

COUNTY SANITATION DISTRICT NO. 22 SERVICE CHARGE REPORT FOR FISCAL YEAR 2024-25

INTRODUCTION

County Sanitation District No. 22 of Los Angeles County encompasses all or portions of the cities of Arcadia, Azusa, Baldwin Park, Bradbury, Covina, Duarte, Glendora, Irwindale, La Verne, Monrovia, San Dimas, Walnut, and West Covina and unincorporated Los Angeles County.

District No. 22 is one of seventeen (17) contiguous sanitation districts within the urbanized Los Angeles Basin signatory to the Amended Joint Outfall Agreement. These Districts, known as the Joint Outfall Districts, have formed a regional wastewater management system known as the Joint Outfall System. This regional system provides for operation and maintenance of large sewers, pumping plants, inland water reclamation plants, and the Joint Water Pollution Control Plant. These services are essential to protect the public health of the people served by the system.

District No. 22, as a member of the Joint Outfall System, must provide a proportionate share of the revenue required to operate and maintain the facilities. Additionally, District No. 22 is responsible for any costs associated with the local sewers that are owned by District No. 22 and are solely for its benefit. The general revenue sources currently available to the District include a pro rata share of the ad valorem (property) taxes, service charges, industrial wastewater surcharges, grants, state low-interest loans, interest income, contract revenue and reserves. Any surplus will be transferred to designated reserves to meet targeted reserve requirements.

PROPOSED SYSTEM DESCRIPTION

The supplemental revenue required under the *Master Service Charge Ordinance of County Sanitation District No. 22 of Los Angeles County* will be allocated among classes of developed parcels of real property on the basis of use of the sewerage system. The revenue derived from the service charge will be used for operation and maintenance and capital costs.

All industrial dischargers in District No. 22 discharging more than 1.0 million gallons per year are required to file a wastewater surcharge statement as prescribed in the *Wastewater Ordinance* to pay their appropriate share of the costs based on their use of the sewerage system. All other users of the sewerage system, except for contractual and local government users, will pay service charges.

The basic term used to define the service charge is a sewage unit. A sewage unit represents the average daily quantity of sewage flow and strength from a single-family home measured in terms of flow, chemical oxygen demand, and suspended solids. The number of sewage units (SU) per unit of measure shall be determined by the following formula:

$$\text{SU} = A \left(\frac{\text{FLOW}_{\text{avg}}}{\text{FLOW}_{\text{sfh}}} \right) + B \left(\frac{\text{COD}_{\text{avg}}}{\text{COD}_{\text{sfh}}} \right) + C \left(\frac{\text{SS}_{\text{avg}}}{\text{SS}_{\text{sfh}}} \right)$$

where:

- A = The proportion of the total operation and maintenance and capital costs required for conveyance, treatment, and disposal of wastewater for the fiscal year which is attributable to flow;
- B = The proportion of the total operation and maintenance and capital costs required for conveyance, treatment, and disposal of wastewater for the fiscal year which is attributable to COD;
- C = The proportion of the total operation and maintenance and capital costs required for conveyance, treatment, and disposal of wastewater for the fiscal year which is attributable to suspended solids;

- FLOW_{sfn} = Average flow of wastewater from a single-family home in gallons per day;
- COD_{sfn} = Average loading of COD in the wastewater from a single-family home in pounds per day;
- SS_{sfn} = Average loading of suspended solids in the wastewater from a single-family home in pounds per day;
- FLOW_{avg} = Estimated flow of wastewater which will enter the sewerage system from a user in gallons per day;
- COD_{avg} = Estimated loading of COD which will enter the sewerage system from a user in pounds per day;
- SS_{avg} = Estimated loading of suspended solids which will enter the sewerage system from a user in pounds per day.

