



SANTA YNEZ
COMMUNITY SERVICES DISTRICT

Wastewater Expansion Community Meeting

Saturday, October 26th @ 3:30 PM

1070 Faraday Street, Santa Ynez

for the residents of

Country Road, Upper Deer Trail, Tiana Drive, and Stadium Drive

Questions and Answers

See Attached Frequently Asked Questions

If you can't make it, the meeting will be recorded for you to review, and a written summary will both be available upon request at admin@sycsd.com

Call 805.688.3008 if you have questions or email the General Manager at loch@sycsd.com

DRAFT - Santa Ynez Sewer Expansion Project

Frequently Asked Questions (FAQs) - DRAFT

Where is the Proposed Sewer Expansion? The Sewer Expansion is being considered for portions of our service area that currently do not have sewer connection access. We may do a series of isolated projects depending on community feedback on:

Country Road, Upper Deer Trail, Tiana Drive, and Stadium Drive

- 1. Who decides whether the sewer expansion is approved or not?** Ultimately, the Santa Ynez Community Service District Board will decide. Any expansion would be considered at local public meetings, but that may not happen for six months to a year. Please go to our website at www.sycsd.com and sign up to receive agendas of all future meetings.
- 2. Will I be required to hook up to the new sewer system?** No, you can continue to use your septic system after the expansion. You can continue to use an existing septic system unless the County Health Department detects a health problem. If you are currently connected to a District sewer system, there will be no change in cost or service for the expansion.
- 3. The District's Sewer Ordinance only requires a property owner to connect their property to the District's sewer main if your nearest plumbing fixture is within 200 feet of the sewer main. The District's ordinance suspends this requirement if the existing septic system continues functioning and adequately serves the property.** The Santa Barbara County Environmental Health Department, usually through private contractors, determines if the current septic system is functional. If the plumbing fixture on the property is beyond 200 feet of a sewer main, the decision on whether the septic system could be reconstructed rests solely with the County Health Department.
- 4. What will this sewer system expansion cost me?** If you choose not to connect, there will be no cost. The District will initially bear the cost of the expansion. Only the properties that want a sewer connection will pay for a portion of the expansion costs when they apply for a sewer connection permit. We aim to ensure that the financial burden is distributed fairly.
- 5. How can I become involved in the sewer expansion process?**
 - After the process starts, there will be several opportunities to be involved and provide comments during multiple Committee and Board meetings that will be held before any proposed sewer expansion is finalized.
 - Eventually, a public board meeting would consider a motion or a resolution to approve any expansion.
- 6. Will my property taxes increase if my property can connect to the sewer system?** Your property tax will not increase.
- 7. Will my property be reassessed with the sewer system expansion?** No. A reassessment would not occur as part of an expansion.

8. **Will this affect my property value?** No. **Multiple variables impact property values**, but the expansion may not increase or decrease your property value. However, there is some recognized value in building an Accessory Dwelling Unit more easily.
9. **Will my other service providers change?** Your current service providers will continue to provide other services, such as water, fire service, gas and electricity, and cable.
10. **Will there be a change in my garbage collection services?** No
11. **Will expansion change where my children go to school?** Expansions do not affect school district boundaries.
12. **How will the zoning on my property change if the expansion is approved?** Zoning will conform to the pre-zoning designation for the parcel when if we expand.
13. **Will a Santa Barbara County building permit be honored by the District?** Yes, a building permit issued by the County for a property subsequently expanded to the District will remain valid for the life of the building permit, including renewals, if construction was started before expansion.
14. **What happens to my street address after expansion?** Your address remains the same.
15. **What will it cost to connect to the District sewer?**
 - There would be construction costs from your house to the new sewer main
 - There will be a cost to connect to the new sewer main
 - In addition to the above expenses, an annual residential cost covers maintenance and wastewater treatment - paid via the county tax rolls twice a year.
 - You can finance the connection costs for up to 20 years at 1% over the prime rate.
 - You will likely incur costs to decommission your existing septic system through the County Department of Environmental Health.
16. **If the district expands, how long after the sewer main is installed before I can connect my house?** A homeowner connecting to the sewer main would take approximately two to three months.

How will I be notified about other District Board Meetings? Sign up to receive information on our website by clicking [“Join Our Mailing List”](#) at www.sycsd.com

The Santa Ynez Community Services District prepared this **DRAFT FAQ.**