

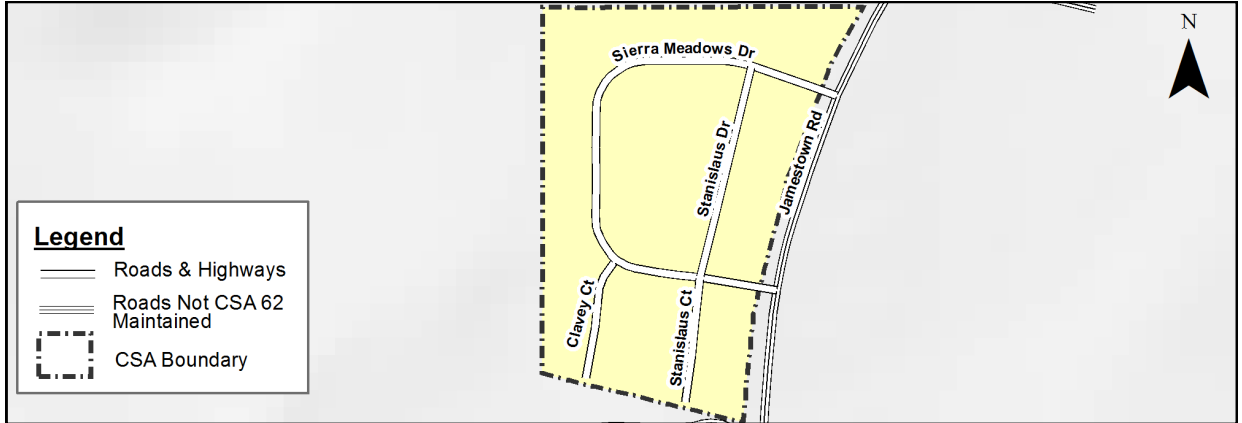


Department of Public Works

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COUNTY SERVICE AREA 62, SIERRA MEADOWS 2023-24 ANNUAL REPORT



Enclosed is the 2023 Annual Report for County Service Area 62, Sierra Meadows (CSA 62). 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 62 was established in 2007 by the Local Agency Formation Commission to maintain roads within its boundaries. In 2009, CSA 62 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.

The purpose of this annual report is to provide information about the administration of CSA 62. If you have any questions regarding your County Service Area please contact the Public Works Department.

ADMINISTRATION

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SOLID WASTE

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SURVEYING

County Surveyor
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Services

Road and drainage maintenance,
streetlight operations

0.73 Lane Miles

Sierra Meadows Dr,
Stanislaus Ct, Stanislaus Dr

Anticipated Maintenance

None

County Service Area No. 62, Sierra Meadows Annual Report

I. Background

County Service Area No. 62, Sierra Meadows (CSA 62) is located in Supervisorial District No. 5 between Jamestown and Columbia. The Service Area was established on April 24, 2006 by Local Agency Formation Commission (LAFCO) Resolution No. 210 to maintain roads within its boundaries. A perpetual assessment program was approved by vote of property owners in 2009 (Board Resolution 45-09).

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 2007 CSA 62 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

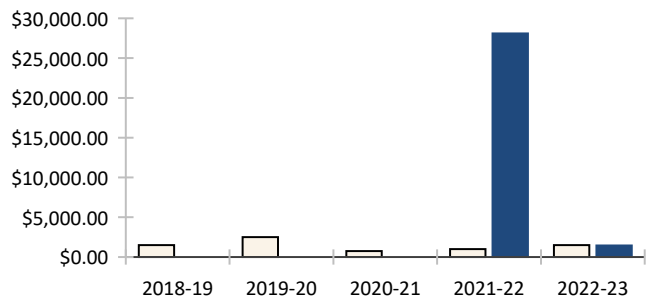
Road Name	Length (ft)	Width (ft)	Length (mi)	Surface	Condition
Clavey Court	230	20	0.04	Paved	Good
Sierra Meadows Dr.	1,069	22	0.20	Paved	Good
Stanislaus Court	231	20	0.04	Paved	Good
Stanislaus Drive	347	20	0.07	Paved	Good
TOTAL CSA Road Length (miles):			0.355		

IV. Maintenance Record

Fiscal Yr	Operational Routine Maintenance	Preventative Road Maintenance
2018-19	\$ 1,500.00 Admin.	
2019-20	\$ 2,500.00 Admin.	
2020-21	\$ 750.00 Admin.	
2021-22	\$ 1,000.00 Admin.	\$28,100.00 Resurfacing (all roads)
2022-23	\$ 1,500.00 Admin.	\$1,450.00 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 designed to be the collection of annual 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. No assessments were collected during 2009/10. However, since perpetual assessments have been approved by the property owners, the road maintenance schedule is adjusted by judicious use of the contingency funds to meet the guidelines established by the Long-Term Maintenance Plan for annual accumulation of funds towards future road maintenance expenditures.

