

SANTA YNEZ COMMUNITY SERVICES DISTRICT

MEMORANDUM

TO: Board of Directors

FROM: Jose Acosta, General Manager

DATE: December 15, 2021

SUBJECT: Ordinance O-21-04, an Ordinance of the Santa Ynez Community Services District revising existing capacity fee ordinances, approving new capacity fees for Highway 246 Undercrossing and Horizon Drive Projects, and amending sewer service code.

Recommendation

Adopt Ordinance O-21-04, an Ordinance of the Santa Ynez Community Services District revising existing capacity fee ordinances, approving new capacity fees for Highway 246 Undercrossing and Horizon Drive Projects, and amending sewer service code.

Policy Implications

The District adopted the Sewer Service code by Ordinance O-98-04 which states the District will charge a capacity fee at the time the parcel connects to the District's sewer system. The District's current capacity fee for a single-family dwelling is \$6336.98 per Equivalent Residential Unit (ERU) and will increase to \$9995.96 May 1, 2022. The Highway 246 Undercrossing cost \$135,996.00 and Horizon Drive cost \$1,332,254.00, will also be included in this ordinance. The Ordinance will be available for future reference and guidance in assessing fees for these items.

Background

At the August 18, 2021, regular board meeting, the Board approved Ordinance O-21-03 approving the increase in capacity fees. The State has changed the requirements for Additional Dwelling Units (ADU's), Ordinance O-21-04 will be amended to reflect those changes.

To make sewer available to certain parcels within the western portions of the District's territory, the District constructed the Highway 246 Undercrossing in 2016. Once the Highway 246 undercrossing was completed the District was able to move forward with the Horizon Drive project. This undercrossing will allow for 208 parcels to connect to the district sewer system in the future; thus the cost of the project must be divided amongst all benefited parcels. The Horizon Drive Project was completed October 22, 2021, and approved by the Board at the November 17, 2021.

At the December 8, 2021, special meeting the Board accepted the final cost study prepared by Tuckfield and Associates. A public hearing will be held tonight regarding the new capacity fees, allowing for any comments or concerns to be presented.

Discussion

The District desires to (i) clarify certain provisions that apply to the Basic Capacity Fees, and (ii) address the amendments to Government Code Section 65852.2 that were made by Assembly Bill 3182 as they apply to the ADU Capacity Fees, as more particularly set forth on Exhibit “A-1” attached hereto.

The District has identified 208 parcels that may connect to and benefit from the Highway 246 Undercrossing in the future. Those parcels are located within the area identified on the map and are listed on the table attached hereto as Exhibit “A-2”. To equitably allocate the cost of the Highway 246 Undercrossing among those parcels, the District has determined that each such parcel should pay a special capacity fee in the amount of \$654 ($\$135,996/208 = \654) (the “Highway 246 Capacity Fee”).

The cost of the Horizon Extension was \$1,332,254.00. The District has identified twenty-three parcels that may connect to and benefit from the Horizon Extension in the future. Those parcels are located within the area identified on the map and are listed on the table attached hereto as Exhibit “A-3”. To equitably allocate the cost of the Horizon Extension among those parcels, the District has determined that each such parcel should pay a special capacity fee in the amount of \$57,924.00 ($\$1,332,254.00/23 = \$57,924.00$) (the “Horizon Capacity Fee”). The total fees paid by Horizon Drive Residents includes district capacity fees, annexation fees, and the Highway 246 undercrossing fees, with the total, if paid in cash, to \$67,195. The total costs could inflate, if the customer decides to enter into an installment payment plan with the district or elects to hold off on pay the fees for connection.

Attached:

Ordinance O-21-04

Exhibit “A-1”

Exhibit “A-2”

Exhibit “A-3”

ORDINANCE NO. O-21-04

**AN ORDINANCE OF THE SANTA YNEZ COMMUNITY SERVICES DISTRICT
REVISING EXISTING CAPACITY FEE ORDINANCES, APPROVING NEW
CAPACITY FEES FOR HIGHWAY 246 AND HORIZON DRIVE PROJECTS,
AND AMENDING SEWER SERVICE CODE**

WHEREAS, the Santa Ynez Community Services District (the “District”) has adopted a Sewer Service Code pursuant to Ordinance No. O-98-04 (the “Sewer Service Code”).

WHEREAS, pursuant to Section 807 of the Sewer Service Code, the District charges District-wide basic capacity fees for all parcels that connect to the District’s sewer system (the “Basic Capacity Fees”). The District's current Basic Capacity Fees were approved by Ordinance No. O-21-03 on August 18, 2021, which amended Exhibit “A” to the Sewer Service Code.

WHEREAS, pursuant to Section 807 of the Sewer Service Code, the District also charges District-wide capacity fees for certain accessory dwelling units that connect to the District’s sewer system (the “ADU Capacity Fees”). The District's current ADU Capacity Fees were by approved by Ordinance No. O-17-03 on December 20, 2017, which amended Exhibit “A” to the Sewer Service Code.

WHEREAS, the current ADU Capacity Fees were calculated in accordance with Government Code Section 65852.2, as amended by Senate Bill 229, effective as of January 1, 2018. Government Code Section 65852.2 was subsequently amended by Assembly Bill 3182, effective as of January 1, 2021.

WHEREAS, The District desires to (i) clarify certain provisions that apply to the Basic Capacity Fees, and (ii) address the amendments to Government Code Section 65852.2 that were made by Assembly Bill 3182 as they apply to the ADU Capacity Fees, as more particularly set forth on Exhibit “A-1” attached hereto.

WHEREAS, Section 807(B)(iii) of the District’s Sewer Service Code provides that the District may establish special capacity fees for any sewer connection when, in the opinion of the District’s Board of Directors, the circumstances of a connection necessitate the payment of charges over and above the District’s Basic Capacity Fee in order to establish conditions of equality between those who have borne the cost of the existing District sewage system and those who own any parcel, unit, lot, or portion thereof, benefiting from, but not participating in, the cost of such facilities.

