

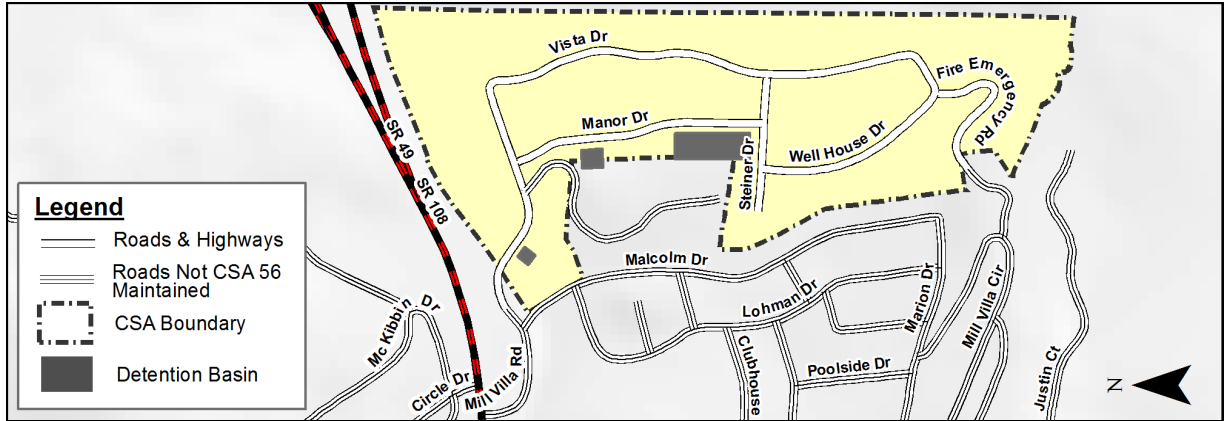


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COUNTY SERVICE AREA 56, MILL VILLA MANOR 2021-22 ANNUAL REPORT



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Enclosed is the 2021 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 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 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 2021-22 the inflation factor is 2.1%.

A culvert connecting two Mill Villa retention basins is failing and is scheduled for replacement in 2021-22.

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

Retention basin culvert replacement

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 21-22. This funding will remain in CSA account if update is not completed in this fiscal year.

III. Road Inventory

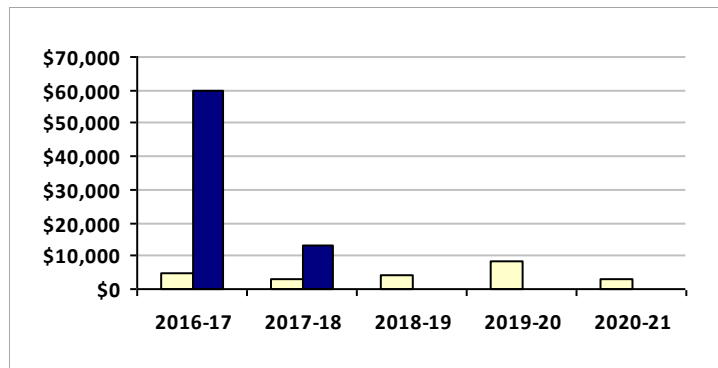
Road Name	Length (ft)	Width (ft)	Length (mi)	Surface	Condition
Emergency Access	540	12	0.10	Paved	Fair
Manor Drive	988	24	0.19	Paved	Good
Steiner Drive	492	24	0.09	Paved	Good
Vista Drive	2,824	24	0.53	Paved	Poor
Well House Drive	780	24	0.15	Paved	Good
TOTAL CSA Road Length (miles):			1.065		

IV. Maintenance Record

Fiscal Yr	Operational Routine Maintenance	Preventative Road Maintenance
2016-17	\$ 5,000.00 Guardrail repair, Basin maint., Admin.	\$60,000.00 Preventative maint., resurfacing (all roads)
2017-18	\$ 3,200.00 Basin maint., Admin.	\$13,200.00 Resurfacing project completion work
2018-19	\$ 4,100.00 Basin maint., Admin.	
2019-20	\$ 8,600.00 Basin maint., Admin.	
2020-21	\$ 3,050.00 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.

