



# Tonight's PRD Program meeting will begin shortly.

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Submit PRD service requests to  
[spdist.lueg@sdcounty.ca.gov](mailto:spdist.lueg@sdcounty.ca.gov)  
or 858-974-5915

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







# PRD Outreach: PRD Zones 6, 8 and 1003

## Permanent Road Division Program Department of Public Works

Neil Searing, Program Coordinator

[Neil.Searing@SDCounty.ca.gov](mailto:Neil.Searing@SDCounty.ca.gov) or 858-694-2691

Veronica Bateson, Land Use & Environmental Planner III

[Veronica.Bateson@SDCounty.ca.gov](mailto:Veronica.Bateson@SDCounty.ca.gov) or 619-385-2060

Jen Winfrey, Unit Manager

[Jen.Winfrey@SDCounty.ca.gov](mailto:Jen.Winfrey@SDCounty.ca.gov) or 858-495-5470

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

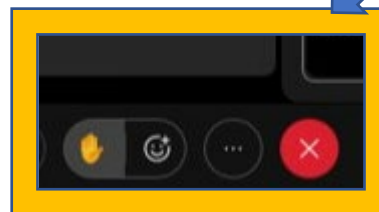
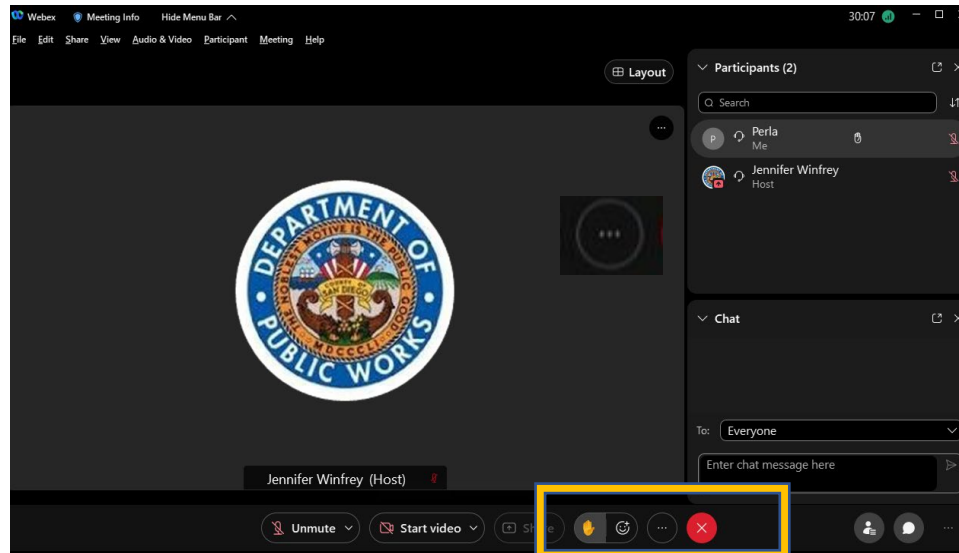
# Using WebEx for this Meeting

## Raise Hand to Speak

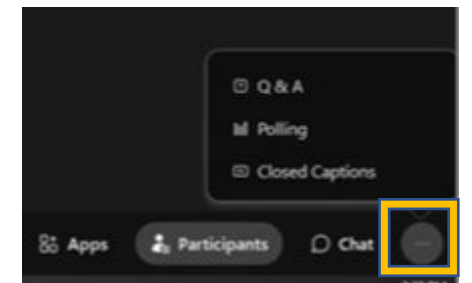
For phone participants,  
enter

**\*3 to raise your hand**  
to ask a question.

You will hear a prompt  
to enter **\*6** to “unmute”  
yourself.



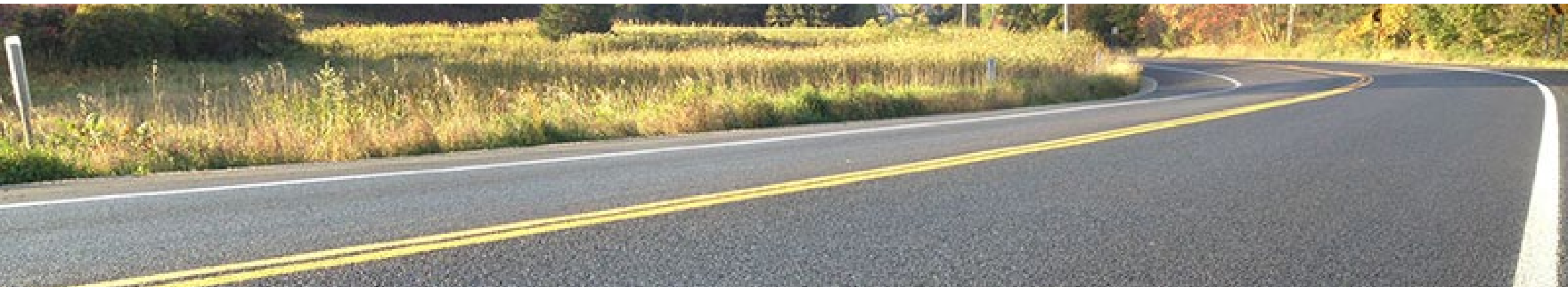
## Closed Captions



Turn on the Closed  
Captions by clicking  
on the "... " in the  
bottom right corner.

