

PRD 13A – Pala Mesa

10/7/2021

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County

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- Rock Smith
- Mike Lackey
- Ernie Dronenburg

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

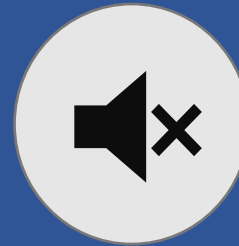
Housekeeping



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 13A Overview
- Current Situation
 - Road Condition
 - Road Work Estimates
 - Finances
- Q & A
- Assessment Engineer Presentation
 - Options for Funding Road Work
- Q & A
- Options
- Next Steps
- Q & A



What is a PRD?

- Permanent Road Division Zones (PRDs) are special districts formed at the request of property owners or as a condition of development
- Provide expanded services for private road maintenance
- Funded by property owner paid assessments/taxes
- Some PRDs formed before 1978 receive a portion of the countywide property tax revenue
- PRD revenues are kept in individual funds at the County

PRD 13A

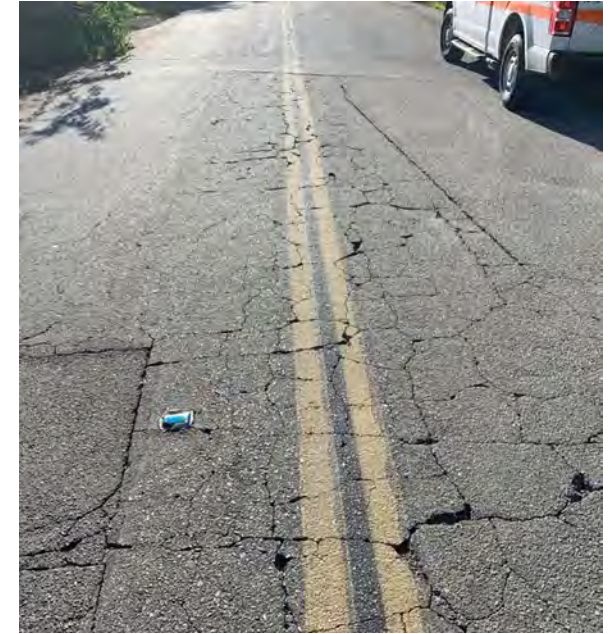
- Formed:
 - Oct. 28, 1968
- Parcels:
 - 389 total
 - ~371 taxable



PRD Maintenance

- 5.99 Miles of road
 - Road & berm repairs
 - Surface Seals
 - Crack filling and sealing
 - Road replacement
 - Striping/legends
 - Road sign replacements
- 41 Drainage Culverts
- Optional additional services:
 - Street sweeping
 - Roadside vegetation trimming





Current Roadway Conditions



Current Drainage Culvert Conditions

Road Repair Estimates

Recommended Road Repairs for PRD 13A

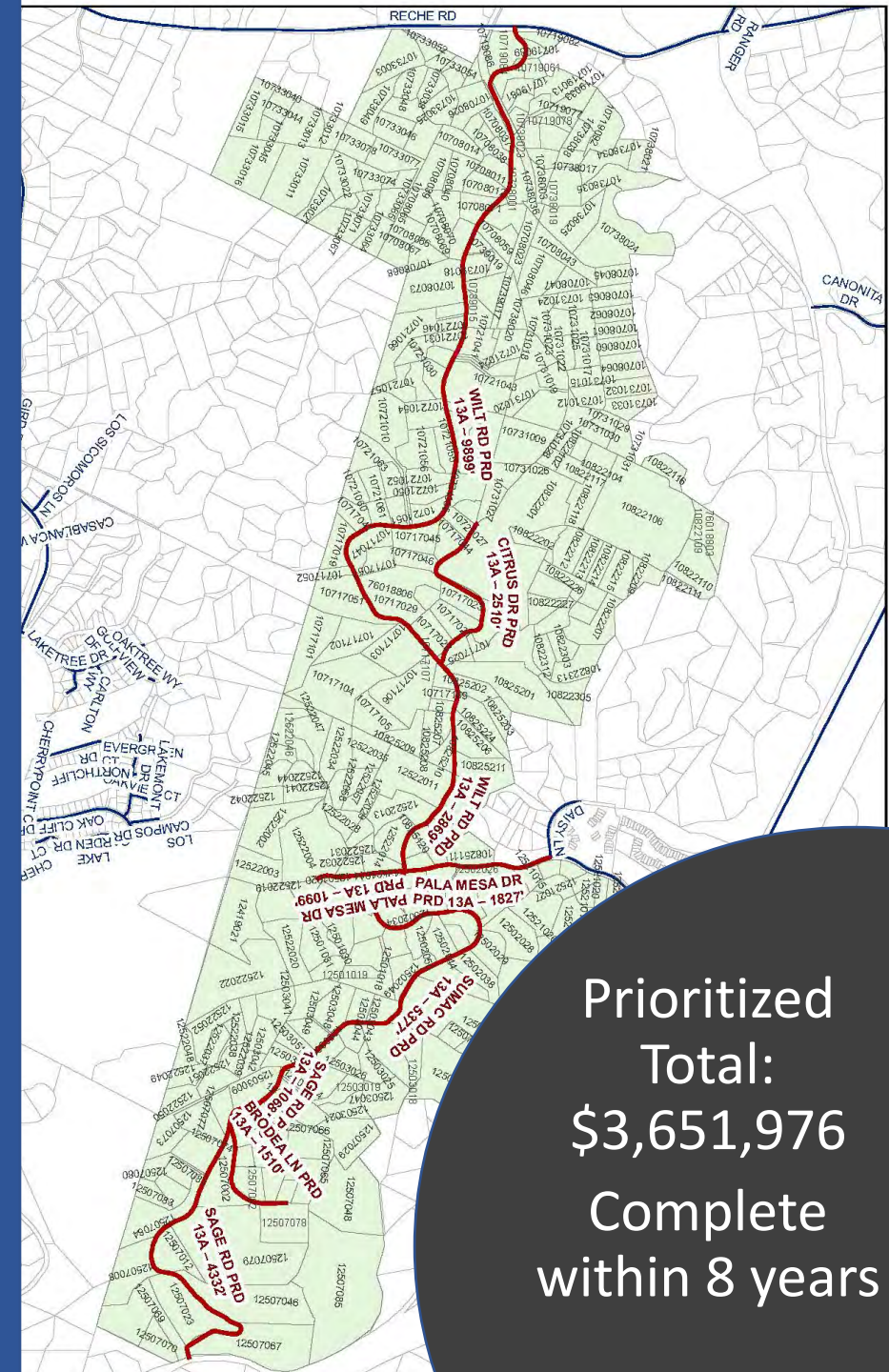
- Total Repair Cost: \$3,651,976
 - Work includes:
 - Remove & Replace PRD Road Segments
 - Berm and Slope Repair/Replacement/Installation
 - 7 Culverts: Remove and Replace
 - County recommends completing work within 8 years
-
- Work does not include:
 - Culvert Repairs: \$1,089,600
 - Remove/replace/repair 31 drainage culverts
 - As needed/as funds are available
 - Routine Maintenance: \$432,246
 - County recommended regular maintenance every 5-7 years
 - Work includes: digouts, crack fill & seal, edge repair, seal

WILT ROAD-SUMAC RD N TO RECHE RD (2.42 MILES)

- **\$1,621,894**
- Work to be done includes:
 - removal and replacement of road and berms and 2 culverts
- Not included in this cost:
 - 18 culverts (\$540k)
 - Regular Maintenance every 5-7 years: digouts, crack fill/seal, edge repair, seal (\$288k)

SUMAC RD-WILT ROAD S TO SAGE RD (0.98 MILES)

- **\$589,926**
- Work to be done includes:
 - removal and replacement of road and berms and 3 culverts
- Not included in this cost:
 - 2 culverts (\$60k)
 - Regular Maintenance every 5-7 years: digouts, crack fill/seal, edge repair, seal (\$23k)



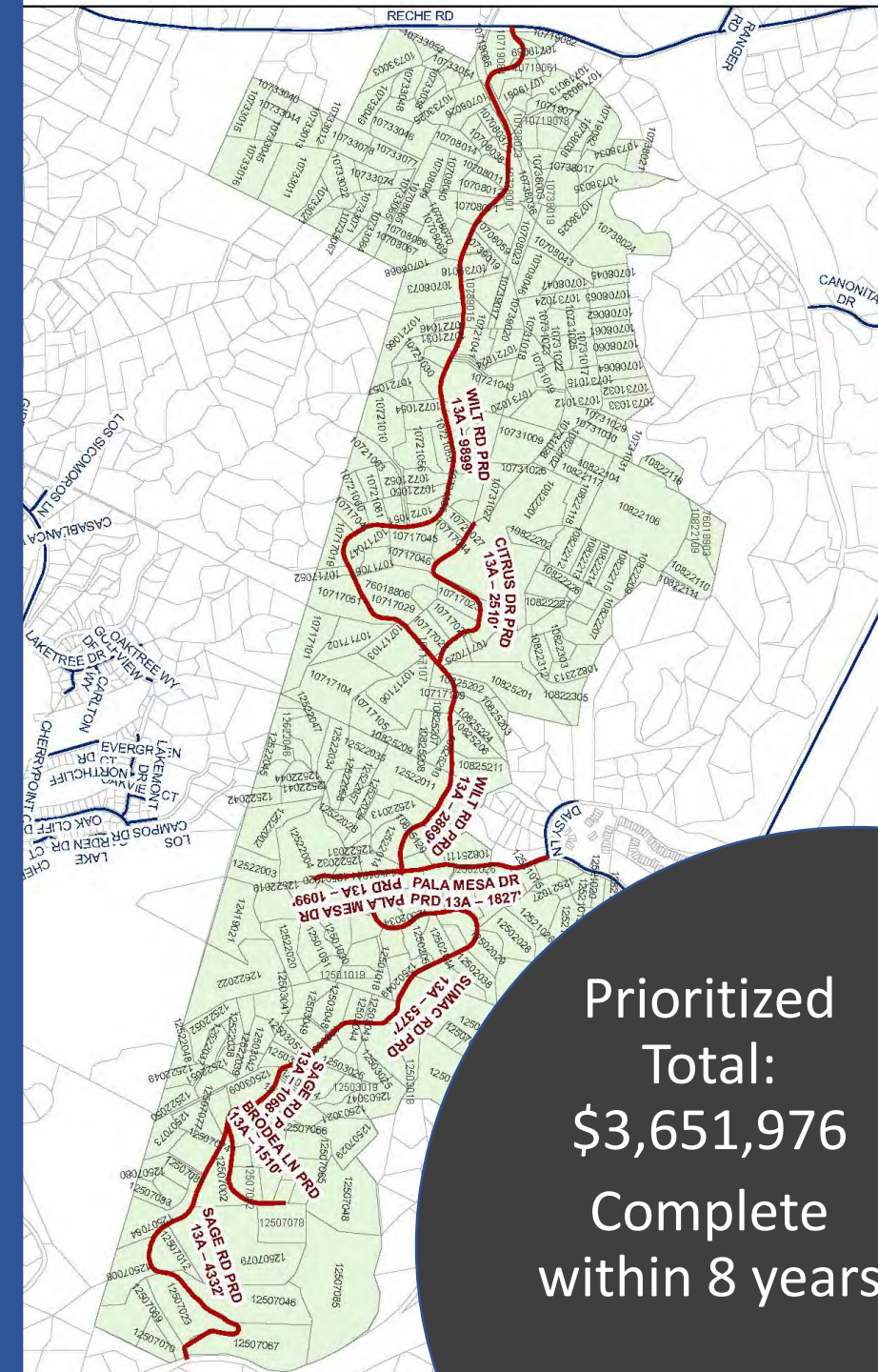
Prioritized
Total:
\$3,651,976
Complete
within 8 years

