

Notice and Agenda

REGULAR MEETING — BOARD OF DIRECTORS — SOUTH BAY CITIES SANITATION DISTRICT

To be held at the TORRANCE CITY HALL
 THIRD FLOOR ASSEMBLY ROOM
 3031 Torrance Boulevard, Torrance, California

THE DISTRICT MAY TAKE ACTION ON ANY AGENDA ITEM LISTED BELOW

WEDNESDAY	April 19, 2023	At 1:30 P.M.
Governing Body	Director	Alternate
EL SEGUNDO	BOYLES	PIMENTEL
HERMOSA BEACH	JACKSON	MASSEY
MANHATTAN BEACH	MONTGOMERY	FRANKLIN
PALOS VERDES ESTATES	ROOS	MURDOCK
RANCHO PALOS VERDES	FERRARO	CRUIKSHANK
REDONDO BEACH	BRAND (Chairperson)	NEHRENHEIM
ROLLING HILLS ESTATES	HUFF	-----
TORRANCE	CHEN	KAJI

1. Public Comment
2. Receive and Order Filed as Follows:
 - (a) Certificate of Mr. Richard Montgomery, Presiding Office of the City of Manhattan Beach
 - (b) Action Appointing Mr. Joe Franklin as Alternate Director of the City of Manhattan Beach
3. Approve Minutes of Regular Meeting Held March 15, 2023
4. Approve January 2023 Expenses in Amount of \$1,133.15

Summary: Local District expenses represent costs that are the sole responsibility of the individual District. Allocated expenses, which are generally distributed twice per year in conjunction with the receipt of the District’s service charge revenue, represent the District’s proportionate share of expenses made by the Joint Outfall System pursuant to the Joint Outfall Agreement. The Agreement provides for the joint administration, technical support and management of the operations, maintenance, and capital costs associated with all the shared facilities for all of the signatory Districts, along with the methodology for determining the proportionate costs for each District. A listing of Districts’ payments and previously approved budgets can be found on the Districts’ website at lacsdc.org/financial-documents. This item is consistent with the Districts’ Guiding Principle of commitment to fiscal responsibility and prudent financial stewardship.

Local District Expenses:	
Operations & Maintenance	<u>\$1,133.15</u>
Total Expenses	<u>\$1,133.15</u>

5. Adopt *Resolution of the Board of Directors of South Bay Cities Sanitation District of Los Angeles County Adopting Policies and Procedures for Providing Priority Service to Affordable Housing Projects* (Resolution)

Summary: California Government Code Section 65589.7 requires public agencies that provide water or sewer services to adopt written policies and procedures with specific objective standards for providing priority service to housing projects that include lower income units. The proposed Resolution, which is attached, would establish the required policies and procedures in accordance with the requirements of the law. Once adopted, these policies and procedures must be updated and approved by the Board every five years. This item is consistent with the Districts’ Guiding Principle of commitment to continual improvement.

Adjourn

Status Report: Prior to or during the meeting session, the Chief Engineer and General Manager may update the Directors on various matters concerning the Districts that may be of current interest to the Directors.

Public Comment: Members of the public may address the Board of Directors on any item shown on the agenda or matter under the Board’s authority. A “Request to Address Board of Directors” form is available. In compliance with the Americans with Disabilities Act, if you require special assistance to participate in this meeting, please contact the Secretary to the Boards’ Office (562) 908-4288, extension 1100. Notification of 48 hours prior to the meeting will enable staff to make reasonable arrangements to ensure accessibility to this meeting. (28CFR 35.101 et seq. ADA Title II).

Document Requests: Links to supporting documents are available online at the time of posting. Agendas and supporting documents or other writings that will be distributed to Board members in connection with matters subject to discussion or consideration at this meeting that are not exempt from disclosure under the Public Records Act are available for inspection following the posting of this agenda at the office of the Secretary to the Boards of Directors located at the Districts’ Joint Administration Building, 1955 Workman Mill Road, Whittier, California, 90601, or at the time of the meeting at the address posted on this agenda.

**RESOLUTION OF THE BOARD OF DIRECTORS OF SOUTH BAY CITIES
SANITATION DISTRICT OF LOS ANGELES COUNTY ADOPTING POLICIES AND
PROCEDURES FOR PROVIDING PRIORITY SERVICE TO AFFORDABLE
HOUSING PROJECTS
(California Government Code Section 65589.7)**

WHEREAS, the California legislature has declared that the lack of affordable housing is a matter of vital statewide importance; and

WHEREAS, Government Code Section 65589.7 enhances the priority granted to lower-income housing by requiring that public agencies that provide water or sewer services shall adopt written policies and procedures with specific objective standards for providing priority service to housing projects that include lower income units; and

WHEREAS, the Sanitation Districts of Los Angeles County are continually evaluating system requirements and capacity, monitoring planned and proposed project development, and working to ensure there is adequate capacity for future development throughout the Sanitation Districts of Los Angeles County service areas.

NOW, THEREFORE, BE IT RESOLVED, that the following guidelines are hereby adopted by the Board of Directors of South Bay Cities Sanitation District of Los Angeles County (“District”) with respect to providing priority service to housing projects that include lower income units:

- (1) The District shall devote its best efforts to plan for and, to a reasonable degree (as determined on a case-by-case basis), prioritize providing sewer connections to residential housing projects that include lower income units as specified in the housing element of a general plan adopted by the legislative body of a county or city within the District’s boundaries;
- (2) Development projects that include lower income housing units shall not be denied approval of an application for service, nor shall conditions be imposed thereon or services reduced which are applied for, unless the District makes specific findings that the denial, condition, or reduction is necessary due to the existence of one or more of the following:
 - a. Insufficient water supply or insufficient water treatment or distribution capacity;
 - b. A State Department of Health Services order prohibiting new water connections;
 - c. Insufficient sewer treatment or collection capacity;
 - d. A Regional Water Quality Control Board order prohibiting new sewer connections; or
 - e. The applicant has failed to agree to reasonable terms and conditions.

- (3) Areas with Available Capacity – In times where the District has available capacity in its wastewater collection, treatment and disposal facilities, the provision of public sewer service to residential housing developments will be on an income-neutral basis.
- (4) Areas with Limitations in Capacity – In times where the District experiences service limitations due to capacity or regulatory constraints, service priority shall be given to planned developments that include housing units affordable to lower income households in accordance with Government Code Section 65589.7 and the limitations set therein.
- (5) Procedure – Whenever housing units affordable to lower income households are identified in a city or county housing element, or amendment thereto, from any city or county within the service area of the District, and a developer where the District is the local sewer agency applies for a connection permit, the District will give highest priority to the provision of services to that development and particularly to the affordable housing units contained therein.
- (6) At least once every five (5) years, the District shall update and approve the provisions of this Resolution by subsequent Resolution.

ADOPTED, SIGNED AND APPROVED this ____ day of _____, 2023.

**SOUTH BAY CITIES SANITATION
DISTRICT OF LOS ANGELES COUNTY**

By: _____
Chairperson, Board of Directors

ATTEST:

Secretary to the Board