# Objectives

- Understand the rate increase process
- Review the funding options
- Have the information needed to make decisions for the future of your private road maintenance





# Agenda

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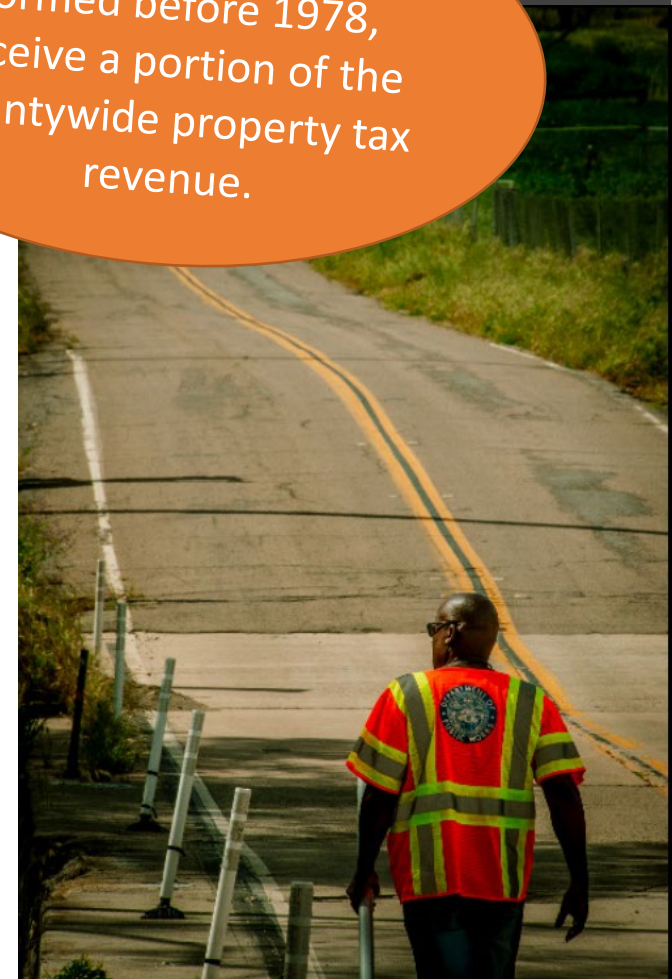


- Brief Overview of PRD Program
- Rate Increase Process
- Q & A
- PRD Funding Options (Breakout Rooms)
- Next Steps
- Q & A

# Permanent Road Division (PRD) Zones

- Private road maintenance services funded by property owner paid assessments or special taxes
- Rates approved by voters during formation
- Board-Approved Ordinance includes authorized services, maximum rate, and rate methodology
  - The Board has authority to increase rates within max. rate, however DPW procedure is to conduct outreach before rate increases

Some PRD Zones, formed before 1978, receive a portion of the countywide property tax revenue.



# Advantages of Permanent Road Division (PRD) Zones

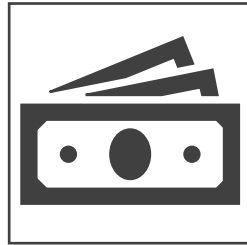
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## Road Work

Road Work is under Warranty for One Year

Road Work Oversight by Experienced County Staff



## Collection of Funds

Each Property Pays Fair Share of Maintenance Costs

Collected Annually on Tax Roll

Does Not Rely on Volunteers to Collect Funds or Manage Road Work



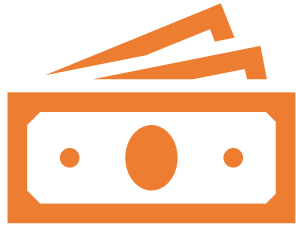
## Emergency Assistance

Qualify for Emergency Repair Cost Reimbursements

Loans Available for Emergency Repairs

# Disadvantages of Permanent Road Division (PRD) Zones

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## Cost

Formation Costs

Administration Costs

Maintenance Costs

(Prevailing Wage, Public Procurement Requirements)