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

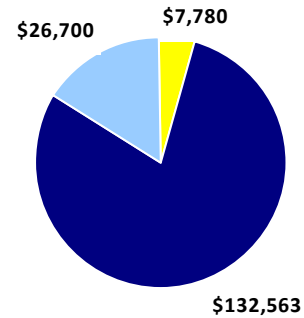
Department of Public Works staff conducted a field review of CSA 56 on June 8, 2021. The culvert connecting detention basins is planned for replacement in FY 21-22.

VIII. Proposed Work Program, FY 2021-22

	Estimated Expenditures
Snow Removal Contingency*	\$1,400
Road Maintenance: No significant maintenance	\$0
Routine Maintenance	\$22,000
Maintenance Contingency	\$3,300
Work Funds Total:	\$26,700

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

Proposed Budget

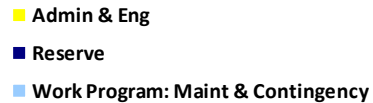


IX. Administration and Engineering

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

	Estimated Expenditures
Administration & Engineering Costs	
Engineering & Administration*	\$6,824
Long-Term Maint Plan Update	\$956
Admin & Eng TOTAL	\$7,780

*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)		\$143,600
Revenues (estimated)		
Assessment		\$21,043
Interest		\$2,400
Available Funds (estimated)		\$167,043
Expenses (estimated)		
Work Program & Contingency Fees	\$26,700	
Administration & Engineering	\$7,780	
		-\$34,480
Reserve		\$132,563

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	=	\$21,043
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:

$$\text{Community Component} = 25\% \times \$21,043 = \$5,261$$

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

$$\text{Community Component Per Parcel} = \frac{\text{Uniform Base Charge}}{\text{Number of Parcels}} = \frac{\$5,261}{103} = \$51$$

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	\$21,043
- Community Component	-\$5,261
Zone Component	\$15,782

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%	\$15,782
Total	5694 L.F.	100%	\$15,782

