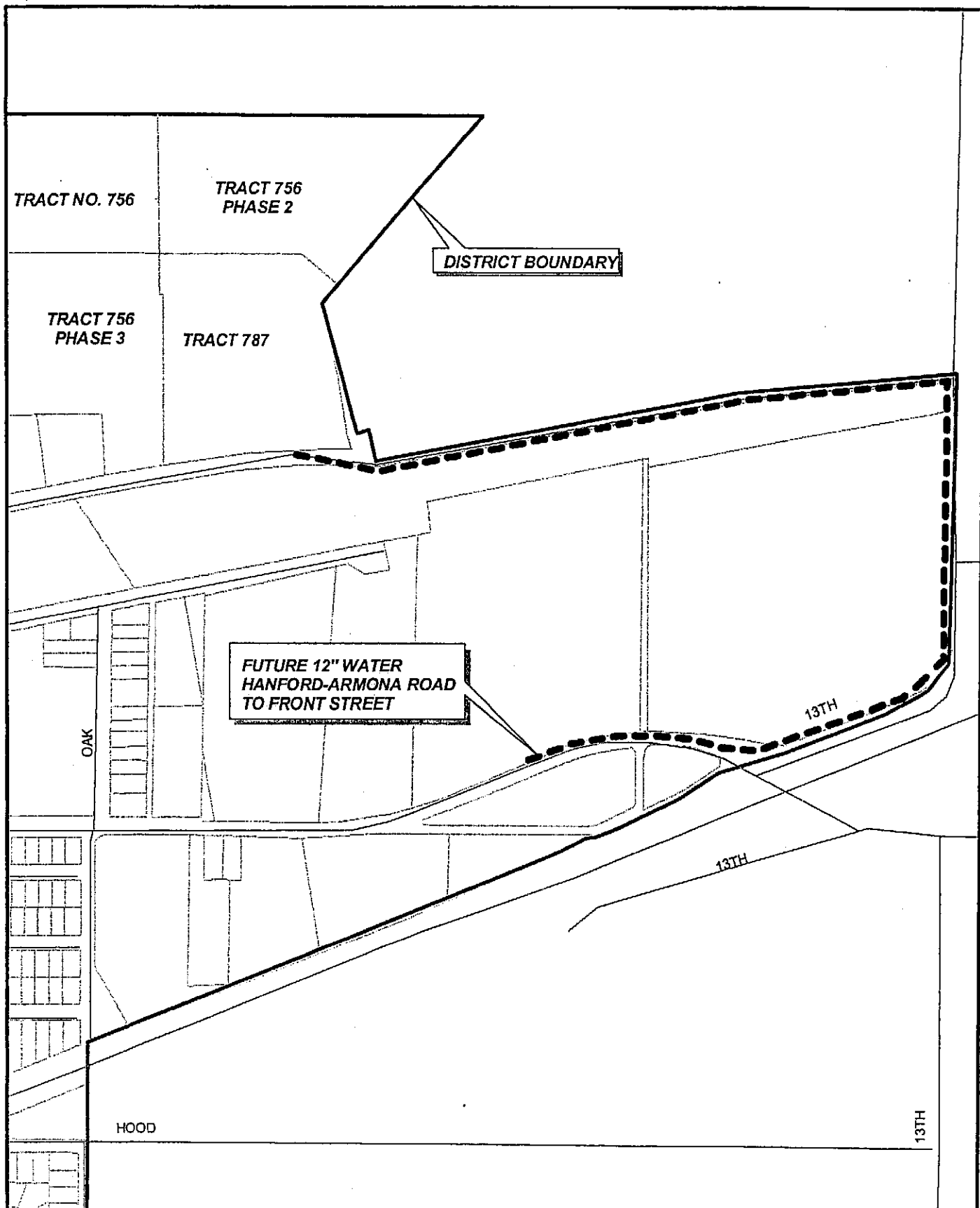


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Exhibit W-2

Armona Community Services District
Kings County, CA

Map printed 7/26/2004



0 250 500 Feet

PROVOST &
PRITCHARD
ENGINEERING GROUP

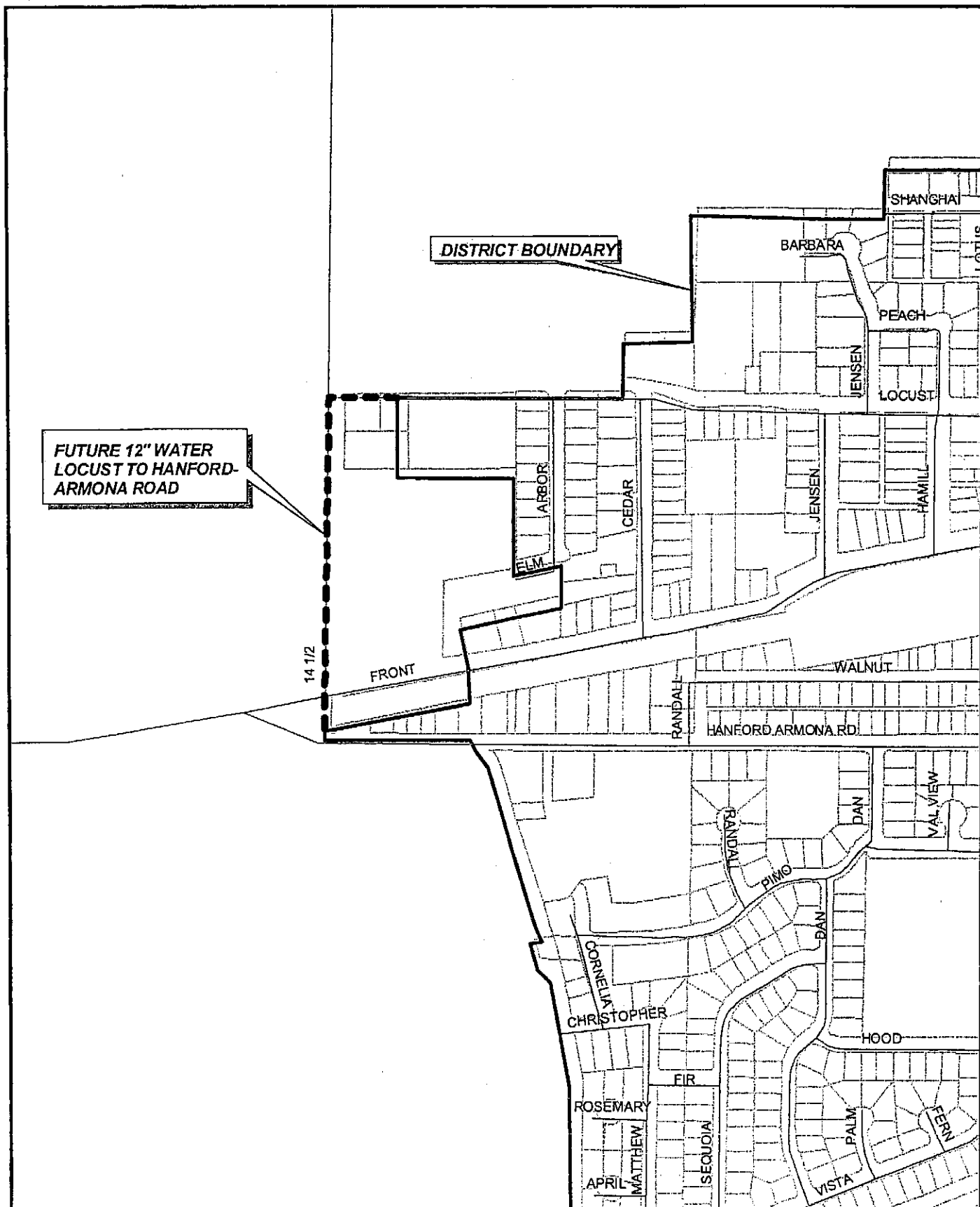


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Exhibit W-3

Armona Community Services District
Kings County, CA

Map printed 7/27/2004



0 250 500 Feet

EST. 1960
PROVOST & PRITCHARD
 ENGINEERING GROUP

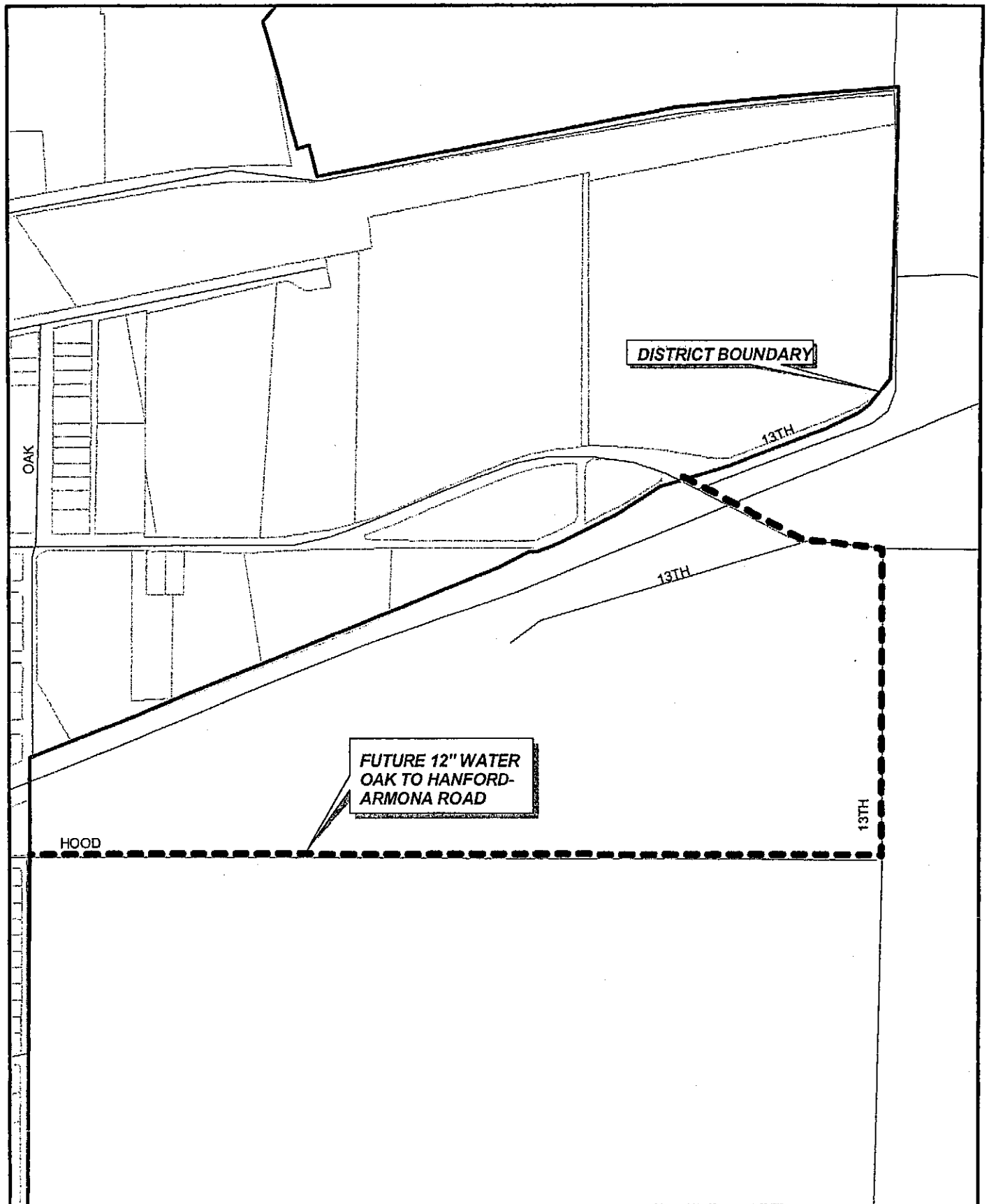


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Exhibit W-4

**Armona Community Services District
 Kings County, CA**

Map printed 7/27/2004



0 250 500 Feet

EST. 1966
PROVOST & PRITCHARD
ENGINEERING GROUP



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Exhibit W-5

Armona Community Services District
Kings County, CA

Map printed 7/27/2004

