



Tonight's PRD Program meeting will begin shortly.

Submit PRD service requests to
spdist.lueg@sdcounty.ca.gov
or 858-974-5915

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





PRD Outreach: PRD Zones 80, 101 and 106

Permanent Road Division Program Department of Public Works

Neil Searing, Program Coordinator

Neil.Searing@SDCounty.ca.gov or 858-694-2691

Veronica Bateson, Land Use & Environmental Planner III

Veronica.Bateson@SDCounty.ca.gov or 619-385-2060

Jen Winfrey, Unit Manager

Jen.Winfrey@SDCounty.ca.gov or 858-495-5470

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

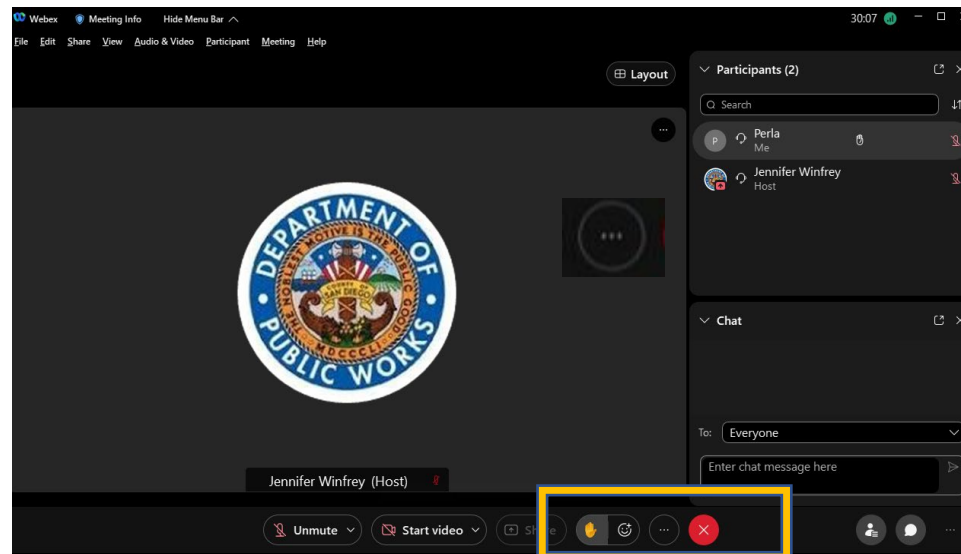
Using WebEx for this Meeting

Raise Hand to Speak

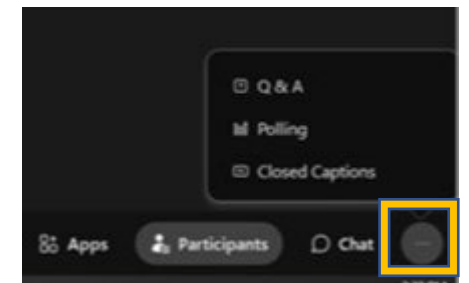
For phone participants,
enter

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

