

ORDINANCE NO. 2008-2
AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE
ARMONA COMMUNITY SERVICES DISTRICT
ADOPTING CAPITAL FACILITIES IMPROVEMENT PLAN,
AND CONFIRMING REVISIONS THERETO
AND PAYMENT OF CONNECTION FEES

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

WHEREAS, the Armona Community Services District ("District") is a California community services district formed and existing under and by virtue of the provisions of the California Community Services District Law, codified at Government Code §§ 61000-61226.5, inclusive, together with all acts, laws and decisions of courts amendatory thereof or supplementary thereto, and possessing all of the powers, both necessary and implied, to give full meaning and effect thereto; and

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 § 61060(b), that the District may by ordinance adopt regulations binding upon all persons to govern the construction and use of its facilities and property, including regulations imposing reasonable charges for the use 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 § 66013 provides for fees for water connections and sewer connections (hereinafter referred to as "connection fees"); and

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

WHEREAS, the District has heretofore established, and annually reviewed, and revised, a Capital Facilities Improvement Plan ("Plan") and established connection fees based thereon; and

WHEREAS, the District reviewed the current Plan, directed the District Engineer to update the Plan, and held a public hearing on the updated Plan on April 25, 2008; and

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

WHEREAS, after the conclusion of the public hearing on April 25, 2008, the Board voted to adopt the Plan, 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 Adopted Capital Facilities Improvement Plan Fiscal Year
5 2008/2009" dated April 25, 2008, be, and hereby is, adopted, approved and confirmed as the Capital
6 Facilities Improvement Plan of the Armona Community Services District commencing July 1, 2008, and
7 continuing until next 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 April 25, 2008, by the following vote:

12 AYES: Gutierrez, Watson, Danielson, Bittner
13 NOES: NONE
14 ABSENT: NONE
15 ABSTAIN: NONE



ED BITTNER, CHAIRMAN

16 ATTEST,



ALAN DANIELSON, SECRETARY

17 CERTIFICATE OF SECRETARY

18 I, Alan Danielson, the duly appointed and acting Secretary of the Board of Directors of the
19 Armona Community Services District, do hereby certify that the foregoing Ordinance was passed and
20 adopted at a Special Meeting of the Board of Directors of the Armona Community Services District, duly
21 noticed and held at Armona, California, on April 25, 2008.

22 DATED: April 25, 2008.



ALAN DANIELSON, SECRETARY

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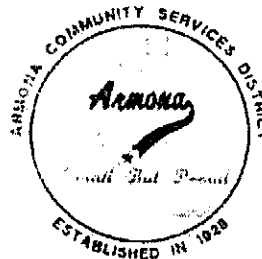
EXHIBIT A
ARMONA COMMUNITY SERVICES DISTRICT
ADOPTED 2008/2009 CAPITAL FACILITIES IMPROVEMENT PLAN

ARMONA COMMUNITY SERVICES DISTRICT

ADOPTED

CAPITAL FACILITIES IMPROVEMENT PLAN

FISCAL YEAR 2008/2009

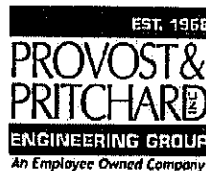


April 2008

Prepared for:

Armona Community Services District
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Prepared By:



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ARMONA COMMUNITY SERVICES DISTRICT

ADOPTED CAPITAL FACILITIES IMPROVEMENT PLAN FISCAL YEAR 2008/2009

April 25, 2008

Prepared for:

Armona Community Services District

Prepared by:

Provost & Pritchard Engineering Group, Inc.
Fresno, California

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FIGURES

- Figure 1 Land Use Map of Armona
Figure 2 Areas of Potential Development
Figure 3 Overall Water System Improvements
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TABLES

- Table 1A – Capital Improvements Identified for Projected Population of 8,600 (with 0.90 adjustment)
Table 1B – Capital Improvements Identified for Projected Population of 6,600 (with 0.90 adjustment)
Table 1C – Capital Improvements Identified for Projected Population of 6,600 (with 0.85 adjustment)
Table 2 – Adopted 2008/2009 Connection Fees
Table 3 – Summary of Projected Population Equivalents

1 GENERAL

1.1 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.

The 2000 U.S. Census reported a population of 3,239 people in Armona with an average household density of 3.4 people per house. Armona currently has approximately 1,255 residential water and sewer service customers. The estimated population today is 4,267 based on the number of service connections and the average household density. The growth rate in Armona between 2000 and 2007 is about 4 percent based on the number of service connections.

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

1.2 Specific Growth Anticipated in Armona

Ultimate population equivalent (residential and commercial/industrial) projections for the community of Armona exceed 11,000 population equivalents (See Table 3).

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

Tentative Tract No. 883 (Mitchell Property) consists of 44 equivalent units and is located at the intersection of Hood & Oak Avenues. The anticipated population increase from this subdivision is approximately 150 persons. Tract No. 883 presently has a conditional will serve that expires in August of 2009.

Tract No. 886, consists ultimately 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 218 persons. Tract 886 has relinquished 58 of the equivalent units and presently has will-serve commitments to 6 units.

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 and 3 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 4 of the subdivision is pending construction. Phase 5 has been issued a will serve. Phases 6 and 7 have conditional will serves for future development contingent upon increased capacity of water and sewer systems after completion of improvements. The Tentative Tract is divided into (four remaining) seven phases as outlined below:

Table 1.2 – Tentative Tract 756

Phase	Number of Lots	Estimated Population	Cumulative Population
4	61	207	207
5	39	133	340
6	45	153	493
7	42	143	636
Total	187	636	

¹ Population estimates are based on 3.4 persons per residence.

The three subdivisions identified would increase the population by an estimated 1,004 people.

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.

2 GENERAL IMPROVEMENTS

2.1 Office 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 new (or modified) office and shop will be needed to accommodate future growth. The new office and shop are anticipated to be adequate for 2,400 people more than the base population (approximately 5,500 people total).

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 office and shop improvements have been discounted by 50 percent due to the benefit derived by the existing community of Armona.

3 WATER SYSTEM

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

3.1 Water Supply

3.1.1 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 (approximately 4,900 people total). 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).

