

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

WHEREAS, said Law provides, at Government Code § 61060, that the District has the power generally to perform all acts necessary to carry out fully the provisions thereof; and

WHEREAS, said Law further provides, at Government Code § 61115, that the District may provide for the collection of charges for the services and facilities provided by the District; and

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

WHEREAS, the District reviewed the current Plan and held a public hearing on the Plan on July 12, 2006; and

WHEREAS, after the conclusion of the public hearing on July 12, 2006, 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 1B 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 Fiscal Year 2006/2007 Adopted Capital Facilities Improvement
5 Plan" and dated August, 2006, be, and hereby is, confirmed as the Capital Facilities Improvement Plan
6 of the Armona Community Services District commencing October 1, 2006, and continuing until next
7 reviewed and revised; and

8 THAT connection fees shall be due and payable within 120 days of issuance of a will serve letter
9 or as otherwise agreed by the parties.

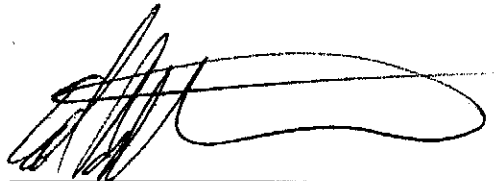
10 WHEREFORE, this Ordinance is passed and adopted by the Board of Directors of the Armona
11 Community Services District on August 9, 2006, by the following vote:

12 AYES: Maciel, Bittner, Franco, Danielson

13 NOES: None

14 ABSENT: Plooy

15 ABSTAIN: None



ED BITTNER, PRESIDENT

16 ATTEST:

17 
18 JAMES MACIEL, SECRETARY

19 CERTIFICATE OF SECRETARY

20 I, James Maciel, the duly appointed and acting Secretary of the Board of Directors of the Armona
21 Community Services District, do hereby certify that the foregoing Ordinance was passed and adopted at
22 a Regular Meeting of the Board of Directors of the Armona Community Services District, duly noticed
23 and held at Armona, California, on August 12, 2006.
24 DATED: August 12, 2006.

25 
26 JAMES MACIEL, SECRETARY

C:\R\CVACSD\ORDINANC\ACSD06-2.ORD

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

EXHIBIT A
ARMONA COMMUNITY SERVICES DISTRICT
ADOPTED 2006 CAPITAL FACILITIES IMPROVEMENT PLAN

ARMONA COMMUNITY SERVICES DISTRICT

Fiscal Year 2006/2007

**ADOPTED CAPITAL FACILITIES
IMPROVEMENTS PLAN**

ARMONA COMMUNITY SERVICES DISTRICT

Fiscal Year 2006/2007

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 expired on November 27, 2005.

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

Tentative Tract No. 756 is also a proposed subdivision. Construction for Phase 2 of the subdivision has been completed. Note that one of the lots in Phase 2 has been acquired for possible use as a well and water storage tank site. Phase 3 of the subdivision is under construction. The map expiration was on April 12, 2005 and has been extended. 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 proposed subdivisions are shown on the attached Figure 2. Locations where interest has been expressed for other potential development are also included in 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 40 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 periods (See Table 1). A will-serve letter has been issued to Phase 4 of Tract 756 for 51 units. A conditional will-serve letter has been issued for the remaining 10 units of Phase 4, which is contingent upon construction of Well No. 3.

The District is making plans to construct a new well (Well No. 3) on 2 to 3 lots in Phase 6 of Tract 756. The plans include drilling a pilot well to determine water quality characteristics. It is anticipated that a production well will be developed at this site (Exhibit W-2). 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. Due to the water quality of the existing wells, it is anticipated that treatment facilities will be required for Well No. 3.

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-6).

A site for a future well has been acquired by the District and is located within Tentative Tract No. 756, Phase 2. However, the required footprint of treatment facilities is not yet known, possibly limiting the utilization of this well site.

New regulations associated with Arsenic limits in drinking water will require construction of additional treatment facilities at Well No. 2. In addition, Well No. 2 requires supplemental treatment facilities to address secondary water quality issues including color, odor and iron. The District has conducted pilot scale treatment reviews at Well No. 2 to further define treatment design criteria. Treatment facilities will require acquisition of additional property adjacent to the existing well (Exhibit W-1). The capital facilities plan includes monies for property acquisition in addition to construction costs.

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 exceeding a total population of 6,500. Supplemental storage may be added to Well No. 2.

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 was 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, to Lacey Boulevard, would provide water service capability to remaining areas within the District's primary sphere of influence. However, a long dead end water main north should be looped along Lacey Boulevard (Exhibit W-7) and then south along 13th Avenue to previously described water mains (Exhibit W-8). 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 included 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 direct water treatment backwash water from Well No. 1 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). The sewer main in 14th Avenue between Hume and Hood (Exhibit S-5), and in 14th Avenue between Hood and Hanford-Armona Road (Exhibit S-6) will need to be replaced to address 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 Street, 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 1/2 Avenue between Hanford-Armona Road and Locust (Exhibit S-12) 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 construction of the remaining 10 units of Tract 756, Phase 4 (Exhibit S-2). The conditional will-serve letter issued for the remaining 10 units of Phase 4 are contingent upon completion of wastewater treatment plant improvements. It is anticipated that the wastewater treatment plant

The District experienced seepage losses from existing Pond No. 4 in 2003. The pond levee will be repaired with the proposed wastewater treatment plant expansion (Exhibit S-2). Similarly, the District has identified electrical deficiencies in the wastewater treatment plant that impacts the ability to serve existing and future floating aerators. The deficiencies will also be repaired as a part of the expansion project..

Increased development pressure on the Armona Community Services District has resulted in the potential for accelerated expansion of the wastewater treatment and disposal facilities to a capacity of 0.75 and 1.0 MGD. The expansions would require more intensive activated sludge processes and may include tertiary treatment of a portion of the effluent to facilitate reclamation alternatives (Exhibit S-12 and S-14).

AVAILABLE FUNDS

Connection Fee Revenues Available for Utilization

The total revenue generated from connection fees during fiscal year ending June 30, 2006 was \$146,531 in the sewer fund and \$178,871 in the water fund. The equity balance as of June 30, 2005 for the sewer fund was \$255,397, the equity balance for the water fund was \$840,307.

RECOMMENDATIONS

Recommended Priority List for Capital Improvements

Staff recommendations for priority list items include:

Well No. 3

Pilot and production well in Tract 756	\$ 700,000
Full site development	\$ 720,000
Treatment (to be determined)	\$ 750,000
Total	\$2,170,000

The District investigating implementation of a pilot and production well in Phase 6 of Tract 756. It is recommended that the District initiate the development of a complete production well site.

Wastewater Treatment Expansion

To accommodate at least 130,000 gallons per day additional capacity.
Initiate Report of Waste Discharge for expansion to 1.05 mgd.

\$ 810,000

Water Treatment, Storage and Necessary Expansion of Well No. 2

\$1,500,000

The District has been approved for funding by a Small Community Groundwater Grant for Arsenic Removal Treatment Facilities. It is recommended that the District acquire additional land and construct water treatment facilities.

Well No. 1 Treatment

Modify Existing Facilities for Arsenic Removal

\$100,000

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

- Small Community Groundwater Grant – District has been approved for funding for treatment facilities at Well No. 2 to comply with arsenic requirements.
- Proposition 40 and 50 – Pre-Applications have been submitted for water system improvements.

The District may explore additional funding assistance programs, including:

- Small Community Grant – 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.
- Safe Drinking Water State Revolving Fund. Includes low interest loans, limited grant possibilities. Qualified projects may include water treatment, storage, and new wells.
- USDA, Rural Utilities Service. Includes low interest loans, limited grant possibilities. Qualified projects may include water and wastewater system improvements.
- Wastewater Recycling Funding Assistance programs from the SWRCB.

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-8 and S-1 through S-12.

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 full development of Phase 4 of Tract 756. Well No. 3 would be required prior to full development of Phase 4 of Tract 756.

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.

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

Based upon direction from the Board of Directors received during the July 12, 2006 Board Meeting, the capital facility requirements for the plan and the associated connection fees are based upon a population of 6,600 persons, and approximately 90 percent of the maximum identified cost \$4,852 for water and \$6,460 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 \$231 per sewer fixture unit and \$121 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

APPENDIX

- Figure 1 Land Use Map of Armona
- Figure 2 Aerial Photograph of Armona CSD with the District boundary and sphere of influence and areas of potential development.
- Figure 3 Overall Water System Improvements
- Figure 4 Overall Sewer System Improvements
- Exhibit W-1 Location of Well No. 2 Water Treatment, Storage, and Booster Station
- Exhibit W-2 Location of Future Well No. 3 – Pilot and production well site and water treatment facilities
- 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 Future Well No. 4, no specified location
- Exhibit W-7 Location of water main extension in Lacey Boulevard between 14th Avenue and 13th Avenue
- Exhibit W-8 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, second, and third wastewater treatment plant expansions

Exhibit S-6 Location of replacement 8" 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 and north to Front Street

Exhibit S-8 Location of future 18" Sewer along Oak Street from Hood to wastewater treatment plant

Exhibit S-9 Location of future 18" Sewer along Oak Street from Walker to Hood

Exhibit S-10 Location of future 12" 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 1,100 ft. east of Mussel Slough

Exhibit S-12 Location of future sewer main extension in 14 1/2 Avenue from Hanford-Armona Road to Locust

