

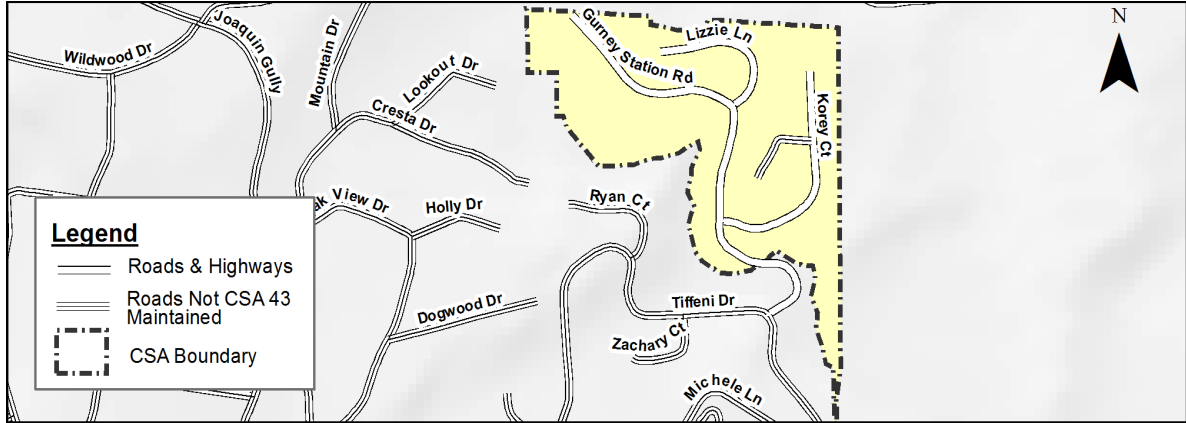


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COUNTY SERVICE AREA 43, BLACK OAK ESTATES 2021-22 ANNUAL REPORT



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Enclosed is the 2021 Annual Report for County Service Area 43, Black Oak Estates (CSA 43). 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 43 was established in 1992 by the Tuolumne County Board of Supervisors to maintain roads within its boundaries. In 2009, CSA 43 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%.

Gurney Station Rd. is programmed for ditch and related drainage maintenance. Please note that culverts located beneath driveways are the property of the resident and your responsibility to keep clear of debris. Repairs to damaged portions of the asphalt drainage dike are proposed along all roads.

The purpose of this annual report is to provide information about the administration of CSA 43. If you have any questions regarding your County Service Area please contact the Public Works Department.

Services

Road and drainage maintenance, vegetation and snow removal

1.28 Lane Miles

Gurney Station Road,
Corey Court, Lizzie Lane

Anticipated Maintenance

Drainage maintenance, ditch re-establishment, asphalt dike repairs

County Service Area No. 43, Black Oak Estates Annual Report

I. Background

County Service Area No. 43, Black Oak Estates Unit 3 (CSA 43) is located in Supervisorial District No. 3 in Twain Harte. The service area was established on October 6, 1992 by Board Resolution No. 238-92 to maintain roads within its boundaries. A perpetual assessment program was approved by vote of property owners in 2009 (Board Resolution 61-09).

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 2008 CSA 43 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

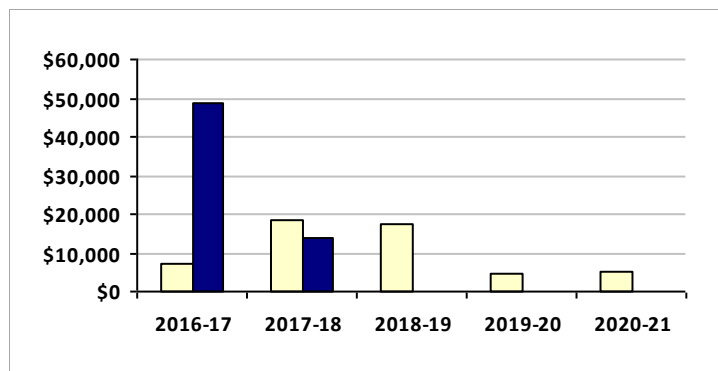
Road Name	Length (ft)	Width (ft)	Length (mi)	Surface	Condition
Gurney Station Road	1,800	22	0.34	Paved	Fair
Korey Court	945	22	0.18	Paved	Good
Lizzie Lane	623	22	0.12	Paved	Poor
TOTAL CSA Road Length (miles):			0.638		

IV. Maintenance Record

Fiscal Yr	Operational Routine Maintenance	Preventative Road Maintenance
2016-17	\$ 7,350.00 Snowplow, Admin.	\$48,710.00 Preventative Maintenance, Resurfacing (all Roads)
2017-18	\$ 18,440.00 Dike maintenance, Snowplow, Admin.	\$13,640.00 Resurfacing project completion work
2018-19	\$ 17,300.00 Snowplow, Drainage Maint., Admin.	
2019-20	\$ 4,360.00 Snowplow, Admin.	
2020-21	\$ 5,300.00 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 43 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

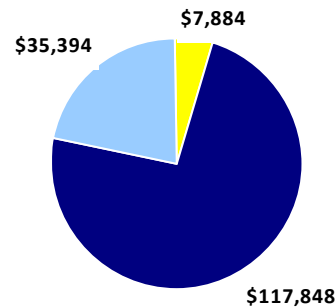
Department of Public Works staff conducted a field review of CSA 43 on June 11, 2021. Ditch re-establishment at the end of Gurney Station Rd and ditch repair in spot locations will be performed as part of a general maintenance contract.

