

# 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](mailto:Jen.Winfrey@SDCounty.ca.gov)

858-495-5470



Neil Searing, Program Coordinator

[Neil.Searing@SDCounty.ca.gov](mailto:Neil.Searing@SDCounty.ca.gov)

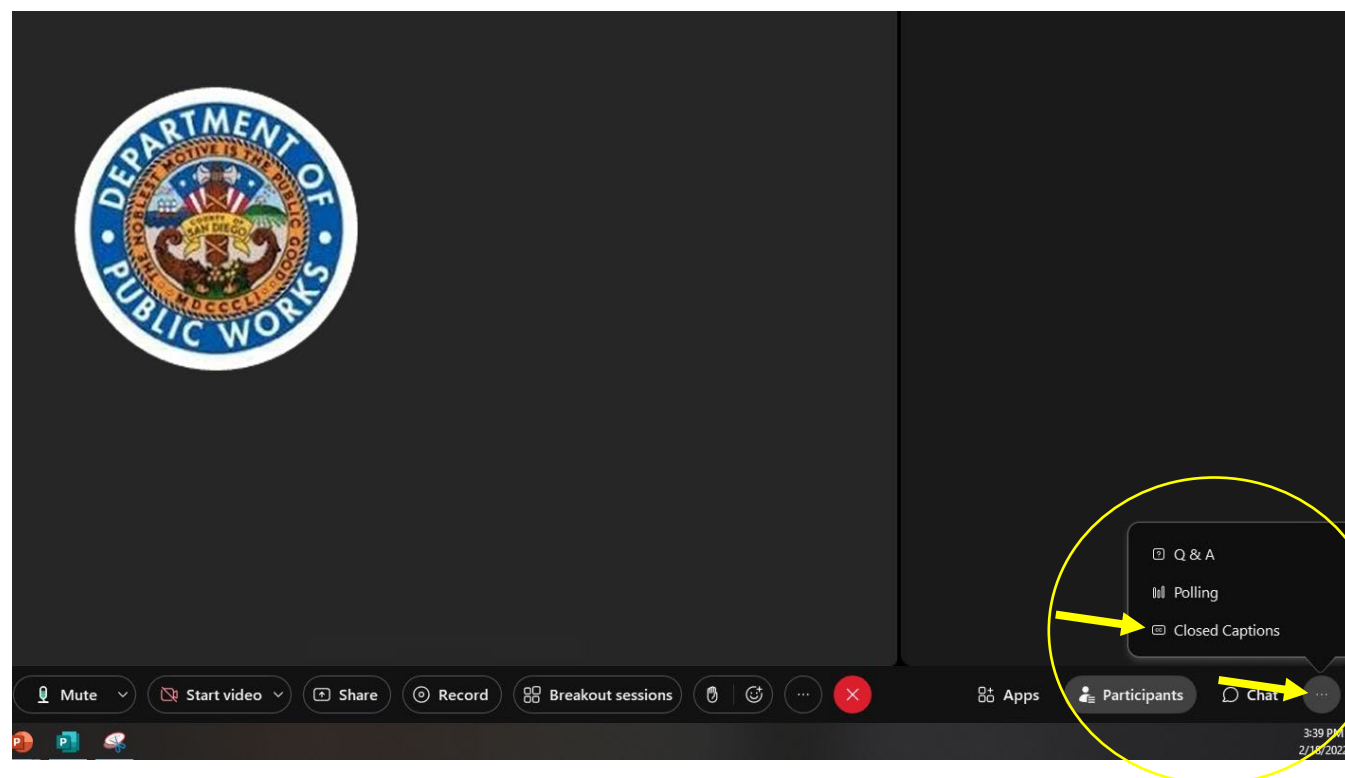
858-694-2691

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

# Using WebEx for this Meeting

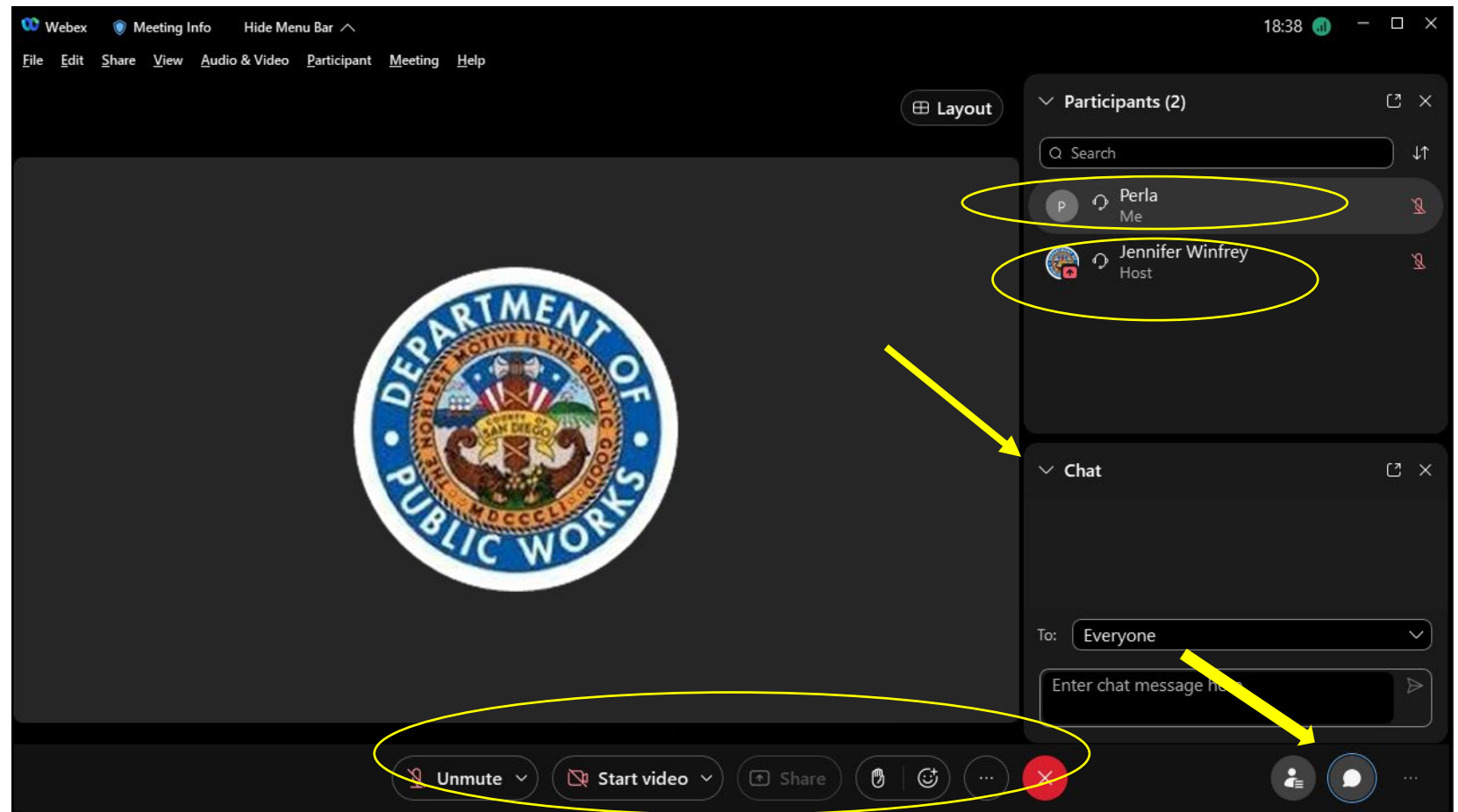
We are offering some Closed Captioning tonight. Turn on the Closed Captions by clicking on the ... in the bottom right corner. From there select Closed Captions.

