

***SANTA YNEZ COMMUNITY SERVICES DISTRICT***

**MEMORANDUM**

**TO:** Board of Directors  
**FROM:** Wendy Berry, Secretary/Treasurer  
**DATE:** June 16, 2021  
**SUBJECT:** Collection of Sewer Fees on Tax Roll

**Recommendation**

Adopt Resolution 21-04, providing for the collection of sewer fees and charges on the tax roll in the same manner as property taxes.

**Policy Implications**

On May 19, 2021, your Board approve Resolution 21-03, electing to have sewer service fees and charges collected on the tax roll for fiscal year 2021-2022, directing the preparation and filing of report, fixing time and place for hearing and providing the notice thereof.

On May 19, 2021, your Board approved Ordinance O-21-01 approving a sewer service fee increase based on Tuckfield and Associates rate study. This Ordinance approves a 0% increase for 2021/2022 fiscal year then a 4.25% increase for the 2022/2023 through 2025/2026.

The California Health and Safety Code Section 5473 et seq., provides the general taxes of sewer service charges, sewer availability charges, certain sewer capacity fees and other expenses for the collection on the tax roll.

**Fiscal Implications:**

Placing the sewer fees and other related charges on the tax roll gives the district lump sum revenue in December and April and guarantees the District will receive the revenue when the property taxes are paid.

Placing the sewer fees on the tax roll eliminates extra staff time to handle the monthly billing.

**Alternatives Considered:**

None

**Discussion:**

The public hearing notice was published in the Santa Ynez Valley News legal section on May 27, 2021 and June 10, 2021 as well as an additional publication in the classified section on June 3.

If verbal and/or written protests are not presented by the majority of the property owners, your Board will proceed to have the sewer fees and charges collected on the tax roll.

Staff received one call inquiring what the sewer fees are and what happens when they are placed on the tax roll.

Approving this Resolution is the final step in the process for electing to place the sewer fees and other related fees on the tax roll. The tax roll report is due to the County of Santa Barbara no later than the first week of August. Without approving this Resolution, staff will not be able to continue with the process and will have to begin monthly billing of the sewer fees to the customers. The District's financial software, Quick books cannot handle this task, however the Black Mountain software that was approved by the Board will be able to once it is implemented.

Attachment:

Resolution 21-04

Resolution 21-03

Sewer Service Fee Schedule

RESOLUTION NO. 21-04

RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE SANTA YNEZ COMMUNITY SERVICES DISTRICT  
OVERRULING OBJECTIONS AND ADOPTING REPORT  
ON SEWER FEES AND CHARGES TO BE COLLECTED  
ON TAX ROLL FOR FISCAL YEAR 2021-2022

WHEREAS, On May 19, 2021 the Board of Directors of the Santa Ynez Community Services District adopted Resolution No. 21-03, "Resolution of the Board of Directors of the Santa Ynez Community Services District Electing to Have Sewer Fees and Charges Collected on the Tax Roll for Fiscal year 2021-2022, Directing the Preparation and Filing of Report, Fixing Time and Place for Hearing, and Providing for Notice Thereof," which Resolution provides for the collection on the tax roll of (a) sewer service charges for fiscal year 2021-2022, (b) sewer availability charges for fiscal year 2021-2022, and (c) certain sewer connection fees for which the District agreed to defer payment pursuant to installment payment plans with the property owners (collectively, the "Sewer Fees and Charges");

WHEREAS, pursuant to Resolution No. 21-03, District staff has prepared and filed with the Secretary of the Board a written report containing a description of each parcel of real property receiving service and/or facilities and the amount of the Sewer Fees and Charges for each such parcel (the "Report");

WHEREAS, in Resolution No. 21-03, your Board appointed the time and place of a hearing on the Report and directed the Secretary to provide notice of the hearing;

WHEREAS, such notice was given in the manner provided by law as appears by the affidavit of publication on file in the office of the Secretary; and

WHEREAS, a public hearing was held on June 16, 2021, at 5:30 p.m. at which the Board heard and considered all objections and protests to the Report.

