

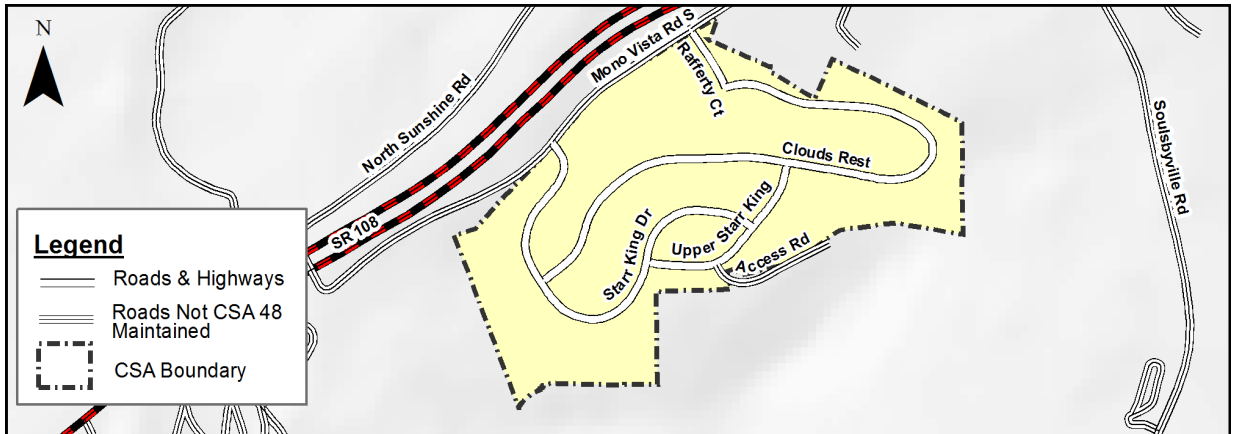


# Department of Public Works

Kim MacFarlane, P.E.  
Director

48 W. Yaney Avenue, Sonora  
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Sonora, CA 95370  
209.533.5601  
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## COUNTY SERVICE AREA 48, SONORA VISTA 2023-24 ANNUAL REPORT



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

In the upcoming fiscal year no major maintenance is currently planned. Snow removal will continue to be provided through a contract administered by Tuolumne County.

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.

### 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 Cognetti  
209.533.5609

### SOLID WASTE

209.533.5588

### SURVEYING

County Surveyor  
Warren Smith, L.S.  
209.533.5626

## Services

Road and drainage  
maintenance, vegetation  
removal, snow removal

## Anticipated Maintenance

Sign replacements

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

#### III. Road Inventory

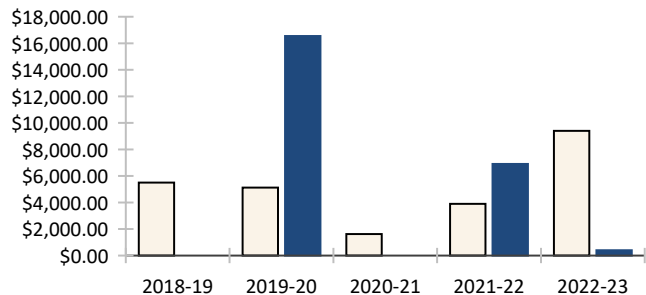
Road Name	Length (ft)	Width (ft)	Length (mi)	Surface	Condition
Clouds Rest	3,023	24-28	0.57	Paved	Fair
Rafferty Court	319	28	0.06	Paved	Good
Starr King	1,914	24	0.36	Paved	Good
Upper Starr King	835	24	0.16	Paved	Good
<b>TOTAL CSA Road Length (miles):</b>			1.154		

#### IV. Maintenance Record

Fiscal Yr	Operational Routine Maintenance	Preventative Road Maintenance
2018-19	\$ 5,500.00 Snowplow, Admin.	
2019-20	\$ 5,120.00 Snowplow, Admin.	\$16,550.00 Crack seal (all roads)
2020-21	\$ 1,620.00 Snowplow, Admin.	
2021-22	\$ 3,900.00 Snowplow, Pavement Repair, Admin.	\$6,900.00 Resurfacing (Rafferty Ct.)
2022-23	\$ 9,400.00 Snowplow, Street Sweeping, Admin.	\$400.00 Resurfacing project closeout

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.

