

**Department of Public Works  
Permanent Road Division**

**Public Meeting for Permanent  
Road Division (PRD) Zone 13A -  
Pala Mesa Zone A Reassessment**

June 30, 2025



## Agenda

- PRD Program Key Concepts
- Overview of PRD 13A
- Reassessment Process & Requirements
- Next Steps

## Objectives

At the end of the presentation the audience will understand the:

- PRD Program
- Reassessment Process
- Funding
- Balloting

# Why?



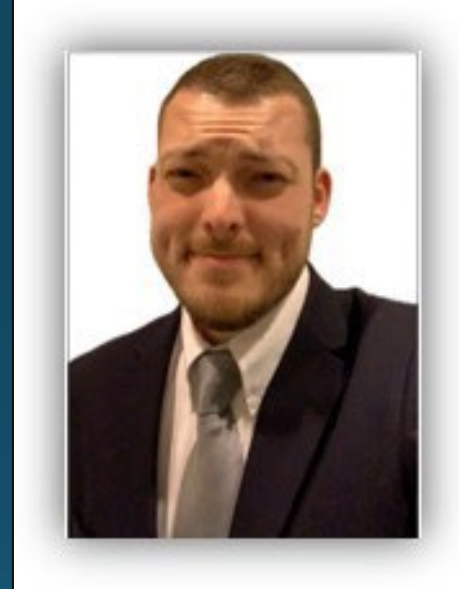
# Meet the PRD Team



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# PRD Program

Provides a service to assist County residents with maintaining private roads.

- Private road maintenance can be challenging.
- PRDs is one solution to that problem: The County has the ability to collect funds from all participants through tax rolls.







# PRD Program Overview

Each PRD agreement outlines authorized services, maximum rates, and how to calculate each parcel's charge.

- Rates and/or rate ranges are approved by voters during formation.
- Some PRDs formed prior to 1978 are qualified to receive a portion of the Countywide tax revenue in addition to PRD-generated revenue.
- Since 1996, any new rate increase must comply with procedures in Proposition 218.
- All PRD revenues are kept in individual accounts.

# Prop 218

- Differentiates between Special Assessments and Special Taxes.
  - Outlines strict approval procedures for each category.
- What is a “Special Tax”?
  - A special tax is approved by  $\frac{2}{3}$  of the registered voters in the PRD. The vote calculation is tallied by the number of ballots returned, not the number that were mailed. The tax can be applied uniformly to all properties in the district, or it can be variable based on factors chosen by the community.
- What is a “Special Assessment”?
  - If property owners in a PRD approve a special assessment by more than 50% of votes, weighted by proportional financial obligation, it can be imposed. However, these assessments, requiring an Engineer's Report, must strictly reflect special benefits to each parcel, excluding any general public benefit, which may limit the amount collectible.

