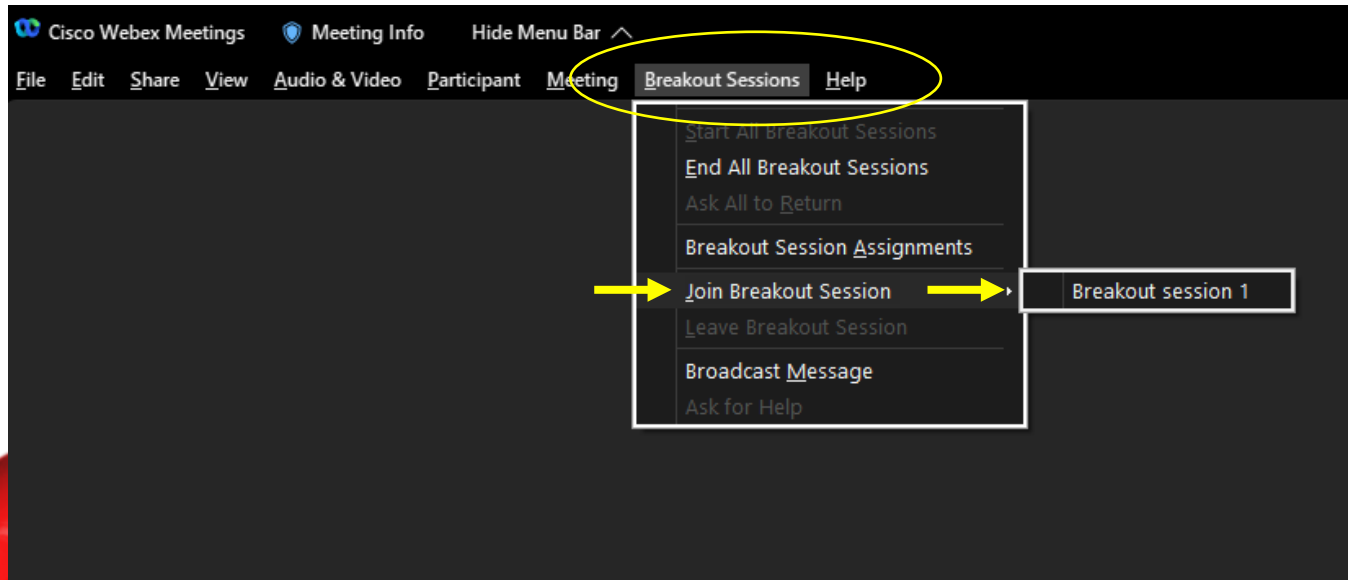


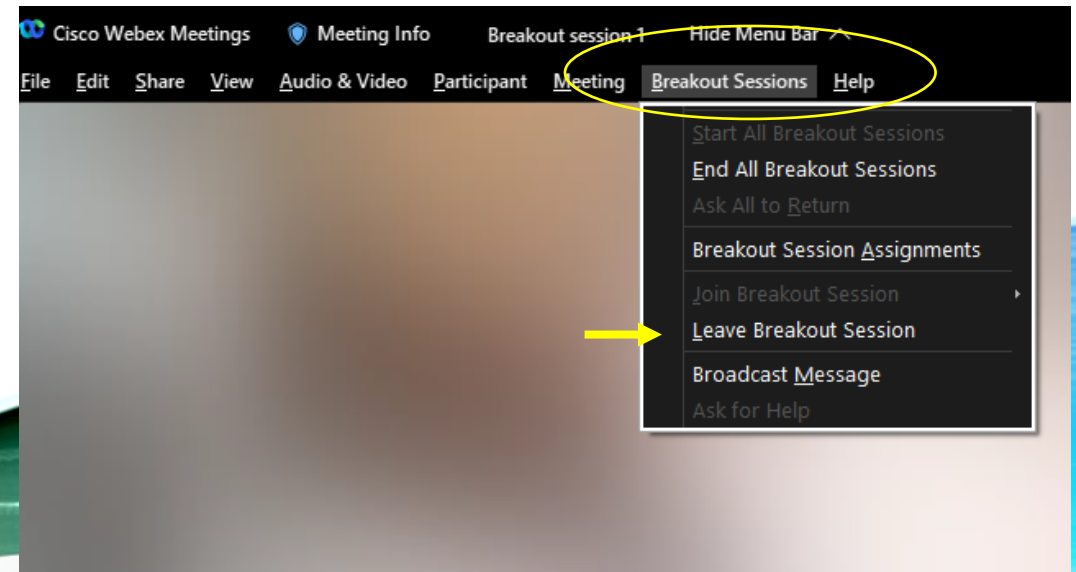


Escucha y participa en español

Entrar de la sala



Salir de la sala



PRD Program Options Property Owner Survey

Links in Chat and on our website:
<https://tinyurl.com/SDPRD>



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

PRD Program Options

Permanent Road Division Program

Department of Public Works

Jen Winfrey, Unit Manager

Jen.Winfrey@SDCounty.ca.gov

858-495-5470



Neil Searing, Program Coordinator

Neil.Searing@SDCounty.ca.gov

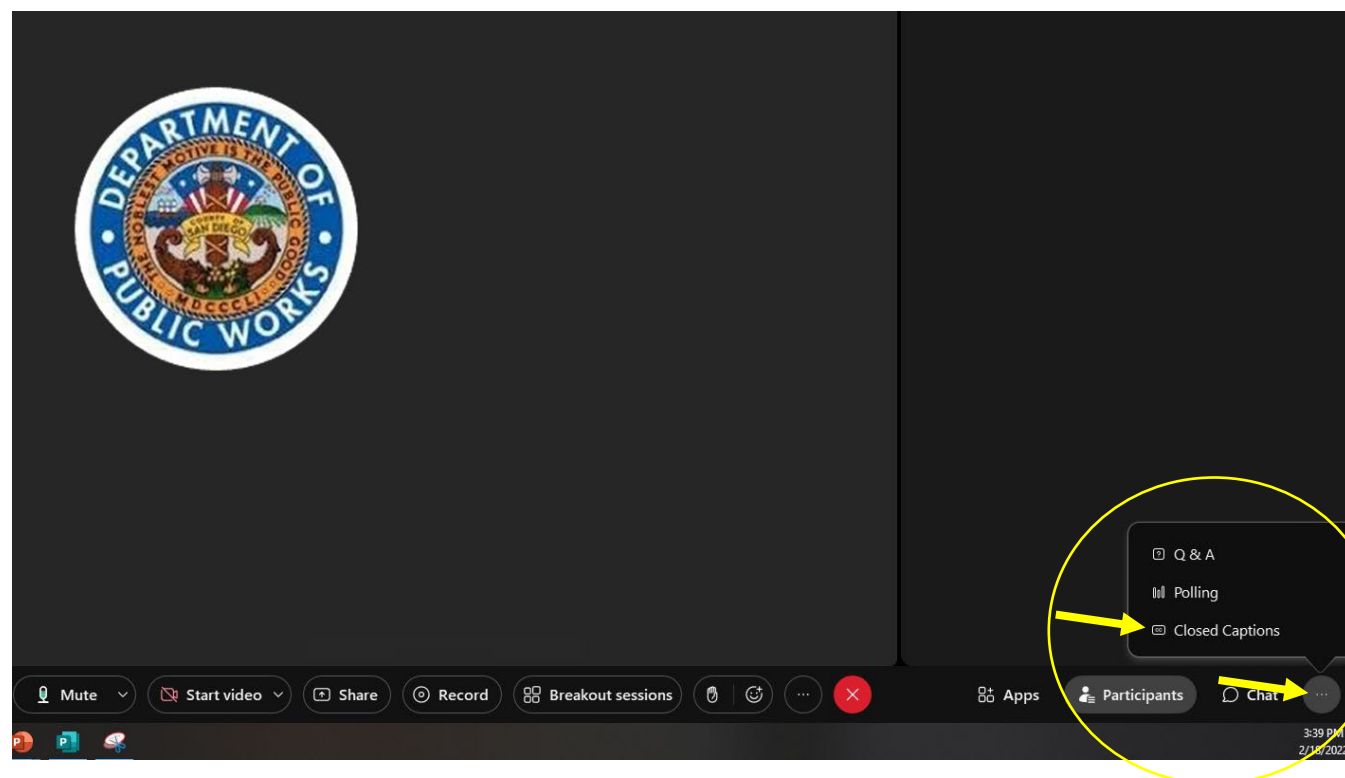
858-694-2691

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

