

## **APPENDIX J**

# **HEALTH PLAN OF SAN JOAQUIN BEWELL SEWER MEMORANDUM**



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October 30, 2024

To: Daniel Moore, MBA, MSIT, CSM and Genevieve Valentine  
San Joaquin County  
44 North San Joaquin Street, Suite 590  
Stockton, CA 95202

RE: **BE WELL DEVELOPMENT SEWER STUDY**  
**SAN JOAQUIN COUNTY HEALTH SERVICES BE WELL**  
**55 W. HOSPITAL ROAD**  
**FRENCH CAMP, CA 92531**



Dear Daniel,

The purpose of this analysis is to evaluate the most cost effective and expeditious sewer service scenarios and connection points for the San Joaquin County Behavioral Health Campus per the criteria set forth in the San Joaquin County Public Works Improvement Standards, and the criteria set forth in the Community Development guidelines for terminal waste disposal where onsite waste disposal systems are not allowed.

## **PART 1. INTRODUCTION**

### **1.1. PROJECT DESCRIPTION AND SITE CONDITIONS**

The project site is located along West Hospital Road and east of Interstate 5 in French Camp, California. The project includes the addition of the San Joaquin County Behavioral Health Campus. The site to be developed is approximately 19.7 acres and is bound by South El Dorado Street to the east, West Hospital Road to the south and Interstate 5 to the west. The existing site is undeveloped and has undulating grades throughout the site. Per Exhibit 1 the project will consist of several buildings, parking, and site amenities, as well as landscape and an on site detention basin. The sewer connection that is the subject of this study will be sized to serve the entire 19.7 acres of development.

### **1.2. PROPOSED SEWER SYSTEM**

The system proposed is composed of an onsite pump station and subsequent force main that will pump the waste to one of four (4) approved locations according to the October 16, 2024 will serve letter from the City of Stockton, which is attached as Exhibit 2. The letter also references County Board of Supervisors Resolution B-77-1780 that already granted sewer service to the larger campus that is assessors parcel number 193-050-18, which includes land on both sides of Interstate 5. The four service options provided by the City are the following:

- Option 1: Connect to the private County sewer system that is currently served by the County lift station that pumps via force main to the intersection of South El Dorado and Walker Slough.
- Option 2: Connect to the 72" sewer trunk line located at 4213 South El Dorado which is approximately 1.4 miles north of the project site.
- Option 3: Connect to the 42" trunk line at Wolfe and Yettner Road.
- Option 4: Connect to the 66" trunk line at the intersection of Airport Way and Industrial Drive.

This study will evaluate Options 1 and 3 which are the connections at the County private system and the connection at Yettner and Wolfe due primarily to the longer timeline associated with the other two alternatives and their waterway crossings.

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#### **STOCKTON**

3428 Brookside Rd.  
Stockton, CA 95219  
t: 209.943.2021

#### **SAN JOSE**

111 N. Market St., #300  
San Jose, CA 95113  
t: 408.754.2021

#### **SACRAMENTO**

1164 National Drive, #20  
Sacramento, CA 95834  
t: 916.520.2777

#### **MODESTO**

101 Sycamore Ave, #100  
Modesto, CA 95354  
t: 209.762.3580

Option 1: The system can be configured in several ways. If the County pump station has capacity for the discharge at peak times the Be Well lift station can be run via force main directly to the existing County lift station, however due to concerns expressed by the County maintenance staff over the lift station, it will be routed to the sewer connection adjacent to Health Plan of San Joaquin in Freedom Road and a holding system deployed to ensure flows are not increased to the existing County system. To ensure the flow is not increased a flow meter and telemetry system will be installed at the system discharge point in Freedom Road and at the existing pump station, as well as a holding tank installed on the Be Well site to hold and meter the flow into the County system only when the flow meters and telemetry indicate that there is capacity to discharge. See Figure 1 below for the routing and system configuration.



**Figure 1: Option 1 Sewer Routing**

Option 3: Due to the recently installed roadways and sewer infrastructure for the VA facility the City has requested that the project routing be down Mathews Road and north along Wolfe Road to the future extension of Yettner Road. Figure 2 below outlines the routing and the point of connection. The system will generally consist of a private County owned and operated lift station that discharges to a 4" force main that is approximately 12,500lf long.

