

SANTA YNEZ COMMUNITY SERVICES DISTRICT
MEMORANDUM

TO: Board of Directors

FROM: Alexandra Griffith, General Manager
Alicia Marin, Office Manager/Board Secretary

DATE: July 15, 2026

SUBJECT: Adopt Resolution for sewer service fees and charges to be collected on Fiscal Year 2026-2027 tax roll.

Recommendation / Proposed Motion:

Open a public hearing to adopt Resolution 26-07A, overruling objections and approving reports on sewer service fees and charges to be collected on the Fiscal Year 2026-2027 tax roll, then close the public hearing.

Policy Implications:

The California Health and Safety Code Section 5473 et seq. outlines the general taxes for sewer service charges, sewer availability charges, specific sewer capacity fees, and other expenses for collection on the tax roll. District Resolution 26-06B was approved on June 17, 2026, authorizing the collection of sewer service fees and charges on the tax roll for the 2026-2027 fiscal year, directing the preparation and filing of the report, setting the time and place for the hearing, and providing the necessary notice.

The Board approved Ordinance O-26-02, which authorizes a sewer service fee increase based on Willdan Financial Services Comprehensive Rate Study (April 2026). Ordinance O-26-02 establishes rates effective July 1, 2026 (Fiscal Year 2026-2027), implementing the Board's unanimous direction from March 2026 for a 2.5% annual rate increase over the next five years.

Fiscal Implications:

Incorporating sewer service fees into the tax roll guarantees steady income, supports long-term capital improvement planning, and can help secure loans for capital projects. Collecting sewer service fees via the property tax roll is effective, promotes timely payments, and makes budget planning easier.

Alternatives Considered:

None.

Discussion

At the District's previous meeting, Resolution 26-06B was approved, setting a hearing for Wednesday, July 15, 2026, at 5:30 p.m., at 1070 Faraday Street, Santa Ynez, California, to approve the attached Resolution 26-07A. This marks the final step in adding the sewer service fees and related charges to the tax roll. The District's tax roll report is due to the County of Santa Barbara by August 10, 2026.

California Code, Health and Safety Code - HSC § 5473.2

"At the time stated in the notice, the legislative body shall hear and consider all objections or protests, if any, to said report referred to in said notice and may continue the hearing from time to time. If the legislative body finds that protest is made by the owners of a majority of separate parcels of property described in the report, then the report shall not be adopted, and the charges shall be collected separately from the tax roll and shall not constitute a lien against any parcel or parcels of land."

Attachment(s):

1. Resolution 26-07A
2. Adopted Five Year Sewer Service Fee Schedule for FY 2026-2027 to FY 2030-2031

RESOLUTION NO. 26-07A

RESOLUTION OF THE BOARD OF DIRECTORS OF THE SANTA YNEZ COMMUNITY SERVICES DISTRICT OVERRULING OBJECTIONS AND ADOPTING SEWER FEES AND CHARGES TO BE COLLECTED ON THE TAX ROLL FOR THE FISCAL YEAR 2026-2027

WHEREAS, On June 17, 2026, the Board of Directors of the Santa Ynez Community Services District adopted Resolution No. 26-06B, "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 the Fiscal Year 2026-2027".

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 the fiscal year 2026-2027, (b) sewer availability charges for the fiscal year 2026-2027, and (c) certain sewer connection fees for which the District agreed to defer payment under installment payment plans with the property owners (collectively, the "Sewer Fees and Charges");

WHEREAS, under the previous Resolution No. 26-06B, district staff will prepare and file 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. 26-06B, the Board appointed the time and place of a hearing and directed the Board Secretary to provide notice of the hearing;

WHEREAS, such notice was given in the manner provided by law;

WHEREAS, a public hearing was held on July 15, 2026, at 5:30 p.m., at which the Board heard and considered all objections and protests.

