

PRD 13A – Pala Mesa

3/16/2021

Contacts:

County

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Road Committee

- Jim Ramsey
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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
 - 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

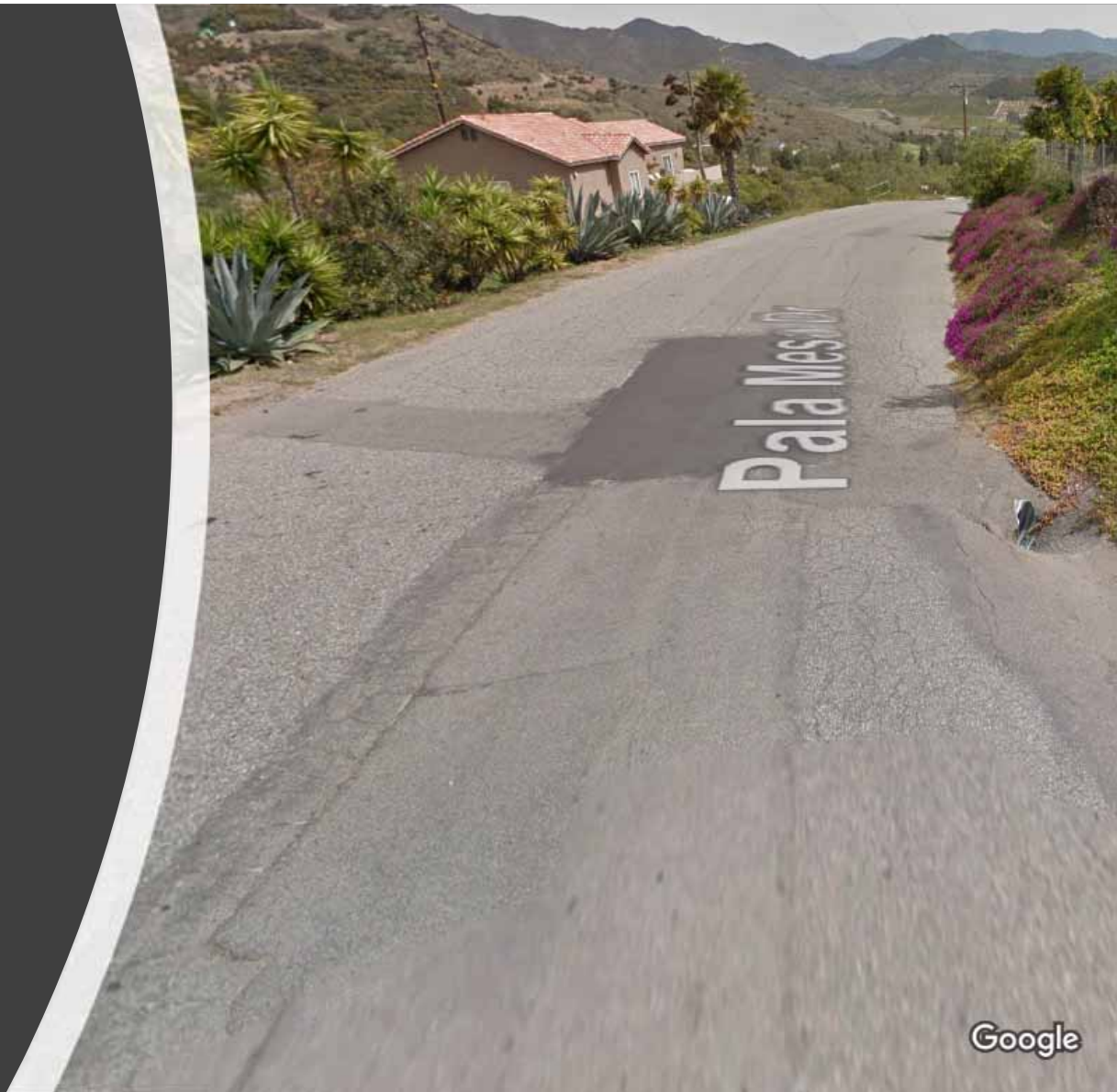
PRD 13A

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



PRD Maintenance