## County Oversight

County decides how funds are allocated

County makes final decision on repairs



# Rate Increase Within Max. Rate

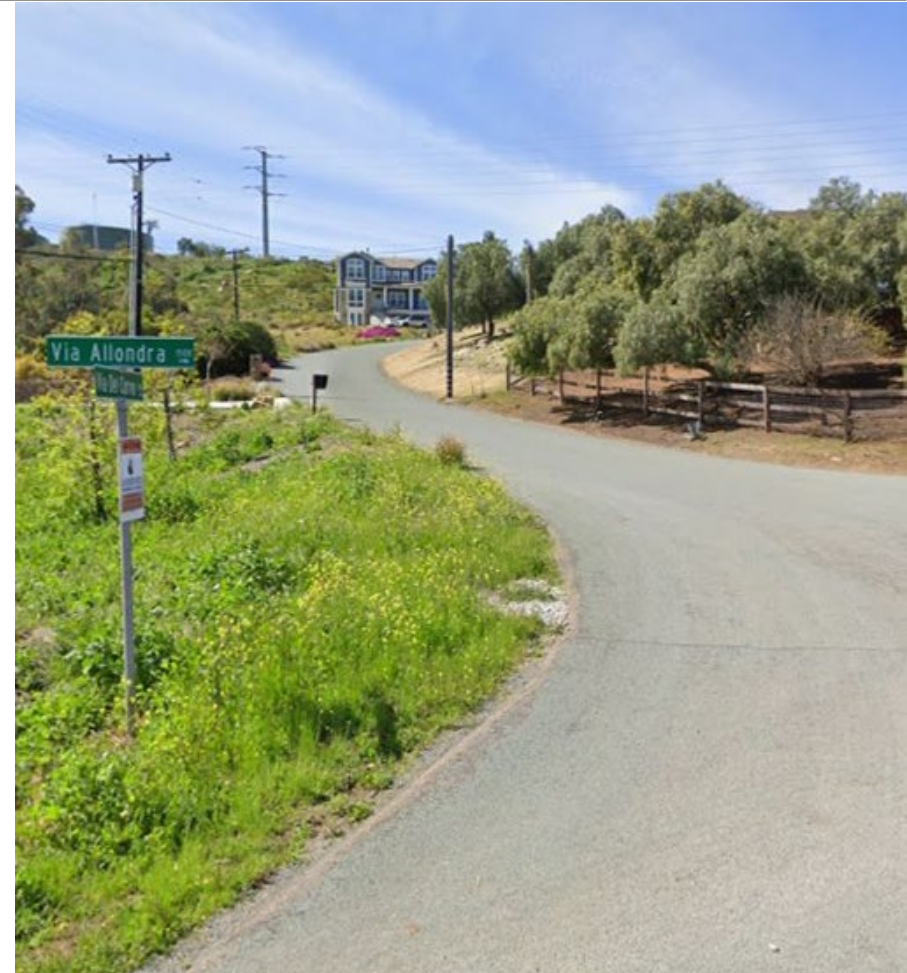
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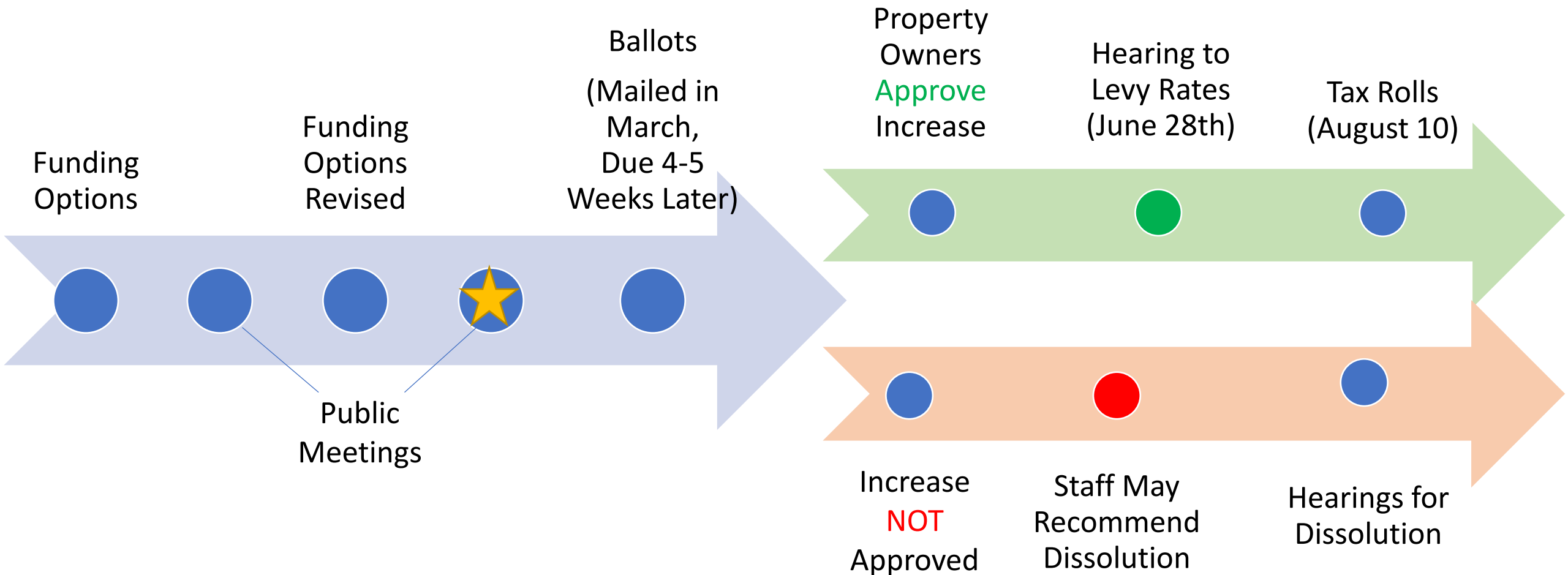
# Rate Increase Within Max. Rate

