

APPENDIX B

SB 244 ANALYSIS

There are hundreds of disadvantaged unincorporated communities (DUCs) throughout California, including more than 200 in the San Joaquin Valley alone. Many of these communities are geographically isolated islands. The living conditions in many of these communities suggest a distinct lack of public and private investment that threatens the health and safety of the residents and fosters economic, social, and educational inequality. Many of these communities lack basic infrastructure, including streets, sidewalks, storm drainage, clean drinking water, and adequate sewer service. In response to these conditions, the State Legislature passed Senate Bill 244 (SB 244) in 2011 with the intent of addressing the legal, financial, and political barriers that contribute to inequality and infrastructure deficits in DUCs. Accounting for these communities in the long-range planning process, as required by SB 244, is one way to ensure a more efficient system for delivery of services and infrastructure, including water, wastewater, storm drainage, and structural fire protection. Furthermore, investment in these services and infrastructure will result in the enhancement and protection of public health and safety for residents of these communities.

SB 244 Requirements: City, County, LAFCo

The requirements of SB 244 apply differently to cities, counties, and local agency formation commissions (LAFCOs). These differences reflect the distinct physical and social settings of cities and counties and the different institutional authorities and responsibilities of cities, counties, and LAFCOs.

Cities and Counties

The requirements for cities and counties focus on their compliance with State Planning and Zoning Law, and particularly on general plans. SB 244 added the following requirements to Government Code Section 65588 concerning general plan land use elements:

- In the case of a city, an identification of each unincorporated island or fringe community within the city's sphere of influence. In the case of a county, an identification of each legacy community within the boundaries of the county, but not including any area within the sphere of influence of any city. This identification shall include a description of the community and a map designating its location.
- For each identified community, an analysis of water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies.
- An analysis, based on then existing available data, of benefit assessment districts or other financing alternatives that could make the extension of services to identified communities financially feasible.

SB 244 also added Section 65302.10 to the Government Code to define the terms used in the legislation as they relate to cities and counties. According to the legislation, the key terms are defined as follows:

- “Community” means an inhabited area within a city or county that is comprised of no less than 10 dwellings adjacent or in close proximity to one another.
- “Disadvantaged unincorporated community” means a fringe, island, or legacy community in which the median household income is 80 percent or less than the statewide median household income.
- “Unincorporated fringe community” means any inhabited and unincorporated territory that is within a city’s sphere of influence.
- “Unincorporated island community” means any inhabited and unincorporated territory that is surrounded or substantially surrounded by one or more cities or by one or more cities and a county boundary or the Pacific Ocean.
- “Unincorporated legacy community” means a geographically isolated community that is inhabited and has existed for at least 50 years.

Local Agency Formation Commissions

For LAFCO purposes, the definition of a DUC differs from those for cities and counties. SB 244 identifies a DUC for LAFCO purposes as an inhabited territory, as defined by Section 56046 of the Government Code (i.e., 12 or more registered voters), that constitutes all or a portion of a “disadvantaged community” as defined by Section 79505.5 of the Water Code (i.e., a community with an annual median household income that is less than 80 percent of the statewide annual median household income). SB 244 requires that, in conjunction with sphere of influence reviews or updates occurring after July 1, 2012, LAFCOs include determinations concerning the present and planned capacity of public facilities and adequacy of public services for DUCs within or adjacent to the sphere of influence of any city or special district. This includes evaluation of sewer, water, and structural fire protection needs or deficiencies; it does not explicitly include drainage. SB 244 defines DUCs slightly differently for LAFCOs than it does for cities and counties. SB 244 also includes procedural requirements related to approval of proposed annexations contiguous with DUCs.

In December 2012, San Joaquin LAFCo updated its Policies and Procedures to comply with the requirements of SB 244. The update consisted of identifying a series of DUCs within the Stockton Metropolitan Area and adopting policy language addressing these communities. According to the policy, San Joaquin LAFCo shall not approve an annexation of 10 acres or more that is adjacent to a disadvantaged unincorporated community unless a concurrent application of all or part of the DUC has also been filed. The policy excepts areas for which an application has been made in the past five years and areas where a majority of the registered voters within the DUC are opposed to annexation.

In developing its modified Sphere of Influence policies, San Joaquin LAFCO identified five DUCs within or adjacent to the City of Stockton’s SOI: August CDP; Garden Acres CDP; Kennedy CDP; French Camp CDP; and Taft Mosswood.

DUC Identification

SB 244 outlines the general characteristics of DUCs, but does not provide guidance on how to identify them. To assist local governments in addressing the requirements of SB 244, the Governor’s Office of Planning and Research (OPR) published a technical advisory memo in February 2013. The memo recommends data sources for identifying the income status of communities and mapping sources for identifying “communities” as defined by SB 244. It also referenced methodological guidance prepared by PolicyLink in collaboration with California Rural Legal Assistance. Based on the guidance provided by OPR and Policy, the City of Stockton identified DUCs in the Stockton area by focusing on a combination of income status and parcel density. Following are brief descriptions of the steps the City followed to identify these communities.

Income Status

To identify communities that meet the income status defined by SB 244, the City relied on the 2000 Census for income data because it disaggregated data to the Census block group level. The City also reviewed the 2010 Census and more recent American Community Survey (ACS) data, but the 2010 Census did not include income data and the ACS sample sizes were too small to produce reliable data for unincorporated areas. In 2000, the median household income of California was \$47,493, so the City included in its analysis any census block group with a median income of less than \$37,994 (i.e., 80 percent of the statewide median). In doing so, the City isolated census blocks in unincorporated areas within the City’s sphere of influence.

Parcel Density

After isolating the census blocks that met the income threshold, the City proceeded with a parcel density analysis to identify “communities” as defined by SB 244. This analysis focused on identifying closely-settled places, rather than spread-out rural or semi-rural communities. The City identified areas with a density of at least 250 parcels per square mile, which is comparable to the density of Census Designated Places (unincorporated communities tracked by the Census Bureau). Within these areas, the City then screened to areas with at least 10 dwellings “adjacent or in close proximity to one another” as described by SB 244. In doing so, the City eliminated non-residential areas; areas less than three-quarters of an acre with only one or two houses; and any obvious narrow “slivers” that were a result of GIS layer overlap (e.g., along city limits and census tract overlaps).