WHEREAS, in order to make sewer service available to certain parcels of property located within the western portions of the District’s territory, the District has constructed an extension to the District’s wastewater collection system consisting of a 10” sewer line installed under Highway 246 (the “Highway 246 Undercrossing”). The Highway 246 Undercrossing is more particularly described in the contract documents dated September 25, 2016 prepared by the District’s engineer, Cannon Associates.

WHEREAS, the cost of the Highway 246 Undercrossing was \$135,996.00. The District has identified 208 parcels that may connect to and benefit from the Highway 246 Undercrossing in the future. Those parcels are located within the area identified on the map and are listed on the table attached hereto as Exhibit “A-2”. To equitably allocate the cost of the Highway 246 Undercrossing among those parcels, the District has determined that each such parcel should pay a special capacity fee in the amount of \$654 ($\$135,996/208 = \654) (the “Highway 246 Capacity Fee”).

WHEREAS, in order to make sewer service available to certain parcels of property located in the vicinity of Horizon Drive, the District has constructed an extension to the District’s wastewater collection system consisting of (i) 1,905 linear feet of 8” PVC gravity sewer main line located in Horizon Drive and in easements on private property connecting to the District’s sewer main line in Highway 246, (ii) wyes to accommodate the connection of private laterals, and (iii) 6 manholes with hinged lids (the “Horizon Extension”). The Horizon Extension is more particularly described in the contract documents dated March 17, 2021 prepared by the District’s engineer, Cannon Associates.

WHEREAS, the cost of the Horizon Extension was \$1,332,254.00. The District has identified 23 parcels that may connect to and benefit from the Horizon Extension in the future. Those parcels are located within the area identified on the map and are listed on the table attached hereto as Exhibit “A-3”. To equitably allocate the cost of the Horizon Extension among those parcels, the District has determined that each such parcel should pay a special capacity fee in the amount of \$57,924.00 ($\$1,332,254.00/23 = \$57,924.00$) (the “Horizon Capacity Fee”).

NOW, THEREFORE, the Board of Directors of the Santa Ynez Community Services District ordains as follows:

1. **Amendments to Existing Capacity Fee Ordinances.** In order to (i) clarify certain provisions that apply to the Basic Capacity Fees, and (ii) address the amendments to Government Code Section 65852.2 that were made by Assembly Bill 3182 as they apply to the ADU Capacity Fees, the Board hereby approves Exhibit “A-1” attached hereto.

2. **Approval of Highway 246 Capacity Fee.** The Board hereby approves the Highway 246 Capacity Fee in the amount of \$654. The Highway 246 Capacity Fee shall apply to (i) each of the parcels identified on Exhibit “A-2” attached hereto, and (ii) each parcel created by the subdivision of any of said parcels. The Highway 246 Capacity Fee shall be in addition to (as applicable) the Basic Capacity Fees, ADU Capacity Fees, Horizon Capacity Fee, special capacity fees relating to Project 1 and Project 2, sewer service charges, sewer benefit fees, inspection fees, plan check fees, annexation fees, and annexation administrative charges.

3. **Approval of Horizon Capacity Fee.** The Board hereby approves the Horizon Capacity Fee in the amount of \$57,924.00. The Horizon Capacity Fee shall apply to (i) each of the parcels identified on Exhibit “A-3” attached hereto, and (ii) each parcel created by the subdivision of any of the parcels identified on Exhibit “A-3”. The Horizon Capacity Fee shall be in addition to (as applicable) the Basic Capacity Fees, ADU Capacity Fees, Highway 246 Capacity Fee, sewer service charges, sewer benefit fees, inspection fees, plan check fees, annexation fees, and annexation administrative charges.

4. **Adjustments to Basic Capacity Fees.** The Basic Capacity Fees shall be adjusted effective as of the first day of January of each year, commencing January 1, 2023, by an amount equal to the percentage change in the Engineering News Record Construction Cost Index National Average published for the immediately preceding October as compared to such index for October of the previous year.

5. **Adjustments to ADU Capacity Fees.** Because the ADU Capacity Fees are calculated as a percentage of the Basic Capacity Fees, the ADU Capacity Fees will automatically adjust when annual adjustments are made to the Basic Capacity Fees as set forth in Section 4, above.

6. **Adjustments to Highway 246 Capacity Fee.** The Highway 246 Capacity Fee shall be adjusted effective as of the first day of January of each year, commencing January 1, 2023, by an amount equal to the percentage change in the Engineering News Record Construction Cost Index National Average published for the immediately preceding October as compared to such index for October of the previous year.

7. **Adjustments to Horizon Capacity Fee.** The Horizon Capacity Fee shall be increased effective as of the first day of January of each year, commencing January 1, 2023, by three percent (3%).

8. **Amendments to Sewer Service Code.** The Sewer Service Code, as previously amended, is hereby further amended as follows:

a. The last sentence of Section 807(A) is deleted in its entirety and is replaced with the following:

“A schedule of the basic capacity fees is set forth in Exhibit “A-1”.”

b. Exhibit “A” is deleted in its entirety and is replaced with Exhibit “A-1” attached hereto to set forth the Basic Capacity Fees and the ADU Capacity Fees.

c. Section 807(B)(iii) is amended to add the following sentence to the end thereof:

“Special capacity fees relating to the District’s Highway 246 undercrossing project and the District’s Horizon Drive main line extension project are set forth in Exhibits “A-2” and “A-3” attached hereto.”

d. Exhibits “A-2” and “A-3” attached hereto are hereby added to set forth the Highway 246 Capacity Fee and Horizon Capacity Fee.

9. **Findings.** The Board hereby finds that, (i) in compliance with Article XIII A, Section 4 of the California Constitution and Section 50076 of the Government Code, the capacity fees set forth in this Ordinance do not constitute a special tax requiring voter approval, (ii) based on the capacity fee studies undertaken by the District, the cost of the Highway 246 Undercrossing, the cost of the Horizon Drive Project, the approved budget, and revenue and cost projections of the District, the revenues forecast to be generated by the

capacity fees do not exceed the estimated reasonable cost of providing sewer service to the customers of the District and to the users within each of the classes established in Exhibits “A-1”, “A-2”, and “A-3”, (iii) the revenues derived from the capacity fees will not be used for any purpose other than that for which the capacity fees are imposed, (iv) the amount of the capacity fees will not exceed the proportional cost of the service provided to any parcel, and (v) the capacity fees will be imposed only where service is actually used by, or immediately available to, the owner of the property in question.