SAGE RD-SUMAC ROAD S TO HWY 76 (1.03 MILES)

- **\$721,806**
- Work to be done includes:
 - removal and replacement of road and berms and 2 culverts, slope failure repair
- Not included in this cost:
 - 4 culverts (\$120k)
 - Regular Maintenance every 5-7 years: digouts, crack fill/seal, edge repair, seal (\$118)

CITRUS DRIVE-WILT ROAD N TO END (0.48 MILES)

- **\$259,441**
- Work to be done includes:
 - removal and replacement of road and berms
- Not included in this cost:
 - 4 culverts (\$120k)
 - Regular Maintenance every 5-7 years: digouts, crack fill/seal, edge repair, seal (\$74k)



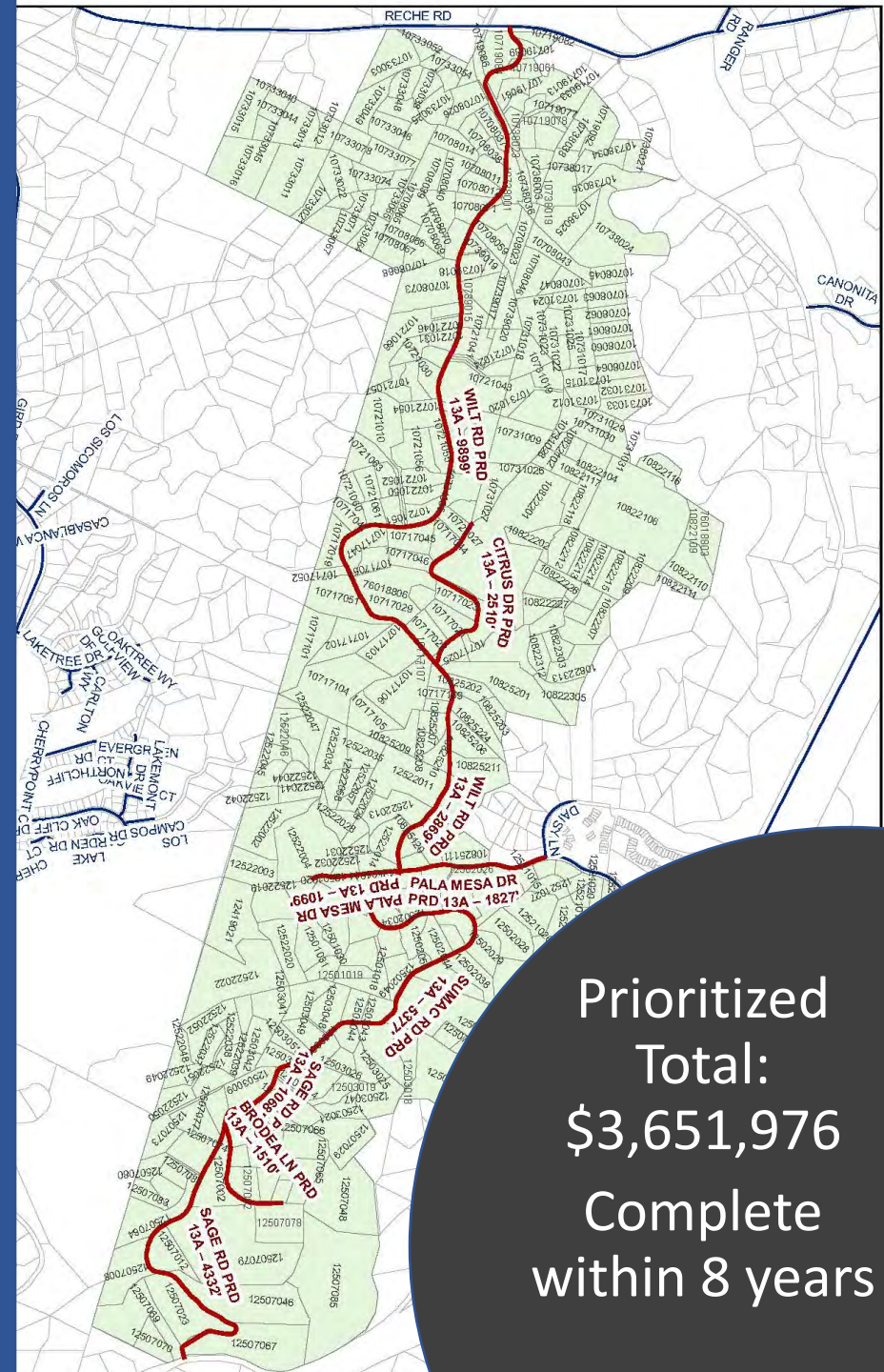
Prioritized
Total:
\$3,651,976
Complete
within 8 years

PALA MESA-DAISY LANE W TO END (0.55 MILES)

- **\$245,931**
- Work to be done includes:
 - removal and replacement of road and berms
- Not included in this cost:
 - 3 culverts (\$90k)
 - Regular Maintenance every 5-7 years: digouts, crack fill/seal, edge repair, seal (\$73k)

BRODEA LANE-SUMAC ROAD S TO END (0.30 MILES)

- **\$212,978**
- Work to be done includes:
 - removal and replacement of road and berms
- Not included in this cost:
 - 1 culverts (\$30k)
 - Regular Maintenance every 5-7 years: digouts, crack fill/seal, edge repair, seal (\$46k)



Prioritized
Total:
\$3,651,976
Complete
within 8 years

Current Benefit Units/ Assessment



Most parcels pay \$150/year

- Based on improvements (dwelling) and acreage
 - Total Benefit Units = Improvements + Acreage
 - Current Rate \$50/Benefit Unit
- Benefit Unit Methodology
 - Improvements
 - 1: if developed parcel
 - Acreage
 - 1: < 2 acres
 - 2: 2 to 4 acres
 - 3: 4 to 8 acres
 - 4: > 8 acres
 - 0: does not benefit or public agency

Current Revenue

- Current Revenue \$130,781
 - Assessment: \$50,800
 - Ad Valorem: \$79,981
 - Portion of the Countywide 1% Property Tax
 - Not “extra”
 - Fluctuates with CW property values

Current Situation

○ Current Fund Balance (as of July 1, 2021)	\$167,809
○ Total Annual Revenue	\$130,781
○ Cost of Annual Administration/ Inspection/Insurance	<u>\$6,000</u>
○ Amount added to fund balance (savings) each year	\$124,781
○ Cost of Recommended Work	\$3,651,974

25+ Years to fund road work at current revenue

County recommends that road work
is completed in 8 years or less.



Questions

PRD 13A Preliminary Engineering Report

Funding Options

1. Assessment (Specific Benefit)
2. Special Tax (Per Parcel)
3. Special Tax (Per Acre)

If property owners proceed with one of the reassessment options additional parcels outside the current PRD boundary could be in the 'new' PRD. Property owners can also request to add services (ex. vegetation clearing) and add or remove road segments for PRD maintenance.

Report Prepared by:
Harris & Associates
Pat Pernich, Senior Project Analyst
949-943-9709 Pat.Pernich@weareharris.com