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



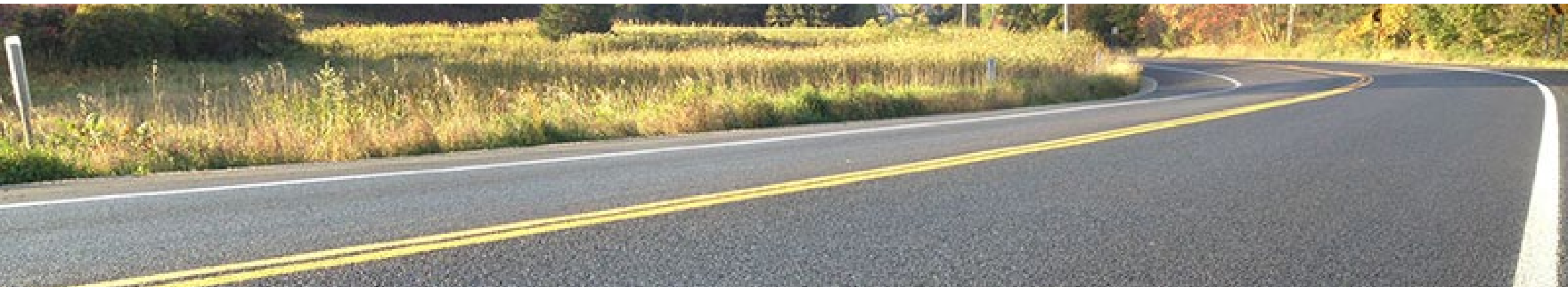
Closed Captions



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

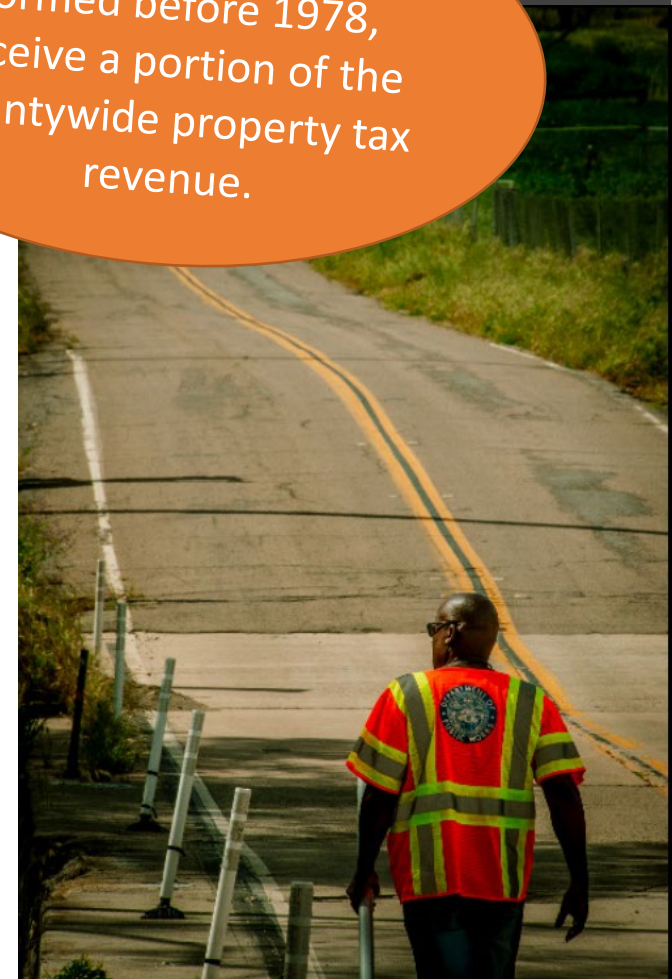


- Brief Overview of PRD Program
- Rate Increase Process
- Q & A
- PRD Funding Options (Breakout Rooms)
- Next Steps
- Q & A

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.



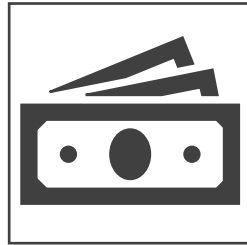
Advantages of Permanent Road Division (PRD) Zones



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

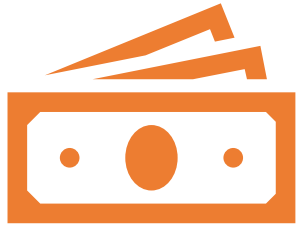


Emergency Assistance

Qualify for Emergency Repair Cost Reimbursements

Loans Available for Emergency Repairs

Disadvantages of Permanent Road Division (PRD) Zones



Cost

Formation Costs

Administration Costs

Maintenance Costs

(Prevailing Wage, Public Procurement Requirements)