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

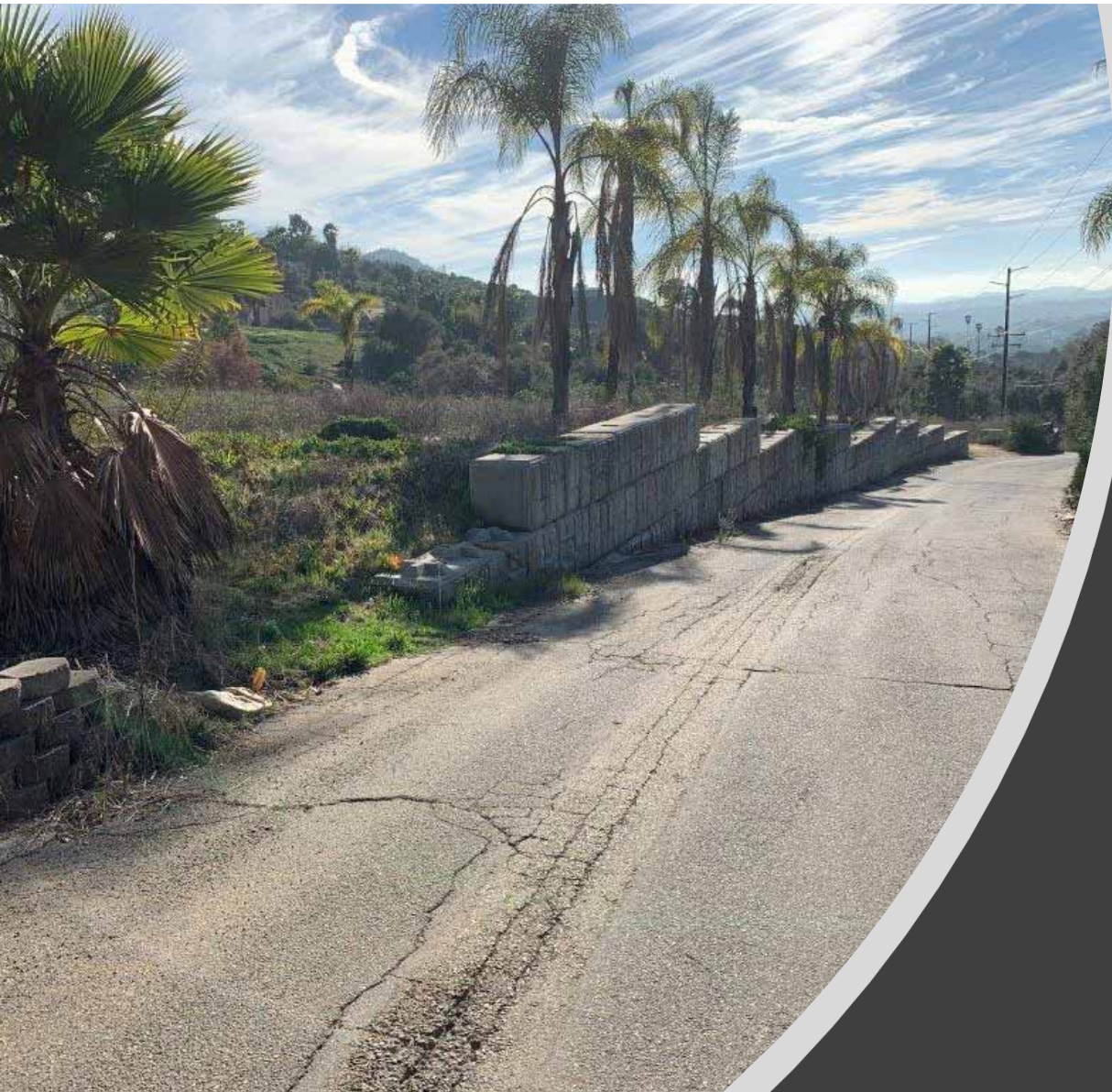




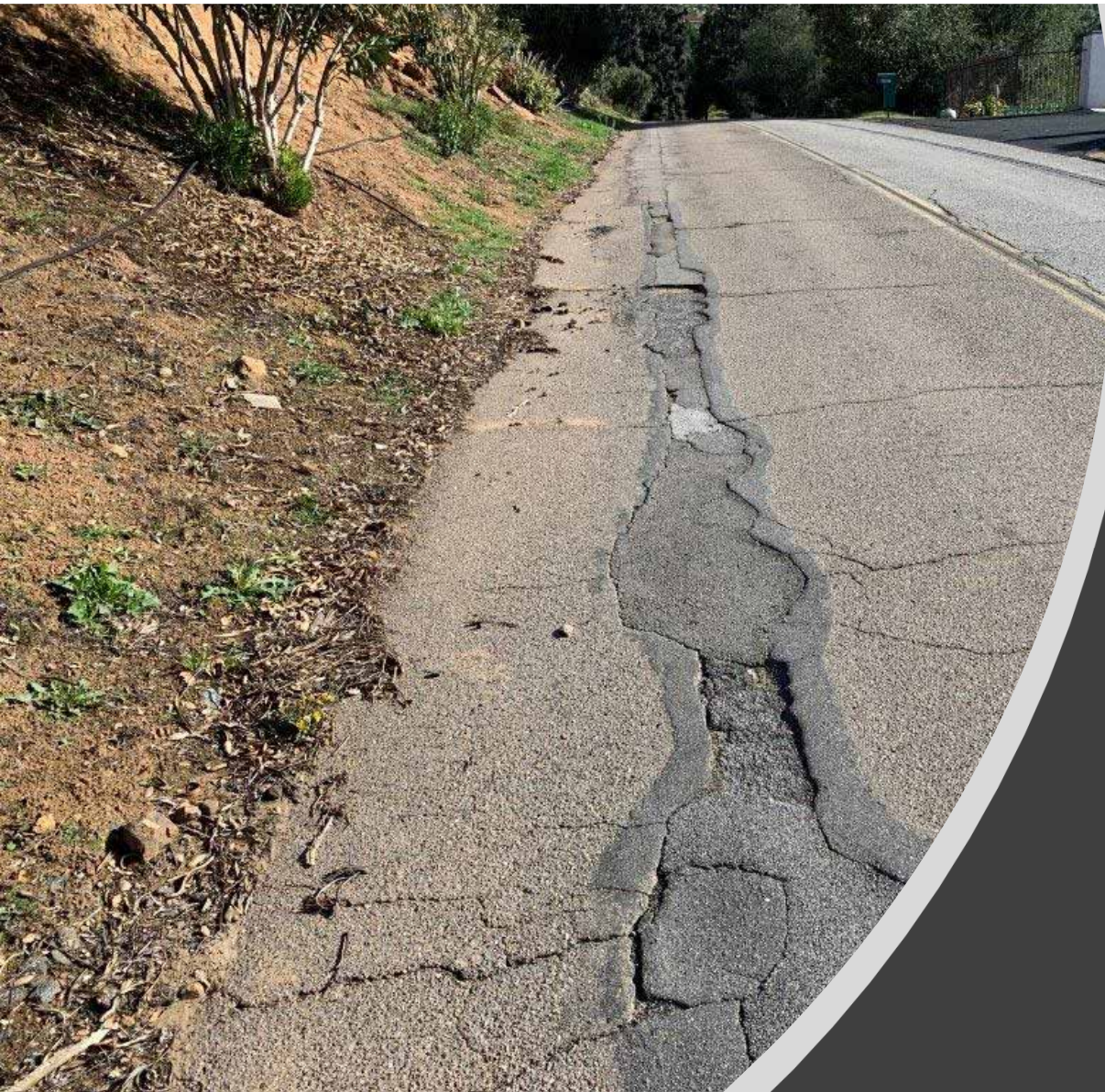
Current
Conditions:
Pala Mesa Rd.

Current Conditions: Pala Mesa Rd.





