

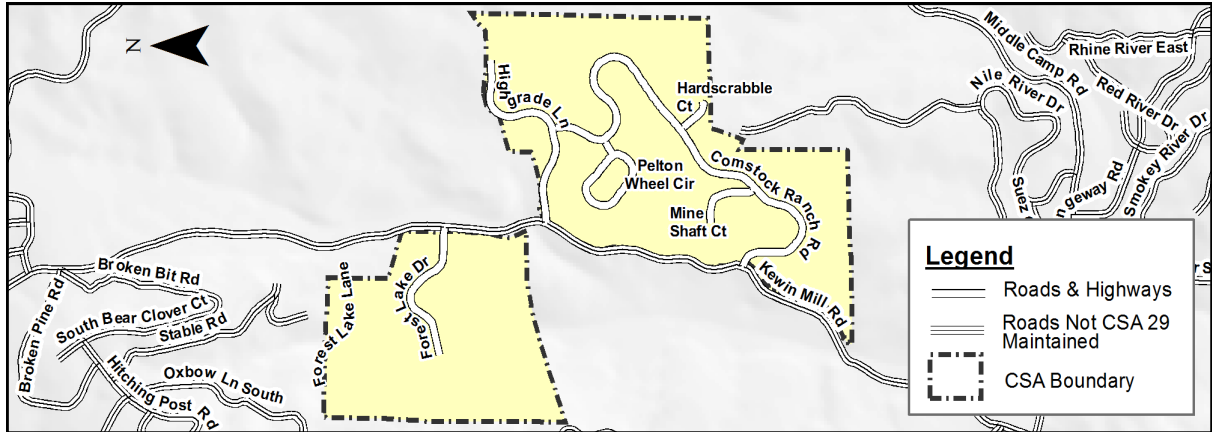


Department of Public Works

Kim MacFarlane, P.E.
Director

48 W. Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
209.533.5601
www.tuolumnecounty.ca.gov

COUNTY SERVICE AREA 29, COMSTOCK RANCH 2021-22 ANNUAL REPORT



AIRPORTS
Airports Manager
Benedict Stuth
209.533.5685

BUSINESS
Senior Accountant
Janelle Kostlivy
209.533.5972

ENGINEERING
Supervising Engineer
Blossom Scott-Heim, P.E.
209.533.5904

FLEET SERVICES
Fleet Services Manager
Mike Young
209.536.1622

ROAD OPERATIONS
Road Superintendent
Mike Cognetti
209.533.5609

SOLID WASTE
Solid Waste Director
Jim McHargue, REHS
209.533.5588

SURVEYING / GIS
County Surveyor
Warren Smith, L.S.
209.533.5626

Enclosed is the 2021 Annual Report for County Service Area 29, Comstock Ranch (CSA 29). 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 29 was established in 1987 by the Tuolumne County Board of Supervisors to maintain roads within its boundaries. In 2009, CSA 29 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%.

Localized repairs are budgeted to repair pavement and road base issues on Comstock Ranch Road and Pelton Wheel Road. This CSA is proposed to be included in a larger pavement surfacing contract on all roads following repairs.

The purpose of this annual report is to provide information about the administration of CSA 29. If you have any questions regarding your County Service Area please contact the Public Works Department.

Services

Road and drainage maintenance, vegetation removal, snow removal

3.9 Lane Miles

Comstock Ranch Rd, Forest Lake Dr, Hardscrabble Ct, Highgrade Ln, Mine Shaft Ct, Pelton Wheel Cir

Anticipated Maintenance

Localized repairs, surface treatment

County Service Area No. 29, Comstock Ranch Annual Report

I. Background

County Service Area No. 29, Comstock Ranch (CSA 29) is located off Kewin Mill Road near the Cedar Ridge area in Supervisorial District No. 2. The service area was established on October 13, 1987 by Board Resolution No. 281-87 to maintain roads within its boundaries. A perpetual assessment program was approved by vote of property owners in 2009 (Board Resolution 58-09).

