

COUNTY SANITATION DISTRICT NO. 14 SERVICE CHARGE REPORT FOR FISCAL YEAR 2024-25

INTRODUCTION

County Sanitation District No. 14 of Los Angeles County encompasses portions of the cities of Lancaster and Palmdale and unincorporated Los Angeles County.

District No. 14 provides wastewater management services for the area described above. The District is responsible for the operation and maintenance of the Lancaster Water Reclamation Plant and the large trunk sewers which convey wastewater to this facility. These services are essential to protect the public health of the people served by the system.

District No. 14 must provide the revenue required to operate and maintain its facilities. 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, 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. 14 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. 14 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;

- $FLOW_{sfh}$ = Average flow of wastewater from a single-family home in gallons per day;
- COD_{sfh} = Average loading of COD in the wastewater from a single-family home in pounds per day;
- SS_{sfh} = 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	=	0.3863
B	=	0.3210
C	=	0.2927

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. 14.

Based upon presently anticipated sources of funds, the service charge rate for fiscal year 2024-25 is \$487.88 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. 14 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. 14. 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. 14. 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 ≤ 300,000 sq. ft.	1000 ft ²	25	0.23	0.09
Light Manufacturing > 300,000 sq. ft.	1000 ft ²	10	0.09	0.05
Lumber Yard ≤ 300,000 sq. ft.	1000 ft ²	25	0.23	0.09
Lumber Yard > 300,000 sq. ft.	1000 ft ²	10	0.09	0.05
Warehousing ≤ 300,000 sq. ft.	1000 ft ²	25	0.23	0.09
Warehousing > 300,000 sq. ft.	1000 ft ²	10	0.09	0.05
Open Storage ≤ 300,000 sq. ft.	1000 ft ²	25	0.23	0.09
Open Storage > 300,000 sq. ft.	1000 ft ²	10	0.09	0.05
Drive-in Theatre	1000 ft ²	20	0.09	0.05
Night Club	1000 ft ²	350	1.50	0.79

<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				
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
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 1
LOADINGS FOR EACH CLASS OF LAND USE**

000229	000237	000242	000254	000255
000264	001446	001599	001632	001739
001751	001779	001837	001838	001948
001962	001977	001993	002036	002203
002279	002368	002370	002400	002401
002404	002405	002406	002413	002415
002428	002431	002432	002437	002438
002440	002441	002443	002459	002464
002498	002546	002548	002549	002551
002959	003440	003446	003452	003453
003466	003468	003650	003733	003803
003853	003881	003905	003907	003908
003909	003912	003981	003994	004170
004299	004647	004754	004786	004796
004817	004820	004823	004826	004837
004840	004841	004844	004846	004847
004852	004854	004856	004860	004861
004863	004866	004878	004879	004886
004889	004890	004891	004892	004893
004895	004896	004897	004899	004900
004901	004911	005221	005227	005228
005229	005290	005292	005372	005385
005392	005397	005401	005403	005404
005405	005406	005407	005409	005410
005412	005438	005452	005454	005456
005457	005458	005459	005460	005467
005469	005471	005494	005553	005558
005559	005569	005605	005606	005607
005610	005618	005627	005628	005631

005635	005636	005642	005695	005711
005719	005720	005726	005729	005733
005739	005744	005747	005755	005799
005809	005814	005815	005816	005818
005821	005823	005824	005827	005828
005833	005835	005837	005838	005844
005845	005847	005849	005850	005854
005856	005858	005859	005861	005863
005864	005866	005870	005871	005872
005873	005877	005881	005882	005884
005885	005886	005887	005888	005889
005890	005891	005895	005896	005897
005899	006024	006026	006048	006083
006084	006085	006098	006104	006105
006106	006109	006117	006122	006124
006146	006164	006171	006176	006228
006239	006243	006257	006273	006274
006306	006317	006393	006587	006673
006727	006731	006741	006840	006851
007237	007238	007264	007350	007613
007639	007712	007713	007714	007715
007716	007888	008021	008023	008083
008085	008369	008388	008393	008545
008555	008557	008563	008583	008622
008648	008650	008773	009041	009205
009412	009537	009540	009543	009554
009557	009562	009568	009569	009575
009583	009592	009595	009596	009598
009609	009776	009777	009778	009779
009804	009805	009809	009810	009812
009816	009826	009827	009841	009845

