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COUNTY SERVICE AREA 28, ROUGH & READY 2023-24 ANNUAL REPORT

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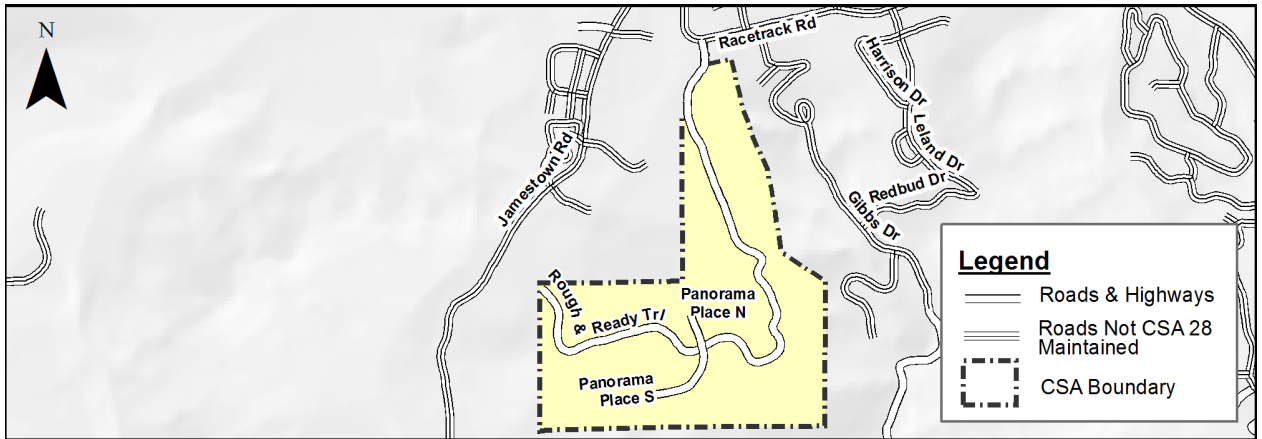
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Enclosed is the 2023 Annual Report for County Service Area 28, Rough and Ready (CSA 28). The report contains information concerning the planned road maintenance, budget, and funding requirements for fiscal year 2023-24.

To identify your assessment charge locate the parcel number on *Exhibit A, 2023-24 Benefit Apportionment Schedule*. This assessment is levied against your parcel as an additional line item on your Tuolumne County property tax bill. **THIS REPORT IS NOT A BILL.**

CSA 28 was established in 1986 by the Tuolumne County Board of Supervisors to provide road maintenance and improvement services. In 2009, CSA 28 property owners voted to approve the assessment with an annual increase equivalent to the construction cost index inflation factor. For fiscal year 2023-24, the inflation factor is 4.9%.

Routine vegetation maintenance across the CSA is scheduled for 2023-24. Vegetation removal would 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 28. If you have any questions regarding your County Service Area please contact the Public Works Department.

Services

Road and drainage
maintenance,
vegetation removal,
snow plow

2.6 Lane Miles

Rough & Ready Trail,
Panorama Place North,
Panorama Place South

Anticipated Maintenance

Routine vegetation
maintenance

County Service Area No. 28, Rough and Ready Annual Report

I. Background

County Service Area No. 28, Rough and Ready Trail (CSA 28) is located in Supervisorial District No. 5 near Sonora. The CSA was created on July 8, 1986 by Board of Supervisors Resolution No. 207-86 to provide miscellaneous extended services associated with road maintenance and improvement. A perpetual assessment program was approved by vote of property owners in 2009 (Board Resolution 40-09).

II. Administration

The Tuolumne County Board of Supervisors serves as the governing body for CSA 28. The Board of Supervisors has directed the Department of Public Works to administer road maintenance activities within the service area. The 2008 CSA 28 Long-Term Maintenance Plan provides guidelines for administration of the CSA maintenance program. Update to the Long-Term Maintenance Plan is budgeted in 22-23. This funding will remain in CSA account if update is not completed in this fiscal year.

III. Road Inventory

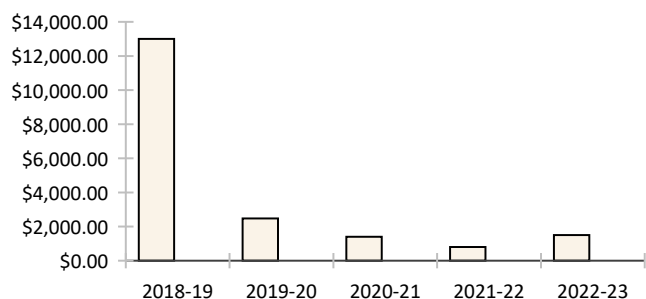
Road Name	Length (ft)	Width (ft)	Length (mi)	Surface	Condition
Panorama Place North	330	10	0.06	Paved	Poor
Panorama Place South	708	10	0.13	Paved	Poor
Rough & Ready Trail	6,296	20	1.19	Paved	Fair
TOTAL CSA Road Length (miles):			1.389		

IV. Maintenance Record

Fiscal Yr	Operational Routine Maintenance	Preventative Road Maintenance
2018-19	\$ 13,000.00 Vegetation removal, Snowplow, Admin.	
2019-20	\$ 2,480.00 Snowplow, Admin.	
2020-21	\$ 1,400.00 Snowplow, Admin.	
2021-22	\$ 800.00 Admin.	
2022-23	\$ 1,500.00 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

The primary source of revenue in CSA 28 is the collection of assessments on each parcel. These charges for benefit received 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. The accrual of interest on accumulated funds supplements the account.