Engineer Presentation



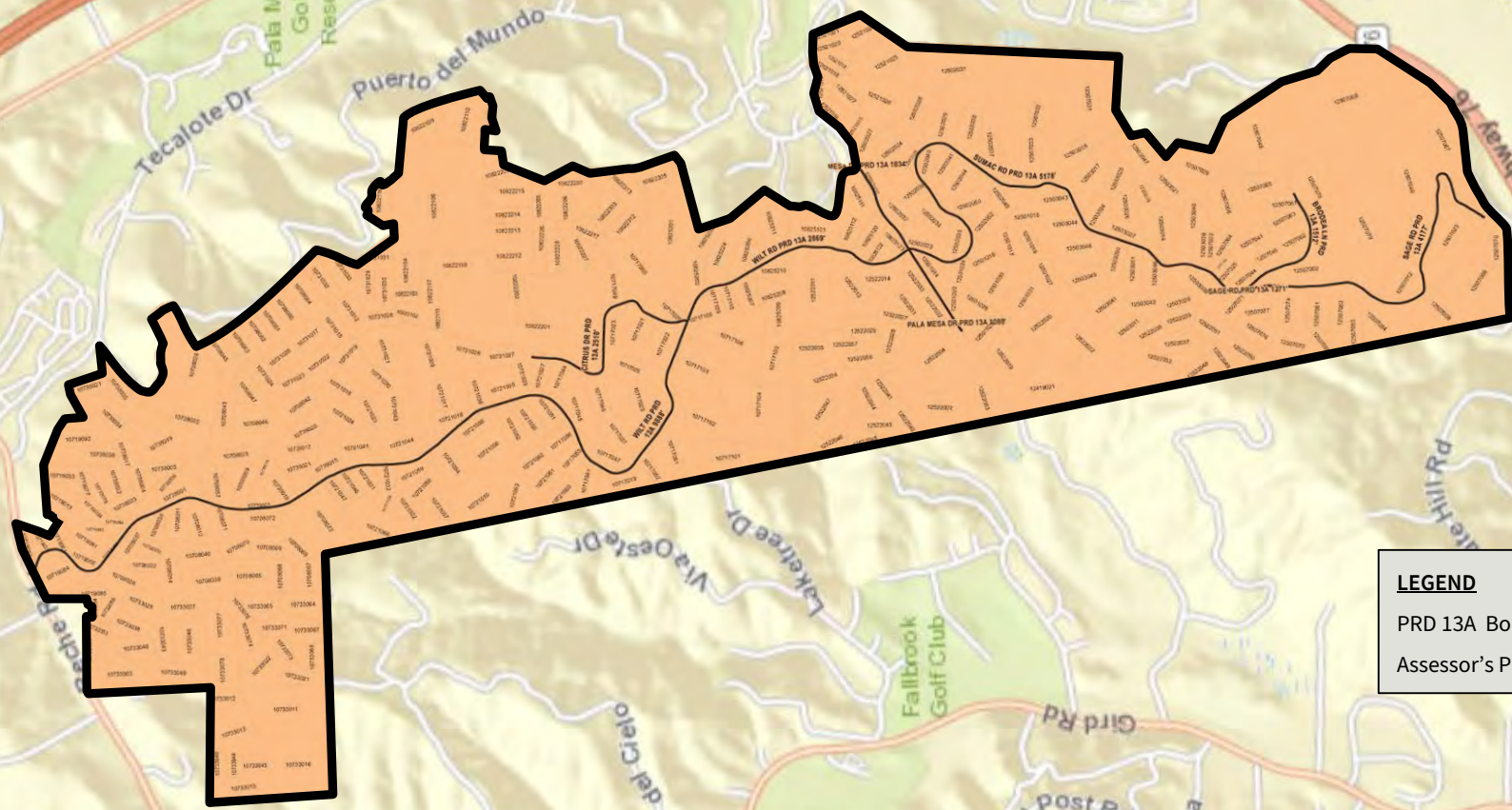
PRD 13A - Pala Mesa

Presentation of Proposed Benefit Assessments

by Harris & Associates

Property Owner Meeting

October 7, 2021



LEGEND

PRD 13A Boundaries

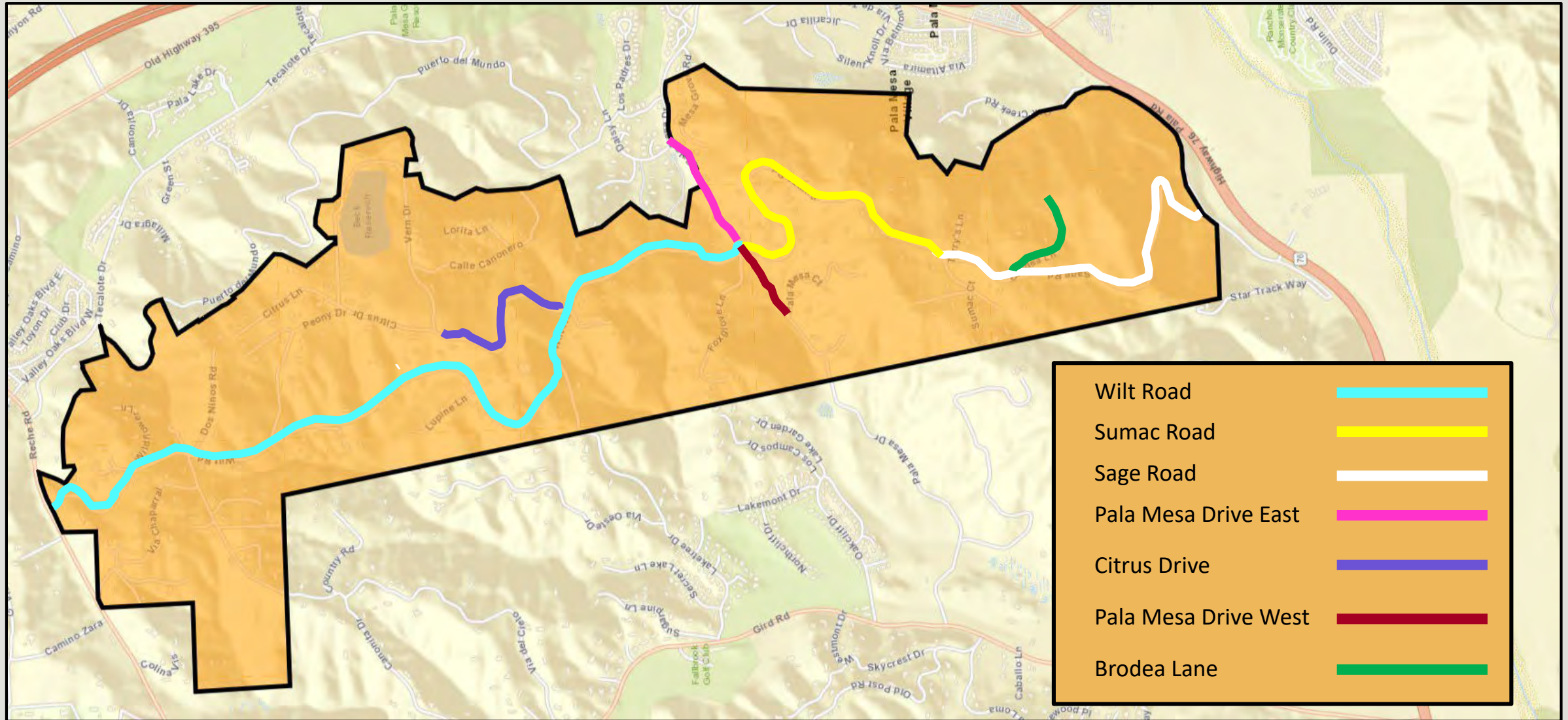
Assessor's Parcel No. 000-000-00

PRD 13A - Pala Mesa

No Scale



Pala Mesa PRD 13A Roadways



Permanent Road Division Law

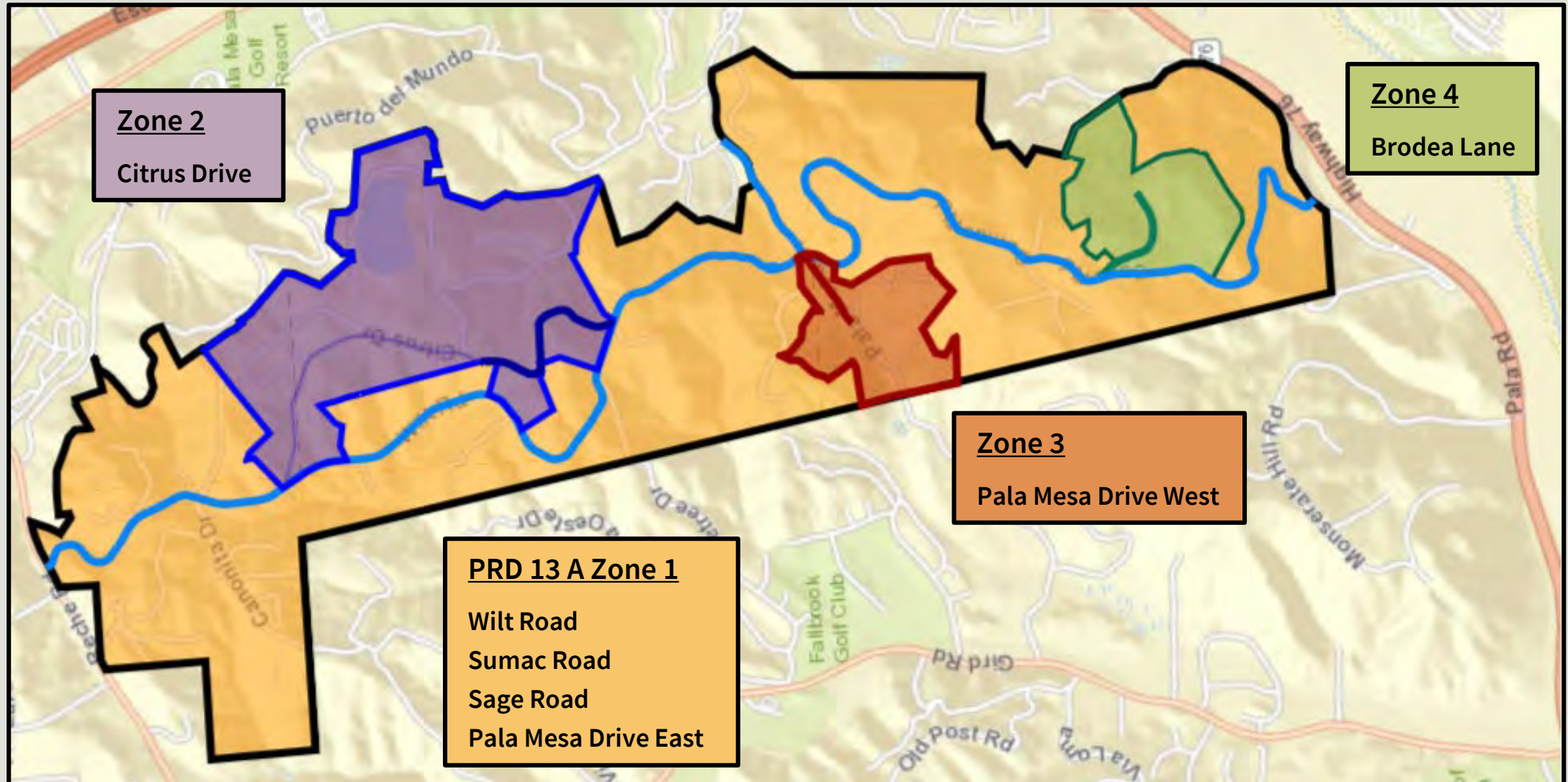
Permanent Road Divisions (PRDs) may include “... *zones within the division for specific permanent road projects, with differing special taxes or parcel charges. Parcel charges shall be deemed to be assessments within the meaning of [Article XIII D of the California Constitution](#)”.*

Streets and Highways Code Section 1162.6 (a).

