

PRD Program Meeting Will Begin at 5:30 P.M.
Reunión del Programa PRD comenzará a las 5:30 P.M.


Escucha y participa en español

Siga las instrucciones de la carta con las nuevas
Numero de reunión (código de acceso): 2461 409 8156
Contraseña de la reunión: 5dkKfmH5CR5

Participa en el sitio de WebEx: <https://sdcountyca.webex.com>
 Participa por teléfono a la línea de los Estados Unidos: 1-470-238-5742
 o a la línea de México: 52-556-722-5298

Encuentre enlace directo en nuestro sitio web:
www.sandiegocounty.gov/content/sdc/dpw/specialdistricts/prd/prdoptions
 Seleccione: Reuniones Programadas (Scheduled Meetings)

1



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

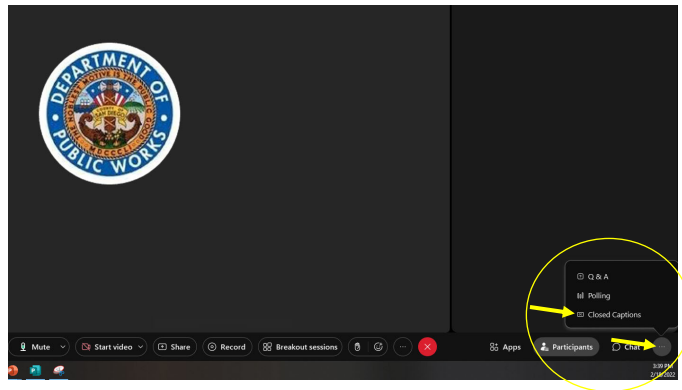
<https://www.sandiegocounty.gov/content/sdc/dpw/specialdistricts/prd/>

2

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.

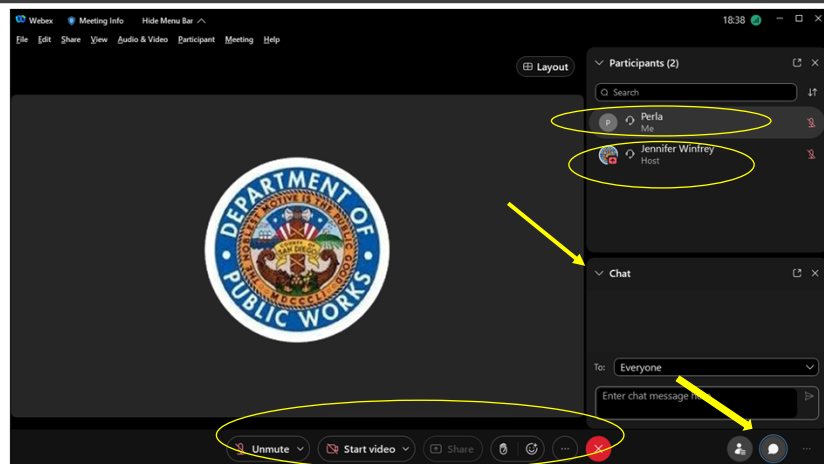
We will post our speaking notes, but are not able to provide CC for the interactive portions of the meeting. We apologize, and we will do better in the future.



3

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.

