

MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF  
COUNTY SANITATION DISTRICT NO. 22  
HELD AT THE OFFICE OF THE DISTRICT

April 26, 