

WATER FACILITIES IIP

ARS § 9-463.05 (T)(7)(a) defines the eligible facilities and assets for the Water Facilities IIP:

“Water facilities, including the supply, transportation, treatment, purification and distribution of water, and any appurtenances for those facilities.”

The Water Facilities IIP includes components for wells, arsenic treatment, pump stations, storage tanks, water campus land, water lines, and the cost of preparing the Water Facilities IIP and related Development Fee Report. The plan-based methodology is used for the central service area and the cost recovery methodology is used for the Tartesso West service area.

PROPORTIONATE SHARE

ARS § 9-463.05 (B)(3) states that the development fee shall not exceed a proportionate share of the cost of necessary public services needed to accommodate future development. The Water Facilities IIP and development fees will allocate the cost of necessary public services between both residential and nonresidential development using max day demand factors.

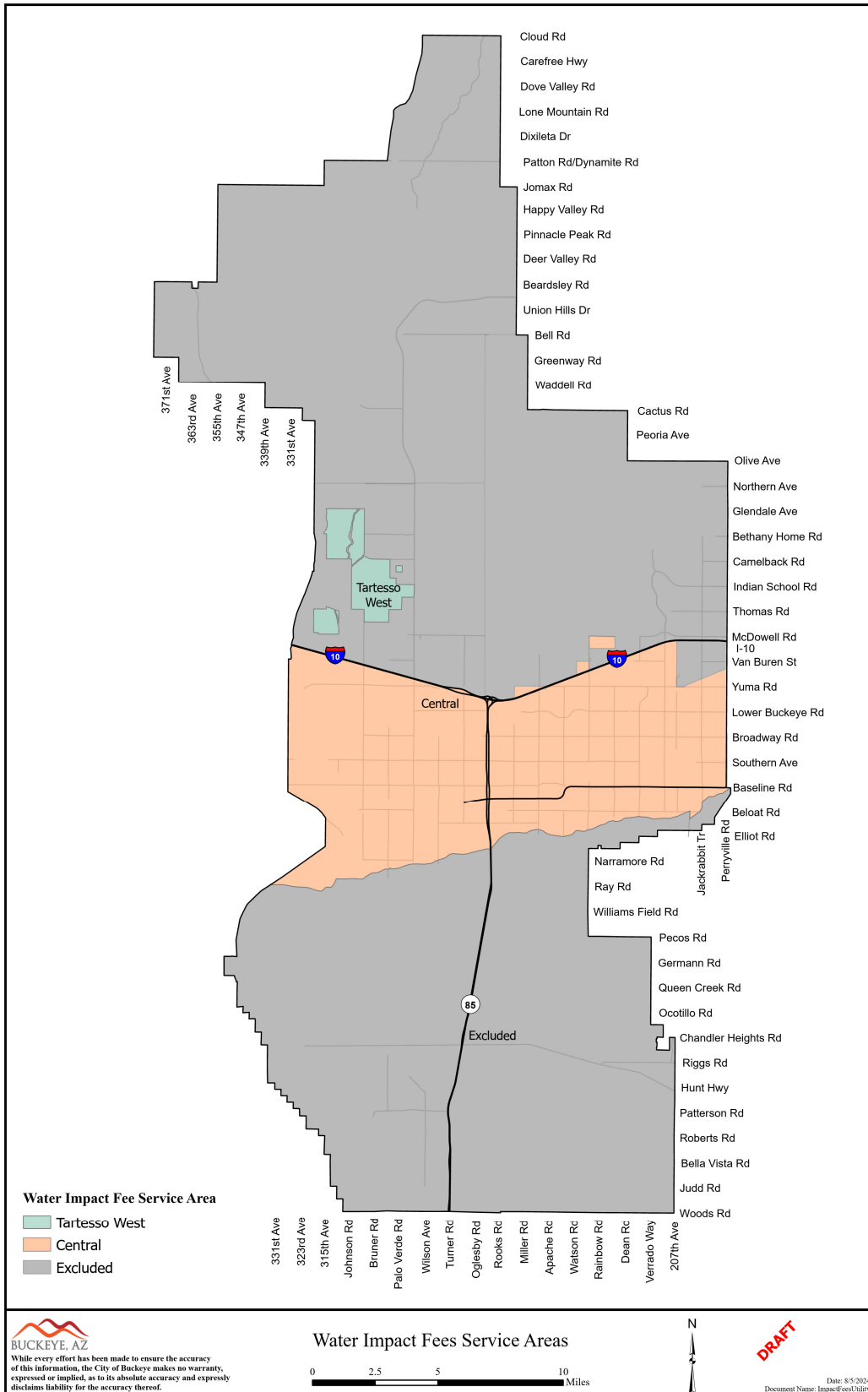
SERVICE AREA

Buckeye’s existing water facilities consist of two separate systems with limited potential for interconnection. As shown in Figure W1, there are two service areas for the Water Facilities IIP.

1. **Central:** South of Interstate 10 and north of the Gila River
2. **Tartesso West:** Tartesso West development

The water service areas are acceptable for these facilities as they are defined as the incorporated area or Buckeye utility service area. The water system relies on groundwater, which is pumped to the surface by wells. The wells are connected by transmission lines that convey the water to a water campus where the water is treated, stored in tanks, and pumped into a system of pressurized distribution lines. The water campuses in the central service area are interconnected to provide emergency backup, so it is reasonable to consolidate these water campuses into a single service area. Buckeye is not the only water provider within the city limits, and the proposed water service areas do not include areas served by Arizona Water and EPCOR.

Figure W1: Water Facilities Service Area



RATIO OF SERVICE UNIT TO DEVELOPMENT UNIT

ARS § 9-463.05(E)(4) requires:

“A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial and industrial.”

According to Buckeye’s Water Engineering Design Standards, average day demand from residential development equals 113 gallons per person. The analysis includes a peaking factor of 1.8 to account for max day demand. As shown below, max day demand from residential development includes a range from 407 gallons per day for active adult units to 652 gallons per day for low and medium density units.

Figure W2: Water Demand Factors

| Residential Land Use | Dwelling Units per Acre | Persons per Dwelling Unit | Average Day Demand/Person | Average Day Gallons |
|------------------------------------|-------------------------|---------------------------|---------------------------|---------------------|
| Low and Medium Density | less than 8 | 3.20 | 113 | 362 |
| High Density (includes apartments) | 8 or more | 2.50 | 113 | 283 |
| Active Adult | max 8 | 2.00 | 113 | 226 |

| Residential Land Use | Dwelling Units per Acre | Average Day Gallons | Maximum Day Peaking Factor | Maximum Day Gallons |
|------------------------------------|-------------------------|---------------------|----------------------------|---------------------|
| Low and Medium Density | less than 8 | 362 | 1.8 | 652 |
| High Density (includes apartments) | 8 or more | 283 | 1.8 | 509 |
| Active Adult | max 8 | 226 | 1.8 | 407 |

Source: Buckeye Water Engineering Design Standards, Section 3-1.202

Figure W3 includes the demand indicators for residential and nonresidential land uses. For residential development, the table displays maximum day gallons per housing unit. For nonresidential development, the table displays maximum day gallons per meter by size. For meters larger than 1.5 inches, maximum day demand is calculated from (1) City of Buckeye Engineering Standards, (2) a submitted water study, or (3) other estimated water demand.

