

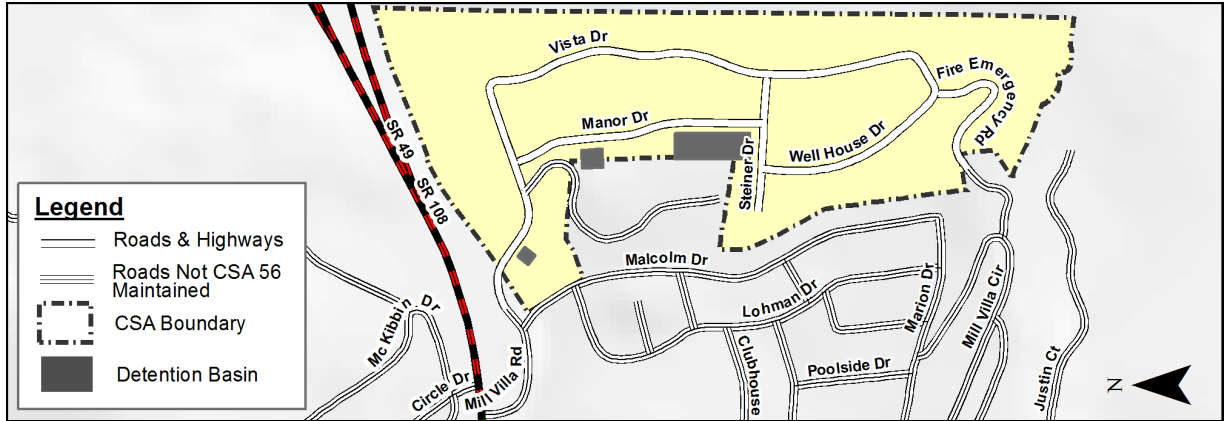


# Department of Public Works

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](http://www.tuolumnecounty.ca.gov)

## COUNTY SERVICE AREA 56, MILL VILLA MANOR 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 Cognetti  
209.533.5609

**SOLID WASTE**  
209.533.5588

**SURVEYING**  
County Surveyor  
Warren Smith, L.S.  
209.533.5626

Enclosed is the 2023 Annual Report for County Service Area 56, Mill Villa Manor (CSA 56). The report contains information regarding 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 56 was established in 2000 by the Tuolumne County Board of Supervisors to provide road maintenance and improvement services. In 2009, CSA 56 property owners voted to approve the assessment with an annual construction cost index inflation factor. For fiscal year 2023-24 the inflation factor is 4.9%.

The purpose of this annual report is to provide information about the administration of CSA 56. If you have any questions regarding your County Service Area please contact the Public Works Department.

### Services

Detention pond services

### 2 Lane Miles

Manor Dr, Steiner Dr,  
Vista Dr, Well House Dr,  
Emergency Access Rd

### Anticipated Maintenance

Routine retention basin  
maintenance

## County Service Area No. 56, Mill Villa Manor Annual Report

### I. Background

County Service Area No. 56, Mill Villa Manor (CSA 56) is located in Supervisorial District No. 5 near Sonora. The service area was established on November 7, 2000 by Board Resolution No. 140-00 to maintain roads within its boundaries. A perpetual assessment program was approved by vote of property owners in 2009 (Board Resolution 42-09).

### II. Administration

The Tuolumne County Board of Supervisors serves as the Conducting Authority and Board of Directors for the CSA 56. The Board of Supervisors has directed the Department of Public Works to administer road maintenance activities within the service area. The 2008 CSA 56 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

