

**MOULTON NIGUEL WATER DISTRICT  
NOTICE OF PUBLIC HEARING**

**LAGUNA SUR/MONARCH POINT REORGANIZATION AREA  
2015-2016 ANNUAL SEWER SERVICE CHARGES AND  
USAGE RATES TAX ROLL COLLECTION**

Notice is hereby given pursuant to California Health and Safety Code Section 5473.1 of a public hearing to be held by the Board of Directors of the Moulton Niguel Water District (MNWD) (Laguna Niguel, California) on **July 16, 2015, at 6:00 pm**, or as soon thereafter as possible, in the Board Meeting Room located at 27500 La Paz Road, Laguna Niguel, California 92677. Said hearing is to be held for the purpose of considering approval of a written report pertaining to certain property generally known as the “Laguna Sur/Monarch Point LAFCO 96-05 Reorganization Area,” which property is provided sewer service by **South Coast Water District (SCWD)**, but is within MNWD, pursuant to the terms of LAFCO Reorganization No. 96-05, and to consider public comments and all objections or protests regarding use of the County of Orange property tax roll for continuing the current practice of billing sewer service charges and usage rates for sewer collection, treatment and disposal services. The following sewer service charges and rates have been proposed by **SCWD** to be collected on the property tax roll for **2015-2016** (no change from the 2014-15 charges and rates):

**The proposed amounts are the maximum charges and rates that SCWD will consider.** If approved, the charges and rates on all tables below will be effective as of July 1, 2015, pursuant to MNWD Ordinance No. 13-01.

**TABLE 1: PROPOSED ANNUAL SEWER SERVICE CHARGE – RESIDENTIAL**

<b>SERVICE</b>	<b>CURRENT CHARGES</b>	<b>PROPOSED 2015-16</b>
Single Family Detached	\$446.46	\$446.46

**TABLE 2: PROPOSED SEWER USAGE RATES – RESIDENTIAL  
SINGLE FAMILY DETACHED**

(1 unit of water = 748 gallons)

<b>CURRENT RATES Per Unit of Water</b>	<b>PROPOSED 2015-16 Per Unit of Water</b>
\$1.20	\$1.20

**TABLE 3: PROPOSED ANNUAL SEWER SERVICE CHARGES – HOMEOWNERS’  
ASSOCIATION/CONDOMINIUMS**

<b>SERVICE</b>	<b>CURRENT CHARGES</b>	<b>PROPOSED 2015-16</b>
Duplex, 2 units	\$296.53	\$296.53
Triplex, 3 units	\$309.89	\$309.89
Fourplex, 4 units	\$314.19	\$314.19
5 or more units	\$231.91	\$231.91
Association Guardhouse	\$446.46	\$446.46
Association Recreation Area (no food service)	\$446.46	\$446.46

**TABLE 4: PROPOSED ANNUAL SEWER USAGE RATES – HOMEOWNERS’ ASSOCIATION**  
 (1 unit of water = 748 gallons)

<b>SERVICE</b>	<b>CURRENT RATES Per Unit of Water</b>	<b>PROPOSED 2015-16 Per Unit of Water</b>
Master Metered Condominium Units Association	\$1.20	\$1.20
Guardhouse Association Recreation	\$6.62	\$6.62
Area (no food service)	\$6.62	\$6.62

For more information on the sewer charges and rates for the Reorganization Area, please call MNWD customer service at (949) 851-1300. All communications regarding the sewer charges and rates, or the public hearing, including protests against collection of the charges and rates on the property tax bill, should be made in writing to the attention of the General Manager at the MNWD address above. Protests must be received in writing prior to the conclusion of the public hearing, and include the owner’s name and address and assessor parcel number, the owner’s original signature, and a statement of protest as to the property tax bill collection process. Email protests or other electronic protests are not valid and cannot be accepted as official protests. Protest letters will be tabulated and presented to the MNWD Board at the public hearing on the tax roll collection process. MNWD will count one written protest per property address. If written protests are not filed by a majority of record owners of property in the Laguna Sur/Monarch Point area, the MNWD Board will be authorized to adopt the report and collect the charges and rates using the property tax bill collection process.

*Paige Gulck*

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s/Secretary  
 MOULTON NIGUEL WATER DISTRICT