



COMMUNITY RESOURCES AGENCY

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COUNTY SERVICE AREA 10, MONTE GRANDE 2018-19 ANNUAL REPORT



Enclosed is the 2018 Annual Report for County Service Area 10 (CSA 10), Monte Grande Heights. The report contains information concerning the planned road maintenance, budget, and funding requirements for fiscal year 2018-19. To determine your assessment charge locate the parcel number on this mailing's envelope and find that number on *Exhibit A, 2018-19 Benefit Apportionment Schedule*. The bottom of this letter provides contact information if you need assistance in locating your parcel number. **THIS REPORT IS NOT A BILL.**

CSA 10 was established in 1970 by the Tuolumne County Board of Supervisors to provide road maintenance and improvement services. In 2009, CSA 10 property owners voted to approve the assessment with an annual increase equivalent to the construction cost index inflation factor. For fiscal year 2018-19 the inflation factor is 3.3%.

CSAs established prior to 1978 are partially funded by a portion of your property taxes, referred to as *ad valorem taxes*. These taxes are directed into the CSA fund to be used for road maintenance. The ad valorem tax accounted for 35% of annual revenues for CSA 10 in 2018. The remaining revenue is provided through the assessment.

Monte Grande Drive has received routine vegetation and drainage maintenance in 2018-19. Please note that culverts located beneath driveways are the property of the resident and your responsibility to keep clear of debris.

The purpose of this annual report is to provide information about the administration of CSA 10. 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
Snow removal, road
maintenance, limited
roadway vegetation clearing

**Anticipated
Maintenance**
Vegetation and drainage
maintenance

2.7 LANE MILES
Amario Rd, Monte Grande
Dr, Mount Hope Ln, &
Mountain Side Dr

County Service Area No. 10, Monte Grande Heights Annual Report

I. Background

County Service Area No. 10, Monte Grande Heights (CSA 10) is located near Soulsbyville in Supervisorial District No. 4. The CSA was established on October 27, 1970 by Board of Supervisors Resolution No. 90-70/71 to provide road maintenance and improvement services within its boundaries. A perpetual assessment program was approved by vote of property owners in 2009 (Board Resolution 48-09).

II. Administration

The Tuolumne County Board of Supervisors serves as the Conducting Authority and Board of Directors for the CSA. The Board of Supervisors has directed the Community Resources Agency to administer road maintenance activities within the CSA. The Long-Term Maintenance Plan developed for CSA 10 provides guidelines for administration of the Service Area road maintenance and improvement program. A routine update to the Long-Term Maintenance Plan is scheduled in 2018/19.


III. Road Inventory


Road Name	Length (ft)	Width (ft)	Length (mi)	Surface	Condition
Armario Road	390	23	0.07	Paved	Good
Monte Grande Drive	5,640	19.3	1.07	Paved	Good
Mount Hope Lane	750	10	0.14	Paved	Fair
Mountain Side Drive	1,360	12	0.26	Paved	Fair
TOTAL CSA Road Length (miles):			1.54		

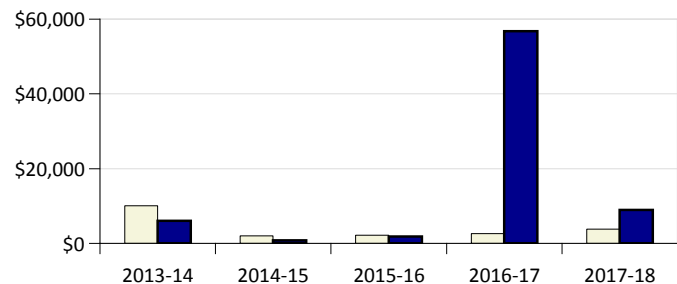
IV. Maintenance Record

Fiscal Yr	Operational Routine Maintenance	Preventative Road Maintenance
2013-14	\$ 10,100.00 Vegetation removal, shoulder work, St. sweeping, snowplow, admin.	\$6,000.00 Resurfacing carry-over costs, Pavement Maintenance
2014-15	\$ 2,000.00 Snowplow, admin.	\$800.00 Resurfacing preparatory work (all roads)
2015-16	\$ 2,100.00 Snowplow, admin.	\$1,800.00 Preventative maintenance preparatory work (all roads)
2016-17	\$ 2,600.00 Snowplow, admin	\$56,700.00 Localized Repairs (Mountainside), crack seal and resurfacing (all roads)
2017-18	\$ 3,800.00 Snowplow, planned vegetation work, admin.	\$8,900.00 Resurfacing project completion work

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

A major source of revenue in CSA 10 is the collection of assessments on each parcel. These charges 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. Another major source of revenue in this CSA is a fixed percentage of County ad valorem property taxes. Most CSAs do not have the ad valorem funding source available to them. The accrual of interest, earned at the same rate as is earned by other County funds, supplements the account.