NOW, THEREFORE, IT IS HEREBY FOUND AND ORDERED as follows:

1. That protest was not made by the owners of a majority of separate parcels of property described in the Report, and that all objections and protests to the Report are overruled.
2. The Report and the charges therein are adopted and determined to be final, and the charges shall be collected on the tax roll of the County of Santa Barbara in the manner provided by law.
3. The Secretary of the District is directed to file with the County Auditor-Controller of the Santa Barbara County, on or before the 9<sup>th</sup> day of August

2021 a copy of the Report, upon which shall be endorsed over her signature a statement that the report has been finally adopted by this Board.

4. The County Auditor-Controller of Santa Barbara County shall, upon receipt of the Report, enter the amount of the charges set forth therein against the respective lots or parcels as they appear on the assessment roll for Fiscal Year 2021-2022.

PASSED AND ADOPTED this 16th day of June 2021, by the following vote of the Board of Directors of the Santa Ynez Community Services District:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Karen Jones, President of the  
Board of Directors

ATTEST:

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Wendy Berry, Secretary of the  
Board of Directors

RESOLUTION NO. 21-03

RESOLUTION OF THE BOARD OF DIRECTORS OF THE SANTA YNEZ  
COMMUNITY SERVICES DISTRICT ELECTING TO HAVE SEWER FEES AND  
CHARGES COLLECTED ON THE TAX ROLL FOR FISCAL YEAR 2021-2022,  
DIRECTING THE PREPARATION AND FILING OF REPORT, FIXING TIME AND  
PLACE FOR HEARING, AND PROVIDING FOR NOTICE THEREOF

WHEREAS, the Board of Directors of the Santa Ynez Community Services District, Santa Barbara County (the "District"), has passed and adopted ordinances prescribing sewer service charges, sewer availability charges and sewer capacity fees, and has approved installment payment plans providing for the deferred payment of sewer capacity fees and other expenses by certain property owners; and

WHEREAS, pursuant to California Health and Safety Code Section 5473 et seq., this Board desires to provide for the collection on the tax roll with the general taxes of (a) sewer service charges for fiscal year 2021-2022, (b) sewer availability charges for fiscal year 2021-2022, and (c) certain sewer capacity fees and other expenses for which the District agreed with the property owners to defer payment (collectively, the "Sewer Fees and Charges").

NOW, THEREFORE IT IS HEREBY RESOLVED AND ORDERED as follows:

1. Pursuant to Health and Safety Code Section 5473 the election is hereby made to have the Sewer Fees and Charges collected on the tax roll in the same manner, by the same persons, at the same time as, together with, and not separately from, the general taxes.
2. District staff is directed to prepare and file with the Secretary of the Board a written report containing a description of each parcel of real property receiving sewer service and/or facilities and the amount of the Sewer Fees and Charges for each such parcel (the "Report").
3. A hearing on the report shall be held before this Board on Wednesday, June 16, 2021, at 5:30 p.m., at 1070 Faraday Street, Santa Ynez, California.
4. Pursuant to Health and Safety Code Section 5473.1, the Secretary shall cause a notice of the filing of the Report and of the time and place set for the hearing, at which oral or written presentation can be made, to be published pursuant to Government Code Section 6066 once a week for two successive weeks preceding said hearing with at least five (5) days intervening between the respective publication dates, not counting such publication dates, and the first publication date being not less than fourteen (14) days prior to the date set for hearing, in the Santa Ynez

Valley News, a newspaper of general circulation printed and published within the County in which the District is located, there being no newspaper printed and published in the District.

5. The Secretary is hereby authorized and directed to sign and publish said notice on behalf of the Board as ordered above.
6. The above-mentioned notice shall be in the form set forth in Exhibit "A" attached hereto and by this reference made a part hereof.

PASSED AND ADOPTED this 19th day of May 2021, by the following vote of the Board of Directors of the Santa Ynez Community Services District.