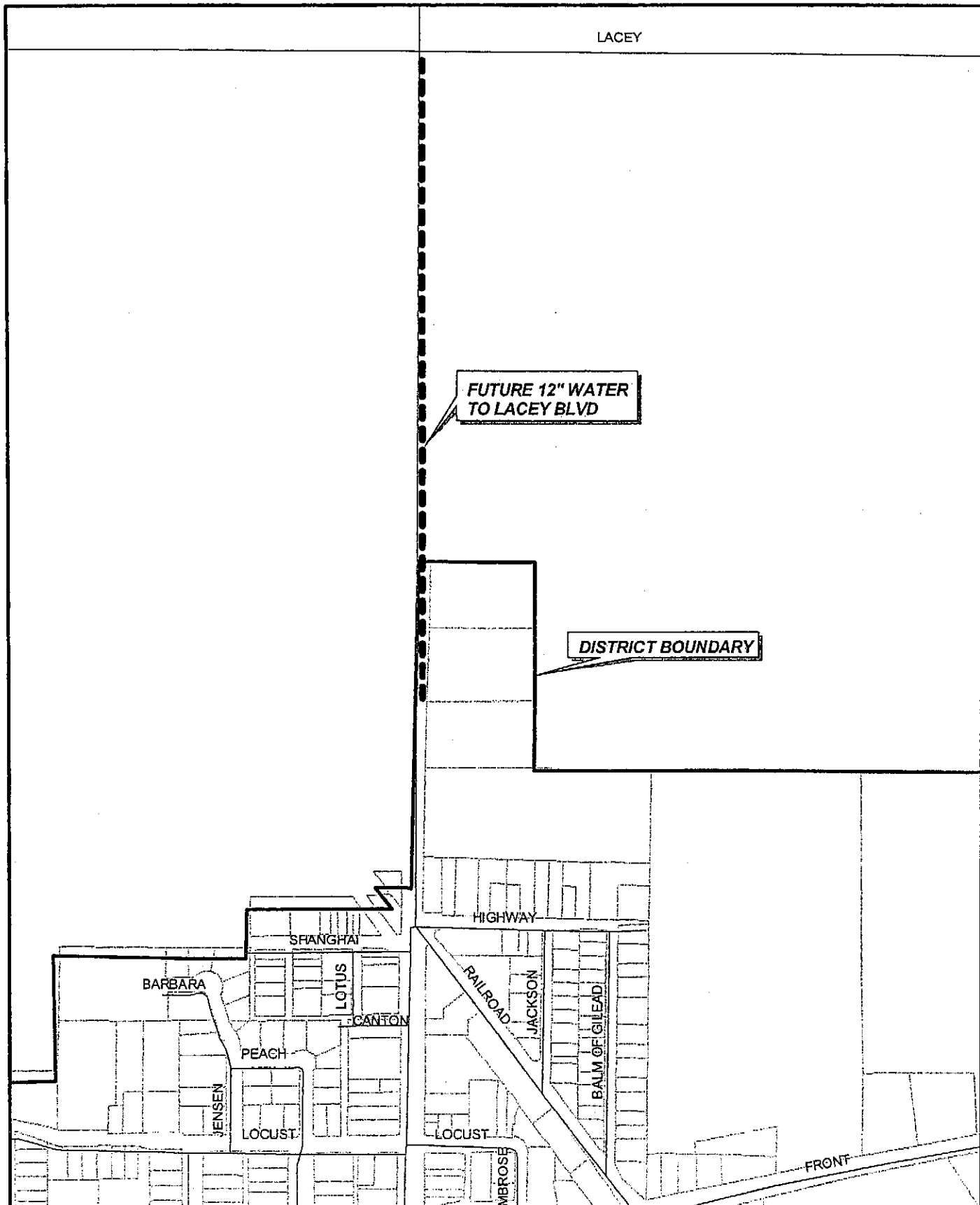


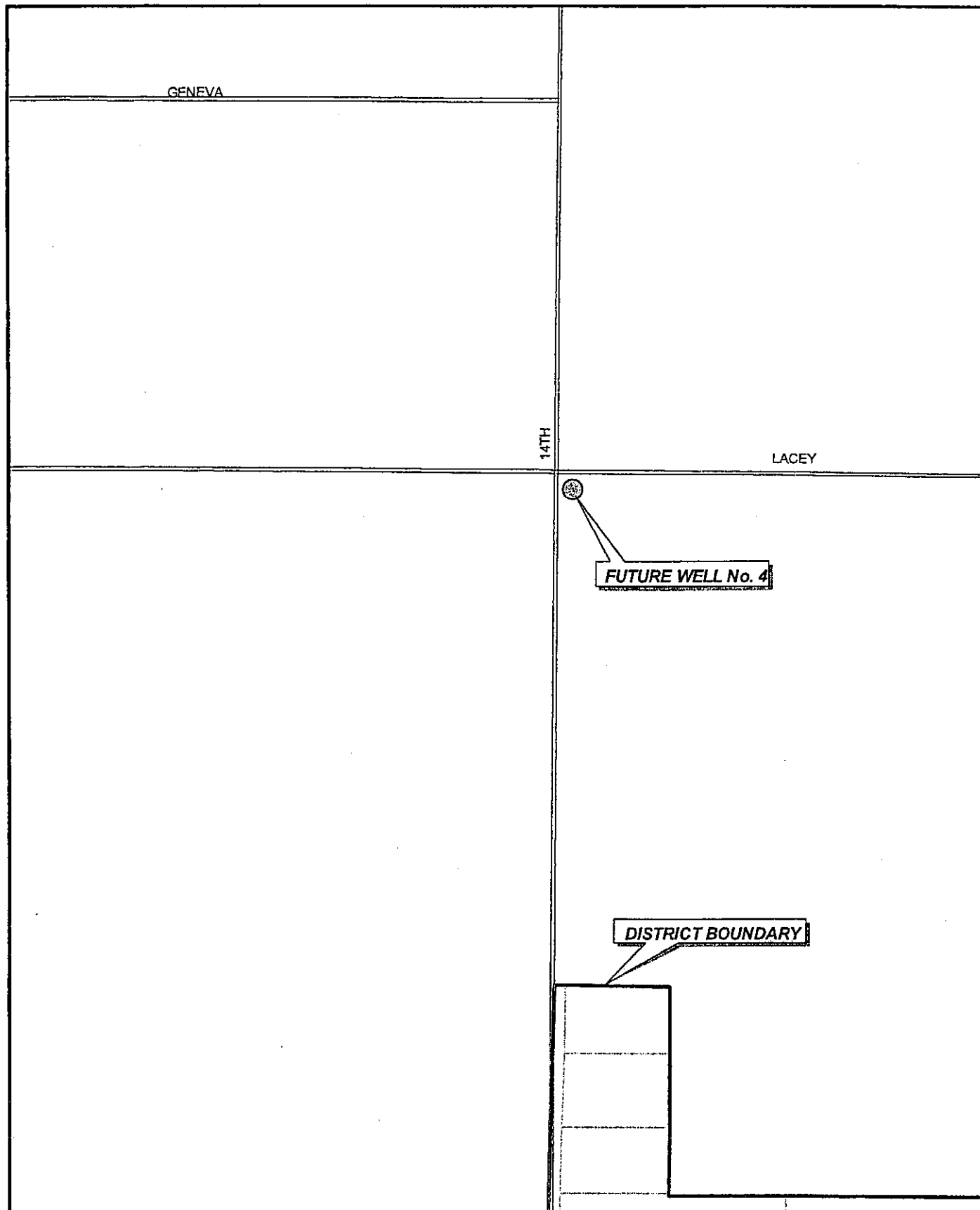
Exhibit W-6

Armona Community Services District
Kings County, CA

Map printed 7/27/2004

EST. 1966
PROVOST & PRITCHARD
ENGINEERING GROUP

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0 250 500 Feet

PROVOST &
PRITCHARD
ENGINEERING GROUP

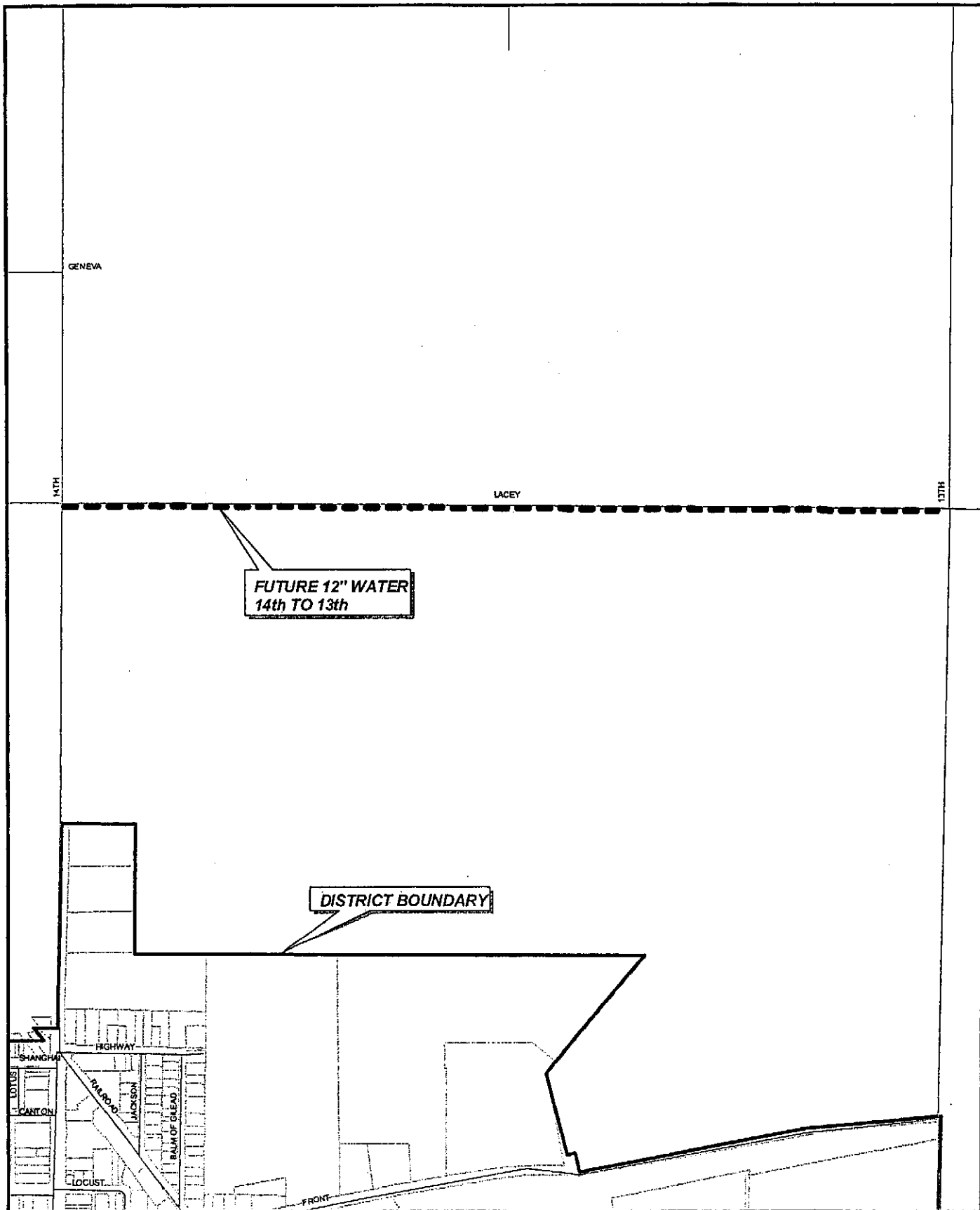


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Exhibit W-7

Armona Community Services District
Kings County, CA

Map printed 7/27/2004



0 400 800 Feet

EST. 1989
PROVOST & PRITCHARD
ENGINEERING GROUP

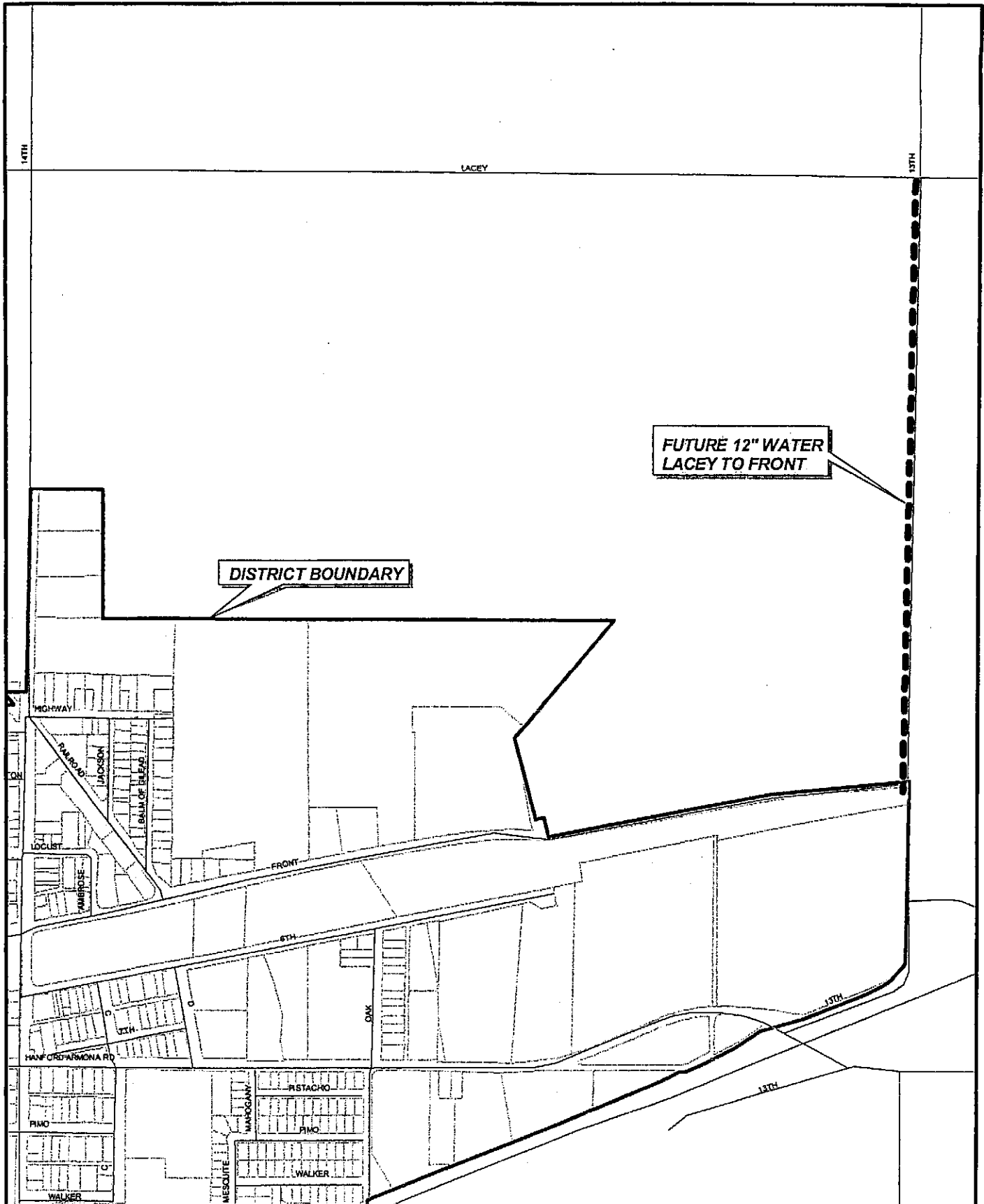


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Exhibit W-8

**Armona Community Services District
Kings County, CA**

Map printed 7/27/2004



FUTURE 12" WATER
LACEY TO FRONT

DISTRICT BOUNDARY

0 400 800 Feet

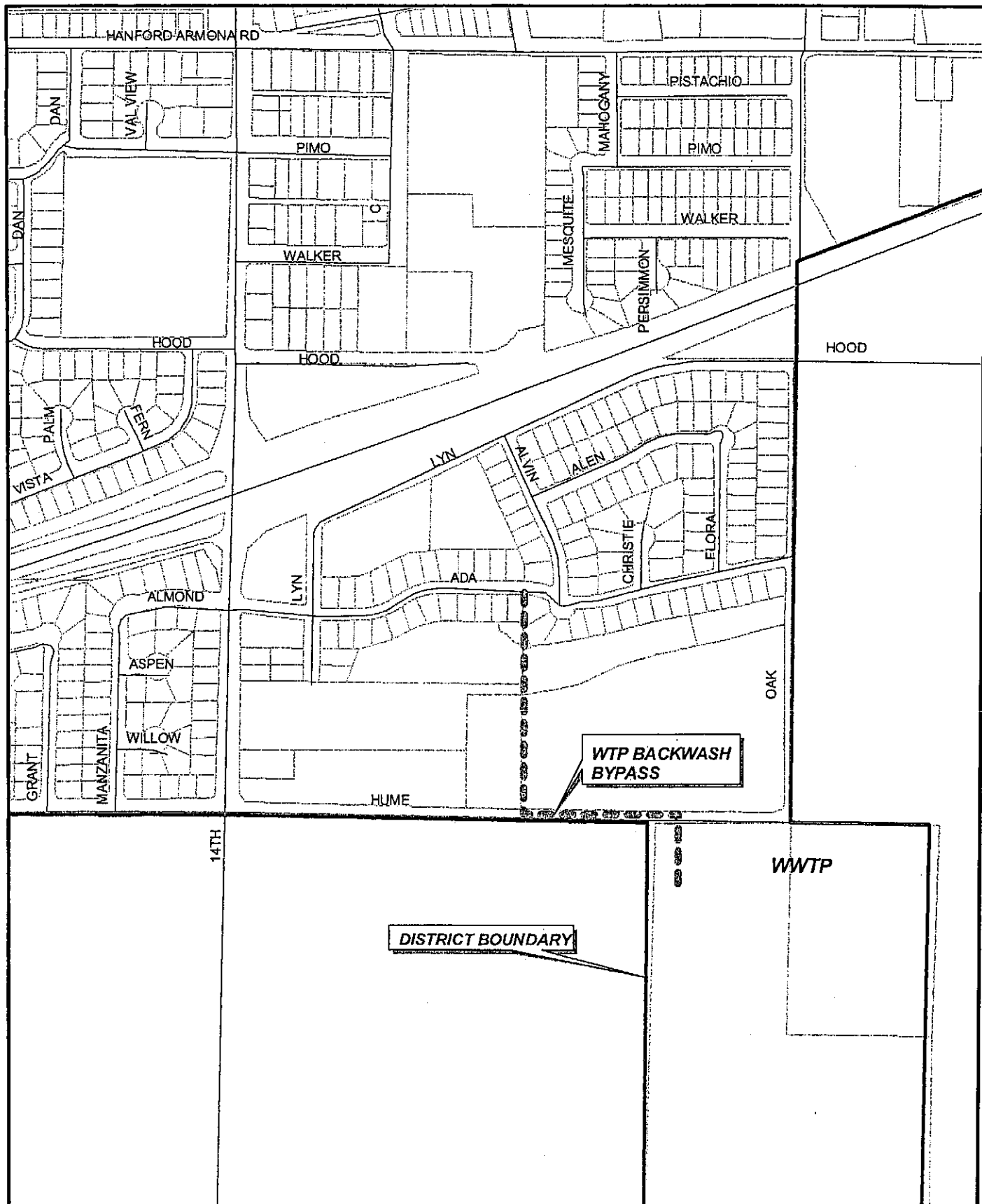
Exhibit W-9