It is anticipated that the media in the filters at Well No. 1 will require replacement during the first benefit period. This improvement is included in Table 1 for costs associated with capital facilities improvements; however, the cost is not included in the developer connection fees since costs will primarily benefit existing customers.

3.1.2 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 Phases 4 and 5 of Tract 756 for 100 units.

New regulations associated with Arsenic limits in drinking water will require replacement of Well No. 2 or construction of additional treatment facilities at Well No. 2. Previously, the District pursued a project that would include treatment facilities adjacent to Well No. 2 that would also address secondary water quality issues including color, odor and iron. The District has recently defined a new alternative for the SDWSRF funding application that would consist of drilling a new replacement well in an effort to avoid arsenic. The recommended alternative would include drilling a new well and constructing treatment facilities, if required, as a contingency. Treatment facilities would require acquisition of

additional property (Exhibit W-1). The capital facilities plan includes monies for property acquisition in addition to construction costs. The capital cost for this project has been discounted by 75 percent prior to incorporation into connection fee estimates since costs will largely benefit existing customers.

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 above the base population (approximately 6,400 people total). 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.

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.

3.2 Water Distribution

3.2.1 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.

3.2.2 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.

4 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.

4.1 Sewer Collection System

4.1.1 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.

4.1.2 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 ½ Avenue between Hanford-Armona Road and Locust (Exhibit S-12) as possible extensions beyond present boundaries.

4.2 Wastewater Treatment and Disposal

4.2.1 Existing Facilities:

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

Construction of the first wastewater treatment facility expansion was completed during the summer of 2007. Improvements consisted primarily of additional aeration and disposal ponds to increase treatment and disposal capacity respectively. The plant capacity has been increased to 0.53 million gallons per day. It is estimated that the recent wastewater treatment facility expansion will serve an additional 1,450 people.

The pond levee was repaired with the recent wastewater treatment plant expansion. Also, electrical deficiencies in the wastewater treatment plant that impacted the ability to serve existing and future floating aerators were repaired.

4.2.2 Future Facilities:

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.

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). The expansion to 1.0 MGD would serve an estimate 1,535 people beyond the current capacity of 0.53 MGD.

5 FINANCING

5.1 Available Funds

The total revenue generated from connection fees during fiscal year ending June 30, 2007 was \$42,440 in the sewer fund and \$78,355 in the water fund. The equity balance as of June 30, 2007 is not yet available.

6 RECOMMENDATIONS

6.1 Recommended Priority List for Capital Improvements

Staff recommendations for priority list items are summarized in the following sections:

6.1.1 Well No. 2

Drill Replacement Well, Construct New Transmission
Pipeline, and Construction Water Treatment
Plant

\$6,032,000

The District is pursuing SDWSRF funding for a replacement well and treatment (if required). It is recommended that the District acquire additional land and construct a new replacement well and transmission pipeline. Additionally, water treatment facilities should be constructed if water does not meeting the drinking water standards for arsenic.

6.1.2 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 is 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 after a final well site location has been determined for the Well No. 2 replacement well.

6.1.3 Well No. 1 Water Treatment Plant – Media Replacement

Well No. 1, Water Treatment Plant
Replace existing filter media

\$ 100,000

It is recommended that the District replace the media in the existing filters at Well No. 1 and making minor improvements to the existing treatment facilities. The costs associated with media replacement will be paid for with funds provided from existing user rates.

6.1.4 Well No. 1 Water Treatment Plant – Backwash Bypass Pipeline

Well No. 1, Water Treatment Plant
Backwash Bypass Pipeline to WWTF

\$164,000

6.1.5 Office Improvements

New Office Improvements to Address ADA Issues **\$400,000**

It is recommended that the Board direct staff regarding implementation of a new office and shop or improvements to the existing office 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.

6.2 Funding

It is further recommended that the District continue to investigate supplemental funding assistance programs to contribute toward implementation of the improvements. The District has submitted funding assistance applications for:

- Safe Drinking Water State Revolving Fund (Proposition 84) – The District will be submitting an application for funding with the SDWSRF. The District is eligible for grant and loan funding through SDWSRF and up to \$5 million through Proposition 84.
- Proposition 40 and 50 – Pre-Applications have previously been submitted for water system improvements.

The District may explore additional funding assistance programs, including:

- 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.

6.3 Summary

The known developments (Tracts 883, 886, 756) are expected to bring an additional population to the community of Armona associated with the first, second and third benefit periods identified in Table 1. In addition, the need for Well No. 3 and additional water storage is already required.

The total cost to the District for the required projects to accommodate growth to a population of 8,600 people is estimated to be \$31,125,935. 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 a Projected Population of 6,600. Connection fees have been reduced to approximately 90 percent of the maximum.
- Table 1C Capital Improvements Identified for a Projected Population of 6,600. Connection fees have been reduced to approximately 85 percent of the maximum.

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

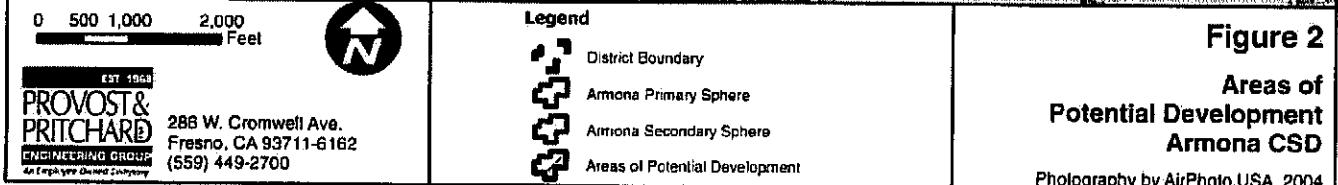
Based upon direction from the Board of Directors received during the April 25, 2008 Board Meeting, the capital facility requirements for the plan and the associated connection fees are based upon a population of 6,600 persons, and approximately 90 percent of the maximum identified cost \$5,899 for water and \$6,637 for sewer.

