

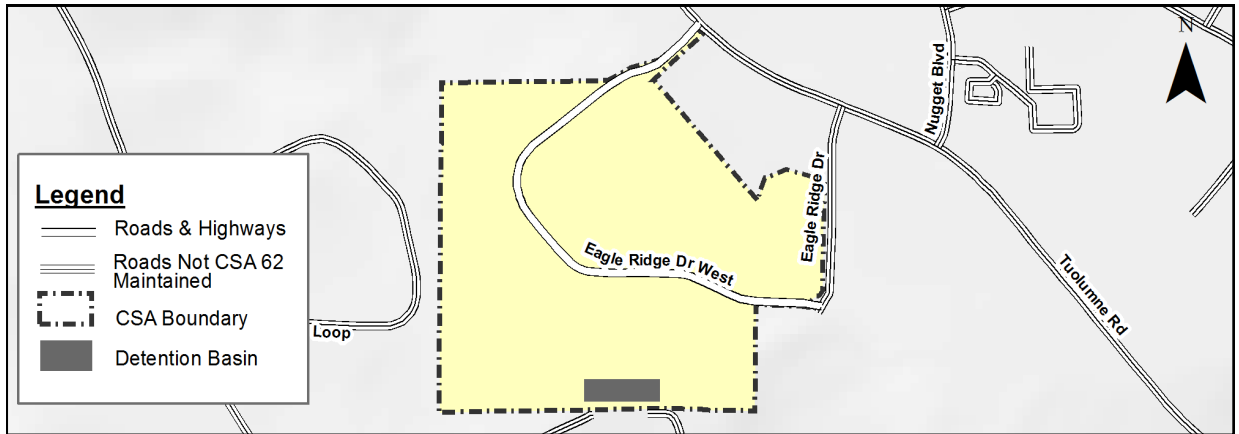


# Department of Public Works

Kim MacFarlane, P.E.  
Director

48 W. Yancy 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 64, EAGLE RIDGE 2021-22 ANNUAL REPORT



**AIRPORTS**  
Airports Manager  
Benedict Stuth  
209.533.5685

**BUSINESS**  
Senior Accountant  
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

**ROAD OPERATIONS**  
Road Superintendent  
Mike Cognetti  
209.533.5609

**SOLID WASTE**  
Solid Waste Director  
Jim McHargue, REHS  
209.533.5588

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

Enclosed is the 2021 Annual Report for County Service Area 64, Eagle Ridge (CSA 64). 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 64 was established in 2007 by the Local Agency Formation Commission to maintain roads within its boundaries. In 2009, CSA 64 property owners voted to approve the assessment with an annual increase equivalent to the construction costs index inflation factor. For fiscal year 2021-22 the inflation factor is 2.1%.

The Public Works Department has updated the apportionment schedule in the current fiscal year to reflect current parcel configuration, and account for known and potential land use factors. Staff will continue to work with the Tuolumne County Community Development Department and Tuolumne County Local Agency Formation Commission to make any necessary updates to the County Service Area

Culvert and associated roadway maintenance will be performed in the upcoming fiscal year on Eagle Ridge Drive West.

The purpose of this annual report is to provide information about the administration of CSA 64. If you have any questions regarding your County Service Area please contact the Public Works Department.

### Services

Road and drainage maintenance, retention basin services

### 0.9 Lane Miles

West Eagle Ridge Drive

### Anticipated Maintenance

Culvert and roadway maintenance

## County Service Area No. 64, Eagle Ridge Annual Report

### I. Background

County Service Area No. 64, Eagle Ridge (CSA 64) is located in Supervisorial District No. 4 off Tuolumne Road. The service area was established on November 27, 2006 by Local Agency Formation Commission (LAFCO) Resolution No. 212 to maintain roads within its boundaries. LAFCO Resolution 244 annexed an additional parcel into the CSA on October 27, 2008. A perpetual assessment program was approved by vote of property owners in 2009 (Board Resolution 54-09).

