



**LOS ANGELES COUNTY
SANITATION DISTRICTS**
Converting Waste Into Resources

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May 6, 2026


Boards of Directors
County Sanitation Newhall Ranch Sanitation District
of Los Angeles County

Directors:

The enclosed agenda includes the following item for the adjourned regular meeting of the Board of Directors of Newhall Ranch Sanitation District meeting, Tuesday, June 23, 2026.

1. Wastewater Revenue Program for Fiscal Year 2026-27 for the Newhall Ranch Sanitation District. (5) Adopting the Service Charge Report is required each year to collect the wastewater service charge on the property tax roll. In this District, the current service charge rate per single-family home (SFH) is \$58.05 per month (\$696.60 per year), and no increase is recommended for fiscal year 2026-27. Owners of multiple dwelling units and commercial properties are charged in proportion to their use compared to an SFH. The Service Charge Report is attached to the agenda.

Very truly yours,


Robert C. Ferrante

RCF:drs
Enclosures

Notice and Agenda
ADJOURNED
REGULAR MEETING

— BOARD OF DIRECTORS —

NEWHALL RANCH
SANITATION DISTRICT

To be held in the HEARING ROOM
OF THE BOARD OF SUPERVISORS
Kenneth Hahn Hall of Administration, Los Angeles, California

TUESDAY		June 23, 2026		At 9:30 A.M.
BARGER	HAHN	SOLIS (Chairperson)	HORVATH	MITCHELL

1. Recommendation: Re: Wastewater Revenue Program (Newhall Ranch Sanitation District)(5)
 - a) Hold Public Hearing on Service Charge Report
 - b) Adopt Service Charge Report

Adjourn to Tuesday, July 28, 2026, 9:30 a.m., Hearing Room of Board of Supervisors, 500 W. Temple Street, Los Angeles, CA

NEWHALL RANCH SANITATION DISTRICT OF LOS ANGELES COUNTY SERVICE CHARGE REPORT FOR FISCAL YEAR 2026-27

INTRODUCTION

Newhall Ranch Sanitation District of Los Angeles County (District) encompasses the portion of unincorporated Los Angeles County known as Newhall Ranch.

The District provides wastewater management services for the area described above. The District will be responsible for the operation and maintenance of the Newhall Ranch Water Reclamation Plant and the large trunk sewers which convey wastewater to these facilities. These services are essential to protect the public health of the people served by the system.

The District must provide the revenue required to operate and maintain its facilities. The general revenue sources currently available to the District include service charges, industrial wastewater surcharges, interest income, and contract revenue.

SERVICE CHARGE DESCRIPTION

The supplemental revenue required under the *Master Service Charge Ordinance of Newhall Ranch Sanitation District 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 Newhall Ranch Sanitation District of Los Angeles County discharging more than 1.0 million gallons per year are required to file a wastewater treatment 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 (SU). 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 (COD), and suspended solids (SS). The number of sewage units per unit of measure shall be determined by the following formula:

$$SU = A \left(\frac{FLOW_{avg}}{FLOW_{sfh}} \right) + B \left(\frac{COD_{avg}}{COD_{sfh}} \right) + C \left(\frac{SS_{avg}}{SS_{sfh}} \right)$$

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 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 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 attributable to suspended solids;

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- 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.

The A, B, and C factors, defined above, are periodically adopted by the Newhall Ranch Sanitation District Board of Directors, the most recent adopted values can be found in *An Ordinance Prescribing the Service Charge Rate and Mean Loadings per Unit of Usage for Newhall Ranch Sanitation District of Los Angeles County*.

The service charge per sewage unit is determined by dividing the total required supplemental revenue by the total number of sewage units in Newhall Ranch Sanitation District. The service charge for each parcel is determined by multiplying the service charge per 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 the User Categories and Mean Loadings, periodically adopted by the Board of Directors of the District in *An Ordinance Prescribing the Service Charge Rate and Mean Loadings per Unit of Usage for Newhall Ranch Sanitation District of Los Angeles County*, which shows the corresponding value for each class of real property in the District.

Based upon presently anticipated sources of funds, the service charge rate for fiscal year 2026-27 is \$696.60 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 Newhall Ranch Sanitation District 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 2026-27 Tax Rate Areas as shown in Table 1 are receiving or benefiting from the services and facilities of the District. 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 Los Angeles 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 Los Angeles County 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
TAX RATE AREAS IN
NEWHALL RANCH SANITATION DISTRICT OF LOS ANGELES COUNTY

008998	014179	014180	014181	014182
014183	014184	014185	014186	015393
017359	017360	017361	017362	017400