009846	009886	009895	009905	009911
009915	009916	009918	009919	009920
009921	009923	009927	009929	009930
009931	009932	009933	009934	009991
009992	009993	009994	009995	009997
010221	010226	010228	010229	010234
010239	010240	010241	010259	010261
010264	010312	010322	010332	010351
010397	010402	010404	010460	010464
010474	010475	010482	010553	010572
010604	010605	010626	010647	010664
010665	010666	010668	010669	010670
010715	010724	010725	010773	010775
010776	010780	010800	011057	011082
011090	011091	011092	011093	011096
011120	011148	011177	011188	011230
011231	011251	011336	011354	011361
011374	011379	011384	011398	011415
011416	011430	011435	011441	011442
011443	011487	011489	011490	011491
011530	011531	011581	011586	011633
011635	011649	011697	011698	011718
011732	011822	011871	011872	012128
012264	012389	012555	012556	012568
012571	012591	012640	012659	012660
012662	012666	012672	012673	012735
012746	012748	012751	012760	012762
012777	012834	012840	012863	012888
013177	013279	013312	013346	013375
013377	013378	013446	013447	013463
013464	013468	013471	013472	013508

013509	013529	013558	013585	013616
013619	013620	013621	013625	013799
013800	013801	013809	013812	013817
013825	013856	013895	013900	013901
013903	013904	013910	013911	013913
013915	013916	013918	013920	013923
013927	013928	013931	013932	013935
013936	013950	013987	013988	013991
013992	013993	013996	013997	014008
014011	014012	014019	014020	014030
014031	014055	014066	014068	014123
014134	014135	014136	014137	014138
014139	014140	014144	014146	014154
014165	014244	014292	014293	014294
014304	014306	014307	014308	014347
014371	014376	014400	014432	014439
014440	014442	014447	014448	014449
014450	014452	014453	014456	014504
014522	014523	014524	014527	014530
014531	014532	014540	014541	014542
014543	014544	014545	014573	014575
014576	014641	014646	014653	014659
014660	014666	014677	014688	014729
014731	014732	014742	014743	014744
014850	014851	014852	014854	014881
014882	014883	014884	014885	014886
014887	014888	014889	014890	014892
014893	014894	014895	014896	014897
014904	014928	014930	014944	014952
015003	015004	015005	015011	015013
015014	015018	015020	015021	015026

015027	015032	015035	015059	015068
015069	015076	015102	015122	015126
015127	015129	015130	015133	015134
015176	015195	015197	015198	015219
015223	015225	015229	015230	015232
015233	015268	015270	015271	015272
015274	015276	015305	015309	015323
015328	015329	015330	015334	015336
015337	015341	015345	015346	015347
015371	015373	015375	015376	015415
015417	015472	015473	015474	015557
015559	015571	015770	015772	015777
015790	015805	015806	015808	015809
015810	015846	016137	016148	016149
016156	016157	016161	016219	016225
016282	016302	016303	016304	016327
016341	016343	016347	016349	016351
016420	016421	016424	016425	016510
016571	016652	016668	016669	016724
016731	016732	016766	016779	016782
016789	016823	016825	016826	016832
016929	016934	016937	016938	016996
017007	017069	017070	017072	017123
017126	017127	017322		

TABLE 3
PARCEL NUMBERS SERVED BY SANITATION DISTRICT NO. 14
OUTSIDE OF TAX RATE AREAS

4231027001	4231027004	4231027008	4231027029	4231027030	4231027031
4231028001	4231028026	4231028027	4231028029	4231028031	4231028032
4231028033	4231028034	4231028035	4231028037	4231028039	4231028040
5223002007	6233034216	7014001019	7014001020	7014001021	7014001022
7014001023	7014001025	7014001026	7014001027	7014001028	7014001029
7014001030	7014001031	7014001032	7014001033	7014001034	7014001035
7014001036	7014001037	7014001038	7014001041	7101003025	7101004024
7101005025	7101006026	8078023065	8078023066	8078023067	