Summary of projected population equivalents

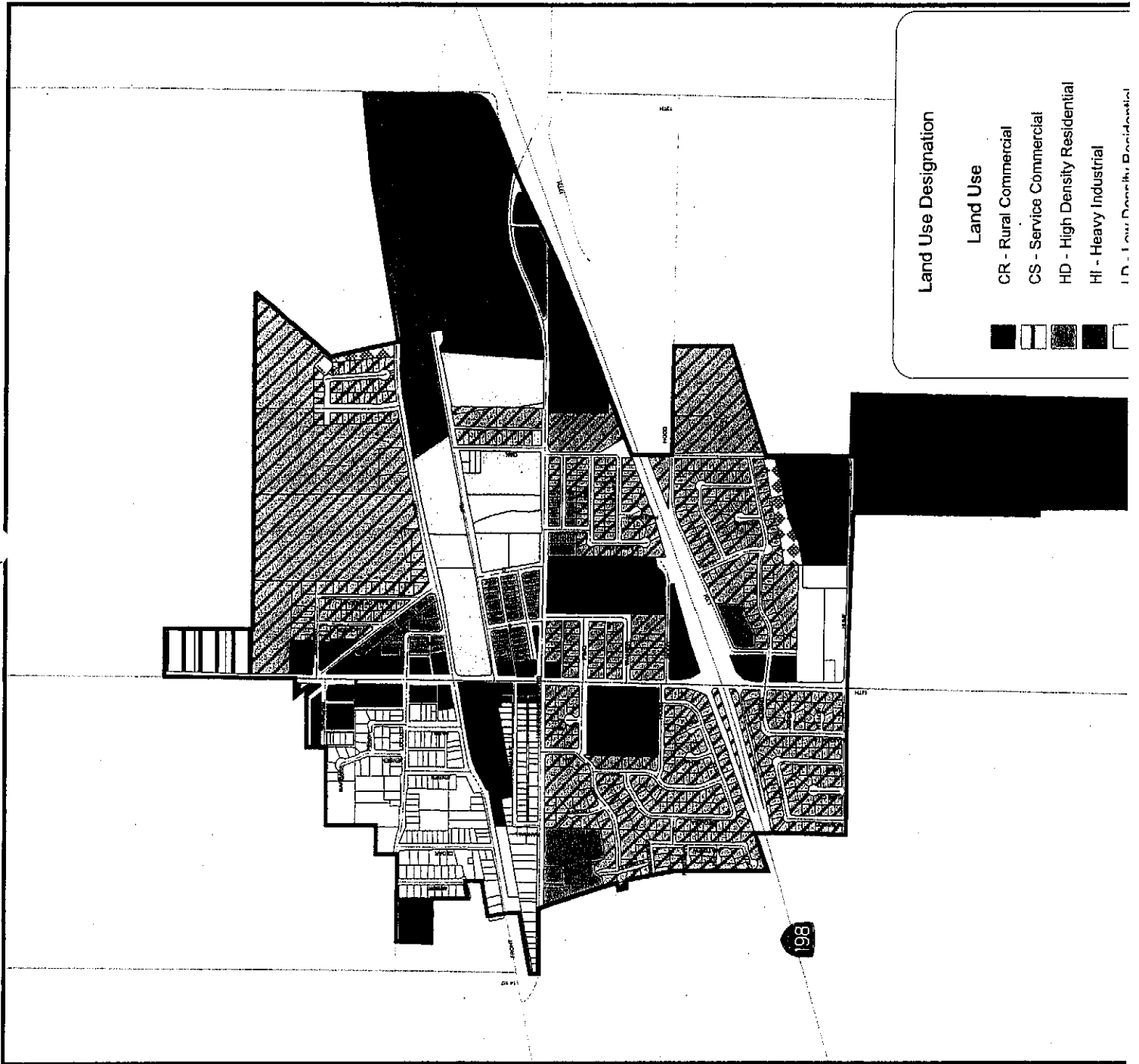
Alternative summaries of Capital Improvements

Table 1A

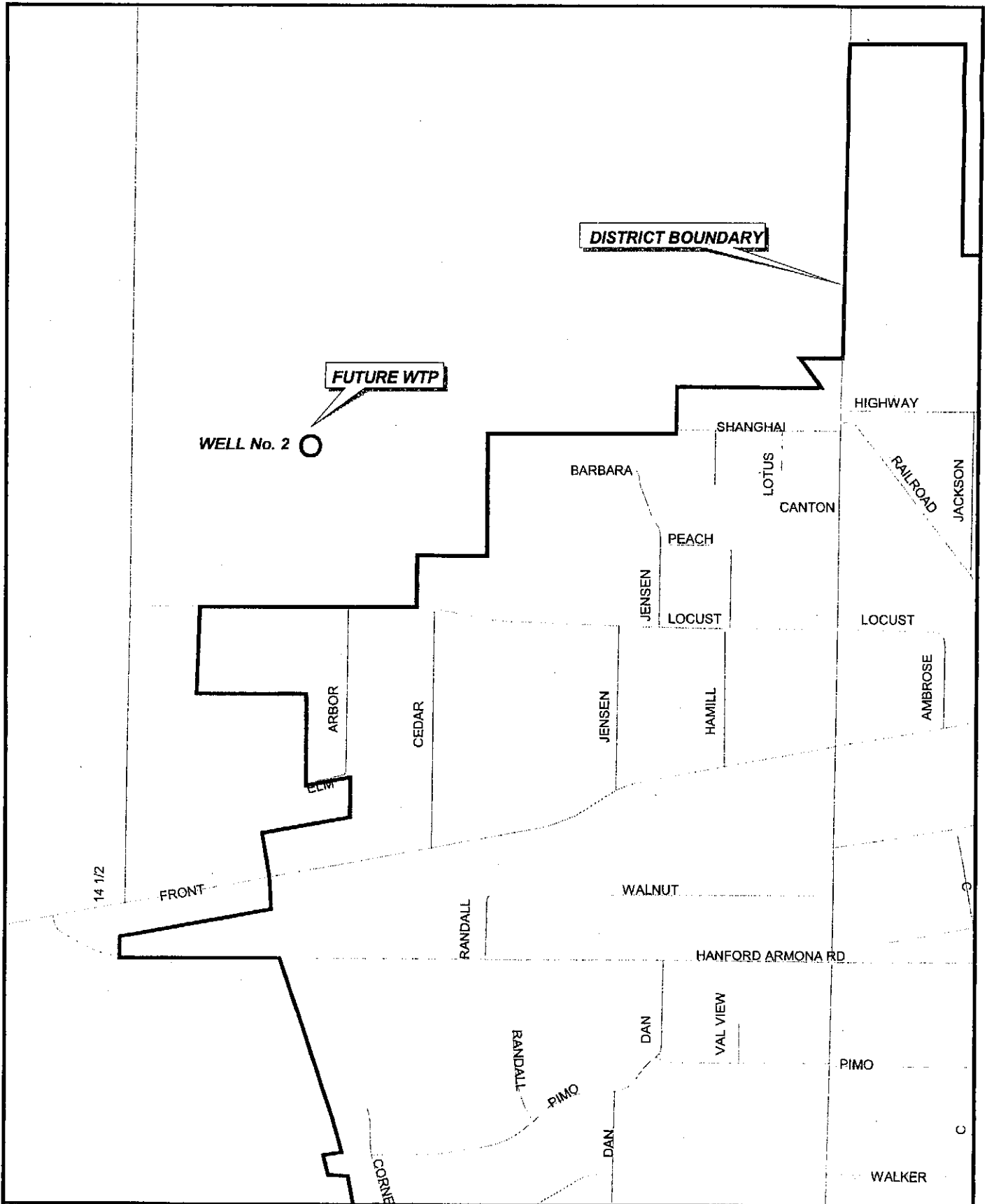
Table 1B

Table 1C

Table 2



SEE FIGURE 2, 3 & 4 IN
ORDINANCE BINDER.
DOCUMENTS TOO LARGE
TO SCAN.



