

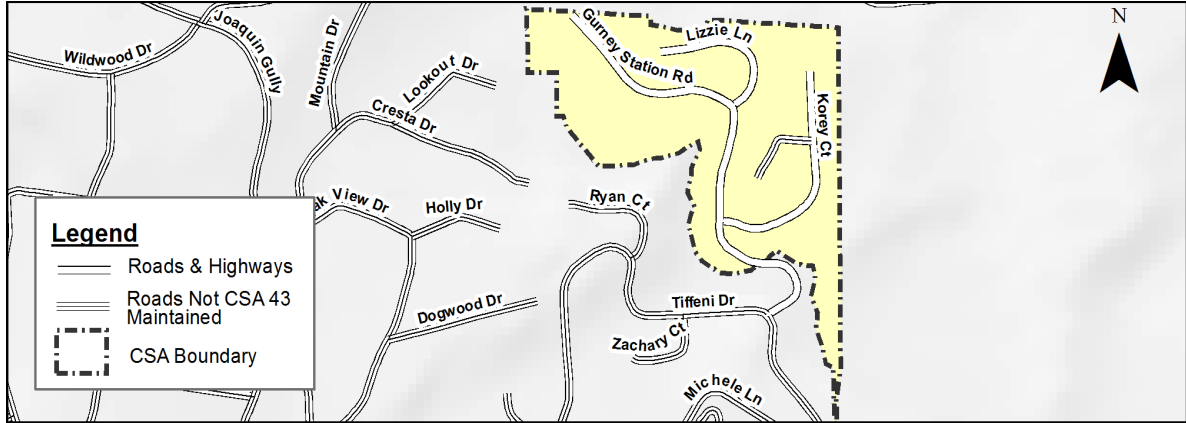


Department of Public Works

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 43, BLACK OAK ESTATES 2023-24 ANNUAL REPORT



ADMINISTRATION

Assistant to the
Department Head
Emma Hawks
209.694.2718

AIRPORTS

Airport Manager
Drew Njirich
209.533.5685

BUSINESS

Business Manager
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

GEOGRAPHIC INFORMATION SYSTEMS

GIS Coordinator
Madeline Amlin
209.533.6592

ROAD OPERATIONS

Superintendent of
Roads and Fleet
Mike Cagnetti
209.533.5609

SOLID WASTE

209.533.5588

SURVEYING

County Surveyor
Warren Smith, L.S.
209.533.5626
209.533.5626

Enclosed is the 2023 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 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 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 2023-24 the inflation factor is 4.9%.

In 2023 Public Works staff performed work to address ongoing drainage issue from the Sugarpine railroad grade easement. Drainage work in the CSA will continue into the current fiscal year. Snow removal in the CSA is provided through a contract administered by Tuolumne County, and snow poles identifying obstructions will be added.

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,
Korey Court, Lizzie Lane

Anticipated Maintenance

Drainage maintenance

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 22-23. This funding will remain in CSA account if update is not completed in this fiscal year.

III. Road Inventory

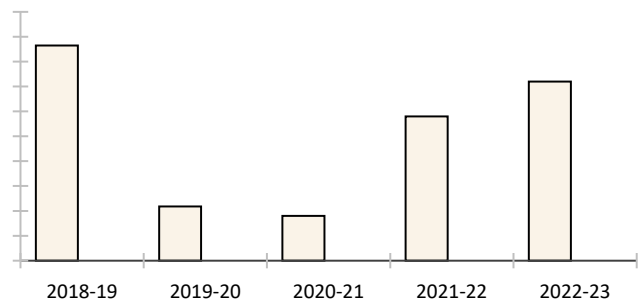
Road Name	Length (ft)	Width (ft)	Length (mi)	Surface	Condition
Gurney Station Road	1,800	22	0.34	Paved	Fair
Korey Court	945	22	0.18	Paved	Fair
Lizzie Lane	623	22	0.12	Paved	Poor
TOTAL CSA Road Length (miles):			0.638		

IV. Maintenance Record

Fiscal Yr	Operational Routine Maintenance	Preventative Road Maintenance
2018-19	\$ 17,300.00 Snowplow, Drainage Maint., Admin.	
2019-20	\$ 4,360.00 Snowplow, Admin.	
2020-21	\$ 3,600.00 Snowplow, Admin.	
2021-22	\$ 11,600.00 Snowplow, Drainage Maint., Admin.	
2022-23	\$ 14,400.00 Snowplow, Drainage Maint., 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.