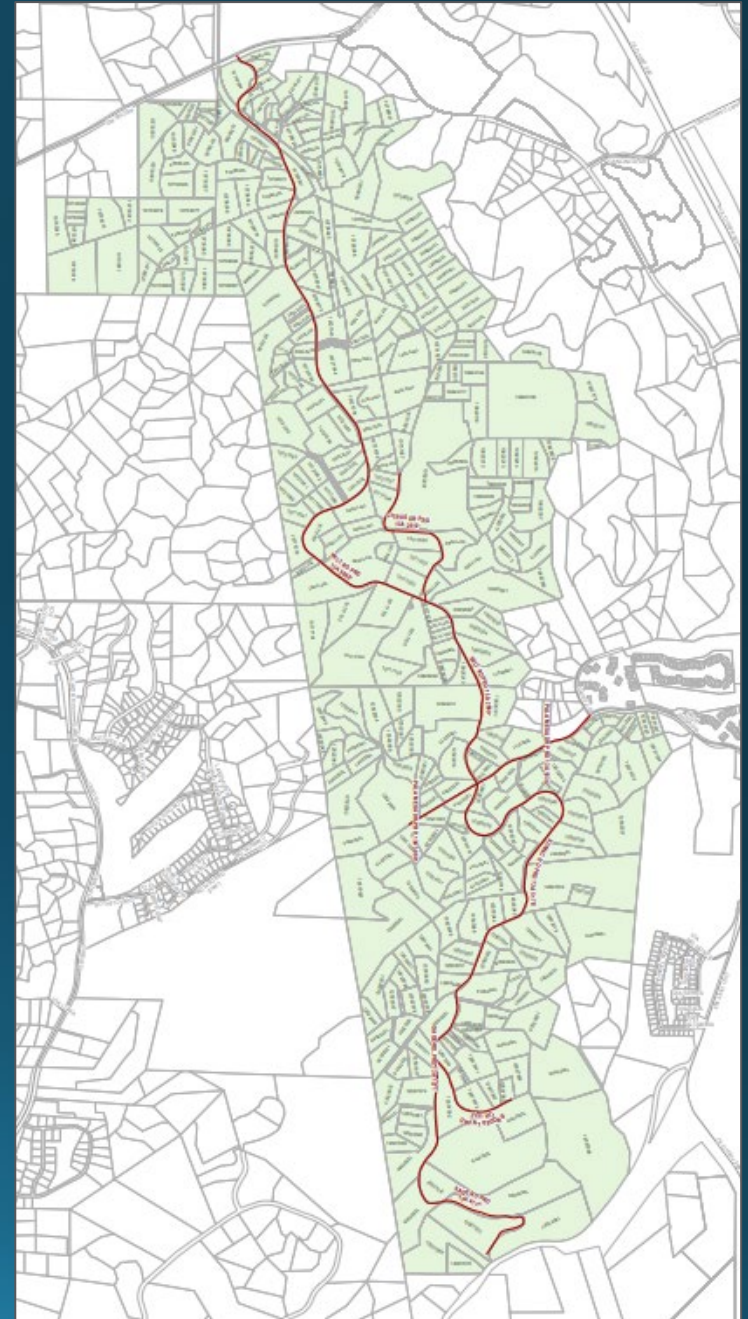




# PRD Zone 13A – Pala Mesa Zone A

- Formed: 1968
  - 5.99 Road Miles & 41 Culverts
- Parcels: 363 rate paying
- Current Annual Rate: \$50
  - \$50 Rate x EBU\*
  - Average parcel pays \$145 annually
- Annual Revenue:
  - \$50,000 in property owner paid assessments
  - \$90,000 in additional property tax revenue
  - Totals about **\$140,000**.
- Account Balance: Approximately \$100,000

\*Currently the PRD has an average of 2.9 EBUs per parcel.



# Projected Shortfall

- The County estimated in 2021 that over 5 miles of existing PRD 13A roads needed repair for a cost of over \$3.5M.
- An additional \$1.5M is needed to repair 20 culverts and to continue providing on-going maintenance.
- The PRD needs over \$5M to perform necessary repairs.
- The fund balance has approximately \$100,000 available—significantly short of the \$5M+ needed for critical repairs.





# Recent Work



Sage road culvert failure, repaired Dec. 2024



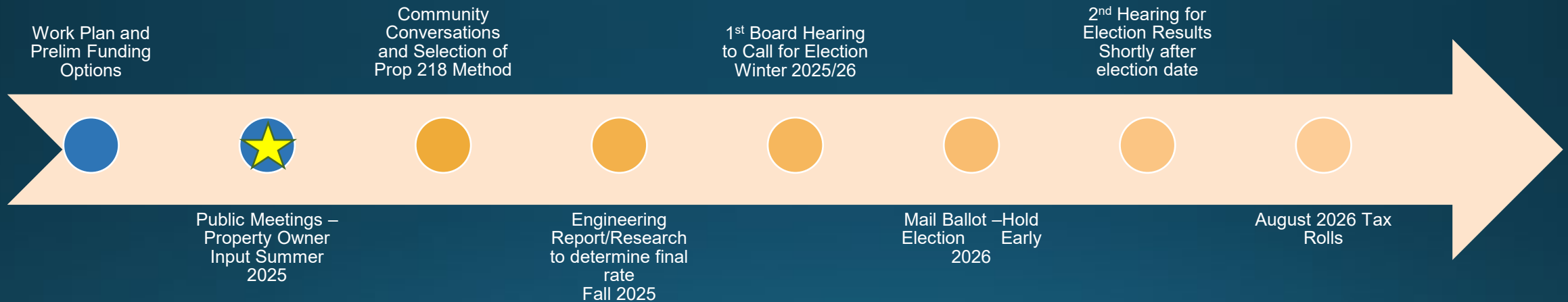
Sage Road failure, repaired summer 2023

# Funding Options

Funding Mechanism	Description	Annual Assessment/Special Tax Amount per Parcel*
<b>Special Tax</b> – need 2/3 approval of registered voters within PRD	Levies a special tax structured by land use designation, with developed parcels taxed at a rate per parcel and undeveloped parcels taxed at a rate per acre.	Average parcel would need to contribute approximately \$1,600 annually.
<b>Special Assessment</b> – need 50%+ approval of returned weighted ballots	Existing EBU methodology based on location within PRD, direct access, and improvement status, updated to reflect future maintenance cost projections.	Average parcel would need to contribute approximately \$1,600 annually.

\*All rate estimates are preliminary numbers and *expected* to change. Actual rates will be determined by an assessment engineering report and made available to the community prior to the vote.

# Sample Timeline: (Approx. 14 Months\*)



\*This is an average for a special assessment/special tax. Timing will vary depending on PRD.



# Next Steps



Feedback from Property  
Owners and Road  
Committee on Options



Hold additional  
community meetings/prep  
Engineer's Report or  
documents to support a  
special tax.



Move through Board of  
Supervisors steps to hold  
an election.



# This Concludes Our Presentation

Sign up for our mailing list to receive PRD news and information:

<https://tinyurl.com/PRD-News-Email>

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**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>