0 250 500 Feet

EST. 1968
PROVOST & PRITCHARD
ENGINEERING GROUP
An Employee Owned Company

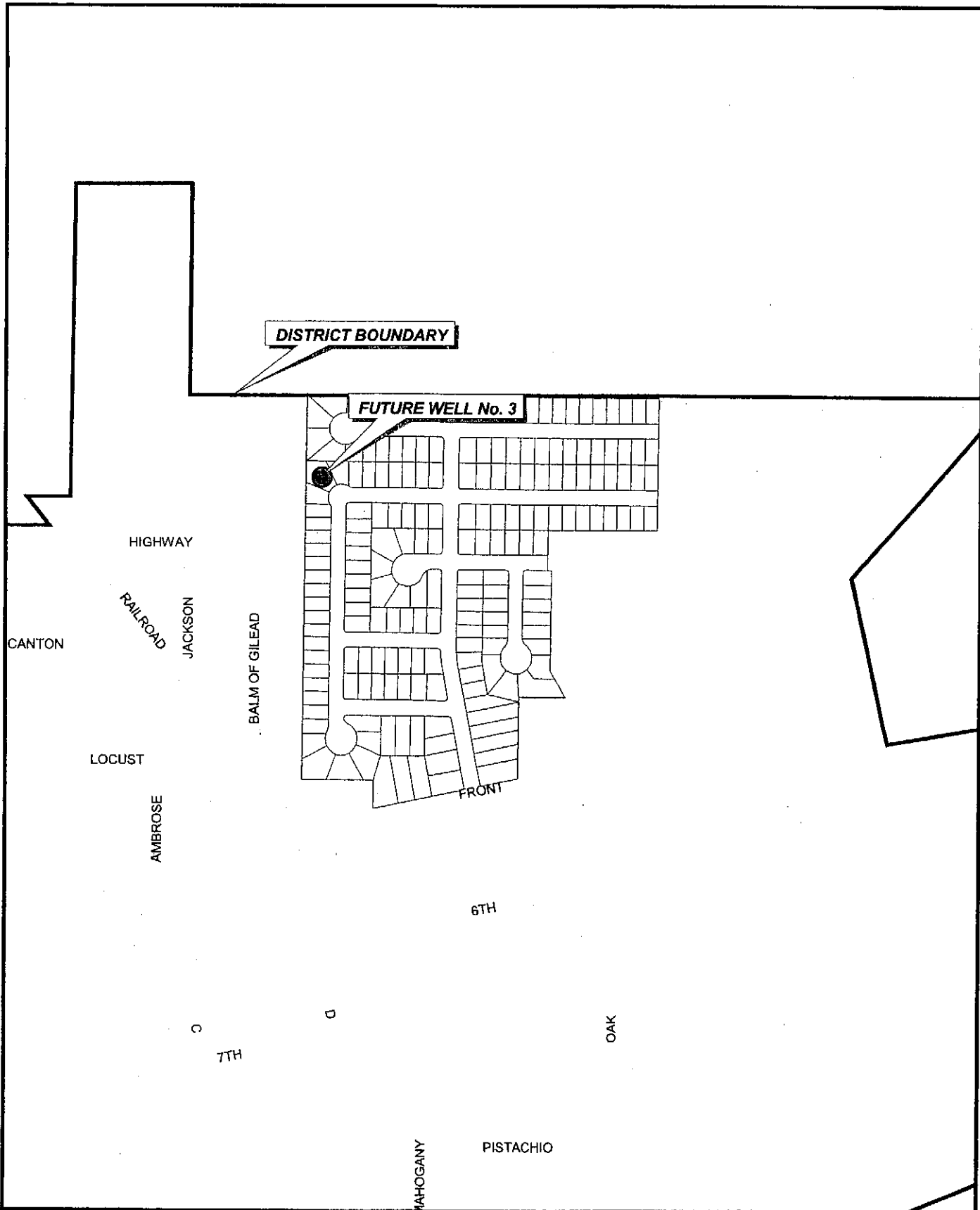


z:\clients\armonacsd_2173\feature\acsd_water.apr

Exhibit W-1

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

Map printed 7/27/2004



0 250 500 Feet

EST. 1988
PROVOST & PRITCHARD
ENGINEERING GROUP
An Employee Owned Company



z:\clients\armonacs_d_2173\21730401\wa_exhibits.apr

Exhibit W-2

Armona Community Services District
Kings County, CA

Map printed 9/28/2005

TRACT NO. 756

TRACT 756
PHASE 2

DISTRICT BOUNDARY

TRACT 756
PHASE 3

TRACT 787

FUTURE 12" WATER
HANFORD-ARMONA ROAD
TO FRONT STREET

OAK

13TH

13TH

HOOD

13TH

0 250 500 Feet

EST. 1958
PROVOST & PRITCHARD
ENGINEERING GROUP
An Employer Owned Company



z:\clients\armonacsd_2173\feature\acsd_water.apr

Exhibit W-3

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

Map printed 7/27/2004

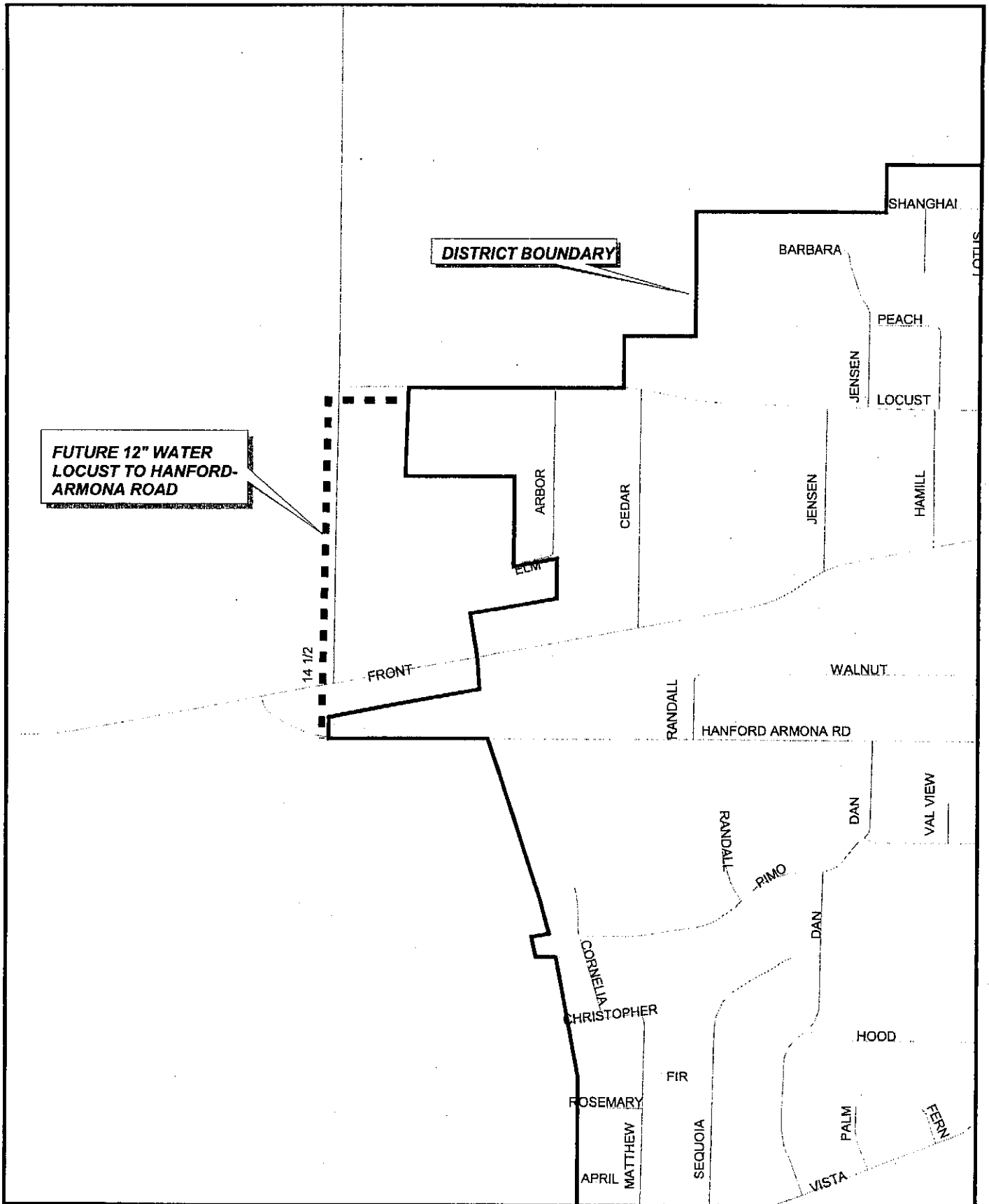


Exhibit W-4

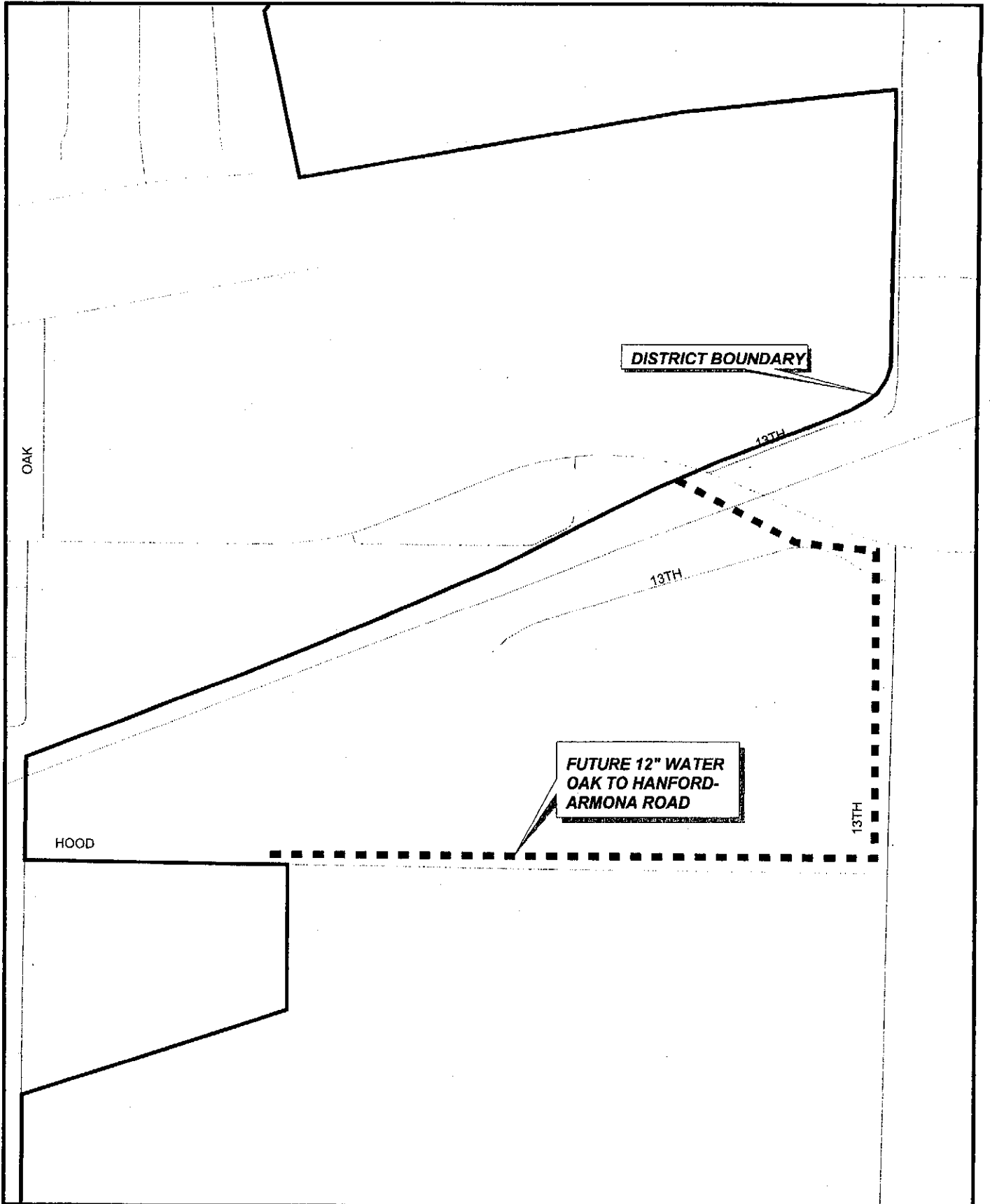
Armona Community Services District
Kings County, CA