County Oversight

County decides how funds are allocated

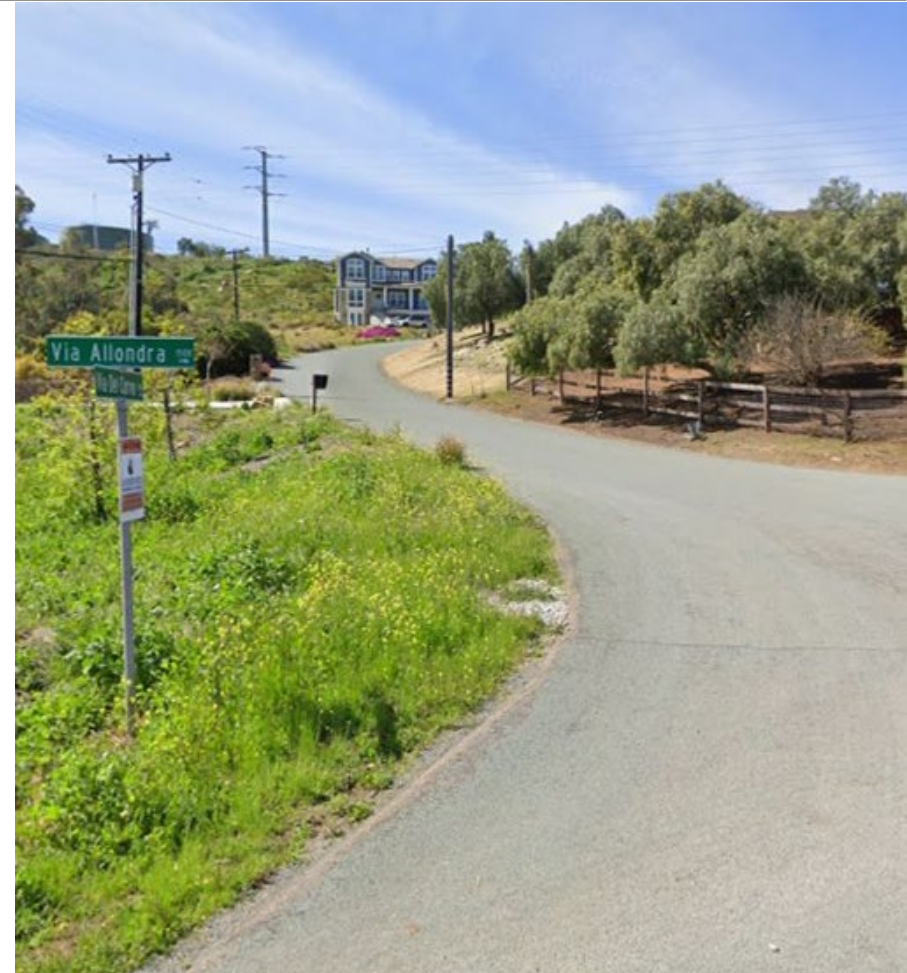
County makes final decision on repairs

Rate Increase Within Max. Rate

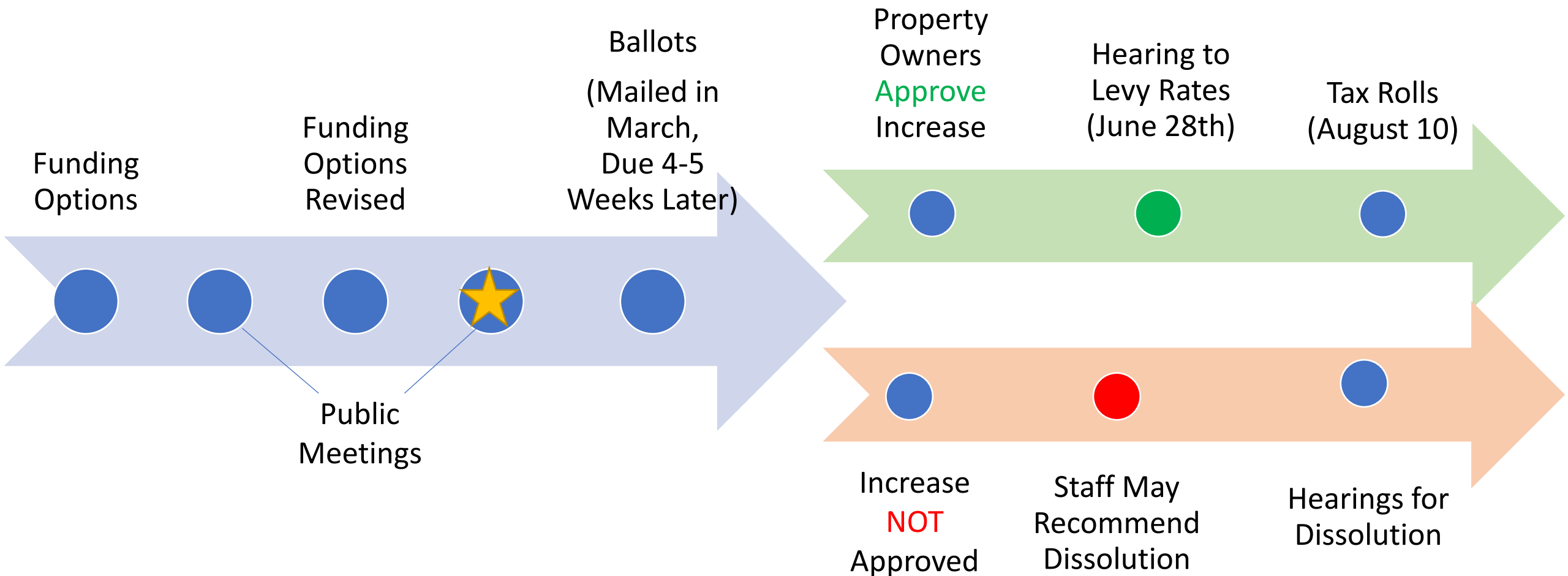


Rate Increase Within Max. Rate

- 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 28th to approve assessment for 2023-24 tax rolls



Rate Increase Timeline





BALLOTING

Balloted Rate Increase within Max Rate

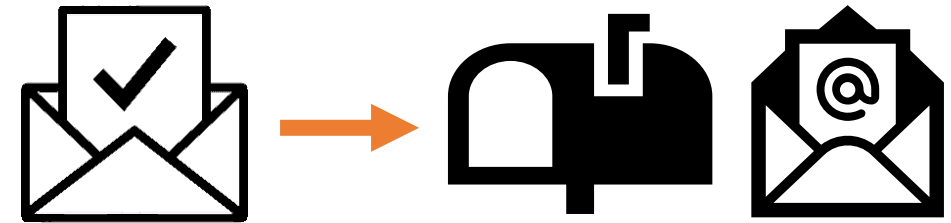
Ballots mailed to all property owners in March

- 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
- 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 1st 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. Maintenance responsibility for the road might 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



- 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



Individual PRDs: Breakout Rooms

- In Break-out Rooms
 - PRDs 80 & 106: main room
 - PRD 101: breakout room
- Return to main meeting
 - Next Steps
 - Q & A

PRD Zone 80 – Harris Truck Trail

- Formed: 1976
- Parcels: 47
- Road Miles: 1.40
- Culverts: 7
- Annual Revenue: \$25,238
 - Assessments: \$0
 - Property Tax: \$23,290
- Fund Balance: \$260,812*
- Average Parcel Annual Charge: \$0
- Overall PRD Zone roads: Good
- Pavement Condition Level (PCI): 54

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

PRD 80: Phased Rate Increase

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

- \$250,000 within 8 years
- Roads – Localized repairs and surface seals

Rate Increase Needed over 3 Years:

- ➔ Yr 1 *Projected* Average Parcel Annual Charge: \$300/year (Rate = \$100)
- ➔ Yr 2 *Projected* Average Parcel Annual Charge: \$600/year (Rate = \$200)
- ➔ Yr 3 *Projected* Average Parcel Annual Charge: \$690/year (Rate = \$230)

PRD 80: Rate Increase in Year 1

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

- \$250,000 within 8 years
- Roads – Localized repairs and surface seals

Rate Increase Needed in Year 1 (FY 23/24):