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- PRD Zone Will Not Change
  - Retain ad-valorem tax revenue, if applicable
  - Maintain boundaries, road segments & services
  - Maximum rate unchanged
- Annual Revenue will be sufficient to fund recommended road work
- Property Owner Approval by April/May
- San Diego County Board of Supervisors Hearing on June 28<sup>th</sup> to approve assessment for 2023-24 tax rolls



# Rate Increase Timeline







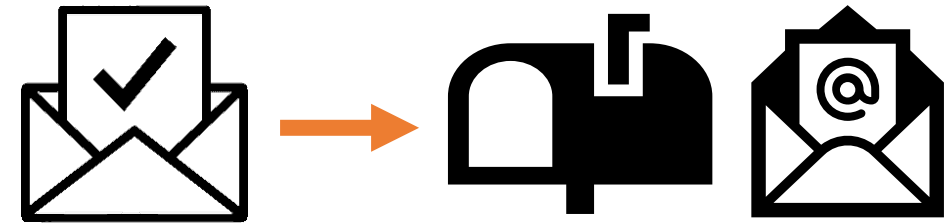
BALLOTING

# Balloted Rate Increase within Max Rate

Ballots mailed to all property owners in March

- Includes rate increase options
- May include option for dissolution

Ballots due 4-5 weeks later: April /May



Increase must be approved by 50+% of property owner returned ballots (EBUs)

- If approved, the new rate will be heard by the County's Board of Supervisors. If they approve, the new rate will appear on 2023-24 annual tax assessment.

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** of Rate Increase – Select an option below:

- APPROVE – Option 1:** Increase rate to **\$140 per benefit unit over 3 years**. The assessment rate will increase to \$65 in Year 1, \$105 in Year 2, and \$140 in Year 3. The rate would remain at \$140 in subsequent years. This rate will fund asphalt removal and replacement, **in three years with a loan**. My annual assessment in Year 3 = \$560
- APPROVE – Option 2:** Increase rate to **\$140 per benefit unit in the 1<sup>st</sup> year**. The assessment rate will increase to \$140 in Year 1. The rate would remain at \$140 in subsequent years. This rate will fund asphalt removal and replacement, **in two years with a loan**. My annual assessment in Year 1 = \$560

**DISAPPROVE** - Do not support a Rate Increase- Select an option below:

- Do not increase the rate, I understand that without a rate increase the PRD Zone may be dissolved if the average PCI falls below 50.** If dissolved, maintenance responsibility for the road would return to the property owners.
- Do not increase the rate, I support the dissolution of the PRD Zone.** Maintenance responsibility for the road WILL BE returned to the property owners.

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 your options

Sign and Date



# Q&A and Feedback

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- We'll take questions for 20 minutes
- At the end of the Q&A, we'll provide additional time for people to type questions or feedback into the Chat
- If you have a question about your specific parcel, or where to find your PRD Zone's ordinance, map, or financial information, please email [Neil.Searing@sdcounty.ca.gov](mailto:Neil.Searing@sdcounty.ca.gov)



# Individual PRDs: Breakout Rooms

- In Break-out Rooms
  - PRD 6: main room
  - PRDs 8 & 1003: breakout room
- Return to main meeting
  - Next Steps
  - Q & A

# PRD Zone 6 – Pauma Valley

- Formed: 1966
- Parcels: 125
- Road Miles: 4.36
- Culverts: 17
- Annual Revenue: \$49,264
  - Assessments: \$8,411
  - General Prop Tax: \$40,854
- Fund Balance: \$317,422\*
- Average Parcel Annual Charge: \$69
  - \$23 Rate x 3 Benefit Units (Avg Parcel)
- Overall PRD Zone roads: Fair Condition
- Pavement Condition Level (PCI): 52.3

Find PCI levels for each road segment at:  
<https://tinyurl.com/PRD-PCI-2021>



# PRD 6: Phased Rate Increase

## Staff's Recommendation for Very Good Roads (>70 PCI):

- \$1,207,168 within 8 years
- Roads: Reconstruct and resurface 2.9 miles of Adams and Citracado
- Culverts: Replace 3 drainage culverts

## Rate Increase Needed:

- ➔ Yr 1 *Projected* Average Parcel Annual Charge: \$120/year (Rate = \$40)
- ➔ Yr 2 *Projected* Average Parcel Annual Charge: \$120/year (Rate = \$40)
- ➔ \*Yr 3 Higher Rate Approved by Property Owners (Reassessment)  
*Projected* Average Parcel Annual Charge: \$1,545/year (Rate = \$515)

