

**From:** [\[name\]](#)  
**To:** [LAFCO Information](#)  
**Subject:** Riverside LAFCO Contact Form Submission "Ad Valorem Comment & Question"  
**Date:** Saturday, January 30, 2021 12:46:32 PM

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From: Louise B.  
Subject: Ad Valorem Comment & Question

Message Body:

The report states that Rancho uses the ad valorem to help finance capital expenses including paying debt service. The report also acknowledges that Rancho's connection fees for new development are lower because the ad valorem taxes are used to pay for water system infrastructure.

The report "...identifies potential system improvements for existing and future customers separately to ensure that 'growth pays for growth,' which ensures neither customer types [residential and commercial] subsidize the other." If an ad valorem tax is assessed on the west Murrieta study area, it would appear that the property owners and private well owners would help underwrite new development. This seems in conflict to the "growth pays for growth" statement in the study.

Please explain why residents should bear this burden through an ad valorem tax?

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