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

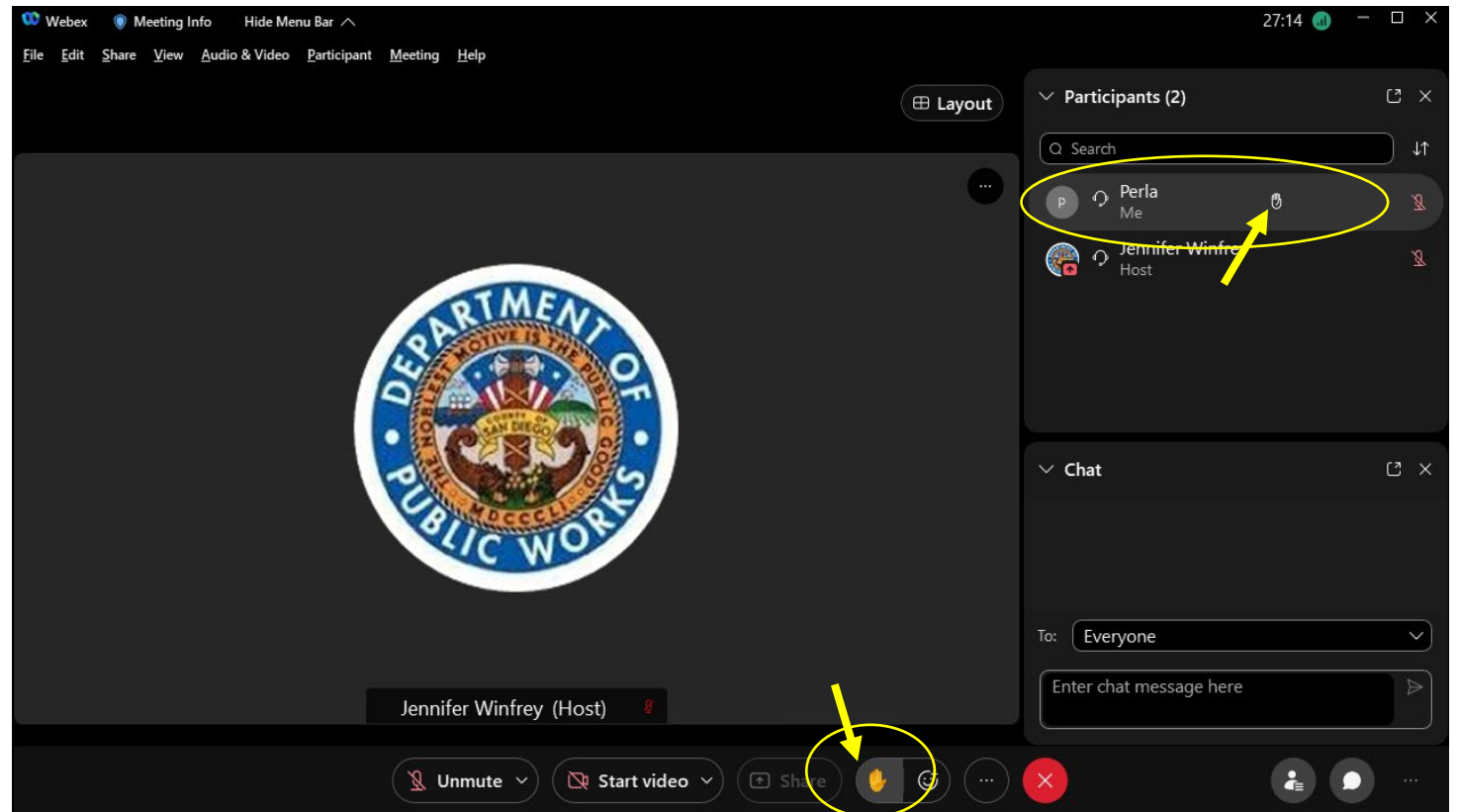
In WebEx, you can view attendees, view and participate in the chat, send reactions, and provide verbal feedback in Q&A and feedback sections, once staff has allowed you to unmute yourself.



# Using WebEx for this Meeting

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

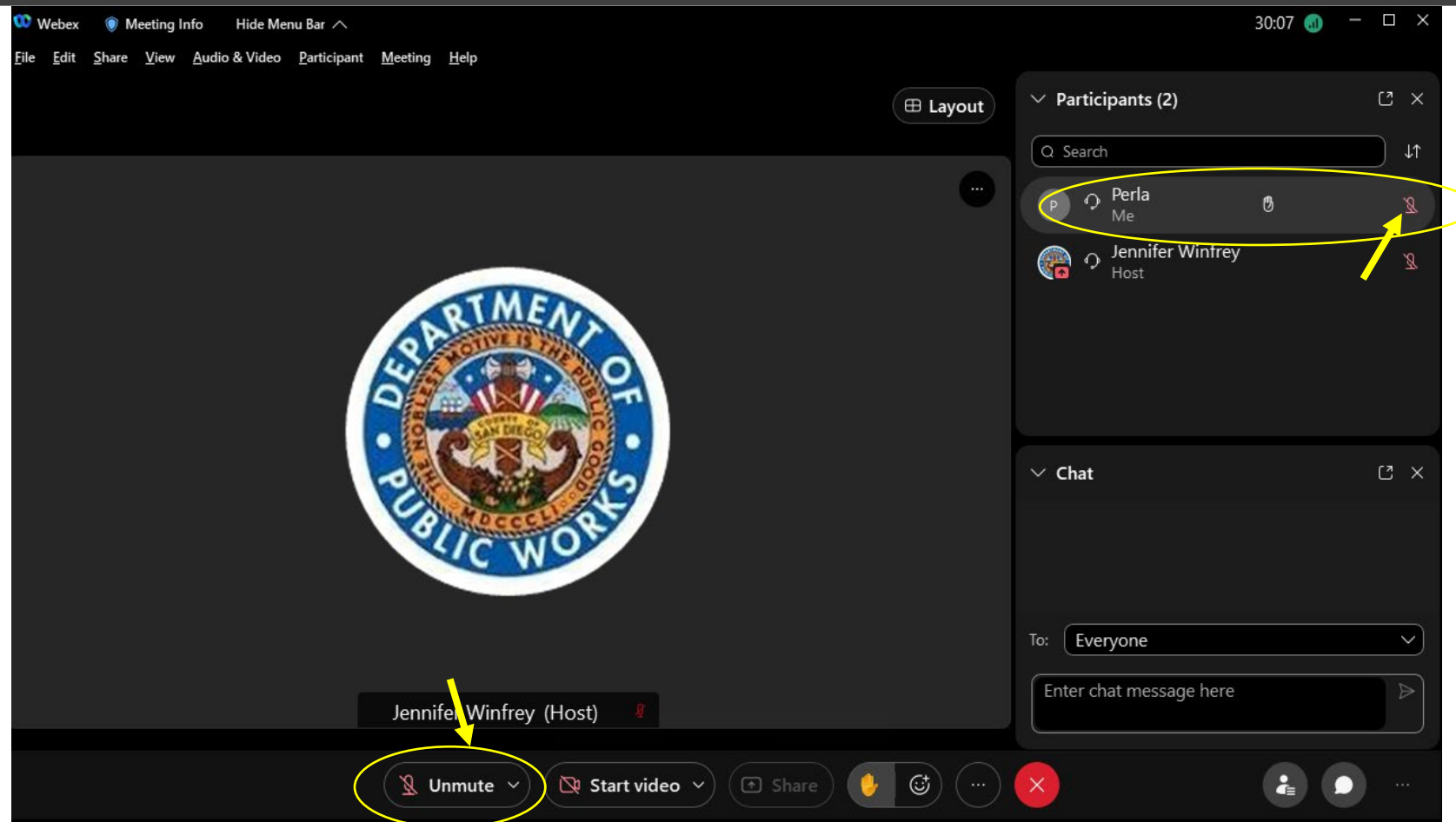
Staff will call on attendees during Q&A and feedback sections, and allow you to unmute your microphone.