Communities Identified

The City identified 3 types of DUCs in its analysis: Census Designated Places (CDPs), Island, and Fringe Communities.

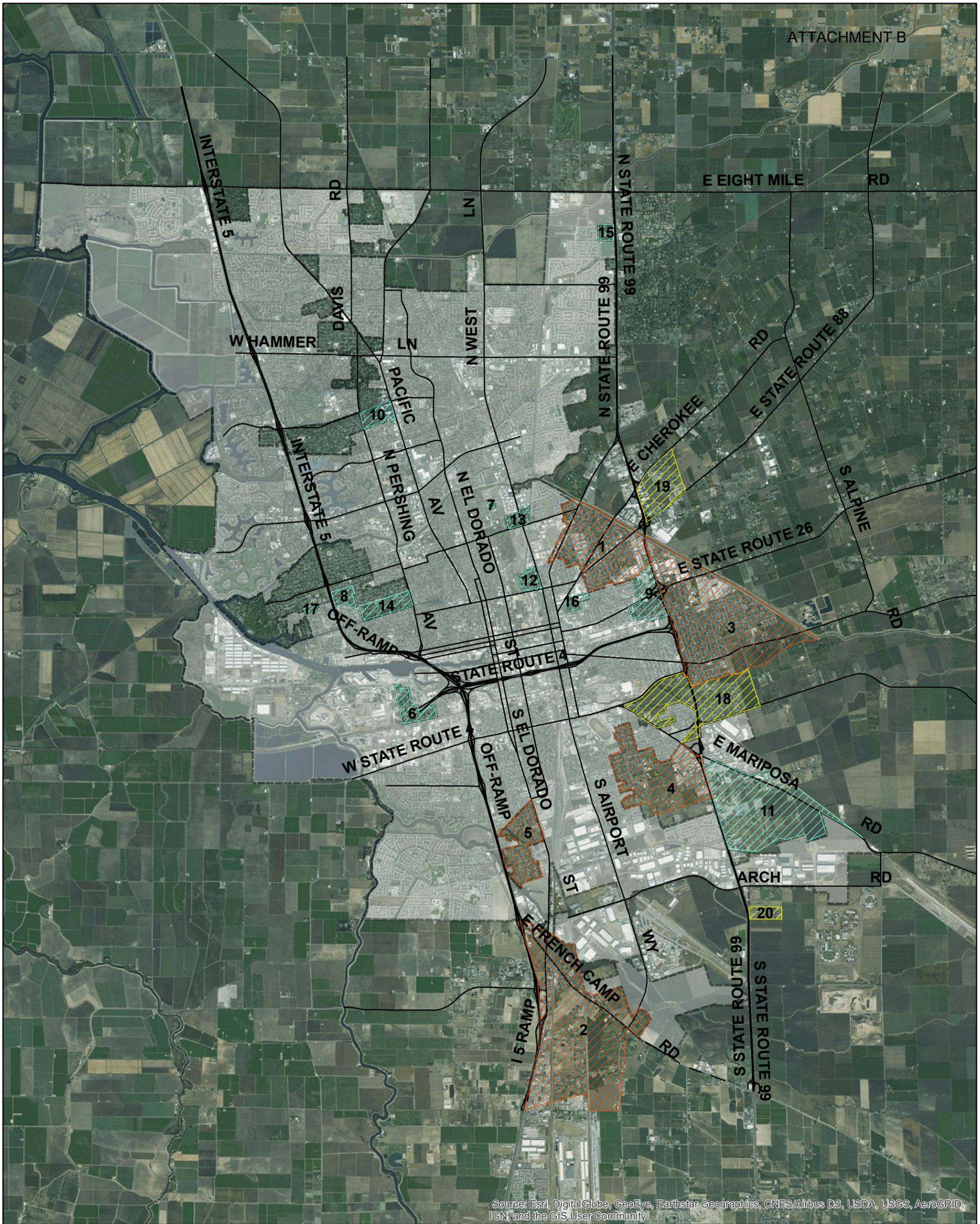
- The CDPs that the City identified are derived from San Joaquin County LAFCo’s DUC analysis.
- The Island Communities are located within the city boundaries and Sphere of Influence.
- The Fringe Communities are located outside of city boundaries, but within the Sphere of Influence.

Table B-1 lists the DUCs in the Stockton area by type, size (in acres), and the number of parcels in each community.

Table B-1. City of Stockton DUCs

Name	Type	Size (acres)	Parcels
1. August CDP	CDP	805	2,137
2. French Camp CDP	CDP	2,006	606
3. Garden Acres CDP	CDP	1,652	2,901
4. Kennedy CDP	CDP	774	888
5. Taft Mosswood CDP	CDP	310	493
6. Boggs Tract	Island	100	325
7. East Alpine Community	Island	4	10
8. East Interstate Community	Island	51	212
9. Fremont St Community	Island	194	221
10. Holt Ave/Pershing Ave Community	Island	79	252
11. Mariposa Road Community	Island	35	223
12. North Oaks Community	Island	52	232
13. West Lane Community	Island	45	195
14. Pershing Ave Community	Island	110	473
15. Waller-Childress Community	Island	35	34
16. Rose Terrace	Island	33	106
17. West Interstate 5 Community	Island	85	22
18. Charter Way Community	Fringe	654	775
19. State Route 88 Community	Fringe	281	143
20. Sunny Road Community	Fringe	59	47

Source: Mintier Harnish, September 2017.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Figure B-1:
Disadvantaged Unincorporated Communities

Map date: October 21, 2016
Source: City of Stockton; San Joaquin County;
United States Census, 2000.