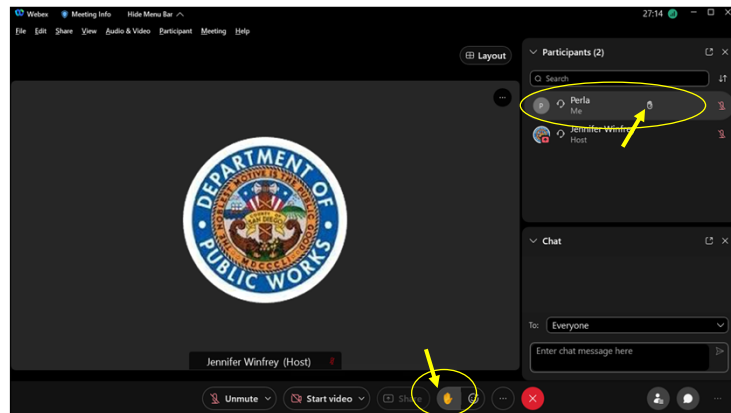


4

Using WebEx for this Meeting

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

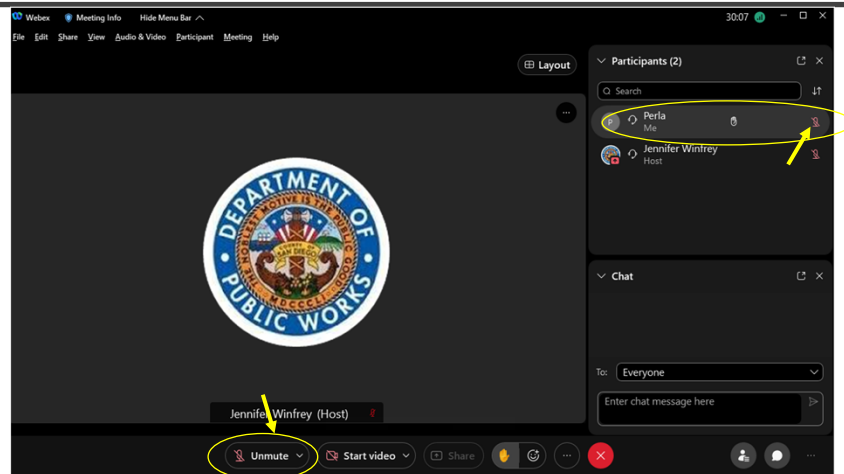
Staff will call on attendees during Q&A and feedback sections, and allow you to unmute your microphone.



5

Using WebEx for this Meeting

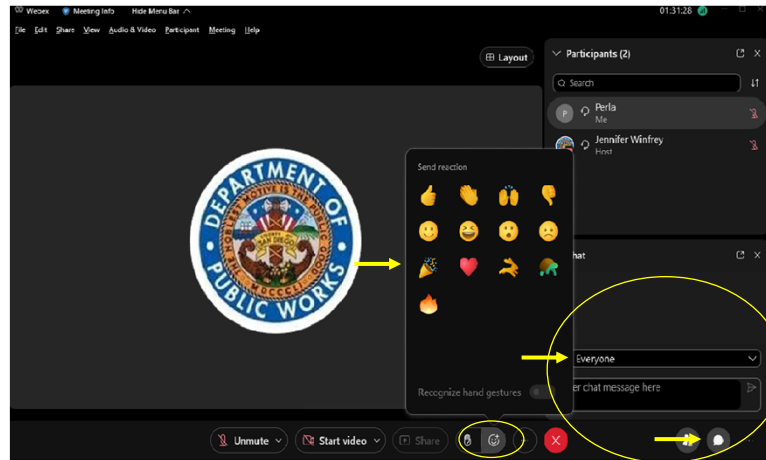
When staff call on attendees for their turn to speak, we will enable you to “unmute” yourself.



6

Using WebEx for this Meeting

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

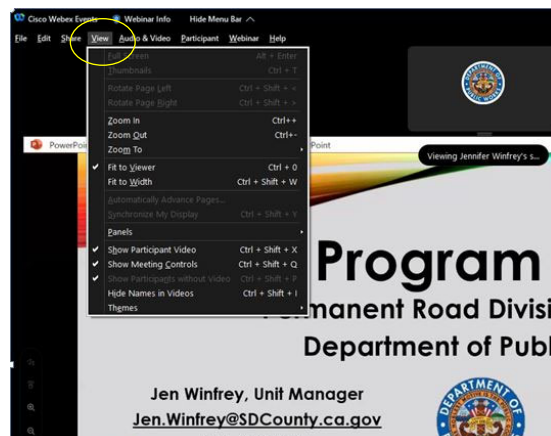


7

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.



8

Housekeeping



Spanish
Translation
Available



Civil
Discourse



Participants
Are
Muted
Initially



Chat
Available




Raise
Hand to
Speak



Q&A
Sections in
the
Meeting

Escucha y participa en español
Siga las instrucciones de la carta con las nuevas
Numero de reunión (código de acceso): 2461 409 8156
Contraseña de la reunión: 5dkKfmH5CR5

9



PRD Program Meeting Will Begin at 5:30 P.M.
Reunión del Programa PRD comenzará a las 5:30 P.M.

Escucha y participa en español

Siga las instrucciones de la carta con las nuevas

Numero de reunión (código de acceso): 2461 409 8156

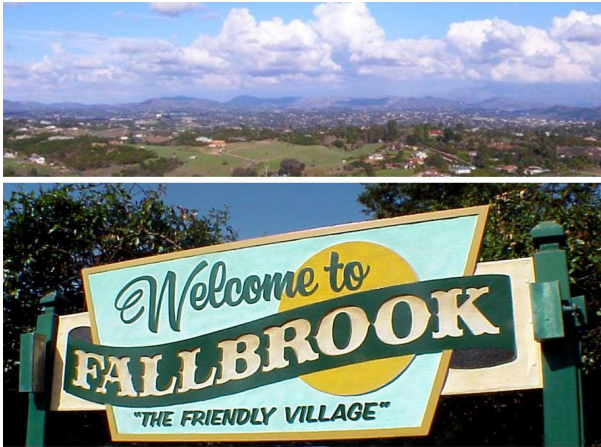
Contraseña de la reunión: 5dkKfmH5CR5

Participa en el sito de WebEx: <https://sdcountyca.webex.com>
Participa por teléfono a la línea de los Estados Unidos: 1-470-238-5742
o a la línea de México: 52-556-722-5298

