

SANTA YNEZ COMMUNITY SERVICES DISTRICT BOARD MEMORANDUM

To: Board of Directors
From: General Manager and Finance Committee
Date: February 18, 2026
Subject: Updated Expansion Survey Results – Tiana Drive/Upper Deer Trail and Country Road

PURPOSE

To present the most current survey results for the two proposed wastewater system expansion areas, highlight key community perspectives beyond the raw numbers, and provide observations for the Board’s consideration.

Staff Position: The data reflects genuine community openness to expansion in both areas. At the same time, staff is mindful of the Board’s ongoing responsibility to safeguard the District’s financial position. Any decision to proceed will require careful structuring of debt service to avoid undue burden on existing ratepayers. Staff is fully supportive of the Board’s direction.

STAFF ANALYSIS & OBSERVATIONS – HIGH LEVEL

Area	Support Level (Yes + Maybe)	ADU Interest	Response Rate	Staff Observations
Tiana/Upper Deer Trail	65%	High	88%	Strong interest; largely cost- and ADU-driven
Country Road	59%	Moderate	88%	Solid but conditional interest; cost-sensitive

SPECIAL RECOGNITION

The Board President personally dedicated dozens of hours to following up with property owners who had not yet responded. This improved response rates and provided the Board with a much clearer, more reliable picture of community sentiment.

FINANCIAL & IMPLEMENTATION IMPLICATIONS

As the Board has discussed previously, even if it decides to move forward, expansion will realistically take **two to three years** from approval to completion. The process involves engineering design, competitive bidding, and construction, and each step will likely have to be reconsidered.

The Board carries the important duty of protecting current ratepayers from unnecessary financial risk. We will only recommend proceeding when we have reasonable assurance that sufficient homes will connect to share costs fairly and avoid drawing on reserves. The high response rates and feedback from property owners help us meet that responsibility.

BEYOND THE NUMBERS: PROPERTY OWNER PERSPECTIVES

Property owners indicated responses that go beyond a simple yes or no. Common themes include:

- **Existing septic systems still functioning** — Many “Maybe” and some “No” responses noted their current system works adequately for now but likely remain open to connecting for long-term reliability.
- **Cost sensitivity** — A significant portion of interested owners (especially “Maybe”) likely indicated their support is conditional on reasonable connection fees and ongoing rates.
- **ADU potential** — Particularly strong in Tiana/Upper Deer Trail, where nearly all “Yes” and “Maybe” respondents also expressed interest in adding accessory dwelling units.

Key takeaway: There is meaningful interest in both areas, but it is appropriately **conditional and pragmatic**. With transparent communication on costs and continued personal engagement, participation might be strengthened.

UPDATED SURVEY RESULTS LISTED ON THE FOLLOWING PAGE

TIANA DRIVE / UPPER DEER TRAIL

- Properties surveyed: 26
- Responses received: 23
- 88% response rate

Interest in connecting:

- **Yes:** 35% (9)
- **Maybe:** 31% (8)
- **No:** 23% (6)
- **No response:** 12% (3)

65% of all surveyed properties expressed interest in connecting to the system.

COUNTRY ROAD / CALZADA

- Properties surveyed: 17
- Responses received: 15
- 88% response rate

Interest in connecting:

- **Yes:** 24% (4)
- **Maybe:** 35% (6)
- **No:** 29% (5)
- **No response:** 12% (2)

59% of all properties surveyed expressed interest in connecting to the system.