



Fresno Local Agency Formation Commission
2020 Map update:
Disadvantaged Unincorporated
Communities Database

Prepared By:

David E. Fey, Executive Officer

George W. Uc, Senior Analyst

Juan Lara, Analyst II

Imelda Marquez, former LAFCo Intern

Ryan McKelvey, former LAFCo intern

Adopted:

February 12, 2020

This page is intentionally blank

On February 18, 2015, the Fresno Local Agency Formation Commission (“LAFCo”) adopted Disadvantaged Unincorporated Communities database management and implementation guidelines (“DUC database”) to fulfill its responsibility to periodically identify DUCs pursuant to Senate Bill 244 (Wolk). The DUC database established a system to identify, record, and track DUC locations within Fresno County using Geographic Information Systems (GIS).

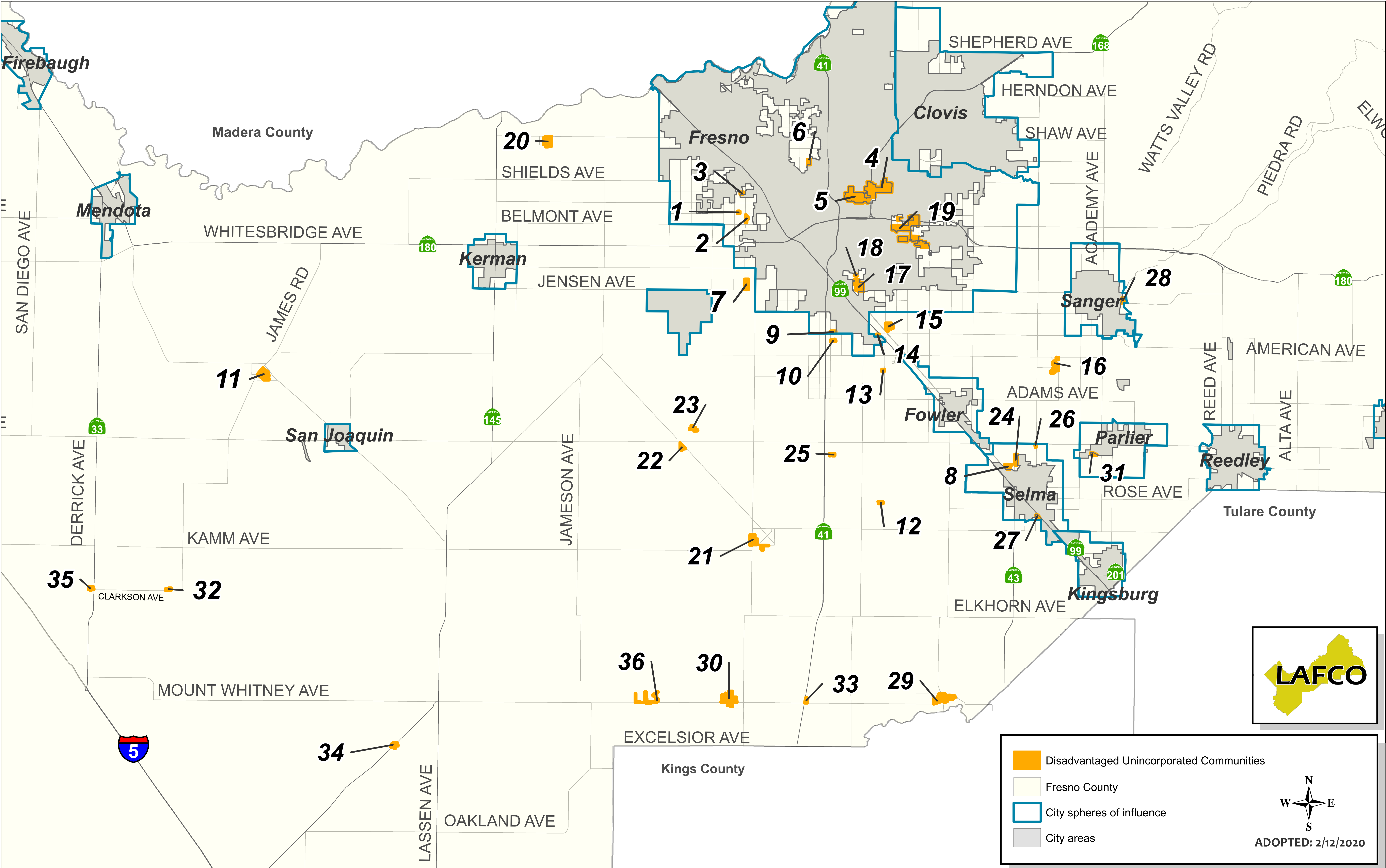
This narrative document complements Figure 1 - DUC Map that is also available on LAFCo’s website at: <http://www.fresnolafco.org/DUC.asp>

LAFCo is a State-mandated, independent agency with countywide jurisdiction over changes in organization and boundaries of cities and special districts (collectively referred to as “local agencies”).

The Cortese-Knox-Hertzberg Local Reorganization Act of 2000 establishes procedures and responsibilities for the 58 LAFCos in California. As a regional planning agency, LAFCo guides the future boundaries and areas served through the adoption of spheres of influence (“SOI”) for each local agency under its purview. When a local agency proposes to update its SOI, LAFCo examines the agency’s service plans, its financial capacity to provide services, and its overall governance by performing a Municipal Service Review (“MSR”). The MSR is also used to update information regarding DUCs within the jurisdiction of the LAFCo.

Please call Fresno LAFCo at (559) 600-0604 or email guc@fresnocountyca.gov if you wish to obtain or share additional information concerning DUCs.

Figure 1 - Disadvantaged Unincorporated Communities Database



	Disadvantaged Unincorporated Communities
	Fresno County
	City spheres of influence
	City areas

ADOPTED: 2/12/2020

TABLE OF CONTENTS

- 1. Legislative and Policy Background 5
- 2. DUC Database 6
- 3. DUC Census Data: a moving target 7
- 4. Methodology..... 8
- 5. DUC Database Update 10
- Appendix A – 2015 DUC Database Development Guidelines 25

1. Legislative and Policy Background

According to the legislative findings in Senate Bill 244, Wolk (“SB 244”) hundreds of disadvantaged unincorporated communities (“DUCs”) exist in California, and more than 200 of these communities exist within the San Joaquin Valley. Additionally, the Legislature found that DUCs lack access to basic infrastructure, including, but not limited to streets, sidewalks, storm drainage, clean drinking water, and adequate sewer service.