Map printed 7/27/2004

0 250 500 Feet

EST. 1968
PROVOST & PRITCHARD
ENGINEERING GROUP
An Employee Owned Company

z:\clients\armonacsd_2173\feature\acsd_water.apr



0 250 500 Feet

EST 1960
PROVOST & PRITCHARD
ENGINEERING GROUP
An Employee Owned Company



z:\clients\armonacs\2173\feature\acsd_water.apr

Exhibit W-5

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

Map printed 7/27/2004

GENEVA

14TH

LACEY

FUTURE WELL No. 4

DISTRICT BOUNDARY

0 250 500 Feet

EST. 1968
PROVOST & PRITCHARD
ENGINEERING GROUP
An Employee Owned Company



z:\clients\armonacsd_2173\feature\acsd_water.apr

Exhibit W-6

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

Map printed 6/26/2006

GENEVA

14TH

LACEY

13TH

**FUTURE 12" WATER
14th TO 13th**

DISTRICT BOUNDARY

SHANGHAI

HIGHWAY

CANTON

RAILROAD

JACKSON

BAU OF GLEAD

LOCUST

FRONT

0 400 800 Feet

EST. 1958
**PROVOST &
PRITCHARD**
ENGINEERING GROUP
An Employer Owned Company



Exhibit W-7

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

Map printed 6/26/2006

z:\clients\armonacsd_2173\feature\acsd_water.apr

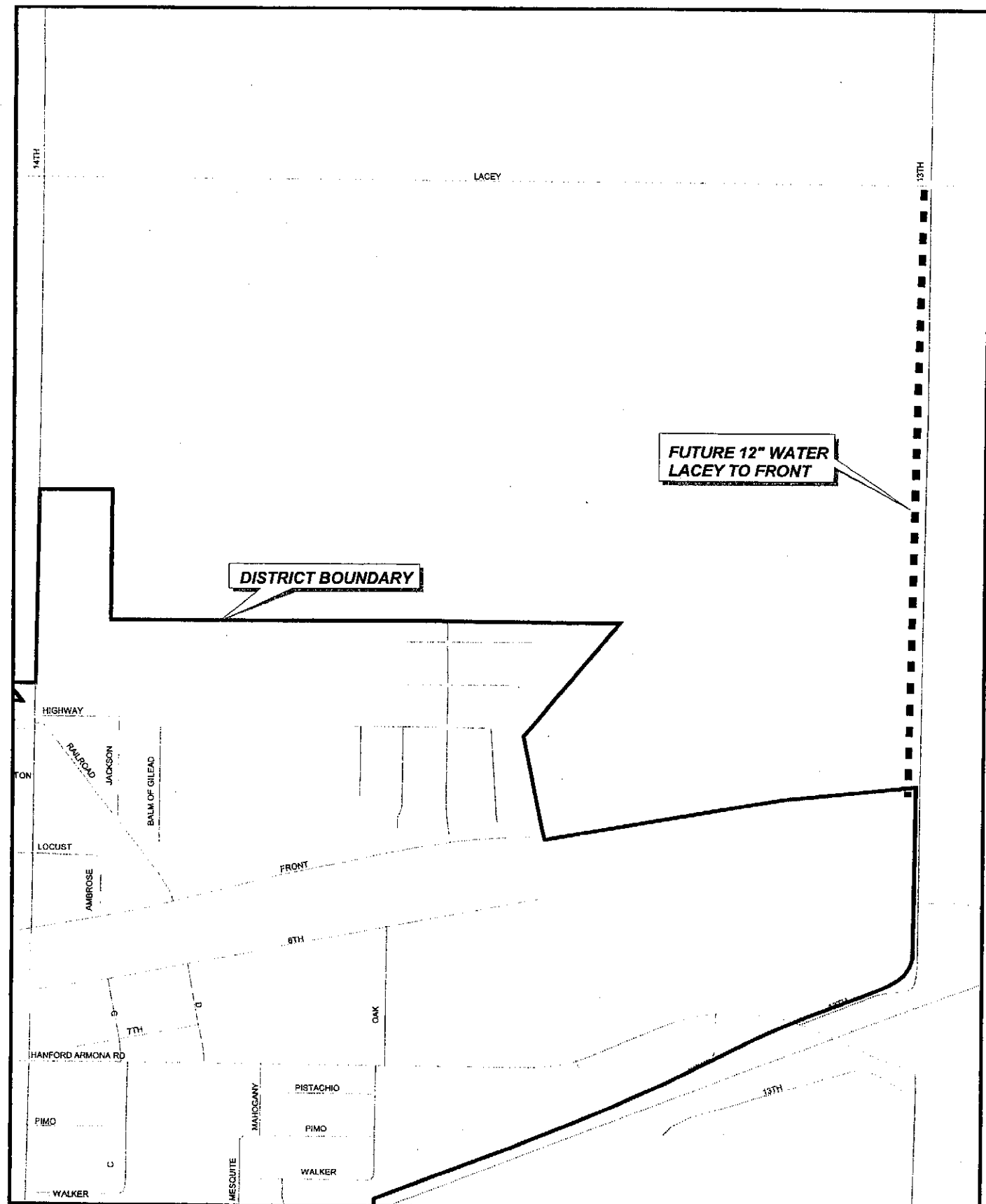


Exhibit W-8

Armona Community Services District

Map printed 6/26/2006

EST. 1968
PROVOST & PRITCHARD
ENGINEERING GROUP
An Employer Owned Company

z:\clients\armonacsd_2173\feature\acsd_water.apr

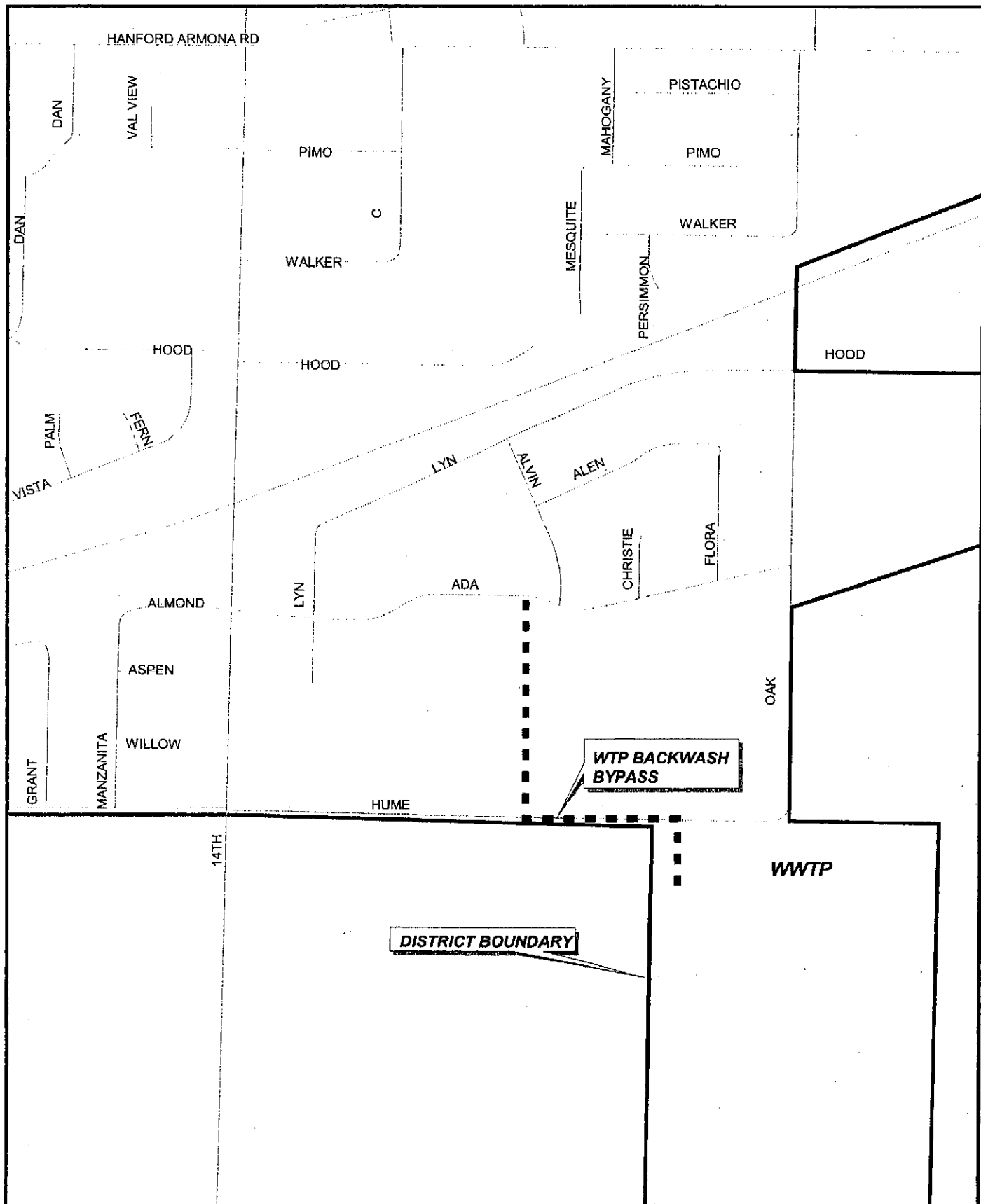
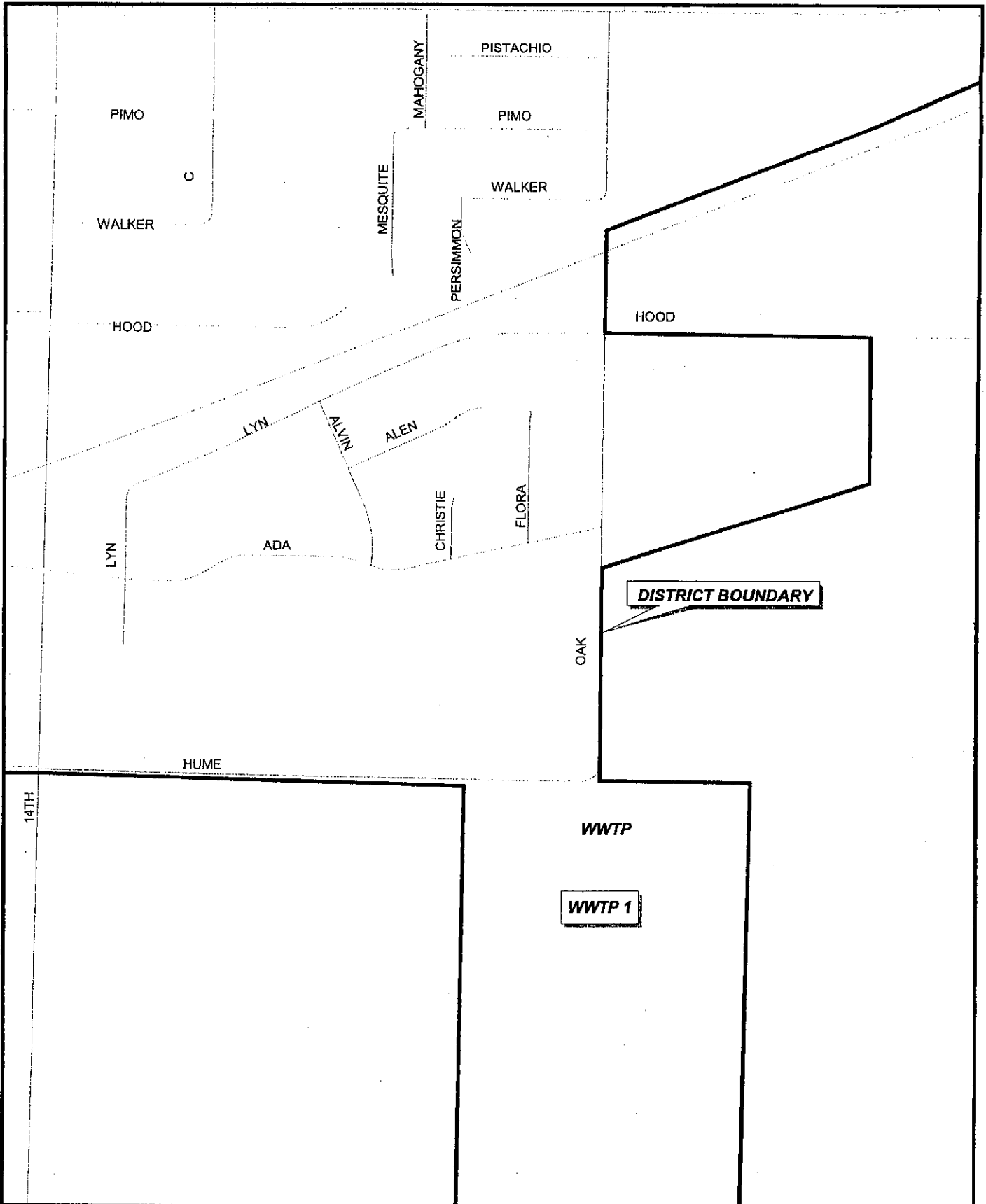