Using WebEx for this Meeting

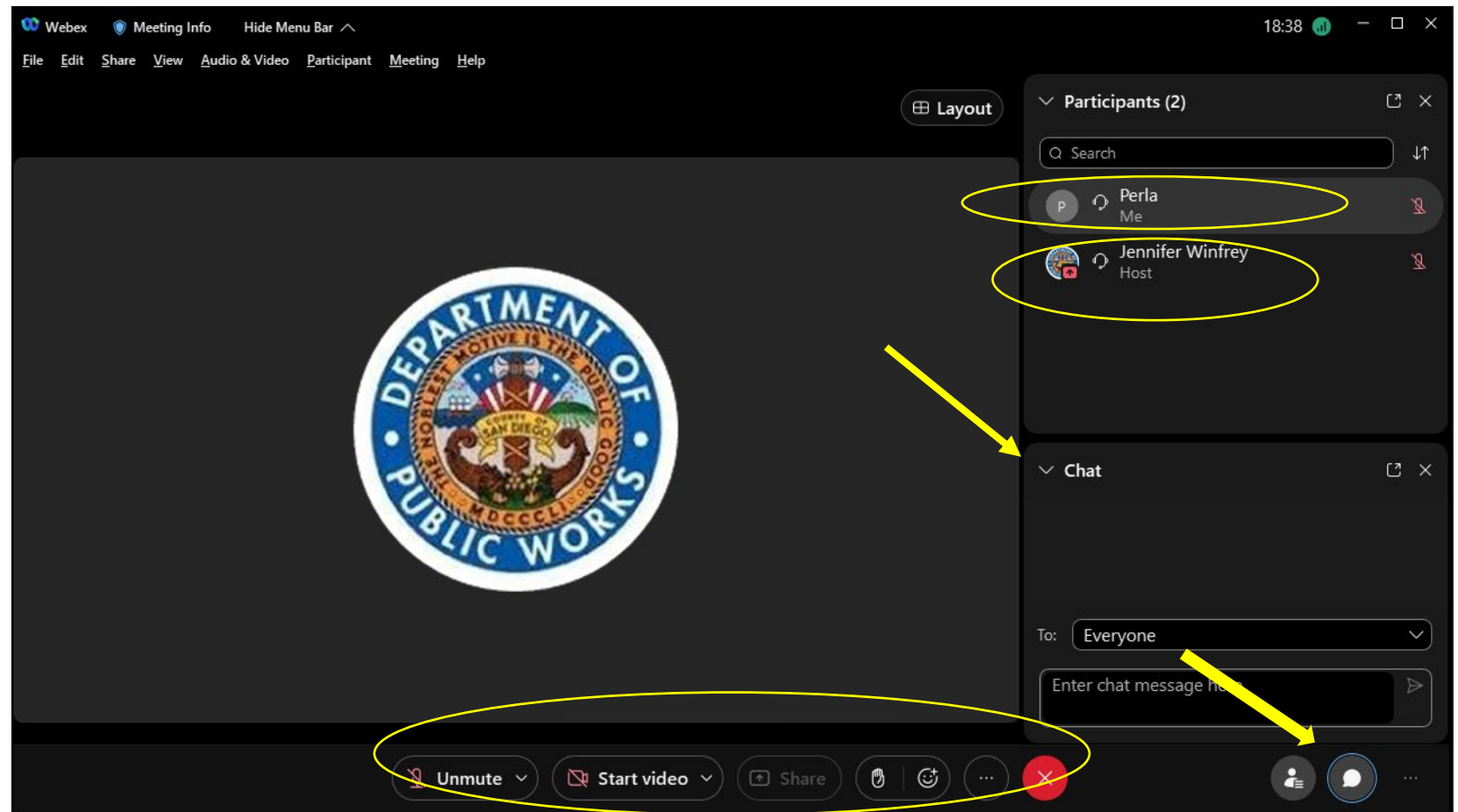
We are offering some Closed Captioning tonight. Turn on the Closed Captions by clicking on the ... in the bottom right corner. From there select Closed Captions.

We will post our speaking notes, but are not able to provide CC for the interactive portions of the meeting. We apologize, and we will do better in the future.



Using WebEx for this Meeting

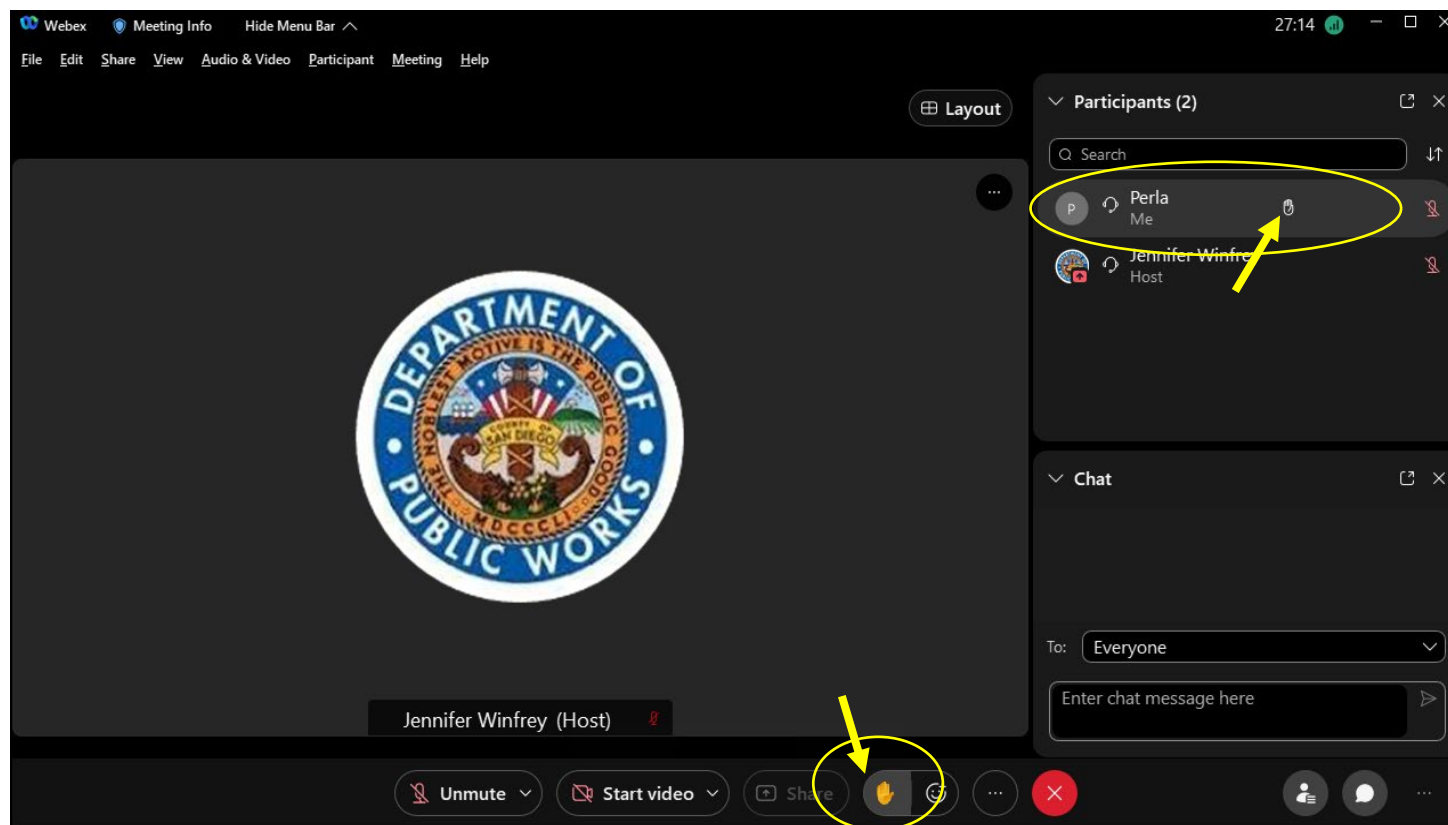
In WebEx, you can view attendees, view and participate in the chat, send reactions, and provide verbal feedback in Q&A and feedback sections, once staff has allowed you to unmute yourself.