Figure W3: Ratio of Service Unit to Development Unit

| Residential Demand per Housing Unit | |
|-------------------------------------|-----------------|
| Residential Land Use | Max Day Gallons |
| Low/Med Density (<8 DU/Acre) | 652 |
| High Density (≥8 DU/Acre) | 509 |
| Age Restricted (≤8 DU/Acre) | 407 |

| Nonresidential Demand per Meter | | |
|---------------------------------|-----------------------------|---------------------|
| Meter Size | Capacity Ratio ¹ | Maximum Day Gallons |
| 1.0-inch | 1.0 | 652 |
| 1.5-inch | 2.0 | 1,304 |

1. Buckeye Water Engineering Design Standards

ANALYSIS OF CAPACITY, USAGE, AND COSTS OF EXISTING PUBLIC SERVICES

ARS § 9-463.05(E)(2) requires:

“An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable.”

Existing Demand

According to Water Resources Department estimates, 2024 average day demand equals 8.50 million gallons per day (mgd). Using the maximum day peaking factor from Buckeye’s Water Engineering Design Standards, maximum day demand is 15.30 mgd. Maximum day demand is 12.51 mgd in the central service area and 2.79 mgd in the Tartesso West area.

Figure W4: Existing Demand

| Existing Demand | Central | Tartesso West | Total |
|---------------------------------------|---------|---------------|-------|
| Average Day Demand (mgd), 2024 | 6.95 | 1.55 | 8.50 |
| x Max Day Peaking Factor ¹ | 1.80 | 1.80 | 1.80 |
| Max Day Demand (mgd), 2024 | 12.51 | 2.79 | 15.30 |

Source: Buckeye Water Resources Department

1. Buckeye Water Engineering Design Standards, 2020

System Components

Level of service (LOS) generally refers to the ratio of capacity to demand. One of the principles of development fee analysis is that future development should not be required to pay for a higher LOS than existing development currently receives. Consequently, it is important to determine the existing LOS.

For water facilities, the capacity of water production facilities is generally used as reflective of the capacity of the entire water system. However, some components of the system may have more capacity or less capacity than needed for full utilization of production facilities. The existing water system consists of wells (and the associated transmission lines to connect the wells to the distribution system), arsenic treatment, pump stations, storage tanks, water campus land, and water lines greater than or equal to 16 inches that form the distribution system grid.

Well

Existing well production capacity is summarized in Figure W5. Total capacity of individual wells is shown in gallons per minute (gpm) and millions of gallons per day (mgd). The City’s design criteria indicate the capacity of a system of wells should be measured in terms of firm capacity to account for the eventuality that a well may be out of service. Existing firm capacity is 15.57 mgd in the central service area and 3.59 mgd in the Tartesso West service area.

Figure W5: Well Capacity

| Existing Well Capacity | | | |
|--------------------------------|---------------|--------------|--------------|
| Well | GPM | MGD | MGD (Firm) |
| Central | | | |
| Well 12 | 310 | 0.45 | 0.33 |
| Well 13 | 150 | 0.22 | 0.16 |
| Well 14 | 245 | 0.35 | 0.26 |
| Buckeye Airport Well 1 | 120 | 0.17 | 0.13 |
| Buckeye Airport Well 2 | 420 | 0.60 | 0.45 |
| Riata Well 2 | 380 | 0.55 | 0.41 |
| Evergreen Well 2* | 0 | 0.00 | 0.00 |
| Sonoran Vista NE Well | 525 | 0.76 | 0.57 |
| Sonoran Vista SW Well | 400 | 0.58 | 0.43 |
| Bales Well* | 0 | 0.00 | 0.00 |
| 4th and Baseline Well 1* | 0 | 0.00 | 0.00 |
| 4th and Baseline Well 2* | 0 | 0.00 | 0.00 |
| Church* | 0 | 0.00 | 0.00 |
| Sundance Well 1 | 645 | 0.93 | 0.70 |
| Sundance Well 2 | 760 | 1.09 | 0.82 |
| Sundance Well 3 | 540 | 0.78 | 0.58 |
| Sundance Well 4 | 970 | 1.40 | 1.05 |
| Sundance Well 7 | 510 | 0.73 | 0.55 |
| Sundance Well 8 | 850 | 1.22 | 0.92 |
| Sundance Well 9 | 470 | 0.68 | 0.51 |
| North Airport Rd Well 1 | 2,600 | 3.74 | 2.81 |
| North Airport Rd Well 2 | 3,000 | 4.32 | 3.24 |
| B.W. 1 | 180 | 0.26 | 0.19 |
| B.W. 2 | 500 | 0.72 | 0.54 |
| B.W. 3 | 175 | 0.25 | 0.19 |
| Bulfer | 40 | 0.06 | 0.04 |
| Sonoran Ridge | 125 | 0.18 | 0.14 |
| Farallon Well 2 | 500 | 0.72 | 0.54 |
| Subtotal, Central | 14,415 | 20.76 | 15.57 |
| Tartesso West | | | |
| Well 1 | 400 | 0.58 | 0.43 |
| Well 2 | 1,200 | 1.73 | 1.30 |
| Well 3 | 1,300 | 1.87 | 1.40 |
| Well S.V. 1 | 240 | 0.35 | 0.26 |
| Well S.V. 2 | 180 | 0.26 | 0.19 |
| Subtotal, Tartesso West | 3,320 | 4.78 | 3.59 |
| Total | 17,735 | 25.54 | 19.15 |

Source: Buckeye Water Resources Department

*Inactive

Pump Station

Shown below, Figure W6 includes existing pump station capacity. Total capacity of individual pump stations is shown in gallons per minute (gpm) and millions of gallons per day (mgd). The City’s design criteria indicate the capacity of individual pump stations should be measured in terms of firm capacity to account for the eventuality that a pump within a pump station may be out of service. Existing firm capacity is 49.46 mgd in the central service area and 13.20 mgd in the Tartesso West service area.

Figure W6: Pump Station Capacity

| Existing Pump Station Capacity | | |
|--------------------------------|---------------|--------------|
| Pump Station | GPM | MGD (Firm) |
| Central | | |
| Hopeville | 3,500 | 5.04 |
| Sonoran Vista* | 0 | 0.00 |
| Lower Buckeye* | 0 | 0.00 |
| Buckeye North | 500 | 0.72 |
| West Park | 3,000 | 4.32 |
| Rancho Vista | 1,850 | 2.66 |
| Bales | 1,800 | 2.59 |
| 4th & Central* | 0 | 0.00 |
| North Airport Rd | 6,000 | 8.64 |
| Sundance Zone 3 | 6,000 | 8.64 |
| Sundance Zone 2 | 3,000 | 4.32 |
| Historic Buckeye | 2,400 | 3.46 |
| JMWC | 5,000 | 7.20 |
| Bulfer | 300 | 0.43 |
| Sonoran Ridge | 1,000 | 1.44 |
| Subtotal, Central | 34,350 | 49.46 |
| Tartesso West | | |
| Tartesso Water Campus | 9,165 | 13.20 |
| Subtotal, Tartesso West | 9,165 | 13.20 |
| Total | 43,515 | 62.66 |

Source: Buckeye Water Resources Department

*Inactive

Storage

Figure W7 includes existing storage capacity. Total capacity of individual storage tanks is shown in millions of gallons (MG). Existing capacity is 15.82 mg in the central service area and 2.13 mg in the Tartesso West service area.