### 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.

### III. Road Inventory

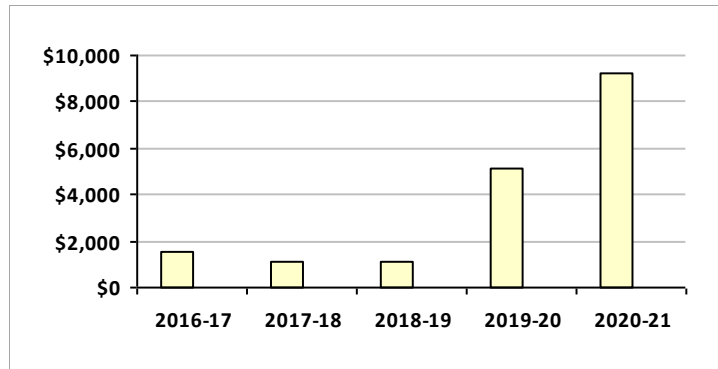
Road Name	Length (ft)	Width (ft)	Length (mi)	Surface	Condition
Eagle Ridge Drive West	2,402	25	0.45	Paved	Good
<b>TOTAL CSA Road Length (miles):</b>			0.455		

### IV. Maintenance Record

Fiscal Yr	Operational Routine Maintenance	Preventative Road Maintenance
2016-17	\$ 1,600.00 Dev. review, Admin.	
2017-18	\$ 1,100.00 Admin.	
2018-19	\$ 1,100.00 Admin.	
2019-20	\$ 5,160.00 Drainage maint., Snow Removal, Admin.	
2020-21	\$ 9,200.00 Snowplow, Admin./Redevelopment 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 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. Perpetual assessments were approved by a vote of the property owners in 2009. The certificate of completion for the CSA and the annexation occurred during fiscal year 2008-09. The County has received multiple applications requesting changes to the parcel usages. The outcome of these use changes as well as any parcel adjustments may affect future special assessments.

## 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

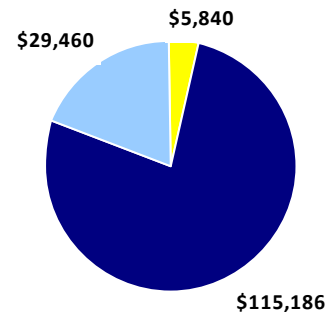
Department of Public Works staff conducted a field review of CSA 64 on June 8, 2021. Drainage and roadway repairs are proposed near a undermined culvert on Eagle Ridge Drive West.

## VIII. Proposed Work Program, FY 2021-22

	Estimated Expenditures
Snow Removal	\$100
Snow Removal Contingency*	\$3,600
Road Maintenance: No significant maintenance	\$0
Routine Maintenance	\$22,400
Maintenance Contingency	\$3,360
<b>Work Funds Total:</b>	<b>\$29,460</b>

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

**Proposed Budget**

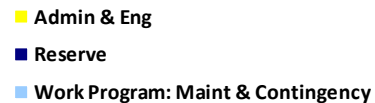


## IX. Administration and Engineering

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

	Estimated Expenditures
Administration & Engineering Costs	
Engineering & Administration*	\$5,145
<b>Admin &amp; Eng TOTAL</b>	<b>\$5,840</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 2021-22

(Fiscal year begins July 1)

	Estimated Expenditures	Total
Beginning Fund Balance (estimated)		\$133,900
Revenues (estimated)		
Assessment		\$14,186
Interest		\$2,400
Available Funds (estimated)		\$150,486
Expenses (estimated)		
Work Program & Contingency Fees	\$29,460	
Administration & Engineering	\$5,840	
		-\$35,300
<b>Reserve</b>		<b>\$115,186</b>

### County Service Area No. 64, Eagle Ridge 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. 64, Eagle Ridge (CSA 64) based on benefit the parcel receives. The apportionment has been calculated in accordance with the Benefit Assessment Methodology approved by the Tuolumne County Board of Supervisors, LAFCO resolutions and California Court Rulings.

