

**COUNTY SANITATION DISTRICT NO. 5
SERVICE CHARGE REPORT FOR FISCAL YEAR 2024-25**

INTRODUCTION

County Sanitation District No. 5 of Los Angeles County encompasses all or portions of the cities of Culver City, El Segundo, Gardena, Hawthorne, Inglewood, Lawndale, Lomita, Los Angeles, Manhattan Beach, Palos Verdes Estates, Rancho Palos Verdes, Redondo Beach, Rolling Hills, Rolling Hills Estates, and Torrance and unincorporated Los Angeles County.

District No. 5 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. 5, 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. 5 is responsible for any costs associated with the local sewers and pumping plants that are owned by District No. 5 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. 5 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. 5 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:

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

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	=	0.3049
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. 5.

Based upon presently anticipated sources of funds, the service charge rate for fiscal year 2024-25 is \$179 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. 5 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. 5. 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. 5. 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. 5**

000019	000020	000025	000061	000063
000066	000070	000071	000072	000102
000107	000108	000129	000131	000132
000133	000134	000135	000136	000148
000149	000151	000158	000159	000160
000161	000164	000179	000180	000181
000189	000190	000192	000197	000234
000263	000296	000302	000303	000304
000309	000366	000367	000470	000487
000489	000497	000500	000502	000561
000562	000565	000574	000576	000578
000580	000581	000582	000583	000622
000759	000763	000765	001203	001204
001208	001220	001221	001224	001225
001226	001228	001229	001236	001242
001314	001352	001371	001372	001380
001381	001382	001383	001384	001385
001386	001387	001388	001389	001390
001391	001395	001400	001423	001465
001468	001470	001474	001476	001480
001481	001483	001484	001485	001486
001488	001490	001491	001492	001493
001494	001495	001496	001498	001500
001505	001528	001530	001531	001534
001541	001544	001546	001548	001550
001551	001552	001554	001556	001557
001558	001559	001560	001564	001565
001566	001568	001570	001577	001581
001584	001585	001587	001588	001590

001592	001595	001597	001600	001607
001624	001626	001636	001647	001657
001658	001661	001666	001669	001671
001674	001684	001691	001741	001780
001781	001782	001801	002397	003711
003712	003800	003918	003919	004251
004253	004254	004255	004256	004257
004258	004259	004260	004261	004262
004263	004264	004265	004285	004288
004290	004291	004295	004317	004329
004335	004559	004560	004561	004562
004563	004564	004565	004566	004567
004568	004569	004570	004571	004572
004573	004574	004575	004577	004578
004579	004580	004581	004586	004587
004588	004589	004590	004591	004592
004593	004594	004595	004596	004598
004599	004602	004604	004607	004609
004611	004612	004617	004620	004623
004625	004628	004633	004644	004648
004649	004650	005143	005144	005145
005146	005147	005148	005150	005154
005163	005164	005165	005167	005168
005171	005173	005175	005176	005177
005178	005180	005182	005197	005206
005207	005208	005209	005210	005219
005223	005224	005225	005230	005231
005232	005236	005237	005241	005791
006155	006156	006165	006166	006275
006276	006408	006420	006504	006607
006610	006861	006862	007084	007085

007087	007088	007089	007090	007091
007092	007095	007097	007100	007101
007102	007103	007107	007109	007110
007113	007114	007115	007116	007118
007121	007124	007125	007127	007128
007130	007131	007132	007133	007134
007135	007136	007145	007146	007147
007148	007155	007164	007177	007179
007188	008051	008058	008059	008060
008061	008062	008064	008066	008067
008084	008398	009325	009326	009327
009328	009329	009330	009331	009332
009333	009334	009335	009337	009338
009339	009340	009346	009350	009352
009364	009382	009384	009833	009851
009852	009853	009854	009855	009856
009860	009861	009868	009869	009872
009873	009878	009880	009882	009884
009885	009887	009888	009891	009892
009896	009897	009898	009899	010302
010550	010583	010584	010585	010586
010587	010588	010788	010789	010790
010839	011525	011597	011598	011712
011713	011714	011715	011716	011717
011719	011852	011921	011922	011923
011924	011925	011926	011927	011928
011929	011963	012049	012050	012051
012052	012416	012417	012420	012421
012507	012508	012509	012510	012511
012546	012631	012708	012709	012710
012711	012852	012855	012865	012866

