

MINUTES OF THE REGULAR MEETING OF THE
BOARD OF DIRECTORS OF
COUNTY SANITATION DISTRICT NO. 1
HELD AT THE OFFICE OF THE DISTRICT
AND AT THE SOUTHERN CALIFORNIA
ASSOCIATION OF GOVERNMENTS
VIA TELECONFERENCE

April 12, 2023
1:30 o'clock, P.M.

The Board of Directors of County Sanitation District No. 1 of Los Angeles County met in regular session via teleconference.

There were present: Emma Sharif, Director from Compton
Karina Macias, Alternate Director from Huntington Park
Suely Saro, Alternate Director from Long Beach
Tim McOsker, Alternate Director from Los Angeles City
Jose Solache, Alternate Director from Lynwood, via teleconference
Frank Garcia, Director from Maywood
Vilma Cuellar Stallings, Director from Paramount, via teleconference
Maria Avalos, Director from South Gate, via teleconference
Janice Hahn, Director from Los Angeles County
Ali Saleh, Chairperson, Alternate Director from Bell

Absent: Daisy Lomeli, Director from Cudahy
Leticia Lopez, Director from Vernon

Also present: Kimberly S. Christensen, Secretary to the Board
Jessica Lienau, District Counsel

RE: DIRECTOR REQUEST TO PARTICIPATE
BY TELECONFERENCE - FIND THAT NEED
TO TAKE ACTION AROSE SUBSEQUENT TO
POSTING OF AGENDA - APPROVE

Subsequent to the posting of the agenda, on April 12, 2023, Director Cuellar Stallings, City of Paramount, and Director Avalos, City of South Gate, requested to attend the Board meetings virtually, utilizing the "just cause" provisions of Assembly Bill (AB) 2449, while they are

traveling to Sacramento for city business. The Directors participated through both audio and visual technology. At the beginning of the meeting, each Director gave a general description of the circumstances relating to their need to appear remotely, stated that other than themselves, there were no individuals, 18 years of age or older, present in the room at the remote location. This item is consistent with the Districts' Guiding Principle to provide transparent communication to our Boards and the public. A recommendation was made to find that the immediate need to take action arose subsequent to posting of the agenda pursuant to California Government Code Section 54954.2(b)(2).

Upon motion of Director Hahn, duly seconded and unanimously carried by a roll-call vote, the Board of Directors determined that there was a need to take immediate action and that the need for action came to the attention of the District subsequent to the posing of the agenda, and then placed the matter on the agenda.

Furthermore, a recommendation was made to approve Director Cuellar Stallings and Director Avalos' requests to participate by teleconference and utilize "just cause" per AB 2449, California Government Code, Section 54953(f) and (j).

Upon motion of Director Hahn, duly seconded and unanimously carried by a roll-call vote, the Board approved the Directors' requests to participate by teleconference and utilized "just cause" as the purpose per Assembly Bill (AB) 2449, California Government Code, Section 54953(f) and (j).

RE: PUBLIC COMMENT

were no public comments or questions to address the Board on any matters.

The Chairperson announced this was the time for any questions or comments by members of the public. There

RE: MINUTES

the regular meeting held March 8, 2023, were approved.

Upon motion of Director Hahn, duly seconded and unanimously carried by a roll-call vote, the minutes of

RE: DISTRICT EXPENSES

The following expenses for the month of January 2023 were presented and upon motion of Director Hahn, duly seconded and unanimously carried by a roll-call vote, were approved:

Local District Expenses:

Operations & Maintenance
Total Expenses

\$3,464.06
\$3,464.06

RE: RESOLUTION OF THE BOARD OF DIRECTORS OF COUNTY SANITATION DISTRICT NO. 1 OF LOS ANGELES COUNTY ADOPTING POLICIES AND PROCEDURES FOR PROVIDING PRIORITY SERVICE TO AFFORDABLE HOUSING PROJECTS - ADOPT

A proposed *Resolution of the Board of Directors of County Sanitation District No. 1 of Los Angeles County Adopting Policies and Procedures for Providing Priority Service to Affordable Housing Projects* (Resolution) was presented. 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 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. A copy of the proposed Resolution was attached to the agenda. A recommendation was made to adopt the Resolution.

Director Hahn asked if the Districts previously adopted resolutions to adopt policies and procedures for providing priority service to affordable housing projects and whether such resolutions were legally required.

In response to Director Hahn, District Counsel stated that Government Code 65589.7 requires that the Districts has policies and procedures in place for providing priority service to affordable housing projects and District Counsel stated that the Districts has adopted similar resolutions in the past.

Upon motion of Director Hahn, duly seconded and unanimously carried by a roll-call vote, the following Resolution was adopted:

RESOLUTION OF THE BOARD OF DIRECTORS OF COUNTY SANITATION DISTRICT NO. 1 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 District No. 1 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.

Upon motion of Director Hahn, duly seconded and unanimously carried, the meeting was adjourned.


ALI SALEH
Chairperson

ATTEST:


KIMBERLY S. CHRISTENSEN
Secretary

/ee