



PUBLIC WORKS

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--THIS IS NOT A BILL--

NOTICE OF UPCOMING PUBLIC MEETING AND MAIL BALLOT ELECTION FOR PRD 1016 – EL SERENO WAY PROPOSED RATE INCREASE

This letter is being sent to you because you own property located within Permanent Road Division No 1000, Zone No. 1016 – El Sereno Way (PRD 1016). A rate increase is needed to pay back a negative cash balance resulting from the recent road work completed in October 2024. Options are presented in this letter and will be discussed at an upcoming outreach event where your feedback is requested.

PRD Zones are special districts that provide property owners a way to fund private road (and culvert) maintenance. Road maintenance is provided by the Department of Public Works (DPW) and primarily funded through property owner paid assessments charged annually on property tax bills.

A chip and slurry seal of El Sereno Way was completed in October 2024. This was the final step in a resurfacing project that began in Fiscal Year (FY) 2022/23. Unfortunately, due to the delayed contracting timeline to finish the work, the cost of the road work completed in October 2024 was much higher than originally quoted. County staff did not realize how much the cost increased until after the payment was made. The PRD did not have enough funding to pay for this work and currently has an overdrawn account (negative cash deficit). By the end of this FY (June 30, 2025), with the remaining property owner paid assessments coming in in April, we estimate that the PRD will have a negative cash balance of approximately \$29,000.

PRD Zone 1016's annual revenue of \$9,000 is not enough to pay back this deficit or pay for the annual PRD administration and insurance costs. A rate increase is needed.

Outreach

A public meeting has been scheduled for property owners at **6:00 P.M. on Tuesday, March 18, 2025, at the Vista Library** in the Community Room. The Vista Library is located at 700 Eucalyptus Avenue in Vista. The road committee and County staff will be in attendance to answer questions about the ballot options and completed road work. El Sereno Way is now in very good condition with a Pavement Condition Index (PCI) Level of 100. PCI is measured on a scale of 0-100, with 100 being a new road.

A video and Adobe PDF of the presentation will be available one week prior to the public meeting on our website at <https://tinyurl.com/COSD-PRDZones> (scroll down to PRD Zone 1016).

The video includes information on PRD 1016, current road condition, road repair and maintenance work completed, rate increase options, and next steps.

PRD Zone 1016 Funding & Road Work

PRD 1016's current annual revenue is \$9,000 from property owner paid assessments, which appear on property tax bills as a line marked "PRD Zone 1016". Property owners in PRD 1016 currently pay a rate of \$500 per year.

Road work completed for PRD 1016 in October 2024 consisted of chip and slurry seal of the entirety of PRD 1016. That work cost \$97,857 plus administrative fees. However, the amount that was previously identified by departmental fiscal staff as available for spending on road work was \$52,787. The negative cash balance at the end of this fiscal year, June 30, 2025, is estimated to be around \$29,000.

Funding Option Information

Three rate increase options have been prepared to repay the negative cash balance. Each option includes a rate increase within the PRD voter approved maximum of \$3,661 per benefit unit. Each rate paying parcel in the PRD currently has one benefit unit. Interest is accrued daily on the negative cash balance and is included in the total cost of repayment. The estimated interest rate used for the following rate options is 3.83%.

- 1) One year repayment. The rate would be set to \$2,000 per benefit unit for one year and would appear on the FY 2025-26 property tax bills. The rate would be reduced the following year (FY 2026-27) to a lower rate for the purpose of building funds for the next road work maintenance cycle in 7-10 years.
- 2) Three years repayment. The rate would be set to \$1,000 per benefit unit and appear on property tax bills from FY 2025-26 through FY 2027-28 and would be reduced after the negative balance is corrected to accumulate funds for the next road maintenance cycle in 7-10 years.
- 3) Five years repayment. The rate would be \$700 per benefit unit and appear on property tax bills from FY 2025-26 indefinitely. This rate is not anticipated to be reduced after repayment, to begin building a fund balance for future road maintenance work. Additionally, the rate may need to be increased at a later date to accumulate funds for the next road work cycle in 7-10 years.

Please attend the **public meeting at 6:00 P.M. on Tuesday, March 18, 2025, at the Vista Library** in the Community Room to learn about the rate options and provide feedback to the road committee and County staff before the ballots are prepared. The Vista Library is located at 700 Eucalyptus Ave in Vista.

If you have any questions regarding this information or would like to provide feedback on the options presented, please contact your road committee representative, Annie Arroyo, at 760-

419-9931 or email at arroyoannie75@gmail.com or County staff with the PRD program at SPDIST.LUEG@sdcounty.ca.gov or call and leave a voicemail at 858-694-2691.

Sincerely,



Jae Roland-Chase, Program Coordinator
Department of Public Works

If you would like to receive this document in any of the languages below, please contact Jae Roland-Chase at Jae.RolandChase@sdcounty.ca.gov or call 858-694-2691.

Si quiere recibir este documento traducido al español, comuníquese con Jae Roland-Chase escribiendo a Jae.RolandChase@sdcounty.ca.gov.

Kung gusto mong matanggap ang dokumentong ito na isinalin sa Tagalog, mangyaring makipag-ugnayan kay Jae Roland-Chase sa Jae.RolandChase@sdcounty.ca.gov.

Nếu quý vị muốn nhận tài liệu này được dice sang Tiếng Việt, vui lòng liên hệ Jae Roland-Chase tại địa chỉ Jae.RolandChase@sdcounty.ca.gov.

如想收到翻译成 中文 的文件, 请通过 Jae.RolandChase@sdcounty.ca.gov 与 Jae Roland-Chase 联系。

한국어로 번역된 이 문서를 받으려면, Jae Roland-Chase에게 Jae.RolandChase@sdcounty.ca.gov로 연락하십시오.

Haddii aad jeelaan lahayd inaad hesho dukumeentigan oo loo turjumay AF- Somaliyed, fadlan Jae Roland-Chase kala xiriir Jae.RolandChase@sdcounty.ca.gov.

در صورت تمايل به دريافت ترجمه اين سند به فارسي ، لطفاً با Jae.RolandChase@sdcounty.ca.gov تماس بگيريد.