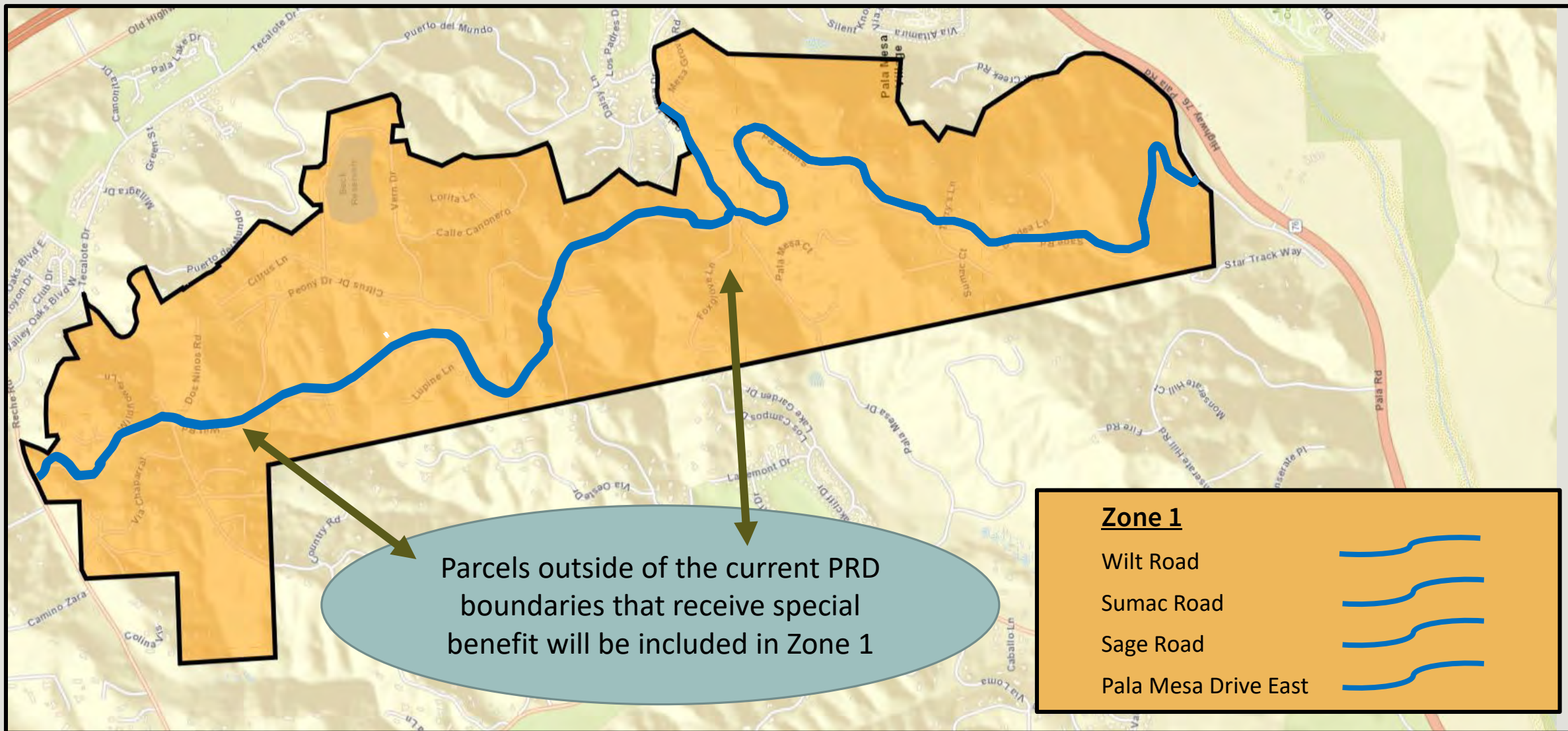
Proposed PRD Zones

PRD Zone	Roads	Description
Zone 1	Wilt Road	Zone 1 includes parcels that receive special benefit from the Wilt Road, Sumac Road, Sage Road and Pala Mesa Drive East roadway improvements .
	Sumac Road	
	Sage Road	
	Pala Mesa Drive East	
Zone 2	Citrus Drive	Zone 2 includes parcels that receive special benefit from the Citrus Drive roadway improvements . Parcels within Zone 2 are assessed for Zone 1 costs in addition to Zone 2 costs.
Zone 3	Pala Mesa Drive West	Zone 3 includes parcels that receive special benefit from the Pala Mesa Drive West roadway improvements . Parcels within Zone 3 are assessed for Zone 1 costs in addition to Zone 3 costs.
Zone 4	Brodea Lane	Zone 4 includes parcels that receive special benefit from the Brodea Lane roadway improvements . Parcels within Zone 4 are assessed for Zone 1 costs in addition to the Zone 4 costs.

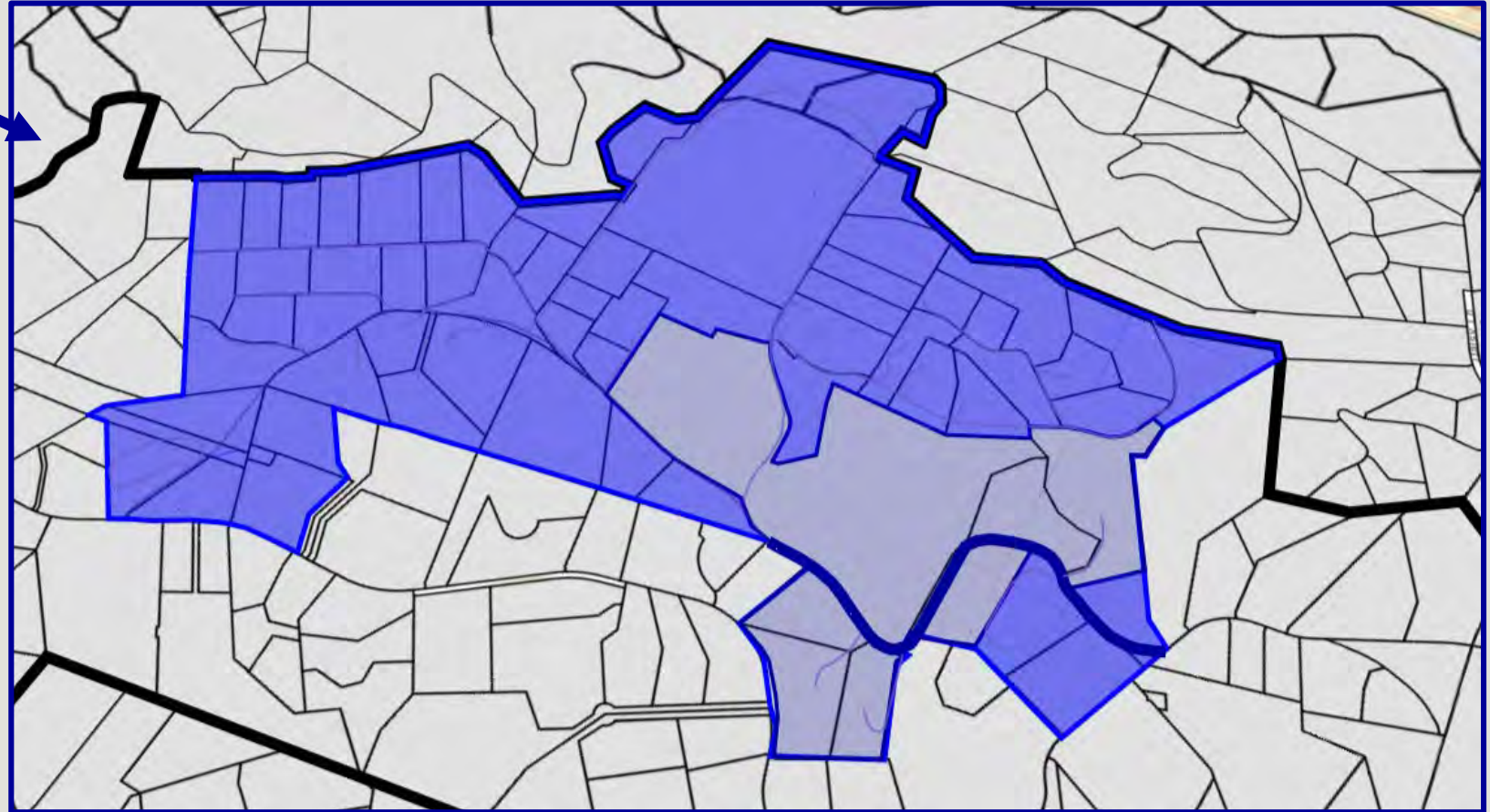
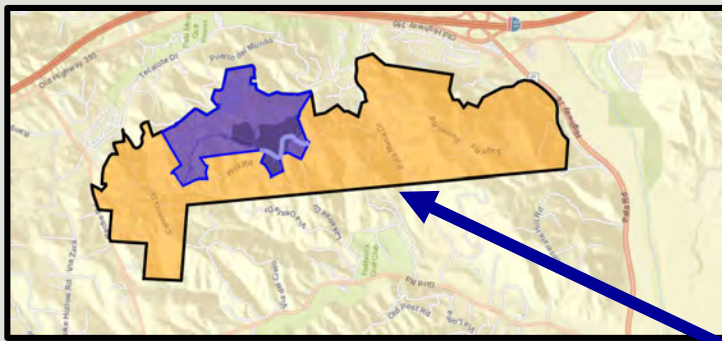
PRD Zones



Zone 1



Zone 2 (Citrus Drive)

