

# Public Meeting for PRD Zones 105 and 105A Option to Fund Additional Road Work with a Loan



Permanent Road Division Program  
Department of Public Works

Presented by: Jen Winfrey, Unit Manager

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# Objectives

- ▶ Understanding Proposed Road Work
  - ▶ With or Without Loan Funds
- ▶ Understanding Loan Process
  - ▶ Balloting for Property Owner Approval
  - ▶ Board Approval
  - ▶ Repayment Timeline

# Agenda

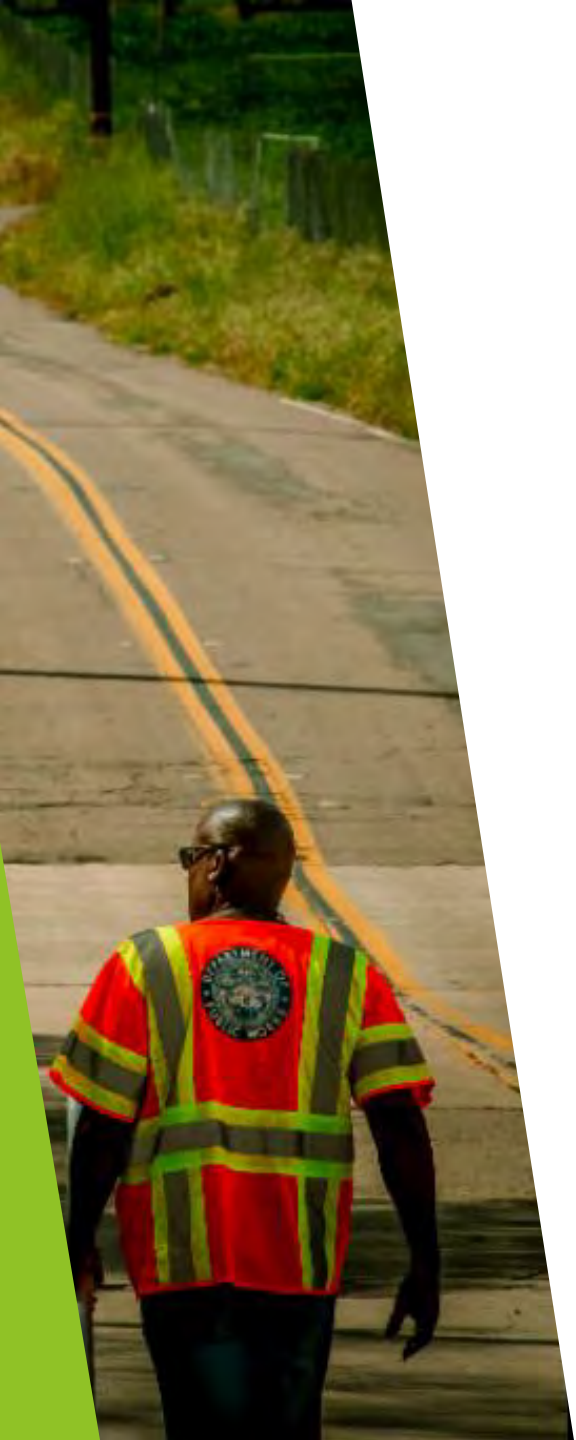
- ▶ PRD Program Basics
- ▶ Overview of PRD 105 and 105A
- ▶ Proposed Road Work
- ▶ Loan Amounts, Process & Requirements
- ▶ Next Steps

PRD  
Program



# PRD Zones

- ▶ PRD Zones are special districts formed at the request of property owners or as a condition of development
- ▶ Provide private road maintenance services
- ▶ Funded by property owner paid assessments or special taxes
- ▶ PRD Zone revenues are kept in individual funds



# Permanent Road Division (PRD) Program

Governed by:

- ▶ California Streets and Highways Code
- ▶ County Policy J-16 - County specific guidance for PRDs
- ▶ Board-Approved Ordinance includes authorized services, maximum rate, and how to calculate each parcels charge
  - ▶ Rates approved by voters during formation
  - ▶ Board can increase rates within max rate

For a more in-depth information about the PRD Program  
visit our website and watch the video:

**“Learn about the Permanent Road Division Program”**

<https://tinyurl.com/COSD-PRDZones>

# Pavement Condition Index Level (PCI)



Very Good  
PCI 70 and above



Good  
PCI 50-70



Poor  
PCI 25-50



Very Poor  
PCI 25 and below

PRD Zones  
105 & 105A



# PRD Zone 105 - Alta Loma Drive

- ▶ Formed: 1981
- ▶ Parcels: 93
- ▶ Road Miles: 0.54
- ▶ Culverts: 3
- ▶ Annual Revenue from Property Owner Paid Assessments: \$19,100
- ▶ Fund Balance: \$88,130\*
- ▶ Average Parcel Annual Charge: \$200
  - ▶ Current Rate \$100 per benefit unit
  - ▶ Max Rate: \$200 per benefit unit

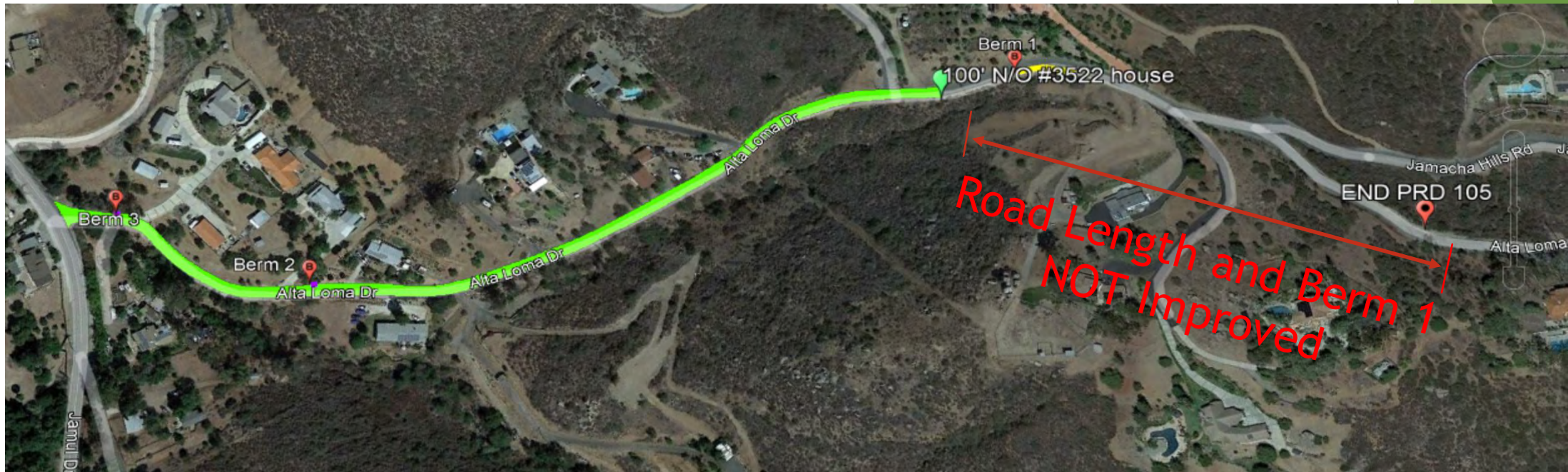
- ▶ Overall PRD Zone road condition: Poor
- ▶ Pavement Condition Level (PCI): 35