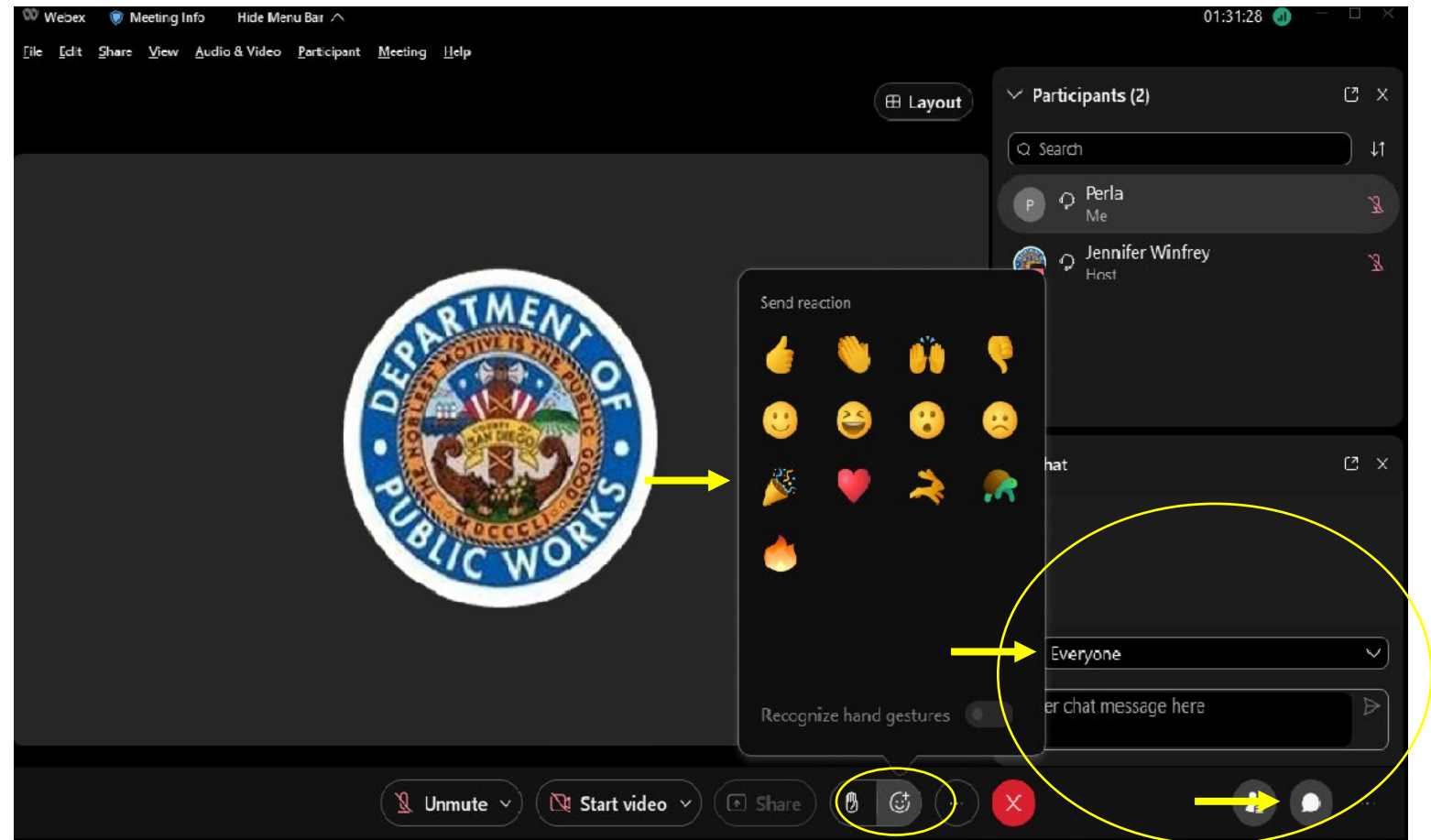
# Using WebEx for this Meeting

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  
Presentation  
Available



Civil  
Discourse



Participants  
Are  
Muted  
Initially



Chat  
Available



Raise  
Hand to  
Speak



Q&A  
Sections in  
the  
Meeting

# Agenda

---



- What is a PRD Zone?
  - Q & A and Feedback
- PRD Program Options
  - Pavement Condition Options
  - PRD Zones 38, 77, 105a, 106, 1003
  - Q & A and Feedback
  - Other Options
  - Q & A and Feedback
- Next Steps