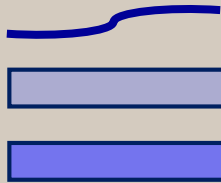


Legend

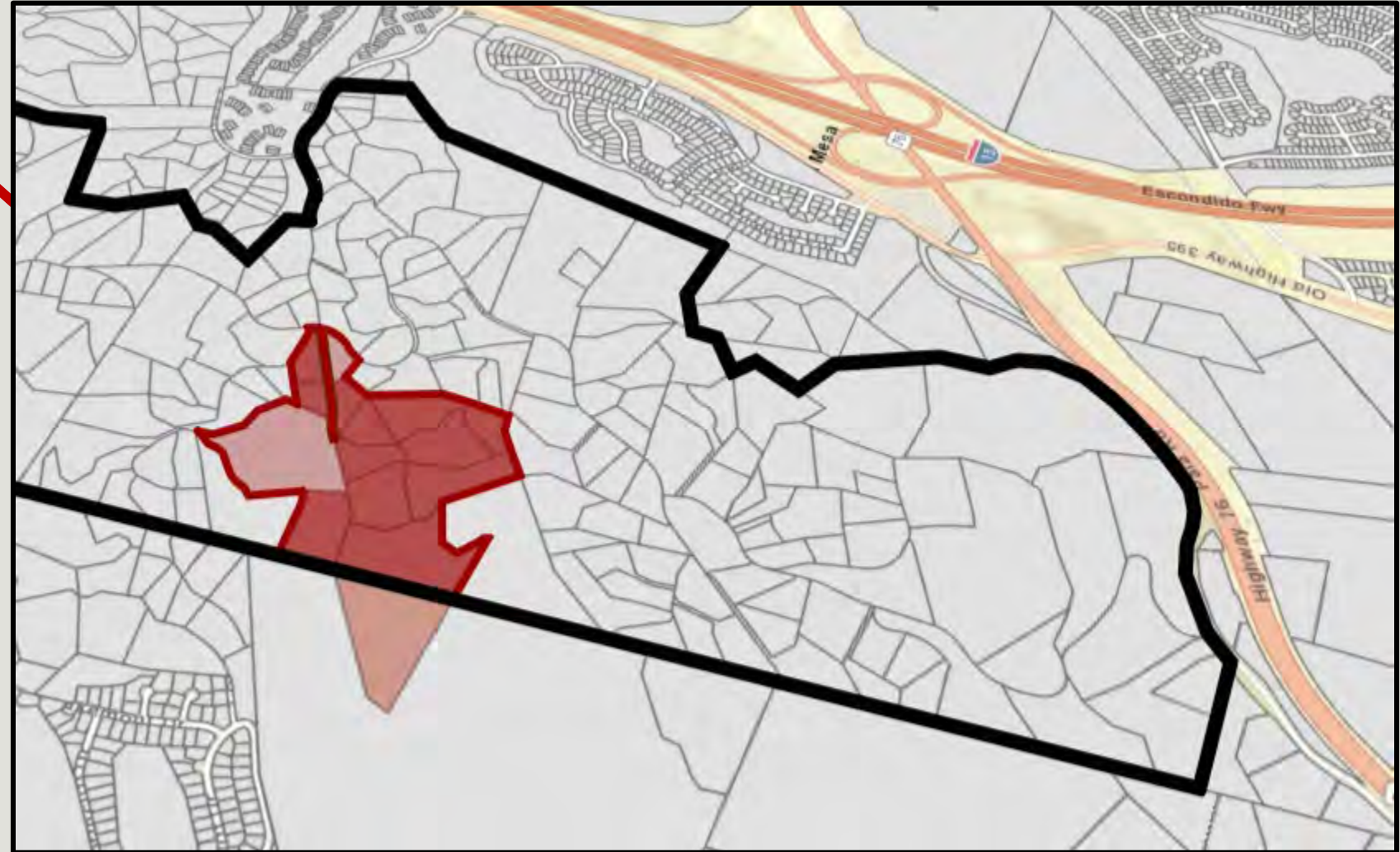
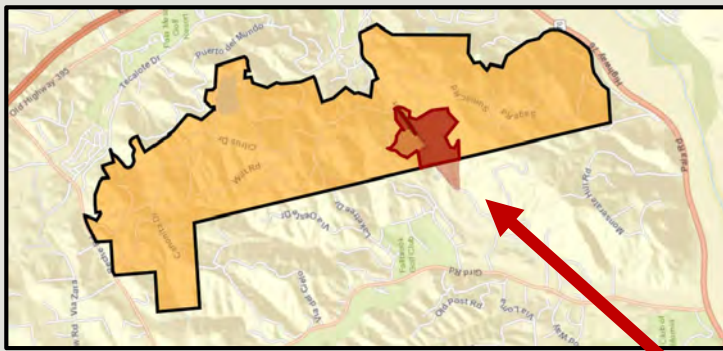
Citrus Drive

Direct Access

Alternative Access



Zone 3 - Pala Mesa Drive West



Legend

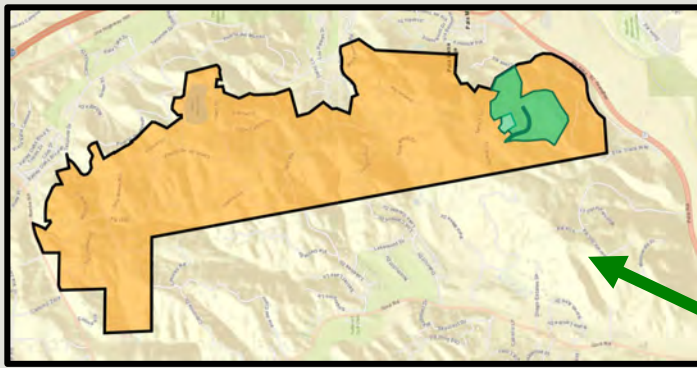
Pala Mesa Drive West

Direct Access

Alternative Access



Zone 4 - Brodea Lane



Legend

Brodea Lane



Direct Access



Alternative Access



Benefit Assessments

- Must be allocated to parcels proportionally based on special benefit received
- Publicly-owned property must be assessed if special benefit is received
- Mailed-ballot vote of property owners requires majority approval to pass
- Ballots are weighted by assessment amount
- Maximum assessment rates may include provision for annual increases
- Lower cost to form and administer

Special Benefit from PRD 13A Road Improvements

- Roadway Use Benefit
- Benefit of Emergency Response

Parcel Benefit

***Zone 1 Roadway
Use Benefit*** + ***Benefit of
Emergency Response*** + ***(if applicable)
Zone 2 Roadway Use Benefit
or
Zone 3 Roadway Use Benefit
or
Zone 4 Roadway Use Benefit***

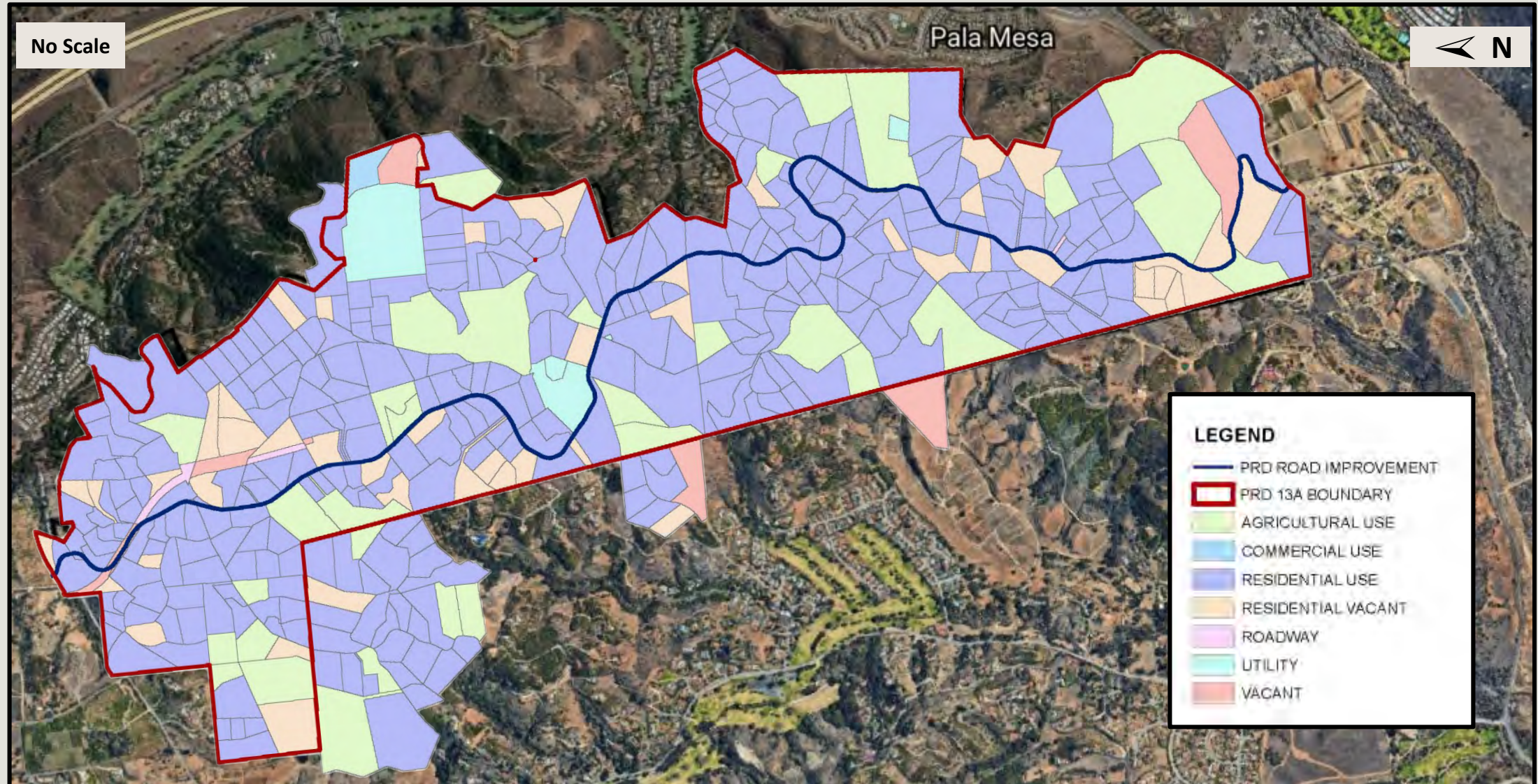
Roadway Use Benefit

Trip Generation \times *Roadway Access Factor*

Trip Generation by Land Use

Agricultural Use	Parcels used for agricultural or similar purposes	Acreage ÷ 6 + 1 per dwelling unit
Commercial Use	Parcels used for commercial or similar purposes	Acreage ÷ 3 + 1 per dwelling unit
Residential Use	Parcels with one or more dwelling units and no other active use	1 per dwelling unit
Vacant	Undeveloped parcels with no active use	0.25 per parcel
Utility	Parcels used for utility or similar purposes	2 per parcel
Non-Benefitting	Parcels that do not benefit from the road improvements	0 per parcel