Under SB 244, the Legislature found that cities, counties, special districts, and LAFcos need to invest in these communities and begin to address the complex legal, financial, and political barriers that contribute to regional inequity and infrastructure deficits within DUCs. Water Code section 79505.5(a) defines a “disadvantaged community” as a community with an annual median household income (“MHI”) that is less than 80 percent of the statewide annual median household income.

In addition, Government Code section 56033.5 defines a “DUC” as an inhabited territory (meaning territory within which there reside 12 or more registered voters), or as determined by LAFco policy, that constitutes all or a portion of a “disadvantaged community” as defined by section 79505.5 of the Water Code.

Under SB 244, effective January 1, 2012, LAFcos are required to identify DUCs as part of the following procedures:

- Municipal Service Review determinations;
- Sphere of Influence determinations; and
- Proposed annexations (greater than 10 acres) to cities.

On January 9, 2013, the Commission exercised its authority under Government Code section 56375(g) to refine the definition of a DUC by adding the following characteristics:

- Have at least 15 dwelling units; and
- A density not less than one unit per acre.

The reader is advised that LAFco’s DUC database relies on U.S. Census data to approximate the statewide and DUC median household income. LAFco consulted with County of Fresno Clerk/Registrar of Voters Department to determine whether each potential DUC location consists more than 12 register voters.¹ It is Commission policy that SB 244 is intended to ensure that cities, special districts, and LAFcos do not *purposefully* proscribe a DUC from future annexations and that DUCs are included in the scope of municipal service review and sphere of influence updates.

The 2020 Disadvantaged Unincorporated Communities Database updates and supersedes any and all previous DUC analyses performed by Fresno LAFco.

¹ Number of register voters within DUC locations, as of December 14, 2019.

2. DUC Database

LAFCo's DUC policy determined that there may be a deficiency in Census data to accurately assess median household income levels in unincorporated communities. As a result, this database considers various sources of information in order to identify potential DUCs during the MSR update process, SOI update process, or when annexations greater than 10 acres are proposed to a city.

The foundation for the DUC database is the U.S. Census Bureau's American Community Survey ("ACS") five-year reports which provide Census Tract, Block Group, and/or Census Designated Place ("CDP") information to obtain population estimates, economic composition, and demographic data. The Census Tract and Block Group are geographical units used by the U.S. Census Bureau to sample data from a fraction of all households within the designated geographic unit.

From 2012 to current date, LAFCo staff has employed two different ACS datasets to identify potential DUC locations during the preparation of routine MSR and SOI updates.² In an effort to provide a centralized index that characterizes each potential DUC, LAFCo has obtained the most recent ACS five-year estimates for years 2012 through 2016 in order to update the DUCs' median household income estimates.

In addition, other data resources consulted include:

- California Department of Water Resources ("DWR") Disadvantaged Communities mapping tool,³
- County of Fresno parcel information,
- Fresno LAFCo's Municipal Service Reviews (2012 – present),
- Site investigations; and,
- Information sources including materials supplied by government agencies and other interested parties.

² ACS five-year estimates for years 2006 to 2010 and ACS five-year estimates for years 2011 to 2014.

³ Disadvantaged Communities as defined per Public Resource Code §75005(g).

3. DUC Census Data: a moving target

The basis for a community's "disadvantage" is a comparison of its MHI with the Statewide MHI. A change of any of these MHI datasets over time could alter a given community's disadvantaged status. For example, the following bullet points summarize the change of disadvantaged MHI threshold levels compared to the Statewide MHI levels for the given 10-year period between 2006 through 2016:

- **U.S. Census Bureau, 2012-2016 American Community Survey**
 - California's statewide MHI was \$63,783.
 - The threshold for a DUC is an MHI less than \$51,026.

- **U.S. Census Bureau, 2010-2014 American Community Survey**
 - California's statewide MHI was \$61,489.
 - The threshold for a DUC is an MHI less than \$49,191.

- **U.S. Census Bureau, 2006-2010 American Community Survey**
 - California's statewide MHI was \$60,883.
 - The threshold for a DUC is an MHI less than \$48,706.

Given the fluidity of the datasets, the DUC database "casts a broad net" and uses the 2012 to 2016 ACS datasets to inventory potential DUC locations in Fresno County. The DUC database should therefore be considered as a point of beginning for subsequent actions by LAFCo and other public agencies, rather than a conclusive determination. LAFCo staff will continue to monitor the DUC database and recommend updates to the Commission on an as-needed basis.

4. Methodology

The data analysis methodology for this DUC database update follows the 2015 DUC mapping methodology is described in Appendix A.

The DUC mapping data consists of information gathered and automated in a GIS-compatible format, which provided flexibility in spatial and data analysis, data management, maintenance activities, and facilitated sharing information with local agencies and the public. The process below is involved in the characterization and mapping of the DUCs. These steps are summarized as follows:

1. LAFCo staff examines U.S. Census American Community Survey (ACS) five-year reports for the State to determine the statewide average MHI.
2. Based on the statewide average MHI, LAFCo examines Census Block Group data for locations in Fresno County that are unincorporated (those that are not within a city's limits) that meet the DUC MHI threshold as defined by Water Code section 79505.5(a). Pursuant to LAFCo policy this MHI data may be augmented by other information sources.
3. The Census units that may present a DUC MHI threshold are then evaluated in light of the following DUC Policy indicators:
 - a. The number of dwelling are estimated by aerial photographs and/or site visits of at least 15 dwelling units;
 - b. Dwelling units per acre are estimated to select in favor of areas presenting a density not less than one unit per acre; and
 - c. Registered voter data from the County Elections Department to select in favor of inhabited areas.
4. Based on aerial photography and parcel patterns that meet steps 2 and 3(a)(b), LAFCo staff used GIS to create polygons that delineate potential DUC locations. An acreage estimate is calculated for the entire delineated DUC polygon. The total acreage and the estimated a number of dwelling units are used to calculate the DUC density. The potential DUC boundaries generally follow parcel lines; however, in certain conditions a DUC's boundaries are drawn to follow the visible concentration of dwelling units which may differ from parcel lines.
5. LAFCo staff assesses community conditions and summarizes each potential DUC location. DUCs are characterized by the nearest street intersection, community name, estimated number of residential parcels, estimated dwelling units, and their location relative to a known Census Tract or Block Group number. Most important, the service providers for water, sewer, and fire protection are listed for each DUC. The listed Census units (Tract and Block Group numbers) assist to monitor and obtain additional data for future proposals or research.