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

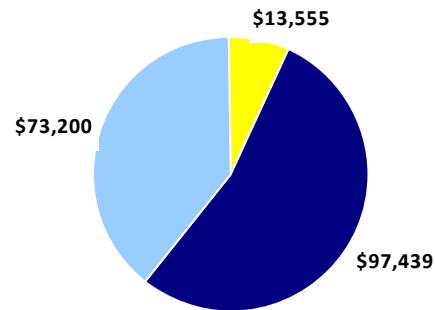
Department of Public Works staff conducted a field review of CSA 43 in April 2023. In 2023 maintenance has been performed on the parcel adjacent to CSA and maintenance within the CSA will continue to be improved this fiscal year. Additionally, snow pole installation is proposed in 2023 to warn plow operators of fixed objects.

VIII. Proposed Work Program, FY 2023-24

	Estimated Expenditures
Snow Removal	\$4,500
Snow Removal Contingency*	\$20,400
Road Maintenance: No significant maintenance	\$0
Routine Maintenance	\$42,000
Maintenance Contingency	\$6,300
Work Funds Total:	\$73,200

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

Proposed Budget

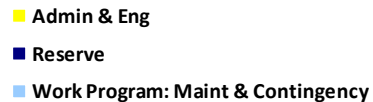


IX. Administration and Engineering

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

	Estimated Expenditures
Administration & Engineering Costs	
Engineering & Administration*	\$12,741
Long-Term Maint Plan Update	\$814
Admin & Eng TOTAL	\$13,555

*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 2023-24

(Fiscal year begins July 1)

	Estimated Expenditures	Total
Beginning Fund Balance (estimated)		\$158,000
Revenues (estimated)		
Assessment		\$24,614
Interest		\$1,580
Available Funds (estimated)		\$184,194
Expenses (estimated)		
Work Program & Contingency Fees	\$73,200	
Administration & Engineering	\$13,555	
		-\$86,755
Reserve		\$97,439

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	=	\$24,614
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%	\$24,614
Total	3,368 L.F.	100%	\$24,614