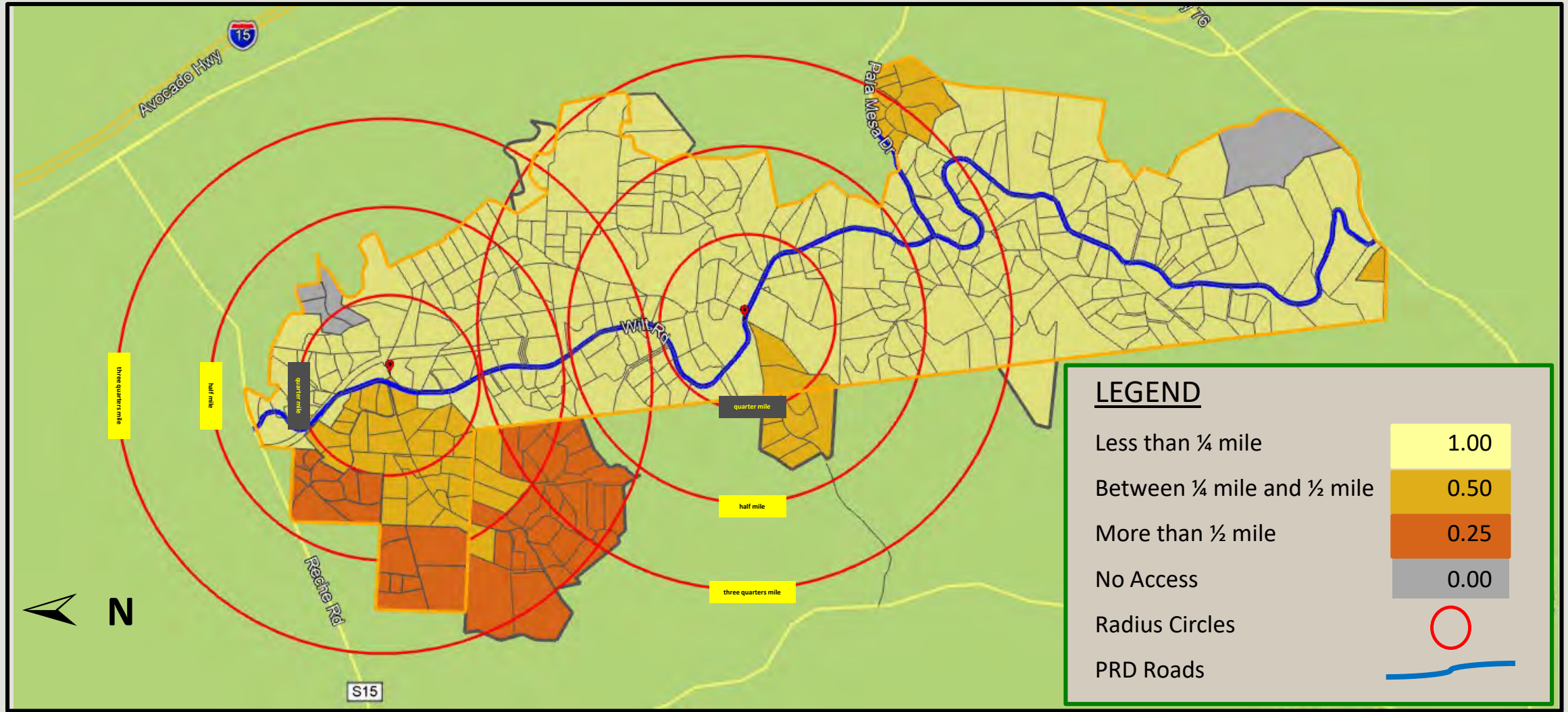
Land Use Map for Determining Trip Generation



Zone 1 Roadway Access Factors

Distance from Roadway	Description	Roadway Access Factor
Up to $\frac{1}{4}$ mile	The direct distance from the nearest point of a parcel to one of the Zone 1 roads is less than $\frac{1}{4}$ mile	1.00
$\frac{1}{4}$ mile to $\frac{1}{2}$ mile	The direct distance from the nearest point of a parcel to one of the Zone 1 roads is between $\frac{1}{4}$ mile and $\frac{1}{2}$ mile	0.50
More than $\frac{1}{2}$ mile	The direct distance from the nearest point of a parcel to one of the Zone 1 roads is more than $\frac{1}{2}$ mile	0.25
No Access	The parcel does not access the Zone 1 roads	0.00

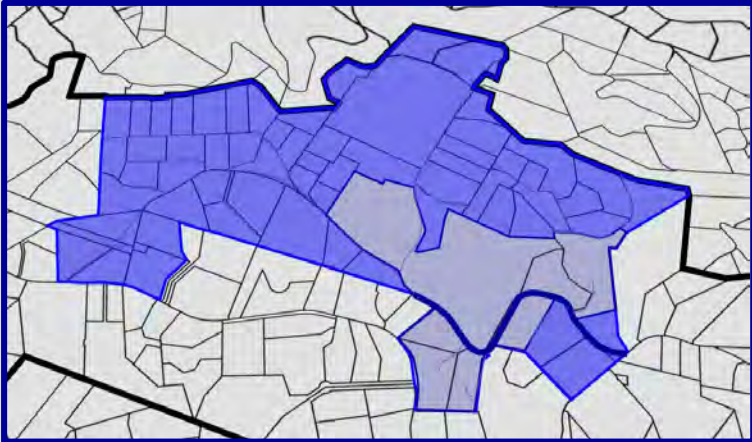
Zone 1 Roadway Access Factors



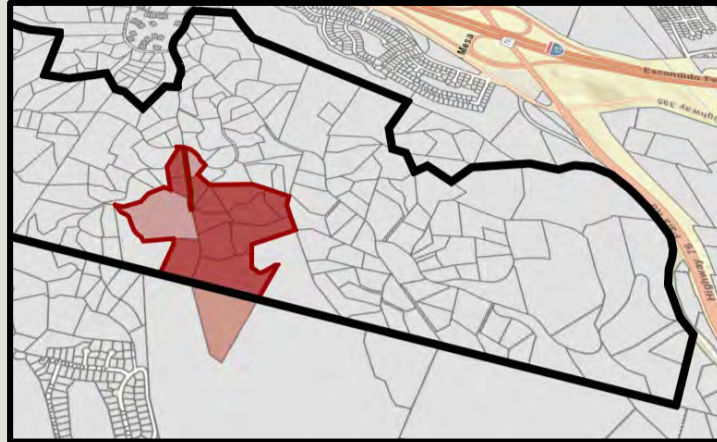
Roadway Access Factors – Zones 2 thru 4

Description	Roadway Access Factor
Direct Access	1.00
Direct Primary Access	0.50
Indirect Primary Access	0.25
No Access	0.00

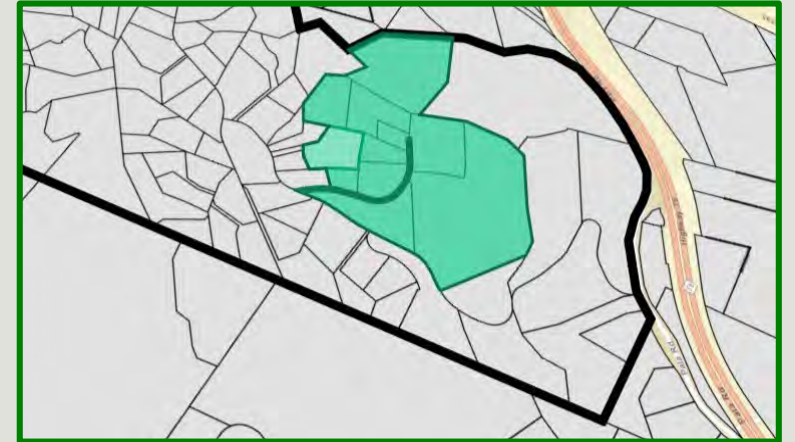
Roadway Access Factors - Zones 2 thru 4



Zone 2



Zone 3



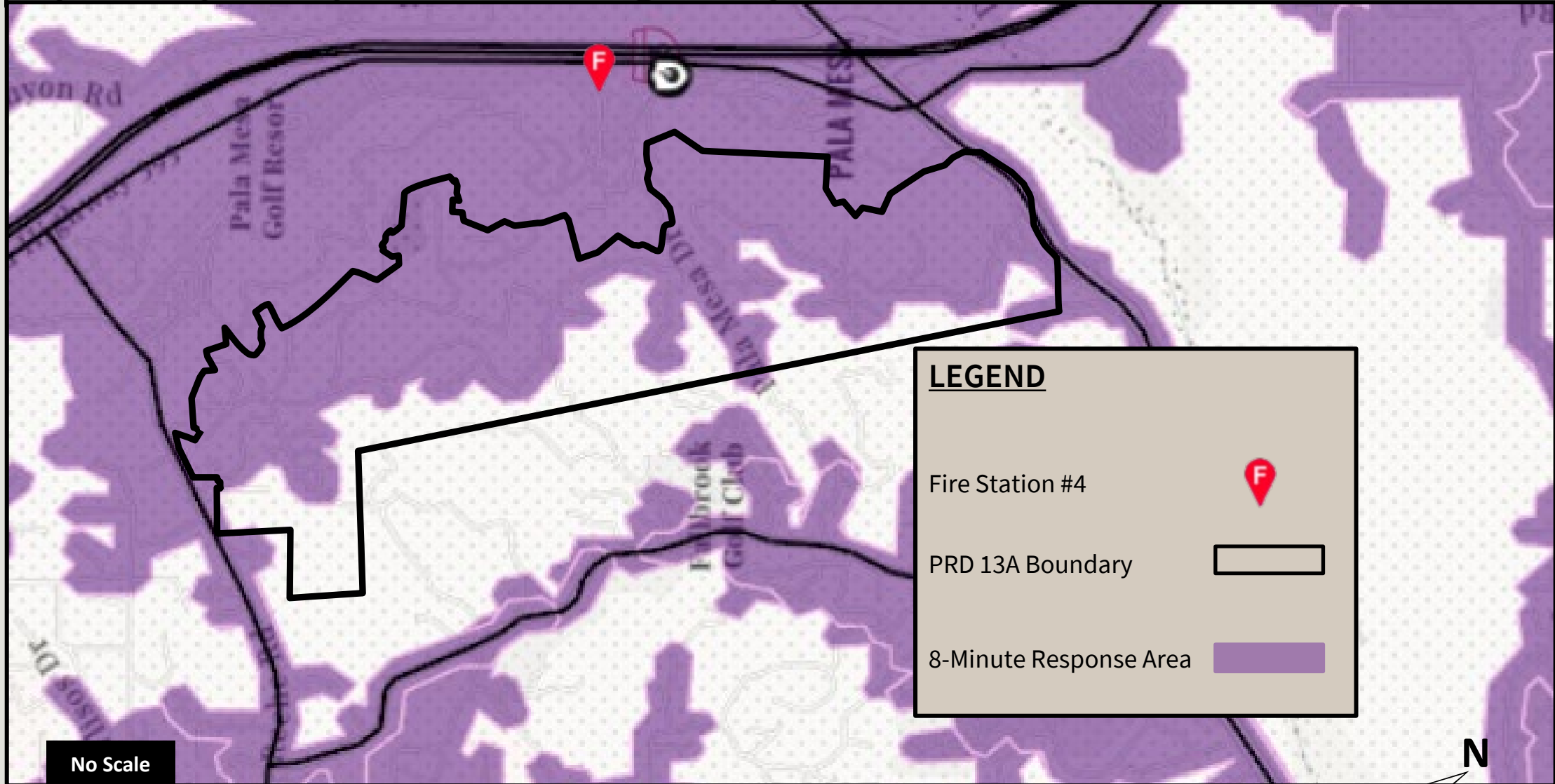
Zone 4

Benefit of Emergency Response



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Map 7.4: Response Capabilities for San Diego County Fire Stations