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

1. The owners did not make that protest of a majority of separate parcels of the property and that it was not necessary for objections and protests to be overruled.
2. Charges and Fees therein are adopted and determined to be final, and the charges shall be collected on the County of Santa Barbara tax roll in the manner provided by law.
3. The Secretary of the District is directed to file with the Auditor-Controller of Santa Barbara County, on or before the 10th day of August 2026, a copy of the filing, upon which shall be endorsed over her signature a statement that this Board has adopted the Report.
4. Upon receipt of the filing, the Auditor-Controller of Santa Barbara County shall enter the amount of the charges set forth against the respective lots or parcels as they appear on the assessment roll for Fiscal Year 2026-2027.

PASSED AND ADOPTED this 15th day of July 2026 by the following vote of the Board of Directors of the Santa Ynez Community Services District:

AYES:

NOES:

ABSENT:

ABSTAIN:

Frank Redfern, Board President

ATTEST:

Alicia Marin, Board Secretary

Santa Ynez Community Services District

Description	Existing Rates	Adopted Rates for Fiscal Year Ending June 30				
		2026-2027	2027-2028	2028-2029	2029-2030	2030-2031
Monthly Fixed Charges:						
Residential Fixed Charges:						
Single Family	\$ 90.56	\$ 92.42	\$ 94.73	\$ 97.10	\$ 99.53	\$ 102.02
Multi-family	\$ 90.56	\$ 92.42	\$ 94.73	\$ 97.10	\$ 99.53	\$ 102.02
Second Unit/Studios	\$ 67.41	\$ 68.78	\$ 70.52	\$ 72.28	\$ 74.09	\$ 75.94
Mobile Home/Trailers						
Manager Residence	\$ 90.56	\$ 92.42	\$ 94.73	\$ 97.10	\$ 99.53	\$ 102.02
Trailer Space	\$ 90.56	\$ 92.42	\$ 94.73	\$ 97.10	\$ 99.53	\$ 102.02
Mobile Home Park Laundry	\$ 58.96	\$ 60.18	\$ 61.69	\$ 63.23	\$ 64.81	\$ 66.43
Retirement Facility						
Manager Residence	\$ 90.56	\$ 92.42	\$ 94.73	\$ 97.10	\$ 99.53	\$ 102.02
Rooms w/o Kitchens	\$ 42.14	\$ 42.99	\$ 44.06	\$ 45.16	\$ 46.29	\$ 47.45
Rooms w/ Kitchens	\$ 63.18	\$ 64.48	\$ 66.09	\$ 67.75	\$ 69.44	\$ 71.18
Non-Residential Fixed Charges:						
Motel/Hotel						
Manager Residence	\$ 90.56	\$ 92.42	\$ 94.73	\$ 97.10	\$ 99.53	\$ 102.02
Rooms w/o Kitchens	\$ 42.14	\$ 42.99	\$ 44.06	\$ 45.16	\$ 46.29	\$ 47.45
Rooms w/ Kitchens	\$ 63.18	\$ 64.48	\$ 66.09	\$ 67.74	\$ 69.44	\$ 71.17
Launderettes, per machine	\$ 67.41	\$ 68.78	\$ 70.50	\$ 72.26	\$ 74.07	\$ 75.92
Beauty & Barber Shops	\$ 90.56	\$ 92.42	\$ 94.73	\$ 97.10	\$ 99.53	\$ 102.02
Each Sink Over 2	\$ 42.14	\$ 42.99	\$ 44.06	\$ 45.16	\$ 46.29	\$ 47.45
Gas Station w/Restroom	\$ 136.91	\$ 139.71	\$ 143.20	\$ 146.78	\$ 150.45	\$ 154.21
Cocktail Lounge	\$ 181.12	\$ 184.84	\$ 189.46	\$ 194.20	\$ 199.05	\$ 204.03
Additional Seating	\$ 3.37	\$ 3.44	\$ 3.52	\$ 3.61	\$ 3.70	\$ 3.80
Market, Major	\$ 556.02	\$ 567.42	\$ 581.61	\$ 596.15	\$ 611.05	\$ 626.33
Convenience Market	\$ 90.56	\$ 92.42	\$ 94.73	\$ 97.10	\$ 99.53	\$ 102.02
Convenience Market w/Deli	\$ 200.17	\$ 204.27	\$ 209.38	\$ 214.61	\$ 219.98	\$ 225.48
Deli	\$ 109.51	\$ 111.76	\$ 114.56	\$ 117.42	\$ 120.36	\$ 123.37
Office & Retail	\$ 90.56	\$ 92.42	\$ 94.73	\$ 97.10	\$ 99.53	\$ 102.02
Units w/o Toilets	\$ 42.14	\$ 42.99	\$ 44.06	\$ 45.16	\$ 46.29	\$ 47.45
Restaurant Full Service	\$ 444.81	\$ 453.94	\$ 465.29	\$ 476.92	\$ 488.84	\$ 501.06
Additional Seating - Food	\$ 8.90	\$ 9.08	\$ 9.31	\$ 9.54	\$ 9.78	\$ 10.02
Additional Seating - Bar/Banquet	\$ 3.37	\$ 3.44	\$ 3.52	\$ 3.61	\$ 3.70	\$ 3.80
Coffee Specialty Retail	\$ 113.74	\$ 116.06	\$ 118.97	\$ 121.94	\$ 124.99	\$ 128.11
Restaurant - Fast Food	\$ 177.92	\$ 181.58	\$ 186.11	\$ 190.77	\$ 195.54	\$ 200.42
YMCA ^[1]	--	--	--	--	--	--
Institutional Fixed Charges:						
Church	\$ 90.56	\$ 92.42	\$ 94.73	\$ 97.10	\$ 99.53	\$ 102.02
Pre/Elementary School, Per Student	\$ 2.72	\$ 3.01	\$ 3.08	\$ 3.16	\$ 3.24	\$ 3.32
High School, per Student	\$ 3.79	\$ 3.87	\$ 3.97	\$ 4.06	\$ 4.17	\$ 4.27
Museum	\$ 90.56	\$ 92.42	\$ 94.73	\$ 97.10	\$ 99.53	\$ 102.02
Post Office	\$ 90.56	\$ 92.42	\$ 94.73	\$ 97.10	\$ 99.53	\$ 102.02
Public Park	\$ 210.62	\$ 214.93	\$ 220.31	\$ 225.81	\$ 231.46	\$ 237.25
Additional Wastewater Service Fixed Charges:						
Senior Living						
Manager Residence	\$ 90.56	\$ 92.42	\$ 94.73	\$ 97.10	\$ 99.53	\$ 102.02