Exhibit S-1

Armona Community Services District
Kings County, CA

Map printed 7/28/2004



0 250 500 Feet

EST. 1986
PROVOST & PRITCHARD
ENGINEERING GROUP
An Employee Owned Company



z:\clients\armonacsd_2173121730401\acsd_sewer.apr

Exhibit S-2

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

Map printed 7/28/2004

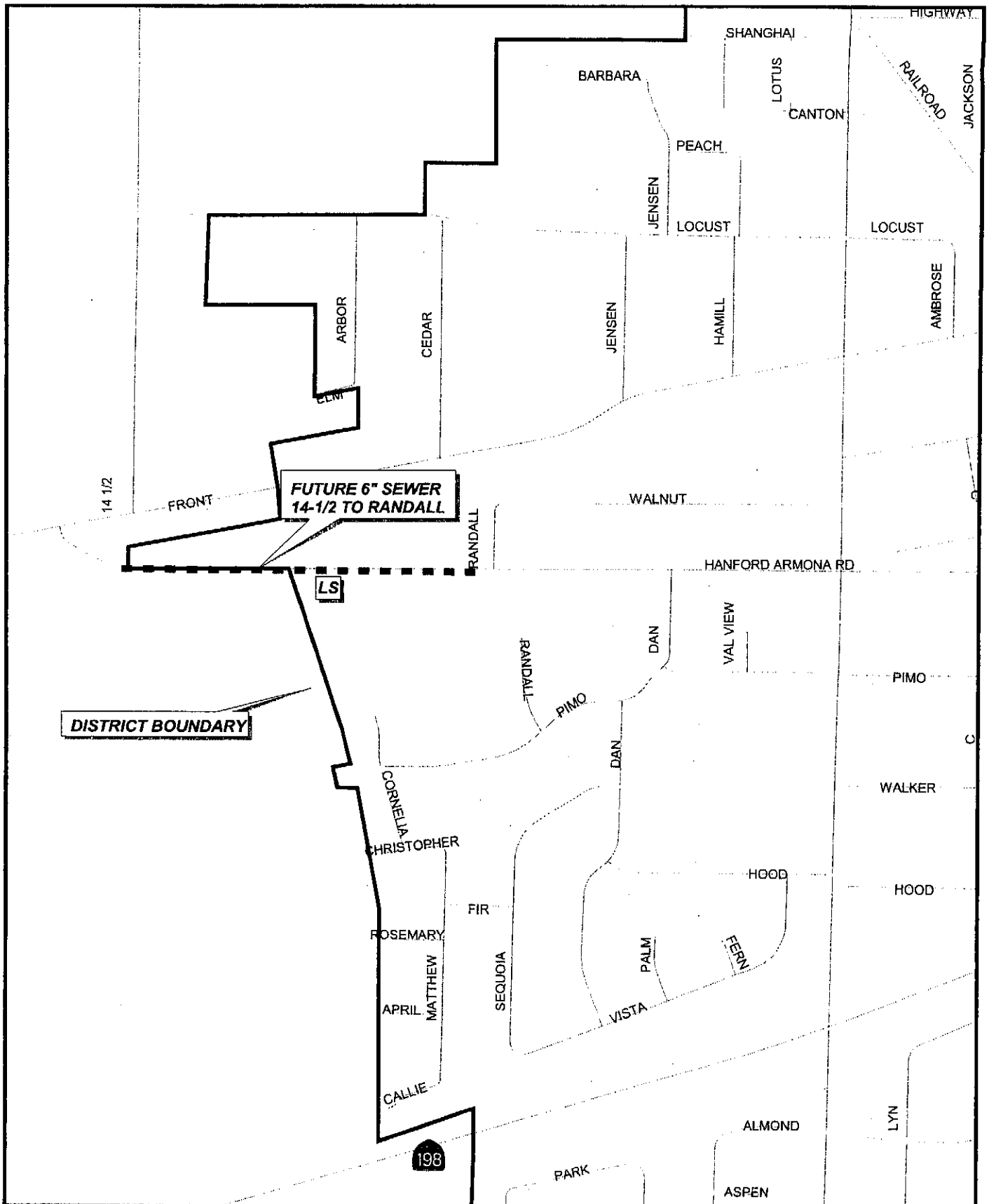


Exhibit S-3

Armona Community Services District
Kings County, CA

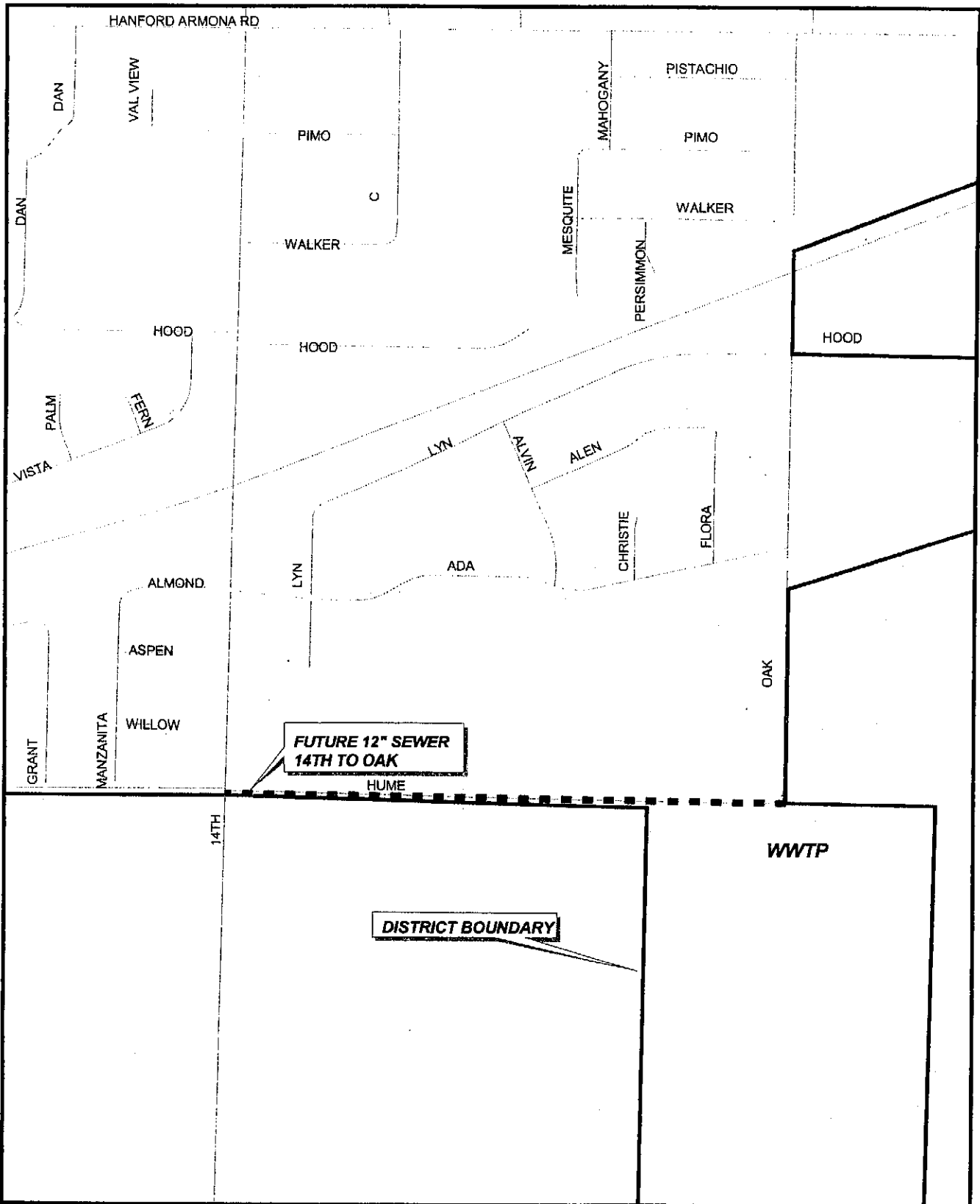
Map printed 7/28/2004

0 250 500 Feet

EST. 1950
PROVOST & PRITCHARD
ENGINEERING GROUP
An Employer Owned Company



z:\clients\armonacsd_2173\21730401\acsd_sewer.apr



0 250 500 Feet

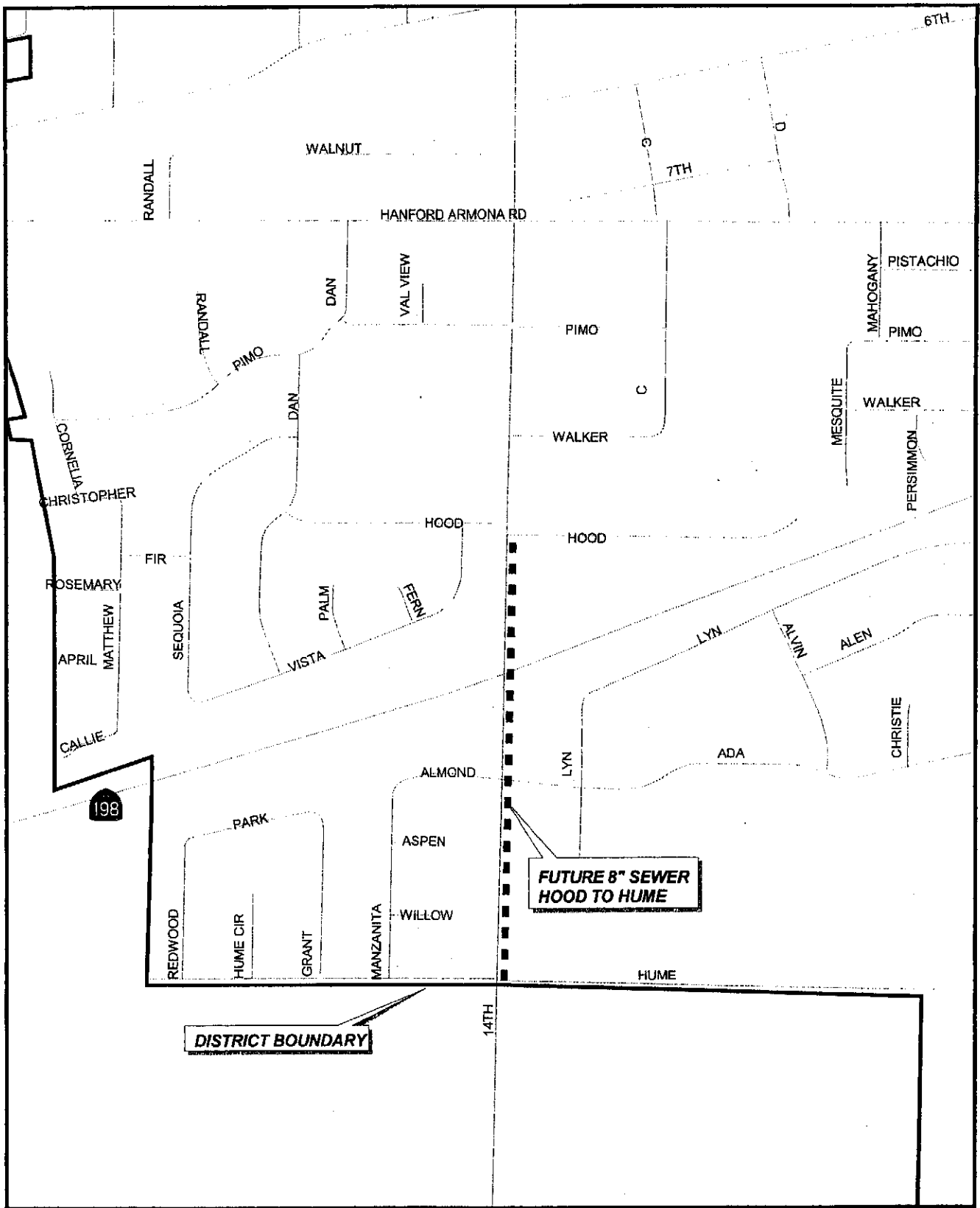
EST. 1969
PROVOST & PRITCHARD
ENGINEERING GROUP
An Employee Owned Company