10. Effective Dates. This Ordinance shall be effective thirty (30) days following the date of publication; provided, however, that the Basic Capacity Fees set forth in Exhibit “A-1” shall be effective as of May 1, 2022.

11. Continued Effect. Except as specifically amended herein, all of the terms and provisions of the Sewer Service Code, as previously amended, shall continue in full force and effect. This Ordinance shall supersede and replace Ordinance No. O-21-03 and Ordinance No. O-17-03 to the extent that the terms and provisions of those earlier Ordinances conflict with the terms and provisions of this Ordinance.

PASSED AND ADOPTED this 15th day of December, 2021, by the following vote of the Board of Directors of the Santa Ynez Community Services District:

AYES:

NOES:

ABSENT:

ABSTAIN:

Karen Jones, Board President

ATTEST:

Wendy Berry, Board Secretary

EXHIBIT “A-1”

Basic Capacity Fees and ADU Capacity Fees

The Basic Capacity Fees and the ADU Capacity Fees shall be in the amounts shown on the table included under this Exhibit “A-1” (the “Capacity Fee Table”). The terms and provisions set forth below shall apply to Capacity Fee Table.

CAPACITY FEE ADJUSTMENTS

Per Note [1] on the Capacity Fee Table, the Basic Capacity Fees shall be adjusted effective as of the first day of January of each year, commencing January 1, 2023, by an amount equal to the percentage change in the Engineering News Record Construction Cost Index National Average published for the immediately preceding October as compared to such index for October of the previous year.

DEFINITIONS

ADU: An accessory dwelling unit as defined in Government Code Section 65852.2, as said code section may be amended from time to time in the future.

DFUs: The number of drainage fixture units for each type of appliance, appurtenance or fixture, as set forth in the then current California Plumbing Code.

Base Charge: The then current Basic Capacity Fee for a single-family dwelling.

Strength Factor: The strength factor of wastewater, as defined under Section 820(C) and as determined under Section 821 of the District's Sewer Service Code.

Unclassified User: Any user group or classification not shown in the Capacity Fee Table.

CAPACITY FEE FOR UNCLASSIFIED USERS

For any Unclassified User, the Basic Capacity Fee for the first 20 DFUs shall be calculated as follows:

$$\text{Capacity Fee} = \text{Base Charge} \times \text{Strength Factor}$$

ADDITIONAL FIXTURE CHARGE

An additional fixture charge shall be applicable to (i) any user group or classification shown in the Capacity Fee Table for which the capacity fee relates to the first 20 DFUs, and (ii) any Unclassified User which has more than 20 DFUs. Said additional fixture charge shall be calculated as follows:

$$\text{Additional Fixture Charge} = (\text{Number of DFUs in excess of 20} \div 20) \times \text{Base Charge} \times \text{Strength Factor}$$

ADU CAPACITY FEES

Per Note [2] on the Capacity Fee Table, the ADU Capacity Fee for the first 15 DFUs shall be calculated as follows:

$$\text{Capacity Fee} = \text{Base Charge} \times .74$$

ADDITIONAL FIXTURE CHARGE FOR ADUs

An additional fixture charge shall be applicable to any ADU which has more than 15 DFUs, calculated as follows:

$$\text{Additional Fixture Charge} = (\text{Number of DFUs in excess of 15} \div 20) \times \text{Base Charge} \times \text{Strength Factor}$$

LIMITATIONS ON ADU CAPACITY FEES

The ADU Capacity Fees shall only apply in cases where the District is permitted to charge a connection fee or capacity charge under Government Code Section 65852.2, as said code section may be amended from time to time in the future. As of the date of this Ordinance, Government Code Section 65852.2 permits the District to impose a connection fee or capacity charge where an ADU (i) is not within the existing space of a single-family dwelling or accessory structure, or (ii) is constructed with a new single-family residence.

YMCA CAPACITY FEE

Per Note [3] on the Capacity Fee Table, the YMCA has a payment agreement with the District based on annual flow.

EXHIBIT "A-1"