VI. 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

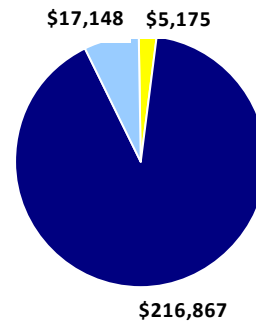
Department of Public Works staff conducted a field review of CSA 28 on March 2023. Vegetation maintenance will be considered in the CSA as part of a general maintenance contract.

VIII. Proposed Work Program, FY 2023-24

	Estimated Expenditures
Snow Removal	\$150
Snow Removal Contingency*	\$3,600
Road Maintenance: No significant maintenance	\$0
Routine Maintenance	\$11,650
Maintenance Contingency	\$1,748
Work Funds Total:	\$17,148

*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*	\$4,287
Long-Term Maint Plan Update	\$888
Admin & Eng TOTAL	\$5,175

*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

- Admin & Eng
- Reserve
- Work Program: Maint & Contingency

X. Proposed Budget FY 2023-24

(Fiscal year begins July 1)

	Estimated Expenditures	Total
Beginning Fund Balance (estimated)		\$211,600
Revenues (estimated)		
Assessment		\$25,790
Interest		\$1,800
Available Funds (estimated)		\$239,190
Expenses (estimated)		
Work Program & Contingency Fees	\$17,148	
Administration & Engineering	\$5,175	
		-\$22,323
Reserve		\$216,867

County Service Area No. 28, Rough and Ready Trail 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. 28, Rough & Ready (CSA 28) based on benefit the parcel receives. The apportionment has been calculated in accordance with the Benefit Assessment Methodology approved by the Tuolumne Board of Supervisors and California Supreme Court rulings.

Annual Revenue

The annual revenue required to fund road maintenance in CSA 28 is based on the Long-term Maintenance Plan as revised for this service area by a Professional Engineer.

Annual Revenue Requirement	=	\$25,790
Number of Assessable Parcels	=	55

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 & traffic

The community component is no longer a factor in CSA 28 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 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	7,330 L.F.	100%	\$25,790
Total	7,330 L.F.	100%	\$25,790

