

PRD 46

3/11/2021

Contacts:

County

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

Mike Anderson, Preventative Maintenance Coordinator
619-451-6189, Mike.Anderson@SDCounty.ca.gov

Road Committee

N/A - Contact Jen Winfrey to Volunteer

www.sandiegocounty.gov/content/sdc/dpw/specialdistricts/permroad.html

Housekeeping



Civil
Discourse



Participation
Via
WebEx



Participants
Are
Muted



Chat
Available



Q&A
Periodically
Throughout
Meeting

Agenda



- What is a Permanent Road Division Zone (PRD)?
- PRD 46
 - Boundary
 - Maintenance Areas
- Q & A
- Current Situation
- Options
- Next Steps
 - Mail Ballot Election
- Q & A

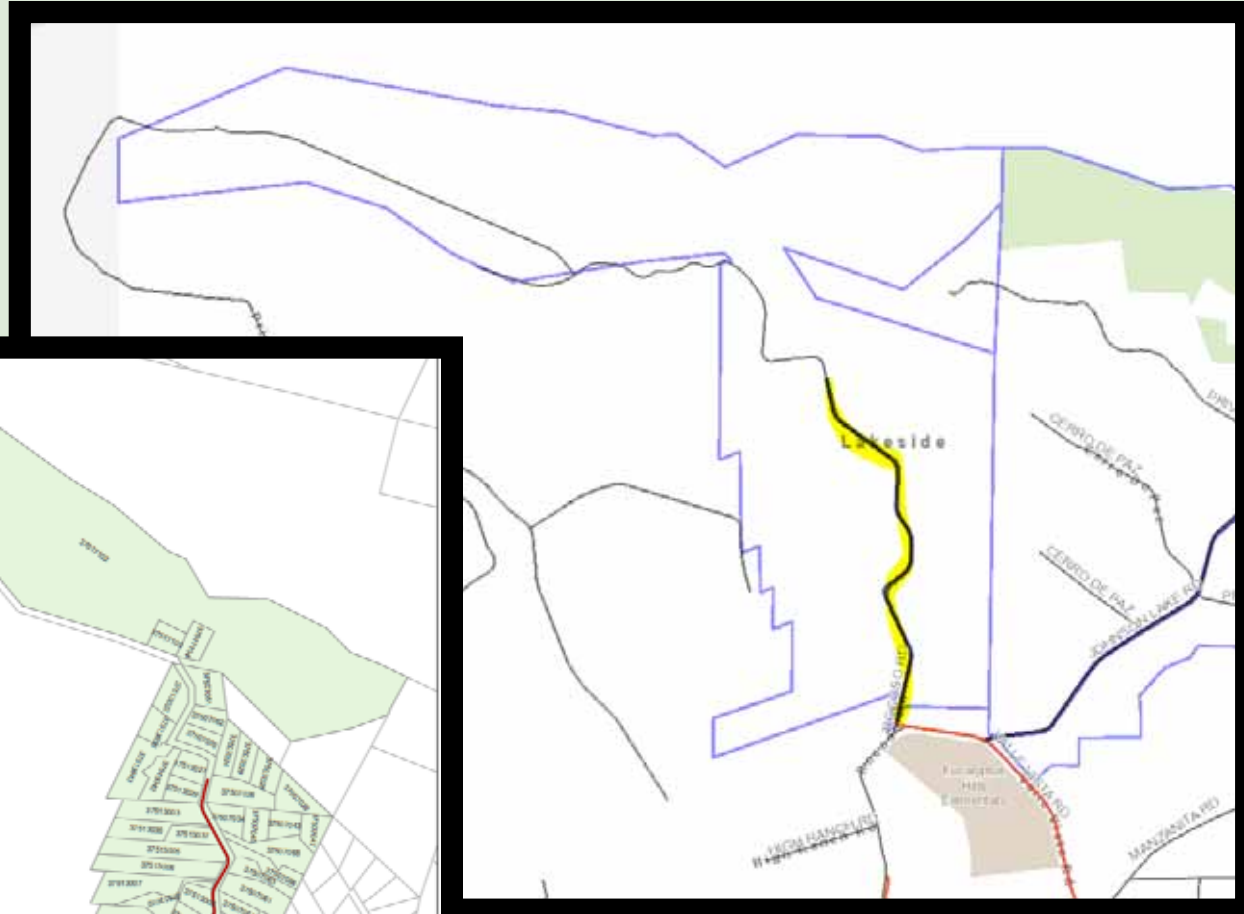
What is a PRD?



