



# Department of Public Works

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## COUNTY SERVICE AREA 10, MONTE GRANDE 2021-22 ANNUAL REPORT



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Enclosed is the 2020 Annual Report for County Service Area 10 (CSA 10), Monte Grande Heights. The report contains information concerning the planned road maintenance, budget, and funding requirements for fiscal year 2021-22. To determine your assessment charge locate the parcel number on *Exhibit A, 2021-22 Benefit Apportionment Schedule*. **THIS REPORT IS NOT A BILL.**

CSA 10 was established in 1970 by the Tuolumne County Board of Supervisors to provide road maintenance and improvement services. In 2009, CSA 10 property owners voted to approve the assessment with an annual increase equivalent to the construction cost index inflation factor. For fiscal year 2021-22 the inflation factor is 2.1%.

CSAs established prior to 1978 are partially funded by a portion of your property taxes, referred to as *ad valorem taxes*. These taxes are directed into the CSA fund to be used for road maintenance. The *ad valorem* tax accounted for 33% of annual revenues for CSA 10 in 2021. The remaining revenue is provided through the assessment.

Routine vegetation maintenance across the CSA is planned for FY 2021-22. Residents can expect vegetation removal to occur within two feet of the edge of pavement. Please note that culverts located beneath driveways are the property of the resident and your responsibility to keep clear of debris.

The purpose of this annual report is to provide information about the administration of CSA 10. If you have any questions regarding your County Service Area please contact the Public Works Department.

### SERVICES

Snow removal, road maintenance, limited roadway vegetation clearing

### Anticipated Maintenance

Routine vegetation maintenance

### 2.7 LANE MILES

Amario Rd, Monte Grande Dr, Mount Hope Ln, & Mountain Side Dr

### County Service Area No. 10, Monte Grande Heights Annual Report

#### I. Background

County Service Area No. 10, Monte Grande Heights (CSA 10) is located near Soulsbyville in Supervisorial District No. 4. The CSA was established on October 27, 1970 by Board of Supervisors Resolution No. 90-70/71 to provide road maintenance and improvement services within its boundaries. A perpetual assessment program was approved by vote of property owners in 2009 (Board Resolution 48-09).

#### II. Administration

The Tuolumne County Board of Supervisors serves as the Conducting Authority and Board of Directors for the CSA. The Board of Supervisors has directed the Department of Public Works to administer road maintenance activities within the CSA. The 2004 CSA 10 Long-Term Maintenance Plan provides guidelines for administration of the CSA maintenance program. Update to the Long-Term Maintenance Plan is budgeted in 21-22. This funding will remain in CSA account if update is not completed in this fiscal year.

#### III. Road Inventory

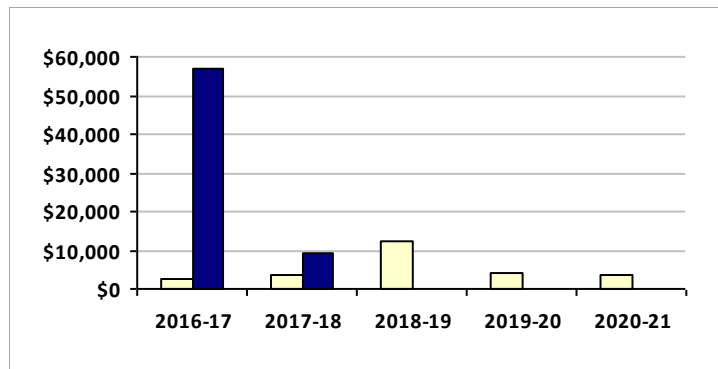
Road Name	Length (ft)	Width (ft)	Length (mi)	Surface	Condition
Armario Road	390	23	0.07	Paved	Fair
Monte Grande Drive	5,640	19.3	1.07	Paved	Fair
Mount Hope Lane	750	10	0.14	Paved	Poor
Mountain Side Drive	1,360	12	0.26	Paved	Poor
<b>TOTAL CSA Road Length (miles):</b>			1.542		

#### IV. Maintenance Record

Fiscal Yr	Operational Routine Maintenance	Preventative Road Maintenance
2016-17	\$ 2,600.00 Snowplow, Admin.	\$56,700.00 Localized Repairs (Mountain Side), crack seal and resurfacing (all roads)
2017-18	\$ 3,800.00 Snowplow, Planned vegetation work, Admin.	\$9,300.00 Resurfacing project completion work
2018-19	\$ 12,500.00 Snowplow, Vegetation maint., Drainage, Admin.	
2019-20	\$ 4,070.00 Snowplow, Admin.	
2020-21	\$ 3,400.00 Snowplow, Admin.	

The maintenance record is categorized into two types of expenses: operational costs and road maintenance costs.