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. 28, Rough & Ready
2023-24 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	Distance Factor*	Traffic Factor**	Road Use Factor	Parcel Allocation	Zone Cost	Parcel Assessment	
034-080-033-000	0.1913	x 10.0	= 1.91	1.91 / 369.7	x \$25,790	= \$133	
034-080-034-000	0.1989	x 10.0	= 1.99	1.99 / 369.7	x \$25,790	= \$139	
034-080-036-000	0.1553	x 10.0	= 1.55	1.55 / 369.7	x \$25,790	= \$108	
034-080-037-000	0.1553	x 10.0	= 1.55	1.55 / 369.7	x \$25,790	= \$108	
034-080-038-000	0.0587	x 10.0	= 0.59	0.59 / 369.7	x \$25,790	= \$41	
034-080-039-000	0.1174	x 10.0	= 1.17	1.17 / 369.7	x \$25,790	= \$82	
034-190-001-000	0.2348	x 10.0	= 2.35	2.35 / 369.7	x \$25,790	= \$164	
034-190-002-000	0.2803	x 10.0	= 2.80	2.80 / 369.7	x \$25,790	= \$196	
034-190-003-000	0.3163	x 10.0	= 3.16	3.16 / 369.7	x \$25,790	= \$221	
034-190-004-000	0.3561	x 10.0	= 3.56	3.56 / 369.7	x \$25,790	= \$248	
034-190-005-000	0.3636	x 10.0	= 3.64	3.64 / 369.7	x \$25,790	= \$254	
034-190-007-000	0.2689	x 10.0	= 2.69	2.69 / 369.7	x \$25,790	= \$188	
034-190-019-000	0.3258	x 10.0	= 3.26	3.26 / 369.7	x \$25,790	= \$227	
034-200-001-000	1.1894	x 10.0	= 11.89	11.89 / 369.7	x \$25,790	= \$829	
034-200-002-000	1.1420	x 10.0	= 11.42	11.42 / 369.7	x \$25,790	= \$796	
034-200-003-000	1.0114	x 10.0	= 10.11	10.11 / 369.7	x \$25,790	= \$706	
034-200-004-000	0.9659	x 10.0	= 9.66	9.66 / 369.7	x \$25,790	= \$674	
034-200-005-000	0.9318	x 10.0	= 9.32	9.32 / 369.7	x \$25,790	= \$650	
034-200-006-000	0.8902	x 10.0	= 8.90	8.90 / 369.7	x \$25,790	= \$621	
034-200-007-000	0.8428	x 10.0	= 8.43	8.43 / 369.7	x \$25,790	= \$588	
034-200-008-000	0.8428	x 10.0	= 8.43	8.43 / 369.7	x \$25,790	= \$588	
034-200-009-000	0.8428	x 10.0	= 8.43	8.43 / 369.7	x \$25,790	= \$588	
034-200-010-000	0.8030	x 10.0	= 8.03	8.03 / 369.7	x \$25,790	= \$560	
034-200-011-000	0.7045	x 10.0	= 7.05	7.05 / 369.7	x \$25,790	= \$492	
034-200-012-000	0.5455	x 10.0	= 5.45	5.45 / 369.7	x \$25,790	= \$381	
034-200-013-000	0.4621	x 10.0	= 4.62	4.62 / 369.7	x \$25,790	= \$322	
034-200-014-000 †	0.4015	x 10.8	= 4.34	4.34 / 369.7	x \$25,790	= \$303	
034-200-015-000	0.4280	x 10.0	= 4.28	4.28 / 369.7	x \$25,790	= \$299	
034-200-016-000	0.5076	x 10.0	= 5.08	5.08 / 369.7	x \$25,790	= \$354	
034-200-017-000	0.5455	x 10.0	= 5.45	5.45 / 369.7	x \$25,790	= \$381	
034-200-018-000	0.5644	x 10.0	= 5.64	5.64 / 369.7	x \$25,790	= \$394	
034-200-019-000	0.6136	x 10.0	= 6.14	6.14 / 369.7	x \$25,790	= \$428	
034-200-021-000	0.9091	x 10.0	= 9.09	9.09 / 369.7	x \$25,790	= \$634	
034-200-024-000	0.9167	x 10.0	= 9.17	9.17 / 369.7	x \$25,790	= \$639	
034-200-025-000	0.9943	x 10.0	= 9.94	9.94 / 369.7	x \$25,790	= \$694	
034-200-026-000	1.0644	x 10.0	= 10.64	10.64 / 369.7	x \$25,790	= \$742	
034-200-027-000	1.1894	x 10.0	= 11.89	11.89 / 369.7	x \$25,790	= \$829	
034-200-032-000	0.8144	x 10.0	= 8.14	8.14 / 369.7	x \$25,790	= \$568	
034-200-037-000	0.9318	x 10.0	= 9.32	9.32 / 369.7	x \$25,790	= \$650	
034-200-038-000	0.8902	x 10.0	= 8.90	8.90 / 369.7	x \$25,790	= \$621	
034-200-039-000	0.9394	x 10.0	= 9.39	9.39 / 369.7	x \$25,790	= \$655	
034-200-040-000	0.9394	x 10.0	= 9.39	9.39 / 369.7	x \$25,790	= \$655	
034-200-044-000	0.6667	x 10.0	= 6.67	6.67 / 369.7	x \$25,790	= \$465	
034-200-045-000	0.6667	x 10.0	= 6.67	6.67 / 369.7	x \$25,790	= \$465	
034-200-048-000	0.6667	x 10.0	= 6.67	6.67 / 369.7	x \$25,790	= \$465	
034-200-049-000	0.6667	x 10.0	= 6.67	6.67 / 369.7	x \$25,790	= \$465	
034-200-050-000	0.9470	x 10.0	= 9.47	9.47 / 369.7	x \$25,790	= \$661	
034-200-051-000	0.9470	x 10.0	= 9.47	9.47 / 369.7	x \$25,790	= \$661	
034-200-065-000	0.9470	x 10.0	= 9.47	9.47 / 369.7	x \$25,790	= \$661	
034-200-066-000	0.9470	x 10.0	= 9.47	9.47 / 369.7	x \$25,790	= \$661	
034-200-059-000	0.6420	x 10.0	= 6.42	6.42 / 369.7	x \$25,790	= \$448	
034-200-060-000	0.6420	x 10.0	= 6.42	6.42 / 369.7	x \$25,790	= \$448	
034-200-061-000	0.6420	x 10.0	= 6.42	6.42 / 369.7	x \$25,790	= \$448	
034-200-062-000	0.8523	x 10.0	= 8.52	8.52 / 369.7	x \$25,790	= \$595	
034-200-063-000	0.8561	x 10.0	= 8.56	8.56 / 369.7	x \$25,790	= \$597	
Parcels	55	Total road use:		369.7	trip-miles	Zone Totals	\$25,790

*Distance factor (miles) is the distance from County Road in Miles

**Traffic factor (average daily trips) is based on zoning and use.

TRA 80-018

† Multi-fam Residential increases VPD