z:\clients\armonacsd_2173\21730401\ss_exhibits.apr

Exhibit S-4

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

Map printed 7/03/2006



0 250 500 Feet

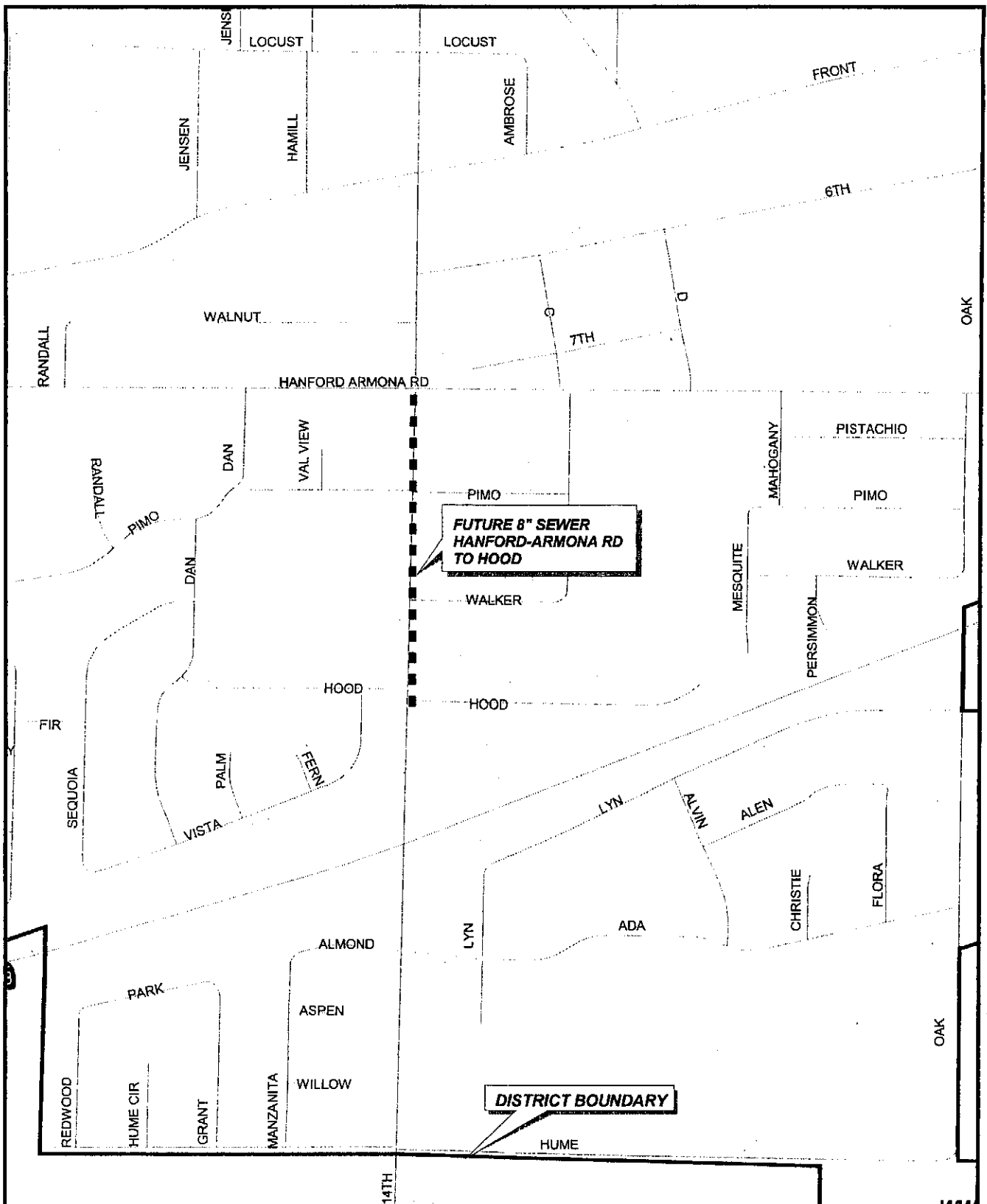


z:\clients\armonacsd_2173\21730401\ss_exhibits.apr

Exhibit S-5

Armona Community Services District
Kings County, CA

Map printed 7/03/2006



0 250 500 Feet

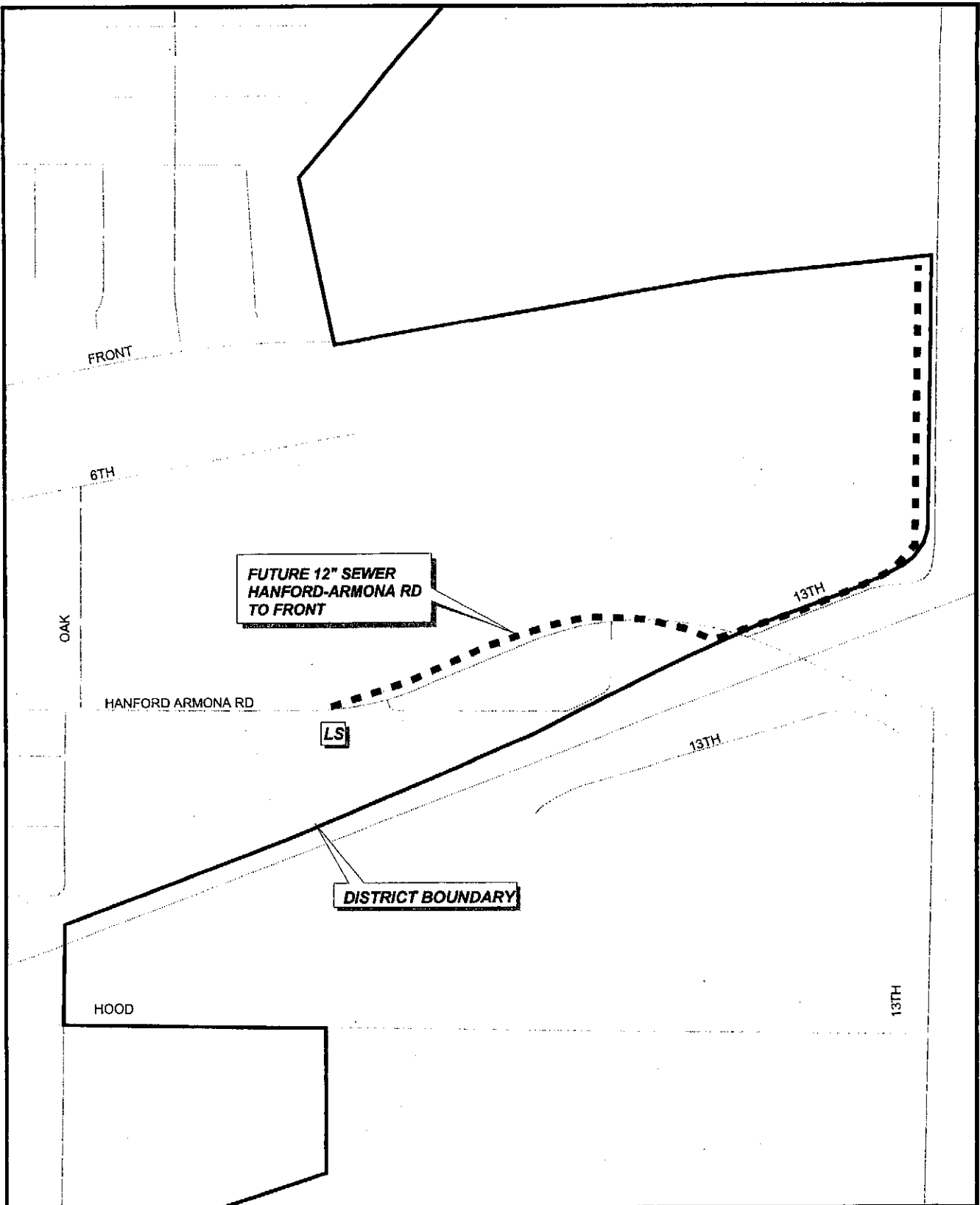


z:\clients\armonacs_d_2173\21730401\ss_exhibits.apr

Exhibit S-6

Armona Community Services District
Kings County, CA

Map printed 7/03/2006



0 250 500 Feet