Using WebEx for this Meeting

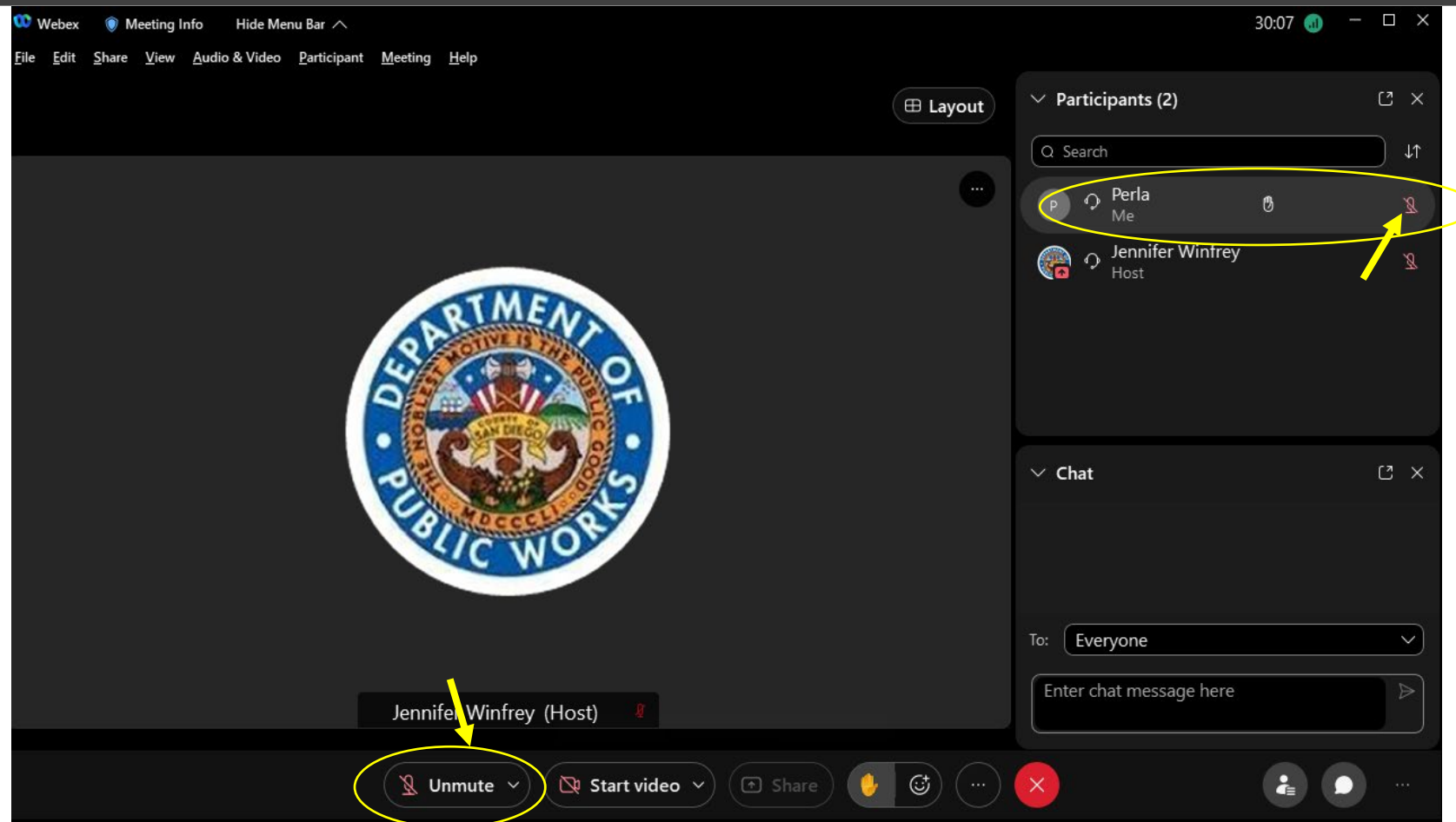
If you want to ask a question or offer feedback or ideas, raise your hand.

Staff will call on attendees during Q&A and feedback sections, and allow you to unmute your microphone.



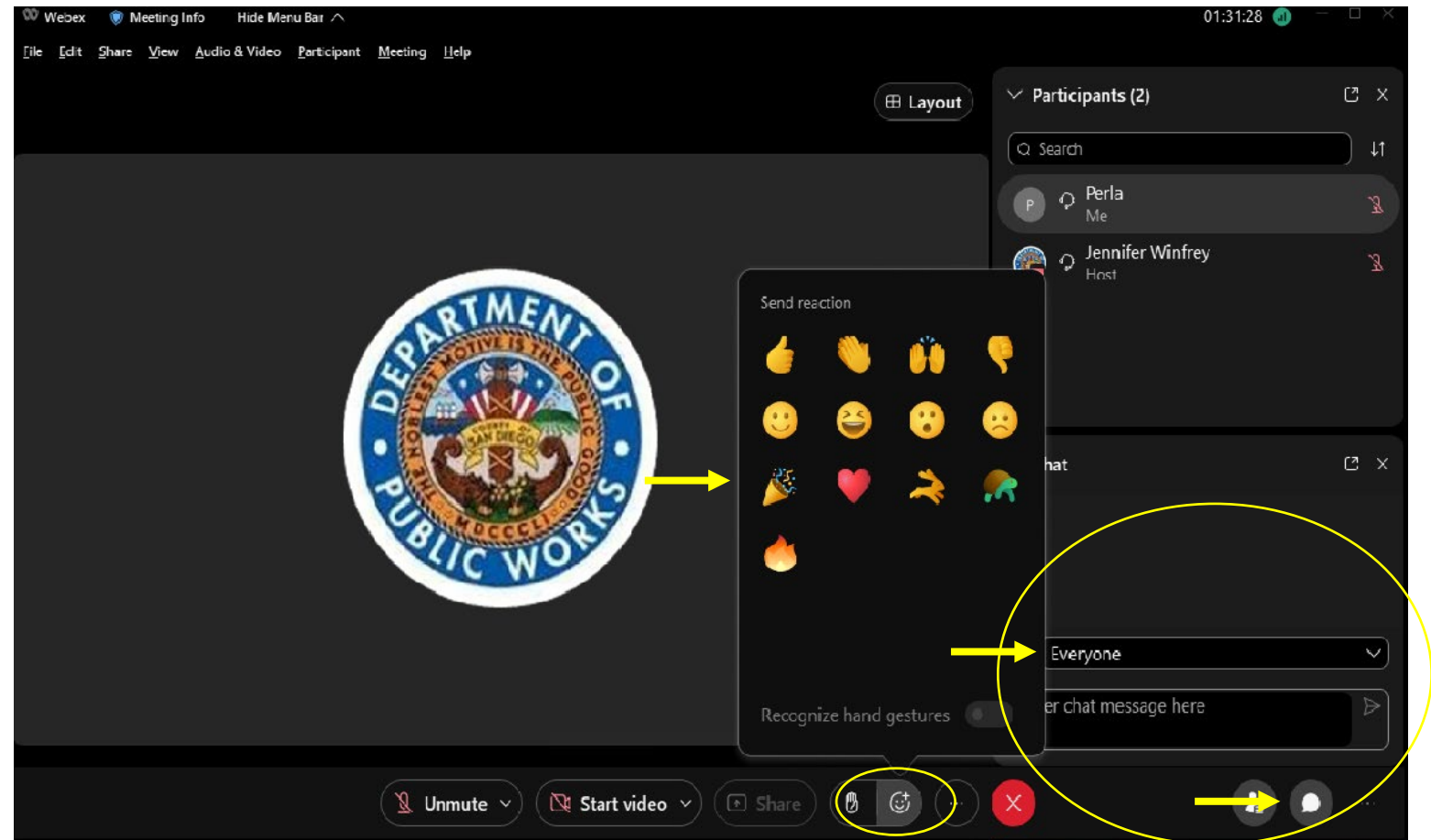
Using WebEx for this Meeting

When staff call on attendees for their turn to speak, we will enable you to “unmute” yourself.



Using WebEx for this Meeting

Provide feedback
while speakers are
presenting with
reactions or in chat.



Using WebEx for this Meeting

Customize your view, to maximize the presentation, or other meeting functions.

Or, double click on shared presentation to go “full screen.” Exit “full screen” by hitting escape.



