

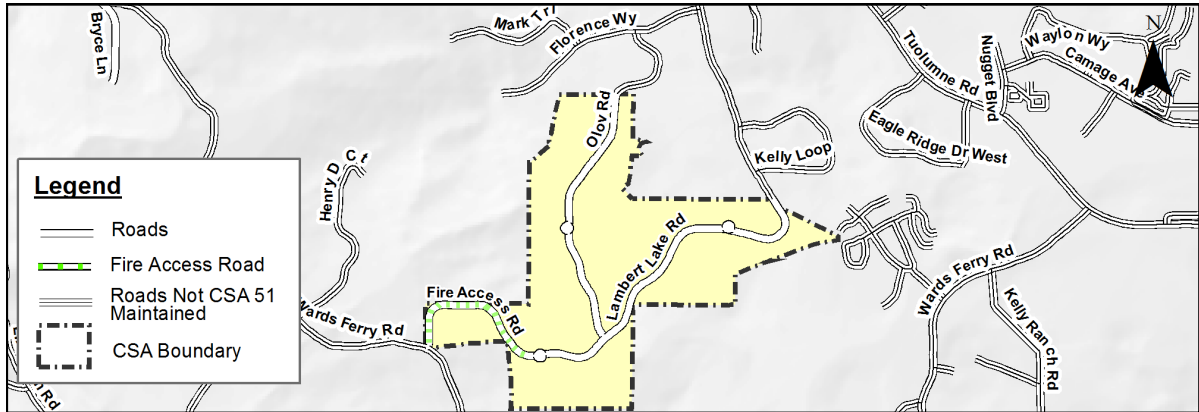


Department of Public Works

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COUNTY SERVICE AREA 53, WHISPERING WOODS 2021-22 ANNUAL REPORT



Enclosed is the 2021 Annual Report for County Service Area 53, Whispering Woods (CSA 53). 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 53 was established in 1998 by the Tuolumne County Board of Supervisors to maintain roads within its boundaries. In 2009, CSA 53 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%.

Funds have been budgeted for the treatment of eroding slopes along Lambert Lake Road. Other maintenance will include the installation of speed limit signs in coordination with the Tuolumne County Sheriff's Office.

The purpose of this annual report is to provide information about the administration of CSA 53. If you have any questions regarding your County Service Area please contact the Public Works Department.

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County Surveyor
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Services

Snow removal, road and drainage maintenance, vegetation removal

3.5 Lane Miles

Lambert Lake Rd, Olov Rd,
Fire Access Rd

Anticipated Maintenance

Slope treatment, speed limit sign install

County Service Area No. 53, Whispering Woods Annual Report

I. Background

County Service Area No. 53, Whispering Woods Subdivision (CSA 53) is located in Supervisorial District No. 4 near the East Sonora area. The service area was established by Board Resolution No. 189-98 on September 1, 1998 to maintain roads within its boundaries. A perpetual assessment program was approved by vote of property owners in 2009 (Board Resolution 51-09).

II. Administration

The Tuolumne County Board of Supervisors serves as the Conducting Authority and Board of Directors for the service area. The Board of Supervisors has directed the Department of Public Works to administer road maintenance activities within the service area. The 2008 CSA 53 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

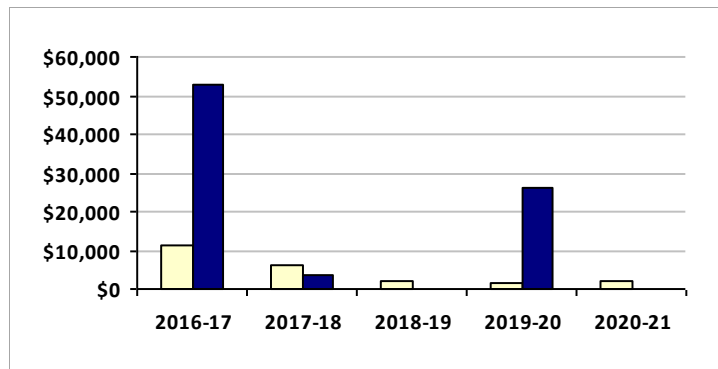
Road Name	Length (ft)	Width (ft)	Length (mi)	Surface	Condition
Fire Access Road	2,143	18	0.41	Paved	Good
Lambert Lake Road	4,725	20	0.89	Paved	Good
Olov Road	3,410	20	0.65	Paved	Good
TOTAL CSA Road Length (miles):			1.947		