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

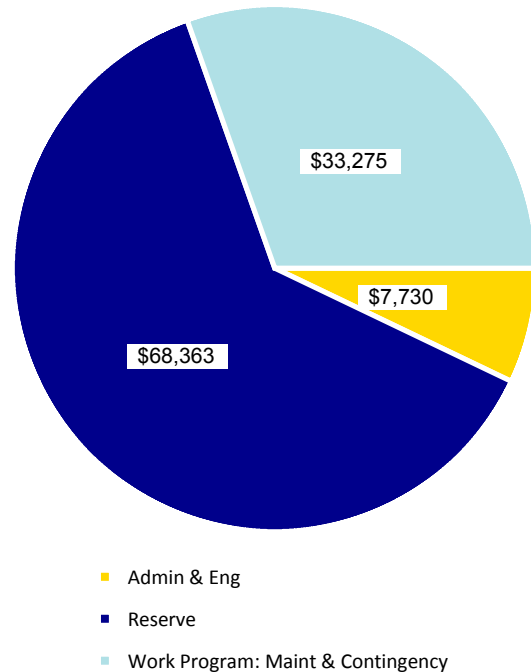
Community Resources Agency staff conducted a field review of CSA 10 on March 6, 2018. Vegetation and drainage maintenance will be performed in the CSA as part of a routine maintenance contract.

VIII. Proposed Work Program, FY 2018-2019

	Estimated Expenditures
Snow Removal	\$1,700
Snow Removal Contingency*	\$14,900
Road Maintenance: No significant maintenance	\$0
Routine Maintenance	\$14,500
Maintenance Contingency	\$2,175
Work Funds Total:	\$33,275

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

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*	\$1,734
Engineering & Administration**	\$4,991
Administrative Support	\$50
Long-Term Maint Plan Update	\$955
Admin & Eng TOTAL	\$7,730

*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)		\$87,800
Revenues (estimated)		
Ad Valorem		\$7,520
Assessment		\$13,408
Interest		\$640
Available Funds (estimated)		\$109,368
Expenses (estimated)		
Work Program & Contingency Fees	\$33,275	
Administration & Engineering	\$7,730	
		-\$41,005
Reserve		\$68,363

County Service Area No. 10, Monte Grande Heights
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.10, Monte Grande Heights (CSA 10) based on the benefit the parcel receives. The apportionment has been calculated in accordance with the Benefit Assessment Methodology approved by the Tuolumne County Board of Supervisors and California Supreme Court rulings.

Annual Revenue

The annual revenue required to fund road maintenance in CSA 10 was determined in the Long-term Maintenance Plan prepared for this service area by a Professional Engineer.

Annual Revenue Requirement	=	\$13,408
Number of Assessable Parcels	=	58

Benefit Components

The revenue requirement is apportioned between benefit components as shown below:

<u>Benefit Component</u>	<u>Type of Benefit</u>
1) Zone	Road type and location
2) Road Usage	Distance and traffic

The community component is no longer a factor in CSA 10 apportionment calculations per DJDAR 10675 ruling.

Zone Component

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 the 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	8,140 L.F.	100%	\$13,408
Total	8,140 L.F.	100%	\$13,408

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. 10, Monte Grande Heights
2018-19 Benefit Apportionment Schedule**

To identify your parcel's assessment charge locate the parcel number on the envelope label of this mailing then find the 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.