- *Yr 1 Projected Average Parcel Annual Charge*: \$690/year
- \$230 Rate x 3 Benefit Units (Average Parcel)



PRD Zone 106 – Garrison Way

- Formed: 1981
- Parcels: 54
- Road Miles: 1.17
- Culverts: 0
- Annual Revenue: \$11,682
 - Assessments: \$11,336
 - Property Tax: \$0
- Fund Balance: \$51,535*
- Average Parcel Annual Charge: \$220
 - \$110 Rate x 2 Benefit Units (Avg Parcel)
- Overall PRD Zone roads: Poor Condition
- Pavement Condition Level (PCI): 37.2

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

PRD 106: Rate Increase In Year 1

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

- \$641,500 within 9 years
- Roads – all roads would have mill & inlay (3”) treatment
- Culverts - 0

Rate Increase Needed in Year 1 (FY 23/24):

- *Projected* Average Parcel Annual Charge: \$1,680/year
 - \$840 Rate x 2 Benefit Units (Average Parcel)



PRD 106: Phased Rate Increase

Phased Increase over 3 years for Very Good Roads (>70 PCI):

- \$641,500 within 10 years
- Roads – all roads (1.18 miles) would have mill & inlay (3”) treatment

Rate Increase Needed over 3 Years:

- ➔ Yr 1 *Projected* Average Parcel Annual Charge: \$1,200/year (Rate = \$600)
- ➔ Yr 2 *Projected* Average Parcel Annual Charge: \$1,440/year (Rate = \$720)
- ➔ Yr 3 *Projected* Average Parcel Annual Charge: \$1,680/year (Rate = \$840)

PRD Zone 101 – Johnson Lake

- Formed: 1980
- Parcels: 92
- Road Miles: 0.90
- Culverts: 1
- Annual Revenue: \$28,184
 - Assessments: \$27,724
 - Property Tax: \$0
- Fund Balance: \$66,119*
- Average Parcel Annual Charge: \$322.20
 - \$170 Rate x 1.9 Benefit Units (Avg Parcel)
- Overall PRD Zone roads: Fair
- Pavement Condition Level (PCI): 52.6

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

PRD 101: Option 1

County Recommendation for Good Roads (>55 PCI):

- \$301,100 within 7 years
- Roads – 2" Mill & Inlay, localized repairs (0.63 miles)

Rate Increase Needed in Year 1 (FY 23/24):

- *Yr 1 Projected Average Parcel Annual Charge*: \$580/year
- \$290 Rate x 2 Benefit Units (Average Parcel)



PRD 101: Option 2

Property Owner Suggested Work for Good Roads (>55 PCI):

- \$284,937 within 7 years
- Roads – 1.5” overlay, 2” overlay, chip seal (0.63 miles)

Rate Increase Needed in Year 1 (FY 23/24):

- *Yr 1 Projected Average Parcel Annual Charge: \$550/year*
- \$275 Rate x 2 Benefit Units (Average Parcel)



Main Room

- Next Steps
- Timeline
- Other Options



Next Steps

Ballots mailed to all property owners in March

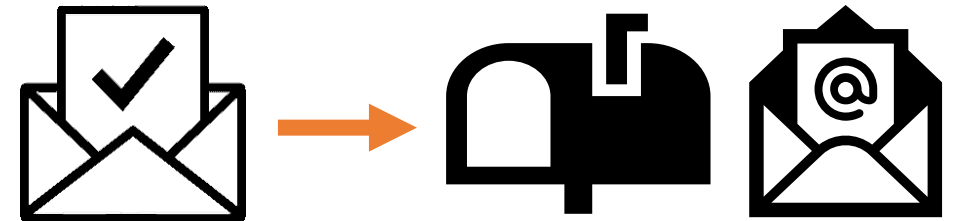
- Includes rate increase options
- May include option for dissolution