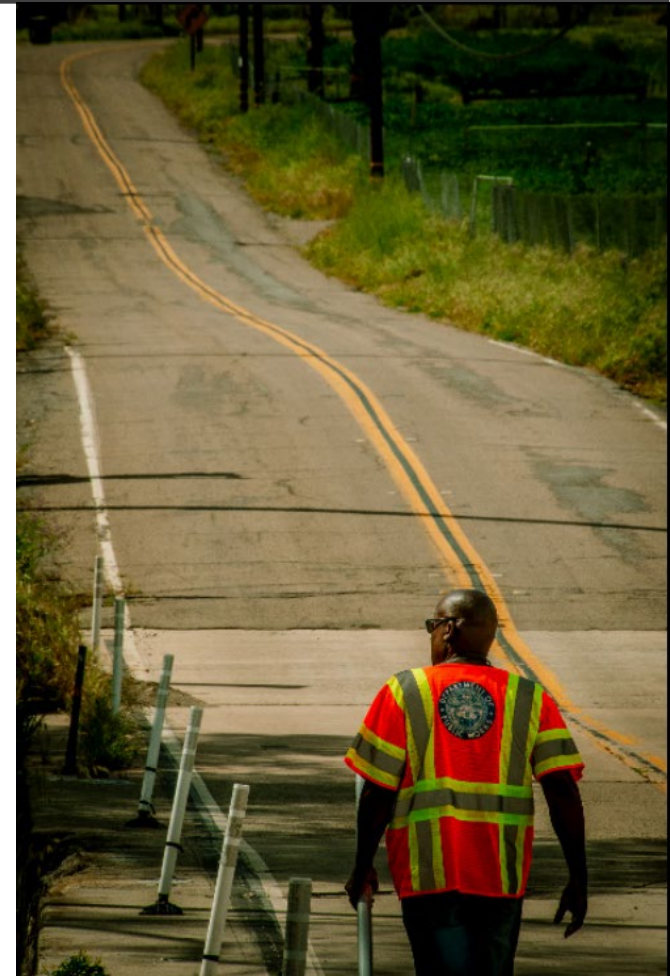
# Objectives

- **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

# 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

5,700 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

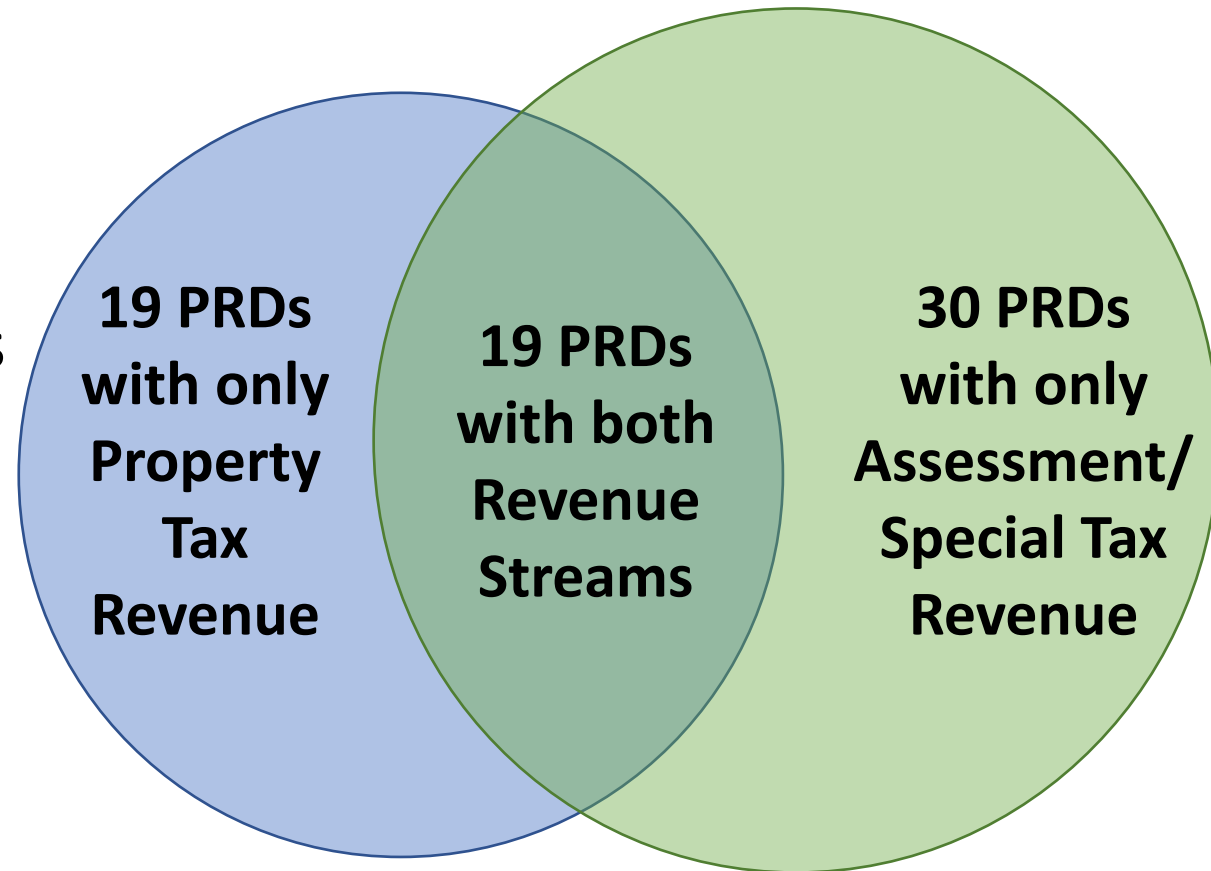


# By the Numbers

---

## **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



# 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)



# 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?

# **PRD Program Options**

**Permanent Road Division Program**

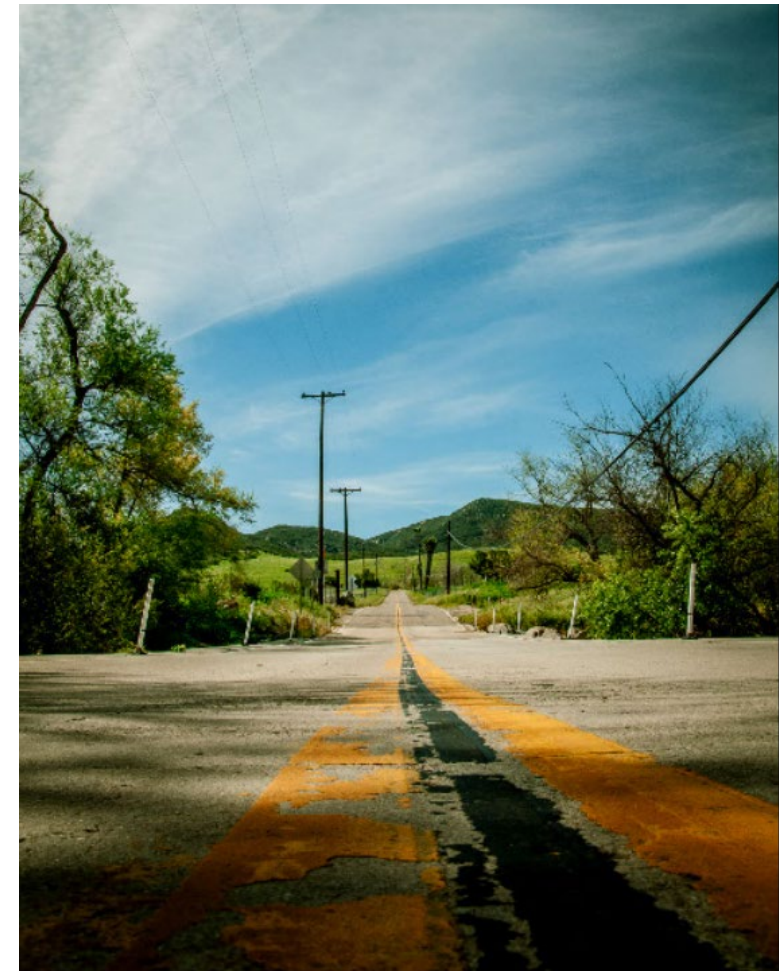
**Department of Public Works**



# 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



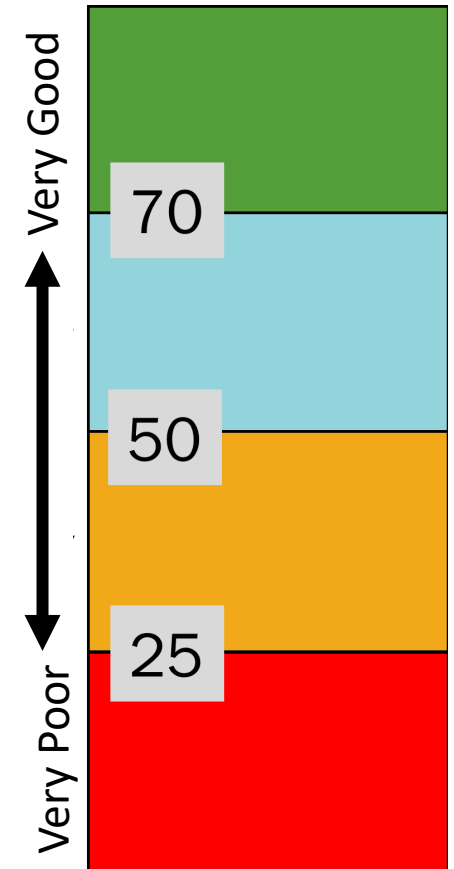
# Pavement Condition Index (PCI) Level

## 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?

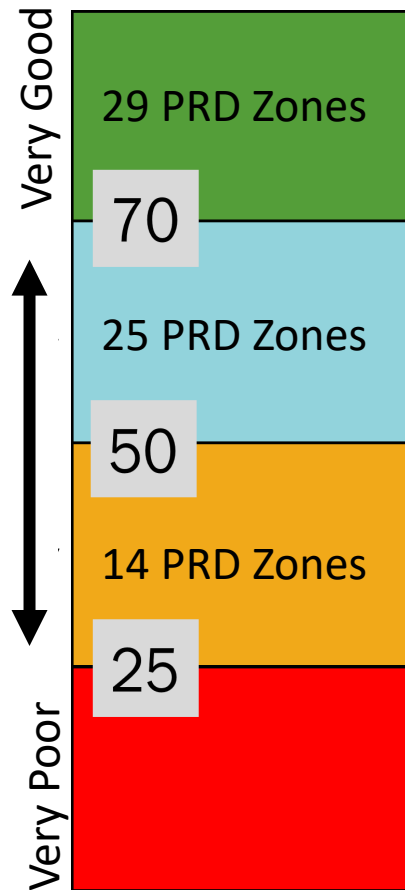
- Road maintenance would need to be funded to meet goal
- Could result in increased annual property owner assessments
- If property owners do not support rate increases needed to meet PCI requirement, the PRD Zone could be dissolved & road maintenance would return to property owners.