Armona Community Services District

Map printed 7/27/2004

PROVOST &
PRITCHARD
ENGINEERING GROUP

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0 250 500 Feet

EST. 1969
PROVOST & PRITCHARD
 ENGINEERING GROUP

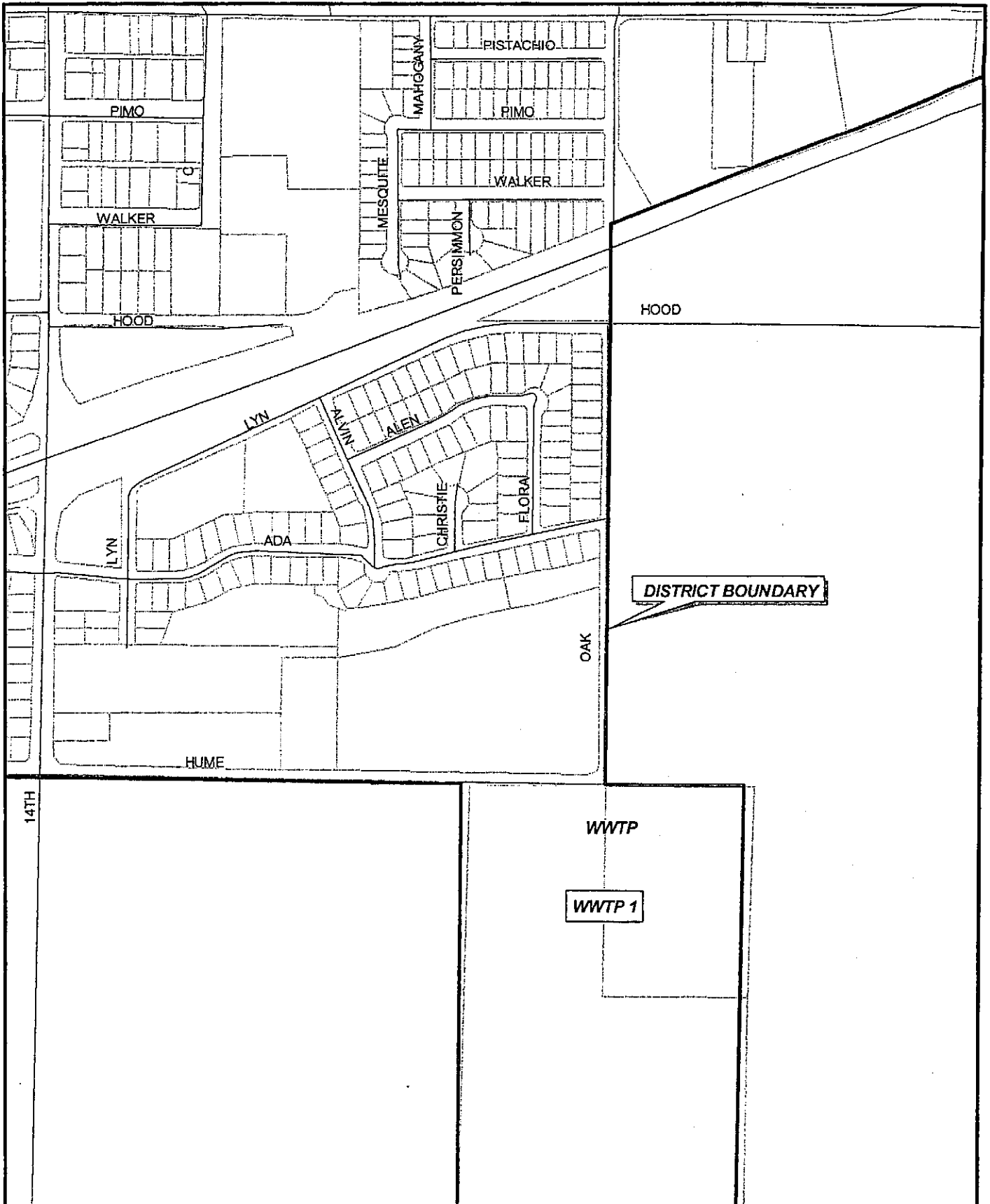


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Exhibit S-1

Armona Community Services District
 Kings County, CA

Map printed 7/28/2004



0 250 500 Feet

PROVOST &
PRITCHARD
ENGINEERING GROUP

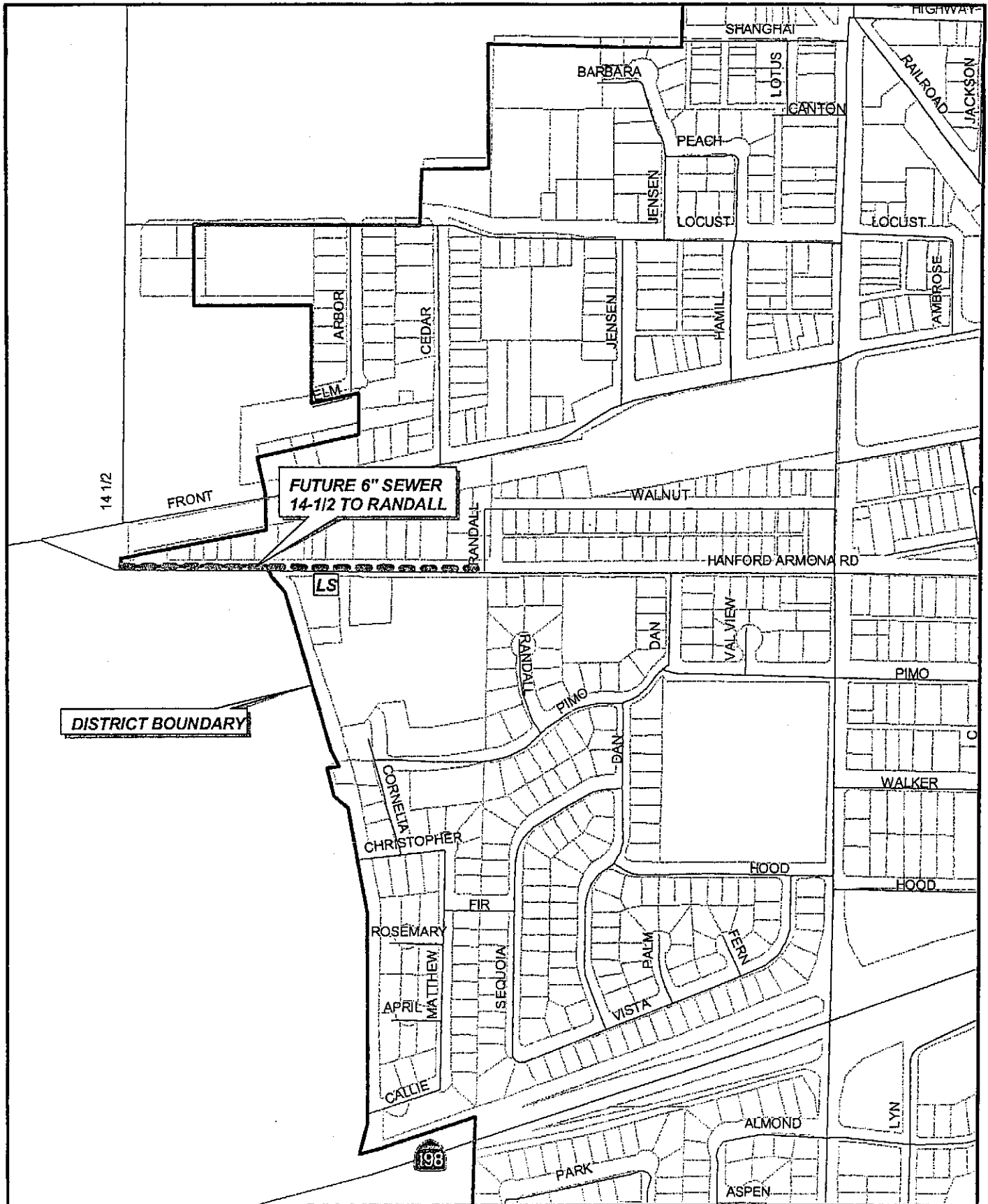


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Exhibit S-2

**Armona Community Services District
Kings County, CA**

Map printed 7/28/2004



0 250 500 Feet

PROVOST & PRITCHARD
ENGINEERING GROUP

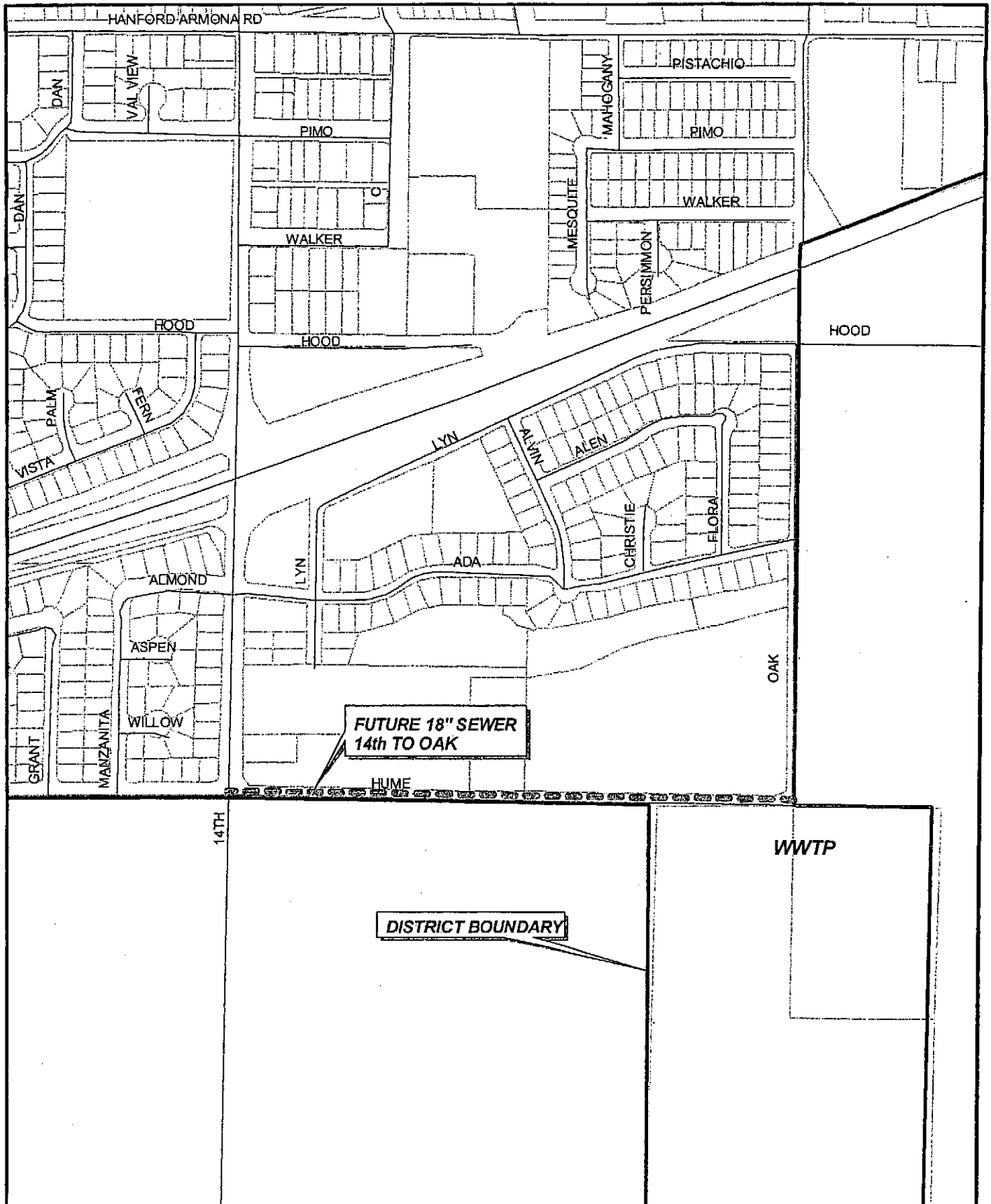


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Exhibit S-3

Armona Community Services District
Kings County, CA

Map printed 7/28/2004



