

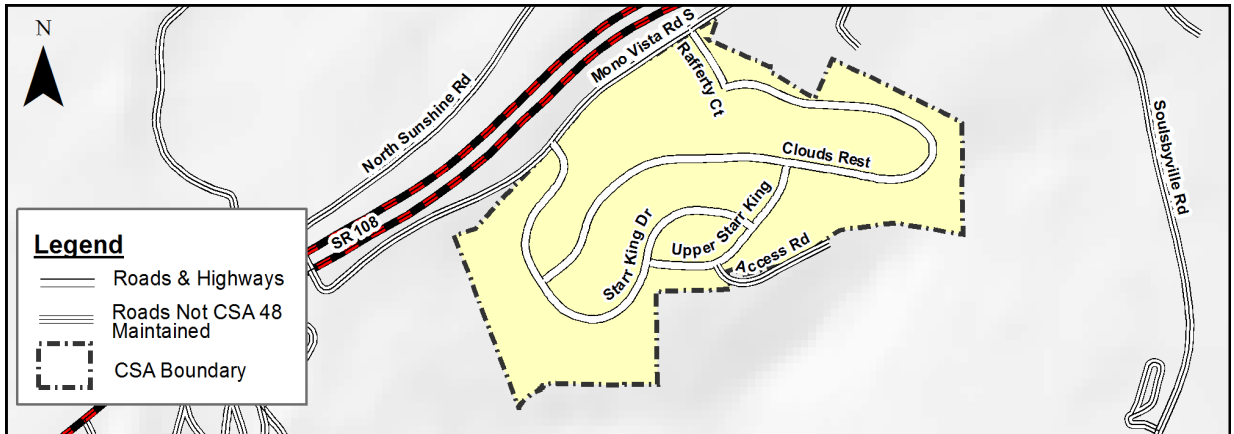


Department of Public Works

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COUNTY SERVICE AREA 48, SONORA VISTA 2021-22 ANNUAL REPORT



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Fleet Services Manager
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ROAD OPERATIONS
Road Superintendent
Mike Cognetti
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Solid Waste Director
Jim McHargue, REHS
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County Surveyor
Warren Smith, L.S.
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Enclosed is the 2021 Annual Report for County Service Area 48, Sonora Vista (CSA 48). The report contains information concerning the planned road maintenance, budget, and funding requirements for fiscal year 2020-21.

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 48 was established in 1993 by the Tuolumne County Board of Supervisors to maintain roads within its boundaries. In 2009, CSA 48 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% .

Rafferty Court is proposed to be included in a larger pavement surfacing contract. This is the only road proposed to be included in the resurfacing contract at this time. Other maintenance will include the replacement of the majority of stop signs within the CSA.

The purpose of this annual report is to provide information about the administration of CSA 48. 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

Anticipated Maintenance

Stop sign replacement, Pavement surface treatment (Rafferty Ct.)

2.3 Lane Miles

Clouds Rest, Rafferty Court, Starr King, Upper Starr King

County Service Area No. 48, Sonora Vista Estates Annual Report

I. Background

County Service Area No. 48, Sonora Vista Estates (CSA 48) is located in Supervisorial District No. 4 near Soulsbyville. The service area was established on October 12, 1993 by Board Resolution No. 228- 93 to maintain roads within its boundaries. A perpetual assessment program was approved by vote of property owners in 2009 (Board Resolution 50-09).

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 48 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

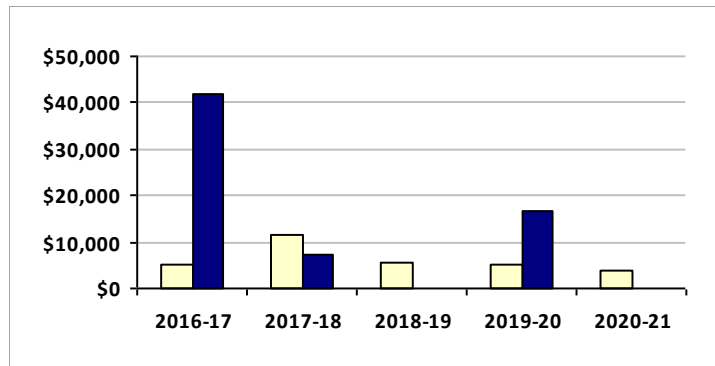
Road Name	Length (ft)	Width (ft)	Length (mi)	Surface	Condition
Clouds Rest	3,023	24-28	0.57	Paved	Good
Rafferty Court	319	28	0.06	Paved	Good
Starr King	1,914	24	0.36	Paved	Good
Upper Starr King	835	24	0.16	Paved	Good
TOTAL CSA Road Length (miles):			1.154		

