PRD 49 – Sunset Knolls

April 13, 2021

Contacts:

County

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

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

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





Civil Discourse



Participation Via WebEx



Participants Are Muted



Chat Available



Q&A
Periodically
Throughout
Meeting

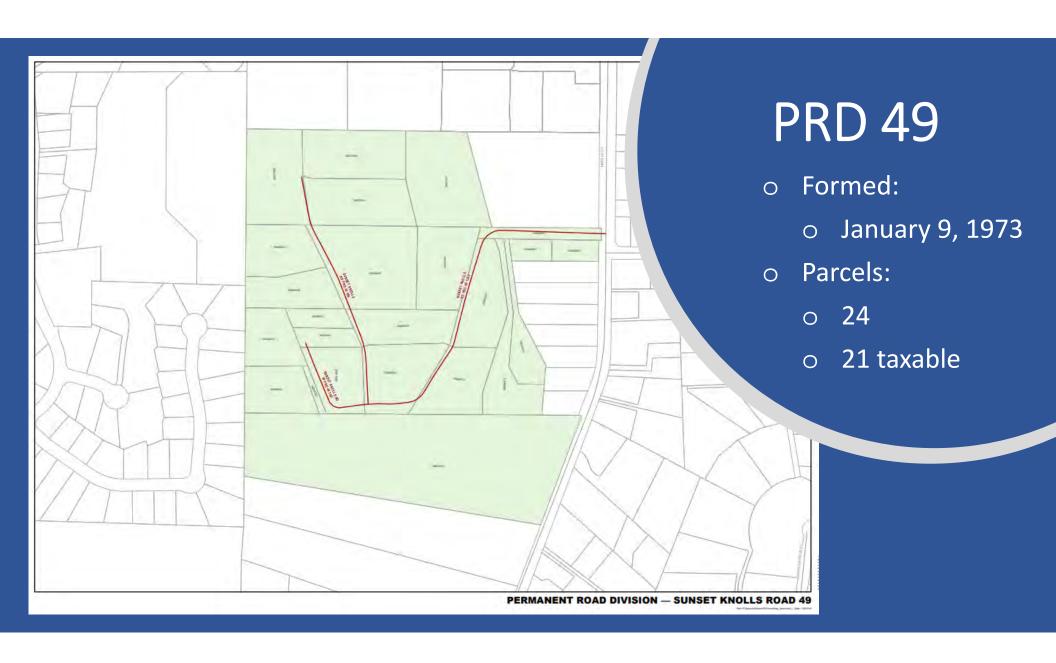
Agenda

- 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 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



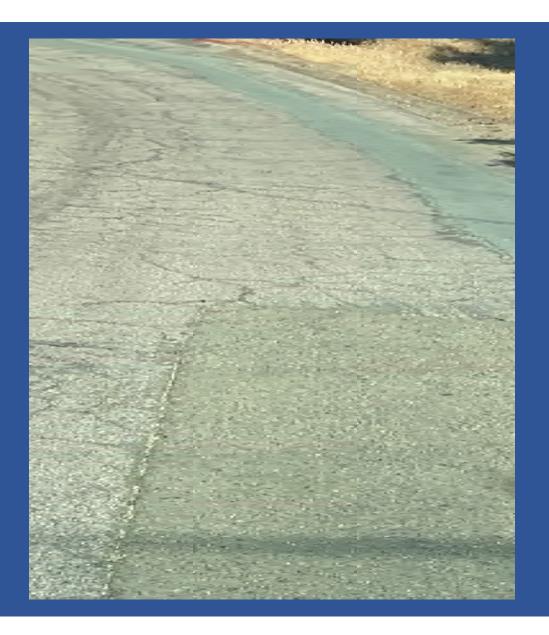














Road Repair Estimate

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



- o \$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
 - O 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 	<u>\$3,500</u>
 Amount added to fund balance (savings) each year (if no other expenses) 	\$3,675
 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

Reassessment

2 Limited Service

3 Dissolution

Option: Increase to Current Max Limited Service



Most parcels would pay \$560/year

- o \$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
 - o 2 Benefit Units (\$560/yr): 20 parcels
 - o O Benefit Units (\$0/yr): 3 parcels
- Annual Revenue \$11,480
 - This option would <u>not</u> 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 ownerscommunicate preferencesto 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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