Encuentre enlace directo en nuestro sitio web:
www.sandiegocounty.gov/content/sdc/dpw/specialdistricts/prd/prdoptions
Seleccione: Reuniones Programadas (Scheduled Meetings)

10

Agenda



- What is a PRD Zone?
 - Q & A and Feedback
- PRD Program Options
 - Pavement Condition Options
 - PRD Zones 13B, 20 & 88
 - Q & A and Feedback
 - Other Options
 - Q & A and Feedback
- Next Steps

11

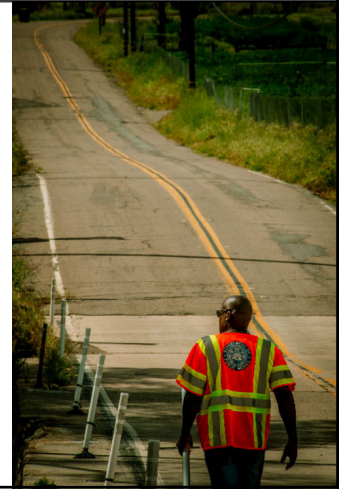
Objectives

- **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

12

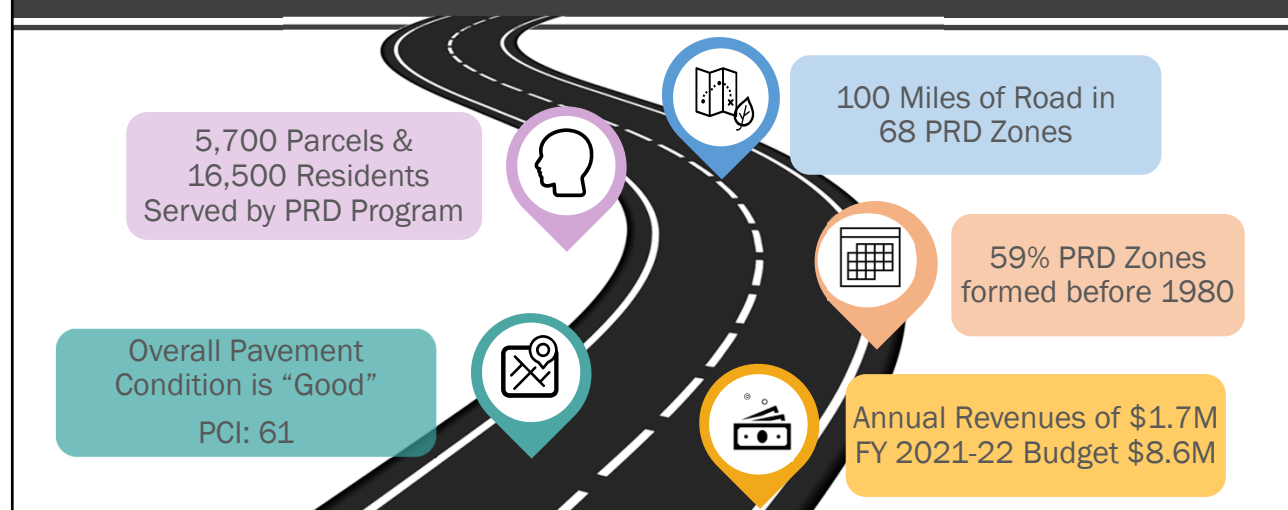
Permanent Road Division (PRD) Zones

- 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



13

Permanent Road Division Program

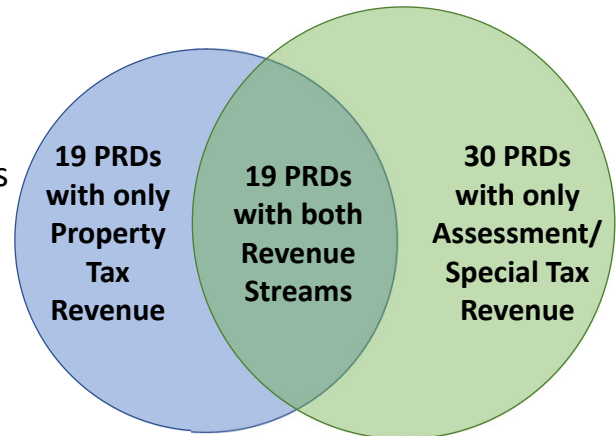


14

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



15

Permanent Road Division Program

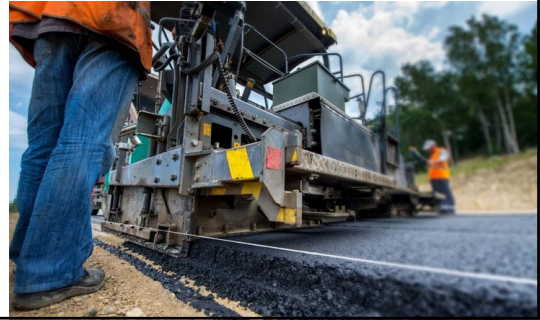
- Governed by California Streets and Highways Code
- County Policy J-16 – County specific guidance for PRDs
- Rates approved by voters during formation in compliance with Prop 218
 - Cost for new formation & vote is approximately \$30,000-\$60,000 and takes 18-24 months
- Board-Approved Ordinance includes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



16

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



17

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



18

Why be in a PRD Zone?

Advantages	Disadvantages
<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Formation Costs Administration Costs Maintenance Costs (Prevailing Wage, Public Procurement Requirements)


19

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?

20



PRD Program Meeting Will Begin at 5:30 P.M.
Reunión del Programa PRD comenzará a las 5:30 P.M.

Escucha y participa en español

Siga las instrucciones de la carta con las nuevas
Numero de reunión (código de acceso): 2461 409 8156
