

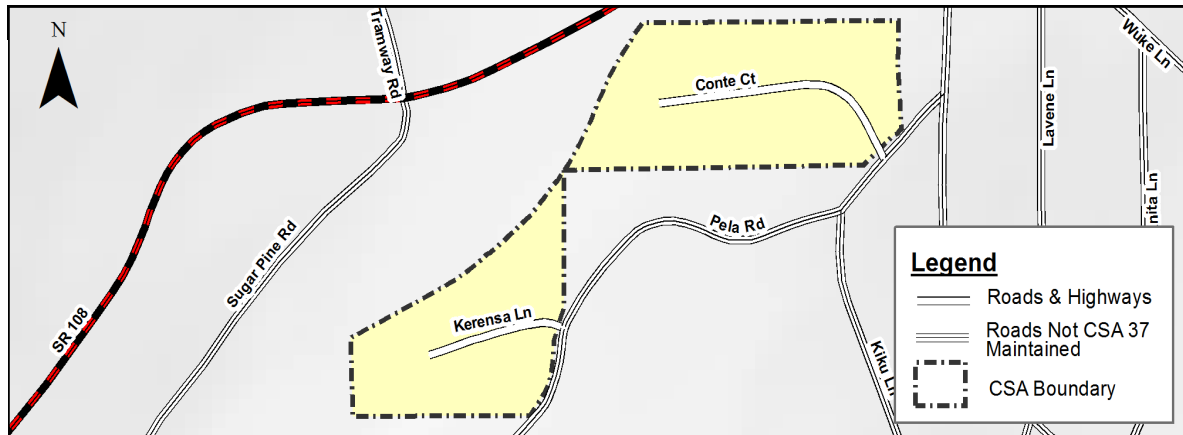


Department of Public Works

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 37, MI WUK PINES 2021-22 ANNUAL REPORT



AIRPORTS
Airports Manager
Benedict Stuth
209.533.5685

BUSINESS
Senior Accountant
Janelle Kostlivi
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 37, Mi Wuk Pines (CSA 37). 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 37 was established in 1990 by the Tuolumne County Board of Supervisors to maintain roads within its boundaries. In 2009, CSA 37 property owners voted to approve an assessment with the 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 distortion on Kerensa Court. This CSA is proposed to be included in a larger pavement surfacing contract on all roads.

The purpose of this annual report is to provide information about the administration of CSA 37. 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

0.34 Lane Miles

Conte Court,
Kerensa Court

Anticipated Maintenance

Localized repairs, pavement surface treatment

County Service Area No. 37, Mi Wuk Pines Annual Report

I. Background

County Service Area No. 37, Mi Wuk Pines Estates (CSA 37) is located in Supervisorial District No. 3 in Mi Wuk Village. The service area was established on December 18, 1990 by Board Resolution No. 391-90 to maintain roads within its boundaries. A perpetual assessment program was approved by vote of property owners in 2009 (Board Resolution 60-09).

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 service area. The 2005 CSA 37 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

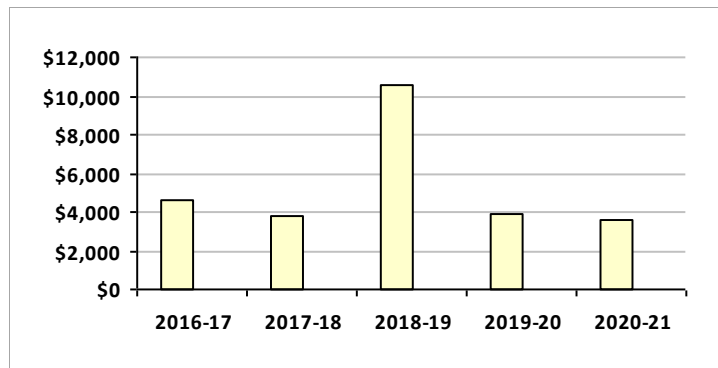
Road Name	Length (ft)	Width (ft)	Length (mi)	Surface	Condition
Conte Court	600	20	0.11	Paved	Good
Kerensa Court	300	20	0.06	Paved	Good
TOTAL CSA Road Length (miles):			0.170		