Capacity Fee Table

User Classification	Class Description	Flow/Unit (gpd)	Strength Factor	ERU Multiple	Capacity Fees [1] as of 5/1/2022
Residential					
Single Family	Dwelling	215	1.00	1.00	\$9,995.56
Multi-family	Dwelling, Apartment, Condominiums	215	1.00	1.00	\$9,995.56
Accessory Dwelling Unit	Dwelling	N/A	N/A	0.74	[2]
Mobile Home/Trailers					
Manager Residence	Dwelling	215	1.00	1.00	\$9,995.56
Trailer Space <20 ft. wide	Travel Trailer Space	160	1.00	0.74	\$7,439.47
Trailer Space	Residence or Park	215	1.00	1.00	\$9,995.56
Mobile Home Park Laundry	Laundry	140	1.00	0.65	\$6,508.55
Retirement Facility					
Manager Residence	Dwelling	215	1.00	1.00	\$9,995.56
Rooms w/o Kitchens	Dwelling	100	1.00	0.47	\$4,649.86
Rooms w/ Kitchens	Dwelling	150	1.00	0.70	\$6,974.01
Non-Residential					
Motel/Hotel					
Manager Residence	Dwelling	215	1.00	1.00	\$9,995.56
Rooms w/o Kitchens	Guest House	100	1.00	0.47	\$4,649.86
Rooms w/ Kitchens	Guest House	150	1.00	0.70	\$6,974.01
Laundrettes, per machine	Each washing machine	160	1.00	0.74	\$7,439.47
Beauty & Barber Shops	Business	215	1.00	1.00	\$9,995.56
Each Sink Over 2	Station Chair	100	1.00	0.47	\$4,649.86
Gas Station w/Restroom	Business	325	1.00	1.51	\$15,110.88
Cocktail Lounge	Up to 50 seats	430	1.00	2.00	\$19,992.69
Additional Seating	Per seat	8	1.00	0.04	\$371.42
Market, Major	W/meat & produce dept. (first 20 DFUs)	750	1.76	6.14	\$61,371.30
Convenience Market	No food preparation, dry goods only	215	1.00	1.00	\$9,995.56
Convenience Market w/Deli	Food preparation with sinks (first 20 DFUs)	270	1.76	2.21	\$22,094.29
Deli	Food preparation with sinks (first 20 DFUs)	260	1.00	1.21	\$12,087.76
Office & Retail	Professional & Commercial Retail	215	1.00	1.00	\$9,995.56
Units w/o Toilets	Each unit w/central toilet facility	100	1.00	0.47	\$4,649.86
Restaurant Full Service	Up to 21 seats	600	1.76	4.91	\$49,097.04
Additional Seating - Food	Per seat	12	1.76	0.10	\$982.63
Additional Seating - Bar/Banquet	Per seat	8	1.00	0.04	\$371.42
Coffee Specialty Retail	Up to 21 seats (incl 50% outdoors)	270	1.00	1.26	\$12,553.22
Restaurant - Fast Food	No seating (first 20 DFUs)	240	1.76	1.96	\$19,638.50
YMCA [3]					
Institutional					
Church	Base rate	215	1.00	1.00	\$9,995.56
Pre/Elementary School, Per Student	Per student & staff	7	1.00	0.03	\$299.33
High School, per Student	Per student & staff w/kitchens and showers	9	1.00	0.04	\$418.44
Museum	Tax exempt	215	1.00	1.00	\$9,995.56
Post Office	Tax exempt	215	1.00	1.00	\$9,995.56
Public Park	Per toilet room	500	1.00	2.33	\$23,246.16
Miscellaneous					
Senior Living					
Manager Residence	Dwelling	215	1.00	1.00	\$9,995.56
per Bed	Per Bed	125	1.00	0.58	\$5,811.37
Food Service	Up to 21 seats	600	1.76	4.91	\$49,097.04
Additional Seating (per seat)	Per seat	12	1.76	0.10	\$982.63
Recovery Ranch					
Manager Residence	Dwelling	215	1.00	1.00	\$9,995.56
Per Bed	Per Bed	70	1.00	0.33	\$3,254.37
Food Service	Up to 21 seats	600	1.76	4.91	\$49,097.04
Additional Seating (per seat)	Per seat	12	1.76	0.10	\$982.63
Medical, Dental, Veterinarian					
Clinic or Building (per 1,000 sf)	Professional & Commercial, per 1,000 sf	300	1.15	1.60	\$16,039.39
Billiard/Café (per 1,000 sf)	per 1,000 sf	150	1.15	0.80	\$8,019.69
Food Service	Up to 21 seats	600	1.76	4.91	\$49,097.04
Additional Seating (per seat)	Per seat	12	1.76	0.10	\$982.63
Cocktail Lounge with Food	Food preparation with sinks (first 20 DFUs)	430	1.76	3.52	\$35,184.37
Additional Seating	Per seat	8	1.76	0.07	\$654.59
Car Wash	Business	1,350	1.15	7.22	\$72,177.24
Winery and Wine Tasting	No food preparation, dry goods only	270	1.00	1.26	\$12,553.22
Wine Tasting with Food	Food preparation with sinks (first 20 DFUs)	430	1.76	3.52	\$35,184.37
Additional Seating	Per seat	8	1.76	0.07	\$654.59

EXHIBIT “A-2”

Highway 246 Capacity Fee

The Highway 246 Capacity Fee shall (i) be in the amount of \$654, (ii) apply to each of the parcels identified on this Exhibit “A-2” and each parcel created by the subdivision of any of said parcels, and (iii) be adjusted effective as of the first day of January of each year, commencing January 1, 2023, by an amount equal to the percentage change in the Engineering News Record Construction Cost Index National Average published for the immediately preceding October as compared to such index for October of the previous year.