II. Administration

The Tuolumne County Board of Supervisors serves as the conducting authority and board of directors for CSA 29. The Board of Supervisors has directed the Department of Public Works to administer approved road maintenance activities within the service area. The 2002 CSA 29 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

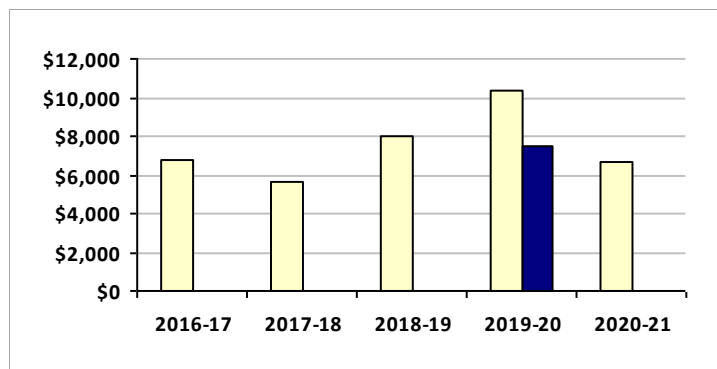
Road Name	Length (ft)	Width (ft)	Length (mi)	Surface	Condition
Comstock Ranch Road	5,004	24	0.95	Paved	Good
Forest Lake Rd	1,500	24	0.28	Paved	Good
Hardscrabble Court	290	12	0.05	Paved	Good
Highgrade Lane	2,092	22	0.4	Paved	Good
Mine Shaft Court	762	22	0.14	Paved	Good
Pelton Wheel Circle	1,615	15.5	0.31	Paved	Good
TOTAL CSA Road Length (miles):			2.133		

IV. Maintenance Record

Fiscal Yr	Operational Routine Maintenance	Preventative Road Maintenance
2016-17	\$ 6,700.00 Snowplow, Drainage maint., Admin.	
2017-18	\$ 5,700.00 Snowplow, Admin.	
2018-19	\$ 8,000.00 Snowplow, Admin.	
2019-20	\$ 10,400.00 Snowplow, Drainage Maint., Admin.	\$7,500.00 Crack seal (all roads)
2020-21	\$ 6,700.00 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 29 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

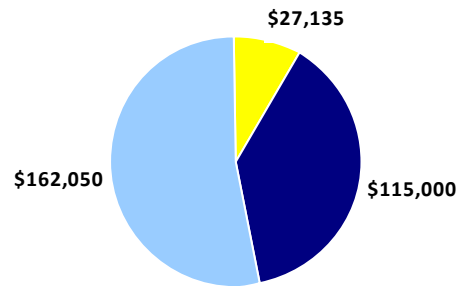
Department of Public Works staff conducted a field review of CSA 29 on June 9, 2021. Localized pavement repairs will be performed on Comstock Ranch Road and Pelton Wheel Road. CSA roads will be considered in upcoming surface treatment project.

VIII. Proposed Work Program, FY 2021-22

	Estimated Expenditures
Snow Removal	\$3,000
Snow Removal Contingency*	\$17,600
Road Maintenance: Microsurfacing all roads	\$109,500
Routine Maintenance	\$13,500
Maintenance Contingency	\$18,450
Work Funds Total:	\$162,050

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

Proposed Budget

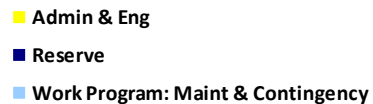


IX. Administration and Engineering

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

Administration & Engineering Costs	Estimated Expenditures
Engineering & Administration*	\$26,023
Long-Term Maint Plan Update	\$1,112
Admin & Eng TOTAL	\$27,135

*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)		\$261,750
Revenues (estimated)		
Assessment		\$38,234
Interest		\$4,200
Available Funds (estimated)		\$304,184
Expenses (estimated)		
Work Program & Contingency Fees	\$162,050	
Administration & Engineering	\$27,135	
		-\$189,185
Reserve		\$115,000

County Service Area No. 29, Comstock Ranch 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. 29, Comstock Ranch (CSA 29) based on 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 CA court rulings.

Annual Revenue

The annual revenue required to fund road maintenance in CSA 29 is based on the Long-term Maintenance Plan as revised for this service area by a Professional Engineer.

Annual Revenue Requirement	=	\$38,234
Number of Parcels in the CSA	=	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 and traffic

The community component is no longer applicable to CSA 29 as a result of ruling DJDAR 10675 on 7/14/08

Zone Component

The Zone component is determined as follows:

Two separate road systems currently exist in this service area. The zone component is therefore allocated to two corresponding zones of benefit in proportion to the estimated cost of road maintenance in each zone. Maintenance costs for each zone can be estimated according to the total length in each zone as shown below:

Zone of Benefit	CSA Road Length	Percentage of CSA Total	Allocation to Zone
Zone A	9,679 L.F.	87%	\$33,264
Zone B	1,500 L.F.	13%	\$4,970
Total	11,179 L.F.	100%	\$38,234

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. 29, Comstock Ranch
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.