\*Requires >60% property owner support, Process takes 18-24 months

# PRD 6: Rate Increase in Year 3

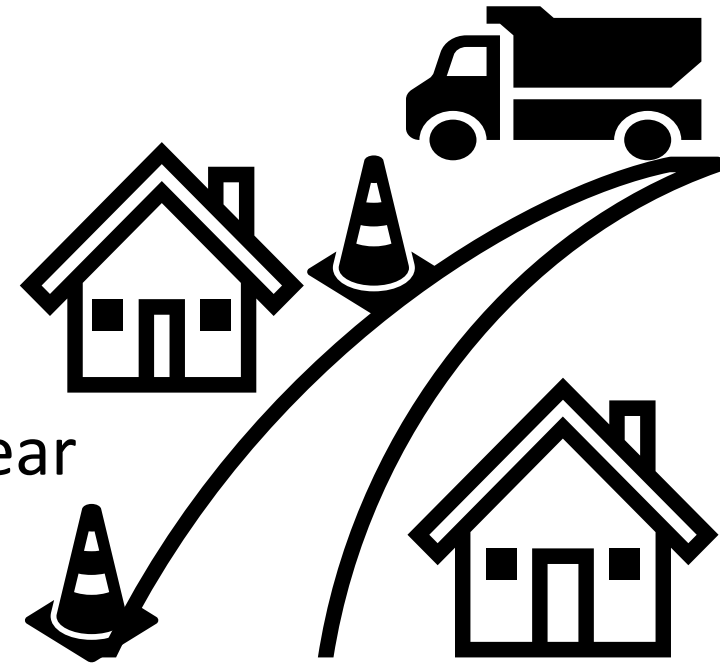
## Reassessment for Very Good Roads (>70 PCI):

- \$1,207,168 within 10 years (with reassessment rate increase in Yr 3)
- Roads: Reconstruct and resurface 2.9 miles of Adams and Citracado
- Culverts: Replace 3 drainage culverts

## Current Max Rate is Insufficient to Fund Work Needed to Maintain Average PCI Above 50

### New Higher Rate Needed:

- Requires Property Owner Approval (Reassessment)
  - *\*Projected Average Parcel Annual Charge: \$1,200/year*
  - \$400 Rate x 3 Benefit Units (Average Parcel)



\*Reassess PRD with a higher rate structure in year 3, process takes 18-24 months.

# PRD Zone 8 – Magee Road

- Formed: 1967
- Parcels: 47
- Road Miles: 2.50
- Culverts: 8
- Annual Revenue: \$31,686
  - Assessments: \$8,104
  - General Property Tax: \$23,582
- Fund Balance: \$341,690\*
- Average Parcel Annual Charge: \$300
  - \*\*\$150 Rate x 2 Benefit Units (Avg Parcel)
- Overall PRD Zone roads: Poor Condition
- Pavement Condition Level (PCI): 41.0

Find PCI levels for each road segment at:  
<https://tinyurl.com/PRD-PCI-2021>

\*\*Rate will be increased to \$400 on upcoming tax roll. Petition received in February 2023 with 69% support from property owners.

# PRD 8: Phased Rate Increase

## Staff's Recommendation for Good Roads (>55 PCI):

- \$649,489 within 13 years: In Yr 7 & Yr 13
- Roads: Reconstruct and resurface 2.4 miles of Magee Road
- Culverts: Replace 3 drainage culverts

## Rate Increase Needed:

- ➔ \*Yr 1 Average Parcel Annual Charge: \$800/year (Rate = \$400)
- ➔ \*Yr 2 Average Parcel Annual Charge: \$800/year (Rate = \$400)
- ➔ Yr 3 Higher Rate Approved by Property Owners (Reassessment)

*Projected Average Parcel Annual Charge: \$1,900/year (Rate = \$950)*

\*Rate will be increased to \$400 on upcoming tax roll. Petition received in February 2023 with 69% support from property owners.



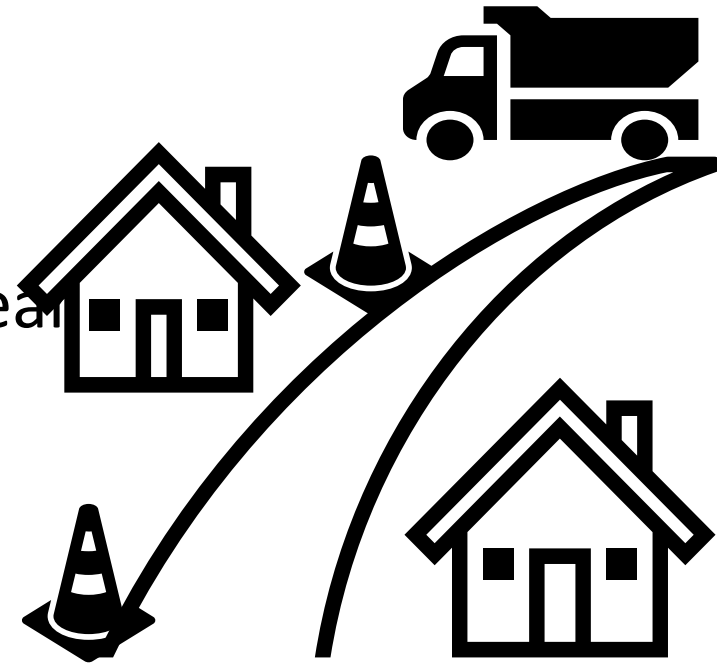
# PRD 8: Rate Increase in Year 3

## Reassessment for Good Roads (>55 PCI):

- \$649,489 within 13 years: In Yr 7 & Yr 13
- Roads: Reconstruct and resurface 2.4 miles of Magee Road
- Culverts: Replace 3 drainage culverts