Housekeeping



Spanish
Translation
Available



Civil
Discourse



Participants
Are
Muted
Initially



Chat
Available



Raise
Hand to
Speak



Q&A
Sections in
the
Meeting

**Para participar en la reunión en español, seleccionar -->
Breakout Sessions -->Join Breakout Sessions --> Session 1**

Agenda



- What is a PRD Zone?
 - Q &A
 - Feedback
- PRD Program Options
 - Q &A
 - Feedback
- Next Steps

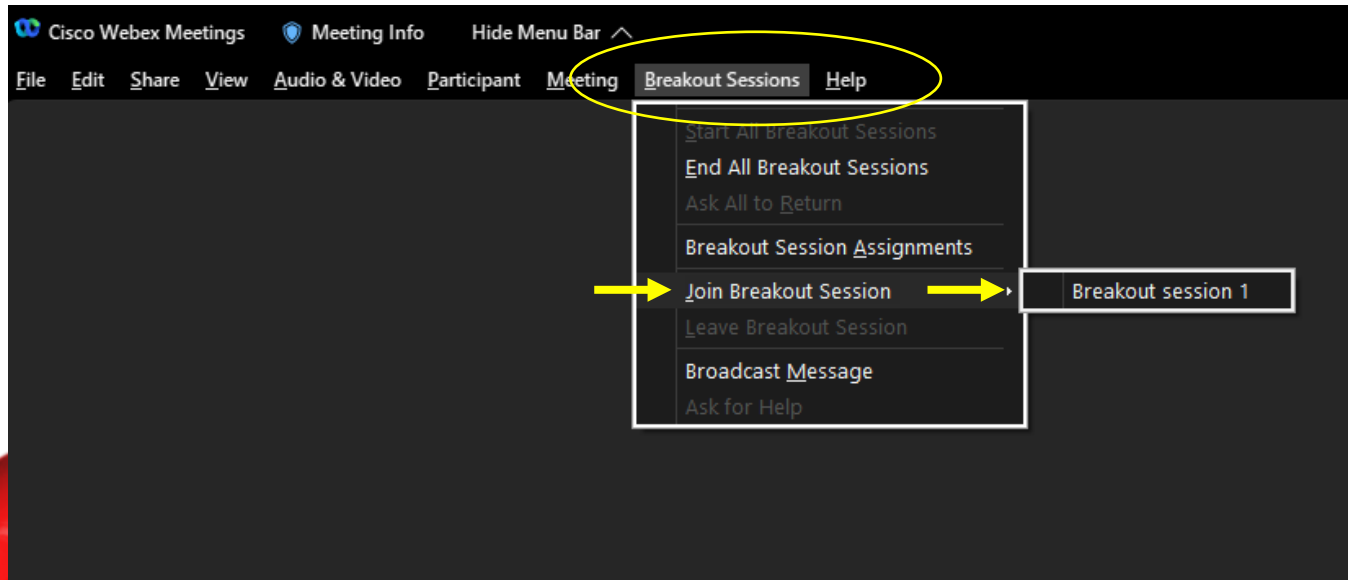
Objectives

- **To ensure that affected property owners have the knowledge and opportunity to provide input on the PRD Program options and to make decisions about their specific PRD in the future.**
- Ensure basic understanding of how and why PRD Program works
- Receive feedback on current Program's advantages and disadvantages
- Receive feedback on current Program Options
- Improve Program within existing laws and regulations to better serve property owners within PRD Zones

