

SANTA YNEZ COMMUNITY SERVICES DISTRICT
MEMORANDUM

TO: Board of Directors

FROM: Loch Dreizler, General Manager
Alicia Marin, Office Manager/Board Secretary

DATE: July 17, 2024

SUBJECT: Adopt Resolution for sewer service charges/fees to be collected on FY 2024-2025 tax rolls.

Recommendation / Proposed Motion:

Open public hearing to adopt Resolution 24-07, overruling objections and adopting reports on sewer fees and charges to be collected on the fiscal year 2024-2025 tax roll and close public hearing.

Policy Implications:

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

District Resolution 24-06B was approved on June 26, 2024, electing to have sewer service fees and charges collected on the tax roll for the fiscal year 2024-2025, directing the Preparing and filing the Report, fixing the time and place for the hearing, and providing the notice.

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

Fiscal Implications:

Placing the sewer fees on the tax roll ensures consistent revenue, aids in long-term capital improvement planning, and can assist when procuring capital improvement project loans. Collecting sewer fees through the property tax rolls is efficient, ensures timely payments, and simplifies budget planning.

Alternatives Considered:

None at this time

Discussion

At our previous meeting, Resolution 24-06B was approved, indicating a hearing to be held on Wednesday, July 17, 2024, at 5:30 p.m., at 1070 Faraday Street, Santa Ynez, California, to approve the attached Resolution 24-07. This represents the last step in placing the sewer and other related fees on the tax roll. Our tax roll report is due August 10 to the County of Santa Barbara.

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 24-07
2. Sewer Service Fee Schedule

RESOLUTION NO. 24-07
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 2024-2025

WHEREAS, On June 26, 2024, the Board of Directors of the Santa Ynez Community Services District adopted Resolution No. 24-06B, "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 Fiscal year 2024-2025.

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 2024-2025, (b) sewer availability charges for the fiscal year 2024-2025, 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. 24-06B, 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. 24-06B, your 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 17, 2024, 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/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 County Auditor-Controller of Santa Barbara County, on or before the 10th day of August 2024, 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 2024-2025.

PASSED AND ADOPTED this 17th day of July 2024 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