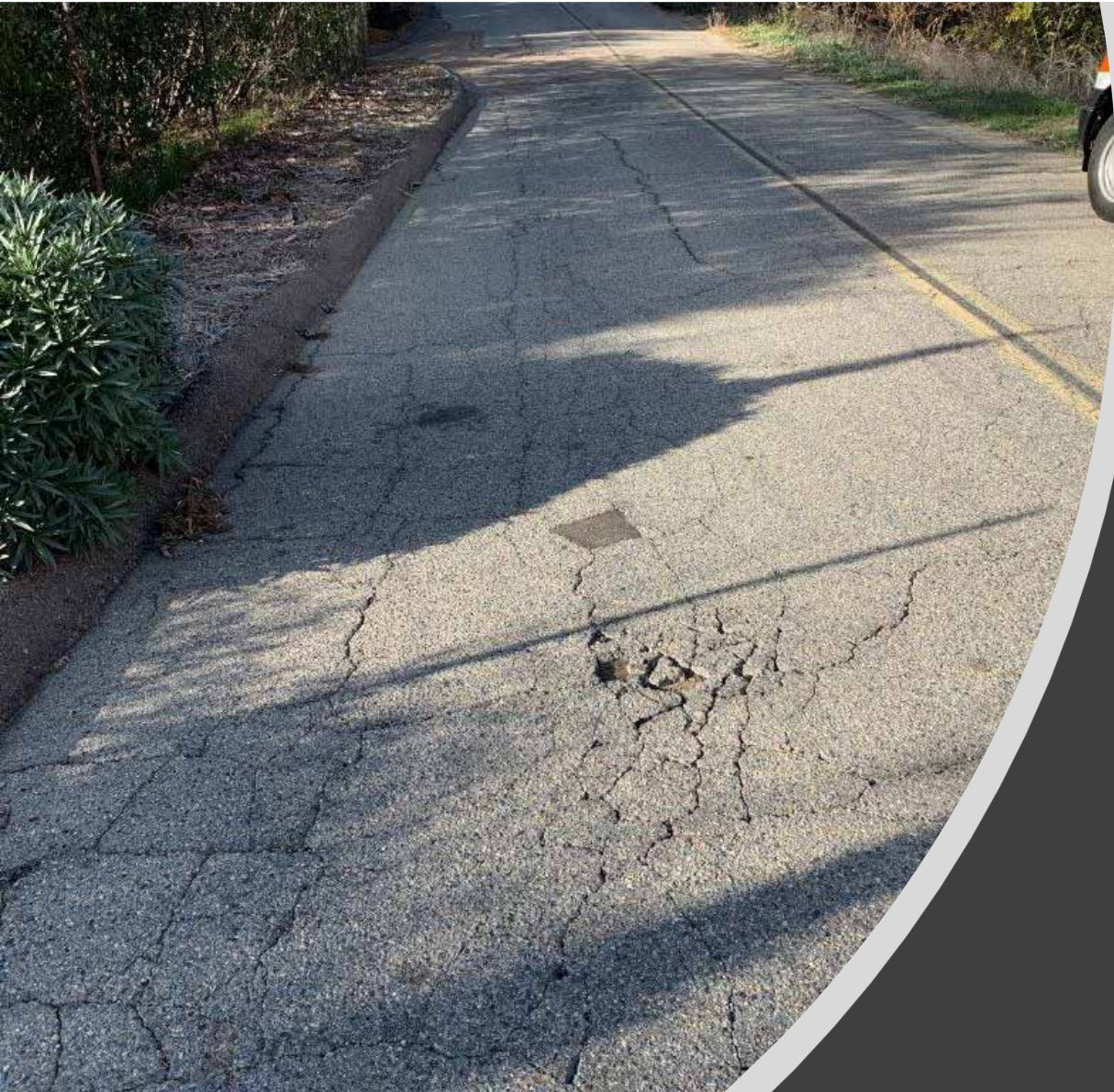
Current
Conditions:
Pala Mesa Rd.



Current
Conditions:
Wilt Rd.

Current Conditions: Wilt Rd.





Current
Conditions:
Wilt Rd.

Current Conditions: Wilt Rd. Culvert





Current
Conditions:
Wilt Rd. Culvert

Current Conditions: Citrus Dr.