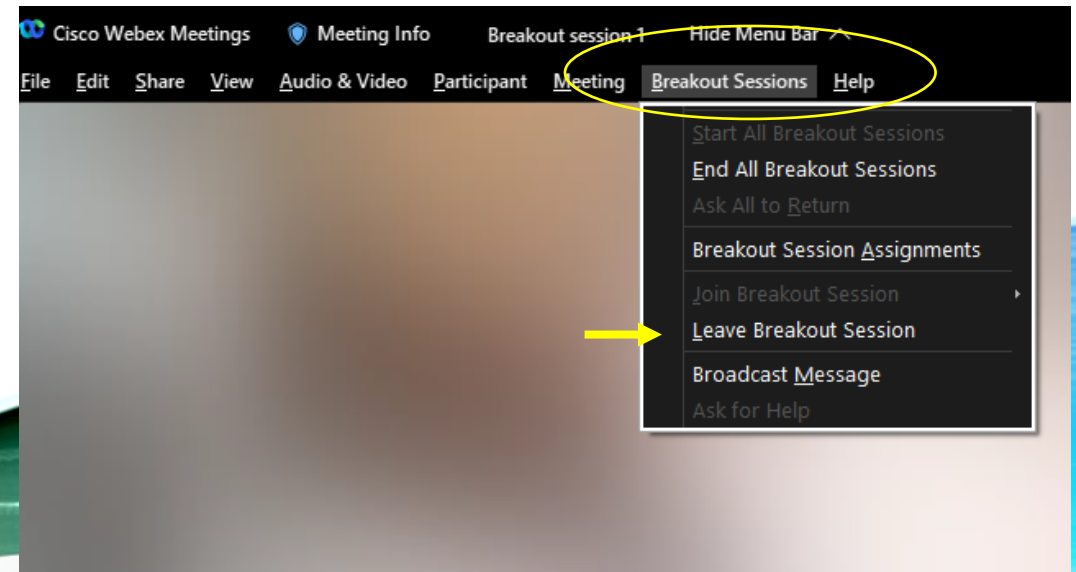


Escucha y participa en español

Entrar de la sala

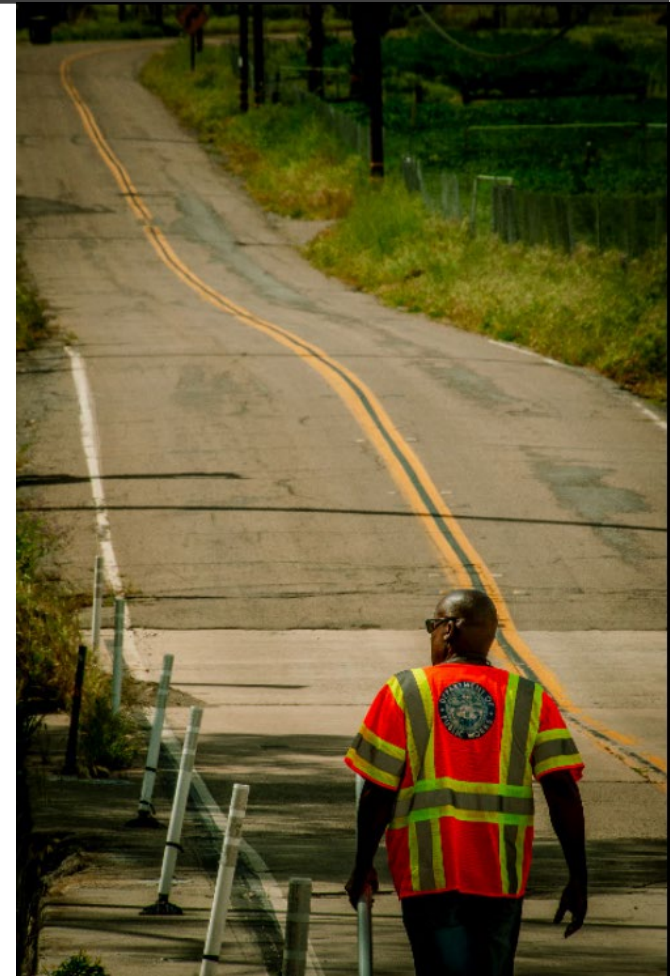


Salir de la sala

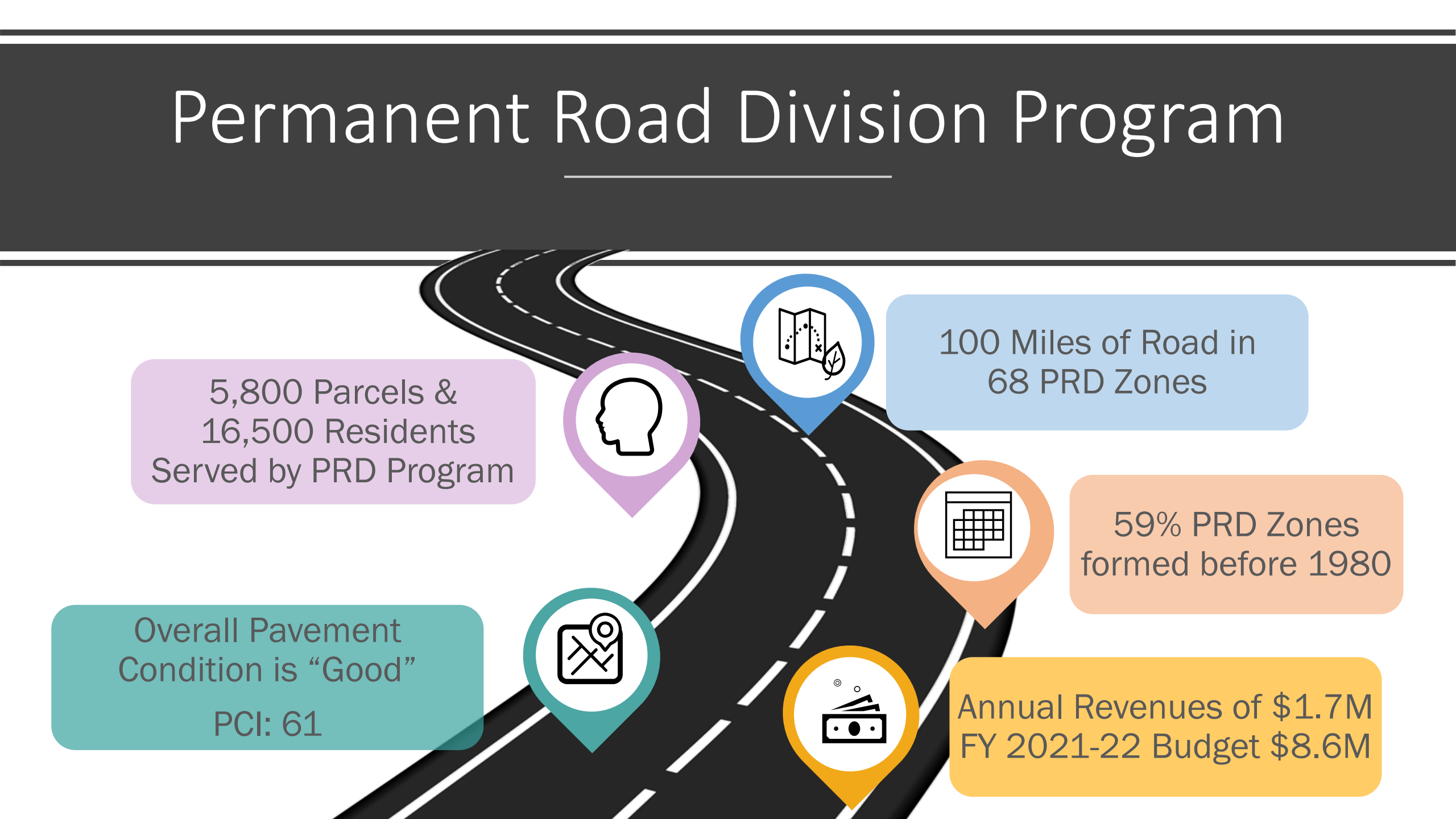


Permanent Road Division (PRD) Zones

- 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
- Some PRD Zones, formed before 1978, receive a portion of the countywide property tax revenue
- PRD Zone revenues are kept in individual funds



Permanent Road Division Program

An infographic featuring a black winding road with white dashed lines that curves from the bottom left towards the top right. Six callout boxes, each with a unique icon and a colored background, are positioned along the road. The callouts provide statistics and details about the Permanent Road Division Program.

5,800 Parcels &
16,500 Residents
Served by PRD Program

Overall Pavement
Condition is “Good”
PCI: 61

100 Miles of Road in
68 PRD Zones

59% PRD Zones
formed before 1980

Annual Revenues of \$1.7M
FY 2021-22 Budget \$8.6M

Permanent Road Division Program

- Governed by California Streets and Highways Code
- County Policy J-16 – County specific guidance for PRDs
- Rates approved by voters during formation in compliance with Prop 218
 - Cost for new formation & vote is approximately \$30,000-\$60,000 and takes 18-24 months
- Board-Approved Ordinance includes authorized services, maximum rate, and rate methodology
 - Board can increase rates within max. rate



Current Service Levels

- Inspections: Every PRD inspected every 3-5 years
- Increased Road Work: From \$0.9 million in 2018-19 to \$2.3 million in 2020-21
- Road Maintenance is Completed As Needed & As Funds Are Available
 - Conditions that Could Pose Risks for Public Safety, Safe Ingress/Egress, and Daily Vehicle Trips are Prioritized
- Administrative Requirements:
 - Fiscal Management & Liability Insurance



PRD Maintenance

- Road & Berm Repairs
- Surface Seals
- Crack Filling and Sealing
- Drainage Culverts
- Road Replacement
- Striping & Legends
- Road Sign Replacements
- Optional additional services:
 - Street Sweeping
 - Roadside Vegetation Trimming
 - Street Lights
 - Road Improvements



Why be in a PRD Zone?

Advantages

- 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
- Road Work Oversight by Experienced County Staff
- Road Work is Under Warranty for One Year
- Qualify for Emergency Repair Cost Reimbursements
- Loans Available for Emergency Repairs

Disadvantages

- Formation Costs
- Administration Costs
- Maintenance Costs (Prevailing Wage, Public Procurement Requirements)
- PRD road cannot be gated

Q&A and Feedback



- What advantages do YOU see in the PRD Program?
- What are some of the disadvantages of the PRD Program that concern you?
- What changes to the PRD Program would make sense to you?
- What aspects of the PRD program would you want to ensure continue to be part of PRD Program
- Property Owner Survey: Links in Chat and on our website: <https://tinyurl.com/SDPRD>

PRD Program Options

**Permanent Road Division Program
Department of Public Works**

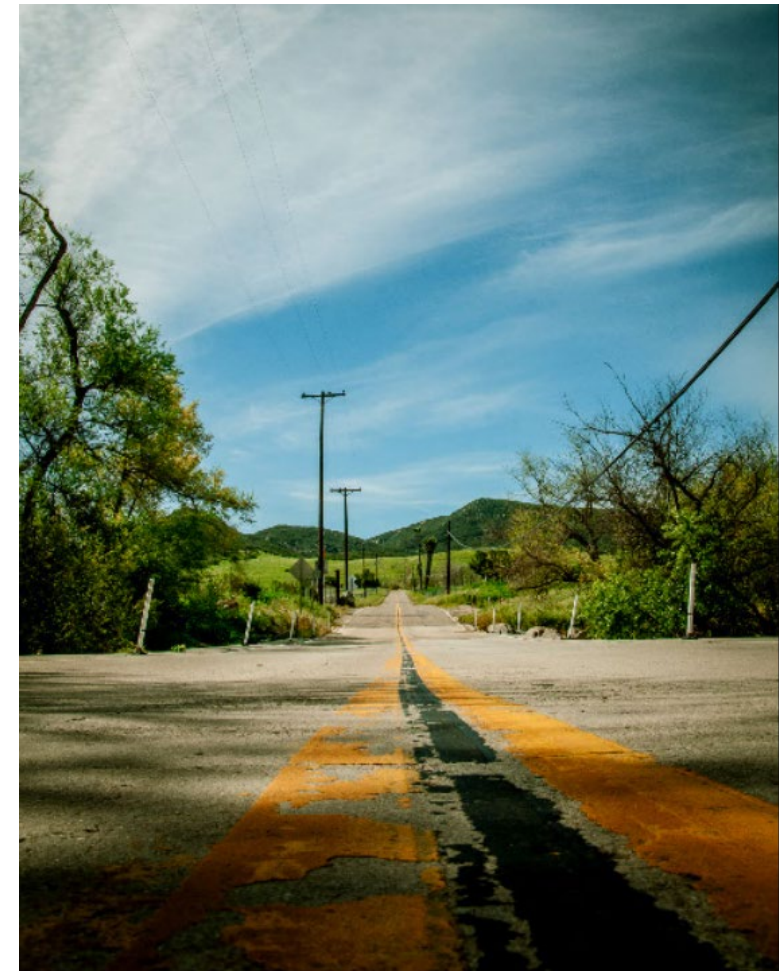
**Para participar en la reunión en español, seleccionar -->
Breakout Sessions -->Join Breakout Sessions --> Session 1**