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**Figure 2: Option 3 Sewer Routing**

### PART 3. COST, SCHEDULE, AND REGIONAL BENEFIT CONSIDERATIONS

#### 3.1. COST CONSIDERATIONS

##### 3.1.1. Cost Considerations

Option 1: The cost of the system will be approximately the following:

Description	Cost
Holding Tank (15,000gal)	\$100,000
Lift Station	\$1,000,000
Force Main (1,500lf)	\$225,000
Telemetry	\$100,000
Soft Costs	\$570,000
Contingency (20%)	\$399,000
<b>Total</b>	<b>\$2,394,000</b>

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Option 3: The cost of the system will be approximately the following:

Description	Cost
Lift Station	\$1,000,000
Force Main (12,500lf)	\$1,875,000
Soft Costs	\$570,000
Contingency (20%)	\$689,000
<b>Total</b>	<b>\$3,445,000</b>

### 3.2. SCHEDULE CONSIDERATIONS

Option 1: The option to connect to the County system is the most streamlined option with only County permitting and the Interstate 5 undercrossing as the primary permits. The existing lift station does have HCAI involvement but the permitting process for HCAI is straight forward and not expected to be a permitting critical path. This option does not involve permitting by the City. The permitting can likely be accomplished within a year.

Option 3: The option to connect to the system at Yettner and Wolfe involves permitting by the City and the County but not by HCAI. The design and permitting can likely be accomplished within a year.

### 3.3. REGIONAL BENEFIT CONSIDERATIONS

Option 1: The option to connect to the County system primarily benefits the 19.7 acre Be Well site however with additional planning the lift station and holding tank could be utilized by the Hospital Campus in an emergency state to augment the NPC5 requirements of an acute care facility. With the cost efficiency of the shorter force main and more compact system the Be Well project has the potential to contribute to reliability improvements on the County main lift station to improve reliability system wide. It is suggested that the County discuss potential improvements with the maintenance group. The scope of said potential improvements could include, but not be limited to, control and telemetry system upgrades, pump technology upgrades to variable frequency drives if not currently equipped with this technology, to potentially locating the holding tank proposed to be in the Be Well site to the lift station site to serve as a regional buffer to mitigate peak flows and aid in compliance with NPC5 requirements. These separate but related improvements would benefit the Be Well project as well as the larger Hospital Campus.

Option 3: The option to connect to the system at Yettner and Wolfe has the potential to benefit the larger picture of the County land west of the hospital grounds. An additional force main can be installed with the Be Well force main to serve a new lift station located somewhere west of the hospital facilities.

### 3.4. FEASIBILITY

**Based on our understanding of the project requirements, the City Will Serve Letter, and the County Sewer system, we conclude that the proposed San Joaquin County Be Well Campus sewer system will meet the criteria for a terminal sewer connection served by the City, and that it is constructable on a reasonable timeline and within an acceptable cost range. Option 1 is the preferred system configuration and the lowest total cost.**

If additional information is needed, or if there are inquiries in this memo, please do not hesitate to contact me.

Sincerely,



Paul J. Schneider, P.E., QSD/QSP  
 President | Managing Principal  
**SIEGFRIED**

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**EXHIBIT 1 – BE WELL SITE PLAN**