\* Fund balance as of July 1, 2023



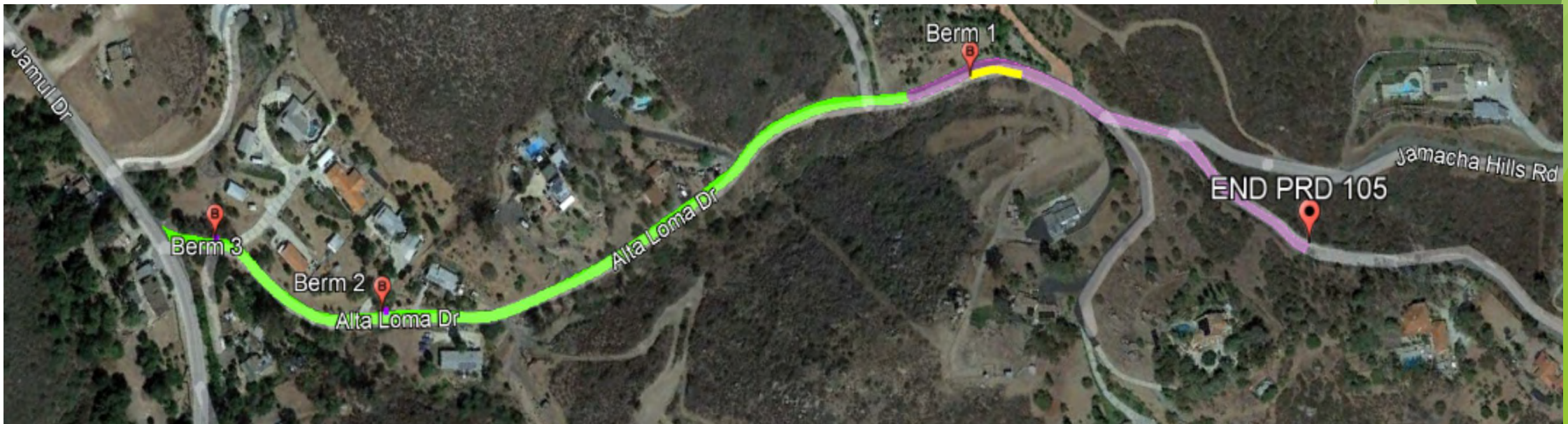
# PRD 105 Currently Funded Road Work

- ▶ Funds currently available: \$90,000
- ▶ Road Area to be Treated (green line): from Jamul Dr to 100' North of #3522 House - 0.35 road miles
- ▶ Road work is planned for Spring 2024
- ▶ Road Treatment
  - ▶ Chip seal with scrub
  - ▶ 10,691 SF localized repairs
  - ▶ Replacement Berms at 3 locations, fog seal existing berms in work area



# PRD 105 Road Work with Loan

- ▶ Funds currently available: \$90,000
  - ▶ Additional Funds needed: \$58,000 for treatment of road length in Pink
  - ▶ \$148,000 will fund work for treatment the entire road length of 0.54 miles
  - ▶ Road work is planned for Spring 2024
- ▶ Entire Road Length Treatment:
    - ▶ Chip seal with scrub
    - ▶ 16,701 SF localized repairs
    - ▶ Replacement Berms at 3 locations, fog seal existing berms on entire road



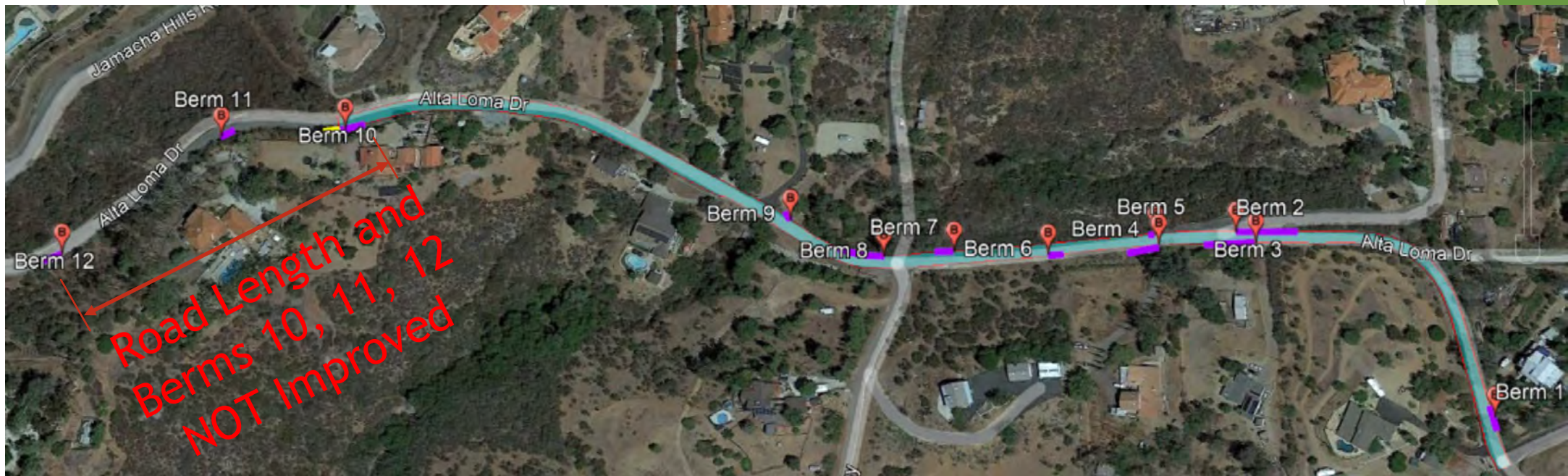
# PRD Zone 105A - Alta Loma Drive, Zone A