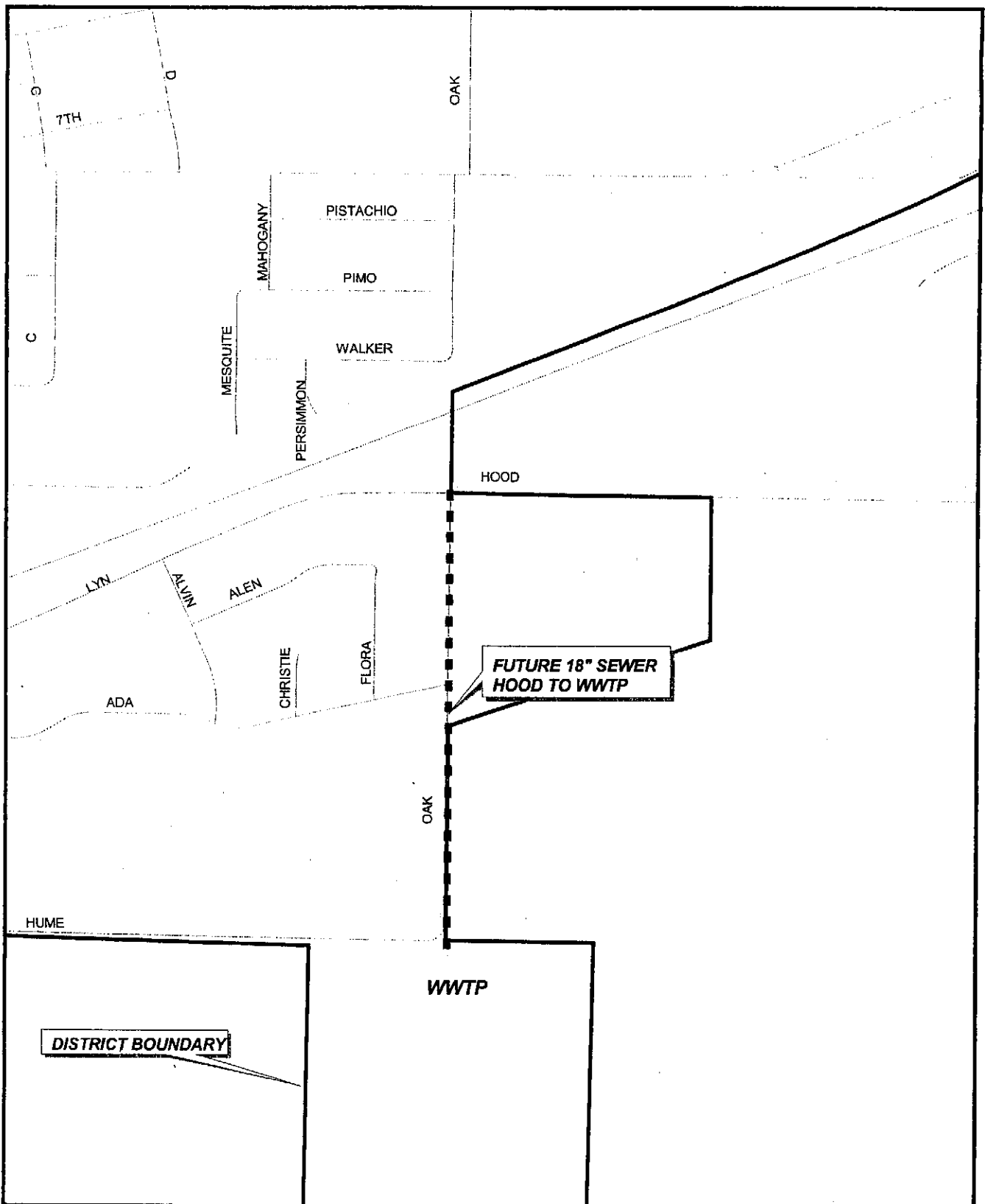


z:\clients\armonacsd_2173\21730401\ss_exhibits.apr

Exhibit S-7

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

Map printed 7/03/2006



0 250 500 Feet

EST. 1988
PROVOST & PRITCHARD
ENGINEERING GROUP
An Employee Owned Company

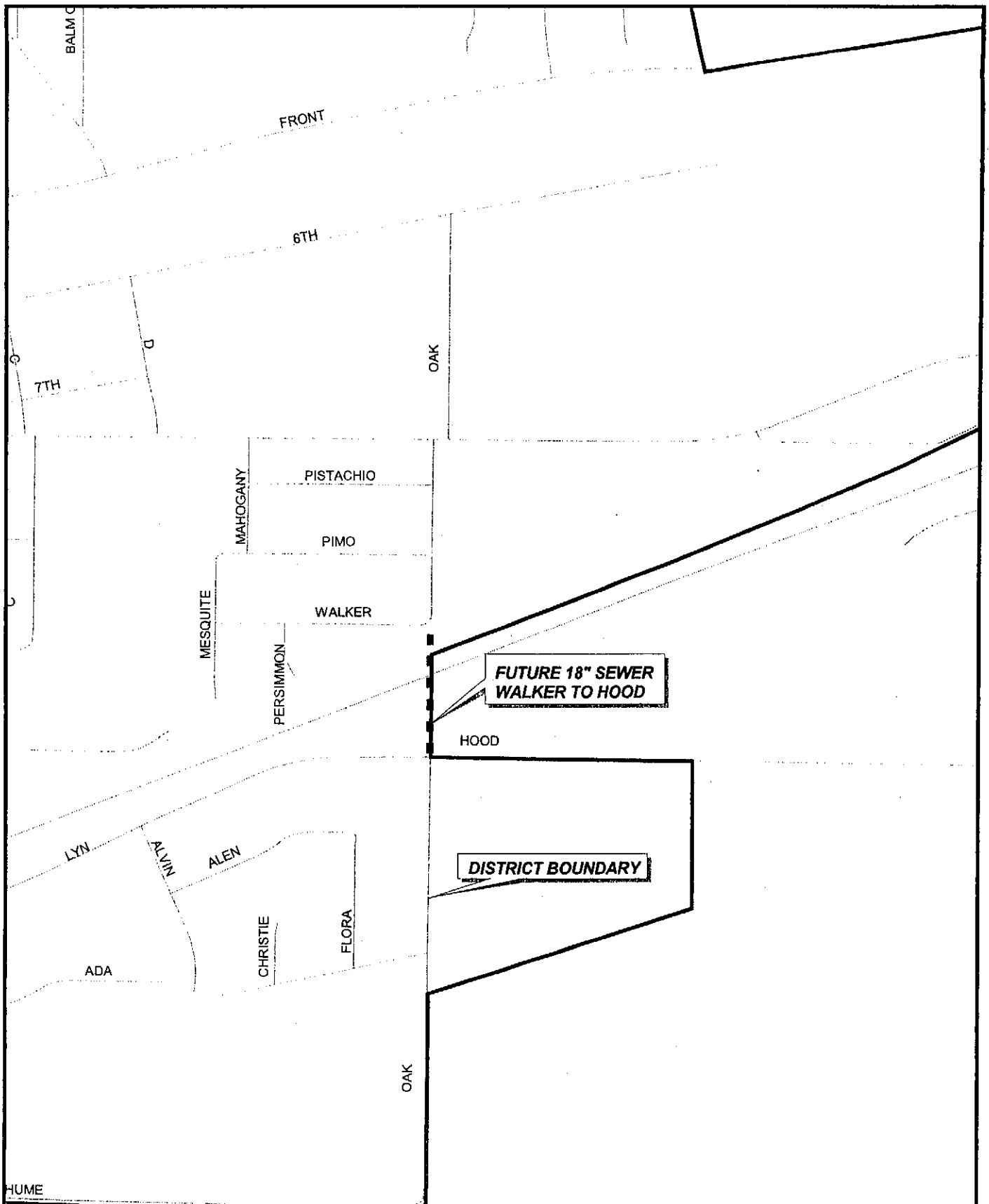


z:\clients\armonaced_2173\21730401\ss_exhibits.apr

Exhibit S-8

Armona Community Services District
Kings County, CA

Map printed 7/03/2006



0 250 500 Feet

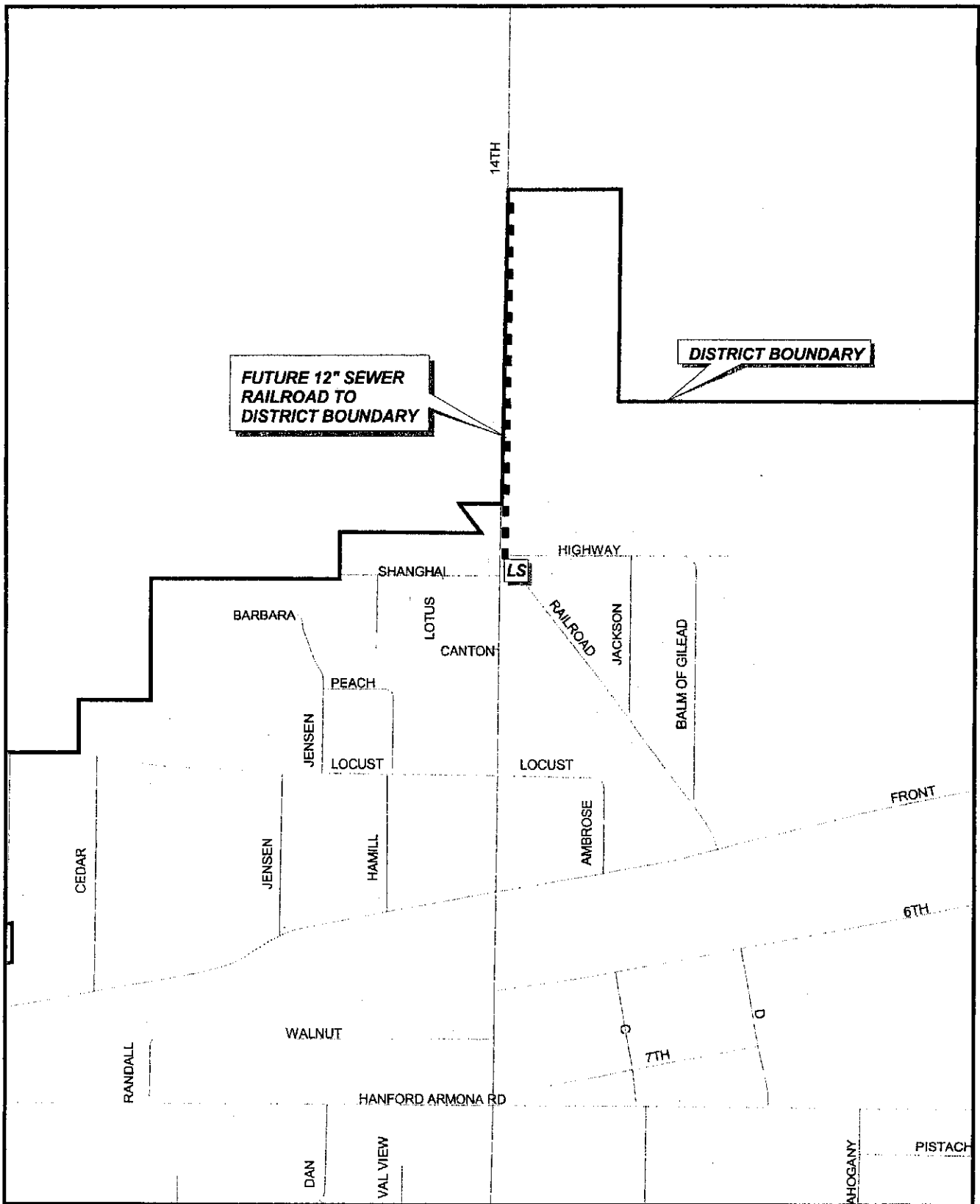
EST. 1959
PROVOST & PRITCHARD
ENGINEERING GROUP
An Employer Owned Company