6. To determine the DUC's inhabited status, LAFCo staff consulted with the Fresno County Elections Department to request a register voter count for each of the potential DUC locations. LAFCo staff note that the number of register voters may fluctuate throughout any given period and the inhabited status for a potential DUC can be more accurately assessed and determined at the time an application or proposal is submitted to LAFCo.

Mapping DUC locations is a complex process because the delineation of the DUC boundaries may differ from the conventional local agency boundaries, statewide to local MHI ratios may change over a given timeframe that can result in a change to a community's disadvantaged status, and/or the number of register voters can fluctuate during election years.

Nevertheless, the objective of the DUC Mapping Program is to develop a uniform hierarchical catalog of all the locations that satisfied or may have the potential to meet Fresno LAFCo's DUC definition. This DUC database is envisioned to centralize, capture, maintain, and generate more information through LAFCo's MSR Program beneficial to the various local agencies and the public.

5. DUC Database Update

DUCs identified in the DUC database update are the results of staff efforts to identify these communities pursuant to LAFCo Policy.⁴ It is staff's observation that additional DUCs may be identified as part of the Commission's ongoing SOI updates and MSR Program, and as new Census MHI datasets for California become available to the public.

Each identified DUC is described with the following characteristics:

- DUC database identification number
- Community name (based on nearest street intersection, historic cartographic place names, or subdivision tract name when available)
- U.S. Census geographic unit (tract and block group number)
- Estimated MHI level per ACS five-year reports for years 2012 through 2016
- Geographic location and
- Number of Register Voters
- Service providers (i.e. water, sewer, fire protection, or storm drainage)

As of December 2019, Fresno LAFCo estimates that there are 34 known DUC locations within the County of Fresno. Because DUCs are geographically smaller than the average size of a Census Designated Place ("CDP"), Census Tract, and block group boundaries, LAFCo notes that limited information is available to accurately identify a population figure within any given DUC location.

The American Community Survey five-year estimate reports indicate that California's statewide MHI was \$63,783 between 2012 and 2016.⁵ Therefore, the threshold for a potential DUC location is an MHI threshold less than \$51,026. Any future application near or contiguous to a listed DUC will warrant additional analysis in compliance with State law and Fresno LAFCo's DUC Policy.

1. Northwest Olive and Marty Avenues (Skaal Knolls Homes): The DUC consists of approximately 29 parcels located within US Census Tract 38.07-Block Group 2. The ACS five-year estimate reports indicate that Census Tract 38.07-Block Group 2 had an MHI of \$26,667 between 2012 and 2016. LAFCo estimates that there are 28 dwelling units, and the DUC area encompasses approximately 14 acres. Based on number of dwelling units per acreage, LAFCo estimates that there are two dwelling units per acre.

- The DUC is located within the Fresno SOI at the northwest corner of Olive Avenue and Marty Avenue.
- Register Voters: 48
- Service Providers:
Water and sewer: City of Fresno
Fire protection: North Central Fire Protection District

⁴ Fresno LAFCo, Commission Policies, Standards, and Procedures Manual, Section 106 - LAFCo Disadvantaged Communities Policy.

⁵ American Community Survey five-year reports, 2012-2016.

Storm drainage: Fresno Metropolitan Flood Control District (system planned but not constructed)

2. Southeast Olive and Valentine Avenues: The DUC consists of approximately 34 parcels located within US Census Tract 38.07-Block Group 3. The US Census ACS five-year estimate reports indicate that Census Tract 38.07-Block Group 3 had an MHI of \$35,179 between 2012 and 2016. This location was identified as a DUC in the 2015 City of Fresno MSR. LAFCo estimates that there are 37 dwelling units, and the DUC boundary encompasses approximately 27 acres. Based on number of dwelling units per acreage, LAFCo estimates the density to exceed one dwelling unit per acre.

- The DUC is located within the Fresno SOI at the southeast corner of Olive Avenue and Valentine Avenue.
- Register Voters: 64
- Service Providers
Water and sewer: City of Fresno
Fire protection: North Central Fire Protection District
Storm drainage: Fresno Metropolitan Flood Control District (system planned but not constructed)

3. Southeast Clinton and Marty Avenues (Thomasville Estates): The DUC consists of 28 parcels located within Census Tract 38.07-Block Group 1. The ACS five-year estimate reports indicate that Census Tract 38.07-Block Group 1 had an MHI of \$25,849 between from 2012 to 2016. This location was identified as a DUC in the 2015 City of Fresno MSR. LAFCo estimates that there are 51 dwelling units, and the DUC area encompasses approximately 16 acres. Based on number of dwelling units per acreage, LAFCo estimates that there are three dwelling units per acre.

- The DUC is located within the Fresno SOI at the southeast corner of Clinton Avenue and Marty Avenue. The consists of single-family residential units and a mobile home park.
- Register Voters: 62
- Service Providers
Water and sewer: City of Fresno
Fire protection: North Central Fire Protection District
Storm drainage: Fresno Metropolitan Flood Control District

4. Shields Avenue and Cedar Avenue: This DUC encompasses the eastside of the “Mayfair” community. The DUC consists of approximately 1,030 parcels located within a DUC area that encompasses 533 acres. Portions of the DUC are located within Census Tract 32.01-Block Group 1, Tract 32.01-Block 2, Tract 32.02-Block Group 2, and Tract 52.02-Block Group 1. The ACS five-year estimate reports indicate that Census Tract 32.01-Block Group 1 had an MHI of \$41,618; Tract 32.01-Block 2 had an MHI of \$33,713; Tract 32.02-Block Group 1 had an MHI of \$24,155; and Tract 52.02-Block Group 1 had an MHI of \$29,545 between 2012 and 2016. LAFCo estimates that there are approximate 965 dwelling units in an area that encompasses

approximately 498 acres. LAFCo estimates that the density is approximately two dwelling units per acre within this DUC.