6.4 Implementation

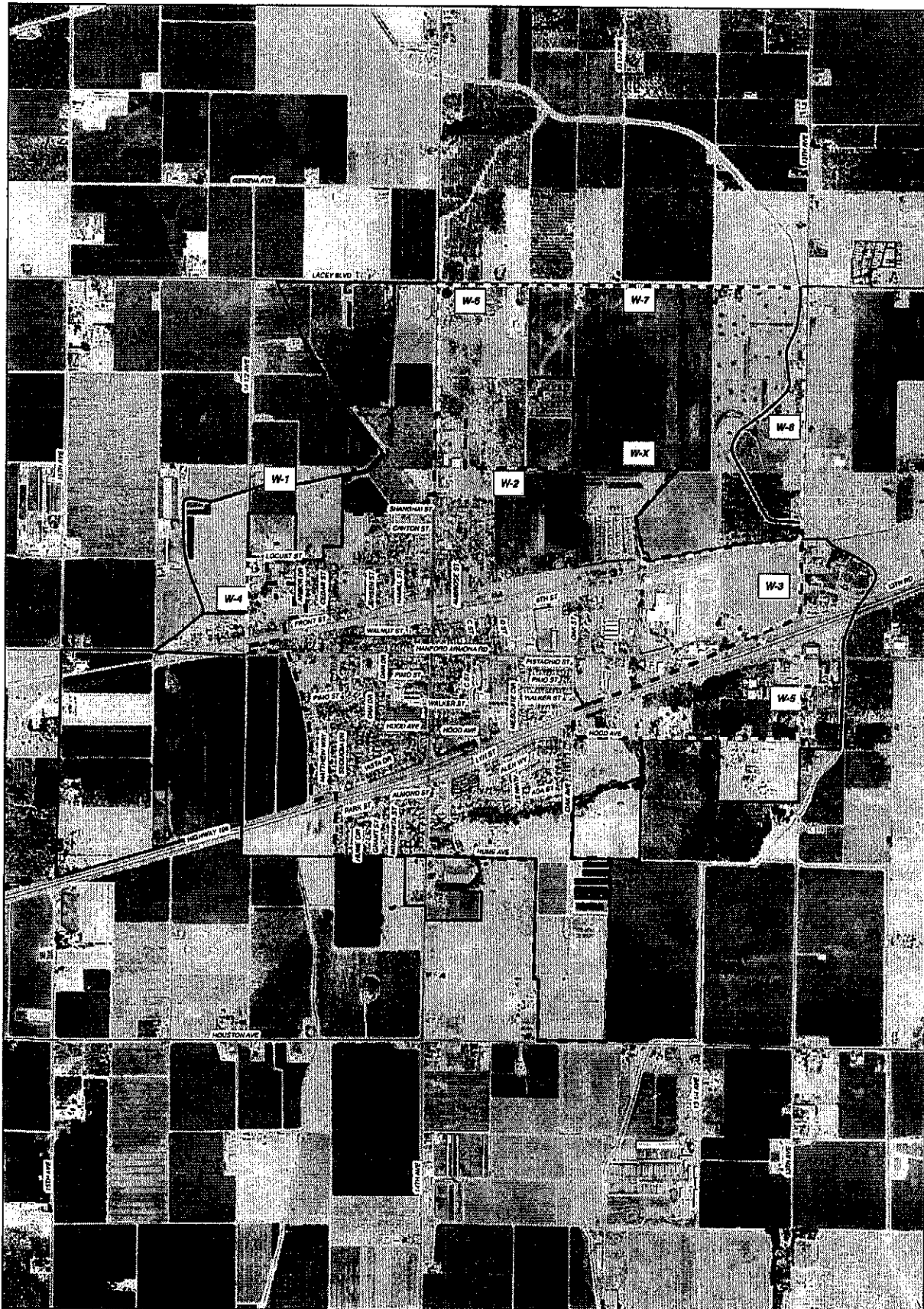
The allocation of connection fees to two-bedroom apartments, as defined in Ordinance 1992-1, is 80% of a single family residence. Single bedroom apartments are charged 60% of a two bedroom apartment. A typical commercial connection is assumed to contribute approximately one-half of the demand of a single 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 \$237 per sewer fixture unit and \$147 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.

FIGURES



Photography by AirPhoto USA, 2004



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Fresno, CA 93711-6162
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Legend