#### Annual Revenue

The annual revenue required to fund road maintenance in CSA 64 is based on the Long-term Maintenance Plan as developed for this service area by a Professional Engineer.

Annual Revenue Requirement	=		\$14,186
Number of Parcels	=		9

#### 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. These common benefits are estimated as a fixed percentage of total benefit as shown below:

$$\text{Community Component} = 21\% \times \$14,186 = \$2,979$$

In this particular service area, the Community Component is maintenance of the south side Eagle Ridge Drive West from Eagle Ridge Drive for 220 LF and 275 LF on each side of Eagle Ridge Drive West from the intersection of Tuolumne Road. The property owners along these sections of road are not part of CSA No. 64 per LAFCO resolutions 212 & 244. Eagle Ridge Drive and Eagle Ridge Drive West provide alternative routes and utility easements that benefit all parcels of CSA 64.

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

$$\text{Community Component Per Parcel} = \frac{\text{Uniform Base Charge } \$2,979}{\text{Number of Parcels } 9} = \$331$$

#### Zone Component

The Zone component is determined as follows:

Annual Revenue Requirement		\$14,186	
- Community Component		\$2,979	
<b>Zone Component</b>		<b>\$11,207</b>	

One road system currently exists in this service area. The zone component is the same for all parcels within the service area. Maintenance costs for the zone can be estimated according to the total length of CSA 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	2402 L.F.	100.00%	\$11,207
<b>Total</b>	<b>2402 L.F.</b>	<b>100.00%</b>	<b>\$11,207</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 and/or the road system changes. Traffic and distance factors are shown for each parcel. As mentioned above, the point of entry for CSA 64 is Tuolumne Road.

#### Apportionment Schedule

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

**County Service Area No. 64, Eagle Ridge  
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.

Assessor Parcel Number	Distance Factor*	Traffic Factor*	Road Use Factor	Parcel Allocation	Zone Cost	Zone Component	Community Component	Parcel Apportionment
<b>097-340-030-000</b>	0.403 x	90 =	36.27	36.27 / 61.06 x	\$11,207 =	\$6,657 +	\$331 =	\$6,988
<b>097-340-029-000</b>	0.247 x	10 =	2.47	2.47 / 61.06 x	\$11,207 =	\$453 +	\$331 =	\$784
<del>097-340-021-000</del>	<del>0.900 x</del>	<del>10 =</del>	<del>9.00</del>	<del>9.00 / 61.06 x</del>	<del>\$11,207 =</del>	<del>\$1,652 +</del>	<del>\$331 =</del>	<del>\$1,983</del>
<b>097-340-024-000</b>	0.090 x	10 =	0.90	0.90 / 61.06 x	\$11,207 =	\$165 +	\$331 =	\$496
<b>097-340-025-000</b>	0.090 x	10 =	0.90	0.90 / 61.06 x	\$11,207 =	\$165 +	\$331 =	\$496
<b>097-340-026-000</b>	0.090 x	10 =	0.90	0.90 / 61.06 x	\$11,207 =	\$165 +	\$331 =	\$496
<b>097-340-027-000</b>	0.090 x	10 =	0.90	0.90 / 61.06 x	\$11,207 =	\$165 +	\$331 =	\$496
<b>097-340-028-000</b>	0.110 x	10 =	1.10	1.10 / 61.06 x	\$11,207 =	\$202 +	\$331 =	\$533
<b>097-330-004-000</b> †	0.039 x	221 =	8.62	8.62 / 61.06 x	\$11,207 =	\$1,582 +	\$331 =	\$1,913
Parcels: 9	Total road use:		61.06	trip-miles	CSA Total:			<del>\$14,185</del>

097-340-021  
Apportionment  
Correction  
\$496

\$12,698

\*Distance factor (miles) is determined using the distance between County road and farthest point of parcel. TRA 59-001

\*\*Traffic factor (average daily trips) is based on zoning and use. Traffic factors for parcels with unknown use ("Future development") is based on the prior CSA apportionment schedule.

† Distance Factor altered show primary entry point from Eagle Ridge Drive