Lot No.	Assessors Parcel Number	Dist. from Co.Road	Distance Factor	Traffic Factor	Rd Use Factor	Parcel Allocation	Zone Cost	Parcel Apportionment
Zone A - Comstock Ranch Road								
1	036-180-001-000	1500 ft	0.284	x 10 =	2.84	2.84 / 141.5	x \$33,264	= \$667
2	036-190-002-000	1600 ft	0.303	x 10 =	3.03	3.03 / 141.5	x \$33,264	= \$712
3	036-190-003-000	1850 ft	0.350	x 10 =	3.50	3.50 / 141.5	x \$33,264	= \$823
4	036-190-004-000	2050 ft	0.388	x 10 =	3.88	3.88 / 141.5	x \$33,264	= \$912
5	036-190-005-000	2250 ft	0.426	x 10 =	4.26	4.26 / 141.5	x \$33,264	= \$1,001
6	036-190-006-000	2250 ft	0.426	x \$10 =	4.26	4.26 / 141.5	x \$33,264	= \$1,001
7	036-190-007-000	1000 ft	0.189	x 10 =	1.89	1.89 / 141.5	x \$33,264	= \$444
8	036-190-008-000	2050 ft	0.388	x 10 =	3.88	3.88 / 141.5	x \$33,264	= \$912
9	036-190-009-000	2350 ft	0.445	x 10 =	4.45	4.45 / 141.5	x \$33,264	= \$1,046
10	036-190-010-000	2500 ft	0.473	x 10 =	4.73	4.73 / 141.5	x \$33,264	= \$1,112
11	036-190-011-000	2700 ft	0.511	x 10 =	5.11	5.11 / 141.5	x \$33,264	= \$1,201
12	036-190-012-000	2780 ft	0.527	x 10 =	5.27	5.27 / 141.5	x \$33,264	= \$1,239
13	036-190-013-000	2700 ft	0.511	x 10 =	5.11	5.11 / 141.5	x \$33,264	= \$1,201
14	036-190-014-000	2600 ft	0.492	x 10 =	4.92	4.92 / 141.5	x \$33,264	= \$1,156
15	036-170-026-000	2700 ft	0.511	x 10 =	5.11	5.11 / 141.5	x \$33,264	= \$1,201
16	036-170-027-000	1900 ft	0.000	x 10 =	0.00	0.00 / 141.5	x \$33,264	= \$0
17	036-170-006-000	1400 ft	0.265	x 10 =	2.65	2.65 / 141.5	x \$33,264	= \$623
18	036-170-007-000	1120 ft	0.212	x 10 =	2.12	2.12 / 141.5	x \$33,264	= \$498
19	036-170-008-000	1000 ft	0.189	x 10 =	1.89	1.89 / 141.5	x \$33,264	= \$444
20	036-170-009-000	800 ft	0.152	x 10 =	1.52	1.52 / 141.5	x \$33,264	= \$357
21	036-170-010-000	650 ft	0.123	x 10 =	1.23	1.23 / 141.5	x \$33,264	= \$289
22	036-170-011-000	0 ft	0.000	x 10 =	0.00	0.00 / 141.5	x \$33,264	= \$0
23	036-170-012-000 /013	0 ft	0.000	x 1 =	0.00	0.00 / 141.5	x \$33,264	= \$0
24	036-170-014-000 /015	0 ft	0.000	x 1 =	0.00	0.00 / 141.5	x \$33,264	= \$0
25	036-170-016-000 /017	360 ft	0.068	x 10 =	0.68	0.68 / 141.5	x \$33,264	= \$160
26	036-170-018-000	540 ft	0.102	x 10 =	1.02	1.02 / 141.5	x \$33,264	= \$240
27	036-170-019-000	1280 ft	0.242	x 10 =	2.42	2.42 / 141.5	x \$33,264	= \$569
28	036-170-020-000	1860 ft	0.352	x 10 =	3.52	3.52 / 141.5	x \$33,264	= \$827
29	036-170-021-000	1980 ft	0.375	x 10 =	3.75	3.75 / 141.5	x \$33,264	= \$881
30	036-170-022-000	0 ft	0.000	x 10 =	0.00	0.00 / 141.5	x \$33,264	= \$0
31	036-170-023-000	1860 ft	0.352	x 10 =	3.52	3.52 / 141.5	x \$33,264	= \$827
32	036-170-024-000	1820 ft	0.345	x 10 =	3.45	3.45 / 141.5	x \$33,264	= \$811