District Boundary



Armona Primary Sphere

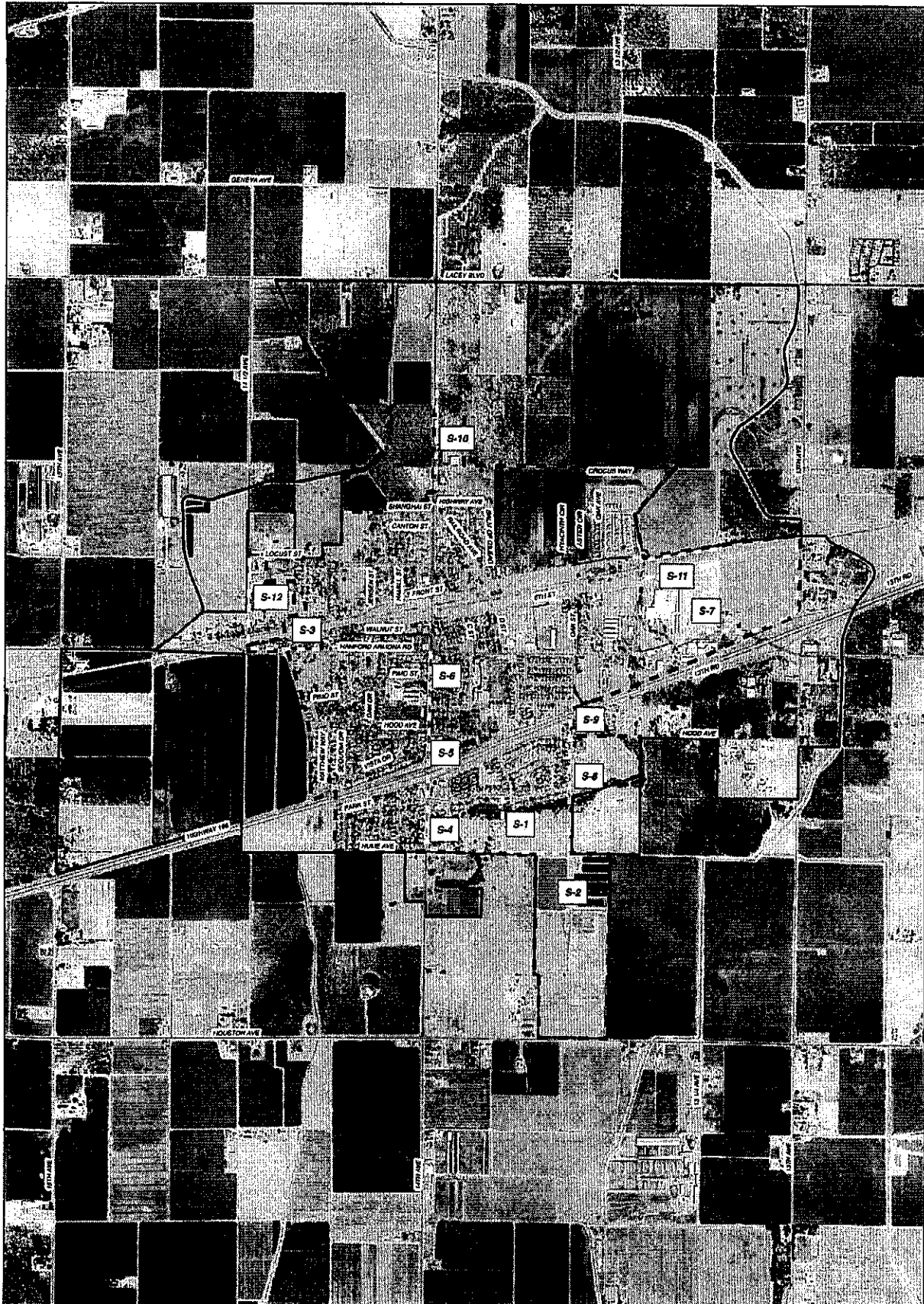


Armona Secondary Sphere

Figure 3

**Overall Water
System Improvements
Armona CSD**

Photography by AirPhoto USA, 2004



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an Engineer/Architect Firm

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Legend

- District Boundary
- Armona Primary Sphere
- Armona Secondary Sphere

Figure 4

**Overall Sewer
System Improvements
Armona CSD**

Photography by AirPhoto USA, 2004

TABLE 1A - PROPOSED CAPITAL F

SEWER AND WATER CONNECTION FEE ANALYSIS												2000	
PLANNED IMPROVEMENTS				EXISTING OR FUTURE		TOTAL ESTIMATED COST		DISCOUNT FACTOR		DISCOUNTED ESTIMATED COST			
1st BENEFIT PERIOD				FUTURE S-1		\$100,000		0.90		\$90,000			
Well No. 1 Media Replacement						\$164,000							
12" Water Main (H-A Rd. to 6th Avenue)													
12" Water Main (H-A Rd. to 14th Avenue)													
10" & 8" Water Main (14th Avenue to H-A Rd.)						\$132,000		0.85		\$112,200			
12" Water Main (Oak-Hood to Front St.)						\$175,000		0.80		\$140,000			
12" Water Main (Oak-Hood to Front St.)						\$175,000		0.80		\$140,000			
Well No. 2 Replacement and Treatment						\$6,032,000		0.15		\$5,227,200			
SUBTOTAL - 1st Benefit Period										\$1,214,000			
2nd BENEFIT PERIOD													
Erosion protection at WWTP ponds						\$584,500		0.30		\$178,350			
Repay loan from water fund						\$203,685				\$203,685			
SUBTOTAL - 2nd Benefit Period										\$382,035			
3rd BENEFIT PERIOD													
Well No. 2 (7th Day Water Storage and Booster)						\$349,000		0.60		\$209,400			
Well No. 1 (Clock Water Treatment)						\$843,000		0.60		\$505,800			
SUBTOTAL - 3rd Benefit Period										\$715,200			
4th BENEFIT PERIOD													
New Office and Shop						\$400,000		0.50		\$200,000			
6" Trunk Sewer - 1,320 ft. and 68 station													
located in H-A Rd. between Randall and 14 1/2 Ave													
12" Trunk Sewer - 1,300 ft.						\$280,000		0.05		\$236,000			
located in Oak St. between Front and H-A Rd													
SUBTOTAL - 4th Benefit Period						\$54,000		0.00		\$43,200			
5th BENEFIT PERIOD													
1st S. Plant Expansion (50 MGD Capacity)						\$1,079,250		0.50		\$539,625			
2nd S. Plant Expansion (80 MGD Capacity)						\$4,650,000		0.50		\$2,325,000			
3rd S. Plant Expansion (100 MGD Capacity)						\$535,500		0.50		\$267,750			
12" Water Main (14th Avenue to 6th Avenue)													
12" Water Main (14th Avenue and the WWTP)						\$286,000		0.70		\$200,200			
8" Trunk Sewer - 1,200 ft. located in 14th Ave.													
between Hood and Flame													
6" Trunk Sewer - 1,200 ft. located in 14th Ave.						\$143,000		0.70		\$100,100			
between H-A Rd. and Hood													
Water Storage and Booster Station						\$191,000		0.70		\$133,700			
(250,000 gal. min.)						\$430,000		0.80		\$344,000			
12" Water main in 14 1/2 Ave. from Locust to H-A Rd						\$175,000		0.70		\$122,500			
Well No. 3 Well & Site Development						\$1,420,000		0.80		\$1,136,000			
Well No. 3 Treatment						\$750,000		0.80		\$600,000			
SUBTOTAL - 5th Benefit Period										\$9,260,575			
6th BENEFIT PERIOD													
12" Water Main (Harvard Mini Storage to Front Street)													
Well #4 (Location not determined)													
12" Water main in Hood and 13th Ave.													
16" Trunk sewer - 1,900 ft. located in Oak St.						\$426,000		0.80		\$340,800			
between Hood and the WWTP headworks													
16" Trunk sewer - 550 ft. located in Oak St.						\$382,000		0.90		\$343,800			
between Walker and Hood													
12" sewer and fit station in H-A Rd to 13th						\$195,000		0.90		\$175,500			
12" Sewer and fit station in 14th from Highway to boundary						\$603,000				\$603,000			
XX" Sewer and an station in Front from Massed Street to east 1,100 feet						\$328,000				\$328,000			
6" Sewer in 14 1/2 from H-A Rd to Locust						\$291,000				\$291,000			
12" Water main in Lacey Blvd from 14th to 13th						\$128,000				\$128,000			
12" Water main in 13th from Lacey to Front						\$540,000				\$540,000			
12" Water main in 13th from Lacey to Front						\$374,000				\$374,000			
4th S. Plant Expansion (100 MGD Capacity)						\$2,180,000		0.60		\$1,308,000			
SUBTOTAL - 6th Benefit Period										\$9,710,450			
TOTAL						\$30,125,635				\$20,066,050			
										\$9,890			