- Operational & routine maintenance costs are routine expenses. Typically, these costs are smaller value items and funded using a current year's budget.
- Preventative road maintenance costs are infrequent maintenance items, scheduled based on pavement condition. Typically, these costs are larger expenses that require multiple years of reserve fund savings (see item X).



### V. Revenue

A major source of revenue in CSA 10 is the collection of assessments on each parcel. These charges are determined for each parcel in accordance with the Benefit Assessment Methodology approved by the Board of Supervisors and California Court ruling DJDAR 10675 on July 14, 2008. Another major source of revenue in this CSA is a fixed percentage of County ad valorem property taxes. Most CSAs do not have the ad valorem funding source available to them. The accrual of interest, earned at the same rate as is earned by other County funds, supplements the account.

### IV. Assessments

Assessment charges have been apportioned according to CSA Administrative Policies, Section IV, Benefit Assessment Methodology and California Court decision DJDAR 10675 July 14, 2008. For a tabulation of service charges see "Exhibit A", Benefit Apportionment Schedule.

### VII. Field Review

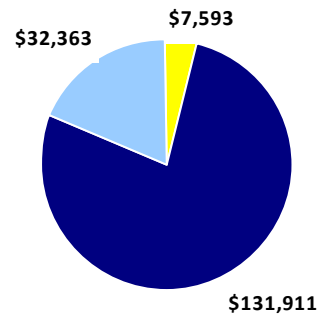
Department of Public Works staff conducted a field review of CSA 10 on June 8, 2021. Vegetation maintenance will be performed in the CSA as part of a general maintenance contract.

### VIII. Proposed Work Program, FY 2021-22

	Estimated Expenditures
Snow Removal	\$1,300
Snow Removal Contingency*	\$21,000
Road Maintenance: No significant maintenance	\$0
Routine Maintenance	\$8,750
Maintenance Contingency	\$1,313
<b>Work Funds Total:</b>	<b>\$32,363</b>

\*Snow Removal Contingency is calculated using largest total winter costs (Winter 2011-12)

**Proposed Budget**

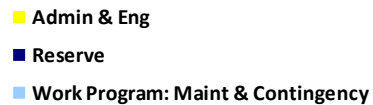


### IX. Administration and Engineering

The County of Tuolumne shall be reimbursed for administrative costs as follows:

	Estimated Expenditures
Administration & Engineering Costs	
Engineering & Administration*	\$6,638
Long-Term Maint Plan Update	\$955
<b>Admin &amp; Eng TOTAL</b>	<b>\$7,593</b>

\*Engineering and Administration is estimated as follows:  
 \$400 per CSA or PRD plus \$23 per parcel for annual report admin.  
 15% of projected expenditures for contract administration  
 \$50 for mailing and printing costs



### X. Proposed Budget FY 2021-22

(Fiscal year begins July 1)

	Estimated Expenditures	Total
Beginning Fund Balance (estimated)		\$146,800
Revenues (estimated)		
Ad Valorem		\$8,300
Assessment		\$14,467
Interest		\$2,300
Available Funds (estimated)		\$171,867
Expenses (estimated)		
Work Program & Contingency Fees	\$32,363	
Administration & Engineering	\$7,593	
		-\$39,956
<b>Reserve</b>		<b>\$131,911</b>

**County Service Area No. 10, Monte Grande Heights**  
**Benefit Apportionment Methodology**

Benefit Assessment Methodology

This paper presents the apportionment of costs for road maintenance services for individual parcels in County Service Area No.10, Monte Grande Heights (CSA 10) based on the benefit the parcel receives. The apportionment has been calculated in accordance with the Benefit Assessment Methodology approved by the Tuolumne County Board of Supervisors and California Supreme Court rulings.

Annual Revenue

The annual revenue required to fund road maintenance in CSA 10 was determined in the Long-term Maintenance Plan prepared for this service area by a Professional Engineer.

Annual Revenue Requirement	=	\$14,467
Number of Assessable Parcels	=	58

Benefit Components

The revenue requirement is apportioned between benefit components as shown below:

<u>Benefit Component</u>	<u>Type of Benefit</u>
1) Zone	Road type and location
2) Road Usage	Distance and traffic

The community component is no longer a factor in CSA 10 apportionment calculations per DJDAR 10675 ruling.

Zone Component

One road system currently exists in this service area. The zone component is the same for all parcels within the service area. Maintenance cost for the zone can be estimated according to the total length of the road in the zone as shown below:

<u>Zone of Benefit</u>	<u>CSA Road Length</u>	<u>Percentage of CSA Total</u>	<u>Allocation to Zone</u>
Zone A	8,140 L.F.	100%	\$14,467
<b>Total</b>	<b>8,140 L.F.</b>	<b>100%</b>	<b>\$14,467</b>

Road Usage Component

Estimated road usage for each parcel is determined according to traffic and distance factors calculated for that parcel. These factors may change from year to year as the property is developed. Traffic and distance factors are shown on the Apportionment Schedule.