For fiscal year 2024-25 the proportions of the total operation and maintenance and capital costs attributable to flow, chemical oxygen demand, and suspended solids have been assigned the following values:

A	=	0.3049
B	=	0.3348
C	=	0.3603

The service charge for each sewage unit is determined by dividing the total required supplemental revenue by the total number of sewage units in the District. The service charge for each parcel is determined by multiplying the service charge for each sewage unit by the number of sewage units attributable to the parcel, which in turn, is determined by the class of real property and the sewage unit formula and the flow, COD and SS loadings from Table 1, which shows the corresponding value for each class of real property in District No. 22.

Based upon presently anticipated sources of funds, the service charge rate for fiscal year 2024-25 is \$183 per sewage unit. Parcels with significantly lower water usage may be eligible for a reduced rate pursuant to the terms of the *Master Service Charge Ordinance of County Sanitation District No. 22 of Los Angeles County*.

DESCRIPTION OF PARCELS RECEIVING SERVICES AND IDENTIFICATION OF AMOUNT OF CHARGE FOR EACH PARCEL

All parcels of real property within the 2024-25 Tax Rate Areas as shown in Table 2 are receiving or benefiting from the services and facilities of District No. 22. Additionally, the parcels listed in Table 3, which do not fall within the Tax Rate Areas shown in Table 2, are receiving or benefiting from the services and facilities of District No. 22. Said parcels are more particularly described in maps prepared in accordance with Section 327, Revenue and Taxation Code, which are on file in the office of the County Assessor, which maps are hereby incorporated herein by reference.

All commercial and institutional parcels assessed a service charge based on the Los Angeles County Assessor's current tax roll shall be charged on the basis of not less than one (1.0) sewage unit.

No charge shall be imposed on the owner or owners of any parcels as to which the fair market value of improvements is less than \$1,000 as determined on the basis of the Assessor's current tax roll. This assumption is predicated on the fact that this type of parcel would be a vacant piece of land; however, should subsequent evaluation reveal that the property is not vacant, then an appropriate service charge would be levied.

**TABLE 1
LOADINGS FOR EACH CLASS OF LAND USE**

<u>DESCRIPTION</u>	<u>UNIT OF MEASURE</u>	<u>FLOW (Gallons per Day)</u>	<u>COD (Pounds per Day)</u>	<u>SUSPENDED SOLIDS (Pounds per Day)</u>
RESIDENTIAL				
Single Family Home	Dwelling Unit	260	1.22	0.59
Condominiums	Dwelling Unit	195	0.92	0.44
Multi-Unit Residential	Dwelling Unit	156	0.73	0.35
Mobile Home Parks	No. of Spaces	156	0.73	0.35
COMMERCIAL				
Hotel/Motel/Rooming House	Room	125	0.54	0.28
Store	1000 ft ²	100	0.43	0.23
Supermarket	1000 ft ²	150	2.00	1.00
Shopping Center	1000 ft ²	325	3.00	1.17
Regional Mall	1000 ft ²	150	2.10	0.77
Office Building	1000 ft ²	200	0.86	0.45
Medical, Dental, Veterinary Clinic or Building	1000 ft ²	300	1.29	0.68
Restaurant	1000 ft ²	1,000	16.68	5.00
Indoor Theatre	1000 ft ²	125	0.54	0.28
Car Wash:				
Tunnel – No Recycling	1000 ft ²	3,700	15.86	8.33
Tunnel – Recycling	1000 ft ²	2,700	11.74	6.16
Wand	1000 ft ²	700	3.00	1.58
Bank, Credit Union	1000 ft ²	100	0.43	0.23
Service Shop, Vehicle Maintenance & Repair Shop	1000 ft ²	100	0.43	0.23
Animal Kennels	1000 ft ²	100	0.43	0.23
Gas Station	1000 ft ²	100	0.43	0.23
Auto Sales	1000 ft ²	100	0.43	0.23
Wholesale Outlet	1000 ft ²	100	0.43	0.23
Nursery/Greenhouse	1000 ft ²	25	0.11	0.06
Manufacturing	1000 ft ²	200	1.86	0.70
Light Manufacturing	1000 ft ²	25	0.23	0.09
Lumber Yard	1000 ft ²	25	0.23	0.09
Warehousing	1000 ft ²	25	0.23	0.09
Open Storage	1000 ft ²	25	0.23	0.09
Drive-in Theatre	1000 ft ²	20	0.09	0.05
Night Club	1000 ft ²	350	1.50	0.79
Bowling/Skating	1000 ft ²	150	1.76	0.55
Club & Lodge Halls	1000 ft ²	125	0.54	0.27
Auditorium, Amusement	1000 ft ²	350	1.50	0.79
Golf Course and Park (Structures and Improvements)	1000 ft ²	100	0.43	0.23
Campground, Marina, Recreational Vehicle Park	Sites, Slips, or Spaces	55	0.34	0.14
Convalescent Home	Bed	125	0.54	0.28
Horse Stables	Stalls	25	0.23	0.09
Laundromat	1000 ft ²	3,825	16.40	8.61