### 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

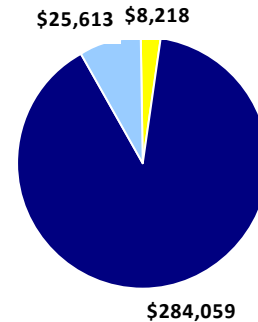
Department of Public Works staff conducted a field review of CSA 48 in April 2023. Minimal maintenance, including sign replacements and annual street sweeping, is proposed in 2023.

### VIII. Proposed Work Program, FY 2023-24

	Estimated Expenditures
Snow Removal	\$1,500
Snow Removal Contingency*	\$19,800
Road Maintenance: No significant maintenance	\$3,750
Maintenance Contingency	\$563
<b>Work Funds Total:</b>	<b>\$25,613</b>

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

### Proposed Budget

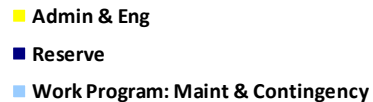


### IX. Administration and Engineering

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

	Estimated Expenditures
Administration & Engineering Costs	
Engineering & Administration*	\$7,305
Long-Term Maint Plan Update	\$913
<b>Admin &amp; Eng TOTAL</b>	<b>\$8,218</b>

\*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)		\$276,500
Revenues (estimated)		
Assessment		\$38,489
Interest		\$2,900
Available Funds (estimated)		\$317,889
Expenses (estimated)		
Work Program & Contingency Fees	\$25,613	
Administration & Engineering	\$8,218	
		-\$33,830
<b>Reserve</b>		<b>\$284,059</b>

**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	=	\$38,489
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%	\$38,489
<b>Total</b>	<b>6,091 L.F.</b>	<b>100%</b>	<b>\$38,489</b>

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  
2022-2023**

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 \$38,489 =	\$98
038-080-019-000	447	0.0847	x 10 =	0.85	0.85 / 334	x \$38,489 =	\$98
038-080-020-000 †	319	0.0604	x 184 =	11.12	11.12 / 334	x \$38,489 =	\$1,280
038-080-021-000	329	0.0623	x 10 =	0.62	0.62 / 334	x \$38,489 =	\$72
038-380-001-000	330	0.0625	x 10 =	0.63	0.63 / 334	x \$38,489 =	\$72
038-380-002-000	400	0.0758	x 10 =	0.76	0.76 / 334	x \$38,489 =	\$87
038-380-003-000	710	0.1345	x 10 =	1.34	1.34 / 334	x \$38,489 =	\$155
038-380-004-000	770	0.1458	x 10 =	1.46	1.46 / 334	x \$38,489 =	\$168
038-380-005-000	830	0.1572	x 10 =	1.57	1.57 / 334	x \$38,489 =	\$181
038-380-006-000	890	0.1686	x 10 =	1.69	1.69 / 334	x \$38,489 =	\$194
038-380-007-000	950	0.1799	x 10 =	1.80	1.80 / 334	x \$38,489 =	\$207
038-380-008-000	1,030	0.1951	x 10 =	1.95	1.95 / 334	x \$38,489 =	\$225
038-380-009-000	110	0.0208	x 10 =	0.21	0.21 / 334	x \$38,489 =	\$24
038-380-010-000	1,170	0.2216	x 10 =	2.22	2.22 / 334	x \$38,489 =	\$255
038-380-011-000	1,220	0.2311	x 10 =	2.31	2.31 / 334	x \$38,489 =	\$266
038-380-012-000	1,270	0.2405	x 10 =	2.41	2.41 / 334	x \$38,489 =	\$277
038-380-013-000	1,330	0.2519	x 10 =	2.52	2.52 / 334	x \$38,489 =	\$290
038-380-014-000	1,330	0.2519	x 10 =	2.52	2.52 / 334	x \$38,489 =	\$290
038-380-015-000	1,350	0.2557	x 10 =	2.56	2.56 / 334	x \$38,489 =	\$294
038-380-016-000	1,600	0.3030	x 10 =	3.03	3.03 / 334	x \$38,489 =	\$349
038-380-017-000	1,680	0.3182	x 10 =	3.18	3.18 / 334	x \$38,489 =	\$366
038-380-018-000	1,740	0.3295	x 10 =	3.30	3.30 / 334	x \$38,489 =	\$379
038-380-019-000	1,790	0.3390	x 10 =	3.39	3.39 / 334	x \$38,489 =	\$390
038-380-020-000	1,830	0.3466	x 10 =	3.47	3.47 / 334	x \$38,489 =	\$399
038-380-022-000	1,850	0.3504	x 10 =	3.50	3.50 / 334	x \$38,489 =	\$403
038-380-023-000	1,810	0.3428	x 10 =	3.43	3.43 / 334	x \$38,489 =	\$395
038-380-024-000	1,750	0.3314	x 10 =	3.31	3.31 / 334	x \$38,489 =	\$382
038-380-025-000	1,700	0.3220	x 10 =	3.22	3.22 / 334	x \$38,489 =	\$371
038-380-026-000	1,650	0.3125	x 10 =	3.13	3.13 / 334	x \$38,489 =	\$360
038-380-027-000	1,590	0.3011	x 10 =	3.01	3.01 / 334	x \$38,489 =	\$347
038-380-028-000	1,540	0.2917	x 10 =	2.92	2.92 / 334	x \$38,489 =	\$336
038-380-029-000	1,480	0.2803	x 10 =	2.80	2.80 / 334	x \$38,489 =	\$323
038-380-032-000	1,090	0.2064	x 10 =	2.06	2.06 / 334	x \$38,489 =	\$238
038-380-033-000	990	0.1875	x 10 =	1.88	1.88 / 334	x \$38,489 =	\$216
038-380-034-000	920	0.1742	x 10 =	1.74	1.74 / 334	x \$38,489 =	\$201
038-380-035-000	850	0.1610	x 10 =	1.61	1.61 / 334	x \$38,489 =	\$185
038-380-036-000	800	0.1515	x 10 =	1.52	1.52 / 334	x \$38,489 =	\$174
038-380-037-000	710	0.1345	x 10 =	1.34	1.34 / 334	x \$38,489 =	\$155
038-380-038-000	620	0.1174	x 10 =	1.17	1.17 / 334	x \$38,489 =	\$135

