

CAPISTRANO BAY DISTRICT  
AGENDA REPORT  
June 25, 2020

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Public Hearing

**ITEM 4**

Public Hearing Discussion/Questions/Answers  
Benefit Assessment/User Fee Program

The Benefit Assessment is nothing more than a new legal name for the old User Fee Program. Since 1982 the District has been annually assessing property owners for the User Fee. The intent with the User Fee is to make up the difference in the revenue apportioned to the District and our costs for operating the District, with the revenue coming up short of expenses.

With recent changes in the law, our User Fee program had to undergo a review by an assessment engineering firm and our legal counsel to verify compliance. The Engineer's Report and the two enabling resolutions have been updated and are ready to be affirmed by the Board of Directors.

The User Fee was not assessed last year due to the time necessary to conduct the full compliance review, so all property owners were given a year off. Rates will not be changing from the last time the Fee was assessed so property owners can expect to see the same amounts on the billing statements coming out in July, as follows:

	<u>LvngUnitFactor</u>	<u>Rate</u>				
<b><u>User Fee Breakdown</u></b>						
a) Undeveloped Lot	.5	538.18	x	13 units =		6,996.34
b) Single Living Unit	1.0	1,076.35	x	151 units =		162,528.85
c) Single Unit with half lot	1.25	1,345.44	x	4 units =		5,381.76
d) Single Unit with full Lot	1.5	1,614.53	x	7 units =		11,301.71
e) Single Unit w/ 1.3 lots N/A			-	x units =		-
f) Double Living Unit	2.0	2,152.70	x	18 units =		38,748.60
g) Double Unit w/ half lot	2.25	2,421.79	x	1 units =		2,421.79
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				195 units		<b>\$ 227,379.05</b>