Figure W7: Storage Capacity

| Existing Storage Capacity | |
|--------------------------------|--------------|
| Storage | MG |
| Central | |
| Hopeville #1 | 0.10 |
| Hopeville #2 | 0.10 |
| Sonoran Vista WTP* | 0.00 |
| Bales 1 | 0.60 |
| Bales 2 | 0.50 |
| Lower Buckeye* | 0.00 |
| Buckeye North | 0.20 |
| Westpark 1 | 0.50 |
| Westpark 2 | 0.20 |
| Rancho Vista | 0.80 |
| 4th & Central* | 0.00 |
| 4th & Baseline 1* | 0.00 |
| 4th & Baseline 2* | 0.00 |
| Historic Buckeye 1 | 0.75 |
| Historic Buckeye 2 | 0.70 |
| Sundance 1 | 2.60 |
| Sundance 2 | 1.50 |
| North Airport Rd 1 | 1.05 |
| North Airport Rd 2 | 1.05 |
| JMWC | 4.00 |
| Bulfer | 0.90 |
| Sonoran Ridge | 0.27 |
| Subtotal, Central | 15.82 |
| Tartesso West | |
| Tartessto Water Campus | 2.00 |
| Sun Valley Water Campus | 0.13 |
| Subtotal, Tartesso West | 2.13 |
| Total | 17.95 |

Source: Buckeye Water Resources Department
 *Inactive

System Components Summary

Shown below, Figure W8 includes a summary of water system components by service area.

Figure W8: System Components

| Existing Quantity | | | | |
|-------------------|----------|---------|---------------|---------|
| System Component | Unit | Central | Tartesso West | Total |
| Well | each | 23.00 | 5.00 | 28.00 |
| Arsenic Treatment | mgd | 5.00 | 1.50 | 6.50 |
| Pump Station | mgd | 49.46 | 13.20 | 62.66 |
| Storage Tank | mg | 15.82 | 2.13 | 17.95 |
| Water Campus Land | acres | 61.32 | 3.20 | 64.52 |
| Water Line, ≥ 16" | lin. ft. | 266,512 | 38,154 | 304,666 |

Source: Buckeye Water Resources Department

Level of Service

The central service area provides the most developed water system, while the Tartesso West service area has a smaller system. Figure W9 shows existing quantities for water system components in each service area and a comparison of system component quantities per mgd of well firm capacity.

Figure W9: Existing Level of Service

| System Component | Unit | Existing Quantity | | Quantity per Well mgd | |
|-------------------|----------|-------------------|---------------|-----------------------|---------------|
| | | Central | Tartesso West | Central | Tartesso West |
| Well (Firm) | mgd | 15.57 | 3.59 | 1.00 | 1.00 |
| Arsenic Treatment | mgd | 5.00 | 1.50 | 0.32 | 0.42 |
| Pump Station | mgd | 49.46 | 13.20 | 3.18 | 3.68 |
| Storage Tank | mg | 15.82 | 2.13 | 1.02 | 0.59 |
| Water Campus Land | acres | 61.32 | 3.20 | 3.94 | 0.89 |
| Water Line, ≥ 16" | lin. ft. | 266,512 | 38,154 | 17,119 | 10,641 |

Source: Buckeye Water Resources Department

Cost Factors

Buckeye’s Water Resources Department provided unit costs for water system components based on recent and planned construction costs.

Figure W10: Cost Factors

| System Component | Unit | Unit Cost |
|-------------------|----------|-------------|
| Well | each | \$5,000,000 |
| Arsenic Treatment | mgd | \$6,000,000 |
| Pump Station | mgd | \$7,906,977 |
| Storage Tank | mg | \$1,360,000 |
| Water Campus Land | acres | \$60,000 |
| Water Line, ≥ 16" | lin. ft. | \$568 |

Source: Buckeye Water Resources Department

System Value

This section includes the system value for each service area based on existing water system components shown in Figure W8 and unit costs shown in Figure W10.

Central Service Area

Existing water facilities in the central service area are summarized below, and unit costs for system components are based on recent and planned construction costs provided by Water Resources Department staff. The existing water system value in the central service area equals \$712,732,370.

Figure W11: System Value

| Central | | | | |
|-------------------|----------|----------|-------------|----------------------|
| System Component | Unit | Existing | Unit Cost | System Value |
| Well (Firm) | each | 23.00 | \$5,000,000 | \$115,000,000 |
| Arsenic Treatment | mgd | 5.00 | \$6,000,000 | \$30,000,000 |
| Pump Station | mgd | 49.46 | \$7,906,977 | \$391,110,697 |
| Storage Tank | mg | 15.82 | \$1,360,000 | \$21,515,200 |
| Water Campus Land | acres | 61.32 | \$60,000 | \$3,679,200 |
| Water Line, ≥ 16" | lin. ft. | 266,512 | \$568 | \$151,427,273 |
| Total | | | | \$712,732,370 |

Source: Buckeye Water Resources Department

Tartesso West Service Area

Existing water facilities in the Tartesso West service area are summarized below, and unit costs for system components are based on recent and planned construction costs provided by Water Resources Department staff. The existing water system value in the Tartesso West service area equals \$163,120,325.

Figure W12: System Value

| Tartesso West | | | | |
|-------------------|----------|----------|-------------|----------------------|
| System Component | Unit | Existing | Unit Cost | System Value |
| Well (Firm) | each | 5.00 | \$5,000,000 | \$25,000,000 |
| Arsenic Treatment | mgd | 1.50 | \$6,000,000 | \$9,000,000 |
| Pump Station | mgd | 13.20 | \$7,906,977 | \$104,353,116 |
| Storage Tank | mg | 2.13 | \$1,360,000 | \$2,896,800 |
| Water Campus Land | acres | 3.20 | \$60,000 | \$192,000 |
| Water Line, ≥ 16" | lin. ft. | 38,154 | \$568 | \$21,678,409 |
| Total | | | | \$163,120,325 |

Source: Buckeye Water Resources Department

Central – Plan-Based

Shown below, the analysis divides system value by well capacity to calculate the cost per gallon of water facilities. For pump station and water line components, the analysis multiplies well capacity by 3.0 (peak hour demand is 3.0 X average day demand) since these components are constructed to meet peak hour demand. The cost is \$22.55 per gallon in the central service area, and Buckeye will use water facilities development fees to construct growth-related water facilities in the central service area.

Figure W13: Cost per Gallon

| Central | | | |
|-------------------|---------------|---------------------|-----------------|
| System Component | System Value | Well Capacity (mgd) | Cost per Gallon |
| Well | \$115,000,000 | 15.57 | \$7.39 |
| Arsenic Treatment | \$30,000,000 | 15.57 | \$1.93 |
| Pump Station | \$391,110,697 | 46.70 | \$8.37 |
| Storage Tank | \$21,515,200 | 15.57 | \$1.38 |
| Water Campus Land | \$3,679,200 | 15.57 | \$0.24 |
| Water Line, ≥ 16" | \$151,427,273 | 46.70 | \$3.24 |
| Total | | | \$22.55 |

Tartesso West – Cost Recovery

Buckeye currently collects water facilities development fees in the Tartesso West service area to reimburse the developer for costs related to an existing well and water lines. The remaining cost of these water facilities is \$2,729,341, and available well capacity is 0.48 mgd. The cost is \$5.70 per gallon in the Tartesso West service area, and Buckeye will use water facilities development fees to reimburse the developer for existing water facilities in the Tartesso West service area.