0 250 500 Feet

EST. 1962
PROVOST & PRITCHARD
ENGINEERING GROUP

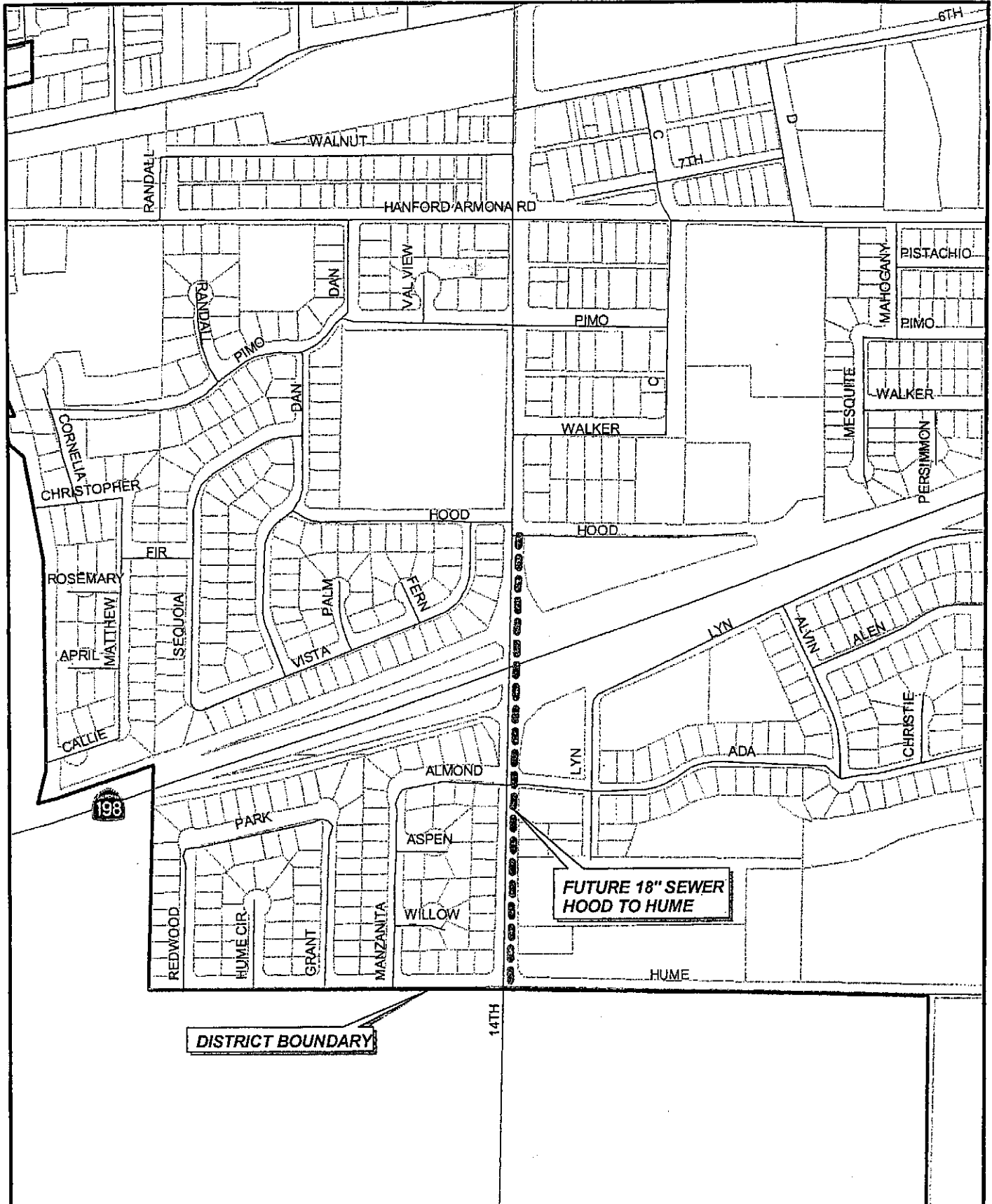


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Exhibit S-4

Armona Community Services District
Kings County, CA

Map printed 7/28/2004



0 250 500 Feet

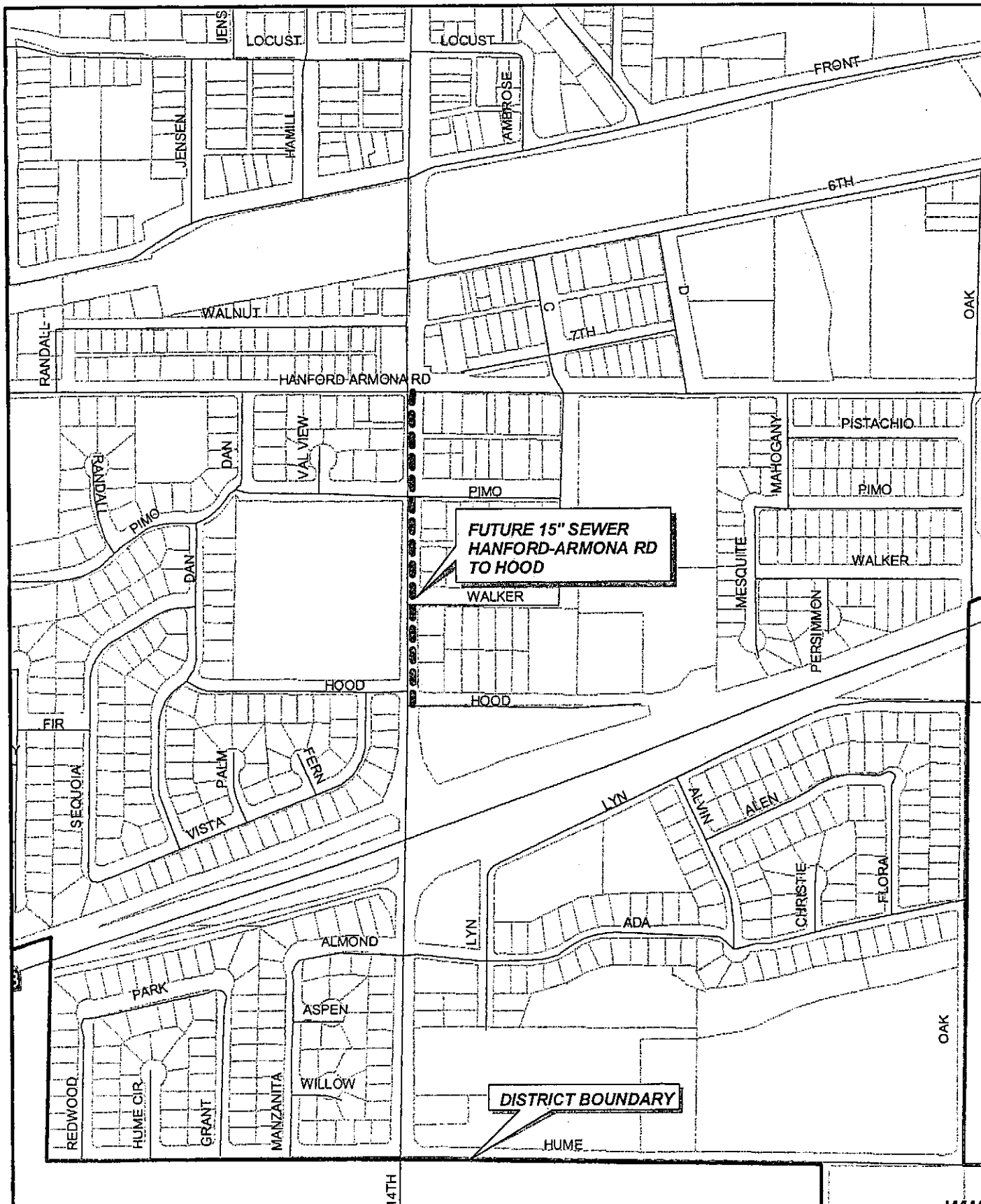


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Exhibit S-5

Armona Community Services District
Kings County, CA

Map printed 7/28/2004



0 250 500 Feet

EST. 1922
PROVOST & PRITCHARD
 ENGINEERING GROUP

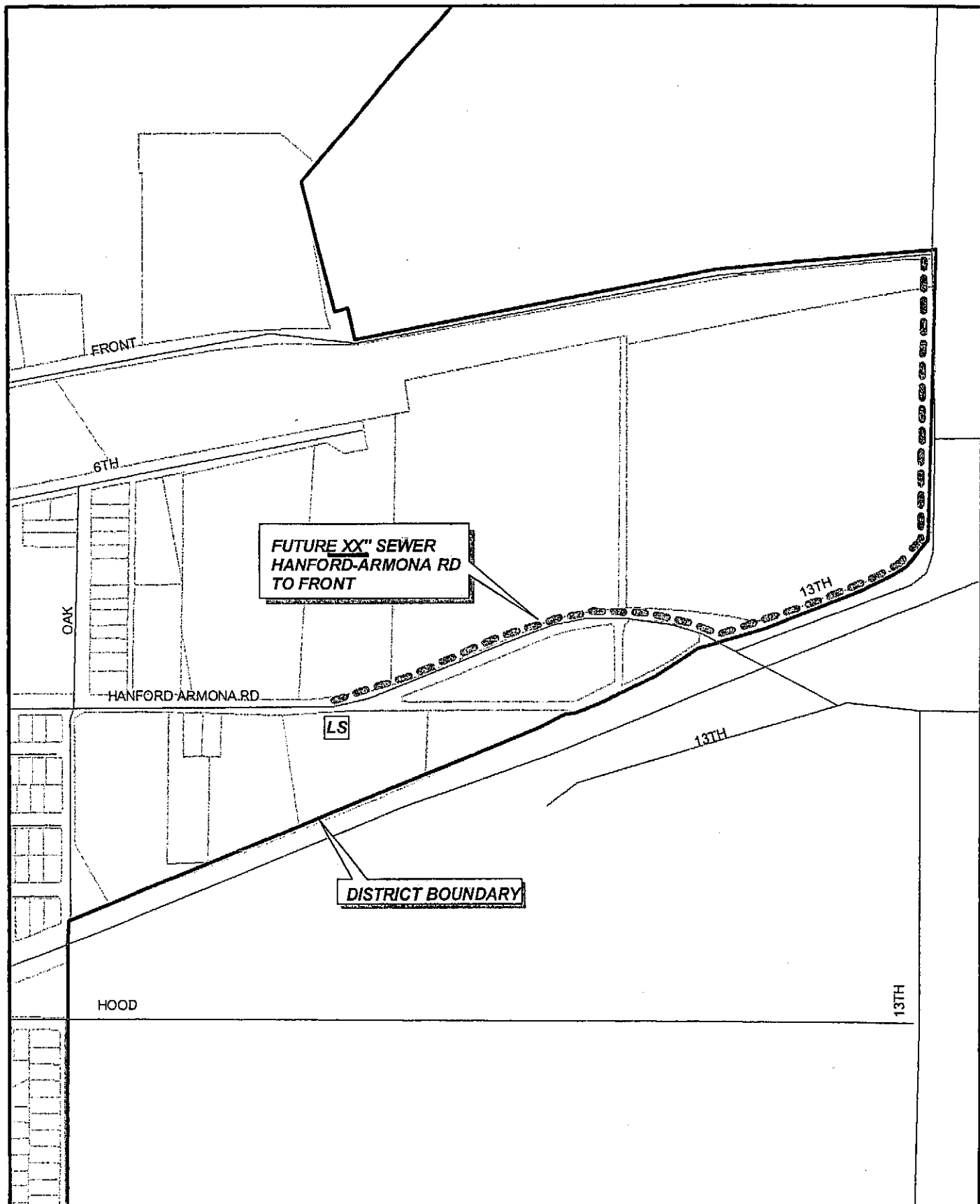


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Exhibit S-6

Armona Community Services District
 Kings County, CA

Map printed 7/28/2004



0 250 500 Feet

PROVOST &
PRITCHARD
ENGINEERING GROUP



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Exhibit S-7

Armona Community Services District
Kings County, CA

Map printed 7/28/2004