1 PRD Zone has DG roads

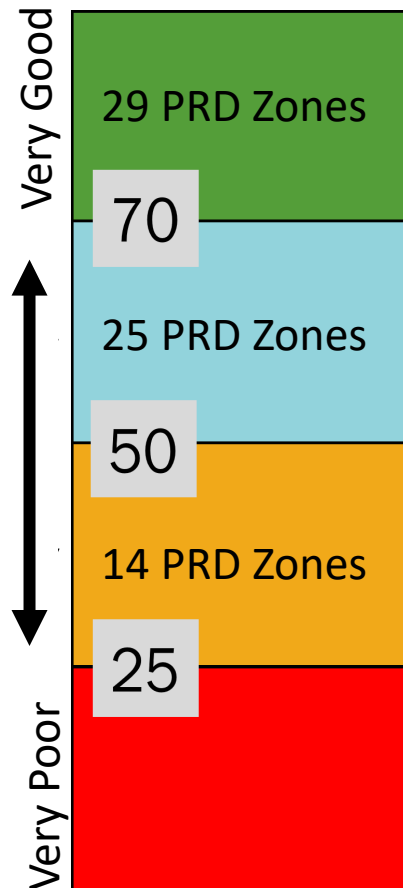


# Pavement Condition Index Level (PCI)





# Pavement Condition Index Level (PCI)





# Pavement Condition Index (PCI) Options



## **Option: Establish a PCI Level for PRDs**

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

## **Option: Establish Timeline to Meet PCI Requirement**

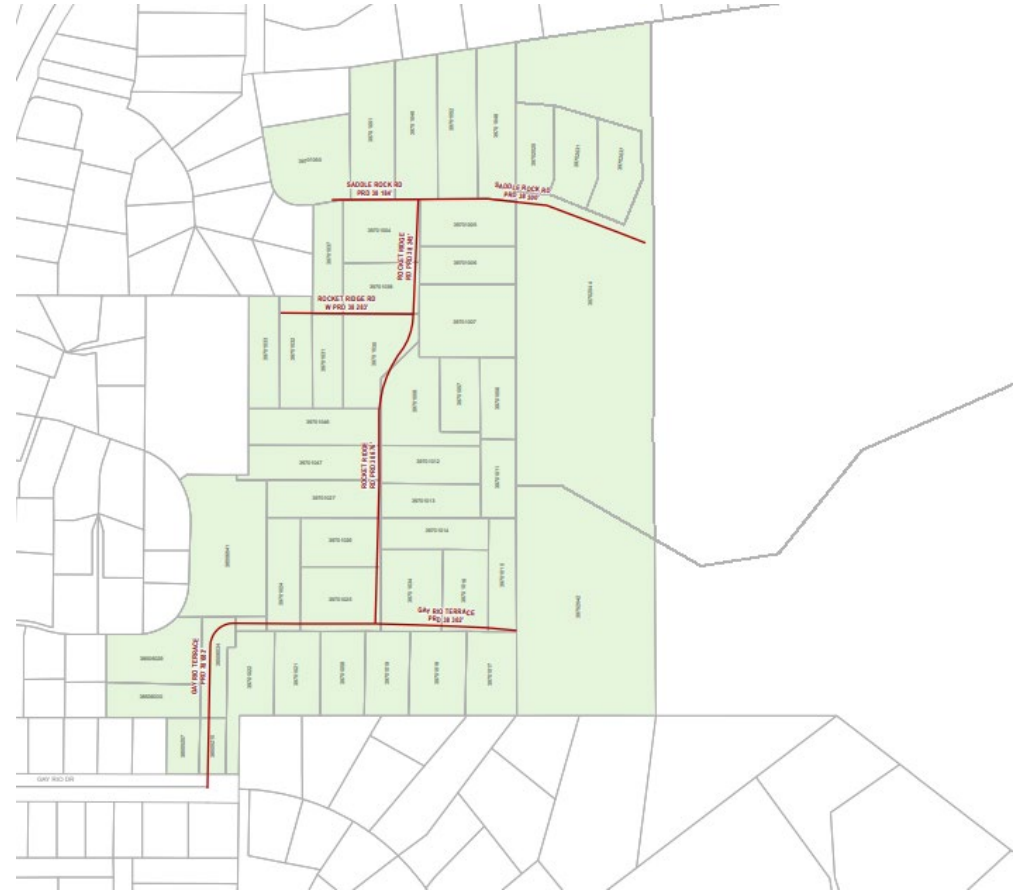
- 5 Years
- 10 Years

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

# PRD Zone 38 – Gay Rio Terrace

- Formed: 1972
- Parcels: 70
- Road Miles: 0.54
- Culverts: 0
- Annual Revenue: \$11,078
  - Assessments: \$0
- Property Tax: \$11,078
- Fund Balance: \$58,841\*
- Average Parcel Annual Charge: \$0/year

\* Fund balance as of July 1, 2021



# PRD Zone 38: Current Road Conditions

- Overall PRD Zone roads: Good Condition
- Pavement Condition Level (PCI): 54.2





# PRD 38 Road Work Needed to Meet PCI

Recommended road work to improve overall PRD PCI to:

## Costs include inflation

- 55 PCI
  - 5-year timeline: \$86,000
  - 10-year timeline: \$166,000
- 70 PCI
  - 5-year timeline: \$172,000
  - 10-year timeline : \$258,000

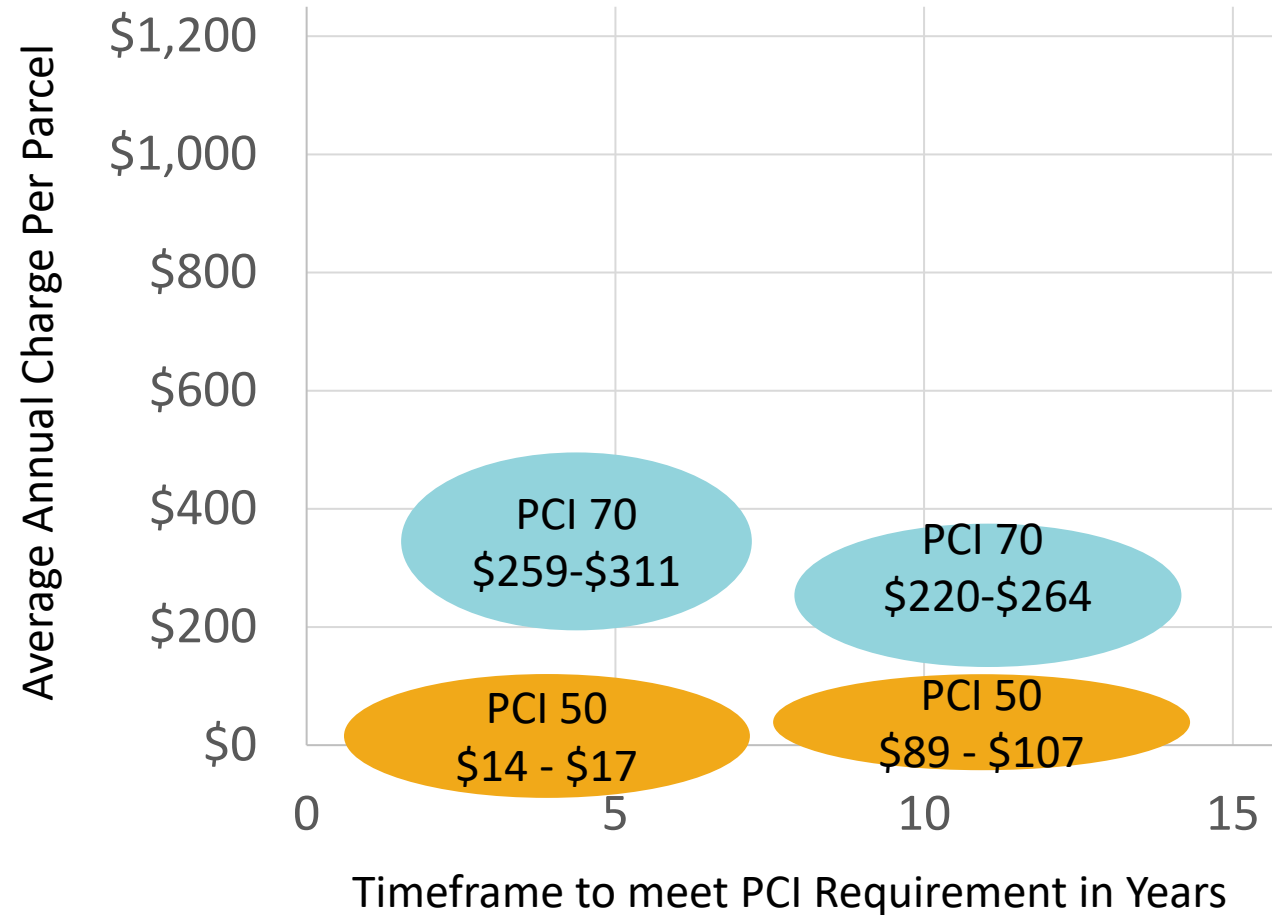
## Cost Breakdown in this Year Costs (No Inflation)

- Culverts: \$0
- Improve to 55: \$6,000
- Improve to 70: \$86,000
- 10 Yr Maintenance: \$138,000
- (60% of County recommended work in first 10 years)

Cost is estimated based on minimum improvements to reach PCI level

# PRD Zone 38: Possible Financial Impacts

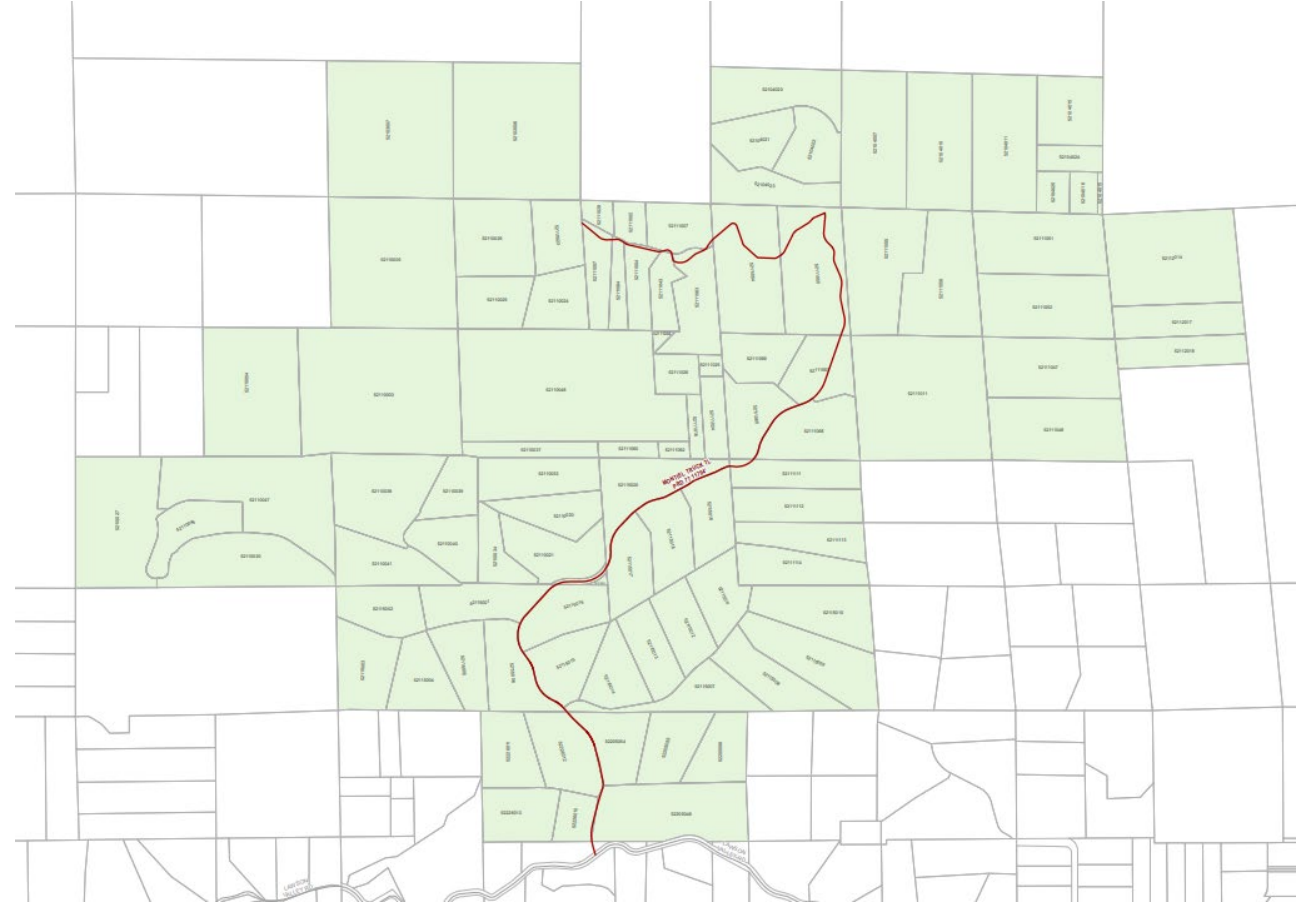
- Current Average Parcel Annual Charge: \$0
  - Current Rate: \$0
- Rate increase needed: Reassessment likely needed to establish new max rate
  - Current Max Rate: \$60
- Chart shows the average parcel annual charge needed to meet a PCI of 55 or 70 within 5 or 10 years.