IV. Maintenance Record

Fiscal Yr	Operational Routine Maintenance	Preventative Road Maintenance
2016-17	\$ 5,000.00 Snow plow, Sweeping, Admin.	\$41,700.00 Preventative maint., Resurfacing (Starr King, Upper Starr King, Clouds Rest)
2017-18	\$ 11,350.00 Dike maintenance, Snow plow, Admin.	\$7,300.00 Resurfacing project completion work
2018-19	\$ 5,500.00 Snowplow, Admin.	
2019-20	\$ 5,120.00 Snowplow, Admin.	\$16,550.00 Crack seal (all roads)
2020-21	\$ 4,000.00 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 this service area is the collection of assessments on each parcel. These charges are apportioned according to the benefit to be received from the maintenance work programmed in the Long-term Maintenance Plan. The community component factor has been eliminated for this CSA per DJDAR ruling 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

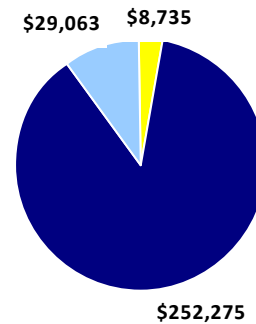
Department of Public Works staff conducted a field review of CSA 48 on June 8, 2021. Several stop signs are identified for replacement in FY 21-22. Rafferty Ct. is proposed to be included in upcoming surface treatment project.

VIII. Proposed Work Program, FY 2021-22

	Estimated Expenditures
Snow Removal	\$1,000
Snow Removal Contingency*	\$20,300
Road Maintenance: Microsurface (Rafferty Ct.)	\$3,000
Routine Maintenance	\$3,750
Maintenance Contingency	\$1,013
Work Funds Total:	\$29,063

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

Proposed Budget



- Admin & Eng
- Reserve
- Work Program: Maint & Contingency

IX. Administration and Engineering

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

	Estimated Expenditures
Administration & Engineering Costs	
Engineering & Administration*	\$7,822
Long-Term Maint Plan Update	\$913
Admin & Eng TOTAL	\$8,735

*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)		\$252,000
Revenues (estimated)		
Assessment		\$33,973
Interest		\$4,100
Available Funds (estimated)		\$290,073
Expenses (estimated)		
Work Program & Contingency Fees	\$29,063	
Administration & Engineering	\$8,735	
		-\$37,798
Reserve		\$252,275

County Service Area No. 48, Sonora Vista
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. 48, Sonora Vista (CSA 48) based on the 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 48 is based on the Long-term Maintenance plan as developed for this service area by a Professional Engineer.

Annual Revenue Requirement	=	\$33,973
Number of Assessable Parcels	=	131

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 applicable to CSA 48 as a result of ruling DJDAR 10675.

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:

<u>Zone of Benefit</u>	<u>CSA Road Length</u>	<u>Percentage of CSA Total</u>	<u>Allocation to Zone</u>
Zone A	6,091 L.F.	100%	\$33,973
Total	6,091 L.F.	100%	\$33,973

