



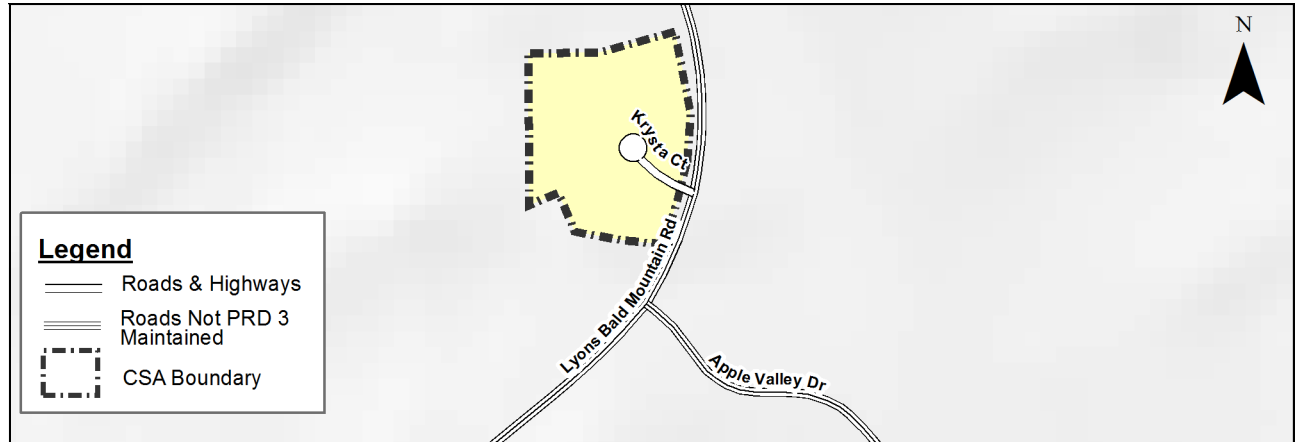
COMMUNITY RESOURCES AGENCY

DAVID GONZALVES, C.B.O.
Director

Administration - Building - County Surveyor - Engineering - Environmental Health - Fleet Services - GIS - Housing - Planning - Roads - Solid Waste

PERMANENT ROAD DIVISION ZONE OF BENEFIT 3 APPLE VALLEY ESTATES UNIT 3 2018-19 ANNUAL REPORT

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Enclosed is the 2018 Annual Report for Permanent Road Division Zone of Benefit 3, Apple Valley Estates Unit 3 (PRD 3). The report contains information regarding planned road maintenance, budget, and funding requirements for fiscal year 2018-19.

To identify your special tax total locate the parcel number on the envelope label of this mailing and find that number on *Exhibit A, 2018-19 Special Tax Schedule*. The bottom of this letter provides contact information if you need assistance in locating your parcel number. This tax is levied against your parcel as an additional line item on your Tuolumne County property tax bill. **THIS REPORT IS NOT A BILL.**

PRD 3 was established in 2008 by the Local Agency Formation Commission for funding long term road maintenance and repairs. At the time of creation, PRD 3 property owners voted to approve the special tax with an annual increase equivalent to the construction cost index inflation factor. For fiscal year 2018-19 the inflation factor is 3.3% .

The pavement in PRD 3 is in very good condition following a slurry seal performed on the PRD in conjunction with the Apple Valley HOA slurry seal project. Assessment revenues will continue to accumulate in the PRD 3 reserve fund to finance future road maintenance projects.

The purpose of this annual report is to provide information about the administration of PRD 3. If you have any questions regarding your County Service Area please contact Denise Zitnik, Special Districts Coordinator at DZitnik@co.tuolumne.ca.us or at the Community Resources Agency mailing address listed in the letterhead.

Denise Zitnik
Engineering Technician, Special Districts Coordinator

Services

Road and drainage
maintenance

0.3 Lane Miles

Kyrsta Court

Anticipated Maintenance

None scheduled

Permanent Road Division No. 3, Apple Valle Unit 3 Annual Report

I. Background

Permanent Road Division Zone of Benefit No. 3 (PRD 3) is located near Sonora in Board of Supervisors District No. 1. The PRD was established August 26, 2008 by Board of Supervisors' Resolution 106-08 to provide long term road maintenance and repairs. The special tax rate was approved by property owner voter at the same time the PRD was established.

II. Administration

The Tuolumne County Board of Supervisors serves as the Conducting Authority and Board of Directors for the PRD Zone. The Board of Supervisors has directed the Community Resources Agency to administer road maintenance activities within the Zone of Benefit.