DUCs (CDP)

- 1. August
- 2. French Camp
- 3. Garden Acres
- 4. Kennedy
- 5. Taft Mosswood

DUCs (Island)

- 6. Boggs Tract
- 7. Sperry Tract
- 8. East Interstate 5 Community
- 9. Fremont St. Community
- 10. Holt Ave/Pershing Ave Community
- 11. Mariposa Road Community

DUCs (Fringe)

- 12. North Oaks Community
- 13. West Lane Community
- 14. Pershing Ave Community
- 15. Waller-Childress Community
- 16. Rose Terrace
- 17. West Interstate 5 Community
- 18. Charter Way Community
- 19. State Route 88 Community
- 20. Sunny Road Community

City Limits

0 0.75 1.5 3 Miles



Please see next page.

Infrastructure Analysis

Once DUCs have been identified, SB 244 requires an analysis of infrastructure services for each DUC. This section first provides an overview of service providers in the Stockton Metropolitan Area and then describes public services within each of the DUCs in the Stockton area consistent with the requirements of SB244.

Overview of Service Providers in Stockton Area

Water

Water service providers in the Stockton Metropolitan Area include the City of Stockton Municipal Utilities Department (COSMUD), California Water Service Company (Cal Water), and San Joaquin County Maintenance Districts (SJMCDs) covering Lincoln Village and Colonial Heights. These providers deliver a combination of treated surface water supplied by the Stockton East Water District (SEWD), Delta Water Supply Project (DWSP) water from the San Joaquin River, and pumped groundwater.

Sewer

Wastewater collection and treatment facilities in the Stockton Metropolitan Area consist of the Stockton Regional Wastewater Control Facility (RWCF) and the City of Stockton Wastewater Collection System Facilities. The RWCF provides primary, secondary, and tertiary treatment of municipal wastewater from throughout the city. The RWCF has a designed flow capacity of 55 mgd and average daily flow rate of 31.7 mgd. Treated effluent from the RWCF is dechlorinated and discharged to the San Joaquin River.

The City's wastewater collection system is divided into 15 designated sub-areas or "systems." Pump stations are located throughout the city and are integral to the wastewater collection system. Most of the pump stations discharge to pressure sewers that convey flow under pressure either directly to the RWCF or to a downstream gravity sewer.

Storm Drainage

Storm drainage services for the Stockton Area are provided by the City of Stockton and San Joaquin County. Data for this part of this analysis came from consultation with County of San Joaquin staff.

Fire Protection

Fire protection services for the Stockton Area are provided by City of Stockton Fire Department, French Camp-McKinley Fire District, Eastside Rural County Fire Protection District, Montezuma Fire Protection District, and Waterloo-Morada Fire Protection District. Data for this part of this analysis came from consultation with fire department staff.

CDP Communities

1. August CDP

The August Community is made up of 2,137 parcels totaling approximately 805 acres.

Water – Water is provided to this area by California Water Service as part of the Central Stockton Storage and Distribution system. As documented in the 2015 Urban Water Management Plan prepared for Cal Water, the facilities serving this area have sufficient capacity and access to high-quality water supplies to address current and projected demands. There are no deficiencies in water services in this area.

Sewer –This area is covered by the East Stockton Sanitary Sewer Project and is served by the City of Stockton Collection System 4, as defined in the City's Wastewater Master Plan. Service is provided to unincorporated area properties according to out-of-agency agreements. Additional sewer lines and connections consistent with the Wastewater Master Plan would have to be constructed to accommodate growth upon annexation.

Drainage – Roadside ditches are used to manage stormwater for the community. Because there is no formal storm drain system, there are drainage deficiencies in this area.

Fire - Fire services for this area are provided by Eastside Rural County Fire Protection District which contracts with the City of Stockton Fire Department. The area has access to fire hydrants. There are no fire service deficiencies in this area.



2. French Camp CDP

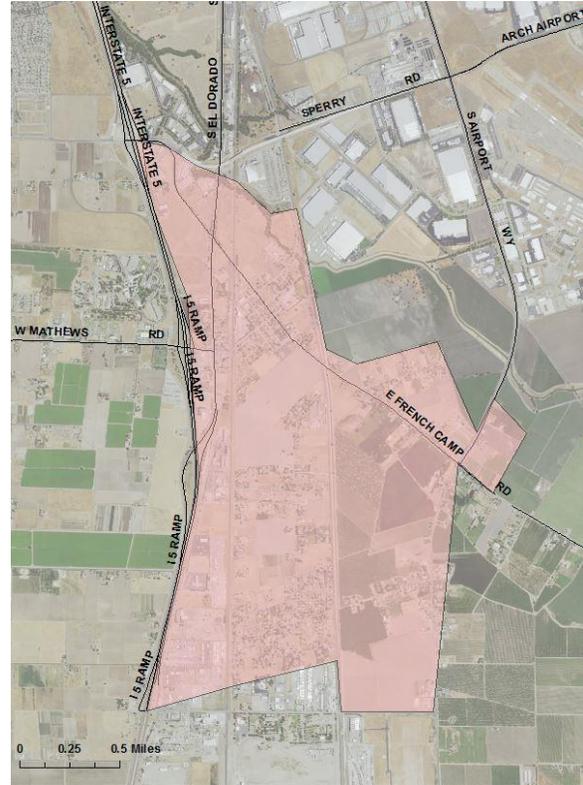
The French Camp Community is made up of 606 parcels totaling approximately 2,006 acres.

Water – Although this area is covered by the City of Stockton Water Master Plan, it is not currently served by a public water system. Instead, existing development relies on individual wells, many of which have experienced contamination problems over the years (e.g., coliform bacteria, high salt concentration). Through its Water Master Plan CIP, the City of Stockton has identified the need for water tanks and a network of 12-inch water lines to serve the area.

Sewer – Sewer system services in the French Camp area within the Stockton SOI are currently provided by individual septic systems. While there are no reported problems associated with sufficiency of these systems to serve existing development, new wastewater infrastructure will be required to serve additional development. The City’s 2035 Wastewater Master Plan outlines a variety of improvements (e.g., gravity sewers, force mains, pump stations) for future services in the area. These are part of the proposed Collection System 13 facilities, which will serve French Camp and other annexation areas south of the city within Stockton’s SOI.

Drainage – Roadside ditches and on-site private drainage ponds are used to manage stormwater for the community. Because there is no formal storm drain system, there are drainage deficiencies in this area.