<u>DESCRIPTION</u>	<u>UNIT OF MEASURE</u>	<u>FLOW (Gallons per Day)</u>	<u>COD (Pounds per Day)</u>	<u>SUSPENDED SOLIDS (Pounds per Day)</u>
COMMERCIAL				
Mortuary, Funeral Home	1000 ft ²	100	1.33	0.67
Health Spa, Gymnasium:				
With Showers	1000 ft ²	600	2.58	1.35
Without Showers	1000 ft ²	300	1.29	0.68
Convention Center, Fairground, Racetrack, Sports Stadium/Arena	Average Daily Attendance	10	0.04	0.02
INSTITUTIONAL				
College/University	Student	20	0.09	0.05
Private School	1000 ft ²	200	0.86	0.45
Library, Museum	1000 ft ²	100	0.43	0.23
Post Office (Local)	1000 ft ²	100	0.43	0.23
Post Office (Regional)	1000 ft ²	25	0.23	0.09
Church	1000 ft ²	50	0.21	0.11

TABLE 2
TAX RATE AREAS IN SANITATION DISTRICT NO. 22

000261	000273	001316	001354	001377
001378	001451	001648	001999	002001
002007	002010	002012	002022	002027
002029	002030	002031	002032	002033
002034	002037	002038	002040	002041
002045	002049	002051	002052	002053
002054	002055	002056	002058	002059
002061	002064	002065	002066	002068
002069	002076	002077	002078	002079
002084	002086	002089	002091	002099
002115	002117	002118	002124	002125
002126	002127	002128	002133	002134
002135	002136	002137	002138	002139
002140	002144	002146	002147	002148
002168	002169	002172	002173	002185
002186	002187	002188	002191	002192
002195	002196	002206	002208	002209
002210	002211	002226	002233	002235
002236	002303	002522	002523	002584
002585	002586	002600	002601	002643
002644	002645	002646	002647	002649
002650	002651	002653	002654	002655
002656	002657	002658	002659	002660
002661	002662	002663	002664	002665
002668	002669	002670	002671	002672
002673	002674	002677	002681	002682
002683	002684	002685	002686	002687
002688	002690	002691	002692	002695
002696	002697	002698	002700	002701
002703	002706	002707	002708	002710

002713	002715	002716	002717	002719
002720	002736	002737	002738	002739
002767	002784	002811	002818	002821
002840	002841	002842	002848	002862
002888	002889	002890	002894	002901
002902	002903	002904	002909	002915
002916	002926	002928	002930	002931
002937	002938	002954	003008	003009
003019	003021	003022	003023	003025
003026	003030	003032	003033	003034
003036	003037	003038	003039	003040
003041	003042	003043	003044	003045
003046	003050	003053	003054	003055
003057	003059	003061	003062	003063
003064	003065	003068	003070	003071
003072	003075	003076	003077	003078
003080	003082	003083	003084	003091
003092	003095	003096	003097	003098
003099	003100	003101	003102	003103
003104	003105	003106	003107	003108
003109	003110	003111	003113	003117
003118	003119	003121	003122	003123
003125	003126	003127	003128	003129
003133	003135	003139	003144	003152
003155	003156	003157	003158	003159
003160	003161	003167	003169	003171
003172	003173	003174	003175	003176
003177	003178	003179	003180	003181
003182	003183	003184	003188	003189
003190	003193	003194	003195	003196
003198	003199	003201	003202	003203