Road Usage Component

Estimated road usage for each parcel is determined according to distance and traffic 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. 48, Sonora Vista
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 in feet	Distance Factor*	Traffic Factor**	Road Use Factor	Parcel Allocation	Zone Cost	Parcel Apportionment
038-080-018-000	447	0.0847	x 10	= 0.85	0.85 / 334	x \$33,973	= \$86
038-080-019-000	447	0.0847	x 10	= 0.85	0.85 / 334	x \$33,973	= \$86
038-080-020-000 †	319	0.0604	x 184	= 11.12	11.12 / 334	x \$33,973	= \$1,130
038-080-021-000	329	0.0623	x 10	= 0.62	0.62 / 334	x \$33,973	= \$63
038-380-001-000	330	0.0625	x 10	= 0.63	0.63 / 334	x \$33,973	= \$64
038-380-002-000	400	0.0758	x 10	= 0.76	0.76 / 334	x \$33,973	= \$77
038-380-003-000	710	0.1345	x 10	= 1.34	1.34 / 334	x \$33,973	= \$137
038-380-004-000	770	0.1458	x 10	= 1.46	1.46 / 334	x \$33,973	= \$148
038-380-005-000	830	0.1572	x 10	= 1.57	1.57 / 334	x \$33,973	= \$160
038-380-006-000	890	0.1686	x 10	= 1.69	1.69 / 334	x \$33,973	= \$171
038-380-007-000	950	0.1799	x 10	= 1.80	1.80 / 334	x \$33,973	= \$183
038-380-008-000	1,030	0.1951	x 10	= 1.95	1.95 / 334	x \$33,973	= \$198
038-380-009-000	110	0.0208	x 10	= 0.21	0.21 / 334	x \$33,973	= \$21
038-380-010-000	1,170	0.2216	x 10	= 2.22	2.22 / 334	x \$33,973	= \$225
038-380-011-000	1,220	0.2311	x 10	= 2.31	2.31 / 334	x \$33,973	= \$235
038-380-012-000	1,270	0.2405	x 10	= 2.41	2.41 / 334	x \$33,973	= \$244
038-380-013-000	1,330	0.2519	x 10	= 2.52	2.52 / 334	x \$33,973	= \$256
038-380-014-000	1,330	0.2519	x 10	= 2.52	2.52 / 334	x \$33,973	= \$256
038-380-015-000	1,350	0.2557	x 10	= 2.56	2.56 / 334	x \$33,973	= \$260
038-380-016-000	1,600	0.3030	x 10	= 3.03	3.03 / 334	x \$33,973	= \$308
038-380-017-000	1,680	0.3182	x 10	= 3.18	3.18 / 334	x \$33,973	= \$323
038-380-018-000	1,740	0.3295	x 10	= 3.30	3.30 / 334	x \$33,973	= \$335
038-380-019-000	1,790	0.3390	x 10	= 3.39	3.39 / 334	x \$33,973	= \$345
038-380-020-000	1,830	0.3466	x 10	= 3.47	3.47 / 334	x \$33,973	= \$352
038-380-022-000	1,850	0.3504	x 10	= 3.50	3.50 / 334	x \$33,973	= \$356
038-380-023-000	1,810	0.3428	x 10	= 3.43	3.43 / 334	x \$33,973	= \$348
038-380-024-000	1,750	0.3314	x 10	= 3.31	3.31 / 334	x \$33,973	= \$337
038-380-025-000	1,700	0.3220	x 10	= 3.22	3.22 / 334	x \$33,973	= \$327
038-380-026-000	1,650	0.3125	x 10	= 3.13	3.13 / 334	x \$33,973	= \$318
038-380-027-000	1,590	0.3011	x 10	= 3.01	3.01 / 334	x \$33,973	= \$306
038-380-028-000	1,540	0.2917	x 10	= 2.92	2.92 / 334	x \$33,973	= \$296
038-380-029-000	1,480	0.2803	x 10	= 2.80	2.80 / 334	x \$33,973	= \$285
038-380-032-000	1,090	0.2064	x 10	= 2.06	2.06 / 334	x \$33,973	= \$210
038-380-033-000	990	0.1875	x 10	= 1.88	1.88 / 334	x \$33,973	= \$191
038-380-034-000	920	0.1742	x 10	= 1.74	1.74 / 334	x \$33,973	= \$177
038-380-035-000	850	0.1610	x 10	= 1.61	1.61 / 334	x \$33,973	= \$164
038-380-036-000	800	0.1515	x 10	= 1.52	1.52 / 334	x \$33,973	= \$154
038-380-037-000	710	0.1345	x 10	= 1.34	1.34 / 334	x \$33,973	= \$137
038-380-038-000	620	0.1174	x 10	= 1.17	1.17 / 334	x \$33,973	= \$119

