

**ENGINEER'S REPORT
FOR
CREEKSIDE DRIVE ROAD ZONE OF BENEFIT
#98127**

**EL DORADO COUNTY
CALIFORNIA**

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Date



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1.0 Background

The Creekside Drive Zone of Benefit is bounded by the Shingle Springs Rail Road right-of-way on the West, Mother Lode Drive on the North, French Creek Road on the East, and privately owned parcels on the South.

The Assessor's Parcel Numbers as shown in the Table below are included within the boundaries of the Zone of Benefit:

Assessor's Parcel #	Acreage (Acres)	General Plan Designation	Vacant?
090:430:49	2.011	Commercial	No
090:430:50	1.346	Commercial	Yes
090:430:51	6.050	Commercial	Yes
090:290:38	0.38	Commercial	No
090:290:45	2.216	Commercial	Yes
090:290:40	1.00	Commercial	No
Total	13.003		

Upon formation, the Zone of Benefit included 13.40 acres and provided funding for the maintenance of Creekside Drive and Creekside Court from French Creek Road to the apartment building at 3900 Creekside Court, or about 560 lf of paved road, 24 feet wide for a total of 13,440 square feet of roadway.

The purpose of the Zone of Benefit is to provide a funding mechanism for the ongoing maintenance of Creekside Drive and Creekside Court as noted above. It should be noted that an application will be submitted to modify this Zone of Benefit in the future to reflect new development within the existing and proposed boundaries of a revised Zone of Benefit.

2.0 Description of Facilities Receiving Maintenance

The Creekside Drive Road Zone of Benefit includes only Creekside Drive and Creekside Court for maintenance. A proposal will be submitted for an expanded Zone that will encompass all of the roadways lying within the boundary of the described Zone of Benefit. There is no Drainage Zone of Benefit proposed at this time.

3.0 Method of Apportioning Costs

Annual maintenance costs are per acre and are based on the sum of an overlay at 30 years, patching at 10 years, and slurry seal at 7 years.

There were four parcels in the Zone of Benefit at formation. There are currently six parcels in the Zone of Benefit containing a total of 13.003 acres.

The County of El Dorado *Policy and Procedure Guidelines for Creation and Administration of Zones of Benefit within a County Service Area*, adopted June 2, 1987 require that the benefit assessment or special tax for a zone be in an amount sufficient to cover the cost of obtaining insurance, and the associated administrative and other costs incurred by the County on behalf of the zone. Actual costs vary from time to time depending upon the activities within the zone, with additional administration efforts required for contract and/or bid preparation.

Annual County costs typically amount to approximately \$1,130.00. Years during which a contract or bid is required, the additional cost for administrative time is estimated at approximately \$1,200. The annual allowance for administrative costs based on the 30 year maintenance schedule included in the Apportionment Calculations include one overlay, three patching/crack sealing, and four slurry seals; the maintenance proposed at 30 years is patching and overlay which would be accomplished under a single contract.

CREEKSIDE DRIVE ZONE OF BENEFIT

Service to be Provided by ZOB	Engineer's Estimate of Maintenance Cost Per Acre	Estimate of Administrative Costs Per Acre	Total Recommended Benefit Assessment Per Acre
Road Improvements and Maintenance	\$79.243	\$108.437	\$187.68

The total recommended annual benefit assessment for the Creekside Drive Road Zone of Benefit is: \$ 2,440.40

The recommended annual per acre benefit assessment is: \$187.68

The estimated administrative and other associated County costs are detailed below:

a) Annual incidental administrative costs:

$\$1,130.00 / 13.003 \text{ acres} = \text{admin amount } \86.903 per acre

b) Contract preparation costs over 30 years:

$\$1,200.00 \text{ times seven (7) contracts} = \text{total } \$8,400 \text{ divided by 30 years} = \280.00

$\$ (280.00) \text{ divide by acreage (13.003 ac)} = \21.534 per acre

Total annual administrative cost per acre is: $\$ (86.903 + 21.534) = \108.437 per acre

APPORTIONMENT CALCULATIONS
(Creekside Drive Zone of Benefit, 13.003 Acres)

Item	Unit	Quantity	Unit Cost	Frequency, Years			Total
				30	10(3x over 30 years)	7 (4x over 30 years)	
Crack Sealing/Patching	sf	13,440	\$0.14		\$1,881.60		\$5,644.80
Slurry Seal	sf	13,440	\$0.12			\$1,612.80	\$6,451.20
2" Overlay	sf	13,440	\$1.40	\$18,816.00			\$18,816.00
			Totals	\$18,816.00	\$1,881.60	\$1,612.80	\$30,912.00
			Annual Costs	\$627.20	\$188.16	\$215.04	\$1,030.40
			Number of Acres	13.003	13.003	13.003	13.003
			Annual Cost per Acre	\$48.235	\$14.47	\$16.538	\$79.243

Total recommended capital costs for the Creekside Drive Zone of Benefit are:
\$30,912.00

Annual Assessment per Parcel, based upon Assessment of \$187.68 per Acre

Assessor's Parcel #	Acreage (Acres)	Annual Assessment
090:430:49	2.011	\$377.42
090:430:50	1.346	\$252.62
090:430:51	6.050	\$1,135.46
090:290:38	0.38	\$71.32
090:290:45	2.216	\$415.90
090:290:40	1.00	\$187.68
Total	13.003	\$2,440.40

(Zone of Benefit, 13.003 Acres on 6 Parcels)

Year	Annual Fee	30 Years	10 Years	7 Years	Fund Balance
1	\$1,030.40				\$1,030.40
2	\$1,030.40				\$2,060.80
3	\$1,030.40				\$3,091.20
4	\$1,030.40				\$4,121.60
5	\$1,030.40				\$5,152.00
6	\$1,030.40				\$6,182.40
7	\$1,030.40			\$1,612.80	\$5,600.00
8	\$1,030.40				\$6,630.40
9	\$1,030.40				\$7,660.80
10	\$1,030.40		\$1,881.60		\$6,809.60
11	\$1,030.40				\$7,840.00
12	\$1,030.40				\$8,870.40
13	\$1,030.40				\$9,900.80
14	\$1,030.40			\$1,612.80	\$9,318.40
15	\$1,030.40				\$10,348.80
16	\$1,030.40				\$11,379.20
17	\$1,030.40				\$12,409.60
18	\$1,030.40				\$13,440.00
19	\$1,030.40				\$14,470.40
20	\$1,030.40		\$1,881.60		\$13,619.20
21	\$1,030.40			\$1,612.80	\$13,036.80
22	\$1,030.40				\$14,067.20
23	\$1,030.40				\$15,097.60
24	\$1,030.40				\$16,128.00
25	\$1,030.40				\$17,158.40
26	\$1,030.40				\$18,188.80
27	\$1,030.40				\$19,219.20
28	\$1,030.40			\$1,612.80	\$18,636.80
29	\$1,030.40				\$19,667.20
30	\$1,030.40	\$18,816.00	\$1,881.60		\$0.00

Reserve Fund analysis assumes interest on accrued balances meets or exceeds inflation for maintenance.