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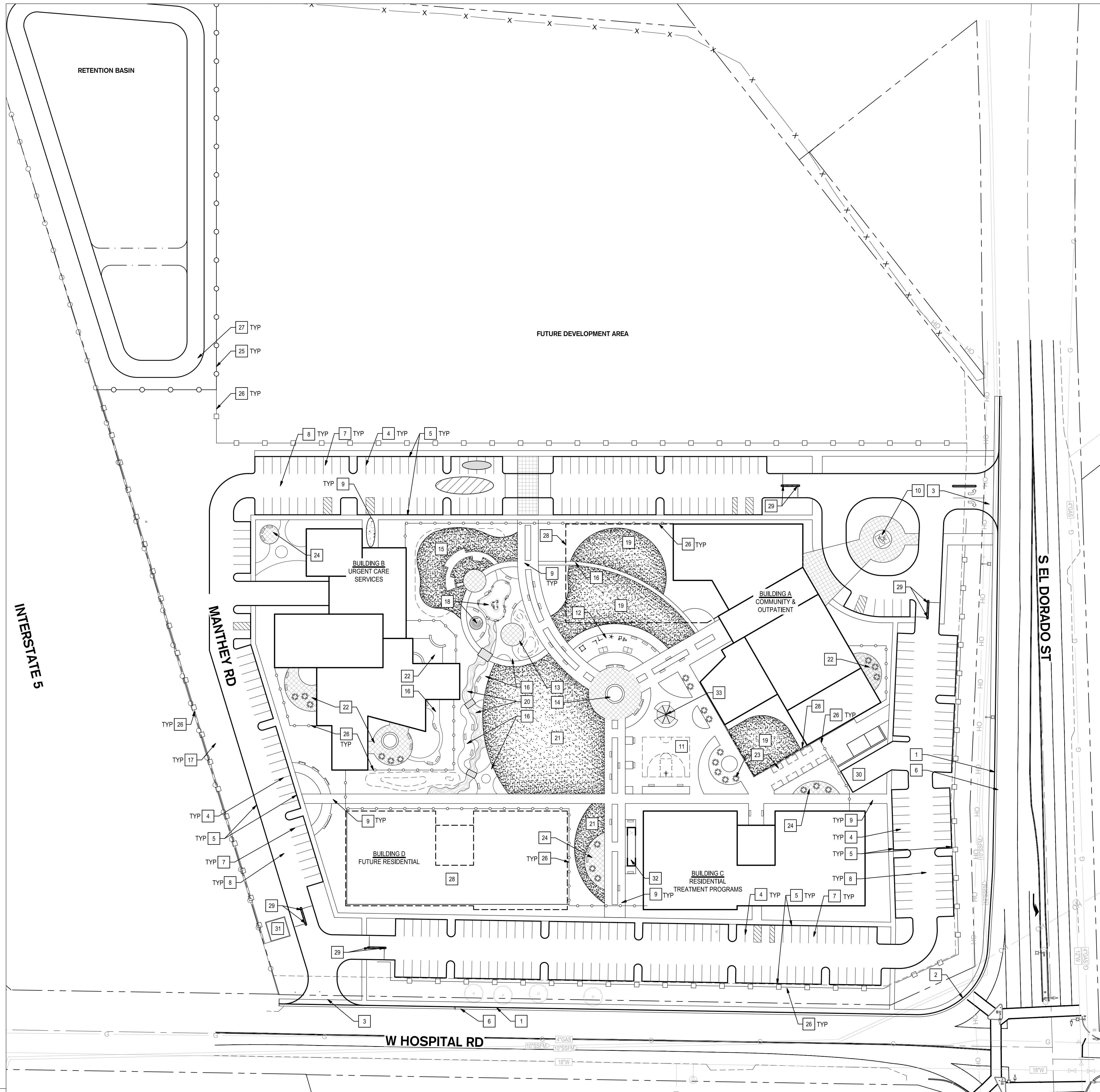
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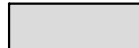

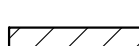
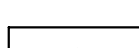



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**LEGEND**

-  ASPHALT PAVEMENT (T.I.-5 R-33)  
3" AC OVER 6" CLASS II AB OVER 6" SUBGRADE AT 95% R.C.
-  ASPHALT DEEPLIFT  
9" AC DEEPLIFT
-  DRIVE AISLE PAVEMENT (T.I.-6 R-33)  
3" AC OVER 9" CLASS II AB OVER 6" SUBGRADE AT 95% R.C.
-  PEDESTRIAN CONCRETE  
4" (2,500 PSI) PORTLAND CEMENT CONCRETE WITH #3 BARS @ 24" O.C. E.W.  
OVER 6" CLASS II AB OVER 6" SUBGRADE AT 95% R.C.
-  DECORATIVE PEDESTRIAN CONCRETE  
4" (2,500 PSI) PORTLAND CEMENT CONCRETE WITH #3 BARS @ 24" O.C. E.W.  
OVER 6" CLASS II AB OVER 6" SUBGRADE AT 95% R.C. CONCRETE SHALL BE  
INTEGRAL COLOR AND STAMPED OR SCORED PER PLAN.
-  DRIVEWAY CONCRETE  
6" (3,500 PSI) PORTLAND CEMENT CONCRETE WITH #4 BARS @ 12" O.C. E.W.  
OVER 6" CLASS II AB OVER 6" SUBGRADE AT 95% R.C.
-  LAWN