Contraseña de la reunión: 5dkKfmH5CR5

Participa en el sitio de WebEx: <https://sdcountyca.webex.com>
 Participa por teléfono a la línea de los Estados Unidos: 1-470-238-5742
 o a la línea de México: 52-556-722-5298

Encuentre enlace directo en nuestro sitio web:
www.sandiegocounty.gov/content/sdc/dpw/specialdistricts/prd/prdoptions
 Seleccione: Reuniones Programadas (Scheduled Meetings)

21



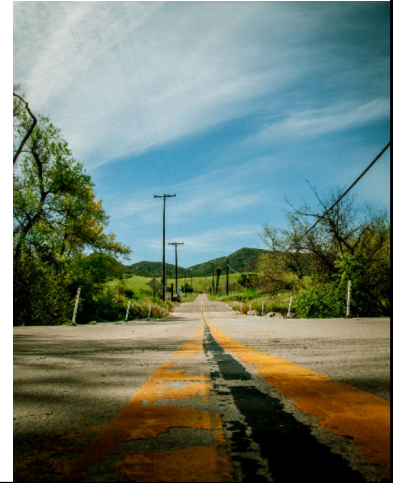
PRD Program Options
 Permanent Road Division Program
 Department of Public Works

22

Options Developed at Board Direction

Board Direction

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



23

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



24

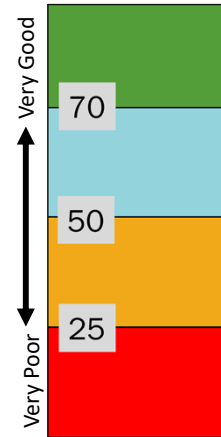
Pavement Condition Index (PCI) Level

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?

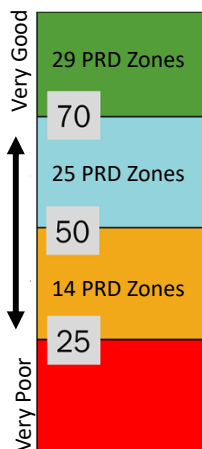
- Road maintenance would need to be funded to meet goal
- Could result in increased annual property owner assessments
- If property owners do not support rate increases needed to meet PCI requirement, the PRD Zone could be dissolved & road maintenance would return to property owners.



1 PRD Zone has DG roads

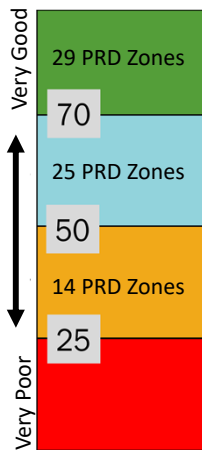
25

Pavement Condition Index Level (PCI)



26

Pavement Condition Index Level (PCI)



27

Pavement Condition Index (PCI) Options



Option: Establish a PCI Level for PRDs

- PCI: 55-70
- Board Could Select a Different Range or Level

Option: Establish Timeline to Meet PCI Requirement

- 5 Years
- 10 Years

These 2 options will have a direct impact on what road work will need to be funded by PRD Zones

28

PRD Zone 13B

- Formed: 1970
- Parcels: 100
- Road Miles: 1.43
- Culverts: 5
- Annual Revenue: \$31,419
 - Assessments: \$25,100
 - Property Tax: \$6,319
- Fund Balance: \$25,085*
- Average Parcel Annual Charge: \$300/year