- Permanent Road Division Zones (PRDs) are special districts
- Formed at the request of property owners
- Provide expanded services – private road maintenance
- Funded by property owner paid assessments/taxes
- Districts formed <1978 receive a portion of the countywide property tax revenue
- PRD revenues are kept in an individual fund at the County

PRD 46 - Rocoso

- Formed Nov. 8, 1972
- Parcels:
 - 56 total
 - 54 taxable



District Maintenance

- 0.42 Miles of road
 - Asphalt/Concrete
 - Surface Seals
 - Crack Fill/Seal
 - Berms
 - Road signs
- 3 Culverts
- Optional additional services:
 - Street sweeping
 - Roadside vegetation trimming



Current Conditions



Current Conditions



Current Conditions



Current Conditions



Proposed Work

Option #1

(County recommended)

- Remove/Replace:
 - 0.42 Miles of Rd.
- 1 Culvert cleanout

\$256,109

Option #2

- Remove/Replace:
 - Spot Treatments
- 1 Culvert cleanout
- Seal Coat (entire road)

\$235,282

Proposed Work



Option #1

\$256,109 – Full R&R
Sq. Ft. 5,353
\$48/Sq. Ft.



Option #2

\$235,282 Spot Treat & Seal
Sq. Ft. 4,178
\$56/Sq. Ft.

The background features a gradient from blue on the left to green on the right. There are decorative curved, layered shapes in the top-left and bottom-right corners, resembling stylized waves or abstract patterns.

Questions

Current Revenue

- Current Revenue \$7,987
 - Assessment: \$3,090
 - Current Rate \$30/Benefit Unit
 - Benefit Units based on benefit and improvements (dwelling)
 - 49 parcels pay \$60 (developed)
 - 5 parcels pay \$30 (undeveloped)
 - 2 parcels pay \$0
 - Ad Valorem: \$4,897
 - Portion of the Countywide 1% Property Tax
 - Not “extra”
 - Fluctuates with CW property values



- Developed (Single Family Home):
- Benefit Units: 2
- Pays \$60/year



- Undeveloped:
- Benefit Units: 1
- Pays \$30/year

Current Finances

○ Projected Year End Fund Balance	\$26,794
○ Total Annual Revenue	\$7,987
○ Cost of Annual Administration/Inspection/Insurance	<u>\$5,000</u>
○ Amount added to fund balance (savings) each year.....	\$2,987
○ Cost of Recommended Work	\$256,109

41 Years to fund road work at current revenue

County recommends that road work is completed in 5 years or less.

Options

1

Rate
Increase

2

Dissolution

Recommended Rate Increase

- Proposed Rate
 - \$325/Benefit Unit
- Annual Revenue \$38,372
- 5 Years to fund full R&R road work with a \$100k Loan from County (FY25/26)
- Rate will remain at \$325 through FY 30/31
 - Loan repayment over 5 years
 - Routine maintenance every 5 years
 - Establish contingency reserve



- Developed (Single Family Home):
- Pays \$650/year



- Undeveloped:
- Pays \$325/year

Glideslope Rate Increase Option

- Proposed Rate Increase Over 2 Years
 - FY 21/22 \$175/Benefit Unit
 - Annual Revenue \$22,922
 - FY 22/23 \$325/Benefit Unit
 - Annual Revenue \$38,372
- 5 Years to fund spot treatment road work with a \$100k Loan from County (FY25/26)
- Rate will remain at \$325 through FY 30/31
 - Loan repayment over 5 years
 - Routine maintenance every 5 years
 - Establish contingency reserve