**County Service Area No. 48, Sonora Vista
2021-22 Benefit Apportionment Schedule**

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Assessors Parcel Number	Distance in feet	Distance Factor*	Traffic Factor**	Road Use Factor	Parcel Allocation	Zone Cost	Parcel Apportionment
038-380-039-000	540	0.1023	x 10 =	1.02	1.02 / 334	x \$33,973 =	\$104
038-380-040-000	460	0.0871	x 10 =	0.87	0.87 / 334	x \$33,973 =	\$89
038-380-041-000	400	0.0758	x 10 =	0.76	0.76 / 334	x \$33,973 =	\$77
038-380-042-000	330	0.0625	x 10 =	0.63	0.63 / 334	x \$33,973 =	\$64
038-380-047-000	1,350	0.2557	x 10 =	2.56	2.56 / 334	x \$33,973 =	\$260
038-380-048-000	1,150	0.2178	x 10 =	2.18	2.18 / 334	x \$33,973 =	\$221
038-390-001-000	1,000	0.1894	x 10 =	1.89	1.89 / 334	x \$33,973 =	\$192
038-390-004-000	1,210	0.2292	x 10 =	2.29	2.29 / 334	x \$33,973 =	\$233
038-390-005-000	1,280	0.2424	x 10 =	2.42	2.42 / 334	x \$33,973 =	\$246
038-390-006-000	1,320	0.2500	x 10 =	2.50	2.50 / 334	x \$33,973 =	\$254
038-390-007-000	1,380	0.2614	x 10 =	2.61	2.61 / 334	x \$33,973 =	\$266
038-390-008-000	1,440	0.2727	x 10 =	2.73	2.73 / 334	x \$33,973 =	\$277
038-390-009-000	1,490	0.2822	x 10 =	2.82	2.82 / 334	x \$33,973 =	\$287
038-390-010-000	1,550	0.2936	x 10 =	2.94	2.94 / 334	x \$33,973 =	\$298
038-390-011-000	1,610	0.3049	x 10 =	3.05	3.05 / 334	x \$33,973 =	\$310
038-390-012-000	1,660	0.3144	x 10 =	3.14	3.14 / 334	x \$33,973 =	\$320
038-390-013-000	1,725	0.3267	x 10 =	3.27	3.27 / 334	x \$33,973 =	\$332
038-390-014-000	1,775	0.3362	x 10 =	3.36	3.36 / 334	x \$33,973 =	\$342
038-390-015-000	1,820	0.3447	x 10 =	3.45	3.45 / 334	x \$33,973 =	\$350
038-390-016-000	1,870	0.3542	x 10 =	3.54	3.54 / 334	x \$33,973 =	\$360
038-390-017-000	1,920	0.3636	x 10 =	3.64	3.64 / 334	x \$33,973 =	\$370
038-390-018-000	1,910	0.3617	x 10 =	3.62	3.62 / 334	x \$33,973 =	\$368
038-390-019-000	1,660	0.3144	x 10 =	3.14	3.14 / 334	x \$33,973 =	\$320
038-390-020-000	1,725	0.3267	x 10 =	3.27	3.27 / 334	x \$33,973 =	\$332
038-390-021-000	1,790	0.3390	x 10 =	3.39	3.39 / 334	x \$33,973 =	\$345
038-390-022-000	1,850	0.3504	x 10 =	3.50	3.50 / 334	x \$33,973 =	\$356
038-390-023-000	2,020	0.3826	x 10 =	3.83	3.83 / 334	x \$33,973 =	\$389
038-390-024-000	1,890	0.3580	x 10 =	3.58	3.58 / 334	x \$33,973 =	\$364
038-390-025-000	1,870	0.3542	x 10 =	3.54	3.54 / 334	x \$33,973 =	\$360
038-390-026-000	1,820	0.3447	x 10 =	3.45	3.45 / 334	x \$33,973 =	\$350
038-390-027-000	1,780	0.3371	x 10 =	3.37	3.37 / 334	x \$33,973 =	\$343
038-390-028-000	1,725	0.3267	x 10 =	3.27	3.27 / 334	x \$33,973 =	\$332
038-390-029-000	1,670	0.3163	x 10 =	3.16	3.16 / 334	x \$33,973 =	\$321
038-390-030-000	1,620	0.3068	x 10 =	3.07	3.07 / 334	x \$33,973 =	\$312
038-390-031-000	1,550	0.2936	x 10 =	2.94	2.94 / 334	x \$33,973 =	\$298
038-390-032-000	1,490	0.2822	x 10 =	2.82	2.82 / 334	x \$33,973 =	\$287
038-390-033-000	1,450	0.2746	x 10 =	2.75	2.75 / 334	x \$33,973 =	\$279
038-390-034-000	1,410	0.2670	x 10 =	2.67	2.67 / 334	x \$33,973 =	\$271
038-390-035-000	1,360	0.2576	x 10 =	2.58	2.58 / 334	x \$33,973 =	\$262