Figure W14: Cost per Gallon

| Tartesso West | | | |
|------------------|----------------|--------------------------|-----------------|
| System Component | Remaining Cost | Available Capacity (mgd) | Cost per Gallon |
| Water Facilities | \$2,729,341 | 0.48 | \$5.70 |
| Total | \$2,729,341 | | \$5.70 |

Development Fee Report – Plan-Based

The cost to prepare the Water Facilities IIP and related Development Fee Report equals \$39,840. Buckeye plans to update its report every five years. Based on this cost, proportionate share, and five-year projections of future max day water demand, the cost is \$0.01 per gallon.

Figure W15: Development Fee Report

| Necessary Public Service | Cost | Proportionate Share | | Service Unit | 5-Year Change | Cost per Service Unit |
|--------------------------|-----------|---------------------|------|-----------------|---------------|-----------------------|
| Fire | \$27,500 | Residential | 82% | Population | 45,138 | \$0.50 |
| | | Nonresidential | 18% | Jobs | 11,709 | \$0.42 |
| Library | \$9,000 | Residential | 98% | Population | 35,466 | \$0.25 |
| | | Nonresidential | 2% | Jobs | 11,709 | \$0.02 |
| Parks and Recreational | \$18,400 | Residential | 98% | Population | 35,466 | \$0.51 |
| | | Nonresidential | 2% | Jobs | 11,709 | \$0.03 |
| Police | \$27,500 | Residential | 83% | Population | 45,138 | \$0.51 |
| | | Nonresidential | 17% | Vehicle Trips | 47,030 | \$0.10 |
| Street | \$27,500 | All Development | 100% | VMT | 631,502 | \$0.04 |
| Water | \$39,840 | All Development | 100% | Max Day Gallons | 13,260,000 | \$0.01 |
| Wastewater | \$33,640 | All Development | 100% | Avg Day Gallons | 2,260,500 | \$0.01 |
| Total | \$183,380 | | | | | |

PROJECTED DEMAND FOR SERVICES AND COSTS

ARS § 9-463.05(E)(1) requires:

“A description of the existing necessary public services in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable.”

ARS § 9-463.05(E)(5) requires:

“The total number of projected service units necessitated by and attributable to new development in the service area based on the approved land use assumptions and calculated pursuant to generally accepted engineering and planning criteria.”

ARS § 9-463.05(E)(6) requires:

“The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years.”

Projected Demand

Shown below, Figure W16 includes projections of average day demand and maximum day demand over the next 10 years. Based on projections provided by Buckeye’s Water Resources Department, future development generates an additional maximum day demand of 21.77 mgd over the next 10 years. This includes 20.79 mgd in the central service area and 0.98 mgd in the Tartesso West service area.

Figure W16: Projected Demand

| Year | Average Day Demand (mgd) | | | Max Day Demand (mgd) | | |
|----------------|--------------------------|---------------|-------|----------------------|---------------|-------|
| | Central | Tartesso West | Total | Central | Tartesso West | Total |
| Base 2024 | 6.95 | 1.55 | 8.50 | 12.51 | 2.79 | 15.30 |
| 1 2025 | 8.10 | 1.60 | 9.71 | 14.59 | 2.88 | 17.47 |
| 2 2026 | 9.26 | 1.65 | 10.91 | 16.67 | 2.97 | 19.64 |
| 3 2027 | 10.41 | 1.70 | 12.12 | 18.75 | 3.06 | 21.81 |
| 4 2028 | 11.57 | 1.75 | 13.32 | 20.83 | 3.15 | 23.98 |
| 5 2029 | 12.72 | 1.80 | 14.53 | 22.91 | 3.24 | 26.15 |
| 6 2030 | 13.88 | 1.85 | 15.73 | 24.98 | 3.33 | 28.32 |
| 7 2031 | 15.03 | 1.91 | 16.95 | 27.06 | 3.44 | 30.50 |
| 8 2032 | 16.19 | 1.97 | 18.16 | 29.14 | 3.55 | 32.69 |
| 9 2033 | 17.34 | 2.03 | 19.38 | 31.22 | 3.66 | 34.88 |
| 10 2034 | 18.50 | 2.10 | 20.59 | 33.30 | 3.77 | 37.07 |
| 10-Yr Increase | 11.55 | 0.55 | 12.10 | 20.79 | 0.98 | 21.77 |

Source: Buckeye Water Resources Department

Shown below, Figure W17 includes projected well capacity utilization for each service area in 2034. Based on projected maximum day demand and existing firm capacity, projected well capacity deficits include 17.73 mgd in the central service area and 0.18 mgd in the Tartesso West service area.

Figure W17: Projected Well Capacity Utilization

| Projected Demand | Central | Tartesso West | Total |
|---------------------------------------|-----------|---------------|----------|
| Average Day Demand (mgd), 2034 | 18.50 | 2.10 | 20.59 |
| x Max Day Peaking Factor ¹ | 1.80 | 1.80 | 1.80 |
| Max Day Demand (mgd), 2034 | 33.30 | 3.77 | 37.07 |
| Existing Firm Capacity (mgd) | 15.57 | 3.59 | 19.15 |
| – Max Day Demand (mgd), 2034 | (33.30) | (3.77) | (37.07) |
| Available Capacity (mgd) | (17.73) | (0.18) | (17.92) |
| ÷ Existing Firm Capacity (mgd) | 15.57 | 3.59 | 19.15 |
| Percent Available Capacity | (113.90%) | (5.10%) | (93.50%) |

Source: Buckeye Water Resources Department
 1. Buckeye Water Engineering Design Standards, 2020

Water Facilities Costs

The figure shown below includes planned water facilities capital expenditures during the next 10 years.

Figure W18: Water Facilities Costs

| Description | Project Type | Fiscal Year | Cost |
|--|---------------|-------------|----------------------|
| Tartesso Well / Transmission Line Reimbursement | Dev Agreement | 2024-2034 | \$2,729,341 |
| Development Fee Report | Study Cost | 2024-2029 | \$1,657 |
| Subtotal, White Tanks | | | \$2,730,998 |
| Water Campus 5 | Development | 2027-2029 | \$45,000,000 |
| Water Campus 6 | Development | 2029-2031 | \$45,000,000 |
| Jackie Meck Service Area Well 8 | CIP | 2024-2025 | \$5,500,000 |
| Well 13 | CIP | 2024 | \$800,000 |
| Farallon Water Campus | CIP | 2024-2025 | \$52,875,000 |
| Sundance Water Campus Arsenic Expansion | CIP | 2024 | \$1,830,000 |
| Well Transmission Main to Jackie Meck Water Campus | CIP | 2024 | \$5,900,000 |
| Brine Management - APS PVGS infrastructure | CIP | 2024-2031 | \$16,000,000 |
| Historic Booster Station Expansion | CIP | 2024 | \$400,000 |
| Jackie Meck Water Campus Expansion | CIP | 2025-2031 | \$11,050,000 |
| Water Resources Operations Center (Water Share) | CIP | 2024-2027 | \$12,300,000 |
| North Airport Water Campus 7-acre site expansion | CIP | 2025 | \$420,000 |
| North Airport Water Campus - AS Expansion | Development | 2026 | \$2,700,000 |
| North Airport Well 3 | Development | 2026 | \$3,800,000 |
| Farallon WSA Well 2 | CIP | 2026-2027 | \$5,000,000 |
| Farallon WSA Well 4 | CIP | 2029-2030 | \$5,000,000 |
| Farallon Water Campus Expansion | CIP | 2033-2034 | \$26,000,000 |
| Grandview Water Campus | Development | 2026-2028 | \$45,000,000 |
| Grandview Well 1 | Development | 2026-2027 | \$5,000,000 |
| Grandview Well 2 | CIP | 2031-2032 | \$3,800,000 |
| Water Lines | CIP | 2024-2034 | \$70,000,000 |
| Development Fee Report | Study Cost | 2024-2029 | \$38,183 |
| Subtotal, Central | | | \$363,413,183 |
| Total | | | \$366,144,181 |