IV. Maintenance Record

Fiscal Yr	Operational Routine Maintenance	Preventative Road Maintenance
2016-17	\$ 11,400.00 Slope Repair, Admin.	\$52,900.00 Preventative maint., patching, resurfacing (Fire Access Rd)
2017-18	\$ 6,350.00 Dike Maintenance, Electric gate maintenance, Admin.	\$3,700.00 Resurfacing project completion work
2018-19	\$ 2,200.00 Snowplow, Admin.	
2019-20	\$ 1,350.00 Snowplow, Admin.	\$26,000.00 Crack Seal (all roads)
2020-21	\$ 2,000.00 Signs, 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 53 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

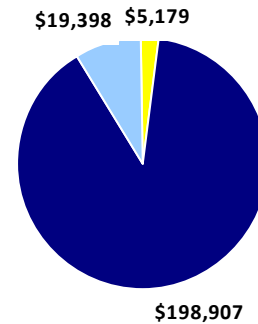
Department of Public Works staff conducted a field review of CSA 53 on June 8, 2021. Slope treatment will be considered on Lambert Lake Road. Speed limit signs are being installed in coordination with the Tuolumne County Sheriff's Office.

VIII. Proposed Work Program, FY 2021-22

	Estimated Expenditures
Snow Removal	\$400
Snow Removal Contingency*	\$3,300
Road Maintenance: No significant maintenance	\$0
Routine Maintenance	\$13,650
Maintenance Contingency	\$2,048
Work Funds Total:	\$19,398

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

Proposed Budget

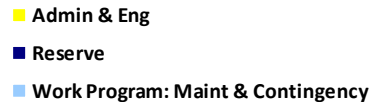


IX. Administration and Engineering

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

	Estimated Expenditures
Administration & Engineering Costs	
Engineering & Administration*	\$4,234
Long-Term Maint Plan Update	\$945
Admin & Eng TOTAL	\$5,179

*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)		\$188,400
Revenues (estimated)		
Assessment		\$32,283
Interest		\$2,800
Available Funds (estimated)		\$223,483
Expenses (estimated)		
Work Program & Contingency Fees	\$19,398	
Administration & Engineering	\$5,179	
		-\$24,576
Reserve		\$198,907

County Service Area No. 53, Whispering Woods 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. 53, Whispering Woods (CSA 53) based on 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 53 is based on the Long-term Maintenance Plan as developed for this service area by a Professional Engineer.

Annual Revenue Requirement	=	\$32,283
Number of Assessable Parcels	=	38

Benefit Components

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

<u>Benefit Component</u>	<u>Type of Benefit</u>
1) Community	Common benefit
2) Zone	Road type and location
3) Road Usage	Distance and traffic

Community Component

The community component reflects the common benefits shared by the service area community as a whole including multiple access roads and the gated emergency fire access route. These common benefits are estimated as a fixed percentage of total benefit as shown below:

Community Component	=	25%	X	\$32,283	=	\$8,071
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The community component is apportioned uniformly and results in a uniform base charge as shown below:

Community Component Per Parcel	=	$\frac{\text{Uniform Base Charge}}{\text{Number of Parcels}}$	=	$\frac{\$8,071}{38} = \212
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Only CSAs with common benefits may utilize this component of assessment calculation per DJDAR 10675 ruling.

Zone Component

The Zone component is determined as follows:

Annual Revenue Requirement		\$32,283
- Community Component		-\$8,071
Zone Component		\$24,212

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:

Zone of Benefit	CSA Road Length	Percentage of CSA Total	Allocation to Zone
Zone A	8735 L.F.	100%	\$24,212
Total	8735 L.F.	100%	\$24,212