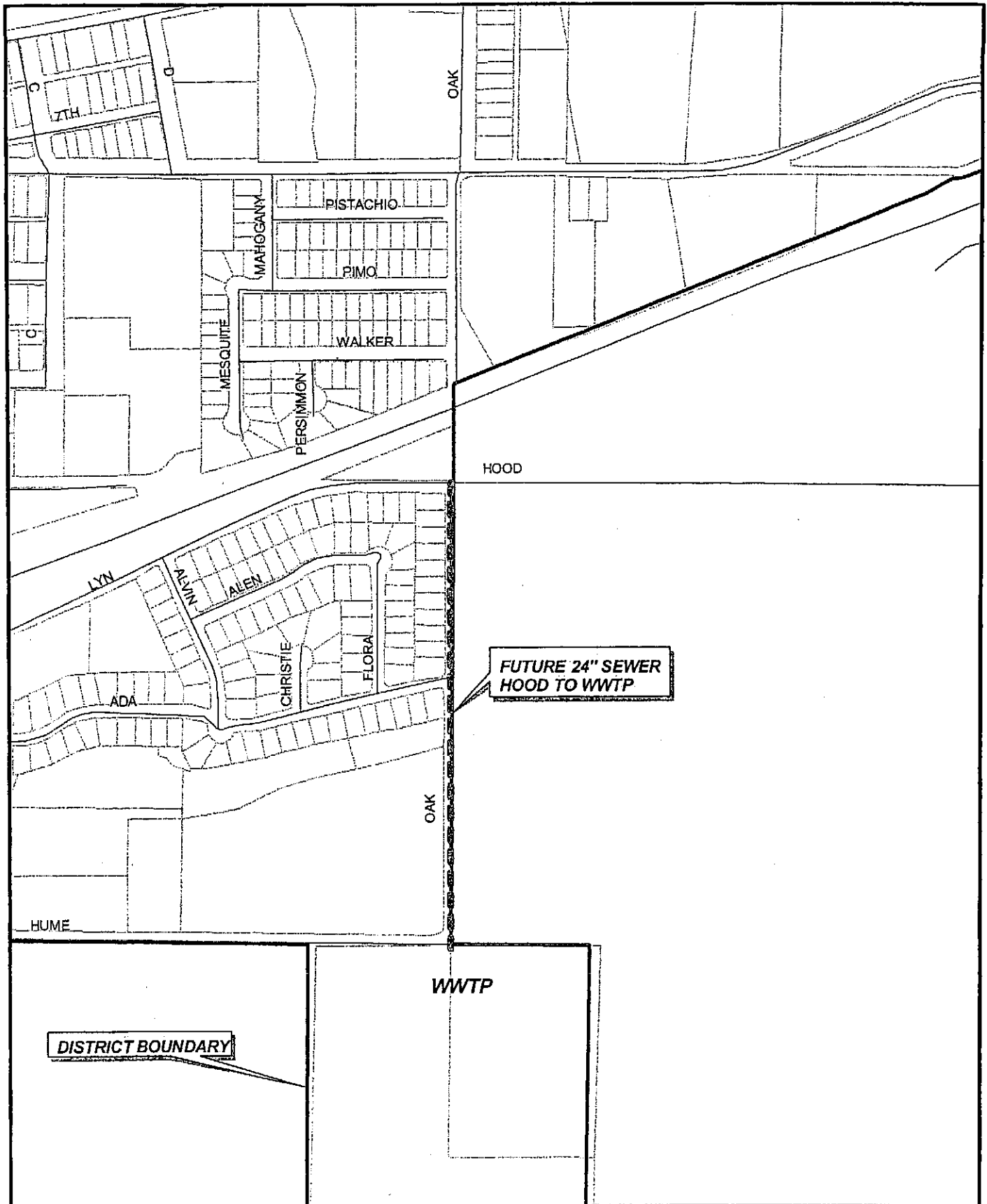


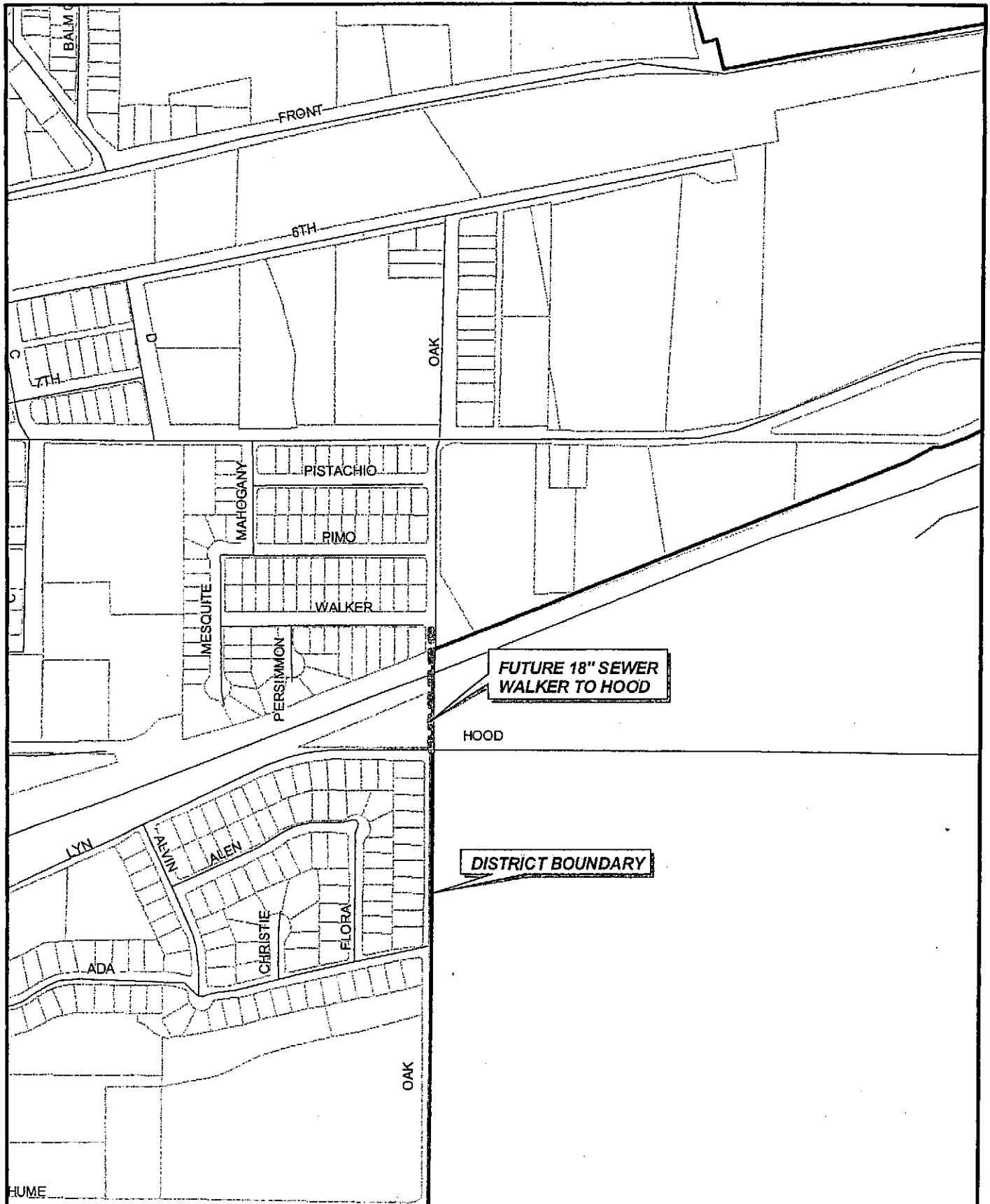
Exhibit S-8

Armona Community Services District
Kings County, CA

Map printed 7/28/2004

EST. 1966
PROVOST & PRITCHARD
ENGINEERING GROUP

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0 250 500 Feet

PROVOST &
PRITCHARD
ENGINEERING GROUP

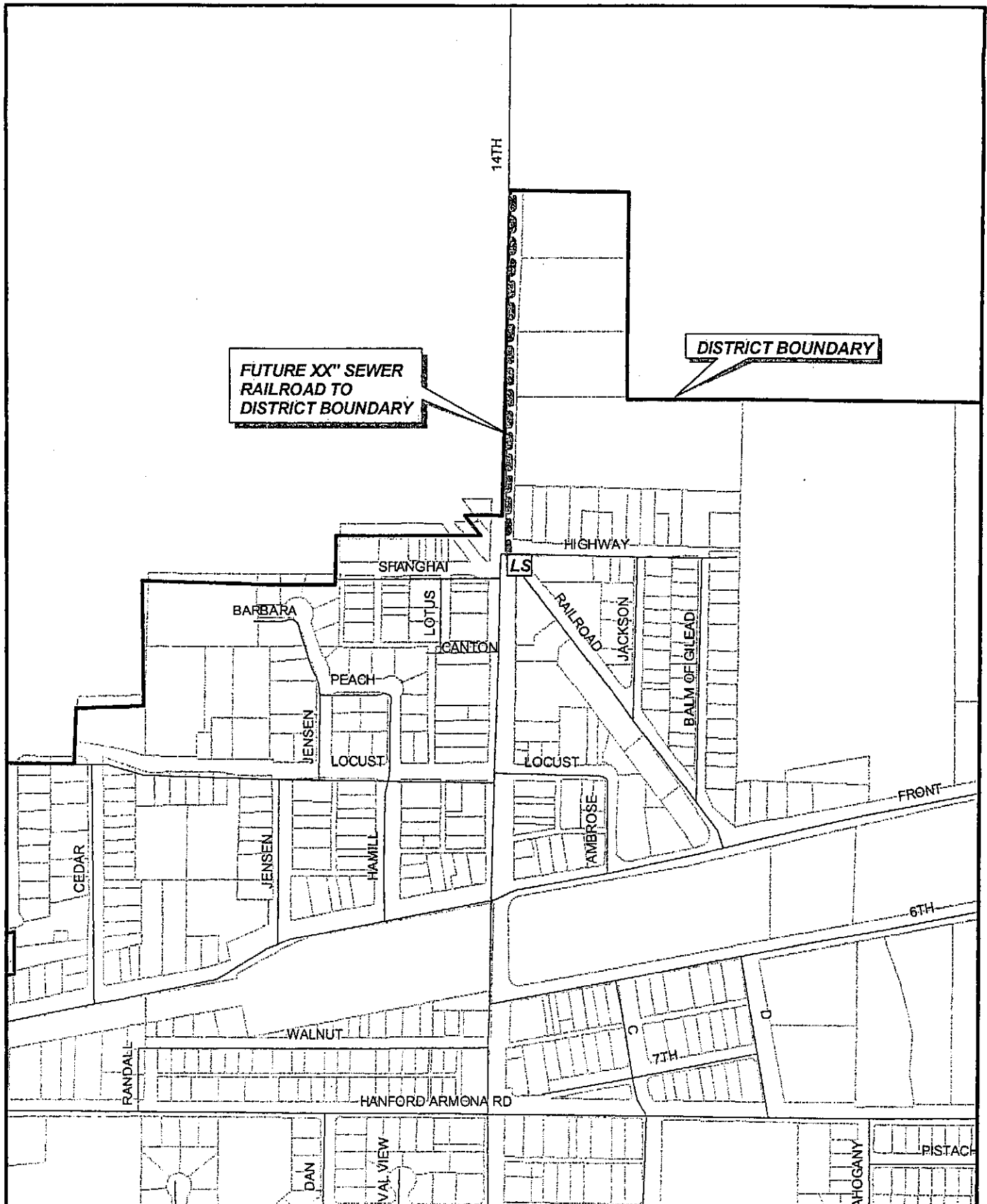


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Exhibit S-9

Armona Community Services District
Kings County, CA

Map printed 7/28/2004



0 250 500 Feet

PROVOST & PRITCHARD
ENGINEERING GROUP



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Exhibit S-10

**Armona Community Services District
Kings County, CA**

Map printed 7/28/2004

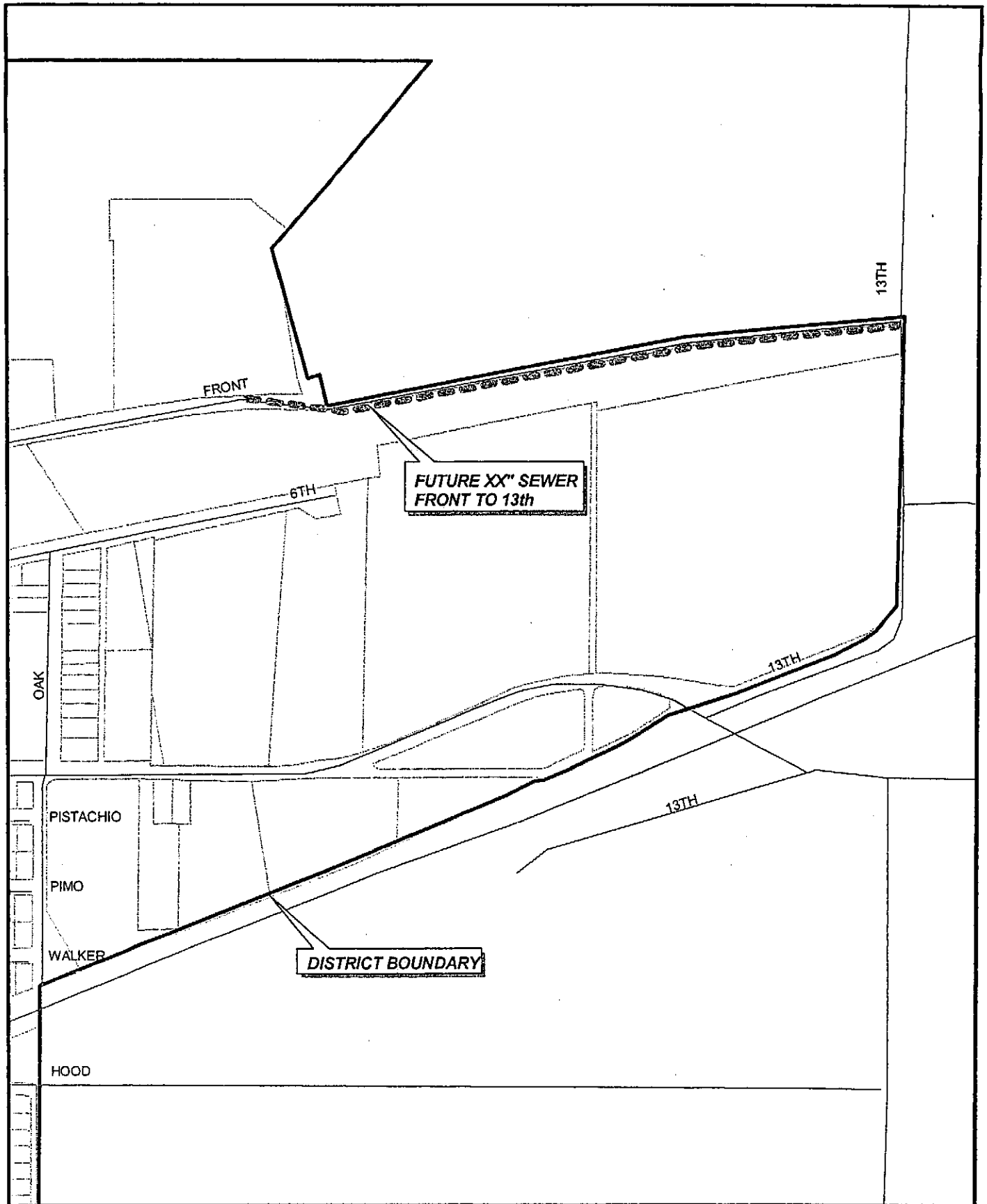


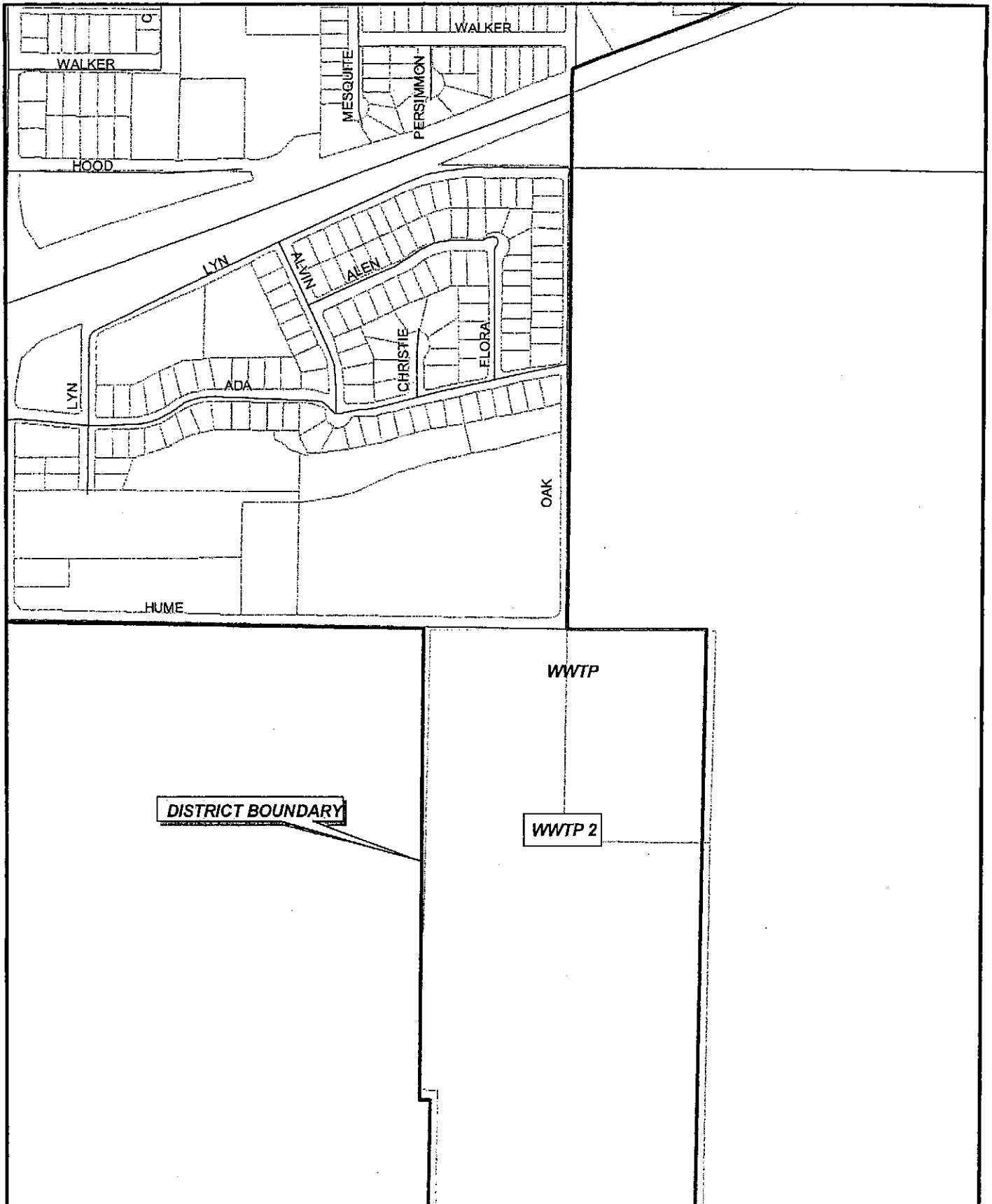
Exhibit S-11

Armona Community Services District
Kings County, CA

Map printed 7/28/2004