36	036-180-004-000	0 ft	0.000	x 1 =	0.00	0.00 / 141.5	x \$33,264	= \$0
37	036-180-005-000	2200 ft	0.417	x 10 =	4.17	4.17 / 141.5	x \$33,264	= \$980
38	036-180-006-000	2200 ft	0.417	x 10 =	4.17	4.17 / 141.5	x \$33,264	= \$980
39	036-180-007-000	2200 ft	0.417	x 10 =	4.17	4.17 / 141.5	x \$33,264	= \$980
40	036-180-008-000	2200 ft	0.417	x 10 =	4.17	4.17 / 141.5	x \$33,264	= \$980
41	036-180-009-000	2200 ft	0.417	x 10 =	4.17	4.17 / 141.5	x \$33,264	= \$980
42	036-180-010-000	2200 ft	0.417	x 10 =	4.17	4.17 / 141.5	x \$33,264	= \$980
43	036-180-011-000	1660 ft	0.314	x 10 =	3.14	3.14 / 141.5	x \$33,264	= \$738
44	036-180-012-000	2760 ft	0.523	x 10 =	5.23	5.23 / 141.5	x \$33,264	= \$1,229
45	036-180-013-000	2730 ft	0.517	x 10 =	5.17	5.17 / 141.5	x \$33,264	= \$1,215
Par.A	036-180-021-000	2200 ft	0.417	x 10 =	4.17	4.17 / 141.5	x \$33,264	= \$980
Par.B	036-180-022-000	2200 ft	0.417	x 10 =	4.17	4.17 / 141.5	x \$33,264	= \$980
Par.C	036-180-023-000	2200 ft	0.417	x 10 =	4.17	4.17 / 141.5	x \$33,264	= \$980
W	036-190-001-000	2400 ft	0.455	x 1 =	0.46	0.46 / 141.5	x \$33,264	= \$107
<i>Parcels: 46</i>			<i>Total road use:</i>			<i>141.54 trip-miles</i>	<i>Zone Total:</i>	<i>\$33,263</i>
Zone B - Forest Lake Drive								
2	036-160-002-000	1480 ft	0.280	x 10 =	2.80	2.80 / 12.91	x \$4,970	= \$1,078
46	036-160-006-000	300 ft	0.057	x 10 =	0.57	0.57 / 12.91	x \$4,970	= \$219
47	036-160-007-000 /008	760 ft	0.144	x 10 =	1.44	1.44 / 12.91	x \$4,970	= \$554
48	036-160-009-000 /010	420 ft	0.080	x 1 =	0.08	0.08 / 12.91	x \$4,970	= \$31
49	036-160-011-000	250 ft	0.047	x 10 =	0.47	0.47 / 12.91	x \$4,970	= \$181
50	036-160-012-000 /013	250 ft	0.047	x 10 =	0.47	0.47 / 12.91	x \$4,970	= \$181
1A & B	083-180-016-000 /017	780 ft	0.148	x 10 =	1.48	1.48 / 12.91	x \$4,970	= \$570

**County Service Area No. 29, Comstock Ranch
2021-22 Benefit Apportionment Schedule**

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Lot No.	Assessors Parcel Number	Dist. from Co.Road	Distance Factor	Traffic Factor	Rd Use Factor	Parcel Allocation	Zone Cost	Parcel Apportionment
3A	036-160-014-000	1480 ft	0.280 x	10 =	2.80	2.80 / 12.91 x	\$4,970 =	\$1,078
3B	036-160-015-000	1480 ft	0.280 x	10 =	2.80	2.80 / 12.91 x	\$4,970 =	\$1,078
<i>Parcels: 9</i>			<i>Total road use: 12.91 trip-miles</i>			<i>Zone Total:</i>		<i>\$4,970</i>
Total Parcels: 55							CSA Total:	\$38,233

**Distance factor (miles) is the distance from parcel to county road. Traffic factor (average daily trips) is based on zoning and use.

*Pelton Wheel distance factor is from Kewin Mill/Highgrade entrance through entire Pelton Wheel circle as all must use entire circle.