

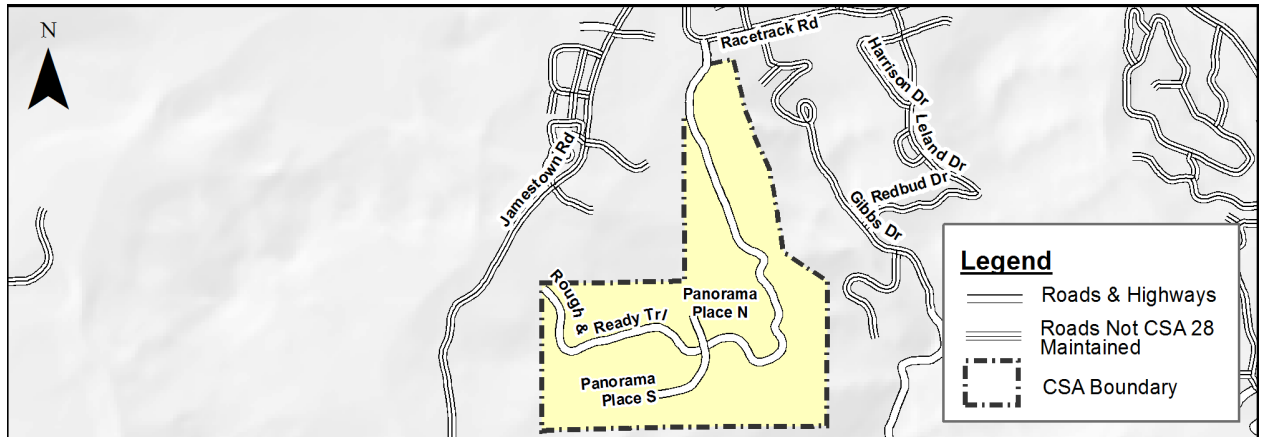


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COUNTY SERVICE AREA 28, ROUGH & READY 2021-22 ANNUAL REPORT



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Enclosed is the 2021 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 2021-22.

To identify your assessment charge locate the parcel number on *Exhibit A, 2021-22 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 2021-22, the inflation factor is 2.1%.

Routine vegetation maintenance across the CSA is planned for 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 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 21-22. This funding will remain in CSA account if update is not completed in this fiscal year.

III. Road Inventory

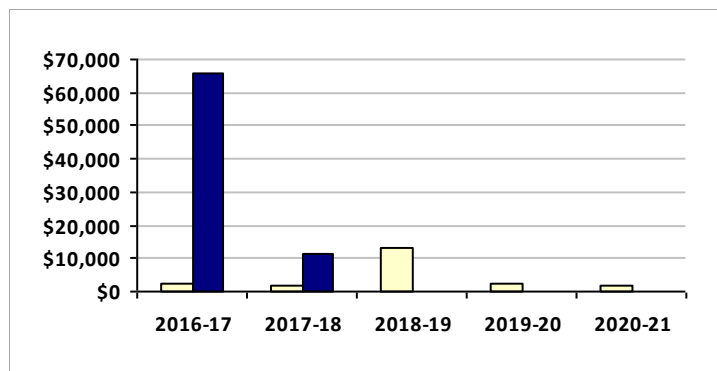
Road Name	Length (ft)	Width (ft)	Length (mi)	Surface	Condition
Panorama Place North	330	10	0.06	Paved	Fair
Panorama Place South	708	10	0.13	Paved	Poor
Rough & Ready Trail	6,296	20	1.19	Paved	Fair
TOTAL CSA Road Length (miles):			1.389		

IV. Maintenance Record

Fiscal Yr	Operational Routine Maintenance	Preventative Road Maintenance
2016-17	\$ 3,700.00 Tree removal, Admin.	\$65,700.00 Localized repairs (Panorama S), crack seal and pavement resurfacing (all roads)
2017-18	\$ 1,700.00 Snowplow, Admin.	\$11,100.00 Resurfacing project completion work
2018-19	\$ 13,000.00 Vegetation removal, Snowplow, Admin.	
2019-20	\$ 2,480.00 Snowplow, Admin.	
2020-21	\$ 2,100.00 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.