Source: Buckeye Water Resources Department

WATER FACILITIES DEVELOPMENT FEES

Revenue Credit/Offset

A revenue credit/offset is not necessary for water facilities development fees. Appendix A contains the forecast of revenues required by Arizona’s Enabling Legislation (ARS § 9-463.05(E)(7)).

Central Service Area

Figure W19 includes infrastructure components and cost factors for water facilities development fees in the central service area. The cost per service unit is \$22.56 per gallon.

Water facilities fees for residential development are assessed according to maximum day gallons per housing unit. The fee of \$14,709 for a low/medium density unit is calculated using a cost per service unit of \$22.56 per gallon multiplied by a demand unit of 652 maximum day gallons per housing unit.

Water facilities fees are assessed to nonresidential development according to meter size and type. The base 1.0-inch meter is equivalent to a low/medium density unit, and a capacity ratio is used to convert the base meter fee proportionately for larger meters. The capacity ratios are calculated based on data published in Buckeye’s Water Engineering Design Standards. The 1.5-inch disc meter fee of \$25,006 is calculated using a cost per service unit of \$22.56 per gallon, multiplied by 652 maximum day gallons, multiplied by a capacity ratio of 1.7. For meters larger than 1.5 inches, the fee is calculated using a cost per service unit of \$22.56 per gallon multiplied by maximum day gallons from (1) City of Buckeye Engineering Standards, (2) a submitted water study, or (3) other estimated water demand.

Figure W19: Water Facilities Development Fees

| Fee Component | Cost per Gallon |
|------------------------|-----------------|
| Well | \$7.39 |
| Arsenic Treatment | \$1.93 |
| Pump Station | \$8.37 |
| Storage Tank | \$1.38 |
| Water Campus Land | \$0.24 |
| Water Line, ≥ 16" | \$3.24 |
| Development Fee Report | \$0.01 |
| Total | \$22.56 |

| Residential Fees per Unit - Central | | | | |
|-------------------------------------|------------------------------|---------------|--------------|------------|
| Residential Land Use | Max Day Gallons ¹ | Proposed Fees | Current Fees | Difference |
| Low/Med Density (<8 DU/Acre) | 652 | \$14,709 | \$7,675 | \$7,034 |
| High Density (≥8 DU/Acre) | 509 | \$11,483 | n/a | n/a |
| Age Restricted (≤8 DU/Acre) | 407 | \$9,182 | \$4,799 | \$4,383 |

| Nonresidential Fees per Meter - Central | | | | | |
|---|------------|-----------------------------|----------------------------|--------------|------------|
| Meter Size | Meter Type | Capacity Ratio ¹ | Proposed Fees ² | Current Fees | Difference |
| 1.0-inch | Disc | 1.0 | \$14,709 | \$7,675 | \$7,034 |
| 1.5-inch | Disc | 1.7 | \$25,006 | \$13,048 | \$11,958 |
| 1.5-inch | Turbine | 2.9 | \$42,656 | \$22,258 | \$20,398 |

Current fees represent Central Buckeye fees.

1. Buckeye Water Engineering Design Standards, Section 3-1.202
2. Meters larger than 1.50 inches calculated using \$22.56 per gallon multiplied by max day gallons from (1) City of Buckeye Engineering Standards, (2) a submitted water study, or (3) other estimated water demand.

Tartesso Service Area

Figure W20 includes infrastructure components and cost factors for water facilities development fees in the Tartesso West service area. The cost per service unit is \$5.71 per gallon.

Water facilities fees for residential development are assessed according to maximum day gallons per housing unit. The fee of \$3,723 for a low/medium density unit is calculated using a cost per service unit of \$5.71 per gallon multiplied by a demand unit of 652 maximum day gallons per housing unit.

Water facilities fees are assessed to nonresidential development according to meter size and type. The base 1.0-inch meter is equivalent to a low/medium density unit, and a capacity ratio is used to convert the base meter fee proportionately for larger meters. The capacity ratios are calculated based on data published in Buckeye’s Water Engineering Design Standards. The 1.5-inch disc meter fee of \$6,329 is calculated using a cost per service unit of \$5.71 per gallon, multiplied by 652 maximum day gallons, multiplied by a capacity ratio of 1.7. For meters larger than 1.5 inches, the fee is calculated using a cost per service unit of \$5.71 per gallon multiplied by maximum day gallons from (1) City of Buckeye Engineering Standards, (2) a submitted water study, or (3) other estimated water demand.

Figure W20: Water Facilities Development Fees

| Fee Component | Cost per Gallon |
|--------------------------------|-----------------|
| Water Facilities Reimbursement | \$5.70 |
| Development Fee Report | \$0.01 |
| Total | \$5.71 |

| Residential Fees per Unit - Tartesso West | | | | |
|---|------------------------------|---------------|--------------|------------|
| Residential Land Use | Max Day Gallons ¹ | Proposed Fees | Current Fees | Difference |
| Low/Med Density (<8 DU/Acre) | 652 | \$3,723 | \$3,717 | \$6 |
| High Density (≥8 DU/Acre) | 509 | \$2,906 | n/a | n/a |
| Age Restricted (≤8 DU/Acre) | 407 | \$2,324 | \$2,324 | \$0 |

| Fees per Meter - Tartesso West | | | | | |
|--------------------------------|------------|-----------------------------|----------------------------|--------------|------------|
| Meter Size | Meter Type | Capacity Ratio ¹ | Proposed Fees ² | Current Fees | Difference |
| 1.0-inch | Disc | 1.0 | \$3,723 | \$3,717 | \$6 |
| 1.5-inch | Disc | 1.7 | \$6,329 | \$6,319 | \$10 |
| 1.5-inch | Turbine | 2.9 | \$10,796 | \$10,780 | \$16 |

Current fees represent Tartesso West fees.

1. Buckeye Water Engineering Design Standards, Section 3-1.202
2. Meters larger than 1.50 inches calculated using \$5.71 per gallon multiplied by max day gallons from (1) City of Buckeye Engineering Standards, (2) a submitted water study, or (3) other estimated water demand.