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
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 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 \$24,614 = \$181	
048-730-002-000	700 ft.	0.133	x	10 =	1.326	1.326 / 160.33	x \$24,614 = \$204	
048-730-003-000	910 ft.	0.172	x	10 =	1.723	1.723 / 160.33	x \$24,614 = \$265	
048-730-004-000	1010 ft.	0.191	x	10 =	1.913	1.913 / 160.33	x \$24,614 = \$294	
048-730-005-000	1080 ft.	0.205	x	10 =	2.045	2.045 / 160.33	x \$24,614 = \$315	
048-730-006-000	1150 ft.	0.218	x	10 =	2.178	2.178 / 160.33	x \$24,614 = \$335	
048-730-007-000	1250 ft.	0.237	x	10 =	2.367	2.367 / 160.33	x \$24,614 = \$363	
048-730-008-000	1370 ft.	0.259	x	10 =	2.595	2.595 / 160.33	x \$24,614 = \$398	
048-730-009-000	1470 ft.	0.278	x	10 =	2.784	2.784 / 160.33	x \$24,614 = \$427	
048-730-010-000	1540 ft.	0.292	x	10 =	2.917	2.917 / 160.33	x \$24,614 = \$448	
048-730-011-000	1610 ft.	0.305	x	10 =	3.049	3.049 / 160.33	x \$24,614 = \$468	
048-730-012-000	1630 ft.	0.309	x	10 =	3.087	3.087 / 160.33	x \$24,614 = \$474	
048-730-013-000	1630 ft.	0.309	x	10 =	3.087	3.087 / 160.33	x \$24,614 = \$474	
048-730-014-000	1630 ft.	0.309	x	10 =	3.087	3.087 / 160.33	x \$24,614 = \$474	
048-730-015-000	1620 ft.	0.307	x	10 =	3.068	3.068 / 160.33	x \$24,614 = \$471	
048-730-016-000	1590 ft.	0.301	x	10 =	3.011	3.011 / 160.33	x \$24,614 = \$462	
048-730-017-000	1550 ft.	0.294	x	10 =	2.936	2.936 / 160.33	x \$24,614 = \$451	
048-730-018-000	1470 ft.	0.278	x	10 =	2.784	2.784 / 160.33	x \$24,614 = \$427	
048-730-019-000	1340 ft.	0.254	x	10 =	2.538	2.538 / 160.33	x \$24,614 = \$390	
048-730-020-000	1270 ft.	0.241	x	10 =	2.405	2.405 / 160.33	x \$24,614 = \$369	
048-730-021-000	1200 ft.	0.227	x	10 =	2.273	2.273 / 160.33	x \$24,614 = \$349	
048-730-022-000	1100 ft.	0.208	x	10 =	2.083	2.083 / 160.33	x \$24,614 = \$320	
048-730-023-000	900 ft.	0.170	x	10 =	1.705	1.705 / 160.33	x \$24,614 = \$262	
048-730-027-000	1360 ft.	0.258	x	10 =	2.576	2.576 / 160.33	x \$24,614 = \$395	
048-730-028-000	1270 ft.	0.241	x	10 =	2.405	2.405 / 160.33	x \$24,614 = \$369	
048-730-029-000	1280 ft.	0.242	x	10 =	2.424	2.424 / 160.33	x \$24,614 = \$372	
048-730-030-000	1350 ft.	0.256	x	10 =	2.557	2.557 / 160.33	x \$24,614 = \$393	
048-730-031-000	1630 ft.	0.309	x	10 =	3.087	3.087 / 160.33	x \$24,614 = \$474	
048-730-035-000	1360 ft.	0.258	x	10 =	2.576	2.576 / 160.33	x \$24,614 = \$395	
048-730-036-000	1360 ft.	0.258	x	10 =	2.576	2.576 / 160.33	x \$24,614 = \$395	
048-740-001-000	1430 ft.	0.271	x	10 =	2.708	2.708 / 160.33	x \$24,614 = \$416	
048-740-002-000	1500 ft.	0.284	x	10 =	2.841	2.841 / 160.33	x \$24,614 = \$436	
048-740-003-000	1600 ft.	0.303	x	10 =	3.030	3.030 / 160.33	x \$24,614 = \$465	
048-740-004-000	1750 ft.	0.331	x	10 =	3.314	3.314 / 160.33	x \$24,614 = \$509	
048-740-005-000	1800 ft.	0.341	x	10 =	3.409	3.409 / 160.33	x \$24,614 = \$523	
048-740-006-000	1800 ft.	0.341	x	10 =	3.409	3.409 / 160.33	x \$24,614 = \$523	
048-740-007-000	1800 ft.	0.341	x	10 =	3.409	3.409 / 160.33	x \$24,614 = \$523	
048-740-008-000	1800 ft.	0.341	x	10 =	3.409	3.409 / 160.33	x \$24,614 = \$523	
048-740-009-000	1690 ft.	0.320	x	10 =	3.201	3.201 / 160.33	x \$24,614 = \$491	
048-740-010-000	1800 ft.	0.341	x	10 =	3.409	3.409 / 160.33	x \$24,614 = \$523	
048-740-011-000	1760 ft.	0.333	x	10 =	3.333	3.333 / 160.33	x \$24,614 = \$512	
048-740-012-000	1700 ft.	0.322	x	10 =	3.220	3.220 / 160.33	x \$24,614 = \$494	
048-740-013-000	1630 ft.	0.309	x	10 =	3.087	3.087 / 160.33	x \$24,614 = \$474	
048-740-014-000	1560 ft.	0.295	x	10 =	2.955	2.955 / 160.33	x \$24,614 = \$454	
048-740-015-000	1370 ft.	0.259	x	10 =	2.595	2.595 / 160.33	x \$24,614 = \$398	
048-740-017-000	1310 ft.	0.248	x	10 =	2.481	2.481 / 160.33	x \$24,614 = \$381	
048-740-018-000	1370 ft.	0.259	x	10 =	2.595	2.595 / 160.33	x \$24,614 = \$398	
048-740-019-000	1430 ft.	0.271	x	10 =	2.708	2.708 / 160.33	x \$24,614 = \$416	
048-740-020-000	1490 ft.	0.282	x	10 =	2.822	2.822 / 160.33	x \$24,614 = \$433	
048-740-021-000	1540 ft.	0.292	x	10 =	2.917	2.917 / 160.33	x \$24,614 = \$448	
048-740-024-000	1700 ft.	0.322	x	10 =	3.220	3.220 / 160.33	x \$24,614 = \$494	
048-740-025-000	1870 ft.	0.354	x	10 =	3.542	3.542 / 160.33	x \$24,614 = \$544	
048-740-026-000	1925 ft.	0.365	x	10 =	3.646	3.646 / 160.33	x \$24,614 = \$560	
048-740-027-000	1980 ft.	0.375	x	10 =	3.750	3.750 / 160.33	x \$24,614 = \$576	
048-740-028-000	2080 ft.	0.394	x	10 =	3.939	3.939 / 160.33	x \$24,614 = \$605	
048-740-029-000	2130 ft.	0.403	x	10 =	4.034	4.034 / 160.33	x \$24,614 = \$619	
048-740-030-000	1590 ft.	0.301	x	10 =	3.011	3.011 / 160.33	x \$24,614 = \$462	
Parcels:	57	Total road use:			160.33	trip-miles	CSA Total:	\$24,614

*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