Assessors Parcel Number	Mobile Homes 5,4 VPD	Single-Family Res. 10 VPD	Multi-Family Res. 14,8 VPD	Vacant Lot 1 VPD	Traffic Factor*	Distance Factor**	Road Use Factor	Parcel Allocation	Zone Cost	Parcel Assessment
067-140-005-000		1			10.0	x	0.216 = 2.16	2.16 / 300.92 x	\$13,408 =	\$96
067-140-006-000		1			10.0	x	0.108 = 1.08	1.08 / 300.92 x	\$13,408 =	\$48
067-140-007-000		1			10.0	x	0.341 = 3.41	3.41 / 300.92 x	\$13,408 =	\$152
067-140-008-000		1			10.0	x	0.294 = 2.94	2.94 / 300.92 x	\$13,408 =	\$131
067-140-012-000				1	1.0	x	0.163 = 0.16	0.16 / 300.92 x	\$13,408 =	\$7
067-140-013-000		1			10.0	x	0.284 = 2.84	2.84 / 300.92 x	\$13,408 =	\$127
067-140-014-000	1				5.4	x	0.180 = 0.97	0.97 / 300.92 x	\$13,408 =	\$43
067-140-015-000	1				5.4	x	0.159 = 0.86	0.86 / 300.92 x	\$13,408 =	\$38
067-160-001-000 †		1			10.0	x	0.076 = 0.76	0.76 / 300.92 x	\$13,408 =	\$34
067-160-001-000 †	1				5.4	x	0.076 = 0.41	0.41 / 300.92 x	\$13,408 =	\$18
067-160-002-000	1				5.4	x	0.379 = 2.05	2.05 / 300.92 x	\$13,408 =	\$91
067-160-004-000	1				5.4	x	0.379 = 2.05	2.05 / 300.92 x	\$13,408 =	\$91
067-160-009-000		1			10.0	x	0.379 = 3.79	3.79 / 300.92 x	\$13,408 =	\$169
067-160-010-000		1			10.0	x	0.379 = 3.79	3.79 / 300.92 x	\$13,408 =	\$169
067-160-011-000			1		14.8	x	0.379 = 5.61	5.61 / 300.92 x	\$13,408 =	\$250
067-210-002-000		1			10.0	x	0.494 = 4.94	4.94 / 300.92 x	\$13,408 =	\$220
067-210-003-000				1	1.0	x	0.455 = 0.46	0.46 / 300.92 x	\$13,408 =	\$20
067-210-004-000		1			10.0	x	0.400 = 4.00	4.00 / 300.92 x	\$13,408 =	\$178
067-210-005-000		1			10.0	x	0.464 = 4.64	4.64 / 300.92 x	\$13,408 =	\$207
067-210-006-000		1			10.0	x	0.530 = 5.30	5.30 / 300.92 x	\$13,408 =	\$236
067-210-008-000		1			10.0	x	0.536 = 5.36	5.36 / 300.92 x	\$13,408 =	\$239
067-210-009-000	1				5.4	x	0.360 = 1.94	1.94 / 300.92 x	\$13,408 =	\$87
067-210-010-000		1			10.0	x	0.515 = 5.15	5.15 / 300.92 x	\$13,408 =	\$230
067-210-011-000	1				5.4	x	0.498 = 2.69	2.69 / 300.92 x	\$13,408 =	\$120
067-210-012-000		1			10.0	x	0.479 = 4.79	4.79 / 300.92 x	\$13,408 =	\$214
067-220-001-000		1			10.0	x	0.297 = 2.97	2.97 / 300.92 x	\$13,408 =	\$132
067-220-002-000		1			10.0	x	0.559 = 5.59	5.59 / 300.92 x	\$13,408 =	\$249
067-220-003-000		1			10.0	x	0.587 = 5.87	5.87 / 300.92 x	\$13,408 =	\$262
067-220-004-000		1			10.0	x	0.621 = 6.21	6.21 / 300.92 x	\$13,408 =	\$277
067-220-005-000		1			10.0	x	0.682 = 6.82	6.82 / 300.92 x	\$13,408 =	\$304
067-220-006-000				1	1.0	x	0.597 = 0.60	0.60 / 300.92 x	\$13,408 =	\$27
067-220-007-000		1			10.0	x	0.667 = 6.67	6.67 / 300.92 x	\$13,408 =	\$297
067-220-008-000		1			10.0	x	0.670 = 6.71	6.71 / 300.92 x	\$13,408 =	\$299
067-220-009-000				1	1.0	x	0.669 = 0.67	0.67 / 300.92 x	\$13,408 =	\$30
067-220-012-000				1	1.0	x	0.591 = 0.59	0.59 / 300.92 x	\$13,408 =	\$26
067-220-013-000 †		1			10.0	x	0.640 = 6.40	6.40 / 300.92 x	\$13,408 =	\$285
067-220-013-000 †				1	1.0	x	0.640 = 0.64	0.64 / 300.92 x	\$13,408 =	\$29
067-230-001-000		1			10.0	x	1.023 = 10.23	10.23 / 300.92 x	\$13,408 =	\$455
067-230-002-000		1			10.0	x	1.055 = 10.55	10.55 / 300.92 x	\$13,408 =	\$470
067-230-003-000		1			10.0	x	1.083 = 10.83	10.83 / 300.92 x	\$13,408 =	\$482
067-230-004-000		1			10.0	x	1.114 = 11.14	11.14 / 300.92 x	\$13,408 =	\$496
067-230-007-000		1			10.0	x	1.038 = 10.38	10.38 / 300.92 x	\$13,408 =	\$462
067-230-008-000		1			10.0	x	1.009 = 10.10	10.10 / 300.92 x	\$13,408 =	\$449
067-230-010-000		1			10.0	x	1.074 = 10.74	10.74 / 300.92 x	\$13,408 =	\$478
067-230-012-000		1			10.0	x	1.114 = 11.14	11.14 / 300.92 x	\$13,408 =	\$496
067-240-002-000		1			10.0	x	0.805 = 8.05	8.05 / 300.92 x	\$13,408 =	\$359
067-240-003-000				1	1.0	x	0.909 = 0.91	0.91 / 300.92 x	\$13,408 =	\$41
067-240-007-000		1			10.0	x	0.875 = 8.75	8.75 / 300.92 x	\$13,408 =	\$390