Santa Ynez Community Services District

Description	Existing Rates	Adopted Rates for Fiscal Year Ending June 30				
		2026-2027	2027-2028	2028-2029	2029-2030	2030-2031
Monthly Fixed Charges:						
Per Bed	\$ 52.65	\$ 53.97	\$ 55.32	\$ 56.70	\$ 58.12	\$ 59.57
Food Service	\$ 444.81	\$ 453.94	\$ 465.29	\$ 476.92	\$ 488.84	\$ 501.06
Additional Seating (per seat)	\$ 8.90	\$ 9.08	\$ 9.31	\$ 9.54	\$ 9.78	\$ 10.02
Medical, Dental, Veterinarian						
Clinic or Building (per 1,000 sf)	\$ 145.31	\$ 148.30	\$ 152.01	\$ 155.81	\$ 159.71	\$ 163.70
Billiard/Café (per 1,000 sf)	\$ 72.66	\$ 74.15	\$ 76.01	\$ 77.91	\$ 79.85	\$ 81.85
Food Service	\$ 444.81	\$ 453.94	\$ 465.29	\$ 476.92	\$ 488.84	\$ 501.06
Additional Seating (per seat)	\$ 8.90	\$ 9.08	\$ 9.31	\$ 9.54	\$ 9.78	\$ 10.02
Cocktail Lounge with Food	\$ 181.12	\$ 184.84	\$ 189.46	\$ 194.20	\$ 199.05	\$ 204.03
Additional Seating	\$ 3.37	\$ 3.44	\$ 3.52	\$ 3.61	\$ 3.70	\$ 3.80
Car Wash	\$ 653.92	\$ 670.27	\$ 687.03	\$ 704.20	\$ 721.81	\$ 739.85
Winery and Wine Tasting	\$ 113.74	\$ 116.06	\$ 118.97	\$ 121.94	\$ 124.99	\$ 128.11

Note:

[1] Annual sewer charges are calculated by payment agreement based on flow.