* Fund balance as of July 1, 2021

29

PRD Zone 13B: Current Road Conditions

- Overall PRD Zone roads: Poor Condition
- Pavement Condition Level (PCI): 49.6



30

PRD 13B Road Work Needed to Meet PCI

Recommended road work to improve overall PRD PCI to:

Costs include inflation

- 55 PCI
 - 5-year timeline: \$312,000
 - 10-year timeline: \$517,000
- 70 PCI
 - 5-year timeline: \$520,000
 - 10-year timeline : \$740,000

Cost Breakdown in this Year Costs (No Inflation)

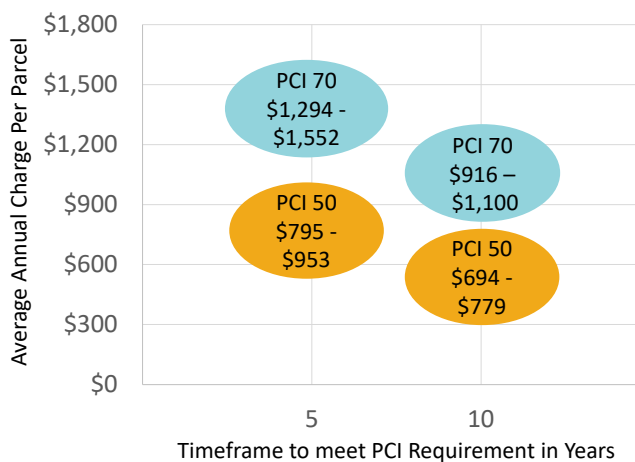
- Culverts: \$90,000
- Improve to 55: \$16,500
- Improve to 70: \$211,000
- 10 Yr Maintenance: \$343,000
(75% of County recommended work in first 10 years)

Cost is estimated based on minimum improvements to reach PCI level

31

PRD Zone 13B: Possible Financial Impacts

- Current Average Parcel Annual Charge: \$300 (at Max Rate)
- Rate increase needed: Reassessment needed to establish new max rate
 - Current Max Rate: \$100
- Chart shows the average parcel annual charge needed to meet a PCI of 55 or 70 within 5 or 10 years.

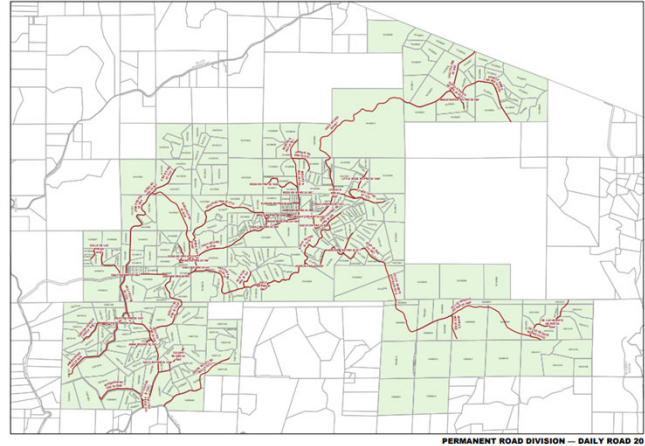


* Cost is estimated annual average cost per parcel

32

PRD Zone 20

- Formed: 1970
- Parcels: 346
- Road Miles: 19.05
- Culverts: 74
- Annual Revenue: \$123,425
 - Assessments: \$45,760
 - Property Tax: \$77,665
- Fund Balance: \$311,011*
- Average Parcel Annual Charge: \$144/year



* Fund balance as of July 1, 2021

33

PRD Zone 20: Current Road Conditions

- Overall PRD Zone roads: Good Condition
- Pavement Condition Level (PCI): 60.5



34

PRD 20 Road Work Needed to Meet PCI

Recommended road work to improve overall PRD PCI to:

Costs include inflation

- 55 PCI
 - 5-year timeline: \$1,970,000
 - 10-year timeline: \$3,252,000
- 70 PCI
 - 5-year timeline: \$3,242,000
 - 10-year timeline : \$4,612,000

Cost Breakdown in this Year Costs (No Inflation)