Apportionment Schedule

The attached Apportionment Schedule shows how the individual parcel assessments are calculated.

**County Service Area No. 10, Monte Grande Heights  
2021-22 Benefit Apportionment Schedule**

To identify your parcel's assessment charge locate the parcel number in the table below. **This report is not a bill.** Parcel charge will be added as line item on yearly property tax billing.

Assessors Parcel Number	Mobile Homes 5,4 VPD	Single-Family Res. 10 VPD	Multi-Family Res. 14.8 VPD	Vacant Lot 1 VPD	Traffic Factor*	Distance Factor**	Road Use Factor	Parcel Allocation	Zone Cost	Parcel Assessment
067-140-005-000		1			10.0	x	0.216 =	2.16	2.16 / 300.92 x	\$14,467 = \$104
067-140-006-000		1			10.0	x	0.108 =	1.08	1.08 / 300.92 x	\$14,467 = \$52
067-140-007-000		1			10.0	x	0.341 =	3.41	3.41 / 300.92 x	\$14,467 = \$164
067-140-008-000		1			10.0	x	0.294 =	2.94	2.94 / 300.92 x	\$14,467 = \$141
067-140-012-000				1	1.0	x	0.163 =	0.16	0.16 / 300.92 x	\$14,467 = \$8
067-140-013-000		1			10.0	x	0.284 =	2.84	2.84 / 300.92 x	\$14,467 = \$137
067-140-014-000	1				5.4	x	0.180 =	0.97	0.97 / 300.92 x	\$14,467 = \$47
067-140-015-000	1				5.4	x	0.159 =	0.86	0.86 / 300.92 x	\$14,467 = \$41
067-160-001-000	†	1			10.0	x	0.076 =	0.76	0.76 / 300.92 x	\$14,467 = \$36
067-160-001-000	†	1			5.4	x	0.076 =	0.41	0.41 / 300.92 x	\$14,467 = \$20
067-160-002-000	1				5.4	x	0.379 =	2.05	2.05 / 300.92 x	\$14,467 = \$98
067-160-004-000	1				5.4	x	0.379 =	2.05	2.05 / 300.92 x	\$14,467 = \$98
067-160-009-000		1			10.0	x	0.379 =	3.79	3.79 / 300.92 x	\$14,467 = \$182
067-160-010-000		1			10.0	x	0.379 =	3.79	3.79 / 300.92 x	\$14,467 = \$182
067-160-011-000			1		14.8	x	0.379 =	5.61	5.61 / 300.92 x	\$14,467 = \$270
067-210-002-000		1			10.0	x	0.494 =	4.94	4.94 / 300.92 x	\$14,467 = \$238
067-210-003-000				1	1.0	x	0.455 =	0.46	0.46 / 300.92 x	\$14,467 = \$22
067-210-004-000		1			10.0	x	0.400 =	4.00	4.00 / 300.92 x	\$14,467 = \$192
067-210-005-000		1			10.0	x	0.464 =	4.64	4.64 / 300.92 x	\$14,467 = \$223
067-210-006-000		1			10.0	x	0.530 =	5.30	5.30 / 300.92 x	\$14,467 = \$255
067-210-008-000		1			10.0	x	0.536 =	5.36	5.36 / 300.92 x	\$14,467 = \$258
067-210-009-000	1				5.4	x	0.360 =	1.94	1.94 / 300.92 x	\$14,467 = \$93
067-210-010-000		1			10.0	x	0.515 =	5.15	5.15 / 300.92 x	\$14,467 = \$248
067-210-011-000	1				5.4	x	0.498 =	2.69	2.69 / 300.92 x	\$14,467 = \$129
067-210-012-000		1			10.0	x	0.479 =	4.79	4.79 / 300.92 x	\$14,467 = \$230
067-220-001-000		1			10.0	x	0.297 =	2.97	2.97 / 300.92 x	\$14,467 = \$143
067-220-002-000		1			10.0	x	0.559 =	5.59	5.59 / 300.92 x	\$14,467 = \$269
067-220-003-000		1			10.0	x	0.587 =	5.87	5.87 / 300.92 x	\$14,467 = \$282
067-220-004-000		1			10.0	x	0.621 =	6.21	6.21 / 300.92 x	\$14,467 = \$299
067-220-005-000		1			10.0	x	0.682 =	6.82	6.82 / 300.92 x	\$14,467 = \$328
067-220-006-000				1	1.0	x	0.597 =	0.60	0.60 / 300.92 x	\$14,467 = \$29
067-220-007-000		1			10.0	x	0.667 =	6.67	6.67 / 300.92 x	\$14,467 = \$321
067-220-008-000		1			10.0	x	0.670 =	6.71	6.71 / 300.92 x	\$14,467 = \$322
067-220-009-000				1	1.0	x	0.669 =	0.67	0.67 / 300.92 x	\$14,467 = \$32
067-220-012-000				1	1.0	x	0.591 =	0.59	0.59 / 300.92 x	\$14,467 = \$28
067-220-013-000	†	1			10.0	x	0.640 =	6.40	6.40 / 300.92 x	\$14,467 = \$308
067-220-013-000	†			1	1.0	x	0.640 =	0.64	0.64 / 300.92 x	\$14,467 = \$31
067-230-001-000		1			10.0	x	1.023 =	10.23	10.23 / 300.92 x	\$14,467 = \$492
067-230-002-000		1			10.0	x	1.055 =	10.55	10.55 / 300.92 x	\$14,467 = \$507
067-230-003-000		1			10.0	x	1.083 =	10.83	10.83 / 300.92 x	\$14,467 = \$521
067-230-004-000		1			10.0	x	1.114 =	11.14	11.14 / 300.92 x	\$14,467 = \$535
067-230-007-000		1			10.0	x	1.038 =	10.38	10.38 / 300.92 x	\$14,467 = \$499
067-230-008-000		1			10.0	x	1.009 =	10.10	10.10 / 300.92 x	\$14,467 = \$485
067-230-010-000		1			10.0	x	1.074 =	10.74	10.74 / 300.92 x	\$14,467 = \$516
067-230-012-000		1			10.0	x	1.114 =	11.14	11.14 / 300.92 x	\$14,467 = \$535
067-240-002-000		1			10.0	x	0.805 =	8.05	8.05 / 300.92 x	\$14,467 = \$387
067-240-003-000				1	1.0	x	0.909 =	0.91	0.91 / 300.92 x	\$14,467 = \$44
067-240-007-000		1			10.0	x	0.875 =	8.75	8.75 / 300.92 x	\$14,467 = \$421