- The DUC is enclosed by Shields Avenue to the north, Winery Avenue to the east, Clinton Avenue to the south, and extends across SR 168 over to Cedar Avenue in the west. The DUC also includes an area south of Cambridge Avenue, west of Maple Avenue, north of University Avenue, and east of SR 168.
- Register Voters: 1,881
- Service Providers
Water and sewer: City of Fresno
Fire protection: Fresno County Fire Protection District
Storm drainage: Fresno Metropolitan Flood Control District

5. East McKinley and North First Avenue: This DUC encompasses the westside of the “Mayfair” community. The DUC area encompasses 490 acres and it consists of approximately 1,235 unincorporated parcels. Portions of the DUC are located within Census Tract 32.02-Block Group 1, Census Tract 33.01-Block Group 1, Tract 33.02-Block Groups 1, 2, 3 and 4. The ACS five-year estimate reports indicate that Census Tract 32.02-Block Group 1 had an MHI of \$24,155; Census Tract 33.01-Block Group 1 had an MHI of \$29,531; Tract 33.02-Block 1 had an MHI of \$21,034; Tract 33.02-Block Group 2 had an MHI of \$45,231; Tract 33.02-Block Group 3 had an MHI of \$32,969; and Tract 33.02-Block Group 4 had an MHI of \$48,161 between 2012 and 2016. LAFCo estimates there are approximately 1,200 dwelling units within an area that encompasses 490 acres. LAFCo estimates that the density is approximately three dwelling units per acre within this DUC.

- The DUC is enclosed by the Fresno city limits. The DUC is bounded by Princeton Avenue to the north, Cedar Avenue to the east, McKinley Avenue to the south, and First Avenue to the west.
- Register Voters: 2,130
- Service Providers
Water and sewer: City of Fresno
Fire protection: Fresno County Fire Protection District
Storm drainage: Fresno Metropolitan Flood Control District

6. Ashlan and Maroa Avenue: According the County assessor parcel page, this tract map is known as the “Forkner Giffen, Fig Garden Subdivision.” The DUC consists of approximately 60 residential properties within a DUC area that encompasses 34 acres. The DUC is located within Census Tract 49.01-Block Group 1. The ACS five-year estimate reports indicate that Census Tract 49.01-Block Group 1 had an MHI of \$28,816 between 2012 and 2016. LAFCo estimates that the density is approximately two dwelling units per acre within this DUC.

- The DUC is located at the southwest corner of Ashlan Avenue and Maroa Avenue.
- Register Voters: 106
- Service Providers
Water and sewer: City of Fresno
Fire protection: North Central Fire Protection District

Storm drainage: Fresno Metropolitan Flood Control District

- 7. Northeast Jensen and Valentine (Berans No. 2):** The DUC is also known as “West Park” and it consists of approximately 110 properties located within Census Tract 19.00-Block Group 2. The ACS five-year estimate reports indicate that Census Tract 19.00-Block Group 2 had an MHI of \$41,923 between 2012 and 2016. LAFCo estimates that there are 129 dwelling units located in an area that encompasses approximately 80 acres. There are at least two dwelling units per acre within this DUC.

 - The DUC is located outside the Fresno SOI at the northeast corner of Jensen Avenue and Valentine Avenue.
 - Register Voters: 163
 - Service Providers
Water: County Service Area No.39 B
Sewer: Private septic tanks
Fire protection: North Central Fire Protection District
Storm drainage: in the Fresno Metropolitan Flood Control District but no planned facilities

- 8. East Dinuba and Leonard Avenues (Khan Tract):** This DUC consists of approximately 120 parcels, also identified within Census Tract 70.03-Block Group 1. The ACS five-year estimate reports indicate that Census Tract 70.03-Block Group 1 had an MHI of \$43,583 between 2012 and 2016. The DUC encompasses approximately 56 acres, and LAFCo estimates that there are approximately 131 dwelling units within this DUC. LAFCo estimates that the density is approximately two dwelling units per acre within this DUC.

 - The DUC is located within Selma’s SOI south of East Dinuba Avenue and east of Leonard Avenue.
 - Register Voters: 178
 - Service Providers
Water: Private well
Sewer: Selma-Kingsburg-Fowler County Sanitation District (via “out-of-District boundary customers”)
Fire protection: Fresno County Fire Protection District
Storm drainage: No service provider

- 9. Northeast Cherry and Central (Atkins Tract):** This DUC is also known as “Daleville” and it consists of 42 properties located within Census Tract 18.00-Block Group 1. The ACS five-year estimate reports indicated that Census Tract 18.00-Block Group 1 had an MHI of \$38,973 between 2012 and 2016. The DUC is located within the Fresno SOI at the northeast corner of Cherry Avenue and Central Avenue. LAFCo estimates that there are 42 dwelling units located in an area that encompasses approximately 26 acres. There are at least two dwelling units per acre within this DUC.

 - Register Voters: 68
 - Service Providers
Water: City of Fresno

Sewer: Private septic tanks

Fire protection: Fresno County Fire Protection District

Storm drainage: Fresno Metropolitan Flood Control District

10. Southeast Britten and Cherry (Central CA Colony): This DUC is also known as “Britten” and it consists of approximately 22 properties located within Census Tract 18.00-Block Group 1. The ACS five-year estimate reports indicated that Census Tract 18.00-Block Group 1 had an MHI of \$38,973 between 2012 and 2016. LAFCo estimates that there are 25 dwelling units located in an area that encompasses approximately 21 acres. There are at least two dwelling units per acre within this DUC.

- The DUC is located outside the Fresno SOI at the southeast corner of Britten Avenue and Cherry Avenue.

- Register Voters: 48

- Service Provider

Water and sewer: Private

Fire protection: Fresno County Fire Protection District

Storm drainage: in the Fresno Metropolitan Flood Control District but no planned facilities

11. Tranquillity: the unincorporated community of Tranquillity is a CDP located within Census Tract 82.00-Block Group 2. The five-year ACS estimates indicate that Census Tract 82.00-Block Group 2 had a MHI of \$31,250 between years 2012 through 2016. For that same period, Census Tract 82.00-block group 2 showed an estimated population of 736 residents and 216 households. The DUC boundary encompasses approximately 181 acres. Based on dwelling unit estimates, there is at least one dwelling unit per acre within this DUC.

- Tranquillity is located 10 miles southeast of the City of Mendota near the junction of South James Road and Colorado Road.

- Register Voters: 229

- Service Providers

Tranquillity Public Utility District provides street lighting, storm drainage, sewer collection and treatment, and parks services.