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0 250 500 Feet

EST. 1966
**PROVOST &
PRITCHARD**
ENGINEERING GROUP

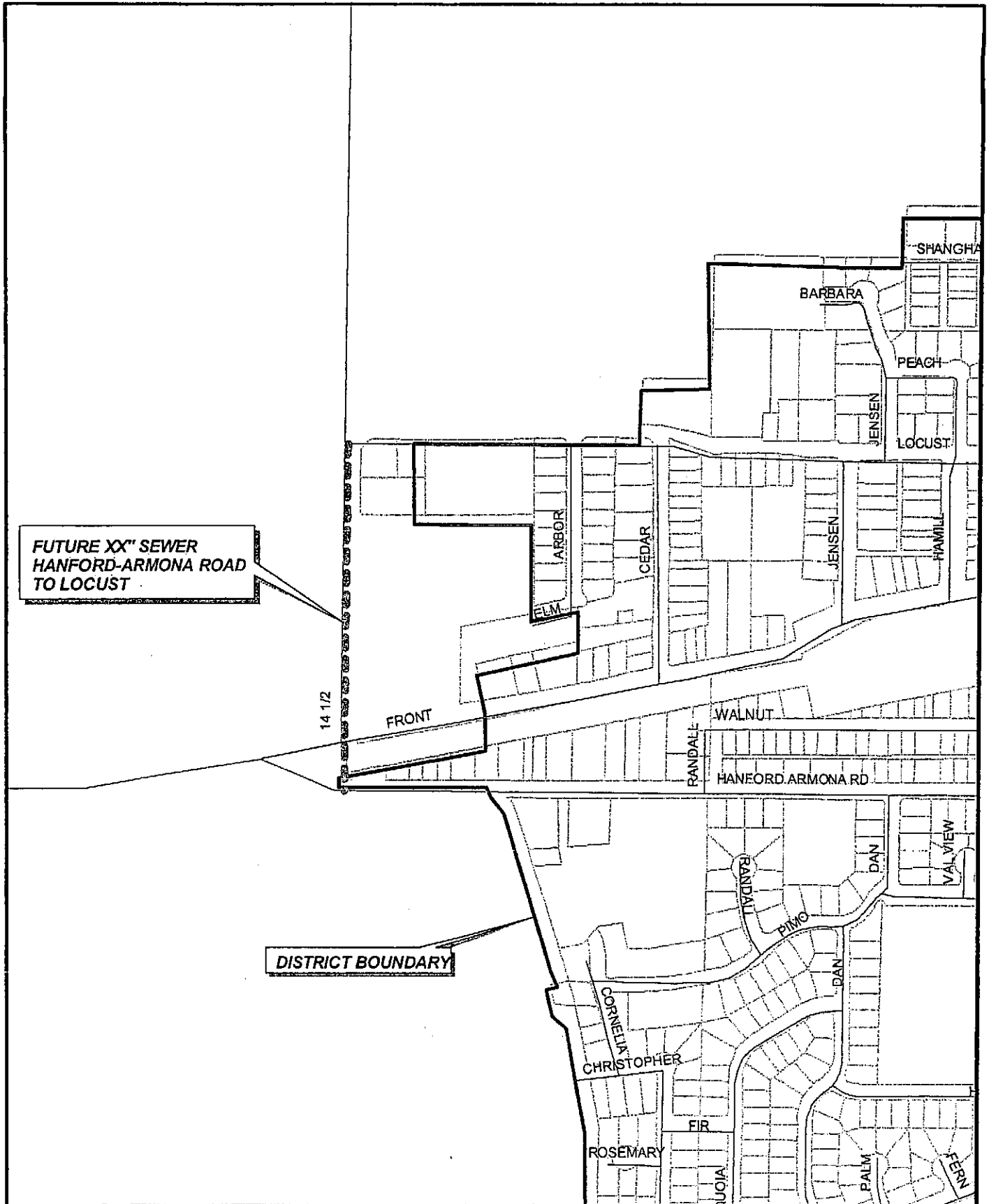


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Exhibit S-12

Armona Community Services District
Kings County, CA

Map printed 7/28/2004



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CIV. 1000
PROVOST & PRITCHARD
 ENGINEERING GROUP



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Exhibit S-13

Armona Community Services District
Kings County, CA

Map printed 7/28/2004

ARMONA COMMUNITY SERVICES DISTRICT

SEWER AND WATER CONNECTION FEE ANALYSIS

ESTIMATE OF POPULATION FOR ARMONA CSD
PER KINGS COUNTY LAND USE ELEMENT

EXISTING POPULATION ESTIMATED 3,500

POPULATION ESTIMATE BEYOND EXISTING

LAND USE	ACREAGE	POPULATION DENSITY	TOTAL POPULATION
RESIDENTIAL			
Very Low Density	16.07	9.52	153