Ballots due 4-5 weeks later: April/May

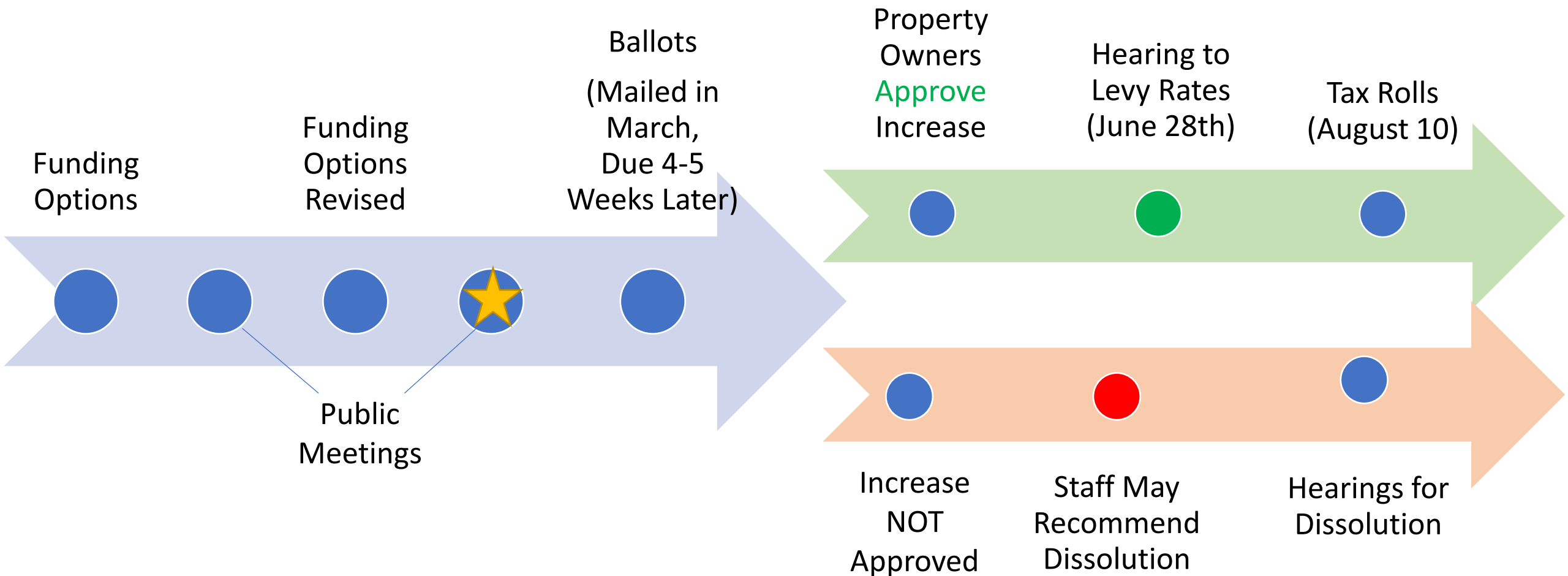
- Return by mail or email
- Results based on 50%+ of returned ballots (EBUs)

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

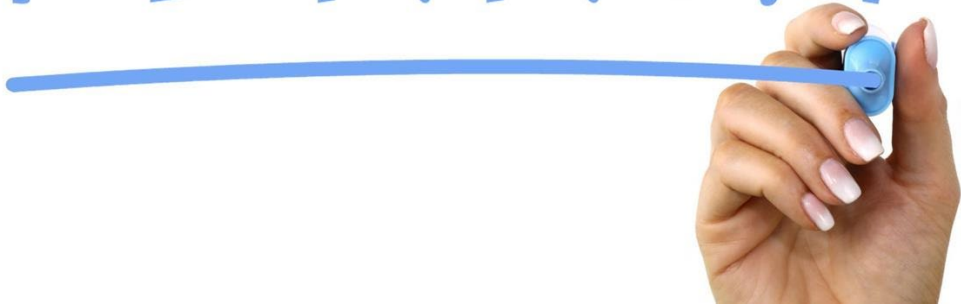


Rate Increase Timeline



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

- 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?