**County Service Area No. 48, Sonora Vista
2021-22 Benefit Apportionment Schedule**

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Assessors Parcel Number	Distance in feet	Distance Factor*	Traffic Factor**	Road Use Factor	Parcel Allocation	Zone Cost	Parcel Apportionment
038-390-036-000	1,275	0.2415	x 10 =	2.41	2.41 / 334	x \$33,973 =	\$245
038-390-037-000	1,190	0.2254	x 10 =	2.25	2.25 / 334	x \$33,973 =	\$229
038-390-038-000	1,140	0.2159	x 10 =	2.16	2.16 / 334	x \$33,973 =	\$219
038-390-039-000	1,040	0.1970	x 10 =	1.97	1.97 / 334	x \$33,973 =	\$200
038-390-040-000	925	0.1752	x 10 =	1.75	1.75 / 334	x \$33,973 =	\$178
038-390-041-000	820	0.1553	x 10 =	1.55	1.55 / 334	x \$33,973 =	\$158
038-390-042-000	725	0.1373	x 10 =	1.37	1.37 / 334	x \$33,973 =	\$140
038-390-043-000	820	0.1553	x 10 =	1.55	1.55 / 334	x \$33,973 =	\$158
038-390-044-000	900	0.1705	x 10 =	1.70	1.70 / 334	x \$33,973 =	\$173
038-390-045-000	1,000	0.1894	x 10 =	1.89	1.89 / 334	x \$33,973 =	\$192
038-390-046-000	1,100	0.2083	x 10 =	2.08	2.08 / 334	x \$33,973 =	\$212
038-390-047-000	1,210	0.2292	x 10 =	2.29	2.29 / 334	x \$33,973 =	\$233
038-390-048-000	1,350	0.2557	x 10 =	2.56	2.56 / 334	x \$33,973 =	\$260
038-390-049-000	360	0.0682	x 10 =	0.68	0.68 / 334	x \$33,973 =	\$69
038-390-050-000	530	0.1004	x 10 =	1.00	1.00 / 334	x \$33,973 =	\$102
038-390-051-000	730	0.1383	x 10 =	1.38	1.38 / 334	x \$33,973 =	\$141
038-390-052-000	790	0.1496	x 10 =	1.50	1.50 / 334	x \$33,973 =	\$152
038-390-053-000	930	0.1761	x 10 =	1.76	1.76 / 334	x \$33,973 =	\$179
038-390-054-000	1,580	0.2992	x 10 =	2.99	2.99 / 334	x \$33,973 =	\$304
038-390-055-000	1,100	0.2083	x 10 =	2.08	2.08 / 334	x \$33,973 =	\$212
038-390-057-000	590	0.1117	x 10 =	1.12	1.12 / 334	x \$33,973 =	\$114
038-400-001-000	1,990	0.3769	x 10 =	3.77	3.77 / 334	x \$33,973 =	\$383
038-400-002-000	1,980	0.3750	x 10 =	3.75	3.75 / 334	x \$33,973 =	\$381
038-400-003-000	1,980	0.3750	x 10 =	3.75	3.75 / 334	x \$33,973 =	\$381
038-400-004-000	1,970	0.3731	x 10 =	3.73	3.73 / 334	x \$33,973 =	\$379
038-400-005-000	1,850	0.3504	x 10 =	3.50	3.50 / 334	x \$33,973 =	\$356
038-400-006-000	1,800	0.3409	x 10 =	3.41	3.41 / 334	x \$33,973 =	\$346
038-400-007-000	1,750	0.3314	x 10 =	3.31	3.31 / 334	x \$33,973 =	\$337
038-400-008-000	1,700	0.3220	x 10 =	3.22	3.22 / 334	x \$33,973 =	\$327
038-400-009-000	1,610	0.3049	x 10 =	3.05	3.05 / 334	x \$33,973 =	\$310
038-400-010-000	1,560	0.2955	x 10 =	2.95	2.95 / 334	x \$33,973 =	\$300
038-400-011-000	1,490	0.2822	x 10 =	2.82	2.82 / 334	x \$33,973 =	\$287
038-400-012-000	1,425	0.2699	x 10 =	2.70	2.70 / 334	x \$33,973 =	\$274
038-400-013-000	1,380	0.2614	x 10 =	2.61	2.61 / 334	x \$33,973 =	\$266
038-400-014-000	1,210	0.2292	x 10 =	2.29	2.29 / 334	x \$33,973 =	\$233
038-400-015-000	1,150	0.2178	x 10 =	2.18	2.18 / 334	x \$33,973 =	\$221
038-400-016-000	1,110	0.2102	x 10 =	2.10	2.10 / 334	x \$33,973 =	\$214
038-400-017-000	1,090	0.2064	x 10 =	2.06	2.06 / 334	x \$33,973 =	\$210
038-400-018-000	1,090	0.2064	x 10 =	2.06	2.06 / 334	x \$33,973 =	\$210