Options Developed at Board Direction

Board Direction

- Establish a Pavement Condition Index Level
- Fund & Complete Road Maintenance
- Maintain a Pavement Condition Index Level



Options Developed Based on Previous Property Owner Feedback

Property Owner Concerns

- Formation & Reassessment Costs are Too High
- Change Loan Program to Help Fund Road Maintenance/Repairs
- Role of Road Committees
- More Timely Services – Customer and Road Maintenance



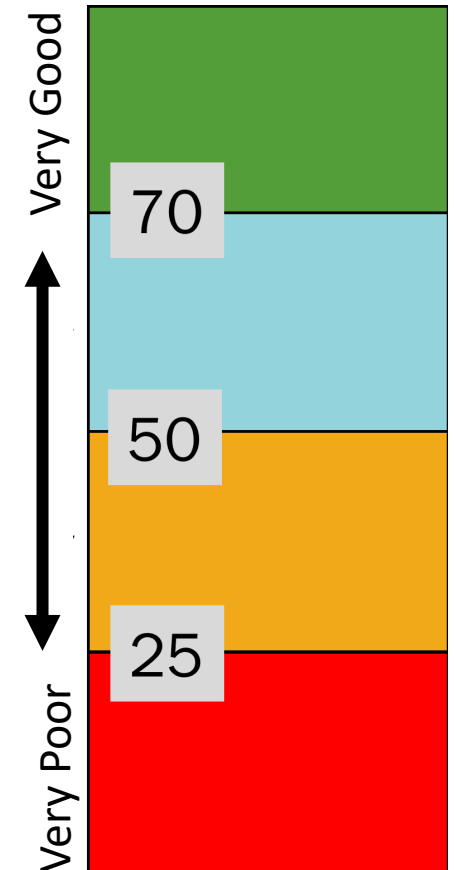
Pavement Condition Index (PCI) Level

What is PCI?

- Measures road smoothness & pavement surface distress
- Scores range between 0 to 100
- County PCI Goal of 70 for County-maintained roads

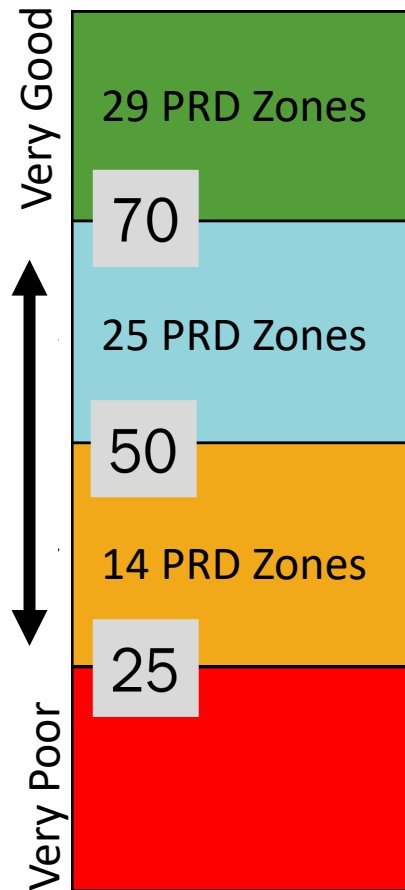
What happens if a PCI Requirement is established for PRD Zones?

- Road maintenance would need to be funded to meet goal
- Could result in increased annual property owner assessments
- If property owners do not support rate increases needed to meet PCI requirement, the PRD Zone could be dissolved & road maintenance would return to property owners.

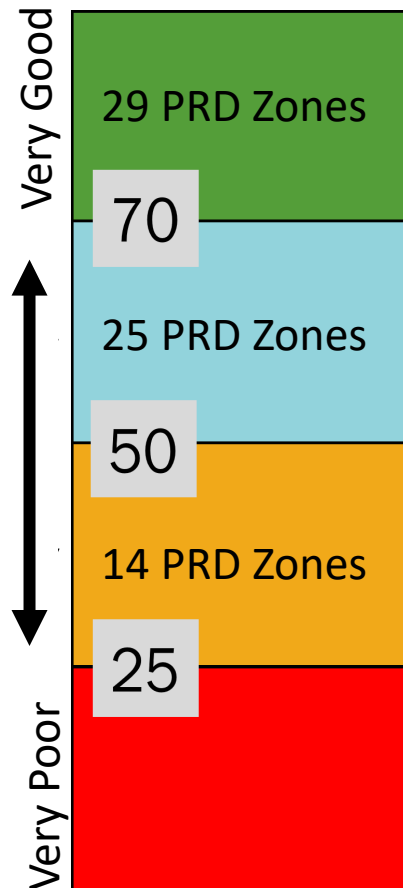


1 PRD Zone has DG roads

Pavement Condition Index Level (PCI)



Pavement Condition Index Level (PCI)



Pavement Condition Index (PCI) Options



Option: Establish a PCI Level for PRDs

- PCI: 55-70
- Board Could Select Any Range or Level
- Do Not Establish a PCI Requirement
- Opt-Out

Option: Establish Timeline to Meet PCI Requirement

- 5 Years
- 10 Years
- Do Not Establish a Timeframe
- Opt-Out

Extend Formation Cost Repayment



Formation/Reassessment Costs

- Costs are Paid by County during Formation Process & Repaid from PRD Revenues After Voters Approve District
- ~\$30,000 - \$60,000: Based on Type of District/Vote
- Current Practice: Recover Costs in 1-2 Years
- State Law: Allows up to 10 Year Repayment of PRD Debt

Option: Establish Repayment Timeline

- Recover Costs Within 1-2 Years
- Recover Costs Within 5 Years
- Recover Costs Within 10 Years

County PRD Loan Program

County PRD Loan Program (Low Interest)

- Current Program Caps Loan Amount to:
 - \$100k for Projects up to \$500k
 - \$200k for Projects above \$500k
- Current Repayment Term: 5 years
- State Law: Allows Up to 10 Years

Option: Loan Program Changes

- Increase Loan Amount to \$150k for Projects up to \$500k
- Extend Repayment Timeline up to 10 Years



Role of Road Committees



- Concerns from property owners: they are not informed about decisions being made on where to spend PRD funds, not able to participate in decisions, or join committees.

Option: Define Role of Road Committee

- Volunteer Committee that Provides Community Input on Road Priorities
 - Requirements to meet with all property owners 1x/yr
- Board Appointed Committees that Approve Road Maintenance Projects (Brown Act Compliance Required)
 - Requirements would be developed
- Do Not Have Road Committees

County Staffing

PRD Program Staffing in the Department of Public Works:

- Staff provide outreach, administration, inspections, maintenance planning, construction oversight, contract management, and respond to info/service requests.
- During community outreach, property owners expressed frustration at the time to complete rate increases, frequency of road inspections, and timeliness of road maintenance and repairs.

Option: PRD Program Staff Levels

- Improve staffing levels with the addition of a road crew for PRD maintenance services.



Q&A and Feedback



- Establish a PCI Level Requirement
- Establish Timeline to Meet PCI Level
- Reassessment/Formation Costs - Extend Repayment
- Loans – Increase Loan Amount, Extend Repayment
- Define Role of Road Committees
- County Staffing – Add a Road Crew for PRD Zone Maintenance

Additional Feedback



- Require utility companies to repair roads
- Expedite rate increases for PRDs
- Explore if there are options for County to take over road maintenance (roads become public road)
- Explore other funding opportunities (Grants, infrastructure funding)
- More communication and information available to property owners (meetings, letters, website)

Next Steps

- Virtual Video Chat this Friday, April 8 from 9:30am – 1:30pm
- Notice of Board Hearing for all PRD Property Owners
 - Mailed in first week of May
- Board Hearing- **May 25, 2022**
 - Participate or view the live Hearing
 - www.sandiegocounty.gov/content/sdc/cob/bosa.html
 - In person participation pending public health emergency status
 - Watch or listen online
 - Submit e-comments
 - Call in during the Hearing



