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SPECIAL TAX REPORT

COUNTY OF SAN DIEGO

SAN DIEGO COUNTYWIDE PERMANENT ROAD
DIVISION NO. 1000, ZONE NO. 9B – HARRIS
ANNEX

February 17, 2026

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SPECIAL TAX REPORT

SAN DIEGO COUNTYWIDE PERMANENT ROAD DIVISION NO. 1000, ZONE NO. 9B – HARRIS ANNEX

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I PREAMBLE

Pursuant to provisions of the County of San Diego Code of Administrative Ordinances (specifically, Article XXVI – Department of Public Works §455 et seq.), provisions of the “Permanent Road Division Law” (California Streets & Highways Code §1160 et seq.), and in accordance with applicable provisions of “Proposition 13” (Article XIII A of the California Constitution) and “Proposition 218” (Articles XIII C & XIII D of the California Constitution) (the aforementioned provisions are hereinafter referred to collectively as “applicable law”), and in accordance with Ordinance No. _____, adopted by the BOARD OF SUPERVISORS of the COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, in connection with the proceedings for establishment of a special tax on properties located in SAN DIEGO COUNTYWIDE PERMANENT ROAD DIVISION NO. 1000, ZONE NO. 9B – HARRIS ANNEX (hereinafter referred to as “PRD Zone 9B”), DTA Public Finance, Inc., as special tax consultant to the County of San Diego for these proceedings, respectfully submits herewith this Special Tax Report for PRD Zone 9B.

II INTRODUCTION

On September 23, 1968, the Board of Supervisors of the County of San Diego (County) approved and adopted a resolution establishing County Service Area No. 9 – Harris Annexation (“CSA 9”), located in the in the Rancho Santa Fe area, just south of Del Dios Highway and West of the San Dieguito River, and authorizing the levy of fixed charges to fund road improvements and maintenance.

On February 17, 1998, the County Board of Supervisors approved the use of permanent road divisions as a means for unincorporated area property owners to improve and maintain their roads. On August 30, 1999, Senate Bill 614 (Morrow) was signed into law. The new law, effective January 1, 2000, allowed for the formation of a single permanent road division (“PRD”) for the entire unincorporated area.

On February 9, 2000, by Resolution No. 00-39, the County Board of Supervisors established San Diego Countywide Permanent Road Division No. 1000 (“PRD 1000”). PRD 1000 includes the entire unincorporated area of San Diego County, and provides a mechanism whereby property owners can collectively and voluntarily petition for the establishment of a zone to fund improvement and maintenance of roads within the zone. Over the years, the County has facilitated the formation and establishment of numerous zones on behalf of property owners. Each zone has a volunteer chairperson and Citizen’s Committee that serve as the liaison between the property owners and County staff.

On June 21, 2000, the County Board of Supervisors adopted Ordinance No. 9165, establishing San Diego Countywide Permanent Road Division No. 1000, Zone No. 9B – Harris Annex (“PRD Zone 9B”), the successor interest of CSA 9B. **Appendix A** shows the current boundary of PRD Zone 9B and parcels included. Under Ordinance No. 9165, the maximum allowable charge is \$30.00 per benefit unit. Each parcel is assigned benefit units based on certain criteria (i.e., one benefit unit for direct access to roads being maintained, etc.).

On May 16, 2007, the County Board of Supervisors approved Resolution No. 07-087 which added a segment of La Brisa from Calle Dos Lagos to the end of La Brisa to be maintained by PRD Zone 9B. Under this resolution, the updated maximum allowable charge is \$73.00 per benefit unit.

Due to inflation and other cost of service increases, existing revenues are no longer sufficient to fund the necessary ongoing maintenance of the specified roads within PRD Zone 9B. In order to adequately establish a contingency reserve, pay for road repairs, and provide for administration and ongoing maintenance of roads within PRD Zone 9B, the permissible charge needs to be increased.

A brief description of the maintenance projects, an estimate of costs, and an estimate of the reasonable apportionment of such costs is contained in the remaining sections of this Special Tax Report (the “Report”).

III PROJECT DESCRIPTION

Road repairs and ongoing maintenance of the road segments and applicable culverts as described in **Table 1** below are expected to be funded by the proposed special tax for PRD Zone 9B.