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. 53, Whispering Woods
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 Factor*	Traffic Factor**	Road Use Factor	Parcel Allocation	Zone Cost	Zone Component	Community Component	Parcel Apportionment	
097-320-001-000	0.448	x 10 =	4.48	4.48 / 193.86	x \$24,212 =	\$560	+ \$212 =	\$772	
097-320-002-000	0.467	x 10 =	4.67	4.67 / 193.86	x \$24,212 =	\$583	+ \$212 =	\$795	
097-320-003-000	0.471	x 10 =	4.71	4.71 / 193.86	x \$24,212 =	\$588	+ \$212 =	\$800	
097-320-004-000 /005	0.383	x 10 =	3.83	3.83 / 193.86	x \$24,212 =	\$478	+ \$212 =	\$690	
097-320-006-000	0.521	x 10 =	5.21	5.21 / 193.86	x \$24,212 =	\$651	+ \$212 =	\$863	
097-320-007-000 /008	0.612	x 10 =	6.12	6.12 / 193.86	x \$24,212 =	\$764	+ \$212 =	\$976	
097-320-009-000	0.710	x 10 =	7.10	7.10 / 193.86	x \$24,212 =	\$887	+ \$212 =	\$1,099	
097-320-010-000	0.571	x 10 =	5.71	5.71 / 193.86	x \$24,212 =	\$713	+ \$212 =	\$925	
097-320-011-000	0.547	x 10 =	5.47	5.47 / 193.86	x \$24,212 =	\$683	+ \$212 =	\$895	
097-320-012-000	0.511	x 10 =	5.11	5.11 / 193.86	x \$24,212 =	\$638	+ \$212 =	\$850	
097-320-013-000	0.416	x 10 =	4.16	4.16 / 193.86	x \$24,212 =	\$520	+ \$212 =	\$732	
097-320-015-000	0.384	x 10 =	3.84	3.84 / 193.86	x \$24,212 =	\$480	+ \$212 =	\$692	
097-320-016-000	0.360	x 10 =	3.60	3.60 / 193.86	x \$24,212 =	\$450	+ \$212 =	\$662	
097-320-017-000	0.399	x 10 =	3.99	3.99 / 193.86	x \$24,212 =	\$498	+ \$212 =	\$710	
097-320-018-000	0.383	x 10 =	3.83	3.83 / 193.86	x \$24,212 =	\$478	+ \$212 =	\$690	
097-320-019-000	0.416	x 10 =	4.16	4.16 / 193.86	x \$24,212 =	\$520	+ \$212 =	\$732	
097-320-020-000	0.461	x 10 =	4.61	4.61 / 193.86	x \$24,212 =	\$576	+ \$212 =	\$788	
097-320-021-000	0.492	x 10 =	4.92	4.92 / 193.86	x \$24,212 =	\$614	+ \$212 =	\$826	
097-320-022-000	0.513	x 10 =	5.13	5.13 / 193.86	x \$24,212 =	\$641	+ \$212 =	\$853	
097-320-023-000	0.571	x 10 =	5.71	5.71 / 193.86	x \$24,212 =	\$713	+ \$212 =	\$925	
097-320-024-000	0.665	x 10 =	6.65	6.65 / 193.86	x \$24,212 =	\$831	+ \$212 =	\$1,043	
097-320-025-000	0.663	x 10 =	6.63	6.63 / 193.86	x \$24,212 =	\$828	+ \$212 =	\$1,040	
097-320-026-000	0.605	x 10 =	6.05	6.05 / 193.86	x \$24,212 =	\$756	+ \$212 =	\$968	
097-320-027-000	0.637	x 10 =	6.37	6.37 / 193.86	x \$24,212 =	\$796	+ \$212 =	\$1,008	
097-320-028-000	0.339	x 10 =	3.39	3.39 / 193.86	x \$24,212 =	\$423	+ \$212 =	\$635	
097-320-029-000	0.602	x 10 =	6.02	6.02 / 193.86	x \$24,212 =	\$752	+ \$212 =	\$964	
097-320-030-000	0.621	x 10 =	6.21	6.21 / 193.86	x \$24,212 =	\$776	+ \$212 =	\$988	
097-320-031-000	0.631	x 10 =	6.31	6.31 / 193.86	x \$24,212 =	\$788	+ \$212 =	\$1,000	
097-320-032-000	0.623	x 10 =	6.23	6.23 / 193.86	x \$24,212 =	\$778	+ \$212 =	\$990	
097-320-033-000	0.667	x 10 =	6.67	6.67 / 193.86	x \$24,212 =	\$833	+ \$212 =	\$1,045	
097-320-034-000	0.581	x 10 =	5.81	5.81 / 193.86	x \$24,212 =	\$726	+ \$212 =	\$938	
097-320-035-000	0.538	x 10 =	5.38	5.38 / 193.86	x \$24,212 =	\$672	+ \$212 =	\$884	
097-320-036-000	0.519	x 10 =	5.19	5.19 / 193.86	x \$24,212 =	\$648	+ \$212 =	\$860	
097-320-037-000	0.441	x 10 =	4.41	4.41 / 193.86	x \$24,212 =	\$551	+ \$212 =	\$763	
097-320-038-000	0.409	x 10 =	4.09	4.09 / 193.86	x \$24,212 =	\$511	+ \$212 =	\$723	
097-320-039-000	0.429	x 10 =	4.29	4.29 / 193.86	x \$24,212 =	\$536	+ \$212 =	\$748	
097-320-040-000	0.385	x 10 =	3.85	3.85 / 193.86	x \$24,212 =	\$481	+ \$212 =	\$693	
097-320-043-000	0.395	x 10 =	3.95	3.95 / 193.86	x \$24,212 =	\$493	+ \$212 =	\$705	
Parcels 38	Total road use: 193.86 trip-miles							CSA Total	\$32,270

*Distance factor (miles) is determined using the distance between County road and farthest point of parcel, with adjustments for multiple route options.

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