Fire – Fire services for this area are provided by the French Camp-McKinley Fire District which contracts with the City of Stockton Fire Department. French Camp Proper has access to fire hydrants and water on the fire trucks and the French Camp Rural has access to fire tenders and water on the fire trucks. There are no fire service deficiencies in this area.



3. Garden Acres CDP

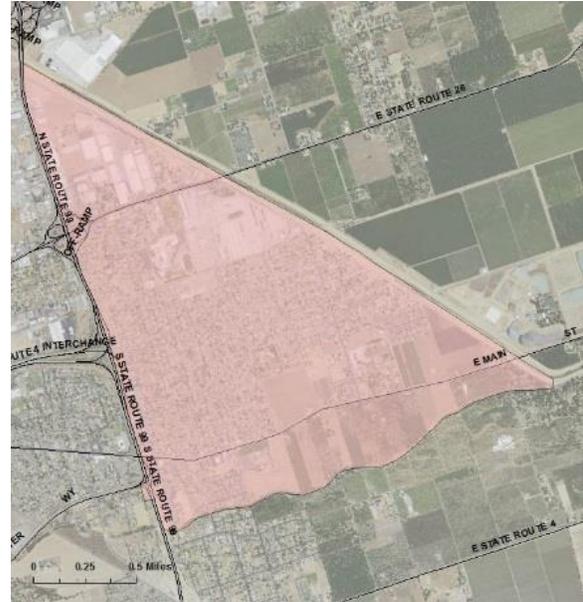
The Garden Acres Community is made up of 2,901 parcels totaling approximately 1,652 acres.

Water – Water is provided to this area by California Water Service as part of the Central Stockton Storage and Distribution system. As documented in the 2015 Urban Water Management Plan prepared for Cal Water, the facilities serving this area have sufficient capacity and access to high-quality water supplies to address current and projected demands. There are no deficiencies in water services in this area.

Sewer – Sewer facilities in part of this area are provided by the East Stockton Sanitary Sewer Project, while the rest of the area relies on septic systems. The City of Stockton Wastewater Management Plan addresses improvement needs in this area (in existing Collection Systems 4 and 6 and a small part of the proposed new Collection System 12). There are no deficiencies in sewer services in this area..

Drainage – Storm drain services are provided by San Joaquin County through a combination of an underground storm main and roadside ditches. There are no storm drain deficiencies in this area.

Fire – Fire services for this area are provided by Eastside Rural County Fire Protection District which contracts with the City of Stockton Fire Department. The area has access to fire hydrants. There are no fire service deficiencies in this area.



4. Kennedy CDP

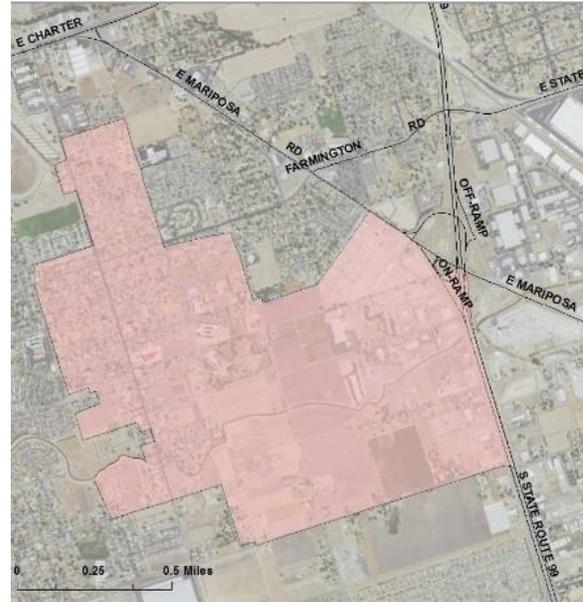
The Kennedy Community is made up of 888 parcels totaling approximately 774 acres.

Water – Water is provided to this area by California Water Service as part of the Central Stockton Storage and Distribution system. As documented in the 2015 Urban Water Management Plan prepared for Cal Water, the facilities serving this area have sufficient capacity and access to high-quality water supplies to address current and projected demands. There are no deficiencies in water services in this area.

Sewer – Sewer system services to this area are provided by the City of Stockton through Morrison Gardens Sanitary District facilities. The City's 2035 Wastewater Master Plan outlines a variety of improvements (e.g., gravity sewers, force mains, pump stations) for potential future services in the area. These are part of the proposed Collection System 6 and 7 facilities. Because connections to the public treatment system are limited, there are deficiencies in sewer services in this area. New service lines would need to be constructed to accommodate new development.

Drainage – Storm drain services are provided by San Joaquin County through an underground storm main. There are no storm drain deficiencies in this area.

Fire – Fire services for this area are provided by the Montezuma Fire Protection District. The area includes Montezuma Fire Station #1 and has access to fire hydrants. There are no fire service deficiencies in this area.



5. Taft Mosswood CDP

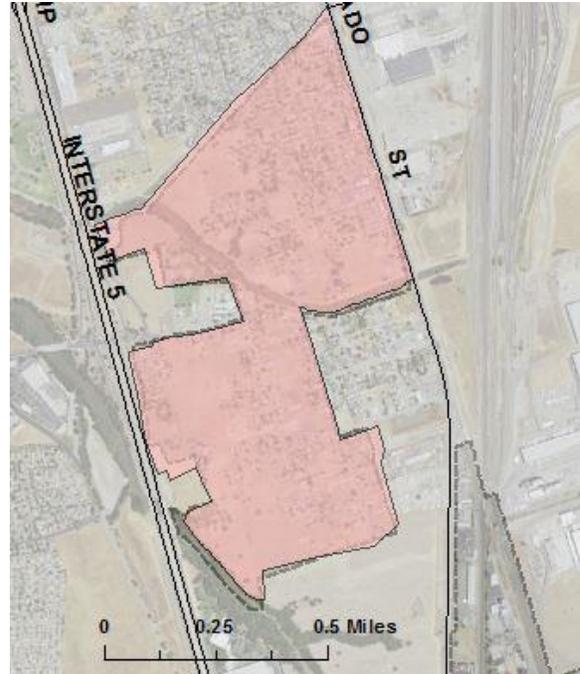
The Taft Mosswood Community is made up of 493 parcels totaling approximately 310 acres.