Table 1: Summary of PRD Zone 9B Roads

Road Name	Segment Lengths		Width (feet)	Approximate Road Area (sq. yards)
	Miles	Lineal Feet		
LA BRISA (RANCHO DEL RIO TO END)	0.76	4,026	20	8,947
RANCHO DEL RIO (DEL DIOS HY TO LA BRISA RD)	0.07	371	25	1,031
RANCHO DEL RIO (LA BRISA RD TO RIO SENDA)	0.12	655	22	1,601
RANCHO DEL RIO (RIO SENDA TO END)	0.21	1,097	22	2,682
RIO SENDA (RANCHO DEL RIO TO END)	0.07	376	18	752

Repair and maintenance work will be performed using materials and in a manner substantially similar to that used on public streets within the County maintained road system.

IV ESTIMATE OF SPECIAL TAXES AND PROJECT COSTS

Revenue from the special tax described herein shall be used to establish a contingency reserve, pay for road repairs, and provide for administration and ongoing maintenance of roads within PRD Zone 9B. Maintenance shall include maintenance of the roads and ongoing administrative costs.

The special taxes will pay for a portion of approximately \$87,600 (for Fiscal Year 2026-2027) in annual maintenance activities as described above. These costs are expected to remain relatively consistent each year, with annual escalation. The special tax also accounts for up to \$10,000 (for Fiscal Year 2026-2027) in annual administration costs.

In order to fund the costs mentioned above, a maximum special tax for the PRD has been calculated to fund a portion of such services.

Based on the existing development in PRD Zone 9B which consists of 53 lots of Developed Property and three (3) lots of Undeveloped Property (as defined in Section V herein), the fiscal year 2026-2027 maximum special tax that may be levied against all property in PRD Zone 9B is equal to \$51,125.00.

The County expects to fund any remaining maintenance shortfall using funds on hand from prior assessment collections, ad valorem property taxes, and other sources, as needed.

Annual Cost-Indexing

The maximum special tax identified in this Report may be increased each year based on the positive annual percentage increase in the "Los Angeles Construction Cost Index" ("LACCI") as published by Engineering News Record, or, if LACCI becomes unavailable, by a comparable Southern California construction cost index, with a minimum annual percentage change of zero percent (0%) and a maximum annual increase of five percent (5%) per Fiscal Year. Indexing the proposed special tax will allow for increases in normal repair, maintenance and operating costs, without triggering the need for additional election proceedings required by Proposition 218. Any significant change initiated by an increase in service provided or beyond the cost-indexed special tax levels would still require Proposition 218 proceedings and future voter approval.

V RATE AND METHOD OF APPORTIONMENT

All of the parcels of real property located within PRD Zone 9B, unless exempted by law or by the applicable Rate and Method of Apportionment (“RMA”), shall be taxed for the purpose of funding ongoing repair and maintenance of the identified roads located within PRD Zone 9B. The tax imposed is a special tax and not a special assessment, and there is no requirement that the tax be apportioned on the basis of benefit to any property. The special tax may be based on benefit received by parcels of real property, the costs of making facilities or authorized services available to each parcel or other reasonable basis as determined by the legislative body. However, the special tax *shall not* be apportioned on an ad valorem basis, pursuant to Article XIII A of the California Constitution.

The ongoing maintenance of identified roads is intended to provide reliable all-weather access to all of the properties located within PRD Zone 9B. Developed Property, as defined below, receives benefit from road maintenance services within PRD Zone 9B due to its active use of the roadways. Undeveloped Property, also defined below, typically generates less traffic and imposes lower maintenance demands than Developed Property.

Based on the types of maintenance services that are proposed for PRD Zone 9B and the factors described above, the special taxes assigned to Developed Property and Undeveloped Property are generally proportionate to the relative benefits received by them, and, accordingly, the special taxes can be considered fair and reasonable

With the exception of those parcels specifically exempted, the special tax will be apportioned to all parcels based on each parcel’s development status as further described below.

The terms hereinafter set forth have the following meanings:

“Acre” or “Acreage” means the land area expressed in acres of an Assessor’s Parcel as shown on an Assessor’s Parcel Map, or if the land area is not shown on an Assessor’s Parcel Map, the land area shown on the applicable final subdivision map, parcel map, condominium plan, record of survey, or other recorded County map or the land area calculated to the reasonable satisfaction of the County Administrator using the boundaries set forth on such map or plan.

