

LOS OLIVOS COMMUNITY
SERVICES DISTRICT

OUR COMMUNITY. OUR SOLUTION.

A Property Owner's Guide



AT A GLANCE

~384

property owners united
for a community solution

3.4-mile

pipeline to a fully permitted
existing treatment facility

30-40 years

to pay your share on your
annual tax bill — no lump sum

How This Community Wastewater Solution Benefits You

Your property gains preferred status

Regulatory uncertainty is reduced. A connected property tells a clear, positive story for buyers, lenders, and appraisers.

Predictable payments replace unpredictable repair costs

Septic failures can cost tens of thousands — all at once. Your share spreads over 30-40 years on your annual tax bill. No lump sum, no surprises.

Local control stays right here in Los Olivos

The locally-run District — not the state or county — manages the system and controls contracted capacity and costs. Service decisions stay right here in Los Olivos.

We have certainty

Regulatory compliance resolved for good — lifting restrictions that have made septic repairs and property improvements difficult and costly. That uncertainty ends, for you and every future owner.



MORE THAN EIGHT YEARS IN THE MAKING

Since the community voted overwhelmingly for local control in 2018, Los Olivos has spent more than eight years working to get this right — seven community workshops, multiple engineering studies, groundwater testing and monitoring, and collaboration with state and county agencies. The result: a solution designed here, by us, on our terms.

With the community's input, the LOCSD Board unanimously approved a project for treatment and disposal in June 2025 resulting in a 30% project design. Based on your input regarding a collection system, the Board will vote and begin the work to advance to a 90% project design for construction.



HOW WE GOT HERE

1972–2015

State designates Los Olivos a Special Problems Area; a community solution becomes a requirement

2018

Los Olivos voters form the LOCSD — taking local ownership of the solution

2019–2024

Seven community workshops shape the plan; engineers, planners, property owners and residents evaluate every option

June 2025

LOCSD Board unanimously approves the community plan for treatment and disposal

June 2026

LOCSD Board will vote on the collection solution

Early 2027

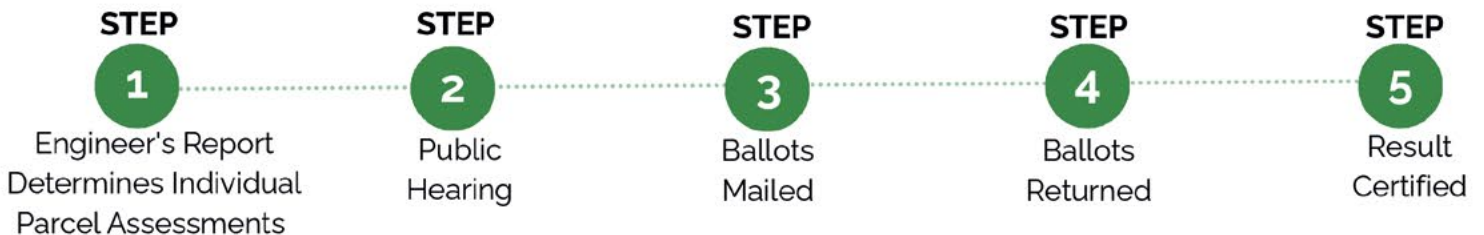
Property owners vote (the Proposition 218 vote)

2028–2030+

If approved, construction begins and system comes online

THE PROPERTY OWNER VOTE (Prop 218 Process)

Construction moves forward with a successful property owner vote.



HOW WILL WE PAY FOR THIS PROJECT?

Payments come on your tax bill — never as a lump sum

Spread over 30-40 years and billed annually with your property taxes. No upfront payment, no special invoice. Unlike most expenses, this one is fixed — it won't increase over time.

The cost to you

Each property owner's cost (assessment) is based on the proportional benefit your property receives. An independent engineer calculates each property's proportional benefit using objective factors such as lot size, connection type, and zoning. The process, by design, is fair and transparent.

The LOCSD is actively working to lower your share

The District is actively pursuing grants, USDA loans, and other outside funding opportunities to help reduce costs for property owners where possible. Every dollar secured lowers per-property assessments — including programs to assist owners on fixed or lower incomes.



THE QUESTIONS WE HEAR MOST OFTEN

Will the wastewater solution change Los Olivos and lead to more growth?

Santa Barbara County zoning governs what gets built here. However, the LOCSD adds an important layer: the District must issue a can-and-will-serve notice for any new construction in the District, confirming capacity exists before any project moves forward. With contracted capacity fixed, growth stays within defined limits — exactly the local control our community has asked for.

What actually happens to my septic tank?

Your tank will be decommissioned in place during construction. The LOCSD plans to coordinate with local businesses — keeping the work in our community.

Why not build our own local treatment facility?

The District evaluated this option thoroughly. No viable site exists within the District, and construction costs would far exceed the pipeline to Solvang approach. A local plant also requires a 24/7 certified operator — a permanent cost borne entirely by property owners — and small facilities face disproportionately high ongoing operating costs as regulations tighten. Partnering with Solvang for treatment gives Los Olivos a proven, cost-effective solution without the liability of building and running our own plant.

Why not start with just the downtown area first?

A downtown-only phased project costs more per connection — and all property owners in the District would face assessments without immediate benefit. Most systems needing replacement are in residential areas in the District, not the commercial core. There is no viable site for a partial facility to only serve downtown. The community-wide approach is more equitable and cost-effective: everyone connects, everyone benefits, costs are shared proportionately across all 384 properties.

When would construction begin?

Once the 90% project design has been completed, property owners will have an opportunity to vote on the plan. With a successful vote, construction could begin within approximately two years.

Stay Connected. Stay Informed. Get Involved.

Every property owner's voice matters. Your questions and concerns continue to help shape how we move forward.

Board Meetings

2nd Wednesday, 6:00 p.m.
Los Olivos Grange Hall, 2374 Alamo Pintado Avenue
Los Olivos, CA 93441

Coffee with a Director (Informal – All Welcome)

1st and 3rd Friday, 8:30 a.m.
Lefty's Coffee Company
2896 San Marcos Avenue
Los Olivos, CA 93441

Find the latest information and project resources at [losolivoscscsd.com](https://www.losolivoscscsd.com) or by scanning the QR code below.



- District Updates & Reports
- Septic Resources & Maintenance Guide
- Wastewater Program Resources
- Engineering Studies & Workshop Materials