Exhibit S-9

Armona Community Services District
Kings County, CA

Map printed 7/28/2004



0 250 500 Feet

EST. 1969
PROVOST & PRITCHARD
ENGINEERING GROUP
An Employee Owned Company

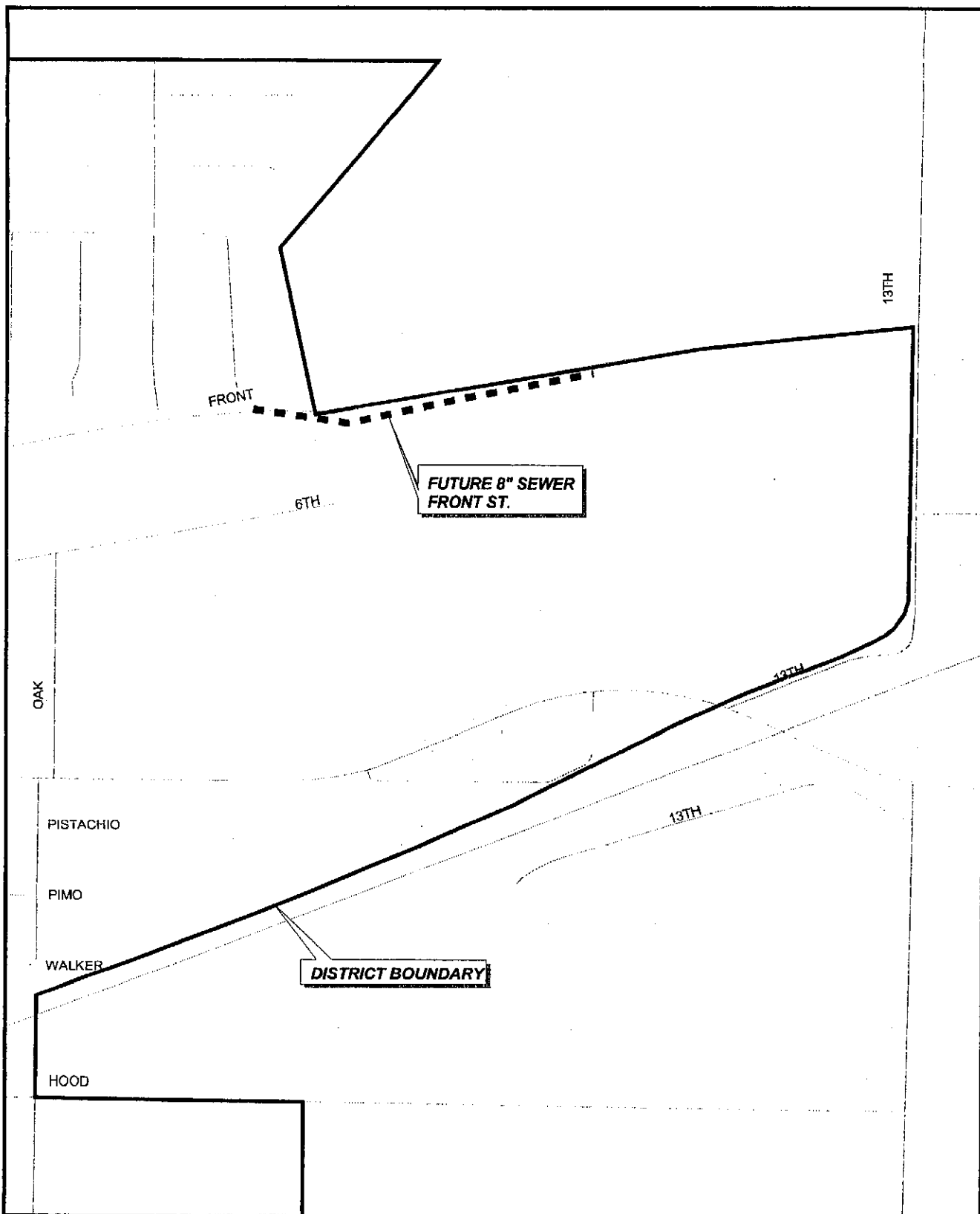


z:\clients\armonacsd_2173\21730401\ss_exhibits.apr

Exhibit S-10

Armona Community Services District
Kings County, CA

Map printed 7/03/2006



0 250 500 Feet

EST. 1968
PROVOST & PRITCHARD
ENGINEERING GROUP
An Employee Owned Company

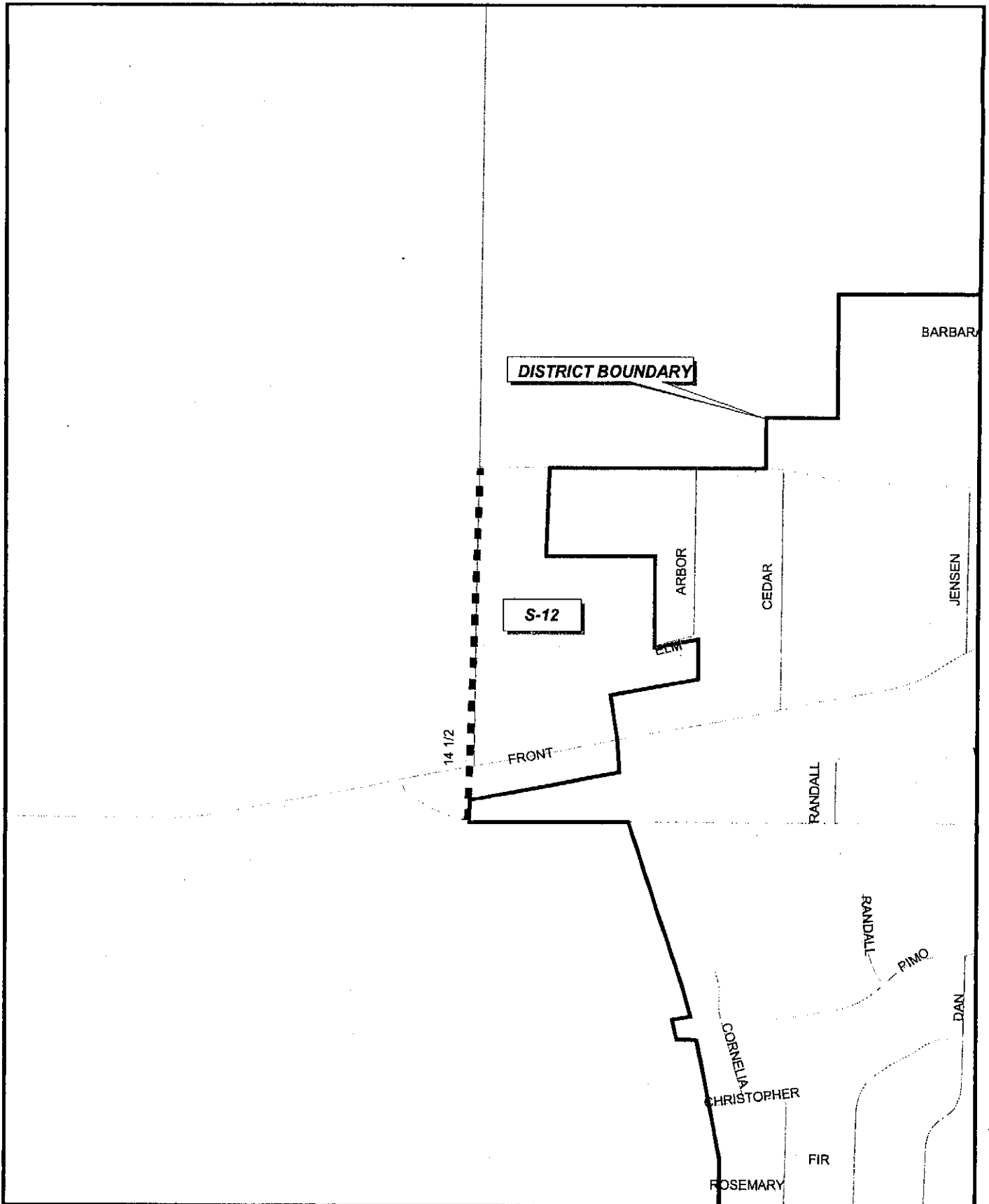


z:\clients\armonaced_2173\21730401\ss_exhibits.apr

Exhibit S-11

Armona Community Services District
Kings County, CA

Map printed 7/03/2006



0 250 500 Feet

EST. 1958
PROVOST & PRITCHARD
ENGINEERING GROUP
An Employee Owned Company



z:\clients\armonacsd_2173\21730401\acsd_sewer.apr

Exhibit S-12

Armona Community Services District
Kings County, CA

Map printed 6/29/2006

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
			0
COMMERCIAL			0
Multiple			0
Retail			0
Rural	110	9.52	1,047
Service	16	23.8	381
Transportation	72	2	144
			0
INDUSTRIAL			0
Heavy Industrial	1	95.2	95
Light Industrial	32	28.56	914
			0
AGRICULTURAL			0
Limited Agriculture	assume no population equivalent		0
			0
PUBLIC	assume no population equivalent		0
			0
SCHOOLS	assume to be included already		0
			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 IN
ORDINANCE BINDER.
DOCUMENTS TOO LARGE
TO SCAN.

TABLE 2 ADOPTED (2006/2007) CONNECTION FEES							
TYPE CONNECTION	ORD. 1988-1		ORD. 1992-1		MAXIMUM ALLOWED		
	SEWER	WATER	SEWER	WATER	SEWER	WATER	
Single Family Residence Developer Credit	2,000 (500)	1,050 (350)	2519	1971	6,460 (A)	4,852 (A)	
Apartments 2 or more bedrooms 1 bedroom	1,200 725	600 450	2016 1,210	1576 946	5,168 3,101	3,882 2,329	
Commercial/Institution Per fixture unit Minimum fee	54 500	25 750	90 1,264	49 980	231 3,230	121 2,426	

NOTES:

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