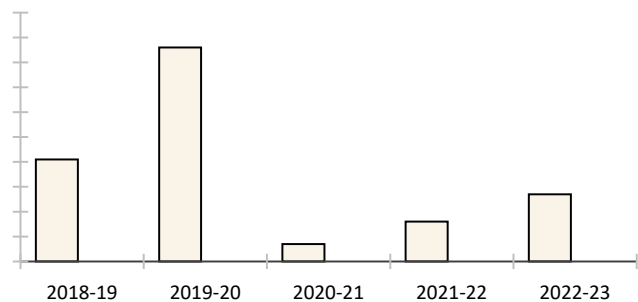
Road Name	Length (ft)	Width (ft)	Length (mi)	Surface	Condition
Emergency Access	540	12	0.10	Paved	Fair
Manor Drive	988	24	0.19	Paved	Good
Steiner Drive	492	24	0.09	Paved	Good
Vista Drive	2,824	24	0.53	Paved	Fair
Well House Drive	780	24	0.15	Paved	Good
<b>TOTAL CSA Road Length (miles):</b>			1.065		

### IV. Maintenance Record

Fiscal Yr	Operational Routine Maintenance	Preventative Road Maintenance
2018-19	\$ 4,100.00 Basin maint., Admin.	
2019-20	\$ 8,600.00 Basin maint., Admin.	
2020-21	\$ 700.00 Admin.	
2021-22	\$ 1,600.00 Admin.	
2022-23	\$ 2,700.00 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 CSA 56 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. Benefit assessments were not collected during 2006-07 or 2007-08 and the CSA was deemed inactive. The property owners reactivated the CSA for 2008-09 and then the CSA voted for perpetual assessments in the spring of 2009.

### 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.

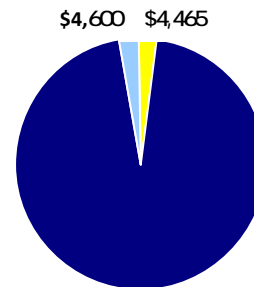
### VII. Field Review

Department of Public Works staff conducted a field review of CSA 56 in March 2023. Public works is under contract with Sierra Mountain Construction, Inc. for maintenance of retention-detention basin.

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

	Estimated Expenditures
Road Maintenance: No significant maintenance	\$0
Routine Maintenance	\$4,000
Maintenance Contingency	\$600
<b>Work Funds Total:</b>	<b>\$4,600</b>

**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*	\$3,509
Long-Term Maint Plan Update	\$956
<b>Admin &amp; Eng TOTAL</b>	<b>\$4,465</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

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

### X. Proposed Budget FY 2023-24

(Fiscal year begins July 1)

	Estimated Expenditures	Total
Beginning Fund Balance (estimated)		\$186,500
Revenues (estimated)		
Assessment		\$23,840
Interest		\$1,700
Available Funds (estimated)		\$212,040
Expenses (estimated)		
Work Program & Contingency Fees	\$4,600	
Administration & Engineering	\$4,465	
		-\$9,065
<b>Reserve</b>		<b>\$202,975</b>

### County Service Area No. 56, Mill Villa Manor 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. 56, Mill Villa Manor (CSA 56) 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.

#### Annual Revenue

The annual revenue required to fund road maintenance in CSA 56 is based on the Long-term Maintenance Plan as developed for this service area by a Professional Engineer.

Annual Revenue Requirement	=	\$23,840
Number of Assessable Parcels	=	103

#### 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 route options, common destination points (such as mailbox banks) and sedimentation/drainage collection areas. These common benefits are estimated as a fixed percentage of total benefit as shown below:

$$\text{Community Component} = 25\% \times \$23,840 = \$5,960$$

The community component is apportioned uniformly and results in a uniform base charge as shown below:

$$\text{Community Component Per Parcel} = \frac{\text{Uniform Base Charge}}{\text{Number of Parcels}} = \frac{\$5,960}{103} = \$58$$

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	\$23,840
- Community Component	-\$5,960
<b>Zone Component</b>	<b>\$17,880</b>

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	5694 L.F.	100%	\$17,880
<b>Total</b>	<b>5694 L.F.</b>	<b>100%</b>	<b>\$17,880</b>