Water: Tranquillity Irrigation District

Fire protection: Fresno County Fire Protection District

12. Monmouth: The community of Monmouth contains agricultural land uses, agriculture warehousing, and approximately 36 rural residential parcels. This DUC is located with Census Tract 73.00-Block Group 1. According to the ACS five-year estimates, Census Tract 73.00-Block Group 1 had a MHI of \$34,313 between years 2012 through 2016. The DUC boundary encompasses approximately 21 acres. Based on dwelling unit estimates, this DUC presents at least two dwelling units per acre.

- Monmouth is located at the northwest corner of South Chestnut and East Nebraska Avenue.

- Register Voters: 38

- Service Providers

Water and sewer: Private

Fire protection: Fresno County Fire Protection District

Storm drainage: No service provider

13. Southwest Jefferson and Chestnut Avenues (Washington Irrigated Colony): This DUC is also known as “Shady Lakes Mobile Home Park” and it is located on one parcel. This DUC consists of a 62 mobile homes and five detached single family homes located within Census Tract 17.00-Block Group 1. The ACS five-year estimate reports indicate that Census Tract 17.00-Block Group 1 had an MHI of \$37,257 between 2012 and 2016. The DUC boundary encompasses approximately 12 acres, of a 27-acre sized county parcel.

According to California Rural Legal Assistance (CRLA), the mobile home park consists of multiple parcels that are served by a private wastewater system. The wastewater system in Shady Lakes Mobile Home Park is privately-owned active sludge treatment system that discharges effluent into two disposal ponds and a pastureland south of the park. Within the Park, stormwater management consists of a drainage gutter system that diverts stormwater into a basin west of the park that is managed by Fresno Irrigation District.

Based on dwelling unit estimates, there is at least four dwelling unit per acre within this DUC.

- The DUC is located outside but within a mile of the Fresno SOI. The DUC is located along Chestnut Avenue, between Jefferson Avenue and Lincoln Avenue.
- Register Voters: 43
- Service Providers
Water: Shady Lakes Mobile Home Park Water System
Sewer: Private Wastewater System
Fire protection: Fresno County Fire Protection District
Storm drainage: Private drainage gutter system

14. Southeast Central and Maple Avenues: This DUC is also known as “Flamingo Mobile Home Lodge.” The DUC consists of one large property which hosts 75-lot mobile home park located within Census Tract 15.00-Block Group 1. The ACS five-year estimate reports indicate that Census Tract 15.00-Block Group 1 had an MHI of \$29,167 between 2012 and 2016. The DUC boundary encompasses approximately 35 acres. Based on dwelling unit estimates, there is at least two dwelling units per acre within this DUC.

- The DUC is located outside the Fresno SOI at the southeast corner of Central Avenue and Maple Avenue.
- Register Voters: 69
- Service Providers
Water and sewer: Malaga County Water District
Fire protection: Fresno County Fire Protection District
Storm drainage: in the Fresno Metropolitan Flood Control District

15. Malaga: The community of Malaga is a CDP located within Census Tract 15.00-Block Group 2. The DUC consists of approximately 220 properties. The ACS five-year estimate indicated that Census Tract 15.00-Block Group 2 had an MHI of \$41,656 between 2012 and 2016. The DUC boundary encompasses approximately 95 acres, and LAFCo estimates there are approximately 241 dwelling units within this DUC. Based on dwelling unit estimates, there is at least two dwelling units per acre within this DUC.

- The community of Malaga is located at the southeast corner of the Muscat Avenue and Chestnut Avenue.
- Register Voters: 495
- Service Providers
Potable water, sewer, and solid waste: Malaga County Water District
Public street lights and landscaping services: County Service Area No. 33
Fire protection: Fresno County Fire Protection District
Storm drainage: Fresno Metropolitan Flood Control District

16. Del Rey: the community of Del Rey is a CDP located within Census Tract 69.00-Block Group 1. The community of Del Rey has a population of 1,457 people, and a housing stock of 379 units. The ACS five-year estimate reports indicate that Census Tract 69.00-Block Group 1 reported an average MHI of \$25,809 for years 2012 through 2016.

- Del Rey is located near the South Del Rey Avenue at East Jefferson Avenue intersection.
- Register Voters: 384
- Service Providers
Del Rey Community Service District provides potable water, sewer, storm drainage, and solid waste services.
Fire protection: Fresno County Fire Protection District

17. Calwa: The community of Calwa is a CDP that consists of approximately 385 properties located within Census Tract 12.01- Block Group 1, Tract 12.01-Block Group 2, and Tract 12.01-Block Group 4. The ACS five-year estimate reports show Census Tract 12.01-Block Group 1 had an MHI of \$26,406; Tract 12.01-Block Group 2 had an MHI of \$21,324; and Tract 12.01-Block Group 4 had an MHI of \$48,162 between 2012 and 2016. LAFCo estimates that there are approximate 385 dwelling units in an area that encompasses approximately 179 acres. LAFCo estimates that the density is approximately two dwelling units per acre within this DUC.

- The community of Calwa is located within the Fresno SOI near the southeast corner of Church Avenue and Orange Avenue.
- Register Voters: 520
- Service Providers
Water and sewer: City of Fresno
Fire protection: Fresno County Fire Protection District
Storm drainage: Fresno Metropolitan Flood Control District

18. North Church and East Orange (Villa View Tract): The DUC is located north of Calwa and it consists of 22 properties located within Census Tract 12.01- Block Group 1. The ACS five-year estimate reports indicated that Census Tract 12.01-Block Group 1 had an MHI of \$26,406 between 2012 and 2016. LAFCo estimates that there are approximate 23 dwelling units in an area that encompasses approximately 10 acres. LAFCo estimates that the density is approximately two dwelling units per acre within this DUC.

- The DUC is located within the Fresno SOI, east of Orange Avenue and north of Belgravia Avenue. The nearest major intersection to the DUC is Church Avenue at Orange Avenue.
- Register Voters: 23
- Service Providers
Water and sewer: City of Fresno
Fire protection: Fresno County Fire Protection District
Storm drainage: Fresno Metropolitan Flood Control District

19. East Kings Canyon and South Minnewawa (Sunnyside part 1): The DUC is also known as the “Sunnyside” community that consists of several neighborhood. This narrative provides a two-part summary for an area that consists of approximately 900 parcels that encompass approximately 660-acres. LAFCo identified this DUC in its 2015 City of Fresno Municipal Service Review. Currently, LAFCo estimates that this DUC area has a density of at least one dwelling unit per acre.