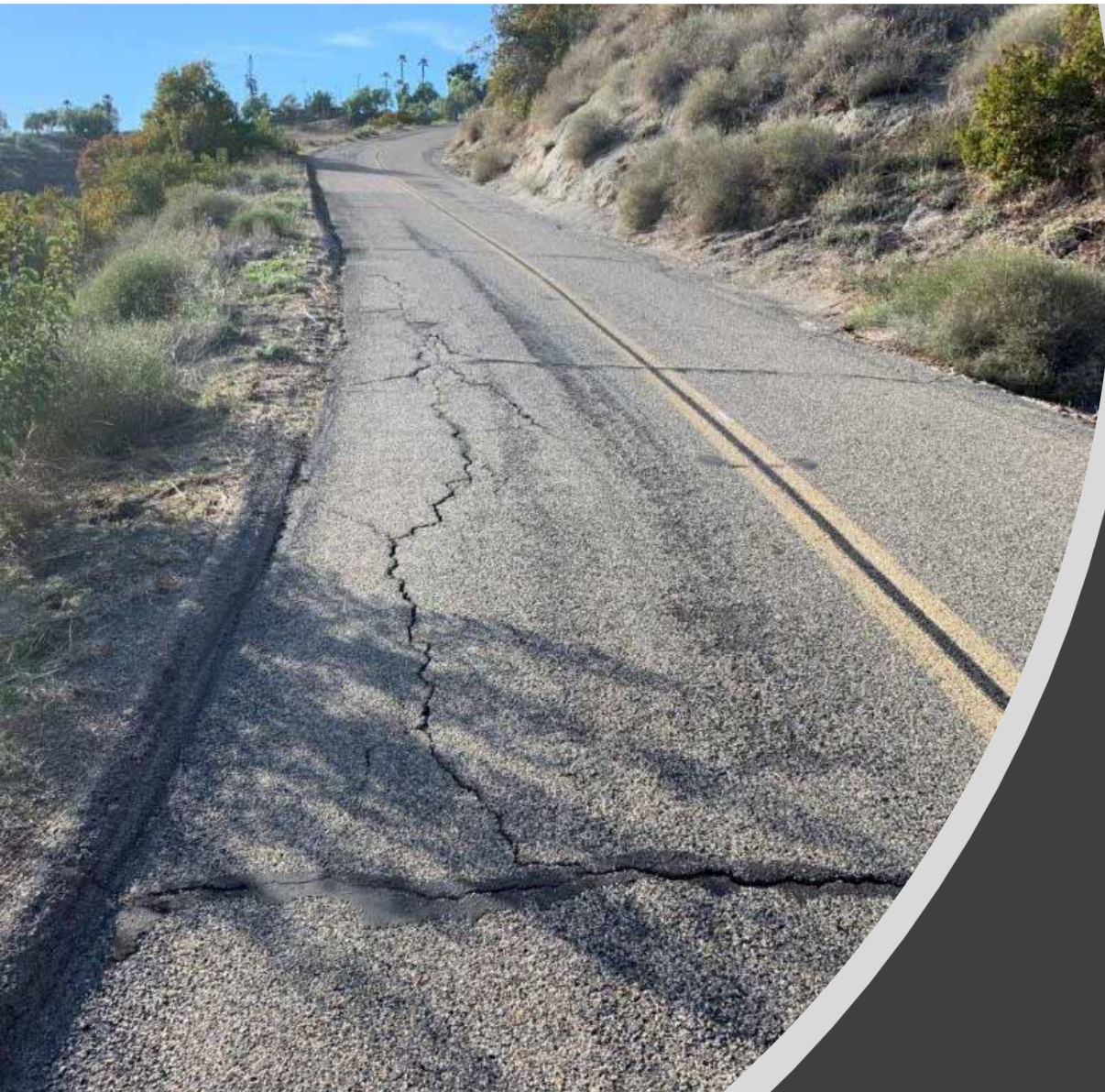




Current
Conditions:
Citrus Dr.



Current
Conditions:
Sage Rd.



Current
Conditions:
Sage Rd.



Current
Conditions:
Sumac Rd.
Culvert

Current Conditions: Brodea Ln.



Road Repair Estimate

Recommended Road Repairs for PRD 13A

- Prioritized: \$3,651,976
 - County recommends completing work within 8 years
 - Work includes remove & replace:
 - Road & Berms
 - Culverts
 - Slope Repair