## New Higher Rate Needed:

- Requires Property Owner Approval (Reassessment)
  - *\*Projected Average Parcel Annual Charge: \$1,700/year*
  - \$850 Rate x 2 Benefit Units (Average Parcel)



\*Reassess PRD with a higher rate structure in year 3, process takes 18-24 months.

# PRD Zone 1003 – Alamo Way

- Formed: 2008
- Parcels: 22
- Road Miles: 0.28
- Culverts: 2
- Annual Revenue: \$4,402
  - Assessments: \$4,402
  - General Property Tax: \$0
- Fund Balance: \$21,872\*
- Average Parcel Annual Charge: \$220
  - \$110 Rate x 2 Benefit Units (Avg Parcel)
- Overall PRD Zone roads: Fair Condition
- Pavement Condition Level (PCI): 51.0

Find PCI levels for each road segment at:  
<https://tinyurl.com/PRD-PCI-2021>

# PRD 1003: Phased Rate Increase

## Staff's Recommendation for Very Good Roads (>70 PCI):

- \$163,358 within 9 years following district reassessment
- Roads: Reconstruct and resurface 0.25 miles of Alamo Way
- Culverts: Replace 2 drainage culverts

## Rate Increase Needed:

- Yr 1 *Projected* Average Parcel Annual Charge: \$566/year (Rate = \$283)
- Yr 2 *Projected* Average Parcel Annual Charge: \$566/year (Rate = \$ 283)
- \*Yr 3 Higher Rate Approved by Property Owners (Reassessment)  
*Projected* Average Parcel Annual Charge: \$ 1,510 /year (Rate = \$755)

\*Requires Proposition 218 Vote, Reassessment Process Takes 18-24 Months.

# PRD 1003: Rate Increase in Year 3

## Reassessment for Very Good Roads (>70 PCI):

- \$163,358 within 8 years (with reassessment rate increase in Yr 3)
- Roads: Reconstruct and resurface 0.25 miles of Alamo Way
- Culverts: Replace 2 drainage culverts

## Current Max Rate is Insufficient to Fund Work Needed to Maintain Average PCI Above 50

### New Higher Rate Needed:

- Requires Property Owner Approval (Reassessment)
- *\*Projected Average Parcel Annual Charge: \$1,800/year*
  - \$900 Rate x 2 Benefit Units (Average Parcel)



\*Reassess PRD with a higher rate structure in year 3, process takes 18-24 months.



# Main Room

- Next Steps
- Timeline
- Other Options



# Next Steps

Ballots mailed to all property owners in March

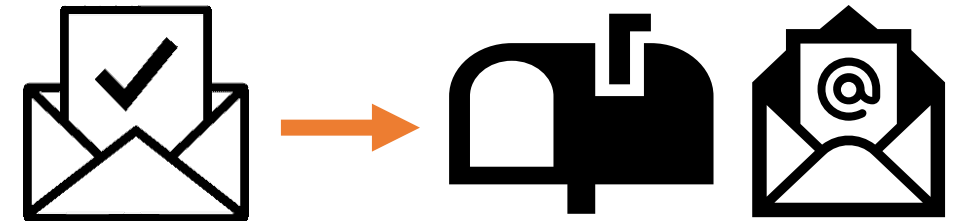
- Includes rate increase options
- May include option for dissolution