VIII. Proposed Work Program, FY 2021-22

	Estimated Expenditures
Snow Removal	\$4,400
Snow Removal Contingency*	\$20,500
Road Maintenance: No significant maintenance	\$0
Routine Maintenance	\$9,125
Maintenance Contingency	\$1,369
Work Funds Total:	\$35,394

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

Proposed Budget

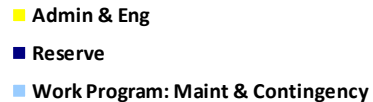


IX. Administration and Engineering

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

	Estimated Expenditures
Administration & Engineering Costs	
Engineering & Administration*	\$7,070
Long-Term Maint Plan Update	\$814
Admin & Eng TOTAL	\$7,884

*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)		\$137,200
Revenues (estimated)		
Assessment		\$21,726
Interest		\$2,200
Available Funds (estimated)		\$161,126
Expenses (estimated)		
Work Program & Contingency Fees	\$35,394	
Administration & Engineering	\$7,884	
		-\$43,278
Reserve		\$117,848

**County Service Area No. 43, Black Oak Estates
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. 43, Black Oak Estates (CSA 43) 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 California court rulings.

Annual Revenue

The annual revenue required to fund road maintenance in CSA 43 was determined in the Long-term Maintenance Plan prepared for this service area by a Professional Engineer.

Annual Revenue Requirement	=	\$21,726
Number of Assessable Parcels	=	57

Benefit Components

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

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

The community component is no longer a factor in CSA 43 apportionment calculations per DJDAR 10675 ruling.

Zone Component

One road system is currently maintained in this service area.

<u>Zone of Benefit</u>	<u>CSA Road Length</u>	<u>Percentage of CSA Total</u>	<u>Allocation to Zone</u>
Zone A	3,368 L.F.	100%	\$21,726
Total	3,368 L.F.	100%	\$21,726