“Assessor” means the Assessor of the County.

“Assessor’s Parcel” means a lot or parcel to which an Assessor’s parcel number is assigned as determined from an Assessor’s Parcel Map or the applicable assessment roll.

“Assessor’s Parcel Map” means an official map of the Assessor designating parcels by Assessor’s Parcel number.

“Board” means the County Board of Supervisors.

“County Administrator” means the County acting as special tax administrator, or

its designee.

“Developed Property” means, for each Fiscal Year, Assessor’s Parcels within PRD Zone 9B not designated as Non-Taxable Parcels as shown in Table 4 herein, for which the County Assessor indicates an improvement value greater than \$0 based on the most recent County Assessor’s secured equalized roll. Developed Property shall remain classified as Developed Property for each year thereafter and shall not change land use regardless of changes to its future improvement value.

“Fiscal Year” means the period starting July 1 and ending on the following June 30.

“Proportionately” means that the ratio of the actual Special Tax to the Maximum Special Tax is equal for all Assessor’s Parcels of Developed Property and Undeveloped Property.

“Special Tax” or “Special Taxes” means the special tax authorized to be levied in each Fiscal Year on each Assessor’s Parcel within PRD Zone 9B to fund the Special Tax Requirement, as set forth herein.

“Special Tax Requirement” means that amount of Special Taxes required, if any, in any Fiscal Year to (i) pay annual maintenance costs as described in Section IV herein, (ii) pay any amounts required to establish or replenish any reserve funds for maintenance, and (iii) pay for Administrative Expenses, less (iv) a credit for funds available to reduce the Special Tax levy, as determined by the County Administrator.

“Undeveloped Property” means, for each Fiscal Year, Assessor’s Parcels within PRD Zone 9B not designated as Non-Taxable Parcels as shown in Table 4 herein, for which the County Assessor indicates an improvement value equal to \$0 based on the most recent County Assessor’s secured equalized roll.

Under current conditions, the six (6) parcels listed in Table 2 below have been exempted from the special tax for the reasons shown therein. However, if an Assessor’s Parcel is no longer owned by a public entity or is no longer used for the purpose described in Table 4, then its tax-exempt status will, without the necessity of any action by the Board, terminate beginning in the next tax year.

Table 2: Non-Taxable Parcels

APN	Acreage	Description
267-050-57	7.09	Owned by a non-taxable public entity (County of San Diego) and used exclusively for municipal purposes (open space).
267-051-05	4.04	Owned by a non-taxable public entity (County of San Diego) and used exclusively for municipal purposes (open space).
267-132-11	6.52	Owned by a non-taxable public entity (County of San Diego) and used exclusively for municipal purposes (open space).
267-132-18	5.49	Owned by a non-taxable public entity (County of San Diego) and used exclusively for municipal purposes (open space).
267-190-13	0.35	Owned by a non-taxable public entity (Rancho Santa Fe Community Services District) and used exclusively for municipal purposes (open space).
267-191-02	11.87	Owned by a private entity for recreational purposes. Parcel does not have access to PRD 9B roads, without going through open space properties.

A Maximum Special Tax

The Maximum Special Tax as summarized below in **Table 3** are the amounts necessary to fund the annual Special Tax Requirement allocated to the 53 lots of Developed Property and three (3) lots of Undeveloped Property as described above in Section IV.

Table 3: Maximum Annual Special Tax

Land Use Category	Number of Assessor's Parcels	Fiscal Year 2026-2027 Maximum Special Tax *	Total
Developed Property	53	\$1,000.00 per Assessor's Parcel	\$53,000
Undeveloped Property	3	\$375.00 per Assessor's Parcel	\$1,125
Non-Taxable	6	\$0 per Assessor's Parcel	\$0
Total	62		\$54,125

* Maximum Special Tax increases by the percentage change in the LACCI with a minimum annual percentage change of zero percent (0%) and a maximum annual increase of five percent (5%) per Fiscal Year, commencing July 1, 2027.

Commencing with Fiscal Year 2026-2027, and for each following Fiscal Year, the County Administrator shall determine the Special Tax Requirement and shall levy the Special Taxes Proportionately on each Assessor's Parcel of Developed Property and Undeveloped Property in an amount at up to 100% of the applicable Maximum Special Tax for Developed Property and Undeveloped Property until the amount of Special Taxes levied equals the Special Tax Requirement.

