

PRD 49 – Sunset Knolls

April 13, 2021

Contacts:

County

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Road Committee

- Gene Stelmach
 - 619-443-2852 or genestelmach@cox.net
- Jerry Huffman
- James Parks
- Paul Lockman

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 49
 - Boundary
 - Maintenance Areas
- Q & A
- Current Situation
- Options
- Next Steps
- 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
- PRD revenues are kept in an individual fund at the County

PRD 49

- Formed:
 - January 9, 1973
- Parcels:
 - 24
 - 21 taxable



PERMANENT ROAD DIVISION — SUNSET KNOLLS ROAD 49

PRD Maintenance

- 0.49 Miles of Road
 - Asphalt/Concrete
 - Surface Seals
 - Crack Fill/Seal
 - Berms
 - Striping/Legends
 - Road signs
- 1 Culvert
- Optional additional services:
 - Street sweeping
 - Roadside vegetation trimming





Current
Conditions:
Sunset Knolls
@



Picture # 8

Current
Conditions:
Sunset Knolls
@



Current
Conditions:
Sunset Knolls
@

Current Conditions: Sunset Knolls @





Picture # 12

Current
Conditions:
Sunset Knolls
@

Current Conditions: Sunset Knolls @



A photograph of a dark asphalt road surface showing extensive cracking. The cracks are irregular and form a network across the pavement. In the top left corner, there is a small white rectangular label with the text 'ure # 9'. The road surface is the primary focus of the image, which is partially obscured by a blue curved graphic element on the right side of the slide.

ure # 9

Current
Conditions:
Sunset Knolls
@

Road Repair Estimate

Recommended Road Repairs for PRD 49

- Recommended Road Work: \$315,915
 - Road Removal & Replacement
 - Berm Installation & Repair
 - Road Shoulder Repair
 - Culvert Cleanout
-

- Routine Maintenance: \$47,000
 - County recommended regular maintenance every 5-7 years
 - Work includes: digouts, crack fill & seal, edge repair, seal



Questions

Current Revenues



Most parcels pay \$350/year

- \$175/Benefit Unit
 - Maximum rate allowed is \$280
 - Benefit Unit Methodology:
 - 1: benefiting parcel
 - +1: developed parcel
 - 0: does not benefit or public agency
- Annual Revenue \$7,175
 - Parcel Count: Benefit Unit/Annual Charge
 - 1 Benefit Unit (\$175/yr): 1 parcels
 - 2 Benefit Units (\$350/yr): 20 parcels
 - 0 Benefit Units (\$0/yr): 3 parcels

Current Situation

- **Projected Year End Fund Balance** **\$60,036**
- **Total Annual Revenue** **~\$7,175**
- **Cost of Annual Administration/
Inspection/Insurance** **\$3,500**
- Amount added to fund balance
(savings) each year **\$3,675**
- (if no other expenses)
- **Cost of Recommended Work** **\$315,915**

70+ Years to fund road work at current revenue

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

Options



1

Reassessment

2

**Limited
Service**

3

Dissolution

Option: Increase to Current Max - Limited Service



Most parcels would pay \$560/year

- \$280/Benefit Unit
 - Maximum rate allowed is \$280
- Benefit Unit Methodology:
 - 1: benefiting parcel
 - +1: developed parcel
 - 0: does not benefit or public agency
- Parcel Count: Benefit Unit/Annual Charge
 - 1 Benefit Unit (\$280/yr): 1 parcels
 - 2 Benefit Units (\$560/yr): 20 parcels
 - 0 Benefit Units (\$0/yr): 3 parcels
- Annual Revenue \$11,480
 - This option would not fund the recommended road work, but would provide additional funding to do repairs needed to keep the road open for daily trips and disaster egress
 - Responsibility for work not completed by the County will be the responsibility of property owners.

Limited Service

- If Rate Increase is Not Approved:
 - 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

Option: District Reassessment

- New PRD would be Formed
 - New assessment or special tax rate
 - Cost per parcel would be allocated differently based on the funding type
 - Property owners can add or remove services and/or road segments
- Process takes ~18 months, costs \$30-60K depending on the option, and 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

Option: New Benefit Assessment District



Most parcels would pay \$2,816/yr

Assessment Districts

- Allocate costs to parcels based on their specific, proportional benefit.
 - Benefit is usually determined by average daily vehicle trips generated by land use.
 - Cost an average of \$30,000 to form
 - Costs are fronted by the County but are repaid by PRD funds after a successful formation
 - Voted on by property owners
- To fund the recommended road work within 8 years, the approximate annual charge to the average parcel would be \$2,816.
- Annual Revenue: \$59,850

Option: New Special Tax District (Per Parcel)



Most parcels would pay \$2,850/yr

Special Tax District – Per Parcel Charge

- All benefiting parcels pay the same amount
- Cost an average of \$45-60,000 to form
 - Costs are fronted by the County but are repaid by PRD funds after a successful formation
 - Voted on by registered voters
- To fund the recommended road work within 8 years, the approximate annual charge to the average parcel would be \$2,850.
- Annual Revenue: \$59,850

Option: New Special Tax District (Per Acre)



10 parcels would pay \$2-3000/yr

Special Tax District – Per Acre Charge

- Allocate costs to parcels based on acreage
 - Charges range from \$500-\$16,324
- Cost an average of \$45-60,000 to form
 - Costs are fronted by the County but are repaid by PRD funds after a successful formation
 - Voted on by registered voters
- To fund the recommended road work within 8 years, the approximate annual charge to the average parcel would be \$2,850.
- Annual Revenue: \$59,850

Dissolution

- PRD would no longer exist
 - Assessment would no longer be charged on Property Tax Bill
 - 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?

- Discussion and continued meetings among property owners and road committee
- Property owners communicate preferences to County staff

If property owners want to:

- Dissolve the PRD
 - Submit Petition for Dissolution to the County by July 10 to remove the charge from the next property tax bill
- Vote to current max. rate – limited service
 - Balloting will be sent to property owners in February of 2022
- District Reassessment
 - Property owner input on services, timeline, scope of road work
 - Public Meeting with Assessment Engineer to discuss options



Questions

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