

**Department of Public Works
Permanent Road Division**

**Public Meeting for Permanent
Road Division (PRD) Zone 9B -
Harris Annex Reassessment**

July 2, 2025



Meet the PRD Team



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Agenda

- PRD Program Key Concepts
- Overview of PRD 9B
- Reassessment Process & Requirements
- Next Steps

Objectives

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

- PRD Program
- Reassessment Process
- Funding
- Balloting

Who?

- County of San Diego maintains 2,000 miles of roadway
- City of San Diego maintains about 3,000 miles of roadway
- PRD program maintains about 100 miles of roadway
- Unknown exactly how many private roads are in County – likely a number in the 1,000s.



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.



A photograph of a person from behind, wearing a red high-visibility safety vest with reflective yellow-green stripes and a circular logo on the back. They are walking on a paved road with a double yellow line. The background shows green grass and a fence.

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

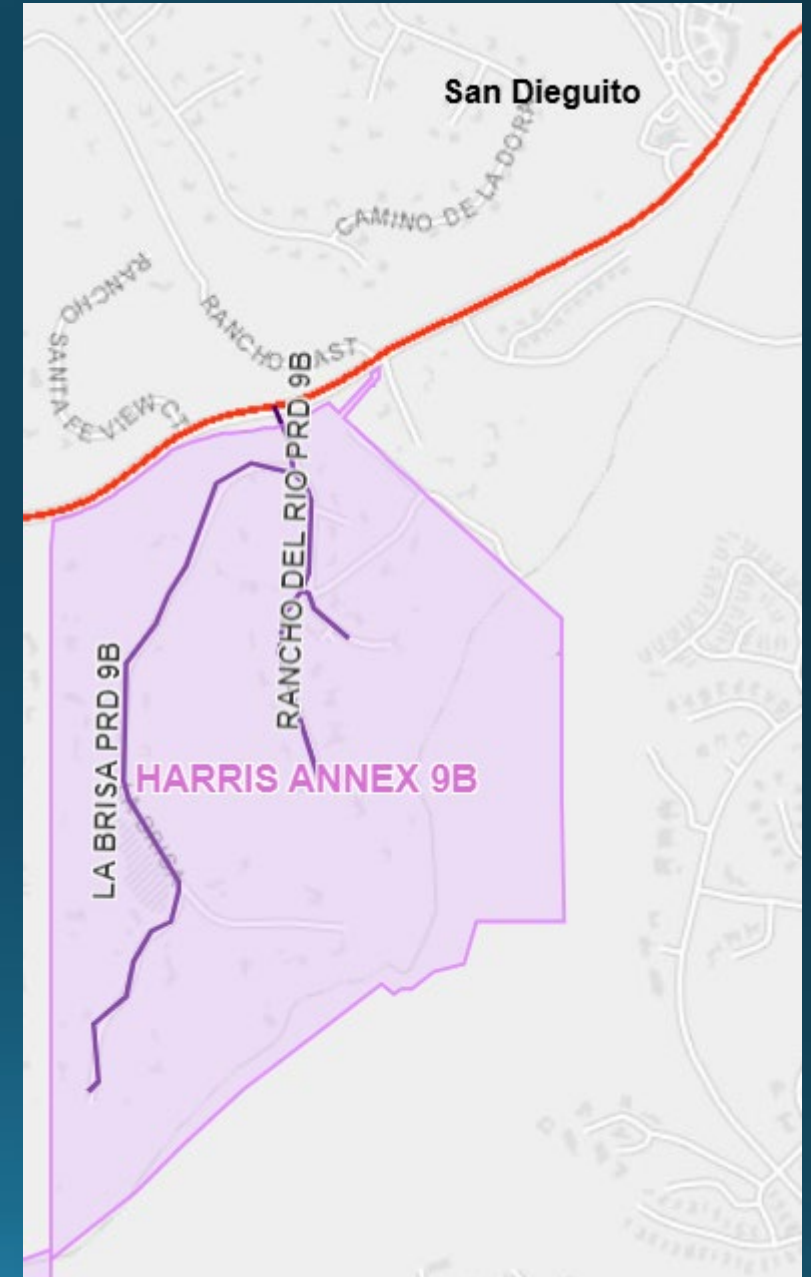
- Differentiates between Special Assessments and Special Taxes.
 - Outlines strict approval procedures for each category.
- What is a “Special Tax”?
 - A special tax is approved by $\frac{2}{3}$ of the registered voters in the PRD. The vote calculation is tallied by the number of ballots returned, not 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 9B – Harris Annex

- Formed: 1967
 - 1.24 Road Miles & 3 Culverts
- Parcels: 56 rate paying
- Current Annual Rate: \$73
 - \$73 Rate x EBU*
 - Average parcel pays \$204 annually
- Annual Revenue:
 - \$11,000 in property owner paid assessments
 - \$10,000 in additional property tax revenue
 - Totals about **\$21,000**.
- Account Balance: Approximately \$210,000

*Currently the PRD has an average of 2.8 EBUs per parcel



Projected Shortfall

- The County estimates that the total cost to repair and maintain the existing roads (excluding Calle Dos Lagos) within PRD 9B over the next five years will exceed \$532,000.
- Including the improvement of Calle Dos Lagos adds \$62,000 in maintenance costs, bringing the total five-year cost to ~\$600,000.
- After taking into consideration the existing fund balance, the PRD will need to generate ~\$400,000 in the next five years to fully fund the maintenance.

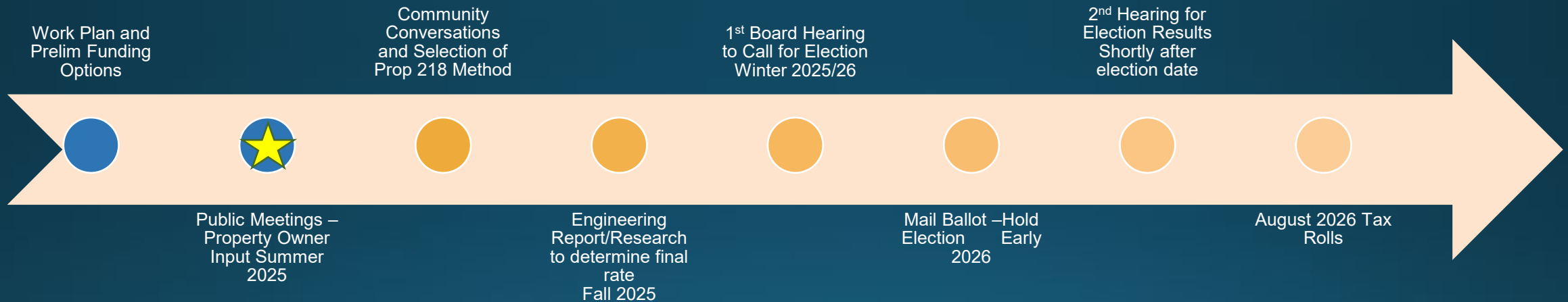


Funding Options*

Funding Mechanism	Description	Approximate Annual Assessment/Special Tax Amount Range per Parcel
Special Tax – 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.	<u>Developed Property</u> : \$1,325 <u>Undeveloped Property</u> : \$350 - \$1,000
Special Assessment – 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	\$900 - \$1,400 Depending on Benefit assessed.

*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/prepare 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:

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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>