WATER FACILITIES DEVELOPMENT FEE REVENUE

Appendix A contains revenue forecasts required by Arizona’s Enabling Legislation (ARS § 9-463.05(E)(7)). Projected fee revenue shown in Figure W21 is based on projected maximum day water demand in Figure W16 and the updated water facilities development fees. If development occurs faster than projected, the demand for infrastructure will increase along with development fee revenue. If development occurs slower than projected, the demand for infrastructure will decrease and development fee revenue will decrease at a similar rate. Projected development fee revenue over the next 10 years equals \$469,022,400 in the central service area and \$2,729,341 in the Tartesso West service area – Buckeye will end collection of water facilities fees in the Tartesso West service area at the time of full reimbursement. Due to existing development agreements, projected development fee revenue may be offset by development fee credits.

Figure W21: Water Facilities Development Fees Revenue

| Fee Component | Central | Tartesso West |
|------------------------|----------------------|--------------------|
| Water Facilities | \$363,375,000 | \$2,729,341 |
| Development Fee Report | \$38,183 | \$1,657 |
| Total | \$363,413,183 | \$2,730,998 |

| | | Central \$22.56 per gallon | Tartesso West \$5.71 per gallon |
|-------------------|------|----------------------------------|---------------------------------------|
| Year | | MGD | MGD |
| Base | 2024 | 12.51 | 2.79 |
| Year 1 | 2025 | 14.59 | 2.88 |
| Year 2 | 2026 | 16.67 | 2.97 |
| Year 3 | 2027 | 18.75 | 3.06 |
| Year 4 | 2028 | 20.83 | 3.15 |
| Year 5 | 2029 | 22.91 | 3.24 |
| Year 6 | 2030 | 24.98 | 3.33 |
| Year 7 | 2031 | 27.06 | 3.44 |
| Year 8 | 2032 | 29.14 | 3.55 |
| Year 9 | 2033 | 31.22 | 3.66 |
| Year 10 | 2034 | 33.30 | 3.77 |
| 10-Year Increase | | 20.79 | 0.98 |
| Projected Revenue | | \$469,022,400 | \$2,730,998 |

| | |
|-----------------------|---------------|
| Projected Fee Revenue | \$471,753,398 |
| Total Expenditures | \$366,144,181 |

WASTEWATER FACILITIES IIP

ARS § 9-463.05 (T)(7)(b) defines the eligible facilities and assets for the Wastewater Facilities IIP:

“Wastewater facilities, including collection, interception, transportation, treatment and disposal of wastewater, and any appurtenances for those facilities.”

The Wastewater Facilities IIP includes components for water reclamation facilities (WRF), lift stations, WRF land, collection lines, reclaimed lines, recharge basins, and the cost of preparing the Wastewater Facilities IIP and related Development Fee Report. The plan-based methodology is used for the central and Sundance service areas and the cost recovery methodology is used for the Tartesso West service area.

PROPORTIONATE SHARE

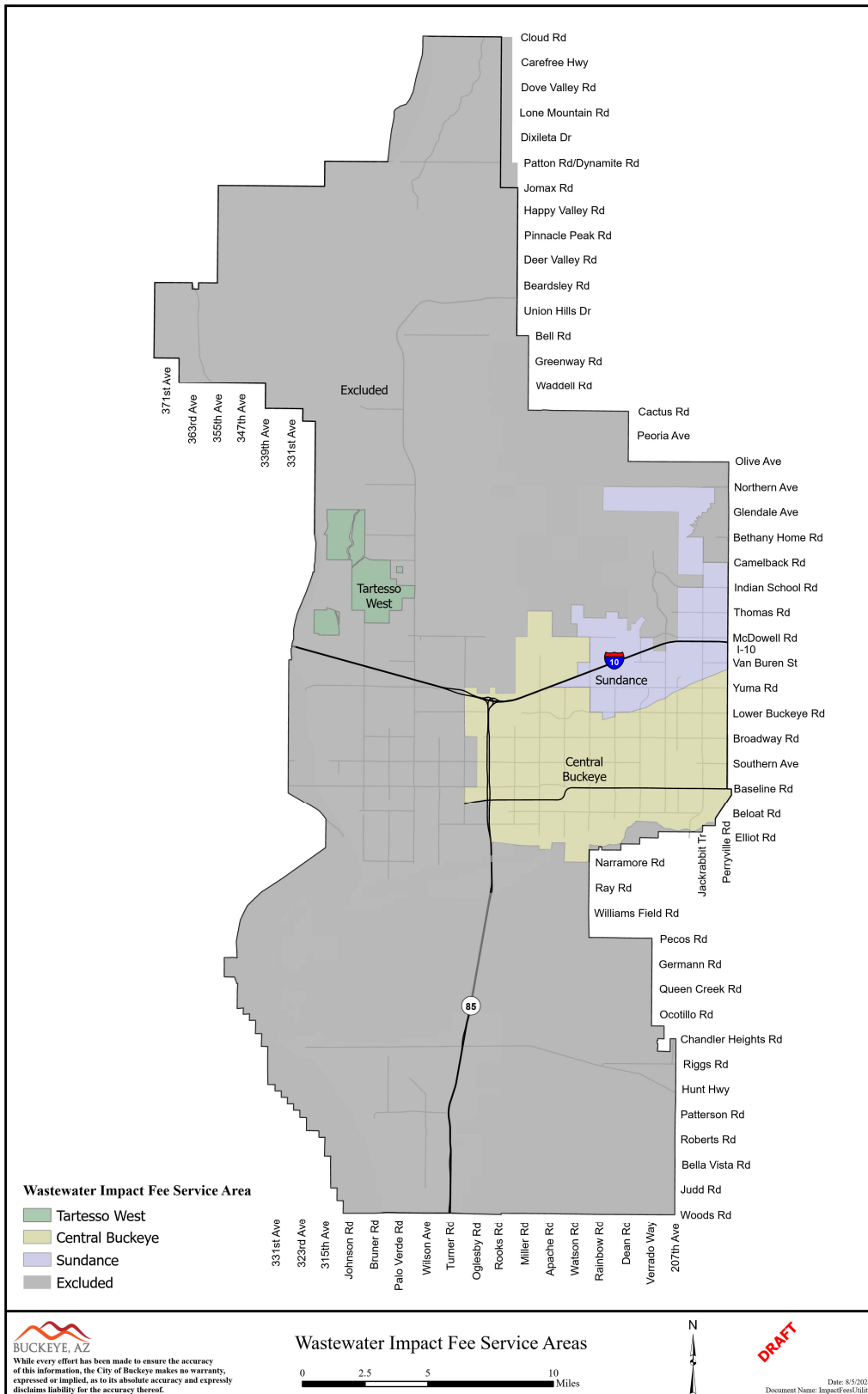
ARS § 9-463.05 (B)(3) states that the development fee shall not exceed a proportionate share of the cost of necessary public services needed to accommodate new development. The Wastewater Facilities IIP and development fees will allocate the cost of necessary public services between both residential and nonresidential development using average day flow factors.

SERVICE AREA

Buckeye’s existing wastewater facilities consist of three separate systems with limited potential for interconnection. As shown in Figure WW1, there are three services areas for the Wastewater Facilities IIP.

The wastewater service areas are acceptable for these facilities as they are defined as the incorporated area or Buckeye utility service area. Buckeye is not the only wastewater provider within the city limits, and the proposed wastewater service areas do not include areas served by EPCOR.