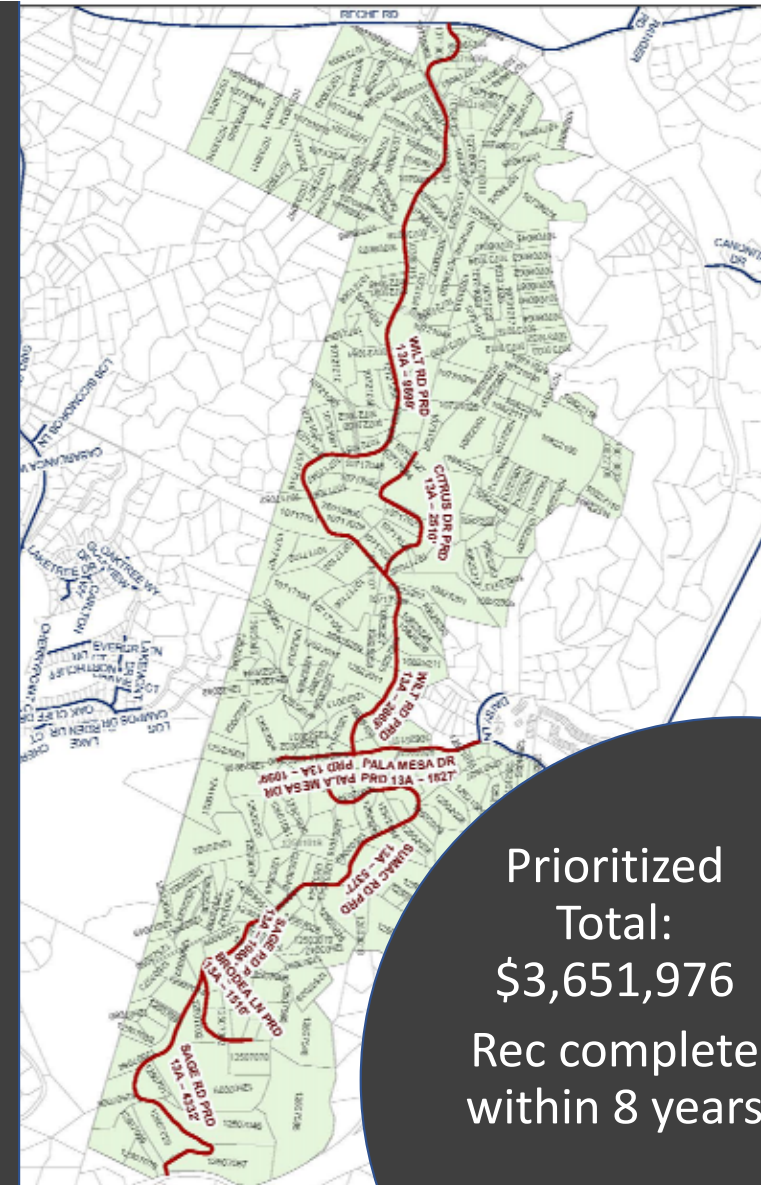
- Culvert Repairs: \$1,089,600
 - As needed/as funds are available
- Routine Maintenance: \$432,246
 - County recommended regular maintenance every 5-7 years
 - Work includes: digouts, crack fill & seal, edge repair, seal