IMPROVEMENT COST PER CONNECTION @ 3.4 PERSONS/CONNECTION		2000	
TOTAL		\$20,066,050	
		\$9,890	

TABLE 1B - PROPOSED CAPITAL FACILITIES PLAN 2008/2009

TABLE 1B Capital Improvements Identified for Projected Population of 6,600																				
ARIZONA COMMUNITY SERVICES DISTRICT																				
SEWER AND WATER CONNECTION FEE ANALYSIS																				
PROJECTED POPULATION					IMPROVEMENT COST PER PERSON															
PLANNED IMPROVEMENTS					TOTAL ESTIMATED COST		DISCOUNT FACTOR		DISCOUNTED ESTIMATED COST		TOTALS									
EXISTING OR FUTURE					ESTIMATED COST		DISCOUNT FACTOR		DISCOUNTED ESTIMATED COST		TOTALS									
1st BENEFIT PERIOD					ESTIMATED COST		DISCOUNT FACTOR		DISCOUNTED ESTIMATED COST		TOTALS									
Well No. 1 Media Replacement					\$100,000		0.30		\$64,200		TOTALS									
12" Water Main (H-A Rd, Oak to Hickory Mini Storage)					\$164,000		0.30		\$106,200		TOTALS									
10" 8" Water Main (14th, Locust to H-A Rd.)					\$132,000		0.85		\$111,200		TOTALS									
EXISTING					\$78,000		0.60		\$46,800		TOTALS									
EXISTING					\$176,000		0.60		\$105,600		TOTALS									
Well No. 2 Replacement and Treatment					\$8,000		0.75		\$6,000		TOTALS									
SUBTOTAL - 1st Benefit Period					\$354,000		0.30		\$228,000		TOTALS									
2nd BENEFIT PERIOD					ESTIMATED COST		DISCOUNT FACTOR		DISCOUNTED ESTIMATED COST		TOTALS									
Erosion protection at WWTP ponds					\$394,500		0.30		\$251,475		TOTALS									
Ponding from water fund					\$203,685		0.30		\$132,385		TOTALS									
SUBTOTAL - 2nd Benefit Period					\$598,185		0.30		\$383,860		TOTALS									
3rd BENEFIT PERIOD					ESTIMATED COST		DISCOUNT FACTOR		DISCOUNTED ESTIMATED COST		TOTALS									
Well No. 2 (2nd Well) Storage and Booster					\$348,000		0.60		\$208,800		TOTALS									
Well No. 1 (1st Well) Treatment					\$843,000		0.60		\$505,800		TOTALS									
SUBTOTAL - 3rd Benefit Period					\$1,191,000		0.60		\$714,600		TOTALS									
4th BENEFIT PERIOD					ESTIMATED COST		DISCOUNT FACTOR		DISCOUNTED ESTIMATED COST		TOTALS									
New Office and Shop					\$400,000		0.50		\$200,000		TOTALS									
6" Trunk Sewer - 1,320 ft. and 18" station located in H-A Rd. between Randal and 14 1/2 Ave.					\$280,000		0.65		\$182,000		TOTALS									
12" Trunk Sewer - 1,300 ft. located in Oak St. between Front and H-A Rd.					\$54,000		0.60		\$32,400		TOTALS									
SUBTOTAL - 4th Benefit Period					\$734,000		0.60		\$464,400		TOTALS									
5th BENEFIT PERIOD					ESTIMATED COST		DISCOUNT FACTOR		DISCOUNTED ESTIMATED COST		TOTALS									
1st S. Plant Expansion (53 AGO Capacity)					\$1,079,250		0.90		\$971,325		TOTALS									
2nd S. Plant Expansion (89 AGO Capacity)					\$4,650,000		0.90		\$4,185,000		TOTALS									
Erosion protection at WWTP ponds					\$635,500		0.90		\$571,950		TOTALS									
12" Trunk Sewer - 2,100 ft. located in Hume between 14th Ave. and the WWTP					\$288,000		0.70		\$201,600		TOTALS									
6" Trunk Sewer - 1,200 ft. located in 14th Ave. between Hood and Home					\$135,000		0.70		\$94,500		TOTALS									
6" Trunk Sewer - 1,700 ft. located in 14th Ave. between Hood and Home					\$191,000		0.70		\$133,700		TOTALS									
Water Storage and Booster Station (250,000 gal. min.)					\$450,000		0.80		\$360,000		TOTALS									
12" Water main in 14 1/2 Ave. from Locust to H-A Rd.					\$175,000		0.70		\$122,500		TOTALS									
Well No. 3 Well & Site Development					\$1,420,000		0.80		\$1,136,000		TOTALS									
Well No. 3 Treatment					\$750,000		0.80		\$600,000		TOTALS									
SUBTOTAL - 5th Benefit Period					\$10,353,750		0.80		\$8,360,575		TOTALS									
6th BENEFIT PERIOD					ESTIMATED COST		DISCOUNT FACTOR		DISCOUNTED ESTIMATED COST		TOTALS									
12" Water Main (Henderson Mini Storage to Front St.)					\$558,000		0.85		\$474,210		TOTALS									
Well #4 (Location not determined)					\$1,030,000		0.90		\$927,000		TOTALS									
12" Water main in Hood and 13th Ave.					\$450,000		0.80		\$360,000		TOTALS									
18" Trunk sewer - 1,900 ft. located in Oak St. between Hood and the WWTP					\$382,000		0.90		\$343,800		TOTALS									
12" Trunk sewer - 550 ft. located in Oak St. between Walker and Hood					\$185,000		0.80		\$148,000		TOTALS									
12" Sewer and 18" station in H-A Rd to 13th					\$600,000		0.80		\$480,000		TOTALS									