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.

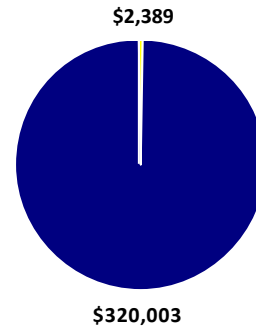
VII. Field Review

Department of Public Works staff conducted a field review of CSA 62 in March 2023. No significant maintenance is scheduled in 2023.

VIII. Proposed Work Program, FY 2023-24

	Estimated Expenditures
Road Maintenance: No significant maintenance	\$0
Maintenance Contingency	\$0
Work Funds Total:	\$0

Proposed Budget



IX. Administration and Engineering

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

Administration & Engineering Costs	Estimated Expenditures
Engineering & Administration*	\$1,554
Long-Term Maint Plan Update	\$835
Admin & Eng TOTAL	\$2,389

*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)		\$290,200
Revenues (estimated)		
Assessment		\$29,192
Interest		\$3,000
Available Funds (estimated)		\$322,392
Expenses (estimated)		
Work Program & Contingency Fees	\$0	
Administration & Engineering	\$2,389	
		-\$2,389
Reserve		\$320,003

County Service Area No. 62, Sierra Meadows 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. 62, Sierra Meadows (CSA 62) based on benefit the parcel receives. The apportionment has been calculated in accordance with the Benefit Assessment Methodology.

Annual Revenue

The annual revenue required to fund road maintenance in CSA 62 is based on the Long-term Maintenance Plan as revised for this service area by a Professional Engineer.

Annual Revenue Requirement	=	\$29,192
Number of Assessable Parcels	=	48

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	Traffic

Community Component

The community component reflects the common benefits shared by the service area community as a whole. These can include common destination points such as a park or mailbox banks as well as features such as street lights that are funded by the CSA. These common benefits are estimated as a fixed percentage of total benefit as shown below:

Community Component	=	25%	x	\$29,192	=	\$7,298
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The community component is apportioned uniformly and results in a uniform base charge as shown below:

Community Component Per Parcel	=	$\frac{\text{Uniform Base Charge}}{\text{Number of Parcels}}$	=	$\frac{\$7,298}{48}$	=	\$152
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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		\$29,192
- Community Component		\$7,298
Zone Component		\$21,894

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	1,976 L.F.	100%	\$21,894
Total	1,976 L.F.	100%	\$21,894

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

The attached Apportionment Schedule shows how the individual parcel assessments are calculated.