IV. Maintenance Record

Fiscal Yr	Operational Routine Maintenance	Preventative Road Maintenance
2016-17	\$ 4,570.00 Snowplow, Admin.	
2017-18	\$ 3,780.00 Snowplow, Admin.	
2018-19	\$ 10,500.00 Snowplow, Admin.	
2019-20	\$ 3,930.00 Snowplow, Admin.	
2020-21	\$ 3,600.00 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 37 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

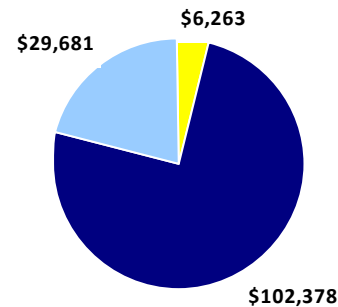
Department of Public Works staff conducted a field review of CSA 37 on June 11, 2021. CSA roads are proposed to be included in upcoming surface treatment project. Distortion on Kerensa Ct will be corrected prior project.

VIII. Proposed Work Program, FY 2021-22

	Estimated Expenditures
Snow Removal	\$3,500
Snow Removal Contingency*	\$15,400
Road Maintenance: Microsurfacing (All roads)	\$8,750
Routine Maintenance	\$625
Maintenance Contingency	\$1,406
Work Funds Total:	\$29,681

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

Proposed Budget

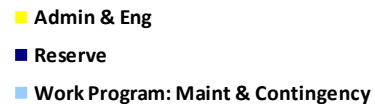


IX. Administration and Engineering

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

	Estimated Expenditures
Administration & Engineering Costs	
Engineering & Administration*	\$5,546
Long-Term Maint Plan Update	\$717
Admin & Eng TOTAL	\$6,263

*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)		\$123,620
Revenues (estimated)		
Assessment		\$12,602
Interest		\$2,100
Available Funds (estimated)		\$138,322
Expenses (estimated)		
Work Program & Contingency Fees	\$29,681	
Administration & Engineering	\$6,263	
		-\$35,944
Reserve		\$102,378

County Service Area No. 37, Mi Wuk Pines 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. 37, Mi Wuk Pines (CSA 37) 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 amended to conform to Proposition 218 and California Supreme Court rulings.

Annual Revenue

The annual revenue required to fund road maintenance in CSA 37 was determined in the Long-term Maintenance Plan prepared for this service area by a Professional Engineer.

Annual Revenue Requirement	=	\$12,602
Number of Assessable Parcels	=	28

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 37 apportionment calculations per DJDAR 10675 ruling.

Zone Component

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 cost for each zone can be estimated according to the total road length in each zone as shown below:

<u>Zone of Benefit</u>	<u>CSA Road Area</u>	<u>Percentage of CSA Total</u>	<u>Allocation to Zone</u>
Zone A	600 LF	67%	\$8,443
Zone B	300 LF	33%	\$4,159
Total	900 LF	100%	\$12,602

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.

In CSA 37, both zones are short cul-de-sacs with full maintenance important for all residents for use by emergency vehicles and snow plowing & de-icing equipment.