EXHIBIT "A-2"
Highway 246 Capacity Fee
Parcel Map



SYCSD
HIGHWAY 246 SEWER CROSSING
CONTRIBUTORS

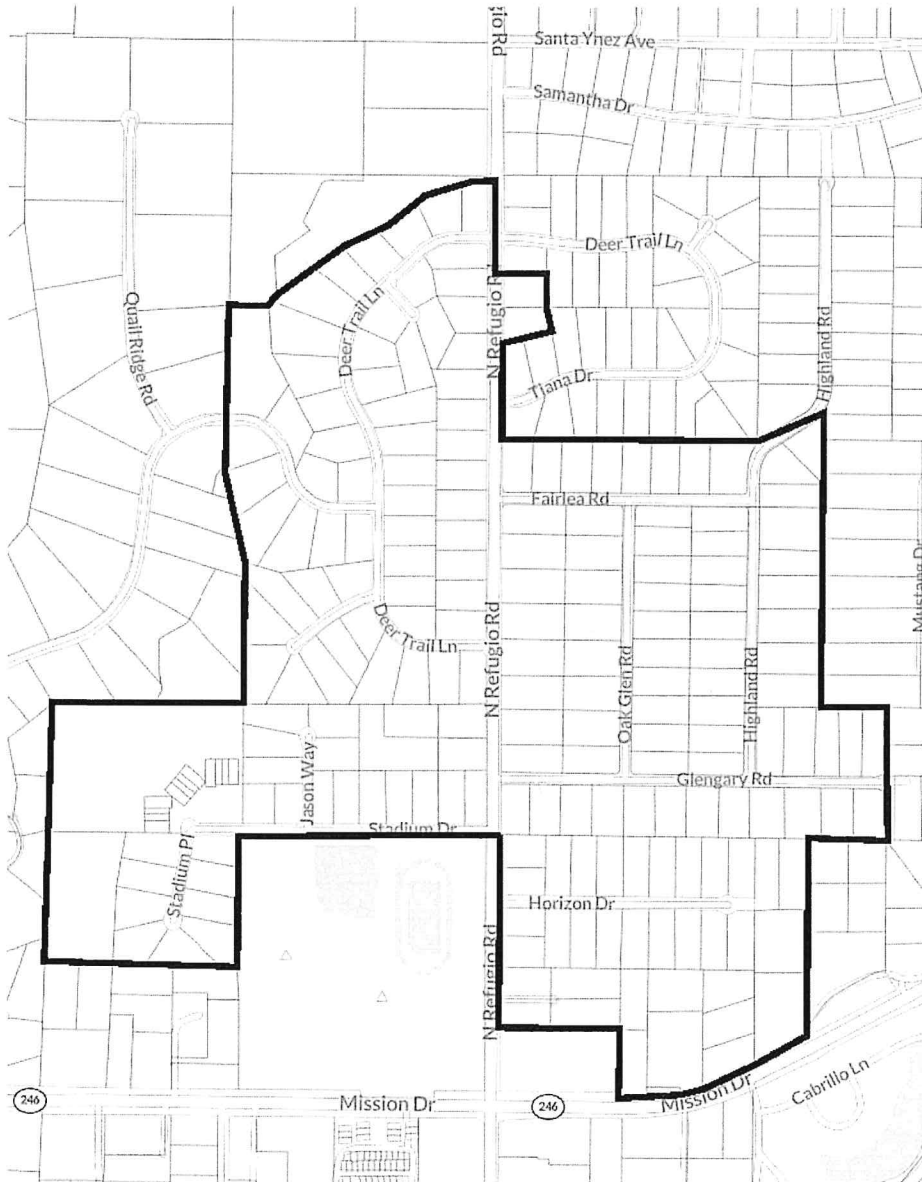


EXHIBIT "A-2"
Highway 246 Capacity Fee
Parcel List

ID	APN	Address	City	State	Zip
1	141-201-066	3020 CALLE PICO	SANTA YNEZ	CA	93460
2	141-201-064	3025 CALLE PICO	SANTA YNEZ	CA	93460
3	141-201-067	3040 CALLE PICO	SANTA YNEZ	CA	93460
4	141-201-065	3049 CALLE PICO	SANTA YNEZ	CA	93460
5	141-323-001	1111 DEER TRAIL	SOLVANG	CA	93463
6	141-321-013	1118 DEER TRAIL	SOLVANG	CA	93463
7	141-323-002	1123 DEER TRAIL	SOLVANG	CA	93463
8	141-323-003	1133 DEER TRAIL	SOLVANG	CA	93463
9	141-321-014	1140 DEER TRAIL	SOLVANG	CA	93463
10	141-323-004	1143 DEER TRAIL	SOLVANG	CA	93463
11	141-323-005	1155 DEER TRAIL	SOLVANG	CA	93463
12	141-321-015	1166 DEER TRAIL	SOLVANG	CA	93463
13	141-321-016	1178 DEER TRAIL	SOLVANG	CA	93463
14	141-323-014	1187 DEER TRAIL	SOLVANG	CA	93463
15	141-321-017	1190 DEER TRAIL	SOLVANG	CA	93463
16	141-321-018	1202 DEER TRAIL	SOLVANG	CA	93463
17	141-322-011	1207 DEER TRAIL	SOLVANG	CA	93463
18	141-321-019	1210 DEER TRAIL	SOLVANG	CA	93463
19	141-321-020	1216 DEER TRAIL	SOLVANG	CA	93463
20	141-322-010	1217 DEER TRAIL	SOLVANG	CA	93463
21	141-321-021	1222 DEER TRAIL	SOLVANG	CA	93463
22	141-322-009	1225 DEER TRAIL	SOLVANG	CA	93463
23	141-321-024	1230 DEER TRAIL	SOLVANG	CA	93463
24	141-322-008	1233 DEER TRAIL	SOLVANG	CA	93463
25	141-321-025	1240 DEER TRAIL	SOLVANG	CA	93463
26	141-322-007	1241 DEER TRAIL	SOLVANG	CA	93463
27	141-322-006	1247 DEER TRAIL	SOLVANG	CA	93463
28	141-322-005	1253 DEER TRAIL	SOLVANG	CA	93463
29	141-322-004	1259 DEER TRAIL	SOLVANG	CA	93463
30	141-322-003	1273 DEER TRAIL	SOLVANG	CA	93463
31	141-322-002	1283 DEER TRAIL	SOLVANG	CA	93463
32	141-321-001	1288 DEER TRAIL	SOLVANG	CA	93463
33	141-323-009	2901 DEER TRAIL	SOLVANG	CA	93463
34	141-323-008	2902 DEER TRAIL	SOLVANG	CA	93463
35	141-323-010	2905 DEER TRAIL	SOLVANG	CA	93463
36	141-323-007	2910 DEER TRAIL	SOLVANG	CA	93463
37	141-323-011	2915 DEER TRAIL	SOLVANG	CA	93463
38	141-323-006	2920 DEER TRAIL	SOLVANG	CA	93463
39	141-323-012	2927 DEER TRAIL	SOLVANG	CA	93463
40	141-323-013	2941 DEER TRAIL	SOLVANG	CA	93463
41	141-321-026	2960 DEER TRAIL	SOLVANG	CA	93463
42	141-321-027	2961 DEER TRAIL	SOLVANG	CA	93463
43	141-321-023	2973 DEER TRAIL	SOLVANG	CA	93463
44	141-321-022	2974 DEER TRAIL	SOLVANG	CA	93463
45	141-180-002	3041 FAIRLEA	SANTA YNEZ	CA	93460
46	141-180-003	3063 FAIRLEA	SANTA YNEZ	CA	93460