012867	012884	012908	013167	013168
013169	013175	013265	013266	013267
013268	013269	013270	013271	013276
013455	013541	013811	014122	014349
014384	014520	014589	014590	014651
014680	014681	014682	014755	014756
014757	014790	014943	014945	014990
014991	014992	014993	014996	015019
015255	015263	015316	015486	015487
015803	015804	015827	015932	015935
015936	015937	015938	016113	016114
016115	016116	016117	016118	016171
016183	016213	016214	016215	016263
016284	016428	016429	016430	016431
016432	016475	016479	016480	016481
016497	016563	016564	016592	016593
016718	016737	016738	016739	016740
016802	016803	016804	016805	016806
016807	016808	016809	016864	016865
016910	016912	016913	016914	016915
016916	016917	016977	016978	017038
017039	017147	017148	017191	017207
017209	017210	017211	017218	017219
017220	017221			

**TABLE 3
PARCEL NUMBERS SERVED BY SANITATION DISTRICT NO. 5
OUTSIDE OF TAX RATE AREAS**

4012021045	4150004024	4150004025	5011005005	5015034001	5015034002
5015034003	5015034004	5015034005	5015034006	5015034007	5015034008
5015034009	5015034010	5015034011	5015034012	5015034013	5015034014
5015034015	5015034016	5015034017	5015034018	5015034019	5015034020
5015034021	5015034022	5015034023	6090009031	7562002005	7562002006
7562002007	7562002008	7562002009	7562002010	7562002011	7562002012
7562002013	7562002014	7562002015	7562002016	7562002017	7562002018
7562002019	7562002020	7562002021	7562002022	7562002023	7562002024
7562003001	7562003002	7562003003	7562003004	7562003005	7562003006
7562003007	7562003008	7562003009	7562003010	7562003011	7562003012
7562003013	7562003014	7562003015	7562003016	7562003017	7562003018
7562003020	7562003021	7562003022	7562003023	7562003024	7562003025
7562003026	7562003027	7562004001	7562004002	7562004003	7562004004
7562004005	7562004006	7562004007	7562004008	7562004009	7562004010
7562004011	7562004012	7562004013	7562004014	7562004015	7562004016
7562004017	7562004018	7562004019	7562004020	7562005001	7562005002
7562005003	7562005004	7562005005	7562005006	7562005007	7562005008
7562005009	7562005010	7562005011	7562005012	7562005013	7562005014
7562006001	7562006002	7562006003	7562006004	7562006005	7562006006
7562006007	7562006008	7562006009	7562006010	7562006011	7562006012
7562006014	7562006015	7562006016	7562006017	7562006018	7562007001
7562007002	7562007003	7562007004	7562007005	7562007006	7562007007
7562007008	7562007009	7562007010	7562007011	7562007012	7562007013
7562008002	7562008003	7562008004	7562008005	7562008006	7562008007
7562008008	7562008009	7562008010	7562008011	7562008012	7562008013
7562008014	7562008015	7562008016	7562008017	7562008018	7562008019
7562008020	7562008021	7562008022	7562008025	7562008026	7562008027
7562008028	7562008029	7562008030	7562008031	7562008032	7562008033
7562008034	7562008035	7562008036	7562008037	7562008038	7562008039