003204	003205	003207	003208	003210
003211	003214	003215	003217	003218
003219	003220	003225	003226	003272
003288	003296	003298	003299	003300
003302	003303	003306	003309	003311
003312	003315	003316	003317	003318
003329	003330	003336	003343	003345
003346	003348	003351	003352	003353
003354	003355	003358	003359	003362
003363	003364	003365	003366	003368
003369	003372	003374	003375	003377
003380	003381	003382	003386	003387
003388	003390	003392	003394	003396
003397	003398	003399	003400	003402
003404	003406	003407	003408	003409
003410	003411	003412	003413	003414
003415	003416	003417	003418	003419
003422	003423	003424	003425	003426
003427	003430	003432	003489	003589
003594	003598	003605	003606	003607
003608	003609	003611	003612	003626
003640	003659	003664	003727	003815
003816	003817	003818	003848	003941
003943	003992	004040	004041	004042
004043	004051	004052	004053	004054
004055	004060	004095	004097	004115
004116	004117	004119	004121	004122
004123	004124	004126	004127	004129
004130	004132	004133	004134	004135
004139	004140	004141	004142	004145
004147	004149	004151	004153	004155

004156	004165	004168	004172	004173
004174	004175	004176	004177	004178
004180	004185	004188	004189	004191
004193	004195	004196	004213	004228
004230	004231	004234	004238	004239
004240	004241	004242	004243	004244
004245	004248	004249	004250	004266
004267	004268	004269	004270	004271
004272	004273	004274	004275	004276
004287	004292	004293	004294	004296
004371	004479	004613	004616	004926
004948	005002	005008	005010	005012
005015	005017	005018	005022	005024
005034	005039	005042	005045	005048
005049	005062	005063	005066	005068
005072	005075	005079	005081	005082
005083	005085	005088	005092	005096
005097	005098	005101	005103	005105
005108	005113	005114	005116	005117
005120	005121	005129	005130	005132
005133	005134	005135	005140	005142
005149	005151	005156	005157	005159
005161	005162	005172	005174	005179
005181	005183	005184	005186	005187
005188	005189	005190	005191	005192
005194	005195	005198	005199	005200
005204	005242	005246	005247	005264
005266	005269	005275	005276	005278
005282	005429	005431	005432	005433
005434	005435	005437	005783	006196
006212	006246	006248	006292	006304

006402	006403	006624	006640	007057
007151	007230	007255	007265	007274
007278	007405	007637	007642	007674
007675	007681	007682	007706	007816
008006	008201	008525	008533	008534
008538	008577	008596	008617	008718
008746	008791	008794	008798	008803
008804	008805	008806	008807	008808
008811	008812	008813	008814	008816
008817	008818	008819	008820	008821
008822	008823	008846	008969	009189
009344	009365	009366	009367	009401
009411	009415	009461	009466	009467
009470	009471	009483	009485	009487
009488	009490	009493	009495	009496
009499	009502	009509	009510	009511
009512	009520	009521	009525	009527
009769	009964	010268	010296	010315
010358	010372	010373	010441	010484
010498	010499	010592	010593	010594
010597	010602	010607	010609	010617
010623	010627	010654	010705	010709
010720	010772	010809	010842	011055
011083	011108	011109	011112	011122
011133	011147	011150	011172	011174
011235	011248	011325	011338	011341
011362	011381	011390	011408	011409
011410	011412	011417	011419	011452
011455	011557	011558	011559	011574
011575	011590	011711	011742	011743
011745	011746	011769	011780	011785