#### 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. 56, Mill Villa Manor  
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 Number	Distance Factor*	Traffic Factor**	Road Use Factor	Parcel Allocation	Zone Cost	Zone Component	Community Component	Parcel Apportionment
059-640-001-000	0.091	x 10 =	0.91	0.91 / 326.93	x \$17,880 =	\$50 +	\$58 =	\$108
059-640-002-000	0.100	x 10 =	1.00	1.00 / 326.93	x \$17,880 =	\$55 +	\$58 =	\$113
059-640-003-000	0.110	x 10 =	1.10	1.10 / 326.93	x \$17,880 =	\$60 +	\$58 =	\$118
059-640-004-000	0.122	x 10 =	1.22	1.22 / 326.93	x \$17,880 =	\$67 +	\$58 =	\$125
059-640-005-000	0.136	x 10 =	1.36	1.36 / 326.93	x \$17,880 =	\$74 +	\$58 =	\$132
059-640-006-000	0.148	x 10 =	1.48	1.48 / 326.93	x \$17,880 =	\$81 +	\$58 =	\$139
059-640-007-000	0.167	x 10 =	1.67	1.67 / 326.93	x \$17,880 =	\$91 +	\$58 =	\$149
059-640-008-000	0.189	x 10 =	1.89	1.89 / 326.93	x \$17,880 =	\$103 +	\$58 =	\$161
059-640-009-000	0.206	x 10 =	2.06	2.06 / 326.93	x \$17,880 =	\$113 +	\$58 =	\$171
059-640-010-000	0.222	x 10 =	2.22	2.22 / 326.93	x \$17,880 =	\$121 +	\$58 =	\$179
059-640-011-000	0.239	x 10 =	2.39	2.39 / 326.93	x \$17,880 =	\$131 +	\$58 =	\$189
059-640-012-000	0.250	x 10 =	2.50	2.50 / 326.93	x \$17,880 =	\$137 +	\$58 =	\$195
059-640-013-000	0.108	x 10 =	1.08	1.08 / 326.93	x \$17,880 =	\$59 +	\$58 =	\$117
059-640-014-000	0.116	x 10 =	1.16	1.16 / 326.93	x \$17,880 =	\$63 +	\$58 =	\$121
059-640-015-000	0.125	x 10 =	1.25	1.25 / 326.93	x \$17,880 =	\$68 +	\$58 =	\$126
059-640-016-000	0.172	x 10 =	1.72	1.72 / 326.93	x \$17,880 =	\$94 +	\$58 =	\$152
059-640-019-000	0.165	x 10 =	1.65	1.65 / 326.93	x \$17,880 =	\$90 +	\$58 =	\$148
059-640-020-000	0.153	x 10 =	1.53	1.53 / 326.93	x \$17,880 =	\$84 +	\$58 =	\$142
059-640-023-000	0.070	x 10 =	0.70	0.70 / 326.93	x \$17,880 =	\$38 +	\$58 =	\$96
059-640-024-000	0.072	x 10 =	0.72	0.72 / 326.93	x \$17,880 =	\$39 +	\$58 =	\$97
059-640-025-000 †	0.147	x 93 =	13.67	13.67 / 326.93	x \$17,880 =	\$748 +	\$58 =	\$806
059-640-026-000	0.038	x 1 =	0.04	0.04 / 326.93	x \$17,880 =	\$2 +	\$58 =	\$60
059-640-027-000 ††	0.292	x 1 =	0.29	0.29 / 326.93	x \$17,880 =	\$16 +	\$58 =	\$74
059-650-052-000 ††								
059-640-028-000	0.072	x 1 =	0.07	0.07 / 326.93	x \$17,880 =	\$4 +	\$58 =	\$62
059-640-031-000	0.189	x 10 =	1.89	1.89 / 326.93	x \$17,880 =	\$103 +	\$58 =	\$161
059-640-032-000	0.244	x 10 =	2.44	2.44 / 326.93	x \$17,880 =	\$133 +	\$58 =	\$191
059-640-033-000	0.136	x 10 =	1.36	1.36 / 326.93	x \$17,880 =	\$74 +	\$58 =	\$132
059-640-034-000	0.116	x 10 =	1.16	1.16 / 326.93	x \$17,880 =	\$63 +	\$58 =	\$121
059-650-001-000	0.267	x 10 =	2.67	2.67 / 326.93	x \$17,880 =	\$146 +	\$58 =	\$204
059-650-002-000	0.282	x 10 =	2.82	2.82 / 326.93	x \$17,880 =	\$154 +	\$58 =	\$212
059-650-003-000	0.295	x 10 =	2.95	2.95 / 326.93	x \$17,880 =	\$161 +	\$58 =	\$219
059-650-007-000	0.330	x 10 =	3.30	3.30 / 326.93	x \$17,880 =	\$180 +	\$58 =	\$238
059-650-008-000	0.322	x 10 =	3.22	3.22 / 326.93	x \$17,880 =	\$176 +	\$58 =	\$234
059-650-009-000	0.337	x 10 =	3.37	3.37 / 326.93	x \$17,880 =	\$184 +	\$58 =	\$242
059-650-010-000	0.354	x 10 =	3.54	3.54 / 326.93	x \$17,880 =	\$194 +	\$58 =	\$252
059-650-011-000	0.367	x 10 =	3.67	3.67 / 326.93	x \$17,880 =	\$201 +	\$58 =	\$259
059-650-012-000	0.263	x 10 =	2.63	2.63 / 326.93	x \$17,880 =	\$144 +	\$58 =	\$202
059-650-013-000	0.275	x 10 =	2.75	2.75 / 326.93	x \$17,880 =	\$150 +	\$58 =	\$208
059-650-014-000	0.284	x 10 =	2.84	2.84 / 326.93	x \$17,880 =	\$155 +	\$58 =	\$213
059-650-015-000	0.295	x 10 =	2.95	2.95 / 326.93	x \$17,880 =	\$161 +	\$58 =	\$219
059-650-016-000	0.307	x 10 =	3.07	3.07 / 326.93	x \$17,880 =	\$168 +	\$58 =	\$226
059-650-019-000	0.333	x 10 =	3.33	3.33 / 326.93	x \$17,880 =	\$182 +	\$58 =	\$240
059-650-020-000	0.327	x 10 =	3.27	3.27 / 326.93	x \$17,880 =	\$179 +	\$58 =	\$237
059-650-021-000	0.288	x 10 =	2.88	2.88 / 326.93	x \$17,880 =	\$158 +	\$58 =	\$216
059-650-022-000	0.248	x 10 =	2.48	2.48 / 326.93	x \$17,880 =	\$136 +	\$58 =	\$194