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. 43, Black Oak Estates
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 No.	Dist. from Co.Road	Distance Factor*	Traffic Factor**	Use Factor	Parcel Allocation	Zone Cost	Parcel Apportionment	
048-730-001-000	620 ft.	0.117	x	10 =	1.174	1.174 / 160.33	x \$21,726 = \$159	
048-730-002-000	700 ft.	0.133	x	10 =	1.326	1.326 / 160.33	x \$21,726 = \$180	
048-730-003-000	910 ft.	0.172	x	10 =	1.723	1.723 / 160.33	x \$21,726 = \$234	
048-730-004-000	1010 ft.	0.191	x	10 =	1.913	1.913 / 160.33	x \$21,726 = \$259	
048-730-005-000	1080 ft.	0.205	x	10 =	2.045	2.045 / 160.33	x \$21,726 = \$277	
048-730-006-000	1150 ft.	0.218	x	10 =	2.178	2.178 / 160.33	x \$21,726 = \$295	
048-730-007-000	1250 ft.	0.237	x	10 =	2.367	2.367 / 160.33	x \$21,726 = \$321	
048-730-008-000	1370 ft.	0.259	x	10 =	2.595	2.595 / 160.33	x \$21,726 = \$352	
048-730-009-000	1470 ft.	0.278	x	10 =	2.784	2.784 / 160.33	x \$21,726 = \$377	
048-730-010-000	1540 ft.	0.292	x	10 =	2.917	2.917 / 160.33	x \$21,726 = \$395	
048-730-011-000	1610 ft.	0.305	x	10 =	3.049	3.049 / 160.33	x \$21,726 = \$413	
048-730-012-000	1630 ft.	0.309	x	10 =	3.087	3.087 / 160.33	x \$21,726 = \$418	
048-730-013-000	1630 ft.	0.309	x	10 =	3.087	3.087 / 160.33	x \$21,726 = \$418	
048-730-014-000	1630 ft.	0.309	x	10 =	3.087	3.087 / 160.33	x \$21,726 = \$418	
048-730-015-000	1620 ft.	0.307	x	10 =	3.068	3.068 / 160.33	x \$21,726 = \$416	
048-730-016-000	1590 ft.	0.301	x	10 =	3.011	3.011 / 160.33	x \$21,726 = \$408	
048-730-017-000	1550 ft.	0.294	x	10 =	2.936	2.936 / 160.33	x \$21,726 = \$398	
048-730-018-000	1470 ft.	0.278	x	10 =	2.784	2.784 / 160.33	x \$21,726 = \$377	
048-730-019-000	1340 ft.	0.254	x	10 =	2.538	2.538 / 160.33	x \$21,726 = \$344	
048-730-020-000	1270 ft.	0.241	x	10 =	2.405	2.405 / 160.33	x \$21,726 = \$326	
048-730-021-000	1200 ft.	0.227	x	10 =	2.273	2.273 / 160.33	x \$21,726 = \$308	
048-730-022-000	1100 ft.	0.208	x	10 =	2.083	2.083 / 160.33	x \$21,726 = \$282	
048-730-023-000	900 ft.	0.170	x	10 =	1.705	1.705 / 160.33	x \$21,726 = \$231	
048-730-027-000	1360 ft.	0.258	x	10 =	2.576	2.576 / 160.33	x \$21,726 = \$349	
048-730-028-000	1270 ft.	0.241	x	10 =	2.405	2.405 / 160.33	x \$21,726 = \$326	
048-730-029-000	1280 ft.	0.242	x	10 =	2.424	2.424 / 160.33	x \$21,726 = \$329	
048-730-030-000	1350 ft.	0.256	x	10 =	2.557	2.557 / 160.33	x \$21,726 = \$346	
048-730-031-000	1630 ft.	0.309	x	10 =	3.087	3.087 / 160.33	x \$21,726 = \$418	
048-730-035-000	1360 ft.	0.258	x	10 =	2.576	2.576 / 160.33	x \$21,726 = \$349	
048-730-036-000	1360 ft.	0.258	x	10 =	2.576	2.576 / 160.33	x \$21,726 = \$349	
048-740-001-000	1430 ft.	0.271	x	10 =	2.708	2.708 / 160.33	x \$21,726 = \$367	
048-740-002-000	1500 ft.	0.284	x	10 =	2.841	2.841 / 160.33	x \$21,726 = \$385	
048-740-003-000	1600 ft.	0.303	x	10 =	3.030	3.030 / 160.33	x \$21,726 = \$411	
048-740-004-000	1750 ft.	0.331	x	10 =	3.314	3.314 / 160.33	x \$21,726 = \$449	
048-740-005-000	1800 ft.	0.341	x	10 =	3.409	3.409 / 160.33	x \$21,726 = \$462	
048-740-006-000	1800 ft.	0.341	x	10 =	3.409	3.409 / 160.33	x \$21,726 = \$462	
048-740-007-000	1800 ft.	0.341	x	10 =	3.409	3.409 / 160.33	x \$21,726 = \$462	
048-740-008-000	1800 ft.	0.341	x	10 =	3.409	3.409 / 160.33	x \$21,726 = \$462	
048-740-009-000	1690 ft.	0.320	x	10 =	3.201	3.201 / 160.33	x \$21,726 = \$434	
048-740-010-000	1800 ft.	0.341	x	10 =	3.409	3.409 / 160.33	x \$21,726 = \$462	
048-740-011-000	1760 ft.	0.333	x	10 =	3.333	3.333 / 160.33	x \$21,726 = \$452	
048-740-012-000	1700 ft.	0.322	x	10 =	3.220	3.220 / 160.33	x \$21,726 = \$436	
048-740-013-000	1630 ft.	0.309	x	10 =	3.087	3.087 / 160.33	x \$21,726 = \$418	
048-740-014-000	1560 ft.	0.295	x	10 =	2.955	2.955 / 160.33	x \$21,726 = \$400	
048-740-015-000	1370 ft.	0.259	x	10 =	2.595	2.595 / 160.33	x \$21,726 = \$352	
048-740-017-000	1310 ft.	0.248	x	10 =	2.481	2.481 / 160.33	x \$21,726 = \$336	
048-740-018-000	1370 ft.	0.259	x	10 =	2.595	2.595 / 160.33	x \$21,726 = \$352	
048-740-019-000	1430 ft.	0.271	x	10 =	2.708	2.708 / 160.33	x \$21,726 = \$367	
048-740-020-000	1490 ft.	0.282	x	10 =	2.822	2.822 / 160.33	x \$21,726 = \$382	
048-740-021-000	1540 ft.	0.292	x	10 =	2.917	2.917 / 160.33	x \$21,726 = \$395	
048-740-024-000	1700 ft.	0.322	x	10 =	3.220	3.220 / 160.33	x \$21,726 = \$436	
048-740-025-000	1870 ft.	0.354	x	10 =	3.542	3.542 / 160.33	x \$21,726 = \$480	
048-740-026-000	1925 ft.	0.365	x	10 =	3.646	3.646 / 160.33	x \$21,726 = \$494	
048-740-027-000	1980 ft.	0.375	x	10 =	3.750	3.750 / 160.33	x \$21,726 = \$508	
048-740-028-000	2080 ft.	0.394	x	10 =	3.939	3.939 / 160.33	x \$21,726 = \$534	
048-740-029-000	2130 ft.	0.403	x	10 =	4.034	4.034 / 160.33	x \$21,726 = \$547	
048-740-030-000	1590 ft.	0.301	x	10 =	3.011	3.011 / 160.33	x \$21,726 = \$408	
Parcels:	57	Total road use:			160.33	trip-miles	CSA Total:	\$21,725

*Distance factor (miles) is determined by length from the county maintained road to the cul-de-sac

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

TRA 76-044