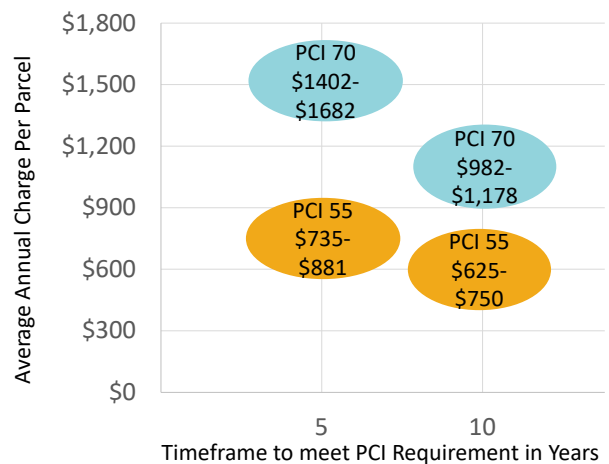
- Culverts: \$688,000
- Improve to 55: \$0
- Improve to 70: \$1,183,000
- 10 Yr Maintenance: \$2,140,000
(45% of County recommended work in first 10 years)

Cost is estimated based on minimum improvements to reach PCI level

35

PRD Zone 20: Financial Impacts

- Current Average Parcel Annual Charge: \$144
- Rate increase needed: Reassessment needed to establish new max rate
 - Current Max Rate: \$40
- Chart shows the average parcel annual charge needed to meet a PCI of 55 or 70 within 5 or 10 years.



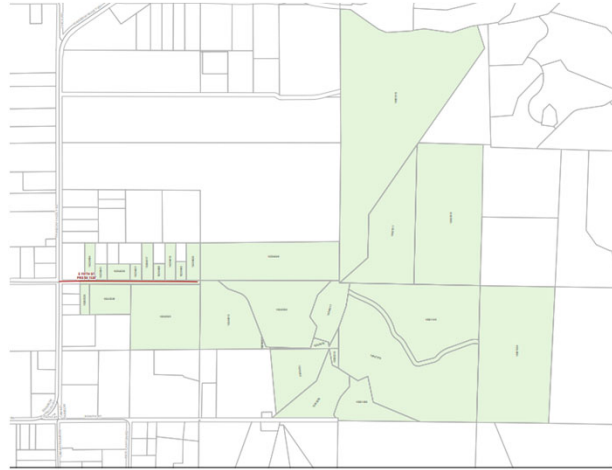
* Cost is estimated annual average cost per parcel

36

PRD Zone 88

- Formed: 1976
- Parcels: 25
- Road Miles: 0.25
- Culverts: 0
- Annual Revenue: \$5,903
 - Assessments: \$0
 - Property Tax: \$5,903
- Fund Balance: \$30,195*
- Average Parcel Annual Charge: \$0/year

* Fund balance as of July 1, 2021



37

PRD Zone 88: Current Road Conditions

- Overall PRD Zone roads: Good Condition
- Pavement Condition Level (PCI): 60.0



38

PRD 88 Road Work Needed to Meet PCI

Recommended road work to improve overall PRD PCI to:

Costs include inflation

- 55 PCI
 - 5-year timeline: \$28,000
 - 10-year timeline: \$57,000
- 70 PCI
 - 5-year timeline: \$58,000
 - 10-year timeline : \$89,000

Cost Breakdown in this Year Costs (No Inflation)

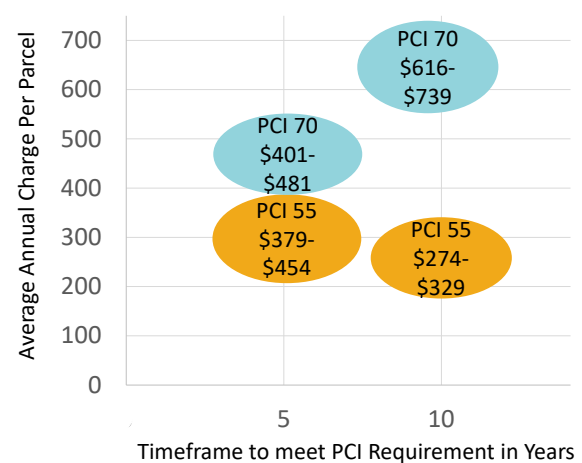
- Culverts: \$0
- Improve to 55: \$0
- Improve to 70: \$27,600
- 10 Yr Maintenance: \$49,500
(50% of County recommended work in first 10 years)

Cost is estimated based on minimum improvements to reach PCI level

39

PRD Zone 88: Financial Impacts

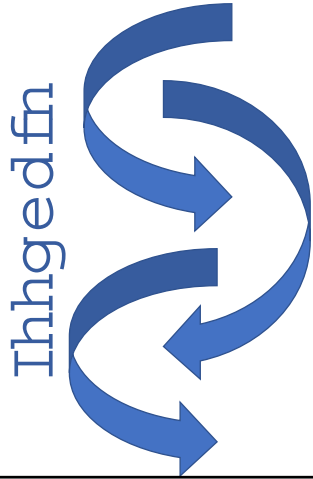
- Current Average Parcel Annual Charge: \$0
- Rate increase needed: Reassessment needed to establish new max rate
 - Current Max Rate: \$75
- Chart shows the average parcel annual charge needed to meet a PCI of 55 or 70 within 5 or 10 years.