**KEY NOTES**

- 1 INSTALL CURB, GUTTER, & 5' SIDEWALK PER COUNTY STD. DETAIL R-7
- 2 INSTALL CURB RAMP & ROUND CORNER PER COUNTY STD. DETAIL R-10A
- 3 TYPE 1 COMMERCIAL DRIVEWAY PER COUNTY STD. DETAIL R-13
- 4 4" WHITE PAINTED STRIPE, TYPICAL
- 5 6" VERTICAL CURB PER COUNTY DETAIL R-8, CASE B, TYPICAL
- 6 24" WIDE AC DEEP LIFT PER LEGEND THIS SHEET
- 7 AUTO PARKING ASPHALT PER LEGEND THIS SHEET, IN STALLS ONLY
- 8 DRIVE AISLE PAVEMENT PER LEGEND THIS SHEET, DRIVE LANES ONLY, TYPICAL
- 9 PEDESTRIAN CONCRETE PER LEGEND THIS SHEET, TYPICAL
- 10 FACILITY & ENTRY PLAZA WITH ART FEATURE OPPORTUNITY
- 11 BASKETBALL / SPORTS COURT
- 12 FITNESS AND RECREATION AREA
- 13 YOGA / FITNESS PLAZA
- 14 CENTER FOCAL POINT WATER FEATURE & SEATING PLAZA
- 15 ELEVATED LAWN AMPHITHEATER & STAGE PATIO
- 16 DECOMPOSED GRANITE FINES WALKING PATHS
- 17 LANDSCAPE BUFFER
- 18 MEDITATION VIEWING POND / LABYRINTH
- 19 MULTI-USE OPEN LAWN (TEMPORARY)
- 20 MEANDERING DRY STREAM BED / BRIDGES / SEATING
- 21 MULTI-USE ACTIVE LAWN AREA
- 22 ENCLOSED SEATING PLAZAS
- 23 KITCHEN GARDEN RAISED BEDS & SEATING AREAS
- 24 RESIDENTS SEATING PLAZAS
- 25 6" HIGH CHAIN LINK FENCE
- 26 6" HIGH DECORATIVE METAL FENCE
- 27 CLASS II AB ROAD, 12' WIDE MINIMUM
- 28 FUTURE BUILDING
- 29 VEHICULAR GATE, ARM STYLE
- 30 SERVICE & LOADING
- 31 SANITARY SEWER LIFT STATION
- 32 BOCCIE BALL COURT AND SEATING
- 33 GAZEBO



**BOULDER ASSOCIATES**

300 SPECTRUM CENTER DR, SUITE 730  
IRVINE, CALIFORNIA 92618  
949.727.9000

PROJECT 236276.00

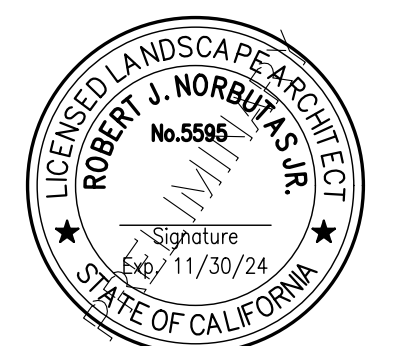
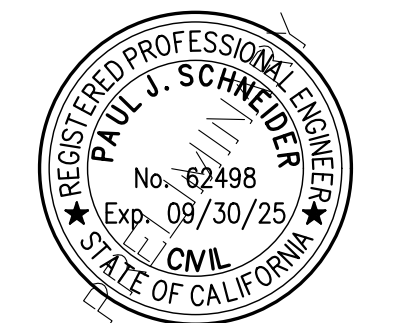
**SAN JOAQUIN COUNTY - BEHAVIORAL HEALTH CAMPUS**

55 W. HOSPITAL RD.  
FRENCH CAMP, CA 92531

**PERMIT SET**

DATE 2/29/2024

REVISIONS	DESCRIPTION	DATE
#		

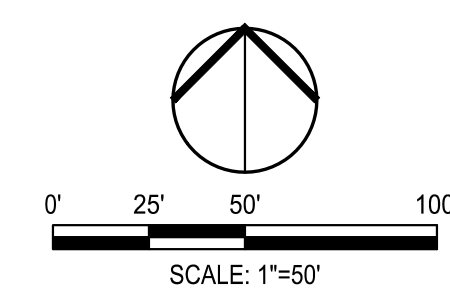


SHEET TITLE

**SITE PLAN**

SHEET NUMBER

**C3.0**



11/20/2023 9:00 AM  
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 THIS DRAWING IS UNLESS OTHERWISE NOTED TO BE THE PROPERTY OF BOULDER ASSOCIATES