- ▶ Formed: 1981
  - ▶ Parcels: 47
  - ▶ Road Miles: 0.52
  - ▶ Culverts: 2
  - ▶ Annual Revenue from Property Owner Paid Assessments: \$17,800
  - ▶ Fund Balance: \$95,923\*
  - ▶ Average Parcel Annual Charge: \$400
    - ▶ Current Rate \$200 per benefit unit
    - ▶ Max Rate: \$200 per benefit unit
- ▶ Overall PRD Zone road condition: Poor
  - ▶ Pavement Condition Level (PCI): =36

\* Fund balance as of July 1, 2023

# PRD 105A Currently Funded Road Work

- ▶ Funds currently available: \$95,000
- ▶ Road Area to be Treated (green line):  
**From 100' South of #3695 to End of PRD 105A - 0.42 road miles**
- ▶ Road work is planned for Spring 2024
- ▶ Road Treatment:
  - ▶ Chip seal with scrub
  - ▶ 4,331 SF of localized repairs
  - ▶ Replacement Berms at 9.5 locations, fog seal existing berms in work area



# PRD 105A Road Work with Loan

- ▶ Funds currently available: \$95,000
  - ▶ Additional Funds needed: \$32,500 for treatment of road length in Pink
  - ▶ \$130,000 will fund work for treatment the entire road length of 0.52 miles
  - ▶ Road work is planned for Spring 2024
- ▶ Road Treatment:
    - ▶ Chip seal with scrub
    - ▶ 6,241 SF of localized repairs
    - ▶ Replacement Berms at 12 locations, fog seal existing berms on entire road