Water – Water is provided to this area by California Water Service as part of the Central Stockton Storage and Distribution system. As documented in the 2015 Urban Water Management Plan prepared for Cal Water, the facilities serving this area have sufficient capacity and access to high-quality water supplies to address current and projected demands. There are no deficiencies in water services in this area.

Sewer – Sewer services are provided to this area by San Joaquin County Public Works through Taft Improvement District No. 52 (south of Walker Slough) and Mosswood Sewer Project facilities (north of Walker Slough), but connections are limited. Thus, there are deficiencies in sewer services in this area.

Drainage – Roadside ditches are used to manage stormwater for the community. Because there is no formal storm drain system, there are drainage deficiencies in this area.

Fire – Fire services for this area are provided by the French Camp-McKinley Fire District which contracts with the City of Stockton Fire Department. The area has access to fire hydrants and all the fire trucks carry water on board. There are no fire service deficiencies in this area.



Island Communities

6. Boggs Tract

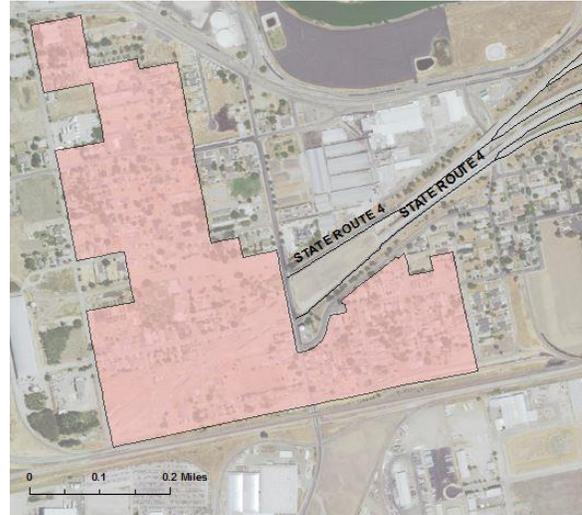
Boggs Tract is made up of 325 parcels totaling approximately 100 acres.

Water – Water is provided to this area by California Water Service as part of the Central Stockton Storage and Distribution system. As documented in the 2015 Urban Water Management Plan prepared for Cal Water, the facilities serving this area have sufficient capacity and access to high-quality water supplies to address current and projected demands. There are no deficiencies in water services in this area.

Sewer – The sewers serving Boggs Tract in the southern and eastern parts of the area are deficient and in need of improvement.

Drainage – Roadside ditches are used to manage stormwater for the community. Because there is no formal storm drain system, there are storm drain deficiencies in this area.

Fire – Boggs Tract Fire Protection District contracts with the City of Stockton Fire Department to provide fire protection with the operation of Station #2, located in Stockton. There are no fire service deficiencies in this area.



7. East Alpine Community

The East Alpine Community is made up of 10 parcels fronting Wright Avenue totaling approximately 4 acres.

Water – Water is provided to this area by California Water Service as part of the Central Stockton Storage and Distribution system. As documented in the 2015 Urban Water Management Plan for Cal Water, the facilities serving this area have sufficient capacity and access to high-quality water supplies to address current and projected demands. There are no deficiencies in water services in this area.



Sewer – Sewer system services are provided to this area by the City of Stockton’s Sewer Collection System 2.. There are no deficiencies in sewer services in this area.

Drainage – Storm drain services are provided by the City of Stockton through an underground storm main. There are no storm drain deficiencies in this area.

Fire – Eastside Rural County Fire Protection District contracts with the City of Stockton Fire Department to provide fire protection with the operation of Station #9, located in Stockton. The area has access to fire hydrants. There are no fire service deficiencies in this area.

8. East 5 Interstate Community

The East Interstate Community is made up of 212 parcels totaling approximately 51 acres.

Water – Water is provided to this area by California Water Service as part of the Central Stockton Storage and Distribution system. As documented in 2015 Urban Water Management Plan prepared for Cal Water, the facilities serving this area have sufficient capacity and access to high-quality water supplies to address current and projected demands. There are no deficiencies in water services in this area.

Sewer – Sewer system services are provided to this area by Pacific Gardens Sanitary District which contracts for treatment by the City of Stockton. There are no deficiencies in sewer services in this area.

Drainage – Storm drain services are provided by San Joaquin County through an underground storm main. There are no storm drain deficiencies in this area.

Fire – The Tuxedo-County Club Rural County Fire Protection District contracts with the City of Stockton Fire Department to provide fire protection with the operation of Station #6, located in Stockton. The area has access to fire hydrants. There are no fire service deficiencies in this area.



9. Fremont Street Community

The Fremont Street Community is made up of 221 parcels totaling approximately 194 acres.

Water – Water is provided to this area by California Water Service as part of the Central Stockton Storage and Distribution system. As documented in the 2015 Urban Water Management Plans prepared for Cal Water, the facilities serving this area have sufficient capacity and access to high-quality water supplies to address current and projected demands. There are no deficiencies in water services in this area.

Sewer – This area is covered by the East Stockton Sanitary Sewer Project and is served by the City of Stockton Collection System 4, as defined in the City’s Wastewater Master Plan. Service is provided to unincorporated area properties according to out-of-agency agreements. Additional sewer lines and connections consistent with the Wastewater Master Plan would have to be constructed to accommodate growth upon annexation.

Drainage – Roadside ditches are used to manage stormwater for the community. Because there is no formal storm drain system, there are drainage deficiencies in this area.

Fire – Eastside Rural County Fire Protection District contracts with the City of Stockton Fire Department to provide fire protection with the operation of Station #12, located in Stockton. The area has access to fire hydrants. There are no fire service deficiencies in this area.



10. Holt Avenue/Pershing Avenue Community

The Holt Ave/Pershing Ave Community is made up of 252 parcels totaling approximately 79 acres.

Water –Water is provided to this area by the City of Stockton from groundwater wells and surface water. As documented in the 2015 Urban Water Management Plan prepared for the City of Stockton, the facilities serving the DUCs have sufficient capacity and access to high-quality water supplies to address current and projected demands. There are no deficiencies in water services in this area.