\* Cost is estimated annual average cost per parcel

# PRD Zone 77 – Montiel Truck Trail

- Formed: 1975
- Parcels: 95
- Road Miles: 2.22
- Culverts: 13
- Annual Revenue: \$24,922
  - Assessments: \$6,017
  - Property Tax: \$18,905
- Fund Balance: \$156,742\*
- Average Parcel Annual Charge: \$66/year



\* Fund balance as of July 1, 2021

# PRD Zone 77: Current Road Conditions

- Overall PRD Zone roads: Poor Condition
- Pavement Condition Level (PCI): 50.0



# PRD 77 Road Work Needed to Meet PCI

Recommended road work to improve overall PRD PCI to:

## Costs include inflation

- 55 PCI
  - 5-year timeline: \$408,000
  - 10-year timeline: \$605,000
- 70 PCI
  - 5-year timeline: \$741,000
  - 10-year timeline : \$962,000

## Cost Breakdown in this Year Costs (No Inflation)

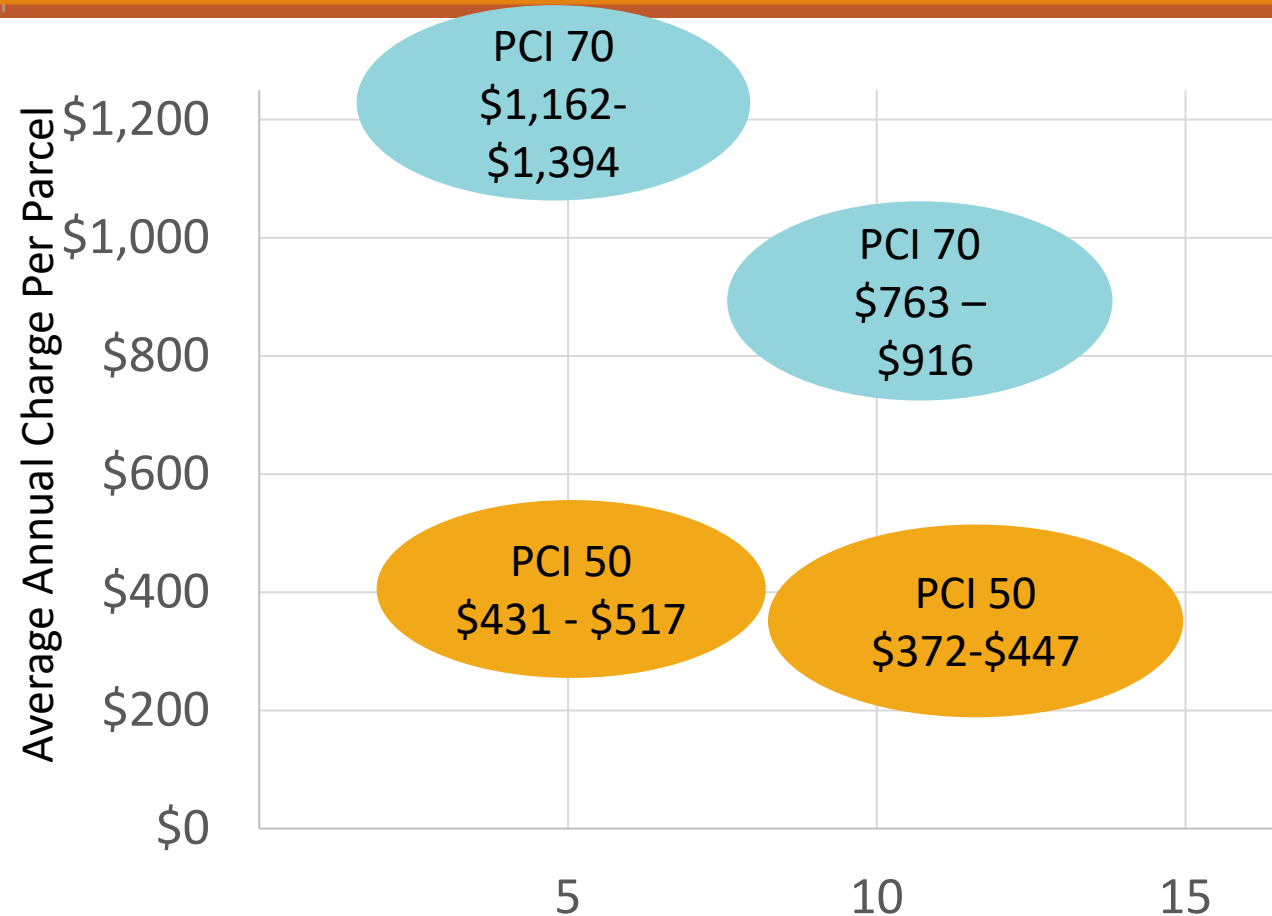
- Culverts: \$120,000
- Improve to 55: 90,000
- Improve to 70: \$400,000
- 10 Yr Maintenance: \$316,000  
(2/3 of County recommended  
work in first 10 years)