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

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

- **WILT ROAD-SUMAC RD S TO RECHE RD (2.42 MILES)**

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



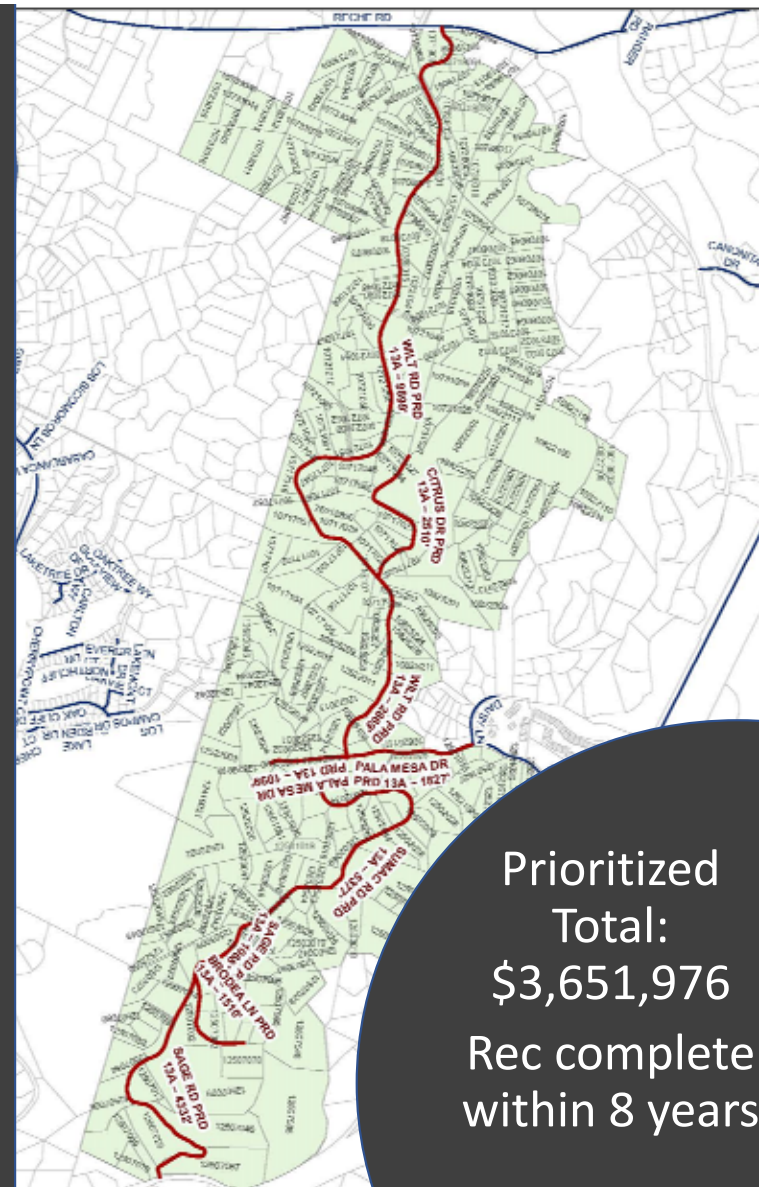
Prioritized
Total:
\$3,651,976
Rec complete
within 8 years

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

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

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

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



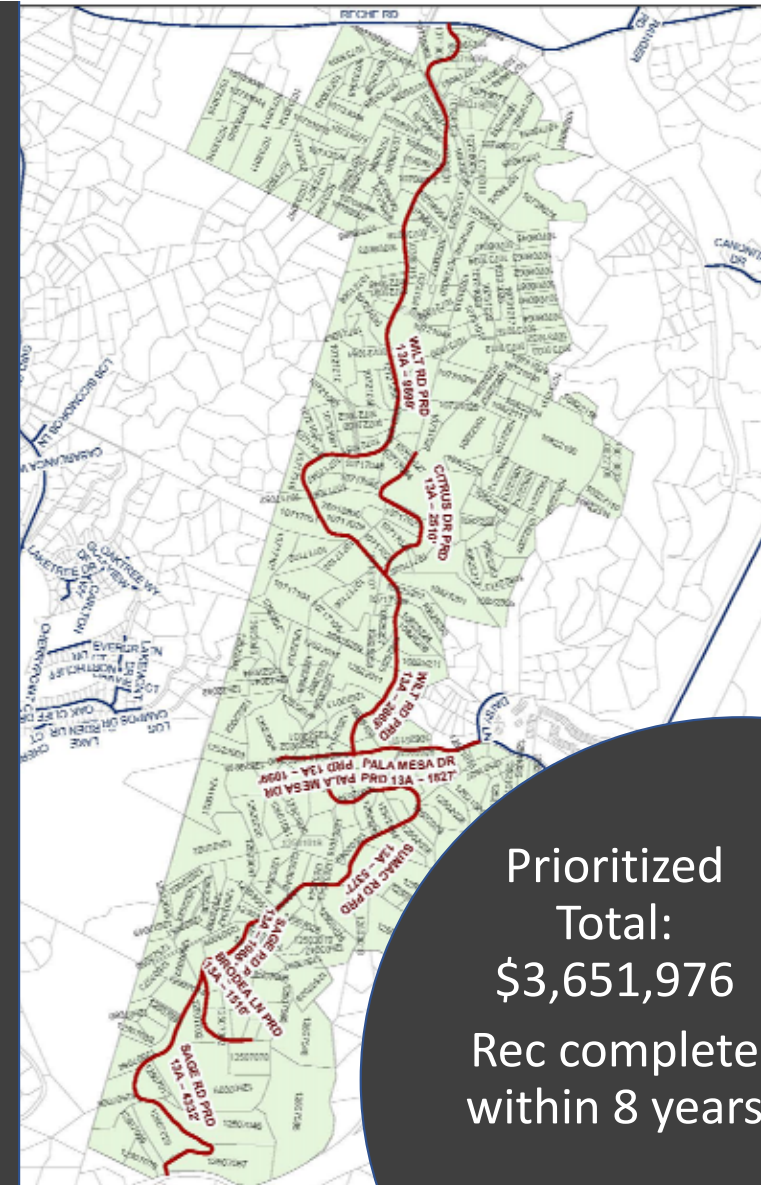
Prioritized
Total:
\$3,651,976
Rec complete
within 8 years