12" Sewer and 18" station in 14th from Highway to Locust					\$388,000				\$388,000		TOTALS									
12" Sewer and 18" station in Front from Locust					\$291,000				\$291,000		TOTALS									
6" Sewer to east 1,100 feet					\$129,000				\$129,000		TOTALS									
12" Water main in 14 1/2 Ave. from Locust to 13th					\$540,000				\$540,000		TOTALS									
12" Water main in 13th from Locust to Front					\$374,000				\$374,000		TOTALS									
4th S. Plant Expansion (1.05 AGO Capacity)					\$2,130,000		0.90		\$1,917,000		TOTALS									
SUBTOTAL - 6th Benefit Period					\$10,510,700		0.90		\$9,150,700		TOTALS									
7th BENEFIT PERIOD					ESTIMATED COST		DISCOUNT FACTOR		DISCOUNTED ESTIMATED COST		TOTALS									
12" Water Main (Henderson Mini Storage to Front St.)					\$558,000		0.85		\$474,210		TOTALS									
Well #4 (Location not determined)					\$1,030,000		0.90		\$927,000		TOTALS									
12" Water main in Hood and 13th Ave.					\$450,000		0.80		\$360,000		TOTALS									
18" Trunk sewer - 1,900 ft. located in Oak St. between Hood and the WWTP					\$382,000		0.90		\$343,800		TOTALS									
12" Trunk sewer - 550 ft. located in Oak St. between Walker and Hood					\$185,000		0.80		\$148,000		TOTALS									
12" Sewer and 18" station in H-A Rd to 13th					\$600,000		0.80		\$480,000		TOTALS									
12" Sewer and 18" station in 14th from Highway to Locust					\$388,000				\$388,000		TOTALS									
12" Sewer and 18" station in Front from Locust					\$291,000				\$291,000		TOTALS									
6" Sewer to east 1,100 feet					\$129,000				\$129,000		TOTALS									
12" Water main in 14 1/2 Ave. from Locust to 13th					\$540,000				\$540,000		TOTALS									
12" Water main in 13th from Locust to Front					\$374,000				\$374,000		TOTALS									
4th S. Plant Expansion (1.05 AGO Capacity)					\$2,130,000		0.90		\$1,917,000		TOTALS									
SUBTOTAL - 7th Benefit Period					\$10,510,700		0.90		\$9,150,700		TOTALS									
8th BENEFIT PERIOD					ESTIMATED COST		DISCOUNT FACTOR		DISCOUNTED ESTIMATED COST		TOTALS									
12" Water Main (Henderson Mini Storage to Front St.)					\$558,000		0.85		\$474,210		TOTALS									
Well #4 (Location not determined)					\$1,030,000		0.90		\$927,000		TOTALS									
12" Water main in Hood and 13th Ave.					\$450,000		0.80		\$360,000		TOTALS									
18" Trunk sewer - 1,900 ft. located in Oak St. between Hood and the WWTP					\$382,000		0.90		\$343,800		TOTALS									
12" Trunk sewer - 550 ft. located in Oak St. between Walker and Hood					\$185,000		0.80		\$148,000		TOTALS									
12" Sewer and 18" station in H-A Rd to 13th					\$600,000		0.80		\$480,000		TOTALS									
12" Sewer and 18" station in 14th from Highway to Locust					\$388,000				\$388,000		TOTALS									
12" Sewer and 18" station in Front from Locust					\$291,000				\$291,000		TOTALS									
6" Sewer to east 1,100 feet					\$129,000				\$129,000		TOTALS									
12" Water main in 14 1/2 Ave. from Locust to 13th					\$540,000				\$540,000		TOTALS									
12" Water main in 13th from Locust to Front					\$374,000				\$374,000		TOTALS									
4th S. Plant Expansion (1.05 AGO Capacity)					\$2,130,000		0.90		\$1,917,000		TOTALS									
SUBTOTAL - 8th Benefit Period					\$10,510,700		0.90		\$9,150,700		TOTALS									
9th BENEFIT PERIOD					ESTIMATED COST		DISCOUNT FACTOR		DISCOUNTED ESTIMATED COST		TOTALS									
12" Water Main (Henderson Mini Storage to Front St.)					\$558,000		0.85		\$474,210		TOTALS									
Well #4 (Location not determined)					\$1,030,000		0.90		\$927,000		TOTALS									
12" Water main in Hood and 13th Ave.					\$450,000		0.80		\$360,000		TOTALS									
18" Trunk sewer - 1,900 ft. located in Oak St. between Hood and the WWTP					\$382,000		0.90		\$343,800		TOTALS									
12" Trunk sewer - 550 ft. located in Oak St. between Walker and Hood					\$185,000		0.80		\$148,000		TOTALS									
12" Sewer and 18" station in H-A Rd to 13th					\$600,000		0.80		\$480,000		TOTALS									
12" Sewer and 18" station in 14th from Highway to Locust					\$388,000				\$388,000		TOTALS									
12" Sewer and 18" station in Front from Locust					\$291,000				\$291,000		TOTALS									
6" Sewer to east 1,100 feet					\$129,000				\$129,000		TOTALS									
12" Water main in 14 1/2 Ave. from Locust to 13th					\$540,000				\$540,000		TOTALS									
12" Water main in 13th from Locust to Front					\$374,000				\$374,000		TOTALS									