Cost is estimated based on minimum improvements to reach PCI level



# PRD Zone 77: Possible Financial Impacts

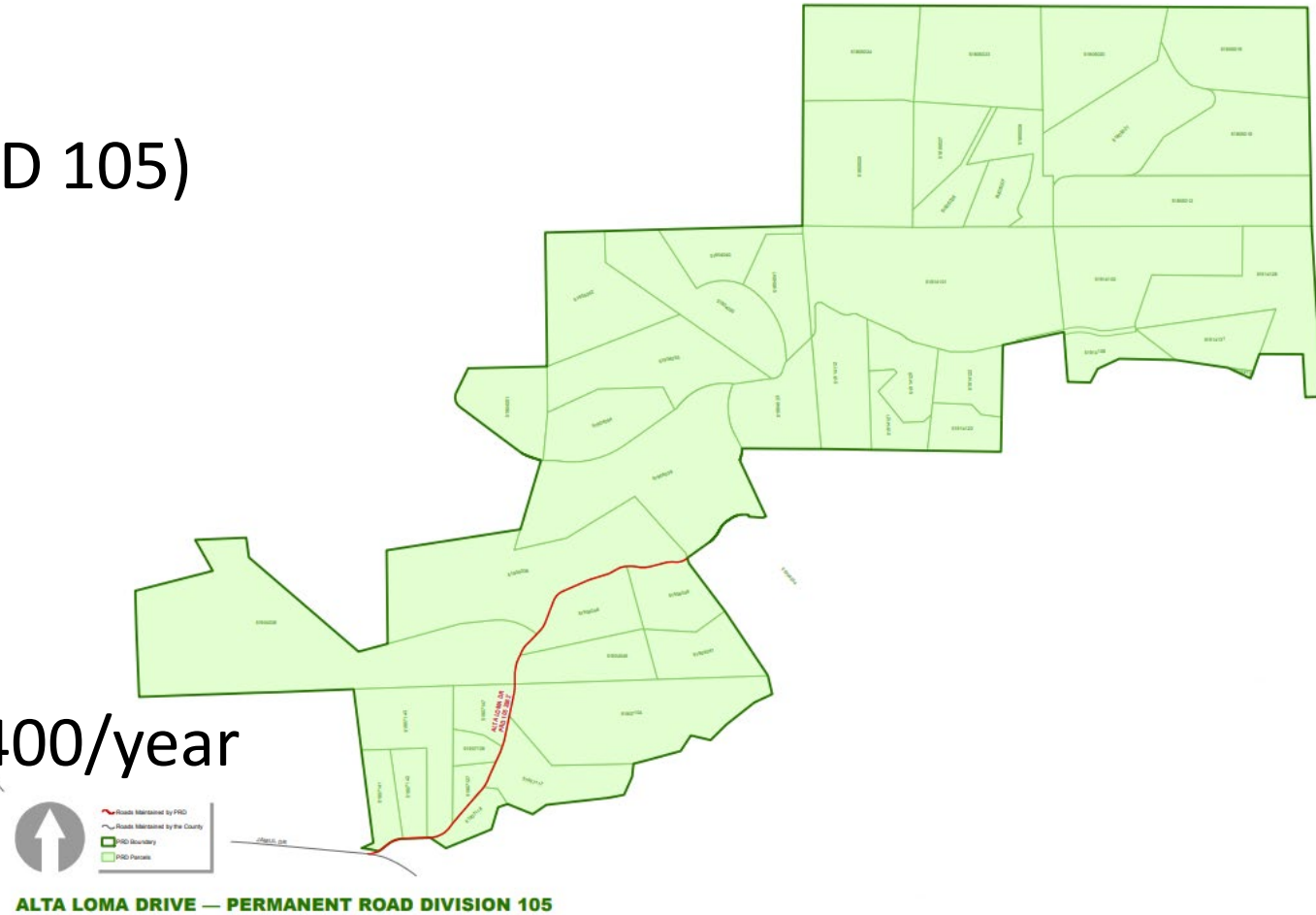
- Current Average Parcel Annual Charge: \$66
  - Current Rate \$11
- Rate increase needed: Reassessment needed to establish new max rate
  - Current Max Rate: \$12
- Chart shows the average parcel annual charge needed to meet a PCI of 55 or 70 within 5 or 10 years.



Timeframe to meet PCI Requirement in Years  
\* Cost is estimated annual average cost per parcel

# PRD Zone 105A

- Formed: 1981
- Parcels: 47 (parcels are also in PRD 105)
- Road Miles: 0.52
- Culverts: 4
- Annual Revenue: \$17,800
  - Assessments: \$17,800
- Fund Balance: \$69,564\*
- Average Parcel Annual Charge: \$400/year



\* Fund balance as of July 1, 2021

# PRD Zone 105A : Current Road Conditions

- Overall PRD Zone roads: Poor Condition
- Pavement Condition Level (PCI): 42.0



# PRD 105A Road Work Needed to Meet PCI

Recommended road work to improve overall PRD PCI to:

## Costs include inflation

- 55 PCI
  - 5-year timeline: \$121,000
  - 10-year timeline: \$180,000
- 70 PCI
  - 5-year timeline: \$197,000
  - 10-year timeline : \$262,000

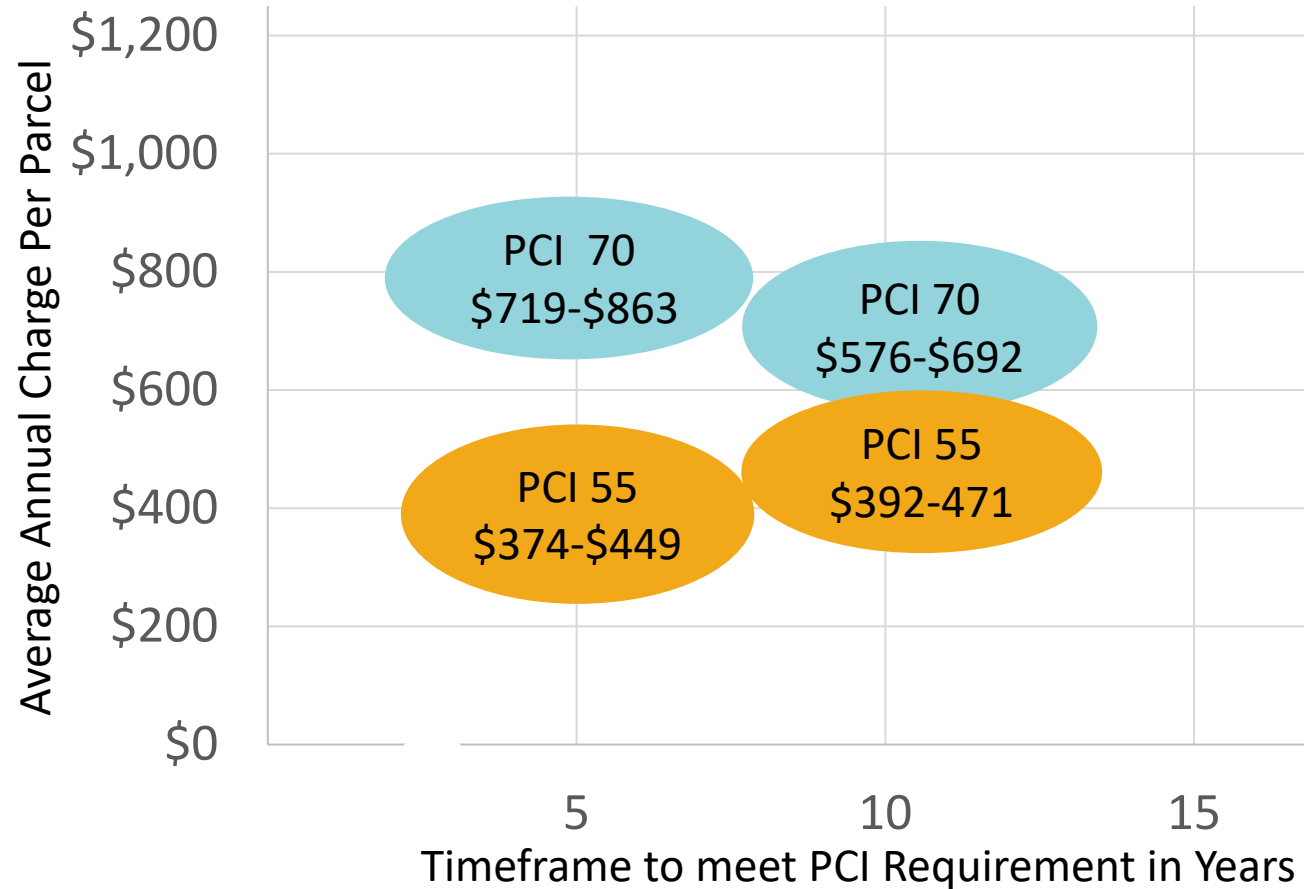
## Cost Breakdown in this Year Costs (No Inflation)

- Culverts: \$30,000
- Improve to 55: \$31,500  
Improve to 70: \$103,000
- 10 Yr Maintenance: \$94,710  
(50% of County recommended  
work in first 10 years)

Cost is estimated based on minimum improvements to reach PCI level

# PRD Zone 105A : Financial Impacts

- Current Average Parcel Annual Charge: \$400 (at max rate)
  - Current Rate \$200
- Rate increase needed: Reassessment may be needed to establish new max rate
  - Current Max Rate: \$200
- 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



# PRD Zone 106 – Garrison Way

- Formed: 1981
- Parcels: 54
- Road Miles: 1.17
- Culverts: 0
- Annual Revenue: \$11,330
  - Assessments: \$11,330
- Fund Balance: \$45,304\*
- Average Parcel Annual Charge: \$220/year

\* Fund balance as of July 1, 2021



# PRD Zone 106: Current Road Conditions

- Overall PRD Zone roads: Poor Condition
- Pavement Condition Level (PCI): 37.2



# PRD 106 Road Work Needed to Meet PCI

Recommended road work to improve overall PRD PCI to:

## Costs include inflation

- 55 PCI
  - 5-year timeline: \$502,000
  - 10-year timeline: \$838,000
- 70 PCI
  - 5-year timeline: \$748,000
  - 10-year timeline : \$1,100,000