**County Service Area No. 62, Sierra Meadows
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
034-380-001-000	0.0080	x 10 =	0.080	0.080 / 28.65	x \$21,894 =	\$61	+ \$152 =	\$213
034-380-002-000	0.0169	x 10 =	0.169	0.169 / 28.65	x \$21,894 =	\$129	+ \$152 =	\$281
034-380-003-000	0.0258	x 10 =	0.258	0.258 / 28.65	x \$21,894 =	\$197	+ \$152 =	\$349
034-380-004-000	0.0354	x 10 =	0.354	0.354 / 28.65	x \$21,894 =	\$271	+ \$152 =	\$423
034-380-005-000	0.0449	x 10 =	0.449	0.449 / 28.65	x \$21,894 =	\$343	+ \$152 =	\$495
034-380-006-000	0.0547	x 10 =	0.547	0.547 / 28.65	x \$21,894 =	\$418	+ \$152 =	\$570
034-380-007-000	0.0583	x 10 =	0.583	0.583 / 28.65	x \$21,894 =	\$446	+ \$152 =	\$598
034-380-008-000	0.0695	x 10 =	0.695	0.695 / 28.65	x \$21,894 =	\$531	+ \$152 =	\$683
034-380-009-000	0.0784	x 10 =	0.784	0.784 / 28.65	x \$21,894 =	\$599	+ \$152 =	\$751
034-380-010-000	0.0822	x 10 =	0.822	0.822 / 28.65	x \$21,894 =	\$628	+ \$152 =	\$780
034-380-011-000	0.0892	x 10 =	0.892	0.892 / 28.65	x \$21,894 =	\$682	+ \$152 =	\$834
034-380-012-000	0.0996	x 10 =	0.996	0.996 / 28.65	x \$21,894 =	\$761	+ \$152 =	\$913
034-380-013-000	0.0968	x 10 =	0.968	0.968 / 28.65	x \$21,894 =	\$740	+ \$152 =	\$892
034-380-014-000	0.0862	x 10 =	0.862	0.862 / 28.65	x \$21,894 =	\$659	+ \$152 =	\$811
034-380-015-000	0.0475	x 10 =	0.475	0.475 / 28.65	x \$21,894 =	\$363	+ \$152 =	\$515
034-380-016-000	0.0381	x 10 =	0.381	0.381 / 28.65	x \$21,894 =	\$291	+ \$152 =	\$443
034-380-017-000	0.0286	x 10 =	0.286	0.286 / 28.65	x \$21,894 =	\$219	+ \$152 =	\$371
034-380-018-000	0.0117	x 10 =	0.117	0.117 / 28.65	x \$21,894 =	\$90	+ \$152 =	\$242
034-380-019-000	0.0517	x 10 =	0.517	0.517 / 28.65	x \$21,894 =	\$395	+ \$152 =	\$547
034-380-020-000	0.0515	x 10 =	0.515	0.515 / 28.65	x \$21,894 =	\$394	+ \$152 =	\$546
034-380-021-000	0.0725	x 10 =	0.725	0.725 / 28.65	x \$21,894 =	\$554	+ \$152 =	\$706
034-380-022-000	0.0835	x 10 =	0.835	0.835 / 28.65	x \$21,894 =	\$638	+ \$152 =	\$790
034-380-023-000	0.0788	x 10 =	0.788	0.788 / 28.65	x \$21,894 =	\$602	+ \$152 =	\$754
034-380-024-000	0.0449	x 48 =	2.155	2.155 / 28.65	x \$21,894 =	\$1,647	+ \$152 =	\$1,799
034-390-001-000	0.0756	x 10 =	0.756	0.756 / 28.65	x \$21,894 =	\$578	+ \$152 =	\$730
034-390-002-000	0.0661	x 10 =	0.661	0.661 / 28.65	x \$21,894 =	\$505	+ \$152 =	\$657
034-390-003-000	0.0536	x 10 =	0.536	0.536 / 28.65	x \$21,894 =	\$410	+ \$152 =	\$562
034-390-004-000	0.0731	x 10 =	0.731	0.731 / 28.65	x \$21,894 =	\$559	+ \$152 =	\$711
034-390-005-000	0.0835	x 10 =	0.835	0.835 / 28.65	x \$21,894 =	\$638	+ \$152 =	\$790
034-390-006-000	0.0945	x 10 =	0.945	0.945 / 28.65	x \$21,894 =	\$722	+ \$152 =	\$874
034-390-007-000	0.0860	x 10 =	0.860	0.860 / 28.65	x \$21,894 =	\$657	+ \$152 =	\$809
034-390-008-000	0.0761	x 10 =	0.761	0.761 / 28.65	x \$21,894 =	\$582	+ \$152 =	\$734
034-390-009-000	0.0661	x 10 =	0.661	0.661 / 28.65	x \$21,894 =	\$505	+ \$152 =	\$657
034-390-010-000	0.0481	x 10 =	0.481	0.481 / 28.65	x \$21,894 =	\$368	+ \$152 =	\$520
034-390-011-000	0.0627	x 10 =	0.627	0.627 / 28.65	x \$21,894 =	\$479	+ \$152 =	\$631
034-390-012-000	0.0509	x 10 =	0.509	0.509 / 28.65	x \$21,894 =	\$389	+ \$152 =	\$541
034-390-013-000	0.0415	x 10 =	0.415	0.415 / 28.65	x \$21,894 =	\$317	+ \$152 =	\$469
034-390-014-000	0.0337	x 10 =	0.337	0.337 / 28.65	x \$21,894 =	\$258	+ \$152 =	\$410
034-390-015-000	0.0591	x 10 =	0.591	0.591 / 28.65	x \$21,894 =	\$452	+ \$152 =	\$604
034-390-016-000	0.0473	x 10 =	0.473	0.473 / 28.65	x \$21,894 =	\$362	+ \$152 =	\$514
034-390-017-000	0.0379	x 10 =	0.379	0.379 / 28.65	x \$21,894 =	\$290	+ \$152 =	\$442
034-390-018-000	0.0277	x 10 =	0.277	0.277 / 28.65	x \$21,894 =	\$211	+ \$152 =	\$363
034-390-019-000	0.0280	x 10 =	0.280	0.280 / 28.65	x \$21,894 =	\$214	+ \$152 =	\$366
034-390-020-000	0.0377	x 10 =	0.377	0.377 / 28.65	x \$21,894 =	\$288	+ \$152 =	\$440
034-390-021-000	0.0472	x 10 =	0.472	0.472 / 28.65	x \$21,894 =	\$360	+ \$152 =	\$512
034-390-022-000	0.0422	x 10 =	0.422	0.422 / 28.65	x \$21,894 =	\$323	+ \$152 =	\$475
034-390-023-000	0.0386	x 10 =	0.386	0.386 / 28.65	x \$21,894 =	\$295	+ \$152 =	\$447
034-390-024-000	0.0619	x 10 =	0.619	0.619 / 28.65	x \$21,894 =	\$473	+ \$152 =	\$625
Parcels: 48	Total road use: 28.65 trip-miles				CSA Total			\$29,189

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

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