A preliminary Special Tax roll for all parcels within PRD Zone 9B is included as **Appendix B**. The preliminary Special Tax roll describes the Maximum Special Tax amount for Fiscal Year 2026-2027.

VI BOUNDARY OF PRD ZONE 9B

This Report and the associated proceedings are intended to authorize the collection of a special tax in lieu of the assessment currently being levied on parcels within PRD Zone 9B. The boundary of PRD Zone 9B (shown in **Appendix A**) remains unchanged from the boundary for CSA 9.

APPENDIX A

County of San Diego
San Diego Countywide Permanent Road Division No. 1000, Zone No. 9B – Harris Annex



MAP OF PRD ZONE 9B

PRD Zone 9B - Harris Annex

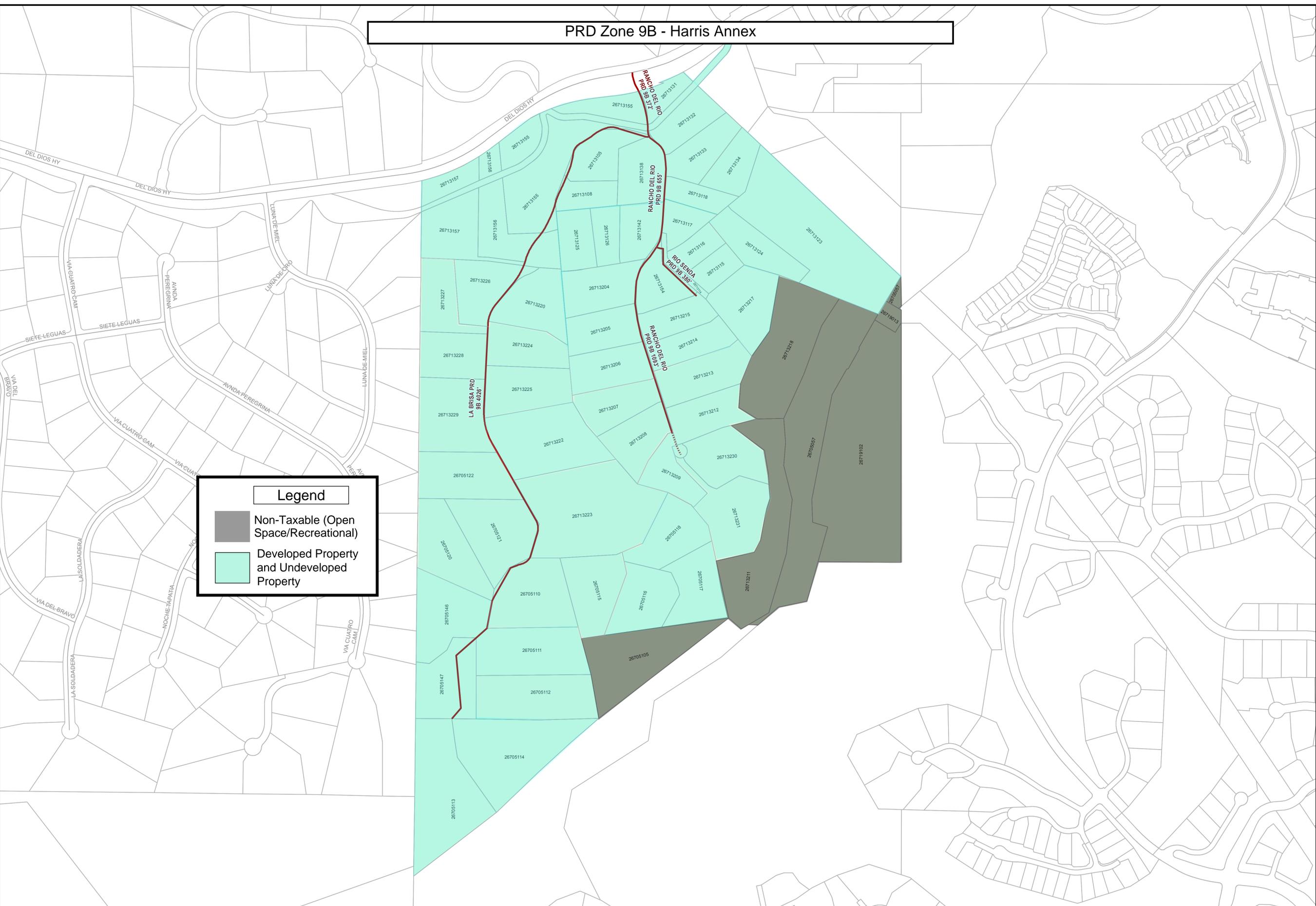


1 inch = 230 feet

PRD Parcel
 Road Maintained by PRD

Legend

- Non-Taxable (Open Space/Recreational)
- Developed Property and Undeveloped Property



County of San Diego
 Planning & Development Services
 Land Use & Environmental Group
 Geographic Information Service

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PERMANENT ROAD DIVISION — HARRIS ANNEX 9B

APPENDIX B

County of San Diego

San Diego Countywide Permanent Road Division No. 1000, Zone No. 9B – Harris Annex



PRELIMINARY SPECIAL TAX ROLL

COUNTY OF SAN DIEGO
 PRD ZONE 9B
 PRELIMINARY FY 2026-27 MAXIMUM SPECIAL TAX ROLL

APN	LAND USE	FY 2026-27 MAXIMUM SPECIAL TAX
267-051-10-00	Developed	\$1,000.00
267-051-11-00	Developed	\$1,000.00
267-051-12-00	Developed	\$1,000.00
267-051-13-00	Developed	\$1,000.00
267-051-14-00	Developed	\$1,000.00
267-051-15-00	Developed	\$1,000.00
267-051-16-00	Developed	\$1,000.00
267-051-17-00	Developed	\$1,000.00
267-051-18-00	Developed	\$1,000.00
267-051-20-00	Developed	\$1,000.00
267-051-21-00	Developed	\$1,000.00