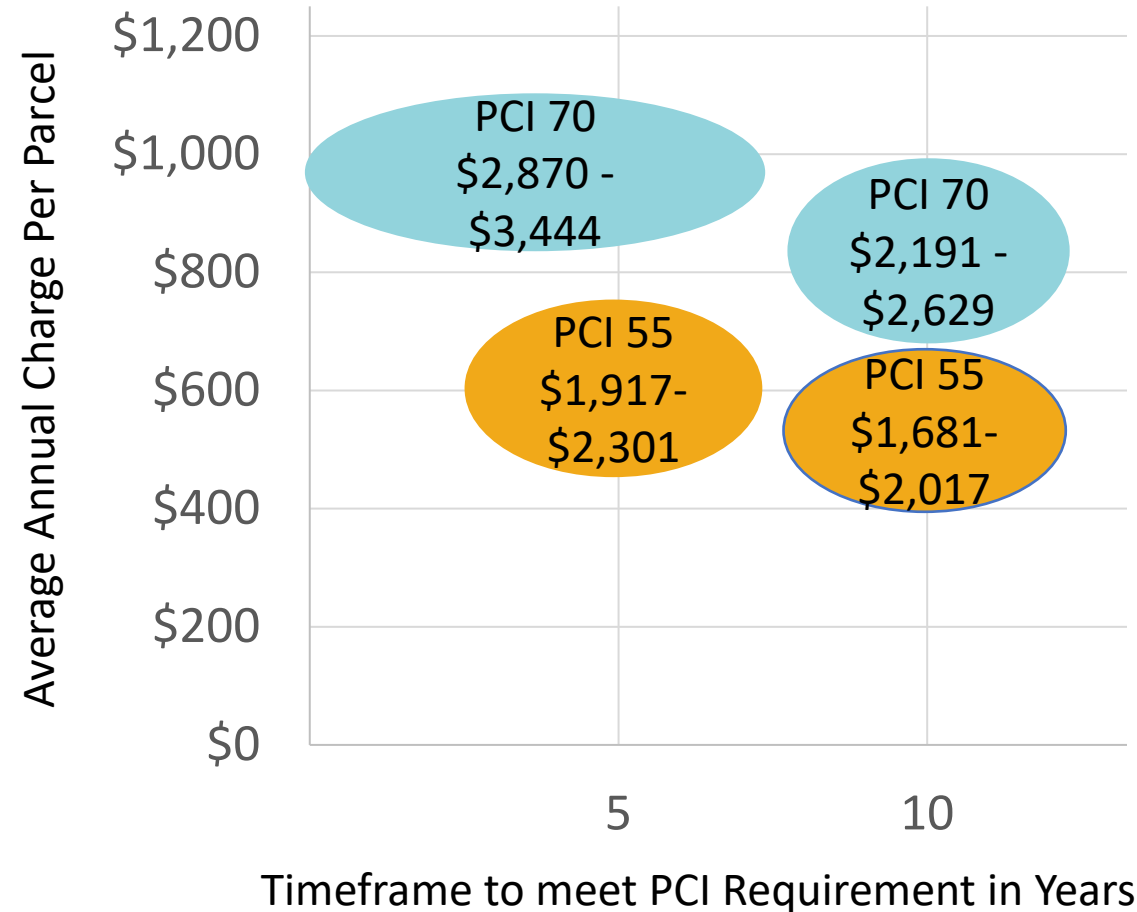
## Cost Breakdown in this Year Costs (No Inflation)

- Culverts: \$0
- Improve to 55: \$167,000
- Improve to 70: \$395,000
- 10 Yr Maintenance: \$561,500  
(65% of County recommended  
work in first 10 years)

Cost is estimated based on minimum improvements to reach PCI level

# PRD Zone 106: Financial Impacts

- Current Average Parcel Annual Charge: \$220
  - Current Rate \$110
- Rate increase needed:
  - Current Max Rate: \$1,800
- 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

# PRD Zone 1003 – Alamo Way

- Formed: 2008
- Parcels: 22
- Road Miles: 0.28
- Culverts: 1
- Annual Revenue: \$4,400
  - Assessments: \$4,400
- Fund Balance: \$21,941\*
- Average Parcel Annual Charge: \$220/year



\* Fund balance as of July 1, 2021



# PRD Zone 1003: Current Road Conditions

- Overall PRD Zone roads: Good Condition
- Pavement Condition Level (PCI): 51.0



# PRD 1003 Road Work Needed to Meet PCI

Recommended road work to improve overall PRD PCI to:

## Costs include inflation

- 55 PCI
  - 5-year timeline: \$78,000
  - 10-year timeline: \$125,000
- 70 PCI
  - 5-year timeline: \$117,000
  - 10-year timeline : \$167,000

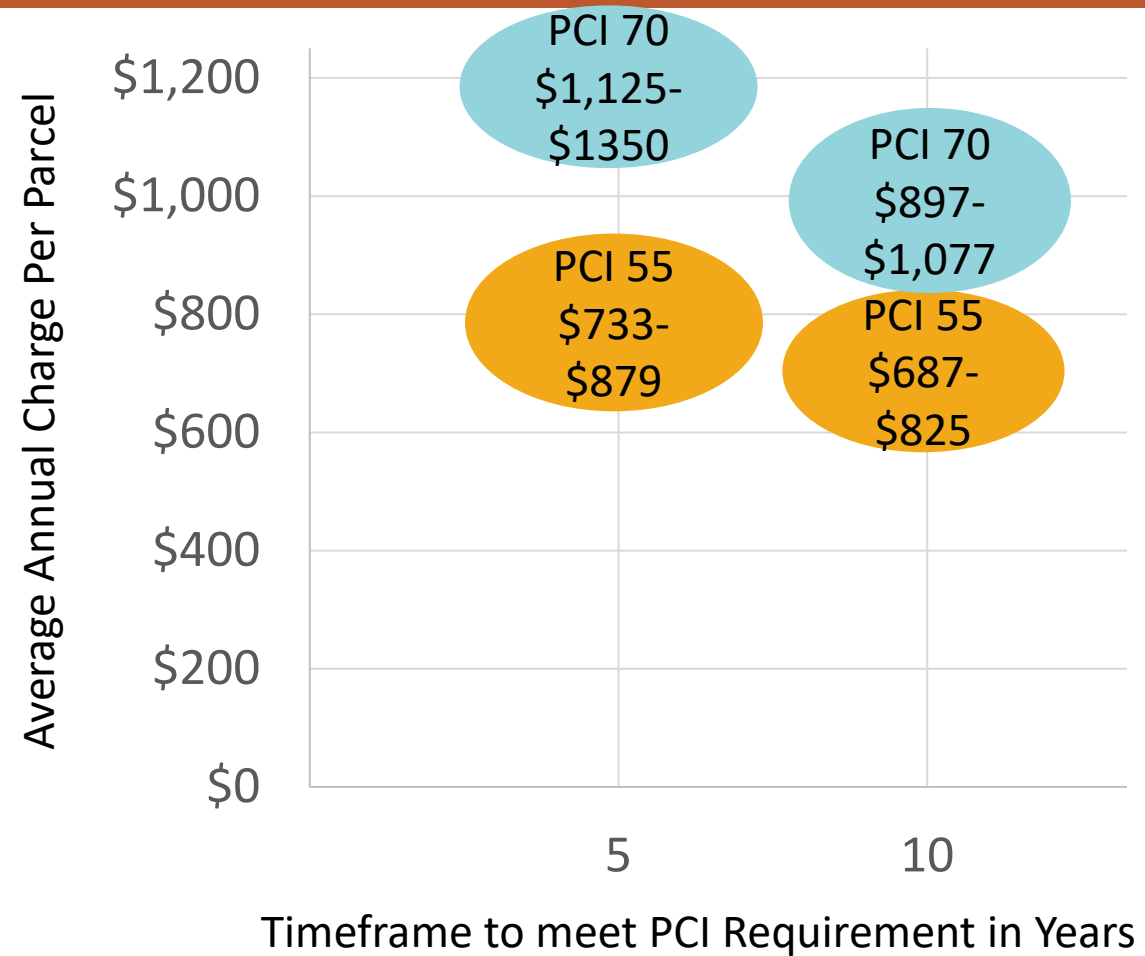
## Cost Breakdown in this Year Costs (No Inflation)

- Culverts: \$20,000
- Improve to 55: \$11,000
- Improve to 70: \$47,500
- 10 Yr Maintenance: \$77,000  
(2/3 of County recommended  
work in first 10 years)

Cost is estimated based on minimum improvements to reach PCI level

# PRD Zone 1003: Financial Impacts

- Current Average Parcel Annual Charge: \$220
  - Current Rate \$110
- Rate increase needed: Reassessment needed to establish new max rate
  - Current Max Rate: \$283
- 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

# Q&A and Feedback

---



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



# 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



## **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

# 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.





# 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

# 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](http://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