

# PRD Program Staff

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Department of Public Works  
Permanent Road Division Program

# Housekeeping



Civil  
Discourse



Participation  
Via  
WebEx



Participants  
Are  
Muted



Chat  
Available



Q&A  
Periodically  
Throughout  
Meeting

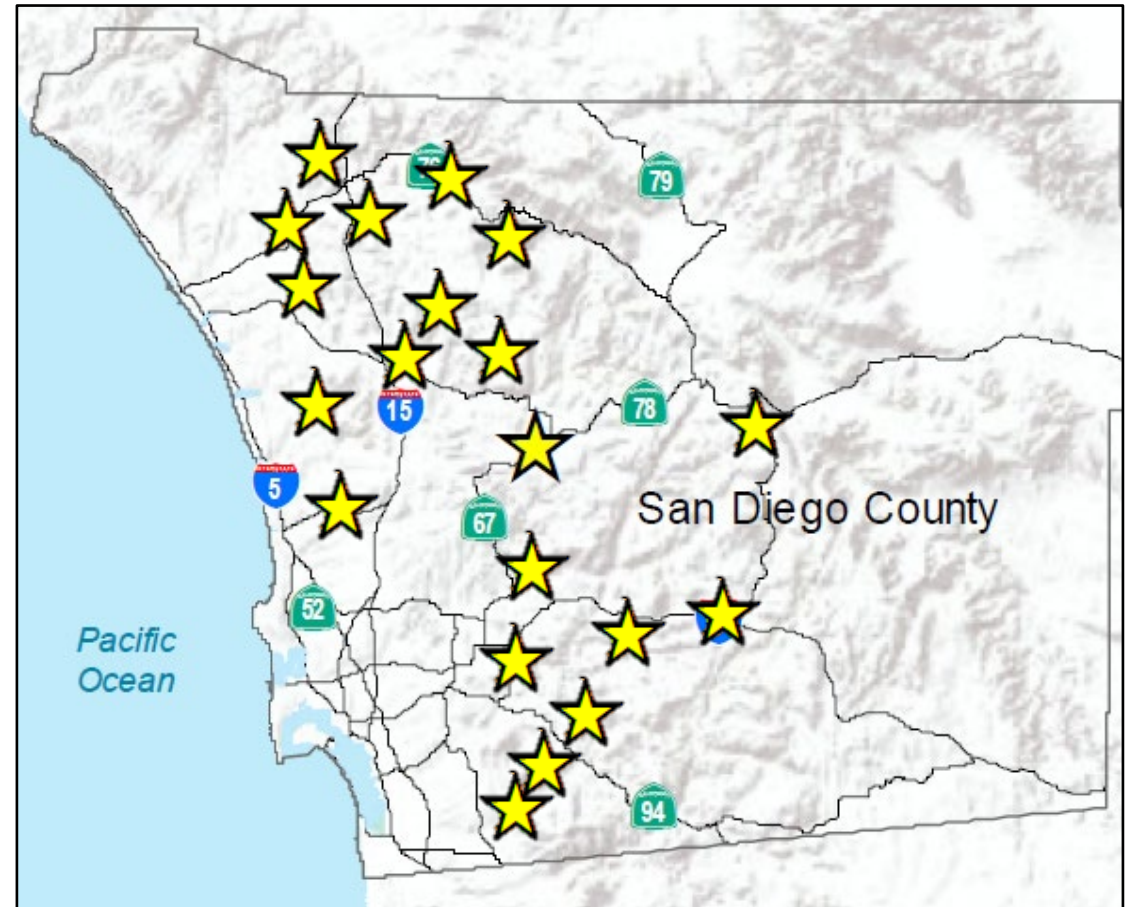
# PRD Program Feedback

Department of Public Works  
Permanent Road Division Program



# Permanent Road Division Program

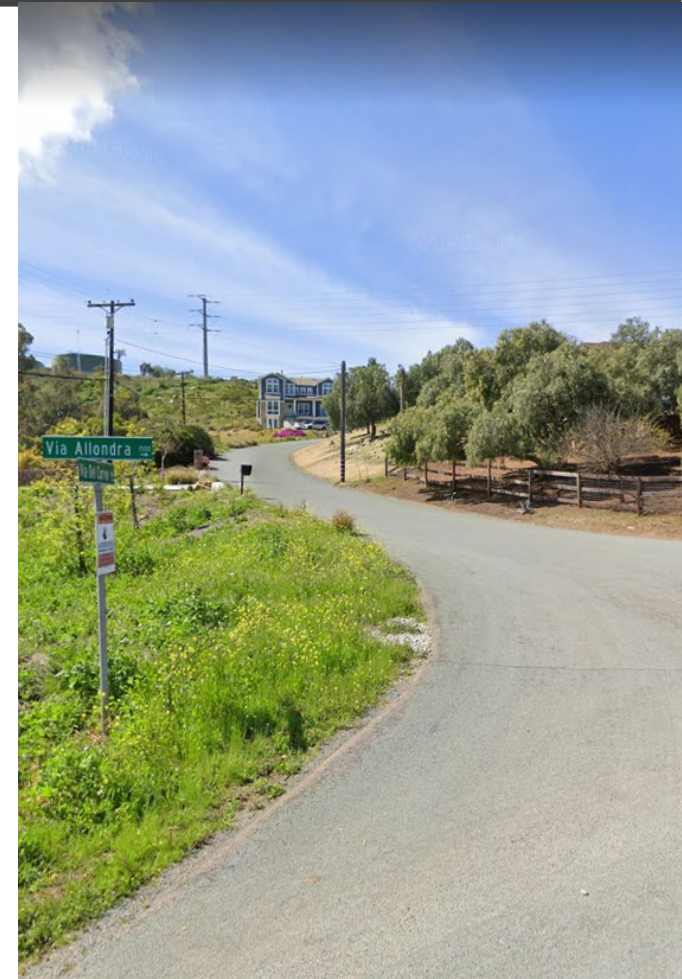
- 68 PRD Zones
- ~100 miles of private roads
- ~350 culverts
- 5,693 parcels served
- FY 21-22 Budget ~\$8.6M



# Permanent Road Division Program

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- Governed by Streets and Highways Code
- Policy J-16 – County specific guidance for PRDs
- Formed by property owners or as a condition of development
- Finance private road maintenance services
- Funded by property owner assessments/special taxes and/or a portion of the countywide property tax revenue
- PRD revenues are kept in individual funds
- Services performed by DPW & contractors