Sewer – Lincoln Village Maintenance District sewer system services are provided to this area by the City of Stockton Sewer System 2. According to the 2035 Stockton General Plan Infrastructure Evaluation, there is a sewer line that is in need of improvement in the southern portion of the community. Otherwise, there are no deficiencies in sewer services in this area.

Drainage – Storm drain services are provided by San Joaquin County through an underground storm main. There are no storm drain deficiencies in this area.

Fire – Lincoln Rural County Fire Protection District contracts with the City of Stockton Fire Department to provide fire protection with the operation of Station #4, located in Stockton. The area has access to fire hydrants. There are no fire service deficiencies in this area.



11. Mariposa Road Community

The Mariposa Road Community is made up of 223 parcels totaling approximately 35 acres.

Water – Water is provided to this area by California Water Service and the City of Stockton. As documented in the 2015 Urban Water Management Plans prepared for the City of Stockton and Cal Water, the facilities serving the DUCs have sufficient capacity and access to high-quality water supplies to address current and projected demands. There are no deficiencies in water services in this area.



Sewer – Sewer system services are provided to this area by the City of Stockton through Morrison Gardens Sanitary District facilities. The City’s 2035 Wastewater Master Plan outlines a variety of improvements (e.g., gravity sewers, force mains, pump stations) for potential future services in the area. These are part of the proposed Collection System 7 and 8 facilities. Because connections to the public treatment system are limited, there are deficiencies in sewer services in this area.

Drainage – Roadside ditches are used to manage stormwater for the community. Because there is no formal storm drain system, there are drainage deficiencies in this area.

Fire – The Montezuma Fire Protection District provides fire protection services to this area, which has access to fire hydrants. There are no fire service deficiencies in this area.

12. North Oaks Community

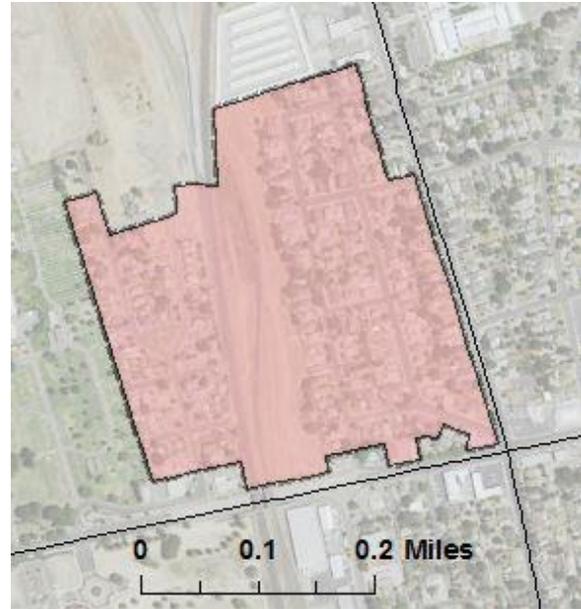
The North Oaks Community is made up of 232 parcels totaling approximately 52 acres.

Water – Water is provided to this area by California Water Service as part of the Central Stockton Storage and Distribution system. As documented in the 2015 Urban Water Management Plan prepared for Cal Water, the facilities serving this area have sufficient capacity and access to high-quality water supplies to address current and projected demands. There are no deficiencies in water services in this area.

Sewer – Sewer system services are provided to this area through a City of Stockton Assessment District via Collection System 3. There are no deficiencies in sewer services in this area.

Drainage – Storm drain services are provided by the City of Stockton through an underground storm main. There are no storm drain deficiencies in this area.

Fire – The City of Stockton Fire Department provides fire protection with the operation of Station #11, located in Stockton. The area has access to fire hydrants. There are no fire service deficiencies in this area.



13. West Lane Community

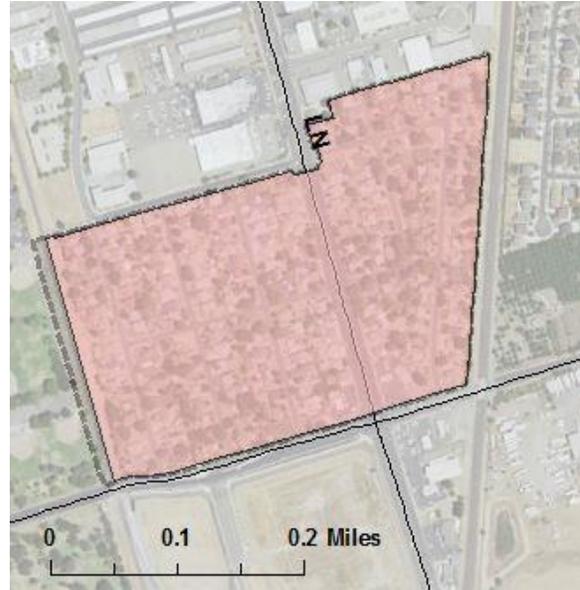
The West Lane Community is made up of 195 parcels totaling approximately 45 acres.

Water – Water is provided to this area by California Water Service as part of the Central Stockton Storage and Distribution system. As documented in the 2015 Urban Water Management Plan prepared for Cal Water, the facilities serving this area have sufficient capacity and access to high-quality water supplies to address current and projected demands. There are no deficiencies in water services in this area.

Sewer – Sewer system services are provided to this area through a City of Stockton Assessment District via Collection System 3. There are no deficiencies in sewer services in this area.

Drainage – Storm drain services are provided by the County. There are no storm drain deficiencies in this area.

Fire – The Eastside and Lincoln Fire Protection Districts contract with the City of Stockton Fire Department to provide fire protection with the operation of Station #9, located in Stockton. The area has access to fire hydrants. There are no fire service deficiencies in this area.



14. Pershing Avenue Community

The Pershing Avenue Community consists of 473 parcels totaling approximately 110 acres.

Water – Water is provided to this area by California Water Service as part of the Central Stockton Storage and Distribution system. As documented in the 2015 Urban Water Management Plans prepared for Cal Water, the facilities serving the DUCs have sufficient capacity and access to high-quality water supplies to address current and projected demands. There are no deficiencies in water services in this area.