7562009001	7562009002	7562009003	7562009004	7562009005	7562009006
7562009007	7562009008	7562009009	7562009010	7562009011	7562009012
7562009013	7562009014	7562009015	7562009016	7562009017	7562009018
7562009019	7562009020	7562009021	7562009022	7562009023	7562009024
7562009025	7562009026	7562009027	7562009028	7562009029	7562009030
7562009031	7562009032	7562009033	7562009034	7562009035	7562009036
7562009037	7562009038	7562010001	7562010002	7562010003	7562010004
7562010005	7562010006	7562010007	7562010008	7562010009	7562010010
7562010013	7562010014	7562010015	7562010016	7562010017	7562010018
7562010019	7562010020	7562010021	7562010022	7562010023	7562011001
7562011002	7562011003	7562011004	7562011005	7562011006	7562011007
7562011008	7562011009	7562011015	7562011016	7562011017	7562011018
7562011019	7562011020	7562011021	7562011022	7562011023	7562011024
7562011025	7562012001	7562012002	7562013011	7562014007	7562014008
7562015001	7562015002	7562015003	7562015004	7562015005	7562015006
7562015007	7562015008	7562015009	7562016001	7562016002	7562016003
7562016005	7562016006	7562016007	7562016008	7562016009	7562016010
7562016011	7562016012	7562016013	7562016014	7562016015	7562016016
7562016017	7562016018	7562016019	7562017004	7562017005	7562017006
7562017007	7562017008	7562017009	7562017010	7562017011	7562017012
7562017013	7562017016	7562017017	7562018001	7562018002	7562018003
7562018004	7562018005	7562018006	7562018007	7562018008	7562018009
7562018010	7562018011	7562018012	7562018013	7562018014	7562018015
7562018016	7562018017	7562018018	7562018019	7562018020	7562018021
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7562019002	7562019003	7562019004	7562019005	7562019006	7562019007
7562019008	7562019009	7562019010	7562019011	7562019012	7562019013
7562019014	7562019015	7562019016	7562019017	7562019018	7562019019
7562019020	7562019021	7562019022	7562019023	7562019024	7562019025
7562019026	7562019027	7562019028	7562019029	7562019030	7562019031
7562019032	7562019033	7562019034	7562019035	7562019036	7562019037

7562020001	7562020002	7562020003	7562020004	7562020005	7562020006
7562020007	7562020008	7562020009	7562020010	7562020011	7562020012
7562020013	7562020014	7562020015	7562020016	7562020017	7562020018
7562020024	7562020025	7562020026	7562020027	7562020028	7562020029
7562020030	7562020031	7562020032	7562020033	7562020034	7562020035
7562020036	7562020037	7562020038	7562021002	7562021003	7562021004
7562021005	7562021006	7562021007	7562021008	7562021011	7562021012
7562021013	7562021014	7562021015	7562021016	7562021017	7562021018
7562021019	7562021020	7562021021	7562021022	7562021023	7562021024
7562021025	7562021026	7562021027	7562022001	7562022002	7562022003
7562022004	7562022005	7562022006	7562022007	7562022008	7562022009
7562022010	7562022011	7562022012	7562022013	7562022014	7562022015
7562022016	7562022017	7562022018	7562022019	7562022020	7562022021
7562022022	7562022023	7562022024	7562022025	7562022026	7562022027
7562022028	7562022029	7562022030	7562022031	7562023001	7562023002
7562023003	7562023004	7562023005	7562023006	7562023007	7562023008
7562023009	7562023010	7562023011	7562023012	7562023013	7562023014
7562023015	7562023016	7562023017	7562023018	7562023019	7562023020
7562023021	7562023022	7562023023	7562023024	7562023025	7562023026
7562023027	7562023028	7562023029	7562023030	7562023031	7562023032
7562023033	7562023034	7562024001	7562024002	7562024003	7562024004
7562024005	7562024006	7562024007	7562024008	7562024009	7562024010
7562024011	7562024012	7562024013	7562024014	7562024015	7562024016
7562024017	7562024018	7562024019	7562024020	7562024021	7562024022
7562024023	7562024024	7562024025	7562024026	7562024027	7562024028
7562024029	7562024030	7562024031	7562024032	7562024033	7562024034
7562024035	7562024036	7562025001	7562025002	7562025003	7562025004
7562025007	7562025008	7562025009	7562025010	7562025011	7562025012
7562025013	7562025014	7562025015	7562025016	7562025017	7562025018
7562025019	7562025020	7562025021	7562025022	7562025023	7562025024
7562025025	7562025026	7562025027	7562025028	7562025029	7562025030

7562025031	7562025032	7562025033	7562025034	7562025035	7562025036
7562025037	7562025038	7562025039	7562025040	7562025041	7562025042
7562025043	7562025044	7562025049	7562025050	8940345001	8940345159
8940345160	8940345162	8940345163	8940345164	8940345165	8940345166
8940345167	8940345168	8940345169	8940345170	8940345171	8940345172
8940345173	8940345174	8940345180	8940345183	8940345184	8940345185
8940345186	8940345187	8940345188	8940345189	8940345190	8940345191
8940345192	8940345193	8940345194	8940345195	8940345196	