Sewer Service Charges FY 2023-24 and 2024-25

User Classification	Flow/ (gpd)	Strength Factor	ERU Multiple	Current Charge	Current	
					FY 2023-24	FY 2024-25
Projected Rate Increase [1]					4.25%	4.25%
Residential Fixed Charges						
Single Family	215	1.00	1.00	\$76.67	\$83.33	\$86.87
Multi-family	215	1.00	1.00	\$76.67	\$83.33	\$86.87
Second Unit/Studios	160	1.00	0.74	\$57.06	\$62.01	\$64.65
Mobile Home/Trailers						
Manager Residence	215	1.00	1.00	\$76.67	\$83.33	\$86.87
Trailer Space	215	1.00	1.00	\$76.67	\$83.33	\$86.87
Mobile Home Park Laundry	140	1.00	0.65	\$49.92	\$54.25	\$56.56
Retirement Facility						
Manager Residence	215	1.00	1.00	\$76.67	\$83.33	\$86.87
Rooms w/o Kitchens	100	1.00	0.47	\$35.67	\$38.77	\$40.41
Rooms w/ Kitchens	150	1.00	0.70	\$53.49	\$58.13	\$60.60
Non-Residential Fixed Charges						
Motel/Hotel						
Manager Residence	215	1.00	1.00	\$76.67	\$83.33	\$86.87
Rooms w/o Kitchens	100	1.00	0.47	\$35.67	\$38.77	\$40.41
Rooms w/ Kitchens	150	1.00	0.70	\$53.49	\$58.13	\$60.60
Laundrettes, per machine	160	1.00	0.74	\$57.06	\$62.01	\$64.65
Beauty & Barber Shops	215	1.00	1.00	\$76.67	\$83.33	\$86.87
Each Sink Over 2	100	1.00	0.47	\$35.67	\$38.77	\$40.41
Gas Station w/Restroom	325	1.00	1.51	\$115.91	\$125.97	\$131.33
Cocktail Lounge	430	1.00	2.00	\$153.35	\$166.66	\$173.74
Additional Seating	8	1.00	0.04	\$2.85	\$3.10	\$3.23
Market, Major	750	1.76	6.14	\$470.74	\$511.60	\$533.35
Convenience Market	215	1.00	1.00	\$76.67	\$83.33	\$86.87
Convenience Market w/Deli	270	1.76	2.21	\$169.47	\$184.18	\$192.01
Deli	260	1.00	1.21	\$92.72	\$100.77	\$105.05
Office & Retail	215	1.00	1.00	\$76.67	\$83.33	\$86.87
Units w/o Toilets	100	1.00	0.47	\$35.67	\$38.77	\$40.41
Restaurant Full Service	600	1.76	4.91	\$376.59	\$409.28	\$426.67
Additional Seating - Food	12	1.76	0.10	\$7.54	\$8.19	\$8.54
Additional Seating - Bar/Banquet	8	1.00	0.04	\$2.85	\$3.10	\$3.23
Coffee Specialty Retail	270	1.00	1.26	\$96.29	\$104.65	\$109.10
Restaurant - Fast Food	240	1.76	1.96	\$150.64	\$163.72	\$170.67
YMCA [2]				-	-	-
Institutional						
Church	215	1.00	1.00	\$76.67	\$83.33	\$86.87
Pre/Elementary School, Per Student	7	1.00	0.03	\$2.30	\$2.50	\$2.61
High School, per Student	9	1.00	0.04	\$3.21	\$3.49	\$3.64
Museum	215	1.00	1.00	\$76.67	\$83.33	\$86.87
Post Office	215	1.00	1.00	\$76.67	\$83.33	\$86.87
Public Park	500	1.00	2.33	\$178.31	\$193.79	\$202.02

Sewer Service Charges FY 2023-24 and 2024-25

User Classification	Flow/ (gpd)	Strength Factor	ERU Multiple	Current Charge	Current	
					FY 2023-24	FY 2024-25
Additional Sewer Service Charges						
Senior Living						
Manager Residence	215	1.00	1.00	\$76.67	\$83.33	\$86.87
per Bed	125	1.00	0.58	\$44.58	\$48.45	\$50.50
Food Service	600	1.76	4.91	\$376.57	\$409.28	\$426.67
Additional Seating (per seat)	12	1.76	0.10	\$7.53	\$8.19	\$8.54
Recovery Ranch						
Manager Residence	215	1.00	1.00	\$76.67	\$83.33	\$86.87
per Bed	70	1.00	0.33	\$24.96	\$27.13	\$28.28
Food Service	600	1.76	4.91	\$376.57	\$409.28	\$426.67
Additional Seating (per seat)	12	1.76	0.10	\$7.53	\$8.19	\$8.54
Medical, Dental, Veterinarian						
Clinic or Building (per 1,000 sf)	300	1.15	1.60	\$123.03	\$133.71	\$139.39
Billiard/Café (per 1,000 sf)	150	1.15	0.80	\$61.51	\$66.85	\$69.70
Food Service	600	1.76	4.91	\$376.57	\$409.28	\$426.67
Additional Seating (per seat)	12	1.76	0.10	\$7.53	\$8.19	\$8.54
Cocktail Lounge with Food	430	1.76	3.52	\$269.88	\$293.31	\$305.77
Additional Seating	8	1.76	0.07	\$5.02	\$5.46	\$5.69
Car Wash	1,350	1.15	7.22	\$553.63	\$601.69	\$627.26
Winery and Wine Tasting	270	1.00	1.26	\$96.28	\$104.65	\$109.10
Wine Tasting with Food	430	1.76	3.52	\$269.88	\$293.31	\$305.77
Additional Seating	8	1.76	0.07	\$5.02	\$5.46	\$5.69

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

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