

# SUNSET BEACH SANITARY DISTRICT

of Orange County  
P.O. Box 1185  
Sunset Beach, CA 90742  
~~(310) 590-8199~~

(562) 493-9932

## Assessment Policy

*Vacant lot:* A parcel with the potential of having a separate structure or unit built upon it, but which, at the time of the assessment, contains no structures and is not used for storage or any other purpose.

*Strip lot:* Narrow parcels which have been combined with an existing parcel to extend property lines and owner's rights. For example, channel and oceanfront properties sometimes have these narrow strip parcels added to them.

*Streets:* Parcels that are considered public right-of-way.

*Commercial parcel:* Any parcel with a commercial business on it. The parcel may also contain residential units.

*Residential parcel:* A parcel which does not have a commercial business on it.

*Units:* An area within a parcel that is maintained as a separate commercial business or a separate living area. Each separate area will count as one unit, designated either residential or commercial.

*Commercial unit:* A separate business area. A business area is considered separate if each business has a separate entrance to the unit. Unoccupied areas are considered separate if separate entrances are maintained.

*Residential unit:* A separate living area. A living area is considered separate if a separate entrance or a separate food preparation area is maintained or there are no joint indoor entertainment areas. Any living area with a separate entrance or a separate food preparation area is considered a separate unit whether or not the unit is occupied. A building with a single entrance may be considered multiple units if separate food-preparation areas are maintained or there are no joint indoor entertainment areas for individual residents.

### Trash Assessment Policy:

Any parcel which contains any structure, whether permanent or temporary, or any items of storage or is developed in any way is assumed to be a parcel which generates trash. Unless an assigned commercial dumpster is present, that parcel will be assessed a minimum of one (1) unit of trash collection. The total number of units assessed is based upon the number of commercial or residential units on the parcel.

If an assigned commercial dumpster is present on any parcel, no assessment for trash collection will be made. In addition, adjacent parcels owned by the same individual or company may combine use of a commercial dumpster that is located on one of the several properties. These

adjacent properties will not be assessed trash collection at the discretion of the Assessor. (If it appears to the Assessor that adjacent parcels are not using the commercial dumpster but are using local trash collection, the adjacent parcels will be assessed for trash collection.)

**Commercial dumpster:** A dumpster that a parcel owner or a business owner contracts for directly with a trash collection company. These may be on commercial or residential properties. Dumpsters contracted for during construction on a parcel are not considered assigned commercial dumpsters and are considered temporary contracts only. Assessment of trash collection units on parcels under construction is at the discretion of the Assessor.

**Sewage Assessment Policy:**

Any parcel with the potential of having a separate structure or unit built upon it will be assessed a minimum of one (1) sewage unit. Current use of the parcel will not negate this assessment, e.g., vacant lots, parking lots, storage lots. The purpose of this policy is to allow equitable distribution of maintenance costs of sewage lines to all parcels.

**Residential sewage:** Residential parcels will be assessed for sewage based on the number of residential units on the parcel. Each residential unit counts as one unit of sewage assessment. Minimum assessment is one (1) unit of sewage.

**Commercial sewage:** Commercial parcels are assessed for sewage based on the amount of water used in the year prior to the assessment. The calculation for commercial sewage units is based on an estimated average of residential water usage. The water usage of approximately 30 single-unit residential parcels is averaged to come up with a base value for water usage per unit. That base value is used to find the number of units used by commercial parcels. Water usage for a commercial parcel is divided by the base value to determine the number of sewage units to assess the commercial parcel. The final number is then rounded to the nearest quarter unit. Commercial parcels will be assessed a minimum of one (1) unit of sewage.

This policy is based on two factors. The first is that the District is assessed sewage processing fees by Orange County Sanitary District 11 and sewage transmittal fees by the City of Huntington Beach on the basis of the number of gallons which flow through their plants. The second is that some commercial businesses may use more water and thus more sewage than most other businesses and residences, e.g., restaurants. This allows a more equitable distribution of fees.

**Policy:** Vacant lots are assessed for one (1) unit of sewage and zero (0) units of trash collection.

**Policy:** Strip lots, streets, and subsurface parcels are not assessed.



# Sunset Beach Sanitary District

**P.O. Box 1185**

**Sunset Beach, CA 90742**

**RESOLUTION NO. 10-04-03**

AMENDMENT TO ASSESSMENT POLICY DATED APRIL 9, 1992

The following language shall be added to the District's Assessment Policy and become effective upon passage by the Board of Directors to include language that refunds of User Fees, resulting from an erroneous assessment, will not exceed what the County will pay based on the County Statute of Limitations.

**Refund Policy:** In the event of an erroneous over-assessment, the District shall direct the County to refund assessed amounts to the taxpayer to the extent that the County's statute of limitations applies. The District shall not be liable to any taxpayer for an amount in excess of the preceding.

MOTION: To amend the District's Assessment Policy as stated above.

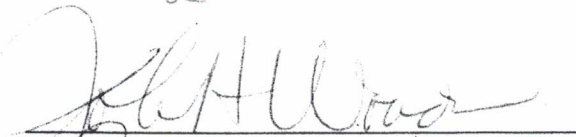
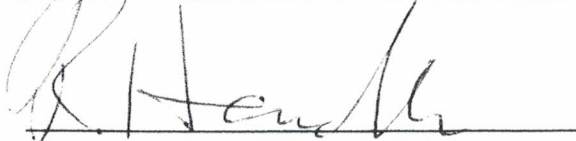
Motion made by: Bob Handler

Seconded by: Bill Bruton

Ayes: 3

Nays: 0

Absent: 2

  
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