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
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
059-640-001-000	0.091	x 10 =	0.91	0.91 / 326.93	x \$15,782 =	\$44 +	\$51 =	\$95
059-640-002-000	0.100	x 10 =	1.00	1.00 / 326.93	x \$15,782 =	\$48 +	\$51 =	\$99
059-640-003-000	0.110	x 10 =	1.10	1.10 / 326.93	x \$15,782 =	\$53 +	\$51 =	\$104
059-640-004-000	0.122	x 10 =	1.22	1.22 / 326.93	x \$15,782 =	\$59 +	\$51 =	\$110
059-640-005-000	0.136	x 10 =	1.36	1.36 / 326.93	x \$15,782 =	\$66 +	\$51 =	\$117
059-640-006-000	0.148	x 10 =	1.48	1.48 / 326.93	x \$15,782 =	\$71 +	\$51 =	\$122
059-640-007-000	0.167	x 10 =	1.67	1.67 / 326.93	x \$15,782 =	\$81 +	\$51 =	\$132
059-640-008-000	0.189	x 10 =	1.89	1.89 / 326.93	x \$15,782 =	\$91 +	\$51 =	\$142
059-640-009-000	0.206	x 10 =	2.06	2.06 / 326.93	x \$15,782 =	\$99 +	\$51 =	\$150
059-640-010-000	0.222	x 10 =	2.22	2.22 / 326.93	x \$15,782 =	\$107 +	\$51 =	\$158
059-640-011-000	0.239	x 10 =	2.39	2.39 / 326.93	x \$15,782 =	\$115 +	\$51 =	\$166
059-640-012-000	0.250	x 10 =	2.50	2.50 / 326.93	x \$15,782 =	\$121 +	\$51 =	\$172
059-640-013-000	0.108	x 10 =	1.08	1.08 / 326.93	x \$15,782 =	\$52 +	\$51 =	\$103
059-640-014-000	0.116	x 10 =	1.16	1.16 / 326.93	x \$15,782 =	\$56 +	\$51 =	\$107
059-640-015-000	0.125	x 10 =	1.25	1.25 / 326.93	x \$15,782 =	\$60 +	\$51 =	\$111
059-640-016-000	0.172	x 10 =	1.72	1.72 / 326.93	x \$15,782 =	\$83 +	\$51 =	\$134
059-640-019-000	0.165	x 10 =	1.65	1.65 / 326.93	x \$15,782 =	\$80 +	\$51 =	\$131
059-640-020-000	0.153	x 10 =	1.53	1.53 / 326.93	x \$15,782 =	\$74 +	\$51 =	\$125
059-640-023-000	0.070	x 10 =	0.70	0.70 / 326.93	x \$15,782 =	\$34 +	\$51 =	\$85
059-640-024-000	0.072	x 10 =	0.72	0.72 / 326.93	x \$15,782 =	\$35 +	\$51 =	\$86
059-640-025-000 †	0.147	x 93 =	13.67	13.67 / 326.93	x \$15,782 =	\$660 +	\$51 =	\$711
059-640-026-000	0.038	x 1 =	0.04	0.04 / 326.93	x \$15,782 =	\$2 +	\$51 =	\$53
059-640-027-000 ††	0.292	x 1 =	0.29	0.29 / 326.93	x \$15,782 =	\$14 +	\$51 =	\$65
059-650-052-000 ††								
059-640-028-000	0.072	x 1 =	0.07	0.07 / 326.93	x \$15,782 =	\$3 +	\$51 =	\$54
059-640-031-000	0.189	x 10 =	1.89	1.89 / 326.93	x \$15,782 =	\$91 +	\$51 =	\$142
059-640-032-000	0.244	x 10 =	2.44	2.44 / 326.93	x \$15,782 =	\$118 +	\$51 =	\$169
059-640-033-000	0.136	x 10 =	1.36	1.36 / 326.93	x \$15,782 =	\$66 +	\$51 =	\$117
059-640-034-000	0.116	x 10 =	1.16	1.16 / 326.93	x \$15,782 =	\$56 +	\$51 =	\$107
059-650-001-000	0.267	x 10 =	2.67	2.67 / 326.93	x \$15,782 =	\$129 +	\$51 =	\$180
059-650-002-000	0.282	x 10 =	2.82	2.82 / 326.93	x \$15,782 =	\$136 +	\$51 =	\$187
059-650-003-000	0.295	x 10 =	2.95	2.95 / 326.93	x \$15,782 =	\$142 +	\$51 =	\$193
059-650-007-000	0.330	x 10 =	3.30	3.30 / 326.93	x \$15,782 =	\$159 +	\$51 =	\$210
059-650-008-000	0.322	x 10 =	3.22	3.22 / 326.93	x \$15,782 =	\$155 +	\$51 =	\$206
059-650-009-000	0.337	x 10 =	3.37	3.37 / 326.93	x \$15,782 =	\$163 +	\$51 =	\$214
059-650-010-000	0.354	x 10 =	3.54	3.54 / 326.93	x \$15,782 =	\$171 +	\$51 =	\$222
059-650-011-000	0.367	x 10 =	3.67	3.67 / 326.93	x \$15,782 =	\$177 +	\$51 =	\$228
059-650-012-000	0.263	x 10 =	2.63	2.63 / 326.93	x \$15,782 =	\$127 +	\$51 =	\$178
059-650-013-000	0.275	x 10 =	2.75	2.75 / 326.93	x \$15,782 =	\$133 +	\$51 =	\$184
059-650-014-000	0.284	x 10 =	2.84	2.84 / 326.93	x \$15,782 =	\$137 +	\$51 =	\$188
059-650-015-000	0.295	x 10 =	2.95	2.95 / 326.93	x \$15,782 =	\$142 +	\$51 =	\$193
059-650-016-000	0.307	x 10 =	3.07	3.07 / 326.93	x \$15,782 =	\$148 +	\$51 =	\$199
059-650-019-000	0.333	x 10 =	3.33	3.33 / 326.93	x \$15,782 =	\$161 +	\$51 =	\$212
059-650-020-000	0.327	x 10 =	3.27	3.27 / 326.93	x \$15,782 =	\$158 +	\$51 =	\$209
059-650-021-000	0.288	x 10 =	2.88	2.88 / 326.93	x \$15,782 =	\$139 +	\$51 =	\$190
059-650-022-000	0.248	x 10 =	2.48	2.48 / 326.93	x \$15,782 =	\$120 +	\$51 =	\$171