Ballots due 4-5 weeks later: April/May

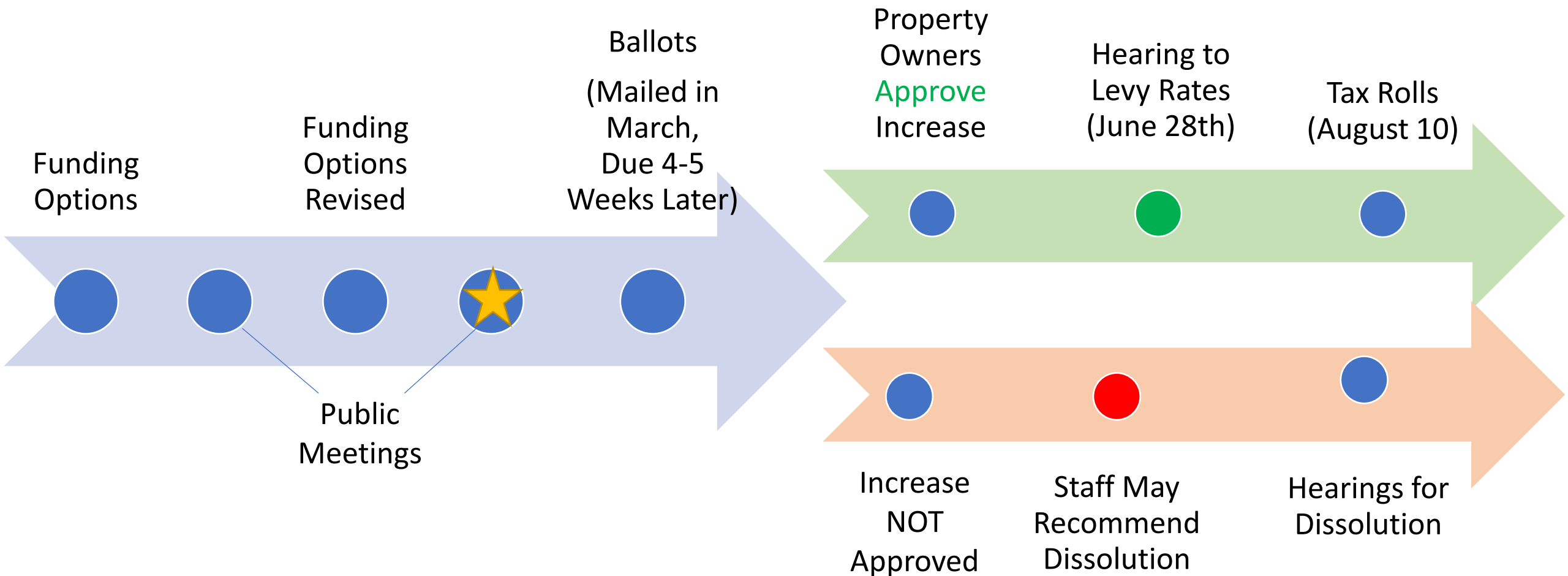
- Return by mail or email
- Results based on 50%+ of returned ballots (EBUs)

If approved by property owners, Board of Supervisors Hearing on June 28, 2023

- If approved by Board, new rate included on 2023-24 annual tax assessment



# Rate Increase Timeline



# District Reassessment

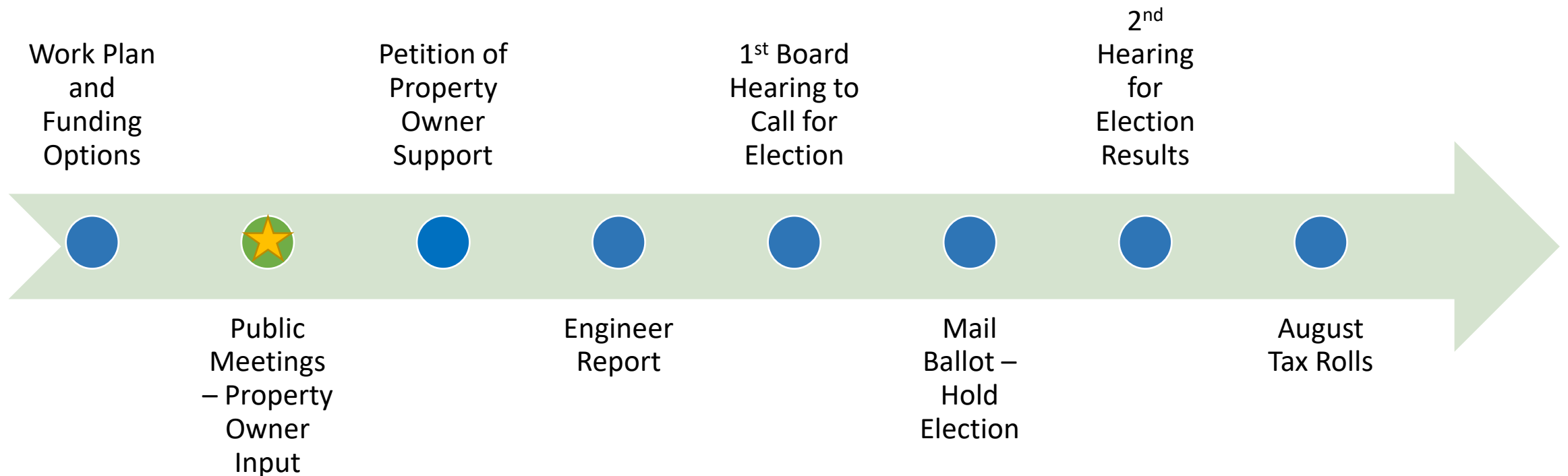
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- New PRD would be Formed
  - Retain ad-valorem tax revenue, if applicable
  - New maximum rate
  - Can adjust boundaries, road segments & services
  - Reevaluate how benefit is calculated
- Annual Revenue sufficient to fund road work & property owner requested services
  - Property owner feedback will determine scope and services
- Process takes ~18-24 months
  - Engineering report
  - Public Hearings before the Board of Supervisors
  - Mail Ballot Proceedings