ID	APN	Address	City	State	Zip
47	141-180-004	3087 FAIRLEA	SANTA YNEZ	CA	93460
48	141-180-005	3109 FAIRLEA	SANTA YNEZ	CA	93460
49	141-180-006	3131 FAIRLEA	SANTA YNEZ	CA	93460
50	141-180-007	3151 FAIRLEA	SANTA YNEZ	CA	93460
51	141-190-027	3160 FAIRLEA	SANTA YNEZ	CA	93460
52	141-180-008	3173 FAIRLEA	SANTA YNEZ	CA	93460
53	141-190-001	3015 GLENGARY	SANTA YNEZ	CA	93460
54	141-190-053	3040 GLENGARY	SANTA YNEZ	CA	93460
55	141-190-052	3064 GLENGARY	SANTA YNEZ	CA	93460
56	141-190-051	3088 GLENGARY	SANTA YNEZ	CA	93460
57	141-190-050	3110 GLENGARY	SANTA YNEZ	CA	93460
58	141-190-049	3140 GLENGARY	SANTA YNEZ	CA	93460
59	141-190-062	3160 GLENGARY	SANTA YNEZ	CA	93460
60	141-190-036	3171 GLENGARY	SANTA YNEZ	CA	93460
61	141-190-063	3180 GLENGARY	SANTA YNEZ	CA	93460
62	141-190-060	3210 GLENGARY	SANTA YNEZ	CA	93460
63	141-190-043	3219 GLENGARY	SANTA YNEZ	CA	93460
64	141-190-061	3220 GLENGARY	SANTA YNEZ	CA	93460
65	141-190-044	3227 GLENGARY	SANTA YNEZ	CA	93460
66	141-190-046	3230 GLENGARY	SANTA YNEZ	CA	93460
67	141-190-056	3237 GLENGARY	SANTA YNEZ	CA	93460
68	141-190-057	3247 GLENGARY	SANTA YNEZ	CA	93460
69	141-190-045	3250 GLENGARY	SANTA YNEZ	CA	93460
70	141-190-035	1029 HIGHLAND	SANTA YNEZ	CA	93460
71	141-190-042	1030 HIGHLAND	SANTA YNEZ	CA	93460
72	141-190-034	1051 HIGHLAND	SANTA YNEZ	CA	93460
73	141-190-041	1062 HIGHLAND	SANTA YNEZ	CA	93460
74	141-190-033	1067 HIGHLAND	SANTA YNEZ	CA	93460
75	141-190-040	1080 HIGHLAND	SANTA YNEZ	CA	93460
76	141-190-032	1089 HIGHLAND	SANTA YNEZ	CA	93460
77	141-190-031	1101 HIGHLAND	SANTA YNEZ	CA	93460
78	141-190-039	1102 HIGHLAND	SANTA YNEZ	CA	93460
79	141-190-030	1129 HIGHLAND	SANTA YNEZ	CA	93460
80	141-190-038	1132 HIGHLAND	SANTA YNEZ	CA	93460
81	141-190-029	1149 HIGHLAND	SANTA YNEZ	CA	93460
82	141-190-058	1154 HIGHLAND	SANTA YNEZ	CA	93460
83	141-190-028	1167 HIGHLAND	SANTA YNEZ	CA	93460
84	141-190-059	1170 HIGHLAND	SANTA YNEZ	CA	93460
85	141-180-025	1200 HIGHLAND	SANTA YNEZ	CA	93460
86	141-180-024	1224 HIGHLAND	SANTA YNEZ	CA	93460
87	141-180-023	1234 HIGHLAND	SANTA YNEZ	CA	93460
88	141-350-001	3025 HORIZON	SANTA YNEZ	CA	93460
89	141-350-017	3050 HORIZON	SANTA YNEZ	CA	93460
90	141-350-002	3051 HORIZON	SANTA YNEZ	CA	93460
91	141-350-003	3063 HORIZON	SANTA YNEZ	CA	93460
92	141-350-016	3066 HORIZON	SANTA YNEZ	CA	93460

ID	APN	Address	City	State	Zip
93	141-350-004	3085 HORIZON	SANTA YNEZ	CA	93460
94	141-350-015	3086 HORIZON	SANTA YNEZ	CA	93460
95	141-350-014	3100 HORIZON	SANTA YNEZ	CA	93460
96	141-350-005	3101 HORIZON	SANTA YNEZ	CA	93460
97	141-350-006	3125 HORIZON	SANTA YNEZ	CA	93460
98	141-350-013	3126 HORIZON	SANTA YNEZ	CA	93460
99	141-350-007	3145 HORIZON	SANTA YNEZ	CA	93460
100	141-350-012	3146 HORIZON	SANTA YNEZ	CA	93460
101	141-350-008	3165 HORIZON	SANTA YNEZ	CA	93460
102	141-350-011	3166 HORIZON	SANTA YNEZ	CA	93460
103	141-350-009	3175 HORIZON	SANTA YNEZ	CA	93460
104	141-350-010	3176 HORIZON	SANTA YNEZ	CA	93460
105	141-201-015	3097 HWY 246	SANTA YNEZ	CA	93460
106	141-201-016	3099 HWY 246	SANTA YNEZ	CA	93460
107	141-201-019	3125 HWY 246	SANTA YNEZ	CA	93460
108	141-201-052	3131 HWY 246	SANTA YNEZ	CA	93460
109	141-201-051	3147 HWY 246	SANTA YNEZ	CA	93460
110	141-201-050	3149 HWY 246	SANTA YNEZ	CA	93460
111	141-201-021	3153 HWY 246	SANTA YNEZ	CA	93460
112	141-201-023	3165 HWY 246	SANTA YNEZ	CA	93460
113	141-201-024	3179 HWY 246	SANTA YNEZ	CA	93461
114	141-201-025	3185 HWY 246	SANTA YNEZ	CA	93460
115	141-340-010	999 JASON	SOLVANG	CA	93463
116	141-340-014	1030 JASON	SOLVANG	CA	93463
117	141-340-011	1031 JASON	SOLVANG	CA	93463
118	141-340-012	1061 JASON	SOLVANG	CA	93463
119	141-340-013	1062 JASON	SOLVANG	CA	93463
120	141-201-017	3101 MISSION	SANTA YNEZ	CA	93460
121	141-190-017	1010 OAK GLEN	SANTA YNEZ	CA	93460
122	141-190-016	1011 OAK GLEN	SANTA YNEZ	CA	93460
123	141-190-018	1030 OAK GLEN	SANTA YNEZ	CA	93460
124	141-190-015	1045 OAK GLEN	SANTA YNEZ	CA	93460
125	141-190-019	1046 OAK GLEN	SANTA YNEZ	CA	93460
126	141-190-014	1065 OAK GLEN	SANTA YNEZ	CA	93460
127	141-190-020	1068 OAK GLEN	SANTA YNEZ	CA	93460
128	141-190-013	1089 OAK GLEN	SANTA YNEZ	CA	93460
129	141-190-021	1092 OAK GLEN	SANTA YNEZ	CA	93460
130	141-190-022	1100 OAK GLEN	SANTA YNEZ	CA	93460
131	141-190-012	1111 OAK GLEN	SANTA YNEZ	CA	93460
132	141-190-023	1122 OAK GLEN	SANTA YNEZ	CA	93460
133	141-190-011	1139 OAK GLEN	SANTA YNEZ	CA	93460
134	141-190-024	1148 OAK GLEN	SANTA YNEZ	CA	93460
135	141-190-010	1161 OAK GLEN	SANTA YNEZ	CA	93460
136	141-190-025	1168 OAK GLEN	SANTA YNEZ	CA	93460
137	141-190-026	1184 OAK GLEN	SANTA YNEZ	CA	93460
138	141-190-009	1193 OAK GLEN	SANTA YNEZ	CA	93460