Apportionment Schedule

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

**County Service Area No. 37, Mi Wuk Pines
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 from Co.Road	Distance Factor*	Traffic Factor**	Road Use Factor	Parcel Allocation	Zone Cost	Parcel Apportionment
Zone A - Conte Court							
046-360-002-000	659 ft.	0.125 x	10 =	1.248	1.248 / 19.970 x	\$8,443.00 =	\$527.00
046-360-003-000	659 ft.	0.125 x	10 =	1.248	1.248 / 19.970 x	\$8,443.00 =	\$527.00
046-360-004-000	659 ft.	0.125 x	10 =	1.248	1.248 / 19.970 x	\$8,443.00 =	\$527.00
046-360-005-000	659 ft.	0.125 x	10 =	1.248	1.248 / 19.970 x	\$8,443.00 =	\$527.00
046-360-006-000	659 ft.	0.125 x	10 =	1.248	1.248 / 19.970 x	\$8,443.00 =	\$527.00
046-360-007-000	659 ft.	0.125 x	10 =	1.248	1.248 / 19.970 x	\$8,443.00 =	\$527.00
046-360-008-000	659 ft.	0.125 x	10 =	1.248	1.248 / 19.970 x	\$8,443.00 =	\$527.00
046-360-009-000	659 ft.	0.125 x	10 =	1.248	1.248 / 19.970 x	\$8,443.00 =	\$527.00
046-360-010-000	659 ft.	0.125 x	10 =	1.248	1.248 / 19.970 x	\$8,443.00 =	\$527.00
046-360-011-000	659 ft.	0.125 x	10 =	1.248	1.248 / 19.970 x	\$8,443.00 =	\$527.00
046-360-012-000	659 ft.	0.125 x	10 =	1.248	1.248 / 19.970 x	\$8,443.00 =	\$527.00
046-360-013-000	659 ft.	0.125 x	10 =	1.248	1.248 / 19.970 x	\$8,443.00 =	\$527.00
046-360-014-000	659 ft.	0.125 x	10 =	1.248	1.248 / 19.970 x	\$8,443.00 =	\$527.00
046-360-015-000	659 ft.	0.125 x	10 =	1.248	1.248 / 19.970 x	\$8,443.00 =	\$527.00
046-360-016-000	659 ft.	0.125 x	10 =	1.248	1.248 / 19.970 x	\$8,443.00 =	\$527.00
046-360-035-000	659 ft.	0.125 x	10 =	1.248	1.248 / 19.970 x	\$8,443.00 =	\$527.00
Parcels: 16		Total road use:		19.970 trip-miles	Zone Total:		\$8,432
Zone B - Kerensa Court							
Assessors Parcel Number	Distance from Co.Road	Distance Factor*	Traffic Factor**	Road Use Factor	Parcel Allocation	Zone Cost	Parcel Apportionment
046-360-017-000	345 ft.	0.065 x	10 =	0.653	0.653 / 7.841 x	\$4,159.00 =	\$347.00
046-360-018-000	345 ft.	0.065 x	10 =	0.653	0.653 / 7.841 x	\$4,159.00 =	\$347.00
046-360-019-000	345 ft.	0.065 x	10 =	0.653	0.653 / 7.841 x	\$4,159.00 =	\$347.00
046-360-020-000	345 ft.	0.065 x	10 =	0.653	0.653 / 7.841 x	\$4,159.00 =	\$347.00
046-360-021-000	345 ft.	0.065 x	10 =	0.653	0.653 / 7.841 x	\$4,159.00 =	\$347.00
046-360-022-000	345 ft.	0.065 x	10 =	0.653	0.653 / 7.841 x	\$4,159.00 =	\$347.00
046-360-023-000	345 ft.	0.065 x	10 =	0.653	0.653 / 7.841 x	\$4,159.00 =	\$347.00
046-360-024-000	345 ft.	0.065 x	10 =	0.653	0.653 / 7.841 x	\$4,159.00 =	\$347.00
046-360-025-000	345 ft.	0.065 x	10 =	0.653	0.653 / 7.841 x	\$4,159.00 =	\$347.00
046-360-026-000	345 ft.	0.065 x	10 =	0.653	0.653 / 7.841 x	\$4,159.00 =	\$347.00
046-360-027-000	345 ft.	0.065 x	10 =	0.653	0.653 / 7.841 x	\$4,159.00 =	\$347.00
046-360-028-000	345 ft.	0.065 x	10 =	0.653	0.653 / 7.841 x	\$4,159.00 =	\$347.00
Parcels: 12		Total road use:		7.841 trip-miles	Zone Total:		\$4,164
Total: 28		Total road use:		27.811 trip-miles	CSA Total:		\$12,596

***Distance factor (miles) is determined by length of the cul-de-sac

**Traffic factor (average daily trips) is determined by zoning and use

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