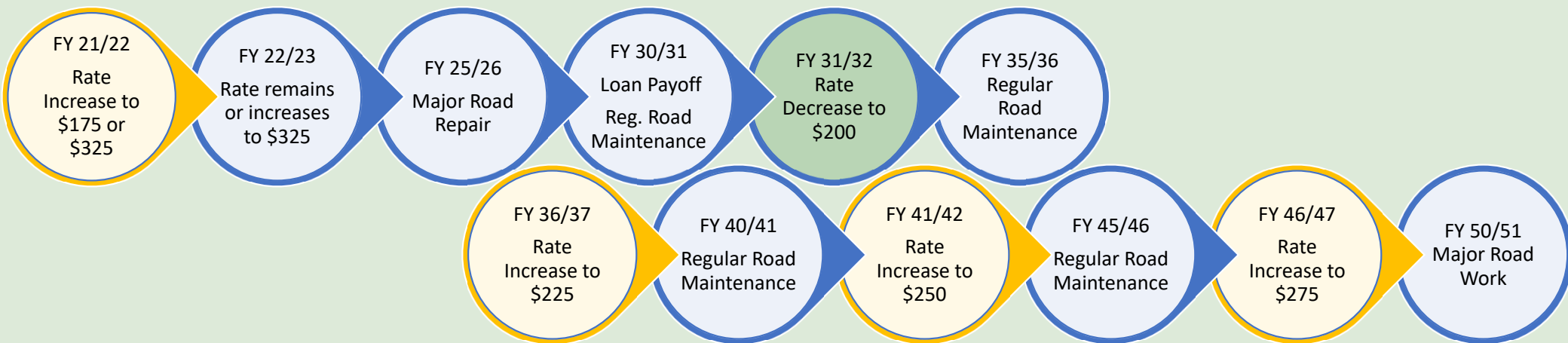
- Developed (Single Family Home):
 - FY 21/22
 - Pays \$350/year
 - FY 22/23
 - Pays \$650/year



- Undeveloped:
 - FY 21/22
 - Pays \$175/year
 - FY 22/23
 - Pays \$325/year

Future Year Rates

- Rate remains at \$325 for 10 Years
- FY 30/31
 - Loan paid off (repaid over 5 years)
 - Routine maintenance
- FY 31/32 Rate can be reduced to ~\$200
- Long Term Maintenance Plan
 - Routine maintenance every 5 years
 - Maintain contingency reserve ~\$45k
 - Build funds for R&R to be done in FY 50/51
- Rate will need to be increased by ~\$25 every 5 years beginning in FY 36/37



Dissolution



- PRD would no longer exist
 - Assessment would no longer be charged on Property Tax Bill
 - County would not collect funds for road work
 - County would no longer have maintenance responsibility for road
- Road maintenance responsibility would return to property owners
- Dissolution process
 - Dissolution will be initiated by property owners or ballot results
 - Ballot: if 50%+ of returned ballots support dissolution
 - Property Owner Petition: petition signed by 50% of ALL property owners
 - 2 Board hearings for dissolution
 - Property owners welcome to speak or submit comments at 1 or both hearings

Next Steps



Mail Ballot
Election:
April/May

Rate Increase
Approved



Rate Increase
County Board of
Supervisors
Hearing:
June/July



Rate Increase
on 21/22
Property Tax
Bill

Rate Increase
Not Approved



Assessment
removed from
21/22 Property
Tax Bill



Dissolution
Request
County Board of
Supervisors
Hearings:
Oct.- Dec.



Questions

PRD 42

3/11/2021

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Future Year Rates

Year	Rate	Annual Charge Developed	Annual Charge Undeveloped
FY 21/22	\$325	\$650	\$325
FY 25/26	Full Road R&R or Spot Treat + Seal		
FY 30/31	Reg Main.: Crack Seal/Fill + Slurry Seal		
FY 31/32	\$200	\$400	\$200
FY 35/36	Reg Main.: Crack Seal/Fill + Slurry Seal		
FY 36/37	\$225	\$450	\$225
FY40/41	Reg Main.: Crack Seal/Fill + Slurry Seal		
FY 41/42	\$250	\$500	\$250
FY 45/46	Reg Main.: Crack Seal/Fill + Slurry Seal		
FY 46/47	\$275	\$550	\$275
FY 50/51	Full Road Repair/Replace		