**County Service Area No. 56, Mill Villa Manor  
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 Number	Distance Factor*	Traffic Factor**	Road Use Factor	Parcel Allocation	Zone Cost	Zone Component	Community Component	Parcel Apportionment
059-650-023-000	0.231	x 10 =	2.31	2.31 / 326.93	x \$17,880 =	\$126 +	\$58 =	\$184
059-650-030-000	0.358	x 10 =	3.58	3.58 / 326.93	x \$17,880 =	\$196 +	\$58 =	\$254
059-650-031-000	0.367	x 10 =	3.67	3.67 / 326.93	x \$17,880 =	\$201 +	\$58 =	\$259
059-650-032-000	0.366	x 10 =	3.66	3.66 / 326.93	x \$17,880 =	\$200 +	\$58 =	\$258
059-650-033-000	0.356	x 10 =	3.56	3.56 / 326.93	x \$17,880 =	\$195 +	\$58 =	\$253
059-650-034-000	0.347	x 10 =	3.47	3.47 / 326.93	x \$17,880 =	\$190 +	\$58 =	\$248
059-650-039-000	0.366	x 10 =	3.66	3.66 / 326.93	x \$17,880 =	\$200 +	\$58 =	\$258
059-650-040-000	0.355	x 10 =	3.55	3.55 / 326.93	x \$17,880 =	\$194 +	\$58 =	\$252
059-650-054-000	0.311	x 10 =	3.11	3.11 / 326.93	x \$17,880 =	\$170 +	\$58 =	\$228
059-650-055-000	0.318	x 10 =	3.18	3.18 / 326.93	x \$17,880 =	\$174 +	\$58 =	\$232
059-650-056-000	0.331	x 10 =	3.31	3.31 / 326.93	x \$17,880 =	\$181 +	\$58 =	\$239
059-650-057-000	0.316	x 10 =	3.16	3.16 / 326.93	x \$17,880 =	\$173 +	\$58 =	\$231
059-650-058-000	0.325	x 10 =	3.25	3.25 / 326.93	x \$17,880 =	\$178 +	\$58 =	\$236
059-650-059-000	0.336	x 10 =	3.36	3.36 / 326.93	x \$17,880 =	\$184 +	\$58 =	\$242
059-650-060-000	0.347	x 10 =	3.47	3.47 / 326.93	x \$17,880 =	\$190 +	\$58 =	\$248
059-650-061-000	0.340	x 10 =	3.40	3.40 / 326.93	x \$17,880 =	\$186 +	\$58 =	\$244
059-650-062-000	0.295	x 10 =	2.95	2.95 / 326.93	x \$17,880 =	\$161 +	\$58 =	\$219
059-650-063-000	0.283	x 10 =	2.83	2.83 / 326.93	x \$17,880 =	\$155 +	\$58 =	\$213
059-650-064-000	0.326	x 10 =	3.26	3.26 / 326.93	x \$17,880 =	\$178 +	\$58 =	\$236
059-650-065-000	0.345	x 10 =	3.45	3.45 / 326.93	x \$17,880 =	\$189 +	\$58 =	\$247
059-650-066-000	0.333	x 10 =	3.33	3.33 / 326.93	x \$17,880 =	\$182 +	\$58 =	\$240
059-650-067-000	0.331	x 10 =	3.31	3.31 / 326.93	x \$17,880 =	\$181 +	\$58 =	\$239