The southeast section of the DUC consists of approximately 260 parcels that lie within Census Tract 30.03-Block Group 1 and Tract 30.03-Block Group 2. The ACS five-year estimate reports show Census Tract 30.03-Block Group 1 (west of Minnewawa and north of Kings Canyon) had an MHI of \$19,478, while Tract 30.03-Block Group 2 (east of Minnewawa and north of Kings Canyon) had an MHI of \$27,540 between 2012 and 2016.

- This DUC is located north of Kings Canyon Avenue and along both sides of Minnewawa Avenue.
- Register Voters: 1,714
- Service Providers:
Water and sewer: City of Fresno
Fire protection: Fresno County Fire Protection District
Storm drainage: Fresno Metropolitan Flood Control District

South of Olive Avenue and east of Peach Avenue (Sunnyside part 2): This DUC section of the Sunnyside community consists of approximately 639 properties located within four Census Tracts. Portions of the DUC are located within Census Tract 29.03-Block Group 2, Census Tract 29.04-Block Group 1, Tract 29.04-Block 2, Tract 29.05-Block Group 2, and Tract 30.01-Block Group 2.

The ACS five-year estimate reports indicate that Census Tract 29.03-Block Group 2 had an MHI of \$20,737; Census Tract 29.04-Block Group 1 had an MHI of \$34,000; Tract 29.04-Block

2 had an MHI of \$46,618; Tract 29.05-Block Group 2 had an MHI of \$27,396; and Tract 30.01-Block Group 2 had an MHI of \$36,094 between 2012 and 2016.

- The DUC is bounded by Olive Avenue to the north, Minnewawa Avenue to the east, Belmont Avenue to the south, and Peach Avenue to the west. The area also includes areas south of Belmont Avenue, west of Bush Avenue, north of McKenzie Avenue, and east of Winery Avenue. A minor portion of the DUC is located north of SR 180, west of Helm Avenue, south of Tyler Avenue, and east of Willow Avenue.
- Service Providers
Water and sewer: City of Fresno
Fire protection: Fresno County Fire Protection District
Storm drainage: Fresno Metropolitan Flood Control District

20. Biola: The community of Biola is a Census Designated Place (“CDP”) located at the southeast intersection of Shaw Avenue and Howard Avenue. Biola is located within Census Tract 41.00-Block Group 2. The ACS five-year estimate reports indicate that Census Tract 41.00-block group 2 had an MHI of \$33,393 between from 2012 to 2016. LAFCo estimates that there are 324 parcels within Biola and approximately 324 dwelling units. The DUC boundary encompasses approximately 157 acres. Based on number of dwelling units per acreage, LAFCo estimates that there are 2 dwelling units per acre.

- Biola is located near the Southeast corner of Shaw and Howard Avenues. The area is enclosed by West Shaw Avenue to the north, Seventh Avenue to the east, Ashlan Avenue to the South and Howard Avenue to the west.
- Register Voters: 415
- Service Providers
Biola Community Service District provides the community potable water, sewer, storm drainage, solid waste, and street lighting services. County Service Area No. 35, only maintains a subdivision section within Biola.
Fire protection: North Central Fire Protection District

21. Caruthers: The community of Caruthers is a CDP located in Census Tract 75.00-Block Group 5. According to the ACS five-year estimates, Caruthers has a population of 3,128 people and a housing stock of 812 units. During the ACS five-year estimates 2012 through 2016, Census Tract-75.00-Block Group 5 reported an MHI of \$51,023.

- Caruthers is located southeast of the intersection of West Mountain View Avenue in Fresno County.
- Register Voters: 502
- Service Providers
Caruthers Community Service District provides potable water, sewer, street lights, and storm drainage services.
Fire protection: Fresno County Fire Protection District

22. Raisin City: Raisin City is a CDP located within Census Tract-76.00 Block Group 3. The ACS five-year estimates indicate that Census Tract-76.00 block group 3 had a MHI of \$32,556

between years 2012 through 2016. The community of Raisin City has an estimated population of 234 people and a housing stock of 80 units.

- Raisin City located south of West Manning Avenue and along South Henderson Road in Fresno County.
- Register Voters: 76
- Service Providers
County Service Area 43 provides potable water and street lighting services
Fire protection: Fresno County Fire Protection District
Storm drainage: no service provider

23. Perrin Colony: This DUC consists of approximately 50 parcels each containing either a mobile home or single-family unit, or a combination single-family unit and a mobile home. Perrin Colony is situated within Census Tract-76.00-Block Group 1. The ACS five-year estimates indicate that Census Tract-76.00-Block Group 1 had a MHI of \$42,278 between years 2012 through 2016. Perrin Colony is located outside the jurisdictional boundaries of County Service Area 43.

- Perrin Colony is situated north of Raisin City near the intersection of South Hayes Avenue and West Parlier Avenue
- Register Voters: 32
- Service Providers
Water and sewer: Private
Fire protection: Fresno County Fire Protection District
Storm drainage: no service provider

24. East Dinuba and South Shaft: The DUC consists of approximately 65 dwelling units located within an area that encompasses approximately 49 acres. This DUC is identified within US Census Tract 70.03-Block Group 1. The ACS five-year estimate reports indicate that Census Tract 70.03-Block Group 1 had a MHI of \$43,583 between years 2012 through 2016. LAFCo estimates that the density is approximately one dwelling unit per acre within this DUC.

- The DUC is located within the Selma SOI north of East Dinuba Avenue at the intersection with South Shaft Avenue.
- Register Voters: 82
- Service Providers
Water: Private well
Sewer: Selma-Kingsburg-Fowler County Sanitation District (via “out-of-District boundary customers”)
Fire protection: Fresno County Fire Protection District
Storm drainage:

25. Carrillo Tract: The DUC consists of approximately 26 properties amounting to a total area of 28 acres. This DUC is located within Census Tract-76.00-Block Group 4. The ACS five-year estimate indicate that Census Tract-76.00-Block Group 4 had a MHI of \$31,324 between years 2012 through 2016.

- The Carrillo Tract is situated east of State Route 41 and south of Manning Avenue at the southeast corner of East Springfield Avenue and South Cherry Avenue.
- Register Voters: 30
- Service Providers
Water: Private well
Sewer: Private septic tanks
Fire protection: Fresno County Fire Protection District
Storm drainage:

26. East Manning and McCall Avenues (Tract No. 1199): The DUC consists of approximately 16 parcels located within Census Tract 70.03-Block Group 1. The ACS five-year estimate reports indicate that Census Tract 70.03-Block Group 1 had a MHI of \$43,583 between years 2012 through 2016. LAFCo estimates that there are 17 dwelling units located within an area that encompasses approximately eight acres. LAFCo estimates that the density is approximately two dwelling units per acre within this DUC.