Figure WW1: Wastewater Facilities Service Area



RATIO OF SERVICE UNIT TO DEVELOPMENT UNIT

ARS § 9-463.05(E)(4) requires:

“A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial and industrial.”

According to Buckeye’s Gravity Sewer Design Standards, average day flow from residential development equals 80 gallons per person. As shown below in Figure WW2, average day flow from residential development includes a range from 160 gallons per day for active adult units to 256 gallons per day for low and medium density units.

Figure WW2: Wastewater Flow Factors

| Residential Land Use | Dwelling Units per Acre | Persons per Dwelling Unit | Average Day Flow/Person | Average Day Gallons |
|------------------------------------|-------------------------|---------------------------|-------------------------|---------------------|
| Low and Medium Density | less than 8 | 3.20 | 80 | 256 |
| High Density (includes apartments) | 8 or more | 2.50 | 80 | 200 |
| Active Adult | max 8 | 2.00 | 80 | 160 |

Source: Buckeye Gravity Sewer Design Standards, Section 4-1.202

Figure WW3 includes the flow factors for residential and nonresidential land uses. For residential development, the table displays average day gallons per housing unit. For nonresidential development, the table displays average day gallons per meter by size. For meters larger than 1.5 inches, average day flow is calculated from (1) City of Buckeye Engineering Standards, (2) a submitted water study, or (3) other estimated wastewater flow.

Figure WW3: Ratio of Service Unit to Development Unit

| Residential Flow per Housing Unit | |
|-----------------------------------|---------------------|
| Residential Land Use | Average Day Gallons |
| Low/Med Density (<8 DU/Acre) | 256 |
| High Density (≥8 DU/Acre) | 200 |
| Age Restricted (≤8 DU/Acre) | 160 |

| Nonresidential Flow per Meter | | |
|-------------------------------|-----------------------------|---------------------|
| Meter Size | Capacity Ratio ¹ | Average Day Gallons |
| 1.0-inch | 1.0 | 256 |
| 1.5-inch | 2.0 | 512 |

1. Buckeye Gravity Sewer Design Standards, Section 4-1.202

ANALYSIS OF CAPACITY, USAGE, AND COSTS OF EXISTING PUBLIC SERVICES

ARS § 9-463.05(E)(2) requires:

“An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable.”

Existing Flow

According to Water Resources Department estimates, 2024 average day flow equals 9.20 million gallons per day (mgd). Average day flow is 2.25 mgd in the central service area, 1.90 mgd in the Sundance service area, and 0.63 mgd in the Tartesso service area.

Figure WW4: Existing Flow

| Existing Flow | Central | Sundance | Tartesso West | Total |
|--------------------------------|---------|----------|---------------|--------|
| Existing Capacity (mgd) | 4.50 | 3.50 | 1.20 | 9.20 |
| – Average Day Flow (mgd), 2024 | (2.25) | (1.90) | (0.63) | (4.77) |
| Available Capacity (mgd) | 2.25 | 1.61 | 0.57 | 4.43 |
| ÷ Existing Capacity (mgd) | 4.50 | 3.50 | 1.20 | 9.20 |
| Percent Available Capacity | 50.00% | 45.90% | 47.60% | 48.10% |

Source: Buckeye Water Resources Department

System Components

Level of service (LOS) generally refers to the ratio of capacity to demand. One of the principles of development fee analysis is that future development should not be required to pay for a higher LOS than existing development currently receives. Consequently, it is important to determine the existing LOS.

For wastewater facilities, water reclamation facility (WRF) treatment capacity is generally used as reflective of the capacity of the entire wastewater system. However, some components of the system may have more capacity or less capacity than needed for full utilization of treatment facilities. The existing wastewater system consists of WRFs, lift stations, WRF land, collection lines greater than or equal to 15 inches that form the collection system grid, reclaimed lines, and recharge basins. Figure WW5 includes a summary of wastewater system components by service area.

Figure WW5: System Components

| Existing Quantity | | | | | |
|-------------------------|----------|-----------|----------|---------------|-----------|
| System Component | Unit | Central | Sundance | Tartesso West | Total |
| WRFs, < 5 mgd | mgd | 4.5 | 3.5 | 1.2 | 9.2 |
| Lift Stations | mgd | 1.5 | 2.8 | 0.0 | 4.3 |
| WRF Land | acres | 52.0 | 5.4 | 44.0 | 101.4 |
| Collection Lines, ≥ 15" | lin. ft. | 105,219.0 | 22,619.8 | 35,769.0 | 163,607.8 |
| Reclaimed Lines | lin. ft. | 1,216.0 | 0.0 | 0.0 | 1,216.0 |
| Recharge Basins | acres | 0.0 | 0.0 | 2.0 | 2.0 |

Source: Buckeye Water Resources Department

Level of Service

The central and Sundance service areas provide the most developed wastewater systems, while the Tartesso West service area has a smaller system. Figure WW6 shows existing quantities for wastewater system components in each service area and a comparison of system component quantities per mgd of WRF capacity.

Figure WW6: Existing Level of Service

| System Component | Unit | Existing Quantity | | | Quantity per WRF mgd | | |
|-------------------------|----------|-------------------|----------|---------------|----------------------|----------|---------------|
| | | Central | Sundance | Tartesso West | Central | Sundance | Tartesso West |
| WRFs, < 5 mgd | mgd | 4.5 | 3.5 | 1.2 | 1.0 | 1.0 | 1.0 |
| Lift Stations | mgd | 1.5 | 2.8 | 0.0 | 0.3 | 0.8 | 0.0 |
| WRF Land | acres | 52.0 | 5.4 | 44.0 | 11.6 | 1.5 | 36.7 |
| Collection Lines, ≥ 15" | lin. ft. | 105,219.0 | 22,619.8 | 35,769.0 | 23,382.0 | 6,462.8 | 29,807.5 |
| Reclaimed Lines | lin. ft. | 1,216.0 | 0.0 | 0.0 | 270.2 | 0.0 | 0.0 |
| Recharge Basins | acres | 0.0 | 0.0 | 2.0 | 0.0 | 0.0 | 1.7 |

Source: Buckeye Water Resources Department

Cost Factors

Buckeye’s Water Resources Department provided unit costs for wastewater system components based on recent and planned construction costs.

Figure WW7: Cost Factors

| System Component | Unit | Unit Cost |
|-------------------------|----------|--------------|
| WRFs, < 5 mgd | mgd | \$25,000,000 |
| Lift Stations | mgd | \$1,500,000 |
| WRF Land | acres | \$60,000 |
| Collection Lines, ≥ 15" | lin. ft. | \$760 |
| Reclaimed Lines | lin. ft. | \$760 |
| Recharge Basins | acres | \$60,000 |

Source: Buckeye Water Resources Department

System Value

This section includes the system value for each service area based on existing wastewater system components shown in Figure WW6 and unit costs shown in Figure WW7.

Central Service Area

Existing wastewater facilities in the central service area are summarized below, and unit costs for system components are based on recent and planned construction costs provided by Water Resources Department staff. The existing wastewater system value in the central service area equals \$198,760,600.