**AYES: Beard, Jones, D'Ambra, Van Pelt, Redfern**

NOES:

ABSENT:

ABSTAIN:

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Karen Jones, President of the  
Board of Directors

ATTEST:

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Wendy Berry, Secretary of the  
Board of Directors

# Sewer Service Charges

User Classification	Flow/ (gpd)	Strength Factor	ERU Multiple	Current Charge	FY				
					2021-22	2022-23	2023-24	2024-25	2025-26
Projected Rate Increase [1]					0.00%	4.25%	4.25%	4.25%	4.25%
<b>Residential Fixed Charges</b>									
Single Family	215	1.00	1.00	\$76.67	\$76.67	\$79.93	\$83.33	\$86.87	\$90.56
Multi-family	215	1.00	1.00	\$76.67	\$76.67	\$79.93	\$83.33	\$86.87	\$90.56
Second Unit/Studios	160	1.00	0.74	\$57.06	\$57.06	\$59.49	\$62.01	\$64.65	\$67.40
<b>Mobile Home/Trailers</b>									
Manager Residence	215	1.00	1.00	\$76.67	\$76.67	\$79.93	\$83.33	\$86.87	\$90.56
Trailer Space	215	1.00	1.00	\$76.67	\$76.67	\$79.93	\$83.33	\$86.87	\$90.56
Mobile Home Park Laundry	140	1.00	0.65	\$49.92	\$49.92	\$52.04	\$54.25	\$56.56	\$58.96
<b>Retirement Facility</b>									
Manager Residence	215	1.00	1.00	\$76.67	\$76.67	\$79.93	\$83.33	\$86.87	\$90.56
Rooms w/o Kitchens	100	1.00	0.47	\$35.67	\$35.67	\$37.19	\$38.77	\$40.41	\$42.13
Rooms w/ Kitchens	150	1.00	0.70	\$53.49	\$53.49	\$55.76	\$58.13	\$60.60	\$63.18
<b>Non-Residential Fixed Charges</b>									
<b>Motel/Hotel</b>									
Manager Residence	215	1.00	1.00	\$76.67	\$76.67	\$79.93	\$83.33	\$86.87	\$90.56
Rooms w/o Kitchens	100	1.00	0.47	\$35.67	\$35.67	\$37.19	\$38.77	\$40.41	\$42.13
Rooms w/ Kitchens	150	1.00	0.70	\$53.49	\$53.49	\$55.76	\$58.13	\$60.60	\$63.18
Laundrettes, per machine	160	1.00	0.74	\$57.06	\$57.06	\$59.49	\$62.01	\$64.65	\$67.40
<b>Beauty &amp; Barber Shops</b>									
Each Sink Over 2	100	1.00	0.47	\$35.67	\$35.67	\$37.19	\$38.77	\$40.41	\$42.13
Gas Station w/Restroom	325	1.00	1.51	\$115.91	\$115.91	\$120.84	\$125.97	\$131.33	\$136.91
<b>Cocktail Lounge</b>									
Additional Seating	8	1.00	0.04	\$2.85	\$2.85	\$2.97	\$3.10	\$3.23	\$3.37
Market, Major	750	1.76	6.14	\$470.74	\$470.74	\$490.75	\$511.60	\$533.35	\$556.01
Convenience Market	215	1.00	1.00	\$76.67	\$76.67	\$79.93	\$83.33	\$86.87	\$90.56
Convenience Market w/Deli	270	1.76	2.21	\$169.47	\$169.47	\$176.67	\$184.18	\$192.01	\$200.17
Deli	260	1.00	1.21	\$92.72	\$92.72	\$96.66	\$100.77	\$105.05	\$109.52
<b>Office &amp; Retail</b>									
Units w/o Toilets	100	1.00	0.47	\$35.67	\$35.67	\$37.19	\$38.77	\$40.41	\$42.13
<b>Restaurant Full Service</b>									
Additional Seating - Food	12	1.76	0.10	\$7.54	\$7.54	\$7.86	\$8.19	\$8.54	\$8.91
Additional Seating - Bar/Banquet	8	1.00	0.04	\$2.85	\$2.85	\$2.97	\$3.10	\$3.23	\$3.37
Coffee Specialty Retail	270	1.00	1.26	\$96.29	\$96.29	\$100.38	\$104.65	\$109.10	\$113.73
Restaurant - Fast Food	240	1.76	1.96	\$150.64	\$150.64	\$157.04	\$163.72	\$170.67	\$177.93
YMCA [2]				-	-	-	-	-	-
<b>Institutional</b>									
Church	215	1.00	1.00	\$76.67	\$76.67	\$79.93	\$83.33	\$86.87	\$90.56
Pre/Elementary School, Per Student	7	1.00	0.03	\$2.30	\$2.30	\$2.40	\$2.50	\$2.61	\$2.72
High School, per Student	9	1.00	0.04	\$3.21	\$3.21	\$3.35	\$3.49	\$3.64	\$3.79
Museum	215	1.00	1.00	\$76.67	\$76.67	\$79.93	\$83.33	\$86.87	\$90.56
Post Office	215	1.00	1.00	\$76.67	\$76.67	\$79.93	\$83.33	\$86.87	\$90.56
Public Park	500	1.00	2.33	\$178.31	\$178.31	\$185.89	\$193.79	\$202.02	\$210.61
<b>Additional Sewer Service Charges</b>									
<b>Senior Living</b>									
Manager Residence	215	1.00	1.00	\$76.67	\$76.67	\$79.93	\$83.33	\$86.87	\$90.56
per Bed	125	1.00	0.58	\$44.58	\$44.58	\$46.47	\$48.45	\$50.50	\$52.65
Food Service	600	1.76	4.91	\$376.57	\$376.59	\$392.60	\$409.28	\$426.67	\$444.81
Additional Seating (per seat)	12	1.76	0.10	\$7.53	\$7.54	\$7.86	\$8.19	\$8.54	\$8.91
<b>Recovery Ranch</b>									
Manager Residence	215	1.00	1.00	\$76.67	\$76.67	\$79.93	\$83.33	\$86.87	\$90.56
per Bed	70	1.00	0.33	\$24.96	\$24.96	\$26.02	\$27.13	\$28.28	\$29.48
Food Service	600	1.76	4.91	\$376.57	\$376.59	\$392.60	\$409.28	\$426.67	\$444.81
Additional Seating (per seat)	12	1.76	0.10	\$7.53	\$7.54	\$7.86	\$8.19	\$8.54	\$8.91