Sewer – Sewer system services are provided to this area by Pacific Gardens Sanitary District which contracts for treatment by the City of Stockton. There are no deficiencies in sewer services in this area.

Drainage – Storm drain services are provided by San Joaquin County through an underground storm main. There are no storm drain deficiencies in this area.

Fire – The Tuxedo-County Club Rural County Fire Protection District contracts with the City of Stockton Fire Department to provide fire protection with the operation of Station #6, located in Stockton. The area has access to fire hydrants. There are no fire service deficiencies in this area.



15. Waller-Childress Community

The Waller-Childress Community is made up of 34 parcels totaling approximately 35 acres. It is surrounded on the north, south, and west by incorporated areas of Stockton and on the east by Highway 99.

Water – Water is provided to this area by groundwater wells, and the City’s Water Master Plan does not show any plans for extension of public water service to the area. While there are no known deficiencies in water services in this area, annexation or further subdivision of the area would likely require new facilities.

Water is provided to this area by groundwater wells, and the City’s Water Master Plan does not show any plans for extension of public water service to the area. While there are no deficiencies in water services in this area, annexation or further subdivision of the area would likely require new facilities.

Sewer – Sewer system services in the Waller-Childress area are currently provided by individual septic systems. While there are no known deficiencies with these systems, annexation or further subdivision of the area would likely require extension and connection with the public sewer system in the adjacent area.

Drainage – Roadside ditches are used to manage stormwater for the community. Because there is no formal storm drain system, there are drainage deficiencies in this area.

Fire - Fire services for this area are provided by the Waterloo Morada Fire District. The area does not have access to fire hydrants, but has access to fire tenders and water on the fire trucks. There are no fire service deficiencies in this area.



16. Rose Terrace Community

The Rose Terrace Community is made up of 106 parcels totaling approximately 33 acres.

Water – Water is provided to this area by California Water Service as part of the Central Stockton Storage and Distribution system. As documented in the 2015 Urban Water Management Plan prepared for Cal Water, the facilities serving this area have sufficient capacity and access to high-quality water supplies to address current and projected demands. There are no deficiencies in water services in this area.



Sewer – Sewer facilities in this area are provided by the East Stockton Sanitary Sewer Project. There are no deficiencies in sewer services in this area.

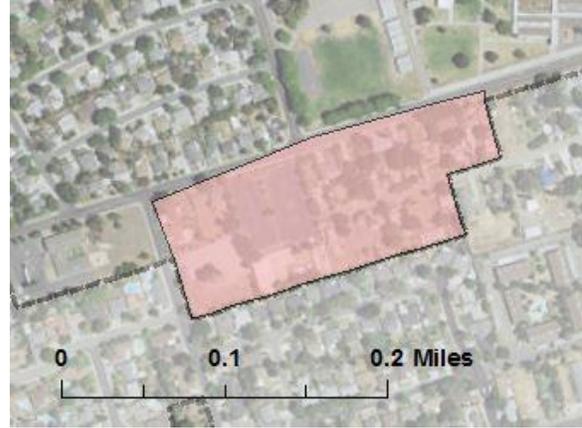
Drainage – Storm drain services are provided by San Joaquin County through an underground storm main. There are no storm drain deficiencies in this area.

Fire – The Eastside Fire Protection District contracts with the City of Stockton Fire Department to provide fire protection with the operation of Station #9, located in Stockton. The area has access to fire hydrants. There are no fire service deficiencies in this area.

17. West Interstate 5 Community

The West Interstate 5 Community is made up of 22 parcels totaling approximately 10 acres.

Water – Water is provided to this area by California Water Service as part of the Central Stockton Storage and Distribution system. As documented in the 2015 Urban Water Management Plan prepared for Cal Water, the facilities serving this area have sufficient capacity and access to high-quality water supplies to address current and projected demands. There are no deficiencies in water services in this area.



Sewer – Sewer system services are provided to this area by Pacific Gardens Sanitary District which contracts for treatment with the City of Stockton. There are no deficiencies in sewer services in this area.

Drainage – Given the absence of storm drainage infrastructure, there are storm drain deficiencies in this area.

Fire – The Tuxedo-County Club Rural County Fire Protection District contracts with the City of Stockton Fire Department to provide fire protection with the operation of Station #6, located in Stockton. The area has access to fire hydrants. There are no deficiencies in this area. There are no fire service deficiencies in this area.

Fringe Communities

18. Charter Way Community

The Charter Way Community is made up of 775 parcels totaling approximately 650 acres. It is bisected by Highway 99 and the AT&SF railroad tracks.

Water – Water is provided to this area by California Water Service as part of the Central Stockton Storage and Distribution system. As documented in the 2015 Urban Water Management Plan prepared for Cal Water, the facilities serving this area have sufficient capacity and access to high-quality water supplies to address current and projected demands. There are no deficiencies in water services in this area.



Sewer –Sewer facilities in the area east of Highway 99 are provided by the East Stockton Sanitary Sewer Project. The City of Stockton Wastewater Master Plan anticipates the provision of force main and gravity trunk improvements planned between State Route 4 and Charter Way to accommodate growth in the area. Since much of this area is not connected to a public sewer system, there are deficiencies in sewer services in this area.

Drainage – In the area east of Highway 99, storm drain services are provided by San Joaquin County through an underground storm main. The area west of Highway 99 relies on roadside ditches, so there are storm drain deficiencies in this area.

Fire – The Eastside Fire Protection District contracts with the City of Stockton Fire Department to provide fire protection with the operation of Station #12, located in Stockton. The area has access to fire hydrants. There are no fire service deficiencies in this area.