Figure WW8: System Value

| Central | | | | |
|-------------------------|----------|-----------|--------------|----------------------|
| System Component | Unit | Existing | Unit Cost | System Value |
| WRFs, < 5 mgd | mgd | 4.5 | \$25,000,000 | \$112,500,000 |
| Lift Stations | mgd | 1.5 | \$1,500,000 | \$2,250,000 |
| WRF Land | acres | 52.0 | \$60,000 | \$3,120,000 |
| Collection Lines, ≥ 15" | lin. ft. | 105,219.0 | \$760 | \$79,966,440 |
| Reclaimed Lines | lin. ft. | 1,216.0 | \$760 | \$924,160 |
| Recharge Basins | acres | 0.0 | \$60,000 | \$0 |
| Total | | | | \$198,760,600 |

Source: Buckeye Water Resources Department

Sundance Service Area

Existing wastewater facilities in the Sundance service area are summarized below, and unit costs for system components are based on recent and planned construction costs provided by Water Resources Department staff. The existing system value in the Sundance service area equals \$109,212,010.

Figure WW9: System Value

| Sundance | | | | |
|-------------------------|----------|----------|--------------|----------------------|
| System Component | Unit | Existing | Unit Cost | System Value |
| WRFs, < 5 mgd | mgd | 3.5 | \$25,000,000 | \$87,500,000 |
| Lift Stations | mgd | 2.8 | \$1,500,000 | \$4,200,000 |
| WRF Land | acres | 5.4 | \$60,000 | \$321,000 |
| Collection Lines, ≥ 15" | lin. ft. | 22,619.8 | \$760 | \$17,191,010 |
| Reclaimed Lines | lin. ft. | 0.0 | \$760 | \$0 |
| Recharge Basins | acres | 0.0 | \$60,000 | \$0 |
| Total | | | | \$109,212,010 |

Source: Buckeye Water Resources Department

Tartesso West Service Area

Existing wastewater facilities in the Tartesso West service area are summarized below, and unit costs for system components are based on recent and planned construction costs provided by Water Resources Department staff. The existing system value in the Tartesso West service area equals \$59,944,440.

Figure WW10: System Value

| Tartesso West | | | | |
|-------------------------|----------|----------|--------------|---------------------|
| System Component | Unit | Existing | Unit Cost | System Value |
| WRFs, < 5 mgd | mgd | 1.2 | \$25,000,000 | \$30,000,000 |
| Lift Stations | mgd | 0.0 | \$1,500,000 | \$0 |
| WRF Land | acres | 44.0 | \$60,000 | \$2,640,000 |
| Collection Lines, ≥ 15" | lin. ft. | 35,769.0 | \$760 | \$27,184,440 |
| Reclaimed Lines | lin. ft. | 0.0 | \$760 | \$0 |
| Recharge Basins | acres | 2.0 | \$60,000 | \$120,000 |
| Total | | | | \$59,944,440 |

Source: Buckeye Water Resources Department

Central – Plan-Based

Shown below, the analysis divides system value by WRF capacity to calculate the cost per gallon of wastewater facilities. The cost is \$44.17 per gallon in the central service area, and Buckeye will use wastewater facilities development fees to construct growth-related water facilities in the central service area.

Figure WW11: Cost per Gallon

| Central | | | |
|-------------------------|----------------------|--------------------|-----------------|
| System Component | System Value | WRF Capacity (mgd) | Cost per Gallon |
| WRFs, < 5 mgd | \$112,500,000 | 4.50 | \$25.00 |
| Lift Stations | \$2,250,000 | 4.50 | \$0.50 |
| WRF Land | \$3,120,000 | 4.50 | \$0.69 |
| Collection Lines, ≥ 15" | \$79,966,440 | 4.50 | \$17.77 |
| Reclaimed Lines | \$924,160 | 4.50 | \$0.21 |
| Recharge Basins | \$0 | 4.50 | \$0.00 |
| Total | \$198,760,600 | | \$44.17 |

Sundance – Plan-Based

Shown below, the analysis divides system value by WRF capacity to calculate the cost per gallon of wastewater facilities. The cost is \$31.20 per gallon in the Sundance service area, and Buckeye will use wastewater facilities development fees to construct growth-related water facilities in the Sundance service area.

Figure WW12: Cost per Gallon

| Sundance | | | |
|-------------------------|----------------------|--------------------|-----------------|
| System Component | System Value | WRF Capacity (mgd) | Cost per Gallon |
| WRFs, <5 mgd | \$87,500,000 | 3.50 | \$25.00 |
| Lift Stations | \$4,200,000 | 3.50 | \$1.20 |
| WRF Land | \$321,000 | 3.50 | \$0.09 |
| Collection Lines, ≥ 15" | \$17,191,010 | 3.50 | \$4.91 |
| Reclaimed Lines | \$0 | 3.50 | \$0.00 |
| Recharge Basins | \$0 | 3.50 | \$0.00 |
| Total | \$109,212,010 | | \$31.20 |

Tartesso West –Cost Recovery

Buckeye currently collects wastewater facilities development fees in the Tartesso West service area to reimburse the developer for costs related to the existing wastewater facilities. The remaining cost of these wastewater facilities is \$5,668,690, and available WRF capacity is 0.19 mgd. The cost is \$29.96 per gallon in the Tartesso West service area, and Buckeye will use wastewater facilities development fees to reimburse the developer for existing wastewater facilities in the Tartesso West service area.

Figure WW13: Cost per Gallon

| Tartesso West | | | |
|-----------------------|--------------------|--------------------------|-----------------|
| System Component | Remaining Cost | Available Capacity (mgd) | Cost per Gallon |
| Wastewater Facilities | \$5,668,690 | 0.19 | \$29.96 |
| Total | \$5,668,690 | | \$29.96 |

Development Fee Report – Plan-Based

The cost to prepare the Wastewater Facilities IIP and related Development Fee Report equals \$33,640. Buckeye plans to update its report every five years. Based on this cost, proportionate share, and five-year projections of future average day wastewater flow, the cost is \$0.01 per gallon.

Figure WW14: Development Fee Report

| Necessary Public Service | Cost | Proportionate Share | | Service Unit | 5-Year Change | Cost per Service Unit |
|--------------------------|------------------|---------------------|------|-----------------|---------------|-----------------------|
| Fire | \$27,500 | Residential | 82% | Population | 45,138 | \$0.50 |
| | | Nonresidential | 18% | Jobs | 11,709 | \$0.42 |
| Library | \$9,000 | Residential | 98% | Population | 35,466 | \$0.25 |
| | | Nonresidential | 2% | Jobs | 11,709 | \$0.02 |
| Parks and Recreational | \$18,400 | Residential | 98% | Population | 35,466 | \$0.51 |
| | | Nonresidential | 2% | Jobs | 11,709 | \$0.03 |
| Police | \$27,500 | Residential | 83% | Population | 45,138 | \$0.51 |
| | | Nonresidential | 17% | Vehicle Trips | 47,030 | \$0.10 |
| Street | \$27,500 | All Development | 100% | VMT | 631,502 | \$0.04 |
| Water | \$39,840 | All Development | 100% | Max Day Gallons | 13,260,000 | \$0.01 |
| Wastewater | \$33,640 | All Development | 100% | Avg Day Gallons | 2,260,500 | \$0.01 |
| Total | \$183,380 | | | | | |