**County Service Area No. 48, Sonora Vista  
2022-2023**

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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 \$38,489 =	\$118
038-380-040-000	460	0.0871	x 10 =	0.87	0.87 / 334	x \$38,489 =	\$100
038-380-041-000	400	0.0758	x 10 =	0.76	0.76 / 334	x \$38,489 =	\$87
038-380-042-000	330	0.0625	x 10 =	0.63	0.63 / 334	x \$38,489 =	\$72
038-380-047-000	1,350	0.2557	x 10 =	2.56	2.56 / 334	x \$38,489 =	\$294
038-380-048-000	1,150	0.2178	x 10 =	2.18	2.18 / 334	x \$38,489 =	\$251
038-390-001-000	1,000	0.1894	x 10 =	1.89	1.89 / 334	x \$38,489 =	\$218
038-390-004-000	1,210	0.2292	x 10 =	2.29	2.29 / 334	x \$38,489 =	\$264
038-390-005-000	1,280	0.2424	x 10 =	2.42	2.42 / 334	x \$38,489 =	\$279
038-390-006-000	1,320	0.2500	x 10 =	2.50	2.50 / 334	x \$38,489 =	\$288
038-390-007-000	1,380	0.2614	x 10 =	2.61	2.61 / 334	x \$38,489 =	\$301
038-390-008-000	1,440	0.2727	x 10 =	2.73	2.73 / 334	x \$38,489 =	\$314
038-390-009-000	1,490	0.2822	x 10 =	2.82	2.82 / 334	x \$38,489 =	\$325
038-390-010-000	1,550	0.2936	x 10 =	2.94	2.94 / 334	x \$38,489 =	\$338
038-390-011-000	1,610	0.3049	x 10 =	3.05	3.05 / 334	x \$38,489 =	\$351
038-390-012-000	1,660	0.3144	x 10 =	3.14	3.14 / 334	x \$38,489 =	\$362
038-390-013-000	1,725	0.3267	x 10 =	3.27	3.27 / 334	x \$38,489 =	\$376
038-390-014-000	1,775	0.3362	x 10 =	3.36	3.36 / 334	x \$38,489 =	\$387
038-390-015-000	1,820	0.3447	x 10 =	3.45	3.45 / 334	x \$38,489 =	\$397
038-390-016-000	1,870	0.3542	x 10 =	3.54	3.54 / 334	x \$38,489 =	\$408
038-390-017-000	1,920	0.3636	x 10 =	3.64	3.64 / 334	x \$38,489 =	\$419
038-390-018-000	1,910	0.3617	x 10 =	3.62	3.62 / 334	x \$38,489 =	\$417
038-390-019-000	1,660	0.3144	x 10 =	3.14	3.14 / 334	x \$38,489 =	\$362
038-390-020-000	1,725	0.3267	x 10 =	3.27	3.27 / 334	x \$38,489 =	\$376
038-390-021-000	1,790	0.3390	x 10 =	3.39	3.39 / 334	x \$38,489 =	\$390
038-390-022-000	1,850	0.3504	x 10 =	3.50	3.50 / 334	x \$38,489 =	\$403
038-390-023-000	2,020	0.3826	x 10 =	3.83	3.83 / 334	x \$38,489 =	\$441
038-390-024-000	1,890	0.3580	x 10 =	3.58	3.58 / 334	x \$38,489 =	\$412
038-390-025-000	1,870	0.3542	x 10 =	3.54	3.54 / 334	x \$38,489 =	\$408
038-390-026-000	1,820	0.3447	x 10 =	3.45	3.45 / 334	x \$38,489 =	\$397
038-390-027-000	1,780	0.3371	x 10 =	3.37	3.37 / 334	x \$38,489 =	\$388
038-390-028-000	1,725	0.3267	x 10 =	3.27	3.27 / 334	x \$38,489 =	\$376
038-390-029-000	1,670	0.3163	x 10 =	3.16	3.16 / 334	x \$38,489 =	\$364
038-390-030-000	1,620	0.3068	x 10 =	3.07	3.07 / 334	x \$38,489 =	\$353
038-390-031-000	1,550	0.2936	x 10 =	2.94	2.94 / 334	x \$38,489 =	\$338
038-390-032-000	1,490	0.2822	x 10 =	2.82	2.82 / 334	x \$38,489 =	\$325
038-390-033-000	1,450	0.2746	x 10 =	2.75	2.75 / 334	x \$38,489 =	\$316
038-390-034-000	1,410	0.2670	x 10 =	2.67	2.67 / 334	x \$38,489 =	\$307
038-390-035-000	1,360	0.2576	x 10 =	2.58	2.58 / 334	x \$38,489 =	\$297