4th S. Plant Expansion (1.05 AGO Capacity)					\$2,130,000		0.90		\$1,917,000		TOTALS									
SUBTOTAL - 9th Benefit Period					\$10,510,700		0.90		\$9,150,700		TOTALS									
10th BENEFIT PERIOD					ESTIMATED COST		DISCOUNT FACTOR		DISCOUNTED ESTIMATED COST		TOTALS									
12" Water Main (Henderson Mini Storage to Front St.)					\$558,000		0.85		\$474,210		TOTALS									
Well #4 (Location not determined)					\$1,030,000		0.90		\$927,000		TOTALS									
12" Water main in Hood and 13th Ave.					\$450,000		0.80		\$360,000		TOTALS									
18" Trunk sewer - 1,900 ft. located in Oak St. between Hood and the WWTP					\$382,000		0.90		\$343,800		TOTALS									
12" Trunk sewer - 550 ft. located in Oak St. between Walker and Hood					\$185,000		0.80		\$148,000		TOTALS									
12" Sewer and 18" station in H-A Rd to 13th					\$600,000		0.80		\$480,000		TOTALS									
12" Sewer and 18" station in 14th from Highway to Locust					\$388,000				\$388,000		TOTALS									
12" Sewer and 18" station in Front from Locust					\$291,000				\$291,000		TOTALS									
6" Sewer to east 1,100 feet					\$129,000				\$129,000		TOTALS									
12" Water main in 14 1/2 Ave. from Locust to 13th					\$540,000				\$540,000		TOTALS									
12" Water main in 13th from Locust to Front					\$374,000				\$374,000		TOTALS									
4th S. Plant Expansion (1.05 AGO Capacity)					\$2,130,000		0.90		\$1,917,000		TOTALS									
SUBTOTAL - 10th Benefit Period					\$10,510,700		0.90		\$9,150,700		TOTALS									
11th BENEFIT PERIOD					ESTIMATED COST		DISCOUNT FACTOR		DISCOUNTED ESTIMATED COST		TOTALS									
12" Water Main (Henderson Mini Storage to Front St.)					\$558,000		0.85		\$474,210		TOTALS									
Well #4 (Location not determined)					\$1,030,000		0.90		\$927,000		TOTALS									
12" Water main in Hood and 13th Ave.					\$450,000		0.80		\$360,000		TOTALS									
18" Trunk sewer - 1,900 ft. located in Oak St. between Hood and the WWTP					\$382,000		0.90		\$343,800		TOTALS									
12" Trunk sewer - 550 ft. located in Oak St. between Walker and Hood					\$185,000		0.80		\$148,000		TOTALS									
12" Sewer and 18" station in H-A Rd to 13th					\$600,000		0.80		\$480,000		TOTALS									
12" Sewer and 18" station in 14th from Highway to Locust					\$388,000				\$388,000		TOTALS									
12" Sewer and 18" station in Front from Locust					\$291,000				\$291,000		TOTALS									
6" Sewer to east 1,100 feet					\$129,000				\$129,000		TOTALS									
12" Water main in 14 1/2 Ave. from Locust to 13th					\$540,000				\$540,000		TOTALS									
12" Water main in 13th from Locust to Front					\$374,000				\$374,000		TOTALS									
4th S. Plant Expansion (1.05 AGO Capacity)					\$2,130,000		0.90		\$1,917,000		TOTALS									
SUBTOTAL - 11th Benefit Period					\$10,510,700		0.90		\$9,150,700		TOTALS									
12th BENEFIT PERIOD					ESTIMATED COST		DISCOUNT FACTOR		DISCOUNTED ESTIMATED COST		TOTALS									
12" Water Main (Henderson Mini Storage to Front St.)					\$558,000		0.85		\$474,210		TOTALS									
Well #4 (Location not determined)					\$1,030,000		0.90		\$927,000		TOTALS									
12" Water main in Hood and 13th Ave.					\$450,000		0.80		\$360,000		TOTALS									
18" Trunk sewer - 1,900 ft. located in Oak St. between Hood and the WWTP					\$382,000		0.90		\$343,800		TOTALS									
12" Trunk sewer - 550 ft. located in Oak St. between Walker and Hood					\$185,000		0.80		\$148,000		TOTALS									
12" Sewer and 18" station in H-A Rd to 13th					\$600,000		0.80		\$480,000		TOTALS									
12" Sewer and 18" station in 14th from Highway to Locust					\$388,000				\$388,000		TOTALS									
12" Sewer and 18" station in Front from Locust					\$291,000				\$291,000		TOTALS									
6" Sewer to east 1,100 feet					\$129,000				\$129,000		TOTALS									
12" Water main in 14 1/2 Ave. from Locust to 13th					\$540,000				\$540,000		TOTALS									
12" Water main in 13th from Locust to Front					\$374,000				\$374,000		TOTALS									
4th S. Plant Expansion (1.05 AGO Capacity)					\$2,130,000		0.90		\$1,917,000		TOTALS									
SUBTOTAL - 12th Benefit Period					\$10,510,700		0.90		\$9,150,700		TOTALS									
TOTAL					\$31,256,935				\$26,169,040		TOTAL									
IMPROVEMENT COST PER CONNECTION @ 3.4 PERSONS/CONNECTION					\$6,555				\$5,637		TOTAL									
TOTAL					\$6,555				\$5,637		TOTAL									