- The DUC is located within the Selma SOI, south of East Manning Avenue and west of McCall Avenue.
- Register Voters: 23
- Service Providers
Water: Private well
Sewer: Private septic tanks
Fire protection: Fresno County Fire Protection District
Storm drainage:

27. McCall and Blaine Avenues (Dukes Villa Addition): The DUC consists of approximately 20 parcels located within the Census Tract 71.00-Block Group 3. The ACS five-year estimate reports indicate that Census Tract 71.00-Block Group 3 had an MHI of \$43,583 between years 2012 through 2016. LAFCo estimates that there are 24 dwelling units located within an area that encompasses approximately 15 acres. LAFCo estimates that the density is approximately two dwelling units per acre within this DUC.

- The DUC is located within the Selma SOI near the city limits, at the intersection of McCall Avenue and Blaine Avenue.
- Register Voters: 23
- Service Providers
Water: Private well
Sewer: Selma-Kingsburg-Fowler County Sanitation District (via “out-of-District boundary customers”)
Fire protection: Fresno County Fire Protection District
Storm drainage:

28. Newmark and East Annadale Avenues: The DUC consists of approximately 44 residential unincorporated parcels within an area the encompasses 30 acres. This DUC is situated within Census Tract 62.02-Block Group 1. Census Tract 62.02-Block Group 1 reported an MHI of

\$48,125 during 2012 through 2016. LAFCo estimate that this DUC has a density of one unit per acre.

- The DUC is located within the Sanger's SOI, east of the Sanger city limits. The DUC is located east of Newmark Avenue and north of East Annadale Avenue. Roads within the DUC area includes East Buck Avenue, South Lewis Lane, and South Madsen Avenue.
- Register Voters: 75
- Service Providers
Water: Private well
Sewer: Private septic tanks
Fire protection: Fresno County Fire Protection District
Storm drainage:

29. Laton: The community of Laton is a CDP located within Census Tract 74.00-Block Group 3. The DUC consists of approximately 520 unincorporated parcels, located within an area that encompasses 196 acres. There are approximately 522 dwelling units within Laton. The ACS five-year estimate reports indicate that Census Tract 74.00-Block Group 3 had an MHI of \$25,809 between years 2012 through 2016. LAFCo estimates that the density is approximately two dwelling units per acre within this DUC.

- Laton is located near the intersection of South Fowler Avenue and Murphy Avenue.
- Register Voters: 435
- Service Providers
Laton Community Service District provides water, sewer, storm drainage, solid waste, fire protection, and street lighting.

30. Riverdale: The community of Riverdale is a CDP located within Census Tract 77.00-Block Group 1 and 3. However, the ACS five-year estimate reports indicate that only Census Tract 77.00-Block Group 1 (western side of Riverdale) reported an average MHI level that meets the DUC threshold. The ACS five-year estimate reports indicate that Tract 77.00-Block Group 1 had an MHI of \$47,405 between years 2012 through 2016. LAFCo estimates that the density is approximately two dwelling units per acre within this DUC.

- Riverdale is located near the intersection of South Marks Avenue and Mount Whitney Avenue.
- Register Voters: 562
- Service Providers
Water, sewer, storm drainage, solid waste, fire protection, and street lighting: Riverdale Public Utility District

31. South Academy and East Manning: The DUC consists of 16 unincorporated rural parcels consisting of approximately 21 to 24 dwelling units within an area that encompasses approximately of 20 acres. The DUC area is located within Census Tract 85.01-Block Group 1. Between 2012 through 2016, this area of concern reported an MHI of \$22,431. The census block group is geographically larger than the specific DUC area; however, available data

shows that census tract 85.01-block group 1 reported an approximate population of 1,258 people which is much greater than the DUC area.

- The DUC is located west of South Academy Avenue and south East Manning Avenue, immediately south of Parlier's city limits and east of Parlier's Wastewater Treatment Plant.
- Register Voters: 13
- Service Providers
Water: Private well
Sewer: Private septic tanks
Fire protection: Fresno County Fire Protection District
Storm drainage:

32. Cantua Creek: Cantua Creek is a CDP located within Census Tract 82.00-Block Group 6. The five-year ACS estimates indicate that Census Tract 82.00-Block Group 6 had an MHI of \$33,813 between years 2012 through 2016. LAFCO estimates that there are 73 parcels within this DUC, and the DUC encompasses approximately 25 acres. The density is approximately two dwelling units per acre within this DUC.

- Cantua Creek is located at Clarkson Avenue west of San Mateo Avenue in Fresno County.
- Register Voters: 67
- Service Providers
County Service Area No. 32 provides water via contract with Westlands Water District, street lighting, solid waste, and wastewater services.
Fire protection: Fresno County Fire Protection District
Storm drainage:

33. Camden: The community of Camden consist of one parcel that houses a 28-lot mobile home park. The DUC encompasses approximately 25 acres. This DUC is located within Census Tract 77.00-Block Group 1. The ACS five-year estimate reports indicate that Census Tract 77.00-block group 1 had an MHI of \$47,405 between years 2012 through 2016. Within Camden, there is a mobile home park (28 units), a convenience store, and a gas station. LAFCo estimates that there is a minimum of one dwelling unit per acre within Camden.

- Camden is located near the intersection of East Mount Whitney Avenue and State Route 41.
- Register Voters: 18
- Service Providers
Water: Private well
Sewer: Private septic tanks
Fire protection: Fresno County Fire Protection District
Storm drainage:

34. O'Neill Farms: O'Neill Farms consists of seven unincorporated parcels that house several multiple family complexes. For the purpose of mapping this community, LAFCo's DUC boundary encompasses 37 acres and it only includes the residential clusters. LAFCo estimates

that there are approximately 42 dwelling units within this DUC area. O'Neill Farms lies within Fresno County's Census Tract 78.02 Block Group 1. The ACS five-year estimate reports indicate that Census Tract 78.02-Block Group 1 had an MHI of \$34,700 between years 2012 through 2016. The Westside Elementary School is located with this DUC. Based on dwelling units and DUC acreage, there is at least one dwelling unit per acre within this DUC.