**County Service Area No. 48, Sonora Vista  
2022-2023**

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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 \$38,489 =	\$278
038-390-037-000	1,190	0.2254	x 10 =	2.25	2.25 / 334	x \$38,489 =	\$260
038-390-038-000	1,140	0.2159	x 10 =	2.16	2.16 / 334	x \$38,489 =	\$249
038-390-039-000	1,040	0.1970	x 10 =	1.97	1.97 / 334	x \$38,489 =	\$227
038-390-040-000	925	0.1752	x 10 =	1.75	1.75 / 334	x \$38,489 =	\$202
038-390-041-000	820	0.1553	x 10 =	1.55	1.55 / 334	x \$38,489 =	\$179
038-390-042-000	725	0.1373	x 10 =	1.37	1.37 / 334	x \$38,489 =	\$158
038-390-043-000	820	0.1553	x 10 =	1.55	1.55 / 334	x \$38,489 =	\$179
038-390-044-000	900	0.1705	x 10 =	1.70	1.70 / 334	x \$38,489 =	\$196
038-390-045-000	1,000	0.1894	x 10 =	1.89	1.89 / 334	x \$38,489 =	\$218
038-390-046-000	1,100	0.2083	x 10 =	2.08	2.08 / 334	x \$38,489 =	\$240
038-390-047-000	1,210	0.2292	x 10 =	2.29	2.29 / 334	x \$38,489 =	\$264
038-390-048-000	1,350	0.2557	x 10 =	2.56	2.56 / 334	x \$38,489 =	\$294
038-390-049-000	360	0.0682	x 10 =	0.68	0.68 / 334	x \$38,489 =	\$79
038-390-050-000	530	0.1004	x 10 =	1.00	1.00 / 334	x \$38,489 =	\$116
038-390-051-000	730	0.1383	x 10 =	1.38	1.38 / 334	x \$38,489 =	\$159
038-390-052-000	790	0.1496	x 10 =	1.50	1.50 / 334	x \$38,489 =	\$172
038-390-053-000	930	0.1761	x 10 =	1.76	1.76 / 334	x \$38,489 =	\$203
038-390-054-000	1,580	0.2992	x 10 =	2.99	2.99 / 334	x \$38,489 =	\$345
038-390-055-000	1,100	0.2083	x 10 =	2.08	2.08 / 334	x \$38,489 =	\$240
038-390-057-000	590	0.1117	x 10 =	1.12	1.12 / 334	x \$38,489 =	\$129
038-400-001-000	1,990	0.3769	x 10 =	3.77	3.77 / 334	x \$38,489 =	\$434
038-400-002-000	1,980	0.3750	x 10 =	3.75	3.75 / 334	x \$38,489 =	\$431
038-400-003-000	1,980	0.3750	x 10 =	3.75	3.75 / 334	x \$38,489 =	\$431
038-400-004-000	1,970	0.3731	x 10 =	3.73	3.73 / 334	x \$38,489 =	\$430
038-400-005-000	1,850	0.3504	x 10 =	3.50	3.50 / 334	x \$38,489 =	\$403
038-400-006-000	1,800	0.3409	x 10 =	3.41	3.41 / 334	x \$38,489 =	\$392
038-400-007-000	1,750	0.3314	x 10 =	3.31	3.31 / 334	x \$38,489 =	\$382