TABLE 1C - PROPOSED CAPITAL FACILITIES PLAN 2008/2009

TABLE 1C Capital Improvements Identified for Projected Population of 6,600 ARMONIA COMMUNITY SERVICES DISTRICT SEWER AND WATER CONNECTION FEE ANALYSIS																		
PROJECTED POPULATION					IMPROVEMENT COST PER PERSON													
PLANNED IMPROVEMENTS	EXISTING OR FUTURE	TOTAL ESTIMATED COST	DISCOUNT FACTOR	DISCOUNTED ESTIMATED COST	IMPROVEMENT COST PER PERSON													
					4400	4600	4800	5000	5200	5400	5600	5800	6000	TOTALS				
1st BENEFIT PERIOD					W	S	W	S	W	S	W	S	W	S	W	S	W	S
Media Replacement	FUTURE S-1	\$100,000	0.90	\$90,000														
12" Water Main (H-A Rd. Oak to Hardrock Mini Storage)	EXISTING	\$164,000	0.85	\$139,400	38													
10" & 8" Water Main (14th, Locust to H-A Rd.)	EXISTING	\$132,000	0.90	\$118,800	68													
12" Water Main (Oak, Hood to Frost St.)	EXISTING	\$78,000	0.90	\$70,200	98													
Well No. 2 Replacement and Treatment	FUTURE W-1	\$176,000	0.60	\$105,600	81													
SUBTOTAL - 1st Benefit Period		\$5,032,000	0.15	\$804,800	696													
				\$1,218,600	\$889	\$38												
2nd BENEFIT PERIOD					W	S	W	S	W	S	W	S	W	S	W	S	W	S
Embankment protection at WWTP ponds	FUTURE	\$594,500	0.30	\$178,350														
Replay loan from water fund	EXISTING	\$203,060		\$203,060														
SUBTOTAL - 2nd Benefit Period				\$381,410														
3rd BENEFIT PERIOD					W	S	W	S	W	S	W	S	W	S	W	S	W	S
Well No. 2 (1st Only) Storage and Booster	EXISTING	\$248,000	0.80	\$198,400														
Well No. 1 (1st Only) Storage and Booster	EXISTING	\$843,000	0.90	\$758,700														
SUBTOTAL - 3rd Benefit Period				\$957,100														
				\$715,200														
4th BENEFIT PERIOD					W	S	W	S	W	S	W	S	W	S	W	S	W	S
New Office and Shop	FUTURE	\$400,000	0.50	\$200,000														
6" Trunk Sewer - 1,320 ft. and lift station	FUTURE S-3	\$280,000	0.85	\$238,000														
12" Trunk Sewer - 1,300 ft. located in Oak St. between Frost and H-A Rd.	EXISTING	\$54,000	0.80	\$43,200														
SUBTOTAL - 4th Benefit Period				\$481,200														
5th BENEFIT PERIOD					W	S	W	S	W	S	W	S	W	S	W	S	W	S
1st S. Plant Expansion (5.1 MGD Capacity)	EXISTING	\$1,072,250	0.90	\$965,025														
2nd S. Plant Expansion (1.8 MGD Capacity)	FUTURE S	\$4,650,000	0.90	\$4,185,000														
Embankment protection at WWTP ponds	FUTURE S	\$635,500	0.90	\$571,950														
12" Trunk Sewer - 2,100 ft. located in Home between 14th Ave. and the WWTP	FUTURE S-4	\$288,000	0.70	\$201,600														
8" Trunk Sewer - 1,200 ft. located in 14th Ave. between Hood and Home	FUTURE S-5	\$135,000	0.70	\$94,500														
8" Trunk Sewer - 1,700 ft. located in 14th Ave. between H-A Rd. and Hood	FUTURE S-6	\$191,000	0.70	\$133,700														
Well Storage and Booster Station	FUTURE W	\$430,000	0.90	\$387,000														
12" Water main in 14 1/2 Ave. from Locust to H-A Rd.	FUTURE W-1	\$175,000	0.70	\$122,500														
Well No. 3 Well & Site Development	FUTURE W-2	\$1,420,000	0.90	\$1,278,000														
Well No. 3 Treatment	FUTURE W-3	\$750,000	0.80	\$600,000														
SUBTOTAL - 5th Benefit Period				\$8,260,575														
6th BENEFIT PERIOD					W	S	W	S	W	S	W	S	W	S	W	S	W	S
12" Water Main (Hendrick Mini Storage to Front Street)	FUTURE W-3	\$559,000	0.65	\$363,350														
Well #4 (Location not determined)	FUTURE S	\$1,020,000	0.90	\$918,000														
12" Water main in Hood and 13th Ave.	FUTURE W-4	\$438,000	0.60	\$262,800														
18" Trunk sewer - 1,900 ft. located in Oak St. between Hood and the WWTP headworks	FUTURE S-8	\$362,000	0.30	\$253,400														
18" Trunk sewer - 550 ft. located in Oak St. between Walker and Hood	FUTURE S-9	\$185,000	0.30	\$129,500														
12" Sewer and lift station in H-A Rd. to 13th Ave.	FUTURE S-7	\$603,000	0.90	\$542,700														
12" Sewer and lift station in 14th from Highway to boundary	FUTURE S-10	\$209,000		\$209,000														
12" Sewer and lift station in Front from Mussel Shoals to 14th Ave.	FUTURE S-11	\$291,000		\$291,000														
6" Sewer in 14 1/2 from H-A Rd. to Locust	FUTURE S-12	\$128,000		\$128,000														
12" Water main in Locust from 14th to 13th Ave.	FUTURE W-5	\$543,000		\$543,000														
12" Water main in 13th from Locust to Front	FUTURE W-6	\$374,000		\$374,000														
4th S. Plant Expansion (1.05 MGD Capacity)	FUTURE S	\$2,130,000	0.80	\$1,704,000														
SUBTOTAL - 6th Benefit Period				\$10,510,450														
TOTAL		\$31,125,935		\$21,069,050	\$890	\$38	\$212	\$358	\$0	\$42	\$159	\$628	\$1,760	\$629	\$0	\$0	\$1,028	\$2,160
															</			

Note: Base population estimate of 3,100 persons in 1990.
Present estimated population of 4,267 persons (Year 2007)
0: Connected to 200 - 210017202001, Use Group 40121 Person 102.05, Connected to 200 - 210017202001, Use Group 40121 Person 102.05, Connected to 200 - 210017202001, Use Group 40121 Person 102.05

TABLE 2 ADOPTED (2008/2009) 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	6,637 (A)	5,899 (A)
Apartments 2 or more bedrooms 1 bedroom	1,200 725	600 450	2016 1,210	1576 946	5,310 3,186	4,719 2,831
Commercial/Institution Per fixture unit Minimum fee	54 500	25 750	90 1,264	49 980	237 3,319	147 2,949

NOTES:

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

TABLE 3

Summary of Projected Population Equivalents

ARMONA COMMUNITY SERVICES DISTRICT
SEWER AND WATER CONNECTION FEE ANALYSIS

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

EXISTING POPULATION ESTIMATE 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.