PRD Program Options

Permanent Road Division Program

Department of Public Works

Jen Winfrey, Unit Manager

Jen.Winfrey@SDCounty.ca.gov

858-495-5470



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NOTES


Ideas



Concerns


Support

Needs Research


NOTES
















Ideas


Concerns


Support

Needs Research

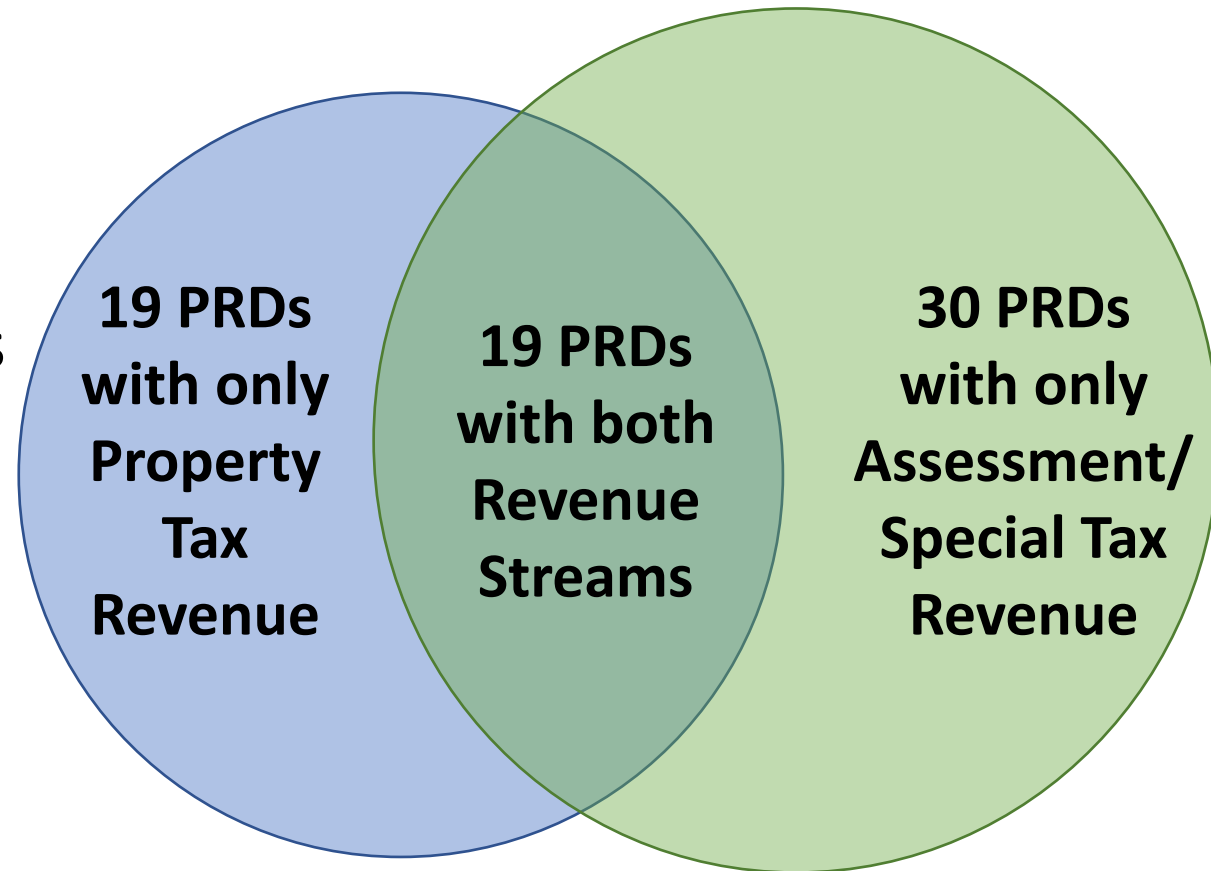

Summary of Options

	Board Direction	Community Concern	Data Driven Decisions	Timely Service	Costs/ Affordability	Transparency
Pavement Condition Index (PCI) Level	✓					
Timeline to meet PCI Level	✓					
Extended Repayment of Formation & Reassessment Costs		✓				
Improve PRD Loan Program		✓				
Role of PRD Road Committee		✓				
PRD Program Staffing		✓				

By the Numbers

PRD Program Budget FY 2021-22

- \$1.7M in Annual Revenue
 - \$0.9M Assessments/Special Taxes
 - \$0.7M Property Tax Revenue
- Beginning of Year Fund Balance \$7.8M



More Information for Property Owners

PRD Maps

Formation Documents

Public Meetings

Annual Notice/Updates:

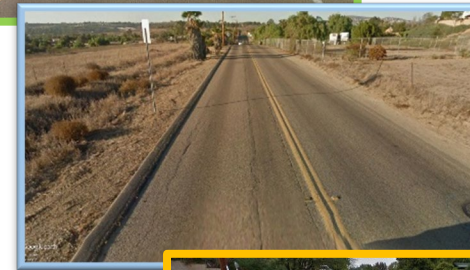
- **Budget Information**
- **Road & Culvert Conditions**
 - **PCI Scores**
 - **Inspection Reports**
- **Long Range Maintenance Plans**



Proactive Planned Maintenance

Development of Long-Range Funding & Maintenance Plans

- Specific to Each PRD Zone
 - Takes into Consideration Average Vehicle Trips, Weather, Slope, and Drainage
- Plans for Regular Maintenance, Lifecycle Replacement Costs, Inflation
- Allows for Financial Forecasting to Identify when Rate Adjustments will be Needed



Copy the
information below
out of Chat:

Listen and Participate in English Escucha y participa en inglés

Get direct meeting link at <https://tinyurl.com/SDPRD>

<https://sdcountyca.webex.com>

1-470-238-5742 US Toll or 52-556-722-5298 Mexico Toll

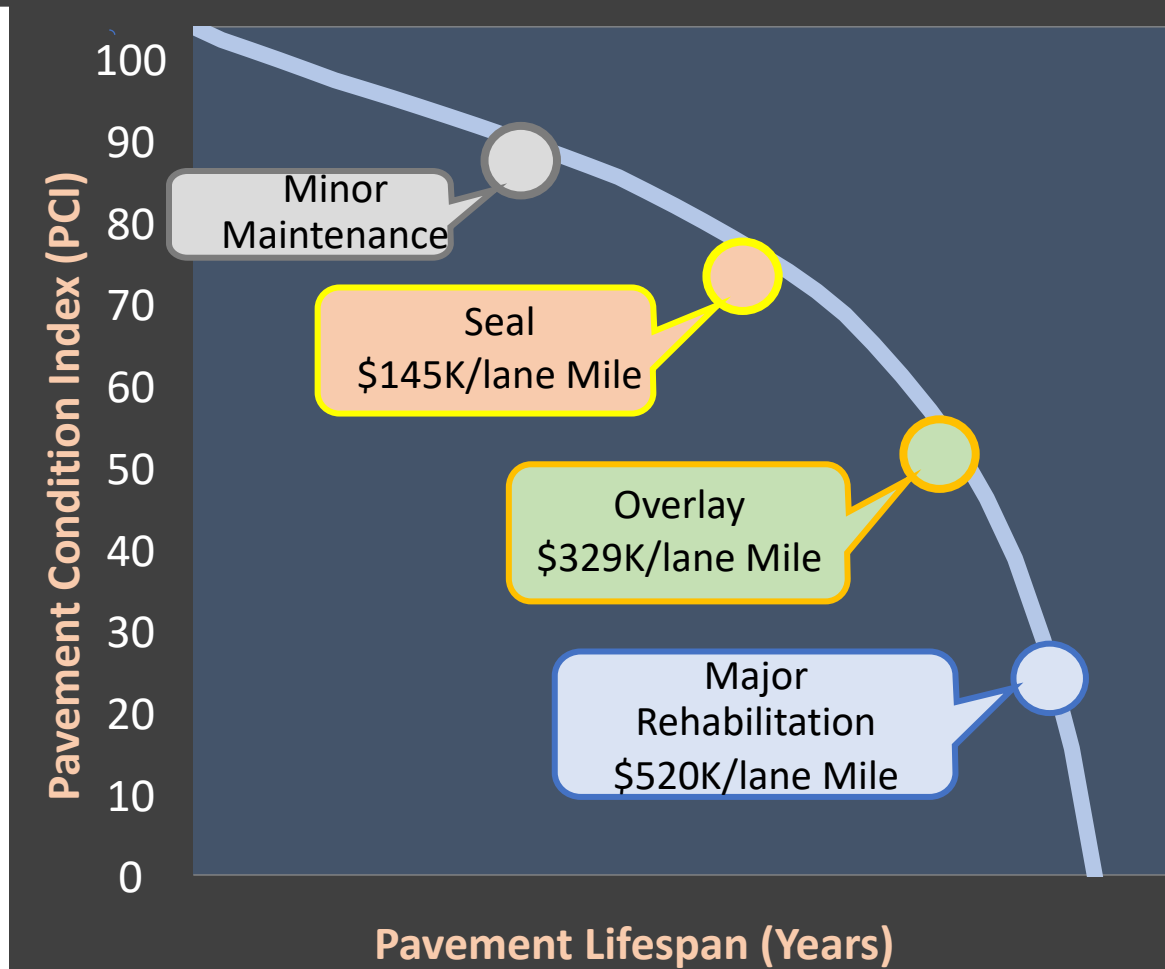
Meeting number/Access Code: 246 433 49487

