

September 25 2023

Michael Mahgerefteh

35695 Beach road, Dana Point CA 92624

Rebuttal response for Parcel Tax

Re: Capistrano Bay Community Services District (the "District") Special Tax for Shoreline Protection.

Thank you for the opportunity to express my view on the above matter. Again, my family is new to the community and we absolutely love it here, it's like a piece of heaven.

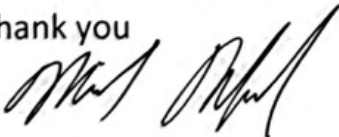
I'd have to say I'm still against getting into a litigation with the CCC because I believe it's a no-win scenario. One issue for me is the extra property tax I'd be paying. Paying the extra property tax would be a hardship to me and seeing all that money go solely to attorneys is a bit hard to swallow. Passing a tax for actual physical improvements is one thing but passing a tax to pay attorney fees seems a bit unusual.

What specifically would we be asking the courts to grant us?

Are we asking to be allowed to replenish the sand on the beach? If so, would we need to pass another tax for the actual cost of doing that? Have we tried doing this (replenishing the sand on the beach) and been denied?

Or are we asking for permission to build seawalls at homes that currently don't have one?

Thank you



Michael Mahgerefteh