**County Service Area No. 56, Mill Villa Manor
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
059-650-023-000	0.231	x 10 =	2.31	2.31 / 326.93	x \$15,782 =	\$112 +	\$51 =	\$163
059-650-030-000	0.358	x 10 =	3.58	3.58 / 326.93	x \$15,782 =	\$173 +	\$51 =	\$224
059-650-031-000	0.367	x 10 =	3.67	3.67 / 326.93	x \$15,782 =	\$177 +	\$51 =	\$228
059-650-032-000	0.366	x 10 =	3.66	3.66 / 326.93	x \$15,782 =	\$177 +	\$51 =	\$228
059-650-033-000	0.356	x 10 =	3.56	3.56 / 326.93	x \$15,782 =	\$172 +	\$51 =	\$223
059-650-034-000	0.347	x 10 =	3.47	3.47 / 326.93	x \$15,782 =	\$168 +	\$51 =	\$219
059-650-039-000	0.366	x 10 =	3.66	3.66 / 326.93	x \$15,782 =	\$177 +	\$51 =	\$228
059-650-040-000	0.355	x 10 =	3.55	3.55 / 326.93	x \$15,782 =	\$171 +	\$51 =	\$222
059-650-054-000	0.311	x 10 =	3.11	3.11 / 326.93	x \$15,782 =	\$150 +	\$51 =	\$201
059-650-055-000	0.318	x 10 =	3.18	3.18 / 326.93	x \$15,782 =	\$154 +	\$51 =	\$205
059-650-056-000	0.331	x 10 =	3.31	3.31 / 326.93	x \$15,782 =	\$160 +	\$51 =	\$211
059-650-057-000	0.316	x 10 =	3.16	3.16 / 326.93	x \$15,782 =	\$153 +	\$51 =	\$204
059-650-058-000	0.325	x 10 =	3.25	3.25 / 326.93	x \$15,782 =	\$157 +	\$51 =	\$208
059-650-059-000	0.336	x 10 =	3.36	3.36 / 326.93	x \$15,782 =	\$162 +	\$51 =	\$213
059-650-060-000	0.347	x 10 =	3.47	3.47 / 326.93	x \$15,782 =	\$168 +	\$51 =	\$219
059-650-061-000	0.340	x 10 =	3.40	3.40 / 326.93	x \$15,782 =	\$164 +	\$51 =	\$215
059-650-062-000	0.295	x 10 =	2.95	2.95 / 326.93	x \$15,782 =	\$142 +	\$51 =	\$193
059-650-063-000	0.283	x 10 =	2.83	2.83 / 326.93	x \$15,782 =	\$137 +	\$51 =	\$188
059-650-064-000	0.326	x 10 =	3.26	3.26 / 326.93	x \$15,782 =	\$157 +	\$51 =	\$208
059-650-065-000	0.345	x 10 =	3.45	3.45 / 326.93	x \$15,782 =	\$167 +	\$51 =	\$218
059-650-066-000	0.333	x 10 =	3.33	3.33 / 326.93	x \$15,782 =	\$161 +	\$51 =	\$212
059-650-067-000	0.331	x 10 =	3.31	3.31 / 326.93	x \$15,782 =	\$160 +	\$51 =	\$211
059-650-068-000	0.338	x 10 =	3.38	3.38 / 326.93	x \$15,782 =	\$163 +	\$51 =	\$214
059-650-069-000	0.338	x 10 =	3.38	3.38 / 326.93	x \$15,782 =	\$163 +	\$51 =	\$214
059-650-070-000 †	0.327	x 93 =	30.41	30.41 / 326.93	x \$15,782 =	\$1,468 +	\$51 =	\$1,519
059-650-076-000	0.193	x 10 =	1.93	1.93 / 326.93	x \$15,782 =	\$93 +	\$51 =	\$144
059-650-077-000	0.189	x 10 =	1.89	1.89 / 326.93	x \$15,782 =	\$91 +	\$51 =	\$142
059-650-078-000	0.335	x 10 =	3.35	3.35 / 326.93	x \$15,782 =	\$162 +	\$51 =	\$213
059-650-084-000	0.330	x 10 =	3.30	3.30 / 326.93	x \$15,782 =	\$159 +	\$51 =	\$210
059-650-085-000	0.308	x 10 =	3.08	3.08 / 326.93	x \$15,782 =	\$149 +	\$51 =	\$200
059-650-086-000	0.317	x 10 =	3.17	3.17 / 326.93	x \$15,782 =	\$153 +	\$51 =	\$204
059-650-087-000	0.208	x 10 =	2.08	2.08 / 326.93	x \$15,782 =	\$100 +	\$51 =	\$151
059-650-088-000	0.218	x 10 =	2.18	2.18 / 326.93	x \$15,782 =	\$105 +	\$51 =	\$156
059-660-001-000	0.388	x 10 =	3.88	3.88 / 326.93	x \$15,782 =	\$187 +	\$51 =	\$238
059-660-002-000	0.403	x 10 =	4.03	4.03 / 326.93	x \$15,782 =	\$195 +	\$51 =	\$246
059-660-003-000	0.417	x 10 =	4.17	4.17 / 326.93	x \$15,782 =	\$201 +	\$51 =	\$252
059-660-004-000	0.424	x 10 =	4.24	4.24 / 326.93	x \$15,782 =	\$205 +	\$51 =	\$256
059-660-005-000	0.441	x 10 =	4.41	4.41 / 326.93	x \$15,782 =	\$213 +	\$51 =	\$264
059-660-006-000	0.379	x 10 =	3.79	3.79 / 326.93	x \$15,782 =	\$183 +	\$51 =	\$234
059-660-007-000	0.388	x 10 =	3.88	3.88 / 326.93	x \$15,782 =	\$187 +	\$51 =	\$238
059-660-008-000	0.398	x 10 =	3.98	3.98 / 326.93	x \$15,782 =	\$192 +	\$51 =	\$243
059-660-009-000	0.407	x 10 =	4.07	4.07 / 326.93	x \$15,782 =	\$196 +	\$51 =	\$247
059-660-010-000	0.438	x 10 =	4.38	4.38 / 326.93	x \$15,782 =	\$211 +	\$51 =	\$262
059-660-011-000	0.470	x 10 =	4.70	4.70 / 326.93	x \$15,782 =	\$227 +	\$51 =	\$278
059-660-012-000	0.432	x 10 =	4.32	4.32 / 326.93	x \$15,782 =	\$209 +	\$51 =	\$260
059-660-023-000	0.559	x 1 =	0.56	0.56 / 326.93	x \$15,782 =	\$27 +	\$51 =	\$78
059-660-024-000	0.466	x 1 =	0.47	0.47 / 326.93	x \$15,782 =	\$22 +	\$51 =	\$73