# Permanent Road Division Program

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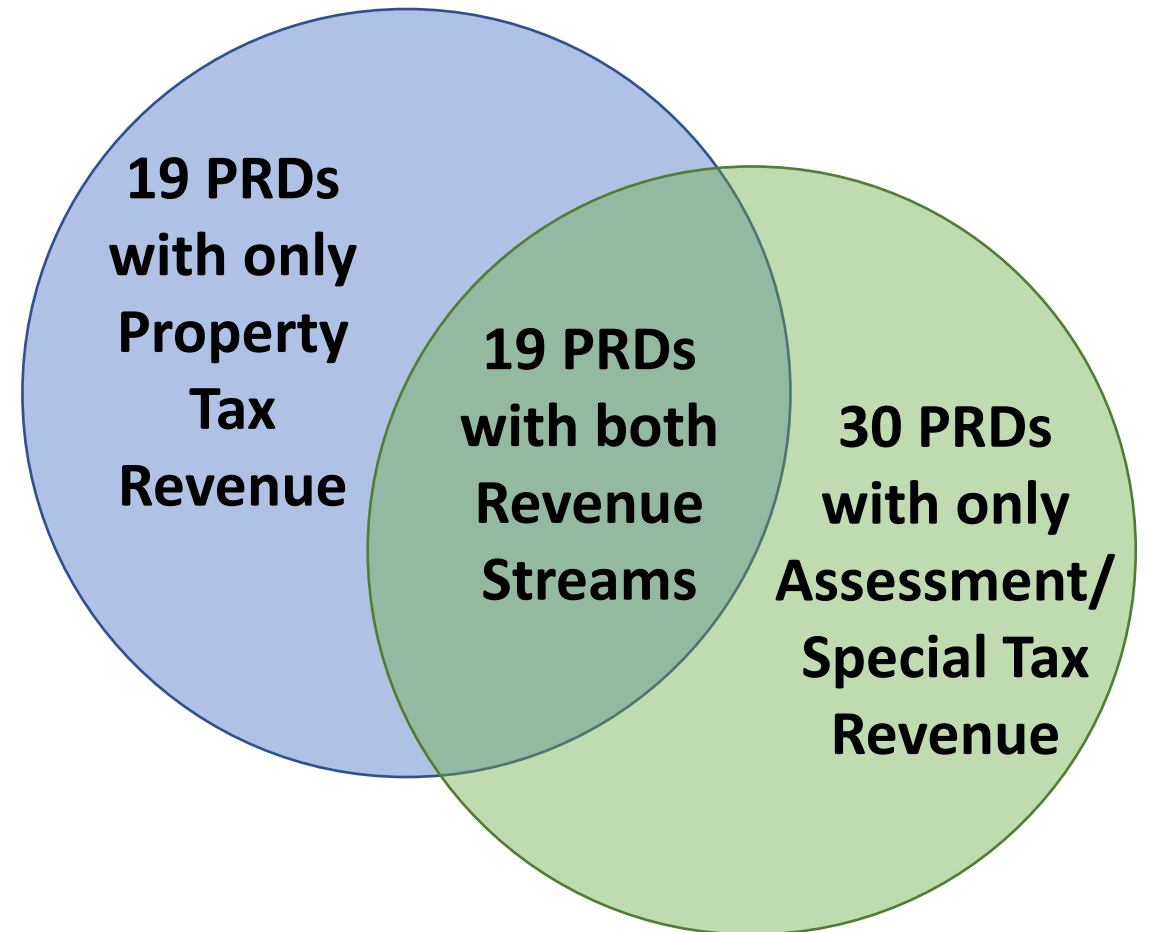
- Board-Approved Ordinance includes authorized services, maximum rate, and rate methodology
- Board can increase rates within max. rate
- Full Cost Recovery - Policy B-29
- Rates cannot exceed the max. amount unless voter-approved in compliance with Prop 218
  - Cost for Prop 218 compliance vote is \$30,000-\$60,000 and takes 18-24 months



# By the Numbers

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



# Pros & Cons

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## Advantages

- Fair Share of Road Maintenance Costs
- Collected Annually on Tax Roll
- Does Not Rely on Volunteers to Collect Funds/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)

# Current Service Levels

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- Inspections: Every PRD inspected every 3-5 years
- Road Maintenance is Completed As Needed & As Funds Are Available
  - Conditions that Could Pose Risks for Safe Ingress/Egress and Daily Vehicle Trips are Prioritized
- Administrative Requirements:
  - Budget/Fiscal
  - Tax Roll Enrollment
  - Liability Insurance
  - Annual Budget Mailer



# Underfunded Districts

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- 30 severely underfunded PRDs were identified in 2016
- Staff have worked with 21 to date:
  - 16 PRDs approved rate increases
  - 3 PRDs were balloted, but the vote failed
    - 1 developed a community solution
    - 2 will receive additional outreach
  - 2 PRDs were dissolved
- Additional analysis is being done now to identify additional underfunded PRDs



# Underfunded Districts

15/16	16/17	17/18	18/19	19/20	20/21
3 PRDs Balloted	2 PRDs Balloted	3 PRDs Balloted	3 PRDs Balloted	4 PRDs Balloted	4 PRDs Balloted
3 Increased Rates 1 Dissolved	1 Reassessed 1 Increased Rate	1 Reassessed 1 Increased Rate 1 Vote Failed	3 Increased Rates 1 Dissolved 1 Vote Failed	3 Increased Rates 1 Vote Failed	4 Increased Rates