### 2021-22 Benefit Apportionment Schedule

To identify your parcel's assessment charge locate the parcel number in the table below. **This report is not a bill.** Parcel charge will be added as line item on yearly property tax billing.

Assessors Parcel Number	Mobile Homes 5.4 VPD	Single-Family Res. 10 VPD	Multi-Family Res. 14.8 VPD	Vacant Lot 1 VPD	Traffic Factor*	Distance Factor**	Road Use Factor	Parcel Allocation	Zone Cost	Parcel Assessment	
067-240-011-000		1			10.0	x	0.970 =	9.70	9.70 / 300.92 x	\$14,467 = \$466	
067-240-012-000			1		14.8	x	0.996 =	14.74	14.74 / 300.92 x	\$14,467 = \$708	
067-240-017-000		1			10.0	x	0.947 =	9.47	9.47 / 300.92 x	\$14,467 = \$455	
067-240-019-000 †				1	1.0	x	0.913 =	0.91	0.91 / 300.92 x	\$14,467 = \$44	
067-240-019-000 †		1			10.0	x	0.938 =	9.38	9.38 / 300.92 x	\$14,467 = \$451	
067-240-019-000 †				1	1.0	x	0.979 =	0.98	0.98 / 300.92 x	\$14,467 = \$47	
067-240-024-000				1	1.0	x	0.485 =	0.49	0.49 / 300.92 x	\$14,467 = \$23	
067-240-025-000				1	1.0	x	0.466 =	0.47	0.47 / 300.92 x	\$14,467 = \$22	
067-240-026-000				1	1.0	x	0.500 =	0.50	0.50 / 300.92 x	\$14,467 = \$24	
067-240-027-000		1			10.0	x	0.410 =	4.10	4.10 / 300.92 x	\$14,467 = \$197	
067-250-002-000				1	1.0	x	0.831 =	0.83	0.83 / 300.92 x	\$14,467 = \$40	
067-250-005-000		1			10.0	x	0.856 =	8.56	8.56 / 300.92 x	\$14,467 = \$412	
067-250-009-000		1			10.0	x	0.831 =	8.31	8.31 / 300.92 x	\$14,467 = \$400	
067-250-010-000		1			10.0	x	0.782 =	7.82	7.82 / 300.92 x	\$14,467 = \$376	
<b>Parcels:</b>	<b>58</b>				<b>Total road use:</b>			<b>300.92</b>	<b>trip-miles</b>	<b>TOTAL:</b>	<b>\$14,467</b>

\*Traffic factor (average daily trips) is based number of lots, zoning and use

\*\*Distance factor (miles) is the distance from parcel to county road

TRA 72-005 72-002 72-004

† Multiple lots included in a single APN