ID	APN	Address	City	State	Zip
139	141-322-014	2923 QUAIL VALLEY	SOLVANG	CA	93463
140	141-323-019	2926 QUAIL VALLEY	SOLVANG	CA	93463
141	141-322-013	2929 QUAIL VALLEY	SOLVANG	CA	93463
142	141-323-018	2934 QUAIL VALLEY	SOLVANG	CA	93463
143	141-323-017	2936 QUAIL VALLEY	SOLVANG	CA	93463
144	141-322-012	2939 QUAIL VALLEY	SOLVANG	CA	93463
145	141-323-016	2940 QUAIL VALLEY	SOLVANG	CA	93463
146	141-323-015	2944 QUAIL VALLEY	SOLVANG	CA	93463
147	141-201-013	940 REFUGIO	SANTA YNEZ	CA	93460
148	141-201-012	950 REFUGIO	SANTA YNEZ	CA	93460
149	141-201-011	970 REFUGIO	SANTA YNEZ	CA	93460
150	141-340-001	981 REFUGIO	SANTA YNEZ	CA	93460
151	141-190-054	990 REFUGIO	SANTA YNEZ	CA	93460
152	141-340-016	1011 REFUGIO	SANTA YNEZ	CA	93460
153	141-340-015	1021 REFUGIO	SANTA YNEZ	CA	93460
154	141-340-018	1031 REFUGIO	SANTA YNEZ	CA	93460
155	141-190-002	1040 REFUGIO	SANTA YNEZ	CA	93460
156	141-340-017	1041 REFUGIO	SANTA YNEZ	CA	93460
157	141-190-003	1062 REFUGIO	SANTA YNEZ	CA	93460
158	141-190-004	1088 REFUGIO	SANTA YNEZ	CA	93460
159	141-190-005	1118 REFUGIO	SANTA YNEZ	CA	93460
160	141-321-012	1139 REFUGIO	SANTA YNEZ	CA	93460
161	141-190-006	1140 REFUGIO	SANTA YNEZ	CA	93460
162	141-321-011	1159 REFUGIO	SANTA YNEZ	CA	93460
163	141-190-007	1160 REFUGIO	SANTA YNEZ	CA	93460
164	141-321-010	1179 REFUGIO	SANTA YNEZ	CA	93460
165	141-190-008	1190 REFUGIO	SANTA YNEZ	CA	93460
166	141-321-009	1199 REFUGIO	SANTA YNEZ	CA	93460
167	141-321-008	1211 REFUGIO	SANTA YNEZ	CA	93460
168	141-180-001	1216 REFUGIO	SANTA YNEZ	CA	93460
169	141-321-007	1221 REFUGIO	SANTA YNEZ	CA	93460
170	141-321-006	1231 REFUGIO	SANTA YNEZ	CA	93460
171	141-321-005	1243 REFUGIO	SANTA YNEZ	CA	93460
172	141-321-004	1255 REFUGIO	SANTA YNEZ	CA	93460
173	141-180-047	1264 REFUGIO	SANTA YNEZ	CA	93460
174	141-321-003	1271 REFUGIO	SANTA YNEZ	CA	93460
175	141-321-002	1283 REFUGIO	SANTA YNEZ	CA	93460
176	141-360-059	1286 REFUGIO	SANTA YNEZ	CA	93460
177	141-322-001	1315 REFUGIO	SANTA YNEZ	CA	93460
178	141-370-005	950 STADIUM	SOLVANG	CA	93463
179	141-370-006	953 STADIUM	SOLVANG	CA	93463
180	141-370-004	956 STADIUM	SOLVANG	CA	93463
181	141-370-010	959 STADIUM	SOLVANG	CA	93463
182	141-370-007	961 STADIUM	SOLVANG	CA	93463
183	141-370-003	964 STADIUM	SOLVANG	CA	93463
184	141-370-008	967 STADIUM	SOLVANG	CA	93463