059-650-068-000	0.338	x 10 =	3.38	3.38 / 326.93	x \$17,880 =	\$185 +	\$58 =	\$243
059-650-069-000	0.338	x 10 =	3.38	3.38 / 326.93	x \$17,880 =	\$185 +	\$58 =	\$243
059-650-070-000 †	0.327	x 93 =	30.41	30.41 / 326.93	x \$17,880 =	\$1,663 +	\$58 =	\$1,720
059-650-076-000	0.193	x 10 =	1.93	1.93 / 326.93	x \$17,880 =	\$106 +	\$58 =	\$164
059-650-077-000	0.189	x 10 =	1.89	1.89 / 326.93	x \$17,880 =	\$103 +	\$58 =	\$161
059-650-078-000	0.335	x 10 =	3.35	3.35 / 326.93	x \$17,880 =	\$183 +	\$58 =	\$241
059-650-084-000	0.330	x 10 =	3.30	3.30 / 326.93	x \$17,880 =	\$180 +	\$58 =	\$238
059-650-085-000	0.308	x 10 =	3.08	3.08 / 326.93	x \$17,880 =	\$168 +	\$58 =	\$226
059-650-086-000	0.317	x 10 =	3.17	3.17 / 326.93	x \$17,880 =	\$173 +	\$58 =	\$231
059-650-087-000	0.208	x 10 =	2.08	2.08 / 326.93	x \$17,880 =	\$114 +	\$58 =	\$172
059-650-088-000	0.218	x 10 =	2.18	2.18 / 326.93	x \$17,880 =	\$119 +	\$58 =	\$177
059-660-001-000	0.388	x 10 =	3.88	3.88 / 326.93	x \$17,880 =	\$212 +	\$58 =	\$270
059-660-002-000	0.403	x 10 =	4.03	4.03 / 326.93	x \$17,880 =	\$220 +	\$58 =	\$278
059-660-003-000	0.417	x 10 =	4.17	4.17 / 326.93	x \$17,880 =	\$228 +	\$58 =	\$285
059-660-004-000	0.424	x 10 =	4.24	4.24 / 326.93	x \$17,880 =	\$232 +	\$58 =	\$289
059-660-005-000	0.441	x 10 =	4.41	4.41 / 326.93	x \$17,880 =	\$241 +	\$58 =	\$298
059-660-006-000	0.379	x 10 =	3.79	3.79 / 326.93	x \$17,880 =	\$207 +	\$58 =	\$264
059-660-007-000	0.388	x 10 =	3.88	3.88 / 326.93	x \$17,880 =	\$212 +	\$58 =	\$270
059-660-008-000	0.398	x 10 =	3.98	3.98 / 326.93	x \$17,880 =	\$218 +	\$58 =	\$276
059-660-009-000	0.407	x 10 =	4.07	4.07 / 326.93	x \$17,880 =	\$223 +	\$58 =	\$281
059-660-010-000	0.438	x 10 =	4.38	4.38 / 326.93	x \$17,880 =	\$240 +	\$58 =	\$297
059-660-011-000	0.470	x 10 =	4.70	4.70 / 326.93	x \$17,880 =	\$257 +	\$58 =	\$314
059-660-012-000	0.432	x 10 =	4.32	4.32 / 326.93	x \$17,880 =	\$236 +	\$58 =	\$293
059-660-023-000	0.559	x 1 =	0.56	0.56 / 326.93	x \$17,880 =	\$31 +	\$58 =	\$89
059-660-024-000	0.466	x 1 =	0.47	0.47 / 326.93	x \$17,880 =	\$25 +	\$58 =	\$83