# Loan Not Approved Option

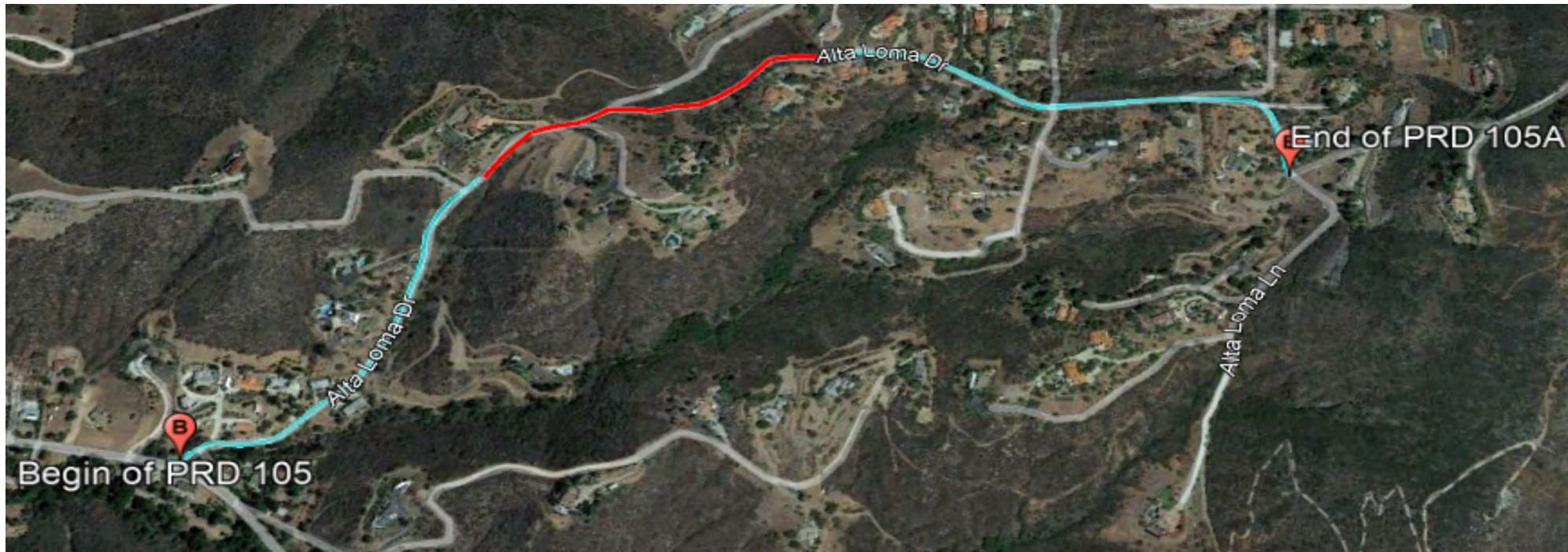
PRD 105

PRD 105A

▶ Not Approved Loan Amount: \$58,000

▶ Not Approved Loan Amount \$32,500

NOTE: If the loans are not approved the road segment in red will NOT be completed in planned work for Spring 2024





LOAN FOR  
ADDITIONAL  
ROADWORK

# Loan Program & Approval Process

## ▶ County's PRD Loan Program

- ▶ Individual Loan Limits: Up to \$100,000 for Projects up to \$500,000
- ▶ Repayment Term of 5 Years for Principal and Interest
  - ▶ Interest is calculated based on the current rate the County earns on similar investments
  - ▶ First payment is 12 months after loan funds are transferred
- ▶ County procedure for loans is to get property owner approval
  - ▶ The County will send out ballots for property owner approval
    - ▶ 50+% of RETURNED ballots must support requesting the loan(s)
  - ▶ If approved by property owners, staff anticipate taking these loan requests to the Board of Supervisors in Feb./March 2024



# Loan Options

## PRD 105

- ▶ Loan Amount Needed \$58,000
- ▶ \$63,986 Estimated Total Loan Repayment
  - ▶ \$58,000 Principal
  - ▶ \$5,986 Interest

## PRD 105A

- ▶ Loan Amount Needed \$32,500
- ▶ \$38,584 Estimated Total Loan Repayment
  - ▶ \$32,500 Principal
  - ▶ \$3,354 Interest

- ▶ Estimated interest rate of 3.44%
- ▶ NO rate increase is needed to request or repay the loans
  - ▶ Loan principal and interest will be repaid from PRD Zone revenues at current rates

# Loan Approval Process

1

Outreach to  
Property  
Owners

2

Balloting for  
Property  
Owner  
Approval

3

Board  
Approval

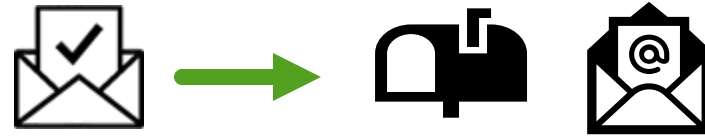
4

Repayment  
Begins 12  
Months after  
Funds Transfer

# Ballot Timeline

- ▶ Ballots will be mailed to all property owners by October 27, 2023

- ▶ Ballots will be due by mail or email by 8:00 A.M. on November 20, 2023



- ▶ Results based on 50%+ of returned ballots
- ▶ Property owners in PRD 105A will receive two ballots in the same envelope, since they pay into both PRD 105 and PRD 105A.
  - ▶ Ballot for PRD 105
  - ▶ Ballot for PRD 105A

BALLOT FOR RATE INCREASE  
PERMANENT ROAD DIVISION NO. 1000, ZONE NO. X – YOUR PRD  
RETURN NO LATER THAN THIS April 28, 2023

- You must **return** the ballot below for your vote to count. The ballot must be **received** no later than **April 28, 2023**. Ballots may be returned by USPS mail or emailed to [spdist.lueg@sdcounty.ca.gov](mailto:spdist.lueg@sdcounty.ca.gov)
- Postmarks will not be accepted.
- You must **sign** the ballot for your vote to count.
- If you own more than one parcel you will receive a ballot for each parcel you own. Please return a marked & signed ballot for each property.