**EXHIBIT 2 – CITY OF STOCKTON WILL SERVE LETTER**

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# CITY OF STOCKTON

## DEPARTMENT OF MUNICIPAL UTILITIES

2500 Navy Drive • Stockton, CA 95206-1147 • 209 / 937-8750 • Fax 209 / 937-8708  
www.stocktongov.com

October 16, 2024

San Joaquin County General Services Department  
Attn: Daniel Moore  
Capital Projects Administrator  
4000 West Eight Mile Road  
Stockton, CA 95209

### **REQUEST FOR SANITARY SEWER, STORM SEWER, AND WATER UTILITY SERVICES FOR 55 W. HOSPITAL RD. (APN 193-050-18) REVISED**

In response to your letter received January 22, 2023, copy attached, City staff from the Community Development and Municipal Utilities Departments have reviewed your request for sanitary sewer, storm sewer and water utility services to the subject property, which is located outside the City limits of the City of Stockton. Review by the Community Development Department is limited to General Plan conformity and participation in Areas of Benefit. The following information is provided as a result of that review:

#### **Community Development Department**

The Community Development Department has determined that the site does conform to the City of Stockton's General Plan.

#### **Municipal Utilities Department – Sanitary Sewer**

The City will serve the subject parcel with sewer service per the terms of the San Joaquin County Board of Supervisors Resolution B-77-1780. The subject parcel can connect to any of the following acceptable existing City sewer service locations, see below. The exact manner on how to connect to each location will need to be determined by a sewer system design master plan with calculations prepared by the applicant and reviewed and approved by the City.

1. The parcel can connect to the County private sewer force main system that currently serves the County Hospital which discharges to the City's 42-inch sewer trunk at the intersection of South El Dorado Street and Walker Slough.

2. The parcel can connect to the existing 72-inch sewer trunk in South El Dorado Street near 4213 South El Dorado Street via a new private sewer force main system that parallels the County Hospital system in South El Dorado Street.
3. The parcel can connect to the existing 42-inch sewer trunk at the intersection of Wolfe Road and future Yettner Road. The connection must be made by constructing a new sewer system from the parcel site to Wolfe Road via Mathews Road.
4. The parcel can connect to the existing 66-inch sewer trunk at the intersection of Airport Way and Industrial Drive. The connection must be made by constructing a new sewer system from the parcel site to Industrial Drive via French Camp Road and Airport Way which is consistent with the City's sewer master plan.

#### **Municipal Utilities Department – Storm Sewer**

The subject parcel is currently not served by a City storm sewer collection system. Please contact San Joaquin County for information regarding their on-site retention system.

#### **Municipal Utilities Department – Water**

The City will serve the subject parcel with water service. The nearest point of connection is the existing 12-inch water main located in El Dorado Street and Hospital Road.

#### **Other Comments**

The owner/developer shall be responsible for all costs involved in the design and extension of all sanitary, water mains, and laterals to serve this project in accordance with City standards, including permit acquisition. All connections to City maintained utilities and work within City streets requires an encroachment permit from the City's Public Works Department.

Existing septic systems and water wells shall be abandoned in compliance with San Joaquin County Environmental Health Department requirements.

Upon payment of all appropriate fees and charges, completion of any required General Plan Amendment, and approval and construction of all required utilities including master planned improvements, the City of Stockton can provide sanitary sewer and water utility services to the subject property. All necessary permits must be obtained before

October 10, 2024  
San Joaquin County General Services Department  
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connection to City utilities is allowed. This letter only represents the condition of City's utility system at this time. This letter does not constitute a reservation of capacity, nor does it vest this property with any entitlements. This letter will expire 24 months from the date it was written.

If you have any questions regarding the contents of this letter, please contact John Wotila, Associate Engineer, at (209) 937-8436.



C. MEL LYTLE, Ph.D.  
DIRECTOR OF MUNICIPAL UTILITIES

CML:JW:rk

Attachment: Request for Utility Service Application January 22, 2024

cc: Stephanie Ocasio, Community Development Director  
Michael McDowell, Deputy Director, Planning & Engineering  
John Wotila, Municipal Utilities Department