267-051-22-00	Developed	\$1,000.00
267-051-46-00	Developed	\$1,000.00
267-051-47-00	Developed	\$1,000.00
267-131-05-00	Developed	\$1,000.00
267-131-08-00	Developed	\$1,000.00
267-131-15-00	Developed	\$1,000.00
267-131-16-00	Developed	\$1,000.00
267-131-17-00	Developed	\$1,000.00
267-131-18-00	Developed	\$1,000.00
267-131-23-00	Developed	\$1,000.00
267-131-24-00	Developed	\$1,000.00
267-131-25-00	Developed	\$1,000.00
267-131-26-00	Developed	\$1,000.00
267-131-31-00	Developed	\$1,000.00
267-131-32-00	Developed	\$1,000.00
267-131-33-00	Developed	\$1,000.00
267-131-34-00	Developed	\$1,000.00
267-131-38-00	Developed	\$1,000.00
267-131-42-00	Developed	\$1,000.00
267-131-54-00	Developed	\$1,000.00
267-131-55-00	Developed	\$1,000.00
267-131-56-00	Undeveloped	\$375.00
267-131-57-00	Developed	\$1,000.00
267-132-04-00	Developed	\$1,000.00
267-132-05-00	Developed	\$1,000.00
267-132-06-00	Developed	\$1,000.00
267-132-07-00	Developed	\$1,000.00
267-132-08-00	Developed	\$1,000.00
267-132-09-00	Undeveloped	\$375.00
267-132-12-00	Developed	\$1,000.00
267-132-13-00	Developed	\$1,000.00
267-132-14-00	Developed	\$1,000.00
267-132-15-00	Developed	\$1,000.00
267-132-17-00	Developed	\$1,000.00
267-132-20-00	Developed	\$1,000.00
267-132-22-00	Undeveloped	\$375.00
267-132-23-00	Developed	\$1,000.00
267-132-24-00	Developed	\$1,000.00
267-132-25-00	Developed	\$1,000.00
267-132-26-00	Developed	\$1,000.00
267-132-27-00	Developed	\$1,000.00
267-132-28-00	Developed	\$1,000.00
267-132-29-00	Developed	\$1,000.00
267-132-30-00	Developed	\$1,000.00
<u>267-132-31-00</u>	<u>Developed</u>	<u>\$1,000.00</u>
Subtotal	Developed	\$53,000.00
Subtotal	Undeveloped	\$1,125.00
Grand Total	56 Lots	\$54,125.00



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