2018-19 Benefit Apportionment Schedule

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Assessors Parcel Number	Mobile Homes 5.4 VPD	Single-Family Res. 10 VPD	Multi-Family Res. 14.8 VPD	Vacant Lot 1 VPD	Traffic Factor*	Distance Factor**	Road Use Factor	Parcel Allocation	Zone Cost	Parcel Assessment
067-240-011-000		1			10.0	x	0.970 =	9.70	9.70 / 300.92 x	\$13,408 = \$432
067-240-012-000			1		14.8	x	0.996 =	14.74	14.74 / 300.92 x	\$13,408 = \$656
067-240-017-000		1			10.0	x	0.947 =	9.47	9.47 / 300.92 x	\$13,408 = \$422
067-240-019-000 †				1	1.0	x	0.913 =	0.91	0.91 / 300.92 x	\$13,408 = \$41
067-240-019-000 †		1			10.0	x	0.938 =	9.38	9.38 / 300.92 x	\$13,408 = \$418
067-240-019-000 †				1	1.0	x	0.979 =	0.98	0.98 / 300.92 x	\$13,408 = \$44
067-240-024-000				1	1.0	x	0.485 =	0.49	0.49 / 300.92 x	\$13,408 = \$22
067-240-025-000				1	1.0	x	0.466 =	0.47	0.47 / 300.92 x	\$13,408 = \$21
067-240-026-000				1	1.0	x	0.500 =	0.50	0.50 / 300.92 x	\$13,408 = \$22
067-240-027-000		1			10.0	x	0.410 =	4.10	4.10 / 300.92 x	\$13,408 = \$183
067-250-002-000				1	1.0	x	0.831 =	0.83	0.83 / 300.92 x	\$13,408 = \$37
067-250-005-000		1			10.0	x	0.856 =	8.56	8.56 / 300.92 x	\$13,408 = \$381
067-250-009-000		1			10.0	x	0.831 =	8.31	8.31 / 300.92 x	\$13,408 = \$370
067-250-010-000		1			10.0	x	0.782 =	7.82	7.82 / 300.92 x	\$13,408 = \$349
Parcels:	58				Total road use:			300.92	trip-miles	TOTAL: \$13,408.00

*Traffic factor (average daily trips) is based number of lots, zoning and use

**Distance factor (miles) is the distance from parcel to county road

TRA 72-005 72-002 72-004

† Multiple lots included in a single APN