19. State Route 88 Fringe Community

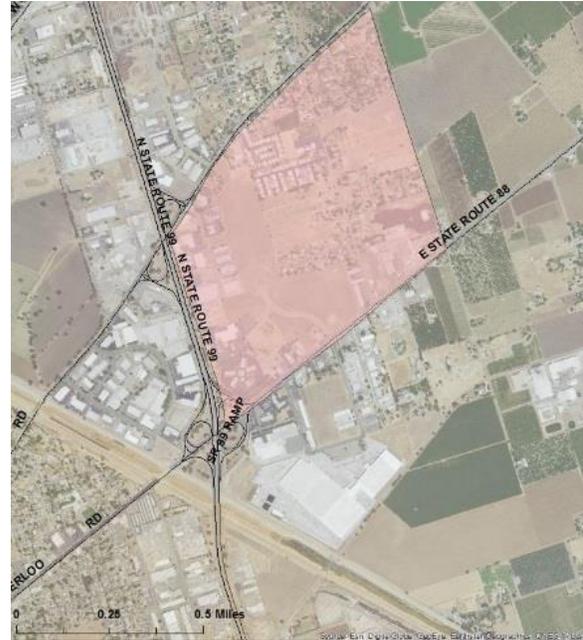
The State Route 88 Fringe Community is made up of 143 parcels totaling approximately 281 acres.

Water –Water is provided to this area by the California Water Service as part of the Central Stockton Storage and Distribution system. As documented in the 2015 Urban Water Management Plan prepared for Cal Water, the facilities serving this area have sufficient capacity and access to high-quality water supplies to address current and projected demands. There are no deficiencies in water services in this area.

Sewer – County Service Area 15 (Waterloo-99) provides sewer system services to this area. According to the City of Stockton Wastewater Master Plan, there are planned node and gravity trunk improvements throughout most of the area. While there are currently no deficiencies in sewer services in this area, new sewer lines would need to be constructed to accommodate growth in demand.

Drainage – Storm drain services are provided by San Joaquin County through an underground storm main. There are no storm drain deficiencies in this area.

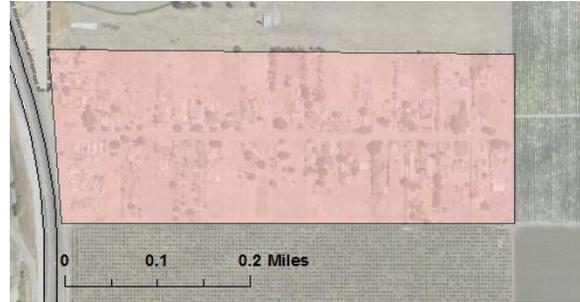
Fire – Fire services for this area are provided by the Waterloo Morada Fire District. The area has access to fire hydrants. There are no fire service deficiencies in this area.



20. Sunny Road Community

The Arch Road Fringe Community is made up of 47 parcels totaling approximately 59 acres.

Water –Water is provided to this area by groundwater wells, and the City’s Water Master Plan does not show any plans for extension of public water service to the area. While there are no known deficiencies in water services in this area, annexation or further subdivision of the area would likely require new facilities.



Sewer –Sewer system services are provided to this area by the City of Stockton’s Sewer System 8, although the homes along Sunny Road rely on septic systems. The City’s 2035 Wastewater Master Plan identifies Sunny Road as a candidate for a new gravity sewer line.

Drainage – Roadside ditches are used to manage stormwater for the community. Because there is no formal storm drain system, there are drainage deficiencies in this area.

Fire – Fire services for this area are provided by the Montezuma Fire Protection District which contracts with the City of Stockton Fire Department. The area does not have access to fire hydrants, but has access to fire tenders and water on fire trucks. There are no fire service deficiencies in this area.

Potential Funding Sources

As summarized above, there are several communities that have stormwater deficiencies and all areas outside of Colonial Heights Maintenance District, Lincoln Village Maintenance District, Pacific Gardens Sanitary District, Country Club Sanitary District, and the City of Stockton Assessment District in the vicinity of Alpine would need new sewer lines to accommodate growth in demand. There are several ways that services to these areas could be improved, including annexation to the City of Stockton and connection to the City’s existing and planned infrastructure. For most of these areas, the City has provided a backbone sanitary sewer system, so connection to public treatment systems is a viable option. Generally, funding sources for other needed system improvements include CFDs, taxes, bonds, grants, and exactions. Some financing mechanisms may, however, be difficult to use because they require voter approval. For this reason, grants are often used for infrastructure improvements to reduce the cost burden for taxpayers, although grant programs can be very competitive and, thus, not a reliable source of funding. Given the City Council’s July 2018, the establishment of CFDs may be the most promising way to ensure necessary improvements can be funded and maintained.

In addition to local infrastructure funding mechanisms, there are also funding sources offered by the federal and state government that address existing deficiencies and/or expansion of infrastructure for new development. A summary of each program is provided below:

- **Community Development Block Grants (CDBG)** – The Community Development Block Grant program is an annual funding mechanism offered by the United States Housing and Urban

Development Department. These versatile grants often fund the construction of projects such as water and sewer facilities, recreation facilities, street maintenance, as well as other public work projects.

- **Integrated Regional Water Management (grants)** – This funding program is offered by the California Department of Water Resources. DWR's IRWM Grant Programs are managed within the Division of IRWM, Financial Assistance Branch, with assistance from DWR's regional offices. The IRWM Grant Programs include IRWM funding for planning, disadvantaged community involvement, implementation, and companion grant programs that support sustainable groundwater planning and water-energy programs and projects.
- **Proposition 84** - The Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act provides funding from the State Water Resources Control Board. Proposition 84 allows the funding to be utilized for capital costs on projects that pertain to protecting river, lakes, and streams from excessive stormwater runoff. Such projects that can be funded could be related to the collection of stormwater, and treatment of water to reduce the likelihood of ground contamination.

Conclusion

The DUCs in the Stockton Metropolitan Area are generally well-served by current fire protection and water services providers, but public wastewater collection and storm drain systems are unavailable in many areas. This includes where storm drainage is provided via roadside ditches, with no connections to storm drain systems, as well as several areas where sewer lines would need to be constructed to accommodate growth in demand. In areas where services are deficient, new development, with or without annexation, would require improvements to bring them up to contemporary standards and to accommodate new development. This would include connection to public sewer systems and extension of storm drainage systems, as anticipated by the City's Wastewater Master Plan and Stormwater Management Plan in several areas. Also, in some DUCs, as with other areas within the City's SOI, fire protection services are provided by independent fire protection districts.