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

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

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

- Work to be done includes:
 - removal and replacement of road and berms
- \$212,978
 - 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
Rec complete
within 8 years



Questions

Current Revenue

- Current Revenue ~\$77,880
- Property Tax Revenue:
 - Portion of the Countywide 1% (Ad Valorem) Property Tax
 - Not “extra”
 - Fluctuates with CW property values

Current Situation

○ Projected Year End Fund Balance	\$55,846
○ Total Annual Revenue	~\$77,880
○ Cost of Annual Administration/ Inspection/Insurance	<u>\$6,000</u>
○ Amount added to fund balance (savings) each year	\$71,880
○ Cost of Recommended Work	\$3,651,974

50+ Years to fund road work at current revenue

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

Options



1

**2 Part
Rate
Increase**

2

**Limited
Service**

3

Dissolution

Part 1: Recommended Rate Increase



Most parcels would pay \$150/year

- \$50/Benefit Unit
 - Maximum rate allowed for PRD 13A
 - Benefit Unit Methodology:
 - 1: developed parcel
 - +1-4: based on acres
 - 0: does not benefit or public agency
- Annual Revenue \$132,630
- If rate increase is approved:
 - Rate will remain at \$50 in future years
 - Next 2 years: Engage property owners & road committee on reassessment options
 - Road Work done as funds are available to address highest priority items/areas

Part 2: District Reassessment



Most parcels would pay \$150/year

- New PRD would be Formed
 - Retain property tax revenue ~78k
 - New assessment rate would be established
 - PRD could be broken into zones
 - Benefit Unit Methodology would change
 - Property owners can add or remove services and/or road segments
- Annual Revenue would be sufficient to fund all recommended road work in 8 years
- Process takes ~18 months
- Includes:
 - Engineering reports
 - Public Outreach
 - Public Hearings before the Board of Supervisors
 - Mail Ballot Proceedings conducted by Clerk of the Board or Registrar of Voters

Limited Service

- If Rate Increase is Not Approved:
 - PRD 13A has enough revenue to fund periodic road work
 - PRD will remain in place with property tax revenue
 - Road work will be done as funds are available
 - Prioritized by public safety, maintaining open 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:
 - Inspection results
 - Planned road work
 - Responsibility to maintain road segments within their parcel boundaries

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 roads
- Road maintenance responsibility would return to property owners
- Dissolution process
 - Dissolution 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
Not Approved



Rate
Increase
on 21/22
Property
Tax Bill



Next
2 Years
Reassessment



Mailed Notice to Property Owners
in May and Annually about
Limited Funds/Service &
Road Maintenance Responsibility



Questions

Part 1: Recommended Rate Increase



Most parcels would pay \$150/year

- \$50/Benefit Unit
 - Maximum rate allowed for PRD 13A
 - Benefit Unit Methodology:
 - 1: developed parcel
 - +1: up to 2 acres
 - +2: 2 to 4 acres
 - +3: 4 to 8 acres
 - +4: more than 8 acres
 - 0: does not benefit or public agency
- Parcel Count: Benefit Unit/Annual Charge
 - 1 Benefit Unit (\$50/yr): 12 parcels
 - 2 Benefit Units (\$100/yr): 97 parcels
 - 3 Benefit Units (\$150/yr): 170 parcels
 - 4 Benefit Units (\$200/yr): 79 parcels
 - 5 Benefit Units (\$250/yr): 13 parcels
 - 0 Benefit Units (\$0/yr): 18 parcels