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

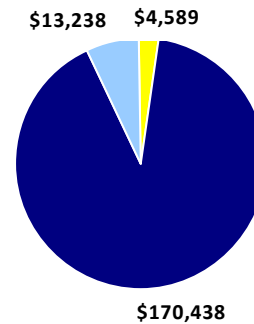
Department of Public Works staff conducted a field review of CSA 28 on June 4, 2021. Vegetation maintenance will be performed in the CSA as part of a general maintenance contract.

VIII. Proposed Work Program, FY 2021-22

	Estimated Expenditures
Snow Removal	\$150
Snow Removal Contingency*	\$3,600
Road Maintenance: No significant maintenance	\$0
Routine Maintenance	\$8,250
Maintenance Contingency	\$1,238
Work Funds Total:	\$13,238

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

Proposed Budget

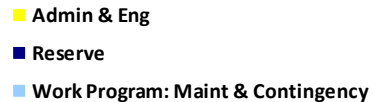


IX. Administration and Engineering

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

Administration & Engineering Costs	Estimated Expenditures
Engineering & Administration*	\$3,701
Long-Term Maint Plan Update	\$888
Admin & Eng TOTAL	\$4,589

*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)		\$162,900
Revenues (estimated)		
Assessment		\$22,764
Interest		\$2,600
Available Funds (estimated)		\$188,264
Expenses (estimated)		
Work Program & Contingency Fees	\$13,238	
Administration & Engineering	\$4,589	
		-\$17,826
Reserve		\$170,438

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	=	\$22,764
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:

Zone of Benefit	CSA Road Length	Percentage of CSA Total	Allocation to Zone
Zone A	7,330 L.F.	100%	\$22,764
Total	7,330 L.F.	100%	\$22,764