ID	APN	Address	City	State	Zip
185	141-370-002	972 STADIUM	SOLVANG	CA	93463
186	141-370-009	975 STADIUM	SOLVANG	CA	93463
187	141-370-001	2814 STADIUM	SOLVANG	CA	93463
188	141-370-011	2831 STADIUM	SOLVANG	CA	93463
189	141-370-012	2839 STADIUM	SOLVANG	CA	93463
190	141-370-013	2845 STADIUM	SOLVANG	CA	93463
191	141-370-014	2847 STADIUM	SOLVANG	CA	93463
192	141-370-015	2853 STADIUM	SOLVANG	CA	93463
193	141-370-016	2859 STADIUM	SOLVANG	CA	93463
194	141-370-017	2861 STADIUM	SOLVANG	CA	93463
195	141-370-018	2867 STADIUM	SOLVANG	CA	93463
196	141-370-019	2875 STADIUM	SOLVANG	CA	93463
197	141-370-020	2877 STADIUM	SOLVANG	CA	93463
198	141-370-021	2881 STADIUM	SOLVANG	CA	93463
199	141-370-022	2893 STADIUM	SOLVANG	CA	93463
200	141-340-009	2899 STADIUM	SOLVANG	CA	93463
201	141-340-008	2909 STADIUM	SOLVANG	CA	93463
202	141-340-007	2931 STADIUM	SOLVANG	CA	93463
203	141-340-006	2941 STADIUM	SOLVANG	CA	93463
204	141-370-023	2941 STADIUM	SOLVANG	CA	93464
205	141-340-005	2951 STADIUM	SOLVANG	CA	93463
206	141-340-004	2961 STADIUM	SOLVANG	CA	93463
207	141-340-003	2971 STADIUM	SOLVANG	CA	93463
208	141-340-002	2981 STADIUM	SOLVANG	CA	93463

EXHIBIT “A-3”
Horizon Capacity Fee

The Horizon Capacity Fee shall (i) be in the amount of \$57,924.00, (ii) apply to each of the parcels identified on this Exhibit “A-3” and each parcel created by the subdivision of any of said parcels, and (iii) be increased effective as of the first day of January of each year, commencing January 1, 2023, by three percent (3%).

EXHIBIT "A-3"

Horizon Capacity Fee

Parcel Map

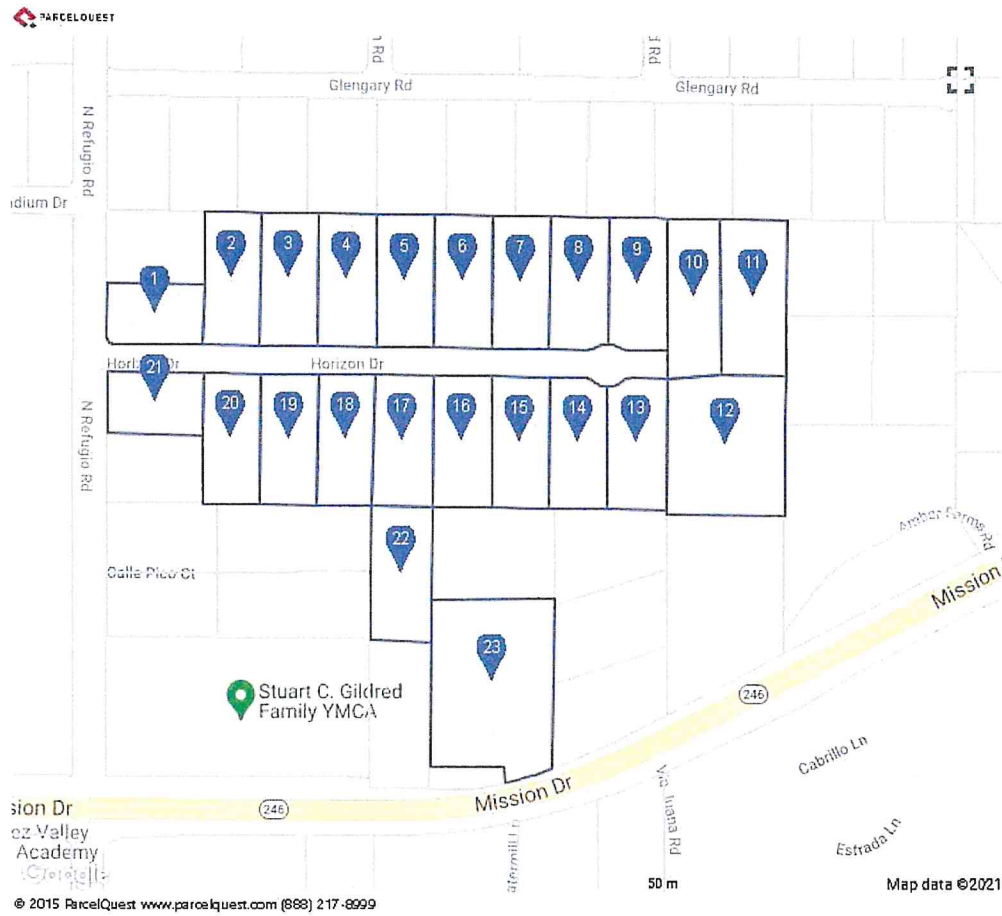


EXHIBIT "A-3"
Horizon Capacity Fee
Parcel List

	<u>Property Address</u>	<u>Assessor's Parcel Number</u>
1.	3025 Horizon Drive	141-350-001
2.	3051 Horizon Drive	141-350-002
3.	3063 Horizon Drive	141-350-003
4.	3085 Horizon Drive	141-350-004
5.	3101 Horizon Drive	141-350-005
6.	3125 Horizon Drive	141-350-006
7.	3145 Horizon Drive	141-350-007
8.	3165 Horizon Drive	141-350-008
9.	3175 Horizon Drive	141-350-009
10.	Vacant	141-201-024
11.	3185 E. Highway 246	141-201-025
12.	3165 E. Highway 246	141-201-023
13.	3176 Horizon Drive	141-350-010
14.	3166 Horizon Drive	141-350-011
15.	3146 Horizon Drive	141-350-012
16.	3126 Horizon Drive	141-350-013
17.	3100 Horizon Drive	141-350-014
18.	3086 Horizon Drive	141-350-015
19.	3066 Horizon Drive	141-350-016
20.	3050 Horizon Drive	141-350-017
21.	950 N. Refugio Road	141-201-012
22.	3097 E. Highway 246	141-201-015
23.	3145 E. Highway 246	141-201-018