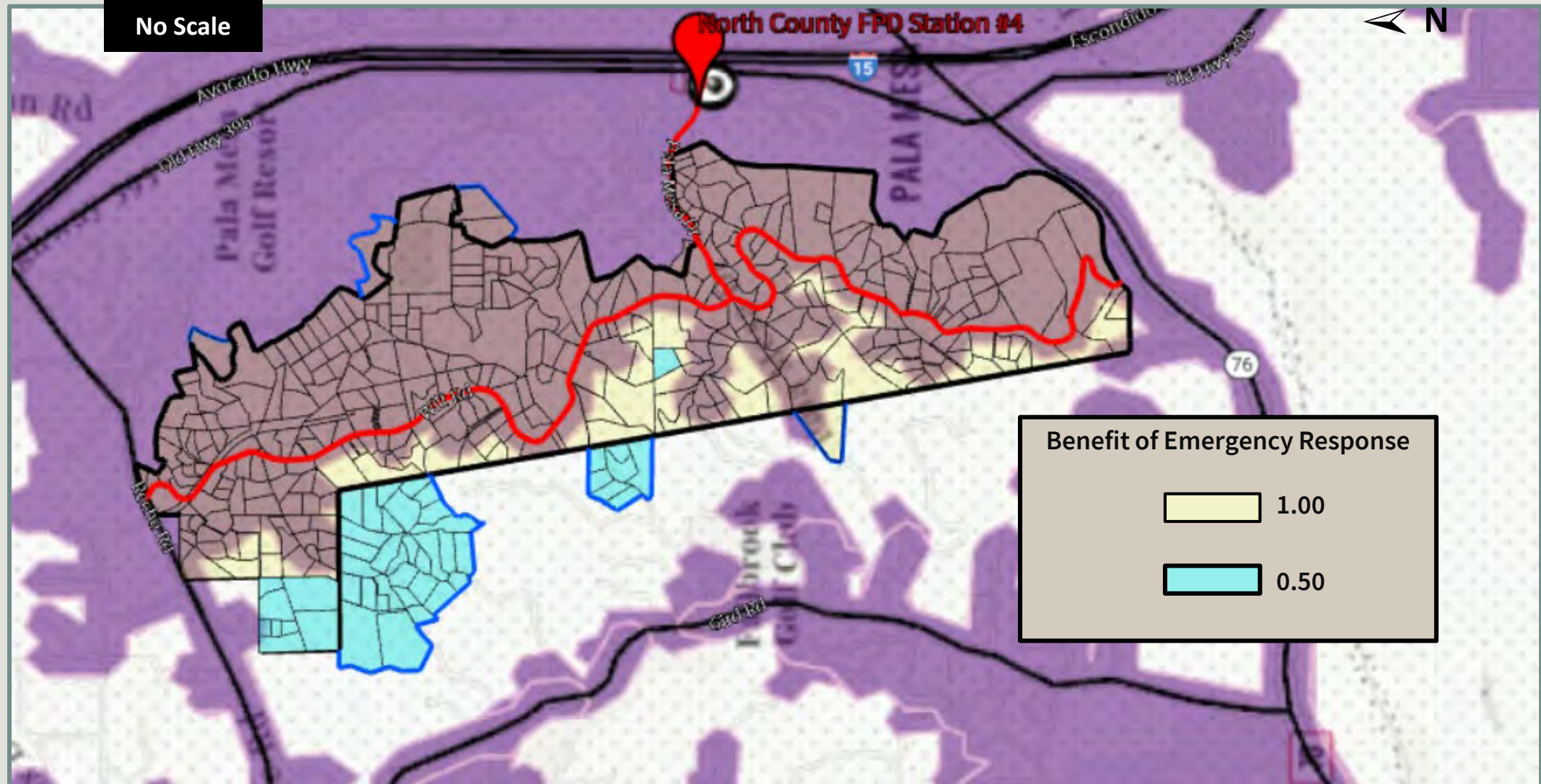
Benefit of Emergency Response

Parcel Location	Benefit of Emergency Response
Within 8-minute response area	1.00 per parcel
Outside of 8-minute response area	0.50 per parcel

Benefit of Emergency Response



Harris & Associates



Parcel Benefit Calculation for Sample Parcels

Parcel Description	Trip Generation	Zone 1 Roadway Access Factor	Zone 1 Roadway Use Benefit	Trip Generation	Zone 2, 3 or 4 Roadway Access Factor	Zone 2, 3 or 4 Roadway Use Benefit	Benefit of Emergency Use	Parcel Benefit
Zone 1 • One dwelling unit • Less than ¼ mile to Zone 1 road	1..00	1.00	1.00				1.00	2.00
Zone 1 • One dwelling unit • More than ½ mile to Zone 1 road	1.00	0.25	0.25				.50	0.75
Zone 2 • One dwelling unit • Less than ¼ mile from Zone 1 road • Direct access to Zone 2 road	1.00	1.00	1.00	1.00	1.00	1.00	1.00	3.00
Zone 3 • One dwelling unit • ¼ mile to ½ mile to Zone 1 road • Indirect primary access to Zone 3 road	1.00	0.50	0.50	1.00	0.50	0.50	1.00	2.00
Zone 4 • One dwelling unit • Less than ¼ mile to Zone 1 road • Indirect secondary access to Zone 4 road	1.00	0.25	0.25	1.00	1.00	1.00	.50	1.75

Determining the Maximum Assessment Rate

$$\textit{Maximum Assessment Rate} = \textit{Total PRD Costs} \div \textit{Total Parcel Benefit}$$

Determining Maximum Assessment Amounts for Parcels

$$\textit{Maximum Parcel Assessment Amount} = \textit{Maximum Assessment Rate} \times \textit{Parcel Benefit}$$

Special Taxes

- May be allocated to parcels on any reasonable basis except for property value

- Special tax per parcel

- Special tax per acre

- Publicly-owned property is usually exempt
- Requires two-thirds (2/3) approval to pass a special tax ballot measure when there are more than twelve (12) registered voters
- Maximum special tax rates may include a provision for annual increases
- Higher cost to form and administer

- **Special Tax Per Parcel**
- **Special Tax Per Acre**

Determining the Maximum Special Tax Rate

$$\textit{Maximum Special Tax Per Parcel} = \textit{Total Zone Costs} \div \textit{No. of Parcels}$$

$$\textit{Maximum Special Tax Per Acre} = \textit{Total Zone Costs} \div \textit{Total Taxable Acres}$$

Pala Mesa PRD 13A

THE END

Options for PRD 13A

1

**District
Reassessment**

2

Dissolution

3

**Limited
Service**

Option 1: District Reassessment

- New PRD would be Formed
 - Retain ad valorem tax revenue ~\$78k
 - New rate would be established
 - Can add or remove services and/or road segments
- Annual Revenue would be sufficient to fund all recommended road work in 10 years
 - Property owner feedback will determine scope of road work (repair vs replacement)
- Process takes ~18 months
- Includes:
 - Engineering reports
 - Public Outreach
 - Public Hearings before the Board of Supervisors
 - Mail Ballot Proceedings

District Reassessment:

Zone 1 Special Benefit Assessment

Zone 1 Road Repair Cost: \$3,090,127

Zone 1 Special Benefit Assessment

- All Taxable PRD Parcels Pay Benefit
- Number of Taxable Parcels: 417
- Total Number of Benefit Units: 908.48
 - EBU per parcel: 0.5 – 11.46

Road Repair Funding

Annual Revenue: \$368,118 (for 8 years)

- Charge per parcel \$201 - \$4,659
- Most parcels pay \$1,008
- 164 Parcels would pay under \$1,000
- 245 Parcels would pay \$1,000 - \$2,000
- 8 Parcels would pay over \$2,000

District Reassessment:

Zone 2 Special Benefit Assessment

Zone 2 Road Repair Cost: \$259,441

Zone 2 Special Benefit Assessment

- Only Zone 2 Parcels Pay Additional Benefit
- Number of Taxable Parcels: 74
- Total Number of Benefit Units: 34.74
 - EBU per parcel: 0.06 – 1.00

Zone 2 Road Repair Funding

Annual Revenue: \$40,213 (for 8 years)

- Charge per parcel \$80 - \$2,876
- Most parcels pay \$639
- 66 Parcels would pay under \$1,000
- 8 Parcels would pay over \$1,000

Total Road Repair Funding = Zone 1 + Zone 2

Annual Revenue: \$408,331 (for 8 years)

- Charge per parcel \$289 - \$7,534
- Most parcels pay \$1,647

Total Zone 1 and Zone 2 cost: \$3,349,568

District Reassessment:

Zone 3 Special Benefit Assessment

Zone 3 Road Repair Cost: \$89,430

Zone 3 Special Benefit Assessment

- Only Zone 3 Parcels Pay Additional Benefit
- Number of Taxable Parcels: 14
- Total Number of Benefit Units: 13.25
 - EBU per parcel: 0.13 – 2.00

Zone 3 Road Repair Funding

Annual Revenue: \$13,862 (for 8 years)

- Charge per parcel \$131 - \$2,092
- 10 Parcels would pay \$1,046
- 3 Parcels would pay under \$1,000

Total Road Repair Funding = Zone 1 + Zone 3

Annual Revenue: \$381,390 (for 8 years)

- Charge per parcel \$673 - \$3,906
- 10 Parcels would pay \$2,054
- 3 Parcels would pay under \$2,000

Total Zone 1 and Zone 3 cost: \$3,179,557

District Reassessment:

Zone 4 Special Benefit Assessment

Zone 4 Road Repair Cost: \$212,978

Zone 4 Special Benefit Assessment

- Only Zone 4 Parcels Pay Additional Benefit
- Number of Taxable Parcels: 11
- Total Number of Benefit Units: 9.99
 - EBU per parcel: 0.25 – 1.00

Zone 4 Road Repair Funding

Annual Revenue: \$33,012 (for 8 years)

- Charge per parcel \$826 - \$3,305
- 9 Parcels pay \$3,305
- 2 Parcels would pay under \$3,305

Total Road Repair Funding = Zone 1 + Zone 4

Annual Revenue: \$401,130 (for 8 years)

- Charge per parcel \$1,624 - \$4,313
- 9 Parcels pay \$4,313
- 2 Parcels would pay under \$4,000

District Reassessment:

Zone 1 - Special Tax District (per Parcel)

Zone 1 Road Repair Cost: \$3,090,127

Special Tax District – Per Parcel

Number of Taxable Parcels: 417

Each benefitting parcel pays the same rate per zone.