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
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	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 \$22,764	= \$118	
034-080-034-000	0.1989	x 10.0	= 1.99	1.99 / 369.7	x \$22,764	= \$122	
034-080-036-000	0.1553	x 10.0	= 1.55	1.55 / 369.7	x \$22,764	= \$96	
034-080-037-000	0.1553	x 10.0	= 1.55	1.55 / 369.7	x \$22,764	= \$96	
034-080-038-000	0.0587	x 10.0	= 0.59	0.59 / 369.7	x \$22,764	= \$36	
034-080-039-000	0.1174	x 10.0	= 1.17	1.17 / 369.7	x \$22,764	= \$72	
034-190-001-000	0.2348	x 10.0	= 2.35	2.35 / 369.7	x \$22,764	= \$145	
034-190-002-000	0.2803	x 10.0	= 2.80	2.80 / 369.7	x \$22,764	= \$173	
034-190-003-000	0.3163	x 10.0	= 3.16	3.16 / 369.7	x \$22,764	= \$195	
034-190-004-000	0.3561	x 10.0	= 3.56	3.56 / 369.7	x \$22,764	= \$219	
034-190-005-000	0.3636	x 10.0	= 3.64	3.64 / 369.7	x \$22,764	= \$224	
034-190-007-000	0.2689	x 10.0	= 2.69	2.69 / 369.7	x \$22,764	= \$166	
034-190-019-000	0.3258	x 10.0	= 3.26	3.26 / 369.7	x \$22,764	= \$201	
034-200-001-000	1.1894	x 10.0	= 11.89	11.89 / 369.7	x \$22,764	= \$732	
034-200-002-000	1.1420	x 10.0	= 11.42	11.42 / 369.7	x \$22,764	= \$703	
034-200-003-000	1.0114	x 10.0	= 10.11	10.11 / 369.7	x \$22,764	= \$622	
034-200-004-000	0.9659	x 10.0	= 9.66	9.66 / 369.7	x \$22,764	= \$595	
034-200-005-000	0.9318	x 10.0	= 9.32	9.32 / 369.7	x \$22,764	= \$574	
034-200-006-000	0.8902	x 10.0	= 8.90	8.90 / 369.7	x \$22,764	= \$548	
034-200-007-000	0.8428	x 10.0	= 8.43	8.43 / 369.7	x \$22,764	= \$519	
034-200-008-000	0.8428	x 10.0	= 8.43	8.43 / 369.7	x \$22,764	= \$519	
034-200-009-000	0.8428	x 10.0	= 8.43	8.43 / 369.7	x \$22,764	= \$519	
034-200-010-000	0.8030	x 10.0	= 8.03	8.03 / 369.7	x \$22,764	= \$494	
034-200-011-000	0.7045	x 10.0	= 7.05	7.05 / 369.7	x \$22,764	= \$434	
034-200-012-000	0.5455	x 10.0	= 5.45	5.45 / 369.7	x \$22,764	= \$336	
034-200-013-000	0.4621	x 10.0	= 4.62	4.62 / 369.7	x \$22,764	= \$285	
034-200-014-000 †	0.4015	x 10.8	= 4.34	4.34 / 369.7	x \$22,764	= \$267	
034-200-015-000	0.4280	x 10.0	= 4.28	4.28 / 369.7	x \$22,764	= \$264	
034-200-016-000	0.5076	x 10.0	= 5.08	5.08 / 369.7	x \$22,764	= \$313	
034-200-017-000	0.5455	x 10.0	= 5.45	5.45 / 369.7	x \$22,764	= \$336	
034-200-018-000	0.5644	x 10.0	= 5.64	5.64 / 369.7	x \$22,764	= \$348	
034-200-019-000	0.6136	x 10.0	= 6.14	6.14 / 369.7	x \$22,764	= \$378	
034-200-021-000	0.9091	x 10.0	= 9.09	9.09 / 369.7	x \$22,764	= \$560	
034-200-024-000	0.9167	x 10.0	= 9.17	9.17 / 369.7	x \$22,764	= \$564	
034-200-025-000	0.9943	x 10.0	= 9.94	9.94 / 369.7	x \$22,764	= \$612	
034-200-026-000	1.0644	x 10.0	= 10.64	10.64 / 369.7	x \$22,764	= \$655	
034-200-027-000	1.1894	x 10.0	= 11.89	11.89 / 369.7	x \$22,764	= \$732	
034-200-032-000	0.8144	x 10.0	= 8.14	8.14 / 369.7	x \$22,764	= \$501	
034-200-037-000	0.9318	x 10.0	= 9.32	9.32 / 369.7	x \$22,764	= \$574	
034-200-038-000	0.8902	x 10.0	= 8.90	8.90 / 369.7	x \$22,764	= \$548	
034-200-039-000	0.9394	x 10.0	= 9.39	9.39 / 369.7	x \$22,764	= \$578	
034-200-040-000	0.9394	x 10.0	= 9.39	9.39 / 369.7	x \$22,764	= \$578	
034-200-044-000	0.6667	x 10.0	= 6.67	6.67 / 369.7	x \$22,764	= \$411	
034-200-045-000	0.6667	x 10.0	= 6.67	6.67 / 369.7	x \$22,764	= \$411	
034-200-048-000	0.6667	x 10.0	= 6.67	6.67 / 369.7	x \$22,764	= \$411	
034-200-049-000	0.6667	x 10.0	= 6.67	6.67 / 369.7	x \$22,764	= \$411	
034-200-050-000	0.9470	x 10.0	= 9.47	9.47 / 369.7	x \$22,764	= \$583	
034-200-051-000	0.9470	x 10.0	= 9.47	9.47 / 369.7	x \$22,764	= \$583	
034-200-065-000	0.9470	x 10.0	= 9.47	9.47 / 369.7	x \$22,764	= \$583	
034-200-066-000	0.9470	x 10.0	= 9.47	9.47 / 369.7	x \$22,764	= \$583	
034-200-059-000	0.6420	x 10.0	= 6.42	6.42 / 369.7	x \$22,764	= \$395	
034-200-060-000	0.6420	x 10.0	= 6.42	6.42 / 369.7	x \$22,764	= \$395	
034-200-061-000	0.6420	x 10.0	= 6.42	6.42 / 369.7	x \$22,764	= \$395	
034-200-062-000	0.8523	x 10.0	= 8.52	8.52 / 369.7	x \$22,764	= \$525	
034-200-063-000	0.8561	x 10.0	= 8.56	8.56 / 369.7	x \$22,764	= \$527	
Parcels	55	Total road use:		369.7	trip-miles	Zone Totals	\$22,764

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

TRA 80-018

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

† Multi-fam Residential increases VPD