011842	011851	011857	011967	011968
011969	011974	012031	012032	012033
012034	012041	012043	012044	012045
012046	012076	012080	012082	012084
012085	012086	012087	012088	012089
012121	012124	012125	012126	012127
012132	012155	012156	012157	012158
012159	012160	012184	012185	012187
012189	012258	012259	012276	012279
012280	012286	012295	012296	012317
012318	012319	012320	012321	012335
012341	012342	012343	012344	012356
012357	012358	012368	012371	012372
012454	012468	012469	012470	012472
012479	012496	012515	012573	012575
012593	012601	012602	012611	012612
012646	012679	012712	012713	012715
012717	012718	012719	012729	012730
012731	012788	012789	012790	012803
012804	012826	012827	012841	012843
012859	012988	012989	012990	013013
013014	013016	013035	013038	013044
013052	013146	013174	013176	013208
013222	013223	013224	013260	013331
013332	013342	013343	013387	013388
013390	013392	013393	013394	013395
013396	013397	013398	013426	013430
013542	013544	013545	013546	013547
013569	013570	013571	013572	013573
013574	013575	013715	013719	013720
013721	013723	013724	013735	013752

013754	013755	013756	013786	013795
013804	013836	013837	013838	013841
013847	013849	013886	013891	013892
013924	013926	013933	013934	014060
014061	014187	014188	014189	014190
014352	014353	014393	014494	014533
014562	014566	014574	014593	014596
014598	014599	014600	014712	014725
014735	014780	014781	014782	014783
014788	014801	014841	014853	014858
014872	014873	014874	014878	014879
014949	015007	015010	015012	015030
015031	015056	015058	015101	015121
015124	015166	015211	015214	015226
015227	015228	015261	015262	015293
015310	015324	015325	015332	015348
015379	015449	015450	015452	015458
015459	015460	015462	015463	015464
015470	015471	015483	015485	015489
015490	015491	015532	015533	015567
015594	015597	015598	015599	015609
015610	015663	015664	015665	015674
015683	015684	015686	015687	015689
015695	015696	015697	015705	015726
015737	015741	015753	015754	015758
015795	015799	015801	015802	015807
015811	015812	016075	016083	016091
016108	016109	016124	016151	016152
016158	016167	016181	016191	016207
016208	016209	016211	016218	016220
016221	016222	016223	016224	016227

016228	016234	016235	016239	016246
016247	016253	016262	016268	016285
016286	016295	016309	016314	016372
016377	016387	016409	016457	016483
016485	016487	016491	016492	016493
016498	016505	016506	016508	016529
016530	016533	016577	016594	016607
016608	016609	016611	016612	016623
016626	016628	016641	016650	016711
016712	016713	016716	016734	016744
016745	016752	016758	016763	016812
016813	016814	016815	016851	016857
016884	016885	016889	016893	016931
016932	016939	016940	016947	016963
016995	016998	017008	017009	017014
017018	017032	017033	017138	017181
017182	017192	017193	017222	017223
017224				

**TABLE 3
 PARCEL NUMBERS SERVED BY SANITATION DISTRICT NO. 22
 OUTSIDE OF TAX RATE AREAS**

2827025003	8277002055	8277008034	8277043021	8277043022	8277043023
8277045004	8382004064	8382004065	8382004066	8382004067	8382004068
8382004069	8382004070	8382004071	8385023040	8402015082	8402015083
8402015110	8426012013	8426012014	8447014026	8447024034	8482004002
8482035025	8490022031	8493060036	8493060037	8493060038	8493060039
8493060041	8493060042	8493060044	8527019042	8527020033	8527020042
8527020043	8527022018	8527022025	8636019022	8636019023	8636027031
8664003029	8664003030	8664003031	8664003032	8664003033	8664003035
8664003036	8664003037	8664004003	8664004004	8664004005	8664004006
8664004007	8664004008	8664004009	8664004010	8664004011	8664004012
8664004013	8664004014	8664004015	8664004016	8664004017	8664004018
8664004019	8664004020	8664004021	8664004022	8664004023	8664004024
8664004025	8664004026	8664004027	8664004028	8664004029	8664004030
8665015027	8665021045	8665027074	8684013088	8684013134	8710001031