Medical, Dental, Veterinarian									
Clinic or Building (per 1,000 sf)	300	1.15	1.60	\$123.03	\$123.03	\$128.26	\$133.71	\$139.39	\$145.31
Billiard/Café (per 1,000 sf)	150	1.15	0.80	\$61.51	\$61.51	\$64.13	\$66.85	\$69.70	\$72.66
Food Service	600	1.76	4.91	\$376.57	\$376.59	\$392.60	\$409.28	\$426.67	\$444.81
Additional Seating (per seat)	12	1.76	0.10	\$7.53	\$7.54	\$7.86	\$8.19	\$8.54	\$8.91
Cocktail Lounge with Food	430	1.76	3.52	\$269.88	\$269.88	\$281.35	\$293.31	\$305.77	\$318.77
Additional Seating	8	1.76	0.07	\$5.02	\$5.02	\$5.23	\$5.46	\$5.69	\$5.93
Car Wash	1,350	1.15	7.22	\$553.63	\$553.63	\$577.16	\$601.69	\$627.26	\$653.92
Winery and Wine Tasting	270	1.00	1.26	\$96.28	\$96.29	\$100.38	\$104.65	\$109.10	\$113.73
Wine Tasting with Food	430	1.76	3.52	\$269.88	\$269.88	\$281.35	\$293.31	\$305.77	\$318.77
Additional Seating	8	1.76	0.07	\$5.02	\$5.02	\$5.23	\$5.46	\$5.69	\$5.93

[1] All sewer service charges are effective July 1.

[2] The YMCA has a payment agreement based on annual flow.