III. Road Inventory


Road Name	Length (ft)	Width (ft)	Length (mi)	Surface	Condition
Kyrsta Court	134	24	0.03	Paved	Good
TOTAL CSA Road Length (miles):			0.03		

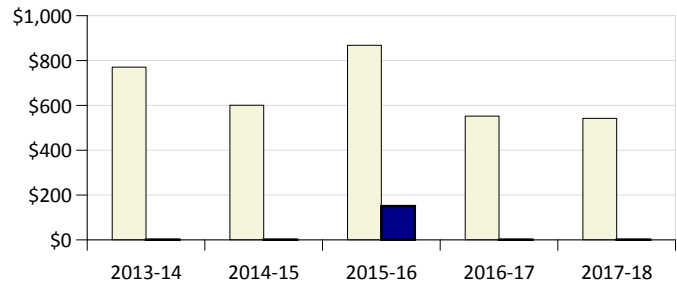
IV. Maintenance Record

Fiscal Yr	Operational Routine Maintenance	Preventative Road Maintenance
2013-14	\$ 770.00 Admin.	
2014-15	\$ 600.00 Admin.	
2015-16	\$ 950.00 Street sign replacement, admin.	\$150.00 Resurfacing (coordination with Apple Valley Manor)
2016-17	\$ 550.00 Admin.	
2017-18	\$ 550.00 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

 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 PRD 3 is designed to be the collection of a special tax on each parcel.

IV. Assessments

PRD 3 is not charged assessments. All parcels are charged the same amount of special tax per resolution 106-08. See Exhibit A for a parcel list.

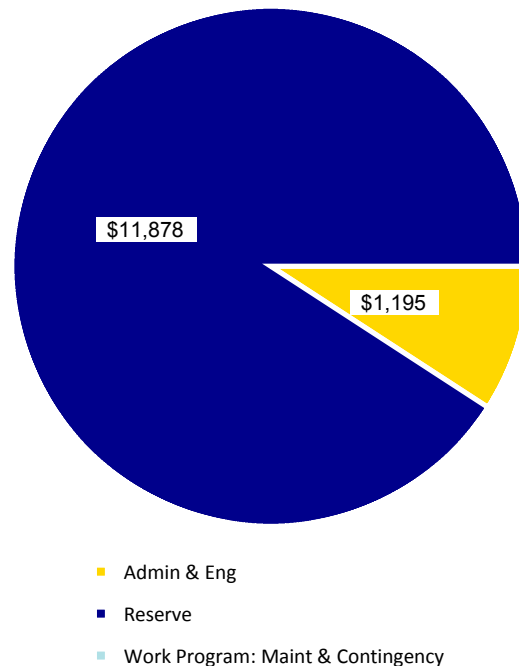
VII. Field Review

Community Resources Agency staff visited Krysta Court on March 5, 2018. The PRD has received a slurry seal treatment in the summer of 2015 in conjunction with Apple Valley Manor Estates. At this time, no build out has occurred within PRD 3.

VIII. Proposed Work Program, FY 2018-2019

	Estimated Expenditures
Road Maintenance: No significant maintenance planned until after until build out	\$0
Maintenance Contingency	\$0
Work Funds Total:	\$0

Proposed Budget Fiscal Year 2018-19



IX. Administration and Engineering

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

Administration & Engineering Costs	Estimated Expenditures
Annual Fees*	\$492
Engineering & Administration**	\$0
Administrative Support	\$50
Long-Term Maint Plan Update	\$653
Admin & Eng TOTAL	\$1,195

*Annual admin charges are \$400 per CSA or PRD plus \$23 per parcel.

**Contract administration is 15% of projected expenditures.

X. Proposed Budget FY 2018-2019

(Fiscal year begins July 1)

	Estimated Expenditures	Total
Beginning Fund Balance (estimated)		\$10,970
Revenues (estimated)		
Special Tax		\$2,028
Interest		\$75
Available Funds (estimated)		\$13,073
Expenses (estimated)		
Work Program & Contingency Fees	\$0	
Administration & Engineering	\$1,195	
		-\$1,195
Reserve		\$11,878

**Permanent Road Division Zone of Benefit 3, Apple Valley 3
 2018-19 Special Tax Schedule**

To identify your parcel's charge locate the parcel number on the envelope label of this mailing then find the 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	Parcel Tax	Percent of Total Tax
085-400-057-000	\$524	25%
085-400-058-000	\$524	25%
085-400-059-000	\$524	25%
085-400-062-000	\$524	25%
Parcels: 4	\$2,096	100%

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