# Approved Rate Increases for FY 21-22

District	Current Rate for Single-Family Residence	Proposed Rate for Single-Family Residence	Voting Property Owner Approval
PRD 13A–Pala Mesa	\$0	\$150*	61%
PRD 13B–Pala Mesa Zone B	\$75	\$300*	54%
PRD 46–Rocoso	\$60	\$1,000*	90%
PRD 1015–Landavo	\$135	\$255*	83%
PRD 99-Via Allondra/Via Del Corvo	\$260	\$420**	81%
PRD 101A–High Ridge Road	\$400	\$600**	58%

\*Property Owner Approval in 2021

\*\*Property Owner Approval in 2020

# Return to Board TBD – January 2022

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And, directed the Chief Administrative Officer  
to return to the Board within 180 days  
with options to amend the policy to ensure the  
Permanent Road Division Zones are adequately funded to  
ensure satisfactory road maintenance and repair to  
sustain a specific Pavement Condition Index (PCI) level  
as determined by staff.

# Timeline

	START	END
<b>PRD Board Letter</b>	<b>6/30/21</b>	<b>1/12/2022</b>
Develop Potential Options	7/5/21	11/12/21
Benchmarks (CSAC)	9/17/21	10/15/21
Public Meeting: PRD Road Committees	10/13/21	10/13/21
Public Meeting: PRD Property Owners	TBD- Dec.	TBD-Dec.
Board Hearing	1/12/22	1/12/22

# Your Feedback

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- What parts of the PRD Program work for your community?
- What parts of the PRD Program do NOT work for your community?
- What would you like to see change in the PRD Program?
- What would you like to see stay the same in the PRD Program?

# Draft Options

Department of Public Works  
Permanent Road Division Program



# Options

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## Property Owner Concerns

### Board Direction

- How to Adequately Fund Road Maintenance
- How to Establish a Pavement Condition Index Level
- How to Maintain a Pavement Condition Index Level



# Options to Improve Loan Program Utilization

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## **Extend Repayment Term**

- Current Term is 5 years
- State Law Allows Up to 10 years

## **Increase Maximum Loan Amount**

- Current Program Caps Loan Amount to:
  - \$100k for Projects up to \$500k
  - \$200k for Projects above \$500k

## **Establish Prioritization Criteria for Loans**

## **Establish Procedures for Private Loans**



# Extend Reassessment Cost Repayment



Year 1

Year 5

Year 10

## Formation/Reassessment Costs

- Repaid from PRD Revenues
  - ~\$30,000 for Assessment Districts
  - ~\$60,000 for Special Tax Districts
- Current Practice is to Recover Costs in Years 1-2 before Road Work is Funded

## Extend Repayment Timeline

- State Law: PRD Debt Repaid Within 10 years
- Recover Costs Within 5 or 10 Years

# Options to Improve Funding

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## **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



# Evaluate Pavement & Culvert Condition

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## **Options to Evaluate Pavement Condition**

- Staff Inspections
- Standardized Road Evaluation System (ex. StreetSaver)
- Both