- This DUC is located at the intersection of W. Excelsior Avenue and S. Lake Avenue.
- Register Voters: 12
- Service Providers
Water: County Service Area No. 49
Wastewater: Private septic tanks
Fire protection: Fresno County Fire Protection District
Storm drainage:

35. El Porvenir: This community is also known as "Three Rocks" and it consists of 55 unincorporated rural residential parcels. For the purpose of mapping this community, LAFCo focused on the dwelling units, and omitted four undeveloped parcels and the CSA's neighborhood park and wastewater treatment ponding areas. LAFCo estimates that this DUC encompasses 27 acres. El Porvenir lies within Fresno County's Census Tract 83.02 Block Group 3. The ACS five-year estimate reports indicate that Census Tract 83.02-Block Group 3 had an MHI of \$31,538 between years 2012 through 2016. Based on dwelling units and DUC acreage, there is at least one dwelling unit per acre within this DUC.

- This DUC is located at the intersection of South Derrick Avenue (SR33) and West Clarkson Avenue.
- Register Voters: 50
- Service Providers
County Service Area No. 30 provides water via contract with Westlands Water District, street lighting, solid waste, wastewater services, and park & recreational services.
Fire protection: Fresno County Fire Protection District
Storm drainage:

36. Lanare: The community of Lanare is located in Census Tract 77.00-Block Group 4. According to the ACS five-year estimates, Lanare has a population of 297 people and a housing stock of 72 units. During the ACS five-year estimates 2012 through 2016, the community of Lanare reported an MHI of \$54,404.

In 2018, Leadership Counsel for Justice and Accountability (LCJA), a Fresno based local organization that works with DUCs, finalized an income level survey conducted within Lanare. The survey consisted of mail in and door-to-door surveys conducted in accordance with the California State Water Resources Control Board's 2014 Multiagency Guidelines for MHI Surveys. According to LCJA, there are 154 dwelling units in Lanare and between December 2017 through March 2018 the survey information showed that Lanare had an MHI of \$30,000 during 2017.

LAFCO estimates that there are 113 parcels within this DUC, and the DUC encompasses approximately 123 acres. The density is approximately one dwelling unit per acre within this DUC.

- Lanare is located near the intersection of South Grantland Avenue and Mount Whitney Avenue.
- Register Voters: 124
- Service Providers
Water: Lanare Community Service District
Wastewater: Private septic tanks
Fire Protection: Fresno County Fire Protection District
Storm drainage:

G:\LAFCO WORKING FILES\GIS Layers and Maps\00-LAFCo Maps\DUC Information\DUC Narrative\Final_DUC Narrative_02122020.docx

Appendix A - 2015 DUC Database Development Guidelines

Fresno LAFCo
DUC Database Development Guidelines

Introduction

These guidelines will be used to develop and maintain the database necessary to implement Fresno LAFCo policy 106-01, to conduct reasonable demographic surveys and studies. The database will be augmented by site investigation, and other materials supplied by government agencies and other interested parties (collectively, the "Information Sources").

1. DUCs in Fresno County are initially identified by reviewing US Census information including census tract, block group, or block data to obtain population estimates, economic composition, and demographic information. Census tracts occasionally include both incorporated and unincorporated territories which do not necessarily coincide with city or municipal local agency boundaries. Though a census tract may encompass a large geographic area, the sample data reported therein provides a reasonable assessment of the economic composition among residents within the tract. The smallest geographic units which the US Census collects and tabulates decennial census data are the census block groups and blocks. Census block groups are statistical divisions of a census tract. Census block groups are generally defined between 600-3,000 people. A block group consists of clusters of blocks within the same census tract that have the same first digit of their census block number. Data collected from census block groups and blocks are generally more detailed for areas within a census tract, if available. Most block groups identified by US Census data were delineated by local participants in the Census Bureau's Participant Statistical Areas Program.
2. The definition of a "disadvantaged community" (DAC) per GC §56033.5, WC §79505.5, and PRC §75005(g), is "a community with an annual Median Household Income (MHI) that is less than 80 percent of the statewide annual MHI." For example, the 2010 statewide MHI in California reported by the US Census American Community Survey (ACS) 5-year report is \$60,883; thus, a community with a household income less than 80% of the MHI (\$48,706) would be a "disadvantaged community".
3. The Department of Water Resources (DWR) provides DAC mapping software and downloadable shape file maps are available through the DWR website. DWR's DAC mapping data is created using the ACS five-year period reports between years 2006-2010. The DWR maps identify DACs for different areas using census tracts or block group information. The shape file maps include pre calculated fields for census tracts and block groups that are identified as DAC (per PRC §75005 (g)) with a "Yes or No."
4. Fresno LAFCo Policy 106 definition is more specific and includes two additional DUC indicators aside from the MHI margin:
 - a. the DUC will be inhabited territory (12 or more registered voters); and
 - b. consist of at least 15 dwelling units at a density not less than one unit per acre.In addition, LAFCo policy 106-05 established that a DUC up to 300 feet distant from a proposed annexation boundary "is sufficient to start the annexation proceedings for a DUC." This policy also identified "Legacy Communities" which are DUCs within one mile of an existing or proposed sphere of influence.

5. The DAC mapping information available in geographic information systems (GIS) shape files will be employed to develop a “first cut” of maps to identify areas in the County that report a MHI less than 80 percent of the statewide annual MHI. The DAC GIS shape files will be layered with maps available on the County of Fresno’s GIS database. Fresno County’s shape file named “CY_FRESNO.CENSUS_BLKGRP” will be utilized to identify all census block groups in the County that meet the DAC threshold. The “CY_FRESNO_CITY_NAMES” shape file will be used to map incorporated and unincorporated community boundaries. The “CY_FRESNO.PARCEL_VW” GIS shape file will be employed to identify parcelization patterns that could be compared to aerial photography in identification process of a DUC, per Commission Policy 106.

6. The DAC maps present an initial assessment of the areas based on MHI data at the census tract and block group levels. Further review of land parcelization patterns and identification of DUCs will be focused near city limits and within Municipal Local Agencies with SOI boundaries.¹ The data is selected to only identify DUCs near cities and Municipal Local Agencies that provide services related to sewer, municipal or industrial water, or fire protection. As such, each eligible Municipal Local Agency boundary was surveyed to identify and determine DUC locations that meet the 15 dwelling units at a density not less than one unit per acre.

¹ Fresno LAFCo policy 107-04, “Municipal Local Agencies” include cities and special districts that provide municipal services.