Zone 1 Road Repair Funding

Annual Revenue: \$368,118 (for 8 years)

- Per Parcel Flat Rate: \$883

Total road repair cost: \$3,090,127

District Reassessment:

Zone 2 - Special Tax District (per Parcel)

Zone 2 Road Repair Cost: \$259,441

Special Tax District – Per Parcel

Number of Taxable Parcels: 74

Each benefitting parcel pays the same rate per zone.

Zone 2 Road Repair Funding

Annual Revenue: \$40,213 (for 8 years)

- Per Parcel Flat Rate: \$543.42

Total Road Repair Funding: Zone 1 + Zone 2

Annual Revenue: \$ \$408,331 (for 8 years)

- Per Parcel Flat Rate: \$1,426

Zone 2 road repair cost: \$259,441

Total Zone 1 and Zone 2 cost: \$3,349,568

District Reassessment:

Zone 3 - Special Tax District (per Parcel)

Zone 3 Road Repair Cost: \$89,430

Special Tax District – Per Parcel

Number of Taxable Parcels: 14

Each benefitting parcel pays the same rate per zone.

Zone 3 Road Repair Funding

Annual Revenue: \$13,862 (for 8 years)

- Per Parcel Flat Rate: \$990.12

Total Road Repair Funding: Zone 1 + Zone 3

Annual Revenue: \$ \$381,390 (for 8 years)

- Per Parcel Flat Rate: \$1,873

Zone 3 road repair cost: \$89,430

Total Zone 1 and Zone 3 cost: \$3,179,557

District Reassessment:

Zone 4 Special Tax District (per Parcel)

Zone 4 Road Repair Cost: \$212,978

Special Tax District – Per Parcel

Number of Taxable Parcels: 11

Each benefitting parcel pays the same rate per zone.

Zone 4 Road Repair Funding

Annual Revenue: \$30,012 (for 8 years)

- Per Parcel Flat Rate: \$3,001

Total Road Repair Funding: Zone 1 + Zone 4

Annual Revenue: \$401,130 (for 8 years)

- Per Parcel Flat Rate: \$3,884

Zone 4 road repair cost: \$212,978

Total Zone 1 and Zone 4 cost: \$3,303,105

District Reassessment:

Zone 1 – Special Tax District (per Acre)

Zone 4 Road Repair Cost: \$212,978

Special Tax District – Per Acres

Total Number of Taxable Acres: 1585.1

Zone 1 Road Repair Funding

Annual Revenue: \$ 368,118 (for 8 years)

- Per acre: \$232.24
- Range: \$23 - \$7,710

Total road repair cost: \$3,090,127

District Reassessment:

Zone 2 – Special Tax District (per Acre)

Zone 4 Road Repair Cost: \$212,978

Special Tax District – Per Acres

Total Number of Taxable Acres: 286.7

Zone 2 Road Repair Funding

Annual Revenue: \$ 40,213 (for 8 years)

- Per acre: \$140.26
- Range: \$33 - \$4,657

Total Road Repair Funding: Zone 1 + Zone 2

Annual Revenue: \$408,331 (for 8 years)

- Per acre: \$372.60
- Range: \$78 - \$12,370

Zone 2 road repair cost: \$259,441

Total Zone 1 and Zone 2 cost: \$3,349,568

District Reassessment:

Zone 3 – Special Tax District (per Acre)

Zone 3 Road Repair Cost: \$89,430

Special Tax District – Per Acres

Total Number of Taxable Acres: 60.1

Zone 3 Road Repair Funding

Annual Revenue: \$ 13,862 (for 8 years)

- Per acre: \$230.64
- Range: \$33 - \$4,657

Total Road Repair Funding: Zone 1 + Zone 3

Annual Revenue: \$381,390 (for 8 years)

- Per acre: \$462.88
- Range: \$741 - \$4,814

Zone 3 road repair cost: \$89,430

Total Zone 1 and Zone 3 cost: \$3,179,557

District Reassessment:

Zone 4 – Special Tax District (per Acre)

Zone 4 Road Repair Cost: \$212,978

Special Tax District – Per Acres

Total Number of Taxable Acres: 50.6

Zone 4 Road Repair Funding

Annual Revenue: \$30,012 (for 8 years)

- Per acre: \$652.40
- Range: \$848 - \$9,264

Total Road Repair Funding: Zone 1 + Zone 3

Annual Revenue: \$401,130 (for 8 years)

- Per acre: \$884.64
- Range: \$1,150 - \$12,652

Zone 4 road repair cost: \$212,978

Total Zone 1 and Zone 4 cost: \$3,303,105

Next Steps for PRD 13A – Pala Mesa

Property Owners Select Funding Method

- Assessment District (or)
- Special Tax District

Property Owner Meeting/Outreach (as needed)

Revise Engineer Report (if necessary)

- Adjust benefit calculations
- Add/remove parcels
- Additional Maintenance Responsibilities

Submit Petition from 60% of Property Owners for new Assessment or Special Tax District

*Must be 60% of all district
properties (includes new parcels.
County will provide list)

Next Steps – New Assessment District Formation Timeline

Property
Owner
Feedback to
Revise
Engineer
Report

Property Owner
Petition of
Support for
Assessment
Election
(Reassessment)

Property
Owner
Election:
Conducted by
Clerk of the
Board

Board of
Supervisors
Hearing #2
to Confirm
Election
Results and
Form New
District
(if approved)

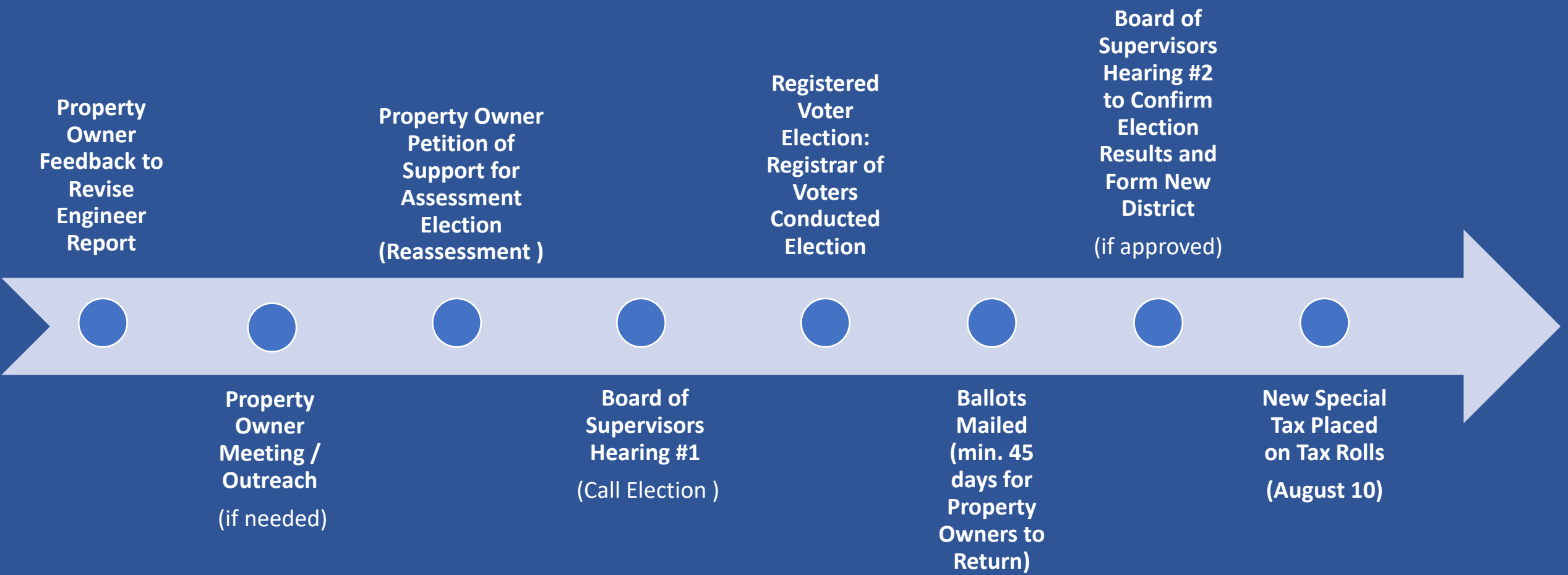
Property
Owner
Meeting /
Outreach
(if needed)

Board of
Supervisors
Hearing #1
(Call
Election)

Ballots
Mailed (min.
45 days for
Property
Owners to
Return)

New
Assessment
Placed on
Tax Rolls
(August 10)

Next Steps – New Special Tax District Formation Timeline



Option 2: Dissolution

PRD would no longer exist

- Assessment no longer be charged on Property Tax Bill
- County would not collect funds for road work
- County not have maintenance responsibility for roads

Property Owners Would Have Road Maintenance Responsibility

Dissolution Process

- Property Owners Initiate Dissolution
- Petition signed by 50% of ALL Prop. Owners
- 2 Board hearings for dissolution
- Petitions should be submitted by July 15 to Remove an Assessment/Special Tax from the Upcoming Property Tax Bill

Option 3: Limited Service

If District Reassessment is Not Approved or does Not Proceed to an Election and PRD remains active:

- PRD 13A will only have enough revenue to fund periodic, limited road work
- PRD will remain in place with current assessment and property tax revenue
- Road work will only be done as funds are available
 - Priority: public safety, maintaining safe egress
- Road Maintenance Responsibility will belong to Property Owners for all road work not completed with PRD funds

County staff will:

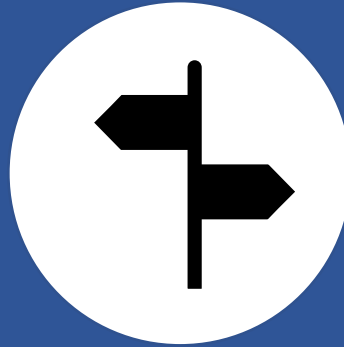
- Conduct prioritized road work as funds are available
- Conduct annual inspections
- Notify property owners annually of their responsibility to maintain road segments within their parcel boundaries

Next Steps – Dissolution or Limited Service

Dissolution



Property
Owners
Submit
Petition for
Dissolution

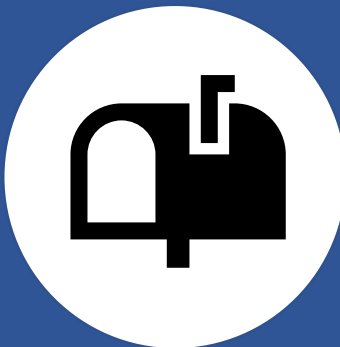


County Board
of Supervisors
Hearings



Remove
Assessment
from Future
Property Tax
Bills

Limited Service



Annual Mailed Notice to Property
Owners about Limited
Funds/Service &
Road Maintenance Responsibility



The End

Questions?