038-400-008-000	1,700	0.3220	x 10 =	3.22	3.22 / 334	x \$38,489 =	\$371
038-400-009-000	1,610	0.3049	x 10 =	3.05	3.05 / 334	x \$38,489 =	\$351
038-400-010-000	1,560	0.2955	x 10 =	2.95	2.95 / 334	x \$38,489 =	\$340
038-400-011-000	1,490	0.2822	x 10 =	2.82	2.82 / 334	x \$38,489 =	\$325
038-400-012-000	1,425	0.2699	x 10 =	2.70	2.70 / 334	x \$38,489 =	\$311
038-400-013-000	1,380	0.2614	x 10 =	2.61	2.61 / 334	x \$38,489 =	\$301
038-400-014-000	1,210	0.2292	x 10 =	2.29	2.29 / 334	x \$38,489 =	\$264
038-400-015-000	1,150	0.2178	x 10 =	2.18	2.18 / 334	x \$38,489 =	\$251
038-400-016-000	1,110	0.2102	x 10 =	2.10	2.10 / 334	x \$38,489 =	\$242
038-400-017-000	1,090	0.2064	x 10 =	2.06	2.06 / 334	x \$38,489 =	\$238
038-400-018-000	1,090	0.2064	x 10 =	2.06	2.06 / 334	x \$38,489 =	\$238

**County Service Area No. 48, Sonora Vista  
2022-2023**

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 \$38,489 =	\$222
038-400-020-000	1,070	0.2027	x 10 =	2.03	2.03 / 334	x \$38,489 =	\$233
038-400-021-000	1,500	0.2841	x 10 =	2.84	2.84 / 334	x \$38,489 =	\$327
038-400-022-000	1,580	0.2992	x 10 =	2.99	2.99 / 334	x \$38,489 =	\$345
038-400-023-000	1,670	0.3163	x 10 =	3.16	3.16 / 334	x \$38,489 =	\$364
038-400-024-000	1,740	0.3295	x 10 =	3.30	3.30 / 334	x \$38,489 =	\$379
038-400-025-000	1,830	0.3466	x 10 =	3.47	3.47 / 334	x \$38,489 =	\$399
038-400-026-000	1,940	0.3674	x 10 =	3.67	3.67 / 334	x \$38,489 =	\$423
038-400-027-000	1,720	0.3258	x 10 =	3.26	3.26 / 334	x \$38,489 =	\$375
038-400-028-000	1,620	0.3068	x 10 =	3.07	3.07 / 334	x \$38,489 =	\$353
038-400-029-000	1,530	0.2898	x 10 =	2.90	2.90 / 334	x \$38,489 =	\$334
038-400-030-000	1,460	0.2765	x 10 =	2.77	2.77 / 334	x \$38,489 =	\$318
038-400-031-000	1,400	0.2652	x 10 =	2.65	2.65 / 334	x \$38,489 =	\$305
038-400-032-000	1,530	0.2898	x 10 =	2.90	2.90 / 334	x \$38,489 =	\$334
Parcels:	131	Total road use:		334.27	trip-miles	CSA Total	\$38,489

\*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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