**County Service Area No. 56, Mill Villa Manor  
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 Number	Distance Factor*	Traffic Factor**	Road Use Factor	Parcel Allocation	Zone Cost	Zone Component	Community Component	Parcel Apportionment
<b>059-660-025-000</b>	0.492	x 20 =	9.84	9.84 / 326.93	x \$17,880 =	\$538 +	\$58 =	\$595
<b>059-660-026-000</b>	0.451	x 1 =	0.45	0.45 / 326.93	x \$17,880 =	\$25 +	\$58 =	\$83
<b>059-660-027-000</b>	0.072	x 1 =	0.72	0.72 / 326.93	x \$17,880 =	\$39 +	\$58 =	\$97
<b>059-660-028-000</b>	0.425	x 10 =	4.25	4.25 / 326.93	x \$17,880 =	\$232 +	\$58 =	\$289
<b>059-660-029-000</b>	0.409	x 10 =	4.09	4.09 / 326.93	x \$17,880 =	\$224 +	\$58 =	\$282
<b>059-660-030-000</b>	0.394	x 10 =	3.94	3.94 / 326.93	x \$17,880 =	\$215 +	\$58 =	\$273
<b>059-660-031-000</b>	0.380	x 10 =	3.80	3.80 / 326.93	x \$17,880 =	\$208 +	\$58 =	\$266
<b>059-660-032-000</b>	0.409	x 10 =	4.09	4.09 / 326.93	x \$17,880 =	\$224 +	\$58 =	\$282
<b>059-660-033-000</b>	0.398	x 10 =	3.98	3.98 / 326.93	x \$17,880 =	\$218 +	\$58 =	\$276
<b>059-660-034-000</b>	0.386	x 10 =	3.86	3.86 / 326.93	x \$17,880 =	\$211 +	\$58 =	\$269
<b>059-660-035-000</b>	0.378	x 10 =	3.78	3.78 / 326.93	x \$17,880 =	\$207 +	\$58 =	\$265
Parcels: 103	Total road use:		326.93	trip-miles			CSA Total	\$23,840

\*\*Distance factor (miles) is determined using the distance between County road and farthest point of parcel.

Adjustments for multiple route options are made via community factor.

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\*\*Traffic Factor is based on zoning and parcel use.

† Visitor Parking †† Shared Lot