## **Options to Evaluate Culvert Condition**

- Staff Inspections



# Evaluate Culvert Condition

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**Before**



**After**

# Evaluate Pavement Condition

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**Very Good**



**Good**



**Poor**



**Very Poor**

# Establish a PCI Level & Timeline

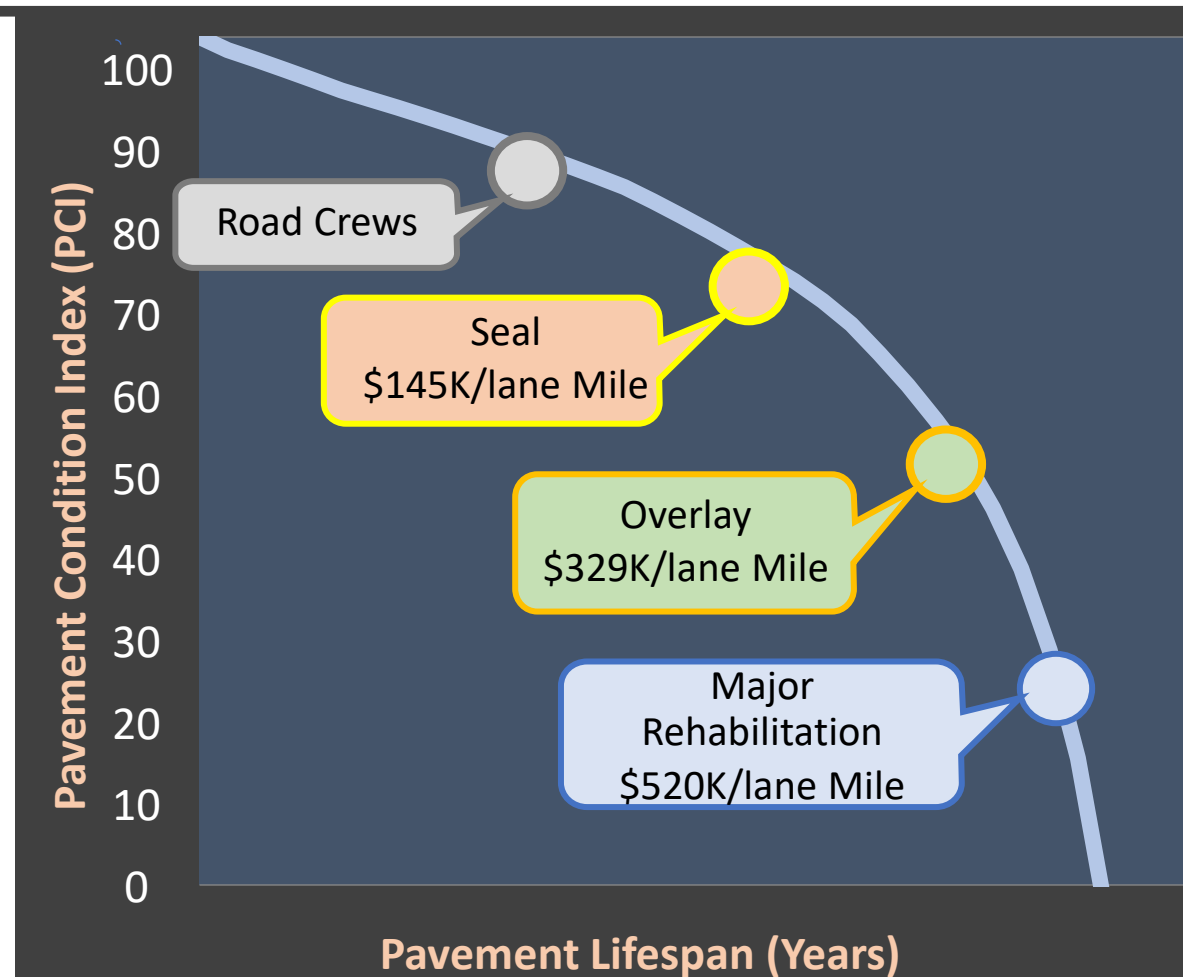
## Establish a PCI Level for PRDs

- PCI is scored as 0 to 100

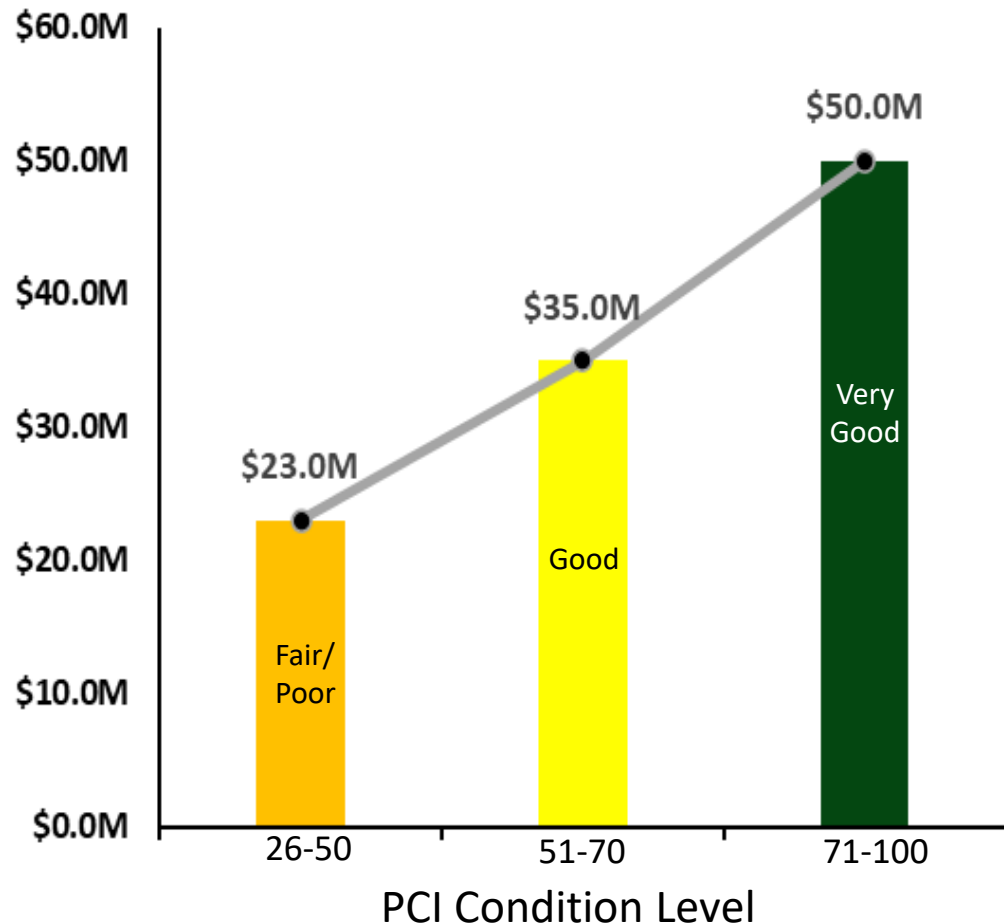
## Establish a Timeline for Roads to be Improved to PCI Level

- 5 to 10 Years

PCI level and timeline to meet the PCI level will have a direct impact on what road work will need to be funded by PRDs



# 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

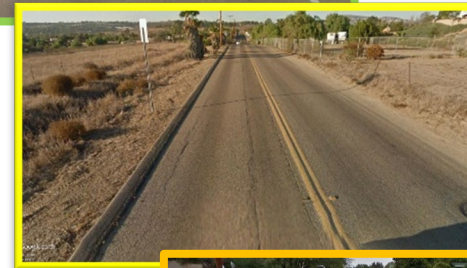
Costs are 10-year projection and include roads that need repairs and routine maintenance. Also, includes prep work for roads and contingency.

# Proactive Planned Maintenance

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## Development of Long-Range Funding & Maintenance Plans

- Specific to Each PRD
  - 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



# More Information for Property Owners

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**PRD Maps**

**Formation Documents**

**Annual Notice/Updates:**

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



# Road Committees

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## Role & Function of Road Committees

- Property owners have expressed concerns that they are not made aware of
  - road committee membership
  - opportunities to volunteer
  - decisions on how and where PRD funds will be spent



# Your Feedback

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- Loans – Increase Amount of Loans, Extend Repayment Timeline, Develop Process for Private Loans
- Reassessment/Formation Costs - Extend Repayment Timeline
- Establish a PCI Level
- Establish Timeline to Meet PCI Level
- Streamline Outreach Process for Underfunded PRDs that Can Fund Road Work Within Current Max Rate
- Increase Information Available to Property Owners
- Define Role and Function of Road Committees

# Next Steps

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- Public Meeting in December for All PRD Property Owners
  - Invitation letter will be mailed in mid-November
- Notice of Board Hearing for all PRD Property Owners
  - Mailed in December
- Board Hearing- January 12, 2022
  - Participate or view the live Hearing
  - <https://www.sandiegocounty.gov/content/sdc/cob/bosa.html>
    - Watch or listen online
    - Submit e-comments
    - Call in during the Hearing