Low Density	107.833	9.52	1,027
Low-Medium Density			0
Medium Density	122.29	23.8	2,911
Medium-High Density			0
High Density	27.03	40.8	1,103
COMMERCIAL			0
Multiple			0
Retail			0
Rural	110	9.52	1,047
Service	16	23.8	381
Transportation	72	2	144
INDUSTRIAL			0
Heavy Industrial	1	95.2	95
Light Industrial	32	28.56	914
AGRICULTURAL			0
Limited Agriculture	assume no population equivalent		0
PUBLIC	assume no population equivalent		0
SCHOOLS	assume to be included already		0
SUBTOTAL			7,774
TOTAL ULTIMATE POPULATION EQUIVALENT			11,274

Sewer Demand Estimates

High Density	5000 gpd/acre	12 units per acre	40.8 population per acre
CR, CS	1000 gpd/acre	2.8 units per acre	9.52 population per acre
Medium Density	2500 gpd/acre	7 units per acre	23.8 population per acre
Low Density, Very Low Density	1000 gpd/acre	2.8 units per acre	9.52 population per acre
Heavy Industrial	10000 gpd/acre	28 units per acre	95.2 population per acre
Light Industrial	3000 gpd/acre	8.4 units per acre	28.56 population per acre

Assume 3.40 persons per unit

Per Kings County General Plan range of medium density units is 7 through 11 units per acre.

SEE TABLE 1A, 1B,
1C & 1D IN
ORDINANCE
BINDER.

DOCUMENTS TOO
LARGE TO SCAN.

TABLE 2 ADOPTED (2004) CONNECTION FEES									
TYPE CONNECTION	ORD. 1988-1		ORD. 1992-1		MAXIMUM ALLOWED		ADOPTED		
	SEWER	WATER	SEWER	WATER	SEWER	WATER	SEWER	WATER	
Single Family Residence Developer Credit	2,000 (500)	1,050 (350)	2519	1971	4,056 (A)	5,416 (A)	1,558 (0)	3,967 (0)	
Apartments 2 or more bedrooms 1 bedroom	1,200 725	600 450	2016 1,210	1576 946	3,245 1,947	4,333 2,600	1,246 748	3,174 1,904	
Commercial/Institution Per fixture unit Minimum fee	54 500	25 750	90 1,264	49 980	145 2,028	135 2,708	56 779	99 1,984	

NOTES:

(A) Local Option, there is no maximum or minimum.