* Cost is estimated annual average cost per parcel

40

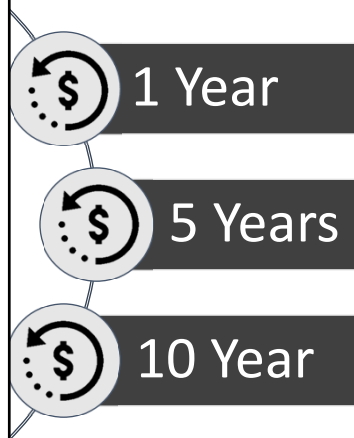
Q&A and Feedback



- ****New Options Suggested by Property Owners****
- Establish a PCI Level Requirement
- Establish Timeline to Meet PCI Level

41

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

42

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



43

Role of Road Committees



Role & Function of Road Committees

- Property owners have expressed concerns that they are not informed or able to participate
 - Opportunities to volunteer
 - Decisions on how & where PRD funds will be spent
 - Road committee membership

Option: Define Role of Road Committee

- Advisory committees that provide community input
- Committees approve road maintenance projects
- There should not be road committees, County staff should prioritize road work based on road conditions

44

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 to enhance services to property owners.



45

Q&A and Feedback



- ****New Options Suggested by Property Owners****
- 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

46

Next Steps

- Additional PRD Program Meetings for Property Owners
- Notice of Board Hearing for all PRD Property Owners
 - Mailed in 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



**VISIT OUR
WEBSITE**

Virtual Video Chats
2/25, 3/19, 4/8

Other PRD Zone Meetings
will be Scheduled

Virtual All PRD Zone
Property Owner Meeting
4/6

47

PRD Program Options

Permanent Road Division Program

Department of Public Works

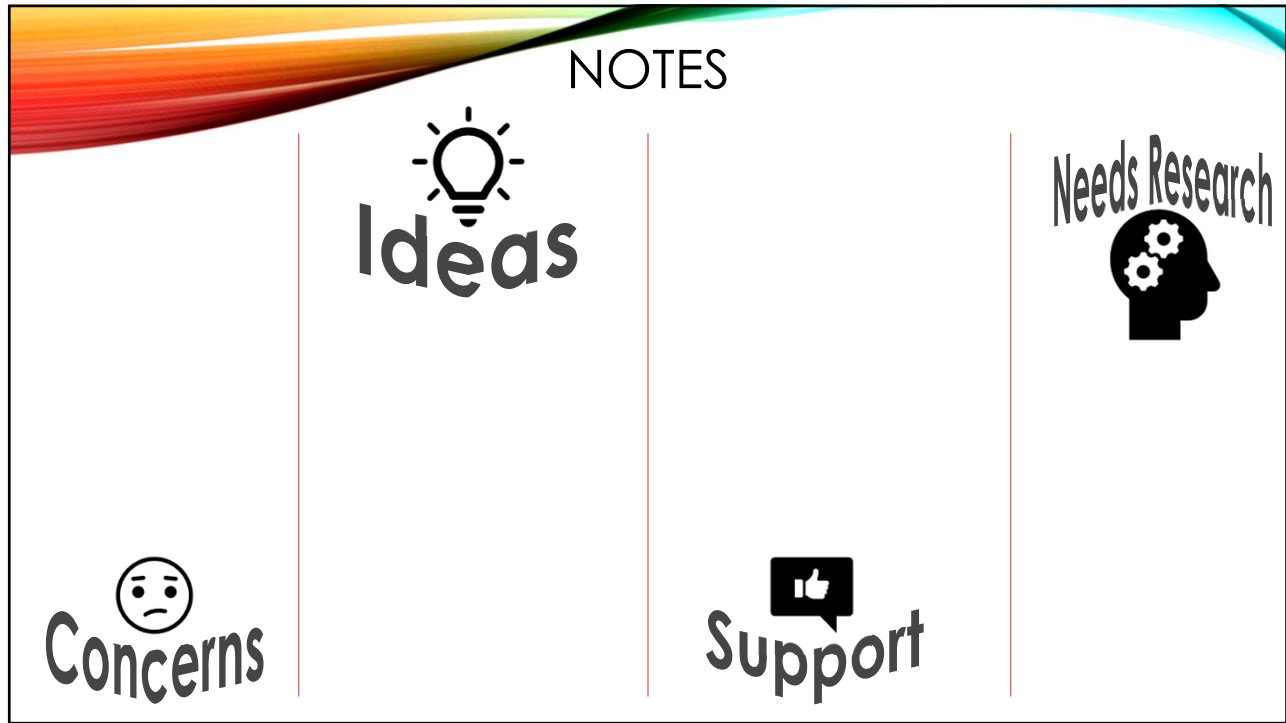
Jen Winfrey, Unit Manager
Jen.Winfrey@SDCounty.ca.gov
858-495-5470