**County Service Area No. 56, Mill Villa Manor
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
059-660-025-000	0.492	x 20 =	9.84	9.84 / 326.93	x \$15,782 =	\$475 +	\$51 =	\$526
059-660-026-000	0.451	x 1 =	0.45	0.45 / 326.93	x \$15,782 =	\$22 +	\$51 =	\$73
059-660-027-000	0.072	x 1 =	0.72	0.72 / 326.93	x \$15,782 =	\$35 +	\$51 =	\$86
059-660-028-000	0.425	x 10 =	4.25	4.25 / 326.93	x \$15,782 =	\$205 +	\$51 =	\$256
059-660-029-000	0.409	x 10 =	4.09	4.09 / 326.93	x \$15,782 =	\$197 +	\$51 =	\$248
059-660-030-000	0.394	x 10 =	3.94	3.94 / 326.93	x \$15,782 =	\$190 +	\$51 =	\$241
059-660-031-000	0.380	x 10 =	3.80	3.80 / 326.93	x \$15,782 =	\$183 +	\$51 =	\$234
059-660-032-000	0.409	x 10 =	4.09	4.09 / 326.93	x \$15,782 =	\$197 +	\$51 =	\$248
059-660-033-000	0.398	x 10 =	3.98	3.98 / 326.93	x \$15,782 =	\$192 +	\$51 =	\$243
059-660-034-000	0.386	x 10 =	3.86	3.86 / 326.93	x \$15,782 =	\$186 +	\$51 =	\$237
059-660-035-000	0.378	x 10 =	3.78	3.78 / 326.93	x \$15,782 =	\$182 +	\$51 =	\$233
Parcels: 103	Total road use:		326.93	trip-miles			CSA Total	\$21,041

**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.

TRA 63-026 & 63-027

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

† Visitor Parking †† Shared Lot