Webinar password: PRDFeb15

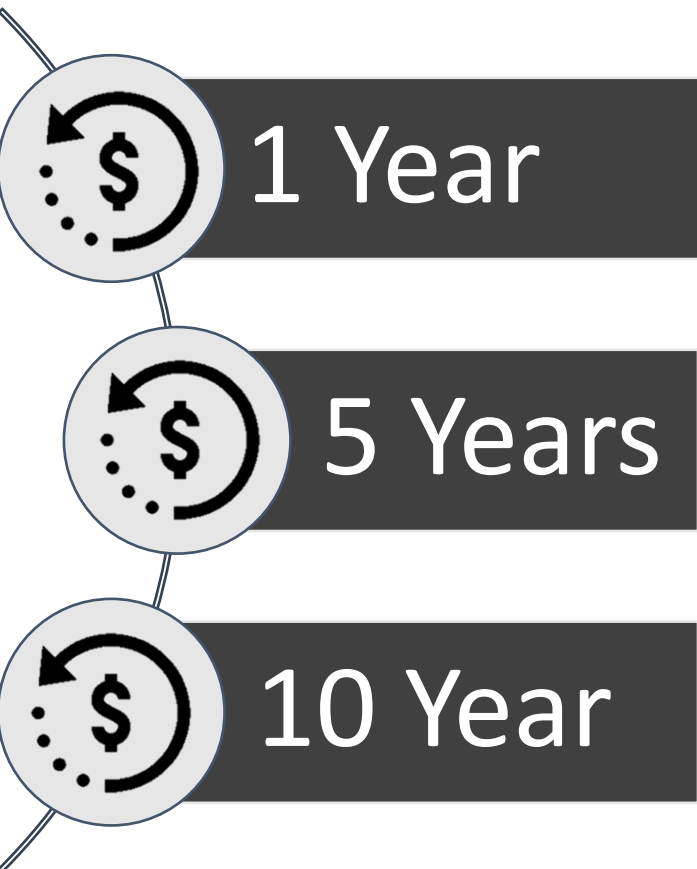


Establish a PCI Level & Timeline

- Change OUT COSTS TO WHAT WE USE/USED



Extend Formation Cost Repayment



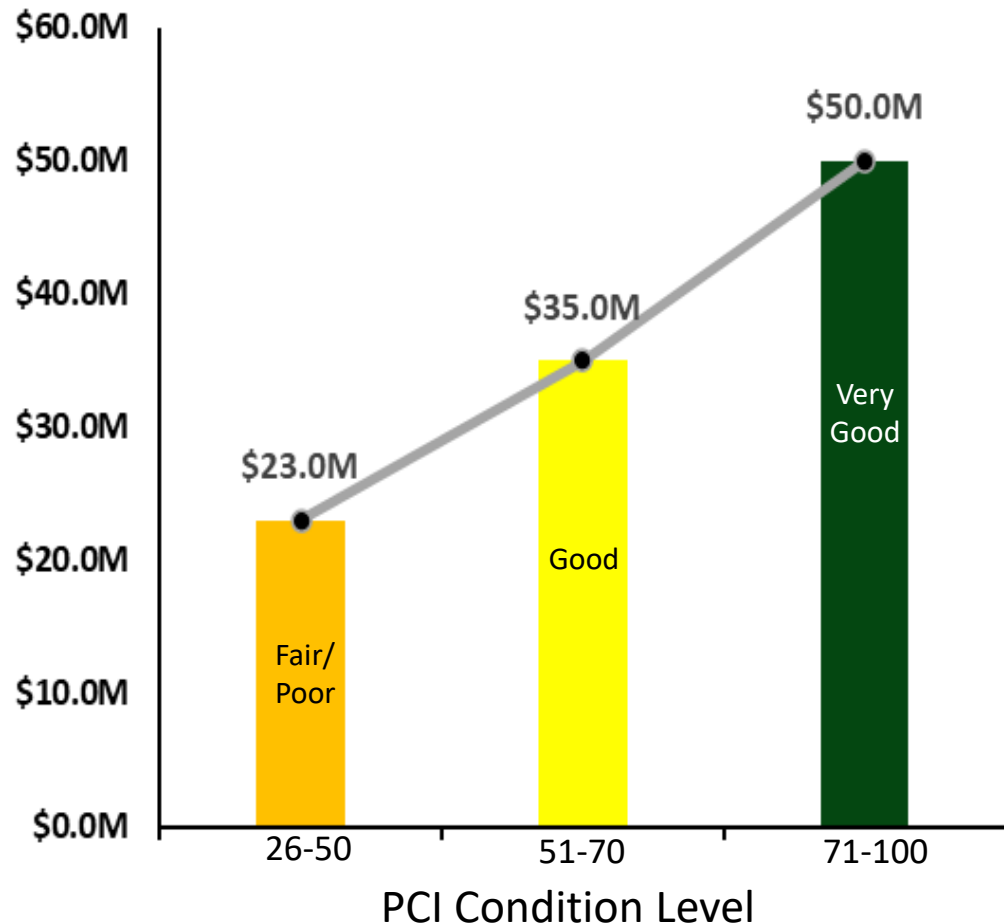
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- Current Practice: Recover Costs in 1-2 Years
- State Law: Allows up to 10 Year Repayment

Option: Establish Repayment Timeline

- Recover Costs Within 1 Year
- Recover Costs Within 5 Years
- Recover Costs Within 10 Years

Cost of Pavement Condition Standards



Cost for PRDs to Achieve a Pavement Condition Standard

From current conditions to

- PCI 71-100: \$50M
- PCI 51-70: \$35M
- PCI 26-50: \$26M

Costs are 10-year projection and include roads that need repairs and routine maintenance. Also, includes prep work for roads and contingency.

Options to Improve Funding

PRDs that Can Increase Within Current Maximum Rate

- Evaluate Current Outreach Process for Efficiencies that Will:
 - Allow Outreach to More Districts Each Year
 - Allow Property Owners More Time to Evaluate Options



CSAC Benchmark Survey

- What Services does your PRD program provide?
- How is administration funded?
- How are Inspections done & how frequently?
- Who does road maintenance & how frequently?
- Who decides what work is to be done?
- How do you evaluate road conditions?
- What do you do if roads aren't meeting adequate condition and funds are not available to do work?
- Do roads need to meet standards to be accepted into the PRD program?
- Do you have a PRD loan program?

Can County General Fund be Used for Special Districts?

District Type	Overview
Permanent Road Division	Formation: Repayment within 1 st year of formation. If PRD does not form, no repayment required. Services: Repayment within 5-years (Board Policy J-16). State law allows for repayment over 10-years. No option to “forgive” the loan.
County Service Areas	Must be repaid within same year unless the Board finds by a 2/3rds vote that repayment would result in an economic or fiscal hardship.
Community Facility Districts	General Fund can be “contributed” (no requirement for repayment) or “loaned” with repayment within 3-years.
Landscape and Lighting Act	General Fund can be “contributed” (no requirement for repayment) or “loaned” with repayment within the next year.
Stormwater Maintenance Zones	General Fund can be “contributed” through an agreement between the Flood Control District and the County and repayment is not mandated, but terms are flexible as part of the agreement.

Underfunded District Outreach

PRDs that Can Increase Within Current Maximum Rate

- Mailed Notices
- Public Meeting(s)
- Property Owner Balloting (Informal)

PRDs that Need Full Reassessment

- Mailed Notices
- Public Meetings
- Petitions of Property Owner Support
- Engineers Report
- Mail Ballot Election (Formal)