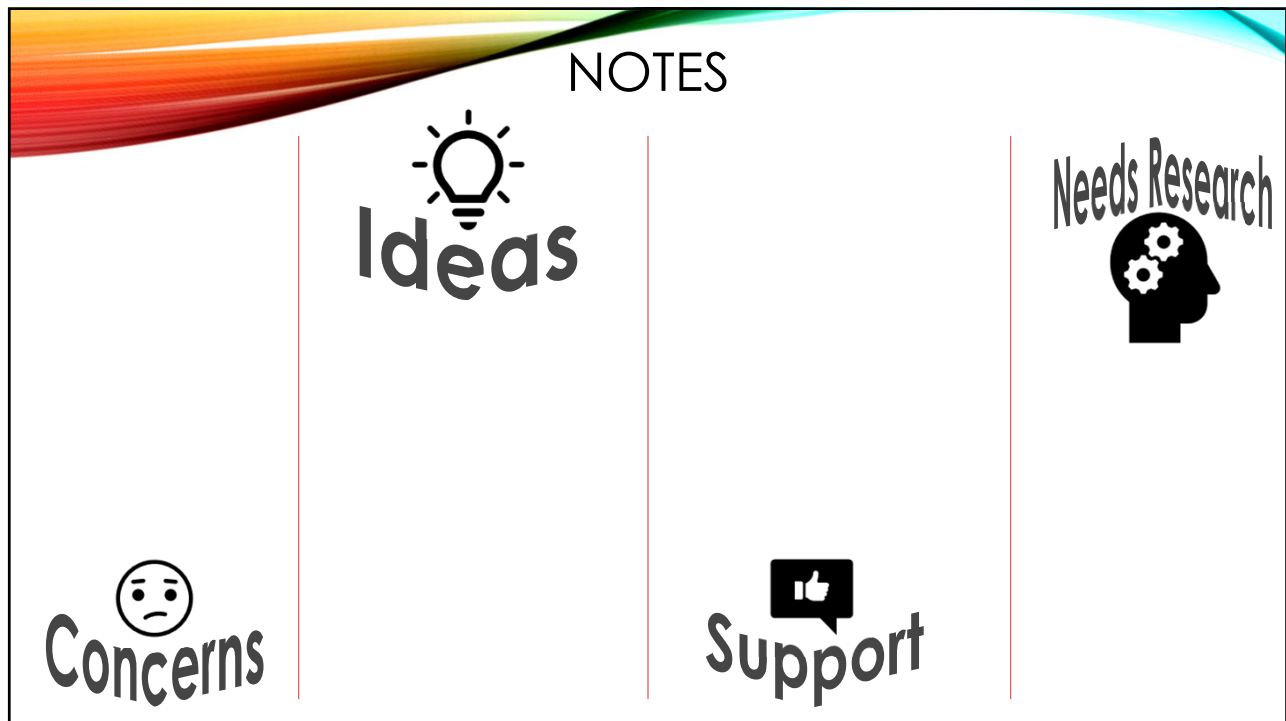
Neil Searing, Program Coordinator
Neil.Searing@SDCounty.ca.gov
858-694-2691

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

48

















49



50

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		✓				

51

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



52

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



53

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



54

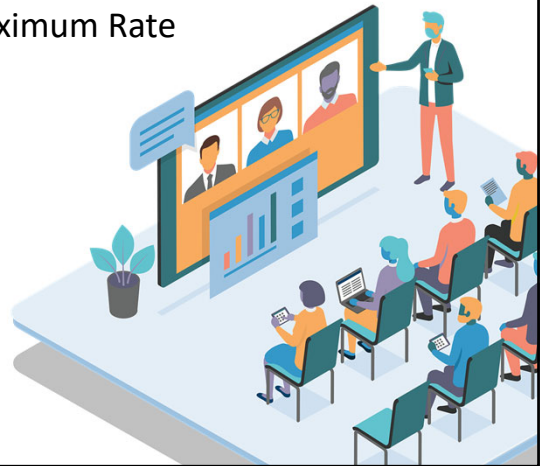
Underfunded District Outreach

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)



55



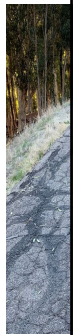
Very Good



Good



Poor



56