**County Service Area No. 48, Sonora Vista
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 in feet	Distance Factor*	Traffic Factor**	Road Use Factor	Parcel Allocation	Zone Cost	Parcel Apportionment
038-400-019-000	1,020	0.1932	x 10 =	1.93	1.93 / 334	x \$33,973 =	\$196
038-400-020-000	1,070	0.2027	x 10 =	2.03	2.03 / 334	x \$33,973 =	\$206
038-400-021-000	1,500	0.2841	x 10 =	2.84	2.84 / 334	x \$33,973 =	\$289
038-400-022-000	1,580	0.2992	x 10 =	2.99	2.99 / 334	x \$33,973 =	\$304
038-400-023-000	1,670	0.3163	x 10 =	3.16	3.16 / 334	x \$33,973 =	\$321
038-400-024-000	1,740	0.3295	x 10 =	3.30	3.30 / 334	x \$33,973 =	\$335
038-400-025-000	1,830	0.3466	x 10 =	3.47	3.47 / 334	x \$33,973 =	\$352
038-400-026-000	1,940	0.3674	x 10 =	3.67	3.67 / 334	x \$33,973 =	\$373
038-400-027-000	1,720	0.3258	x 10 =	3.26	3.26 / 334	x \$33,973 =	\$331
038-400-028-000	1,620	0.3068	x 10 =	3.07	3.07 / 334	x \$33,973 =	\$312
038-400-029-000	1,530	0.2898	x 10 =	2.90	2.90 / 334	x \$33,973 =	\$295
038-400-030-000	1,460	0.2765	x 10 =	2.77	2.77 / 334	x \$33,973 =	\$281
038-400-031-000	1,400	0.2652	x 10 =	2.65	2.65 / 334	x \$33,973 =	\$269
038-400-032-000	1,530	0.2898	x 10 =	2.90	2.90 / 334	x \$33,973 =	\$295
Parcels:	131	Total road use:		334.27	trip-miles	CSA Total	\$33,973

*Distance factor (miles) is the distance from parcel to county road † Care facility VPD includes visitors & staff

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

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