BALLOT

Permanent Road Division No. 1000, Zone No. X – YOUR PRD  
RECEIVED NO LATER THAN April 28, 2023

PARCEL #:  
BENEFIT UNITS:  
SITE ADDRESS:

APPROVE – I approve requesting a loan from the County of San Diego’s PRD Loan Program to fund additional road work in 2024. The loan and current available funds from prior year annual assessments will be sufficient to repair the entire PRD maintained road length. The current assessment rate will not be increased to repay the loan.

DISAPPROVE – I do not approve requesting a loan from the County of San Diego’s PRD Loan Program to fund additional road work in 2024. I understand that without a loan some road work will be completed in 2024 with available funds from prior year annual assessments and that the remaining road segment(s) will not be repaired until funds from future annual assessments are sufficient to fund the work.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_ Email: \_\_\_\_\_

I certify that I am in fact the owner of record or legally authorized to sign for such owner.

# Sample Ballot

Choose to Approve  
or Disapprove of  
the Loan

Sign and Date

# Next Steps

- ▶ Ballots will be Mailed by October 27, 2023
- ▶ Virtual Video Meeting on November 8, 2023
- ▶ Ballots must be Returned by 8:00 A.M. on November 20, 2023
- ▶ Letter Notifying Property Owners of Balloting Results
- ▶ If the loan(s) are not approved, the work that can be funded will move ahead in Spring 2024
- ▶ If the loan(s) are approved:
  - ▶ Board Hearing Tentatively Scheduled for Feb. 28, 2024
    - ▶ Notice of Board Hearing for Loan Approval will be mailed to property owners 3 weeks before Board hearing and include how property owners can participate
  - ▶ The expanded scope of work will move ahead in Spring 2024

# Online Meeting

- ▶ **“Drop in” on our online video meeting on November 8, 2023** with your questions. Staff will be available to review the presentation, ballot(s), and proposed road work.
  - ▶ The meeting will be held from 11:30 A.M to 1:00 P.M. and 5:30 to 7:30 P.M. to allow for greater participation
- ▶ Join the meeting online or by phone
  - ▶ Click the link on our website. Go to <https://tinyurl.com/COSD-PRDZones> scroll down to **“PRD Zone Information”** and **PRD 105** or **PRD 105A**
  - ▶ Use the meeting number and password to join online or by phone:
    - ▶ Call in to the meeting at 1-650-479-3208 United States Toll
    - ▶ Go to <https://signin.webex.com/join>
      - ▶ Meeting number (access code): 2631 094 8687
      - ▶ Meeting Password: AltaLoma

# Have Questions?

- ▶ Call, email, or mail us your questions or feedback:
  - ▶ [SPDIST.LUEG@sdcounty.ca.gov](mailto:SPDIST.LUEG@sdcounty.ca.gov)
  - ▶ 858-694-2691
  - ▶ PRD Program, County of San Diego
    - ▶ 5510 Overland Ave., Suite 210
    - ▶ San Diego, CA 92123

Completed ballots (marked and signed) will also be returned to this email and mailing address.

A self-addressed envelope will be included with the ballots, but property owners will need to provide the USPS stamp.

# This Concludes Our Presentation



Sign up for our mailing list to  
receive PRD news and information:  
<https://tinyurl.com/PRD-News-Email>

Program Email:  
[SPDIST.LUEG@sdcounty.ca.gov](mailto:SPDIST.LUEG@sdcounty.ca.gov)

Program Phone:  
858-694-2691

PRD Program Website:  
<https://www.sandiegocounty.gov/content/sdc/dpw/specialdistricts/prd/>

PRD Zones Information Webpage:  
<https://www.sandiegocounty.gov/content/sdc/dpw/specialdistricts/prd/PRDzones.html>