# District Reassessment Timeline



Process takes 18-24 months

# District Reassessment

Petition with 60+% of property owners in support of reassessment

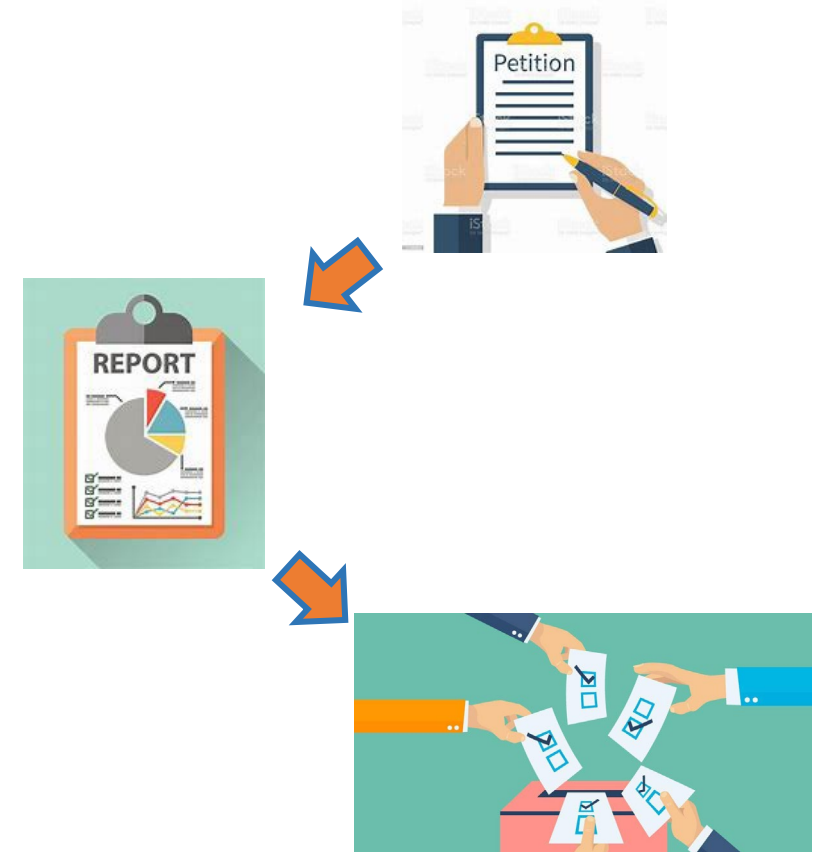
- Required to initiate process

Engineering Report

- Adjust services, boundaries, and benefit
- Determine options for voting

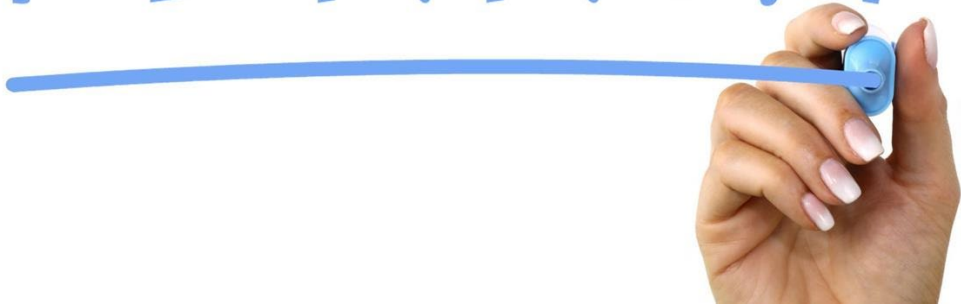
Board calls for election for new district

- 50+% of Returned Ballots
  - ALL Property Owners OR Total Benefit Units



# Other Options: Petition for Rate Increase or Dissolution

PETITION



**Rate Increase:** Deadline was Feb. 10, 2023

**Dissolution:** Submit to County by July 15 to remove assessment from tax

- Initiated by Property Owners
  - County can supply template & property owner list
- 50+% of ALL Property Owners OR Total Benefit Units

# Other Options: Community Solution

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- If your community has the ability to:
  - Do some of the prep work on your roads
  - Raise funds and hire a contractor to do road work
- Then this might remove or minimize the need for a rate increase.
- To pursue this path, coordinate with other property owners in your PRD to develop a plan and a timeline.



# Other Options: Dissolution

PRD would no longer exist

- Assessment/Special Tax no longer charged on Property Tax Bill

Property Owners Would Have Road Maintenance Responsibility

## Dissolution Process

Property Owners Initiate Dissolution

1. Petition signed by 50% of ALL Prop. Owners
2. Submit Petition to County.
  - Petitions can be submitted at any time, but should be submitted by July 15 to remove charge from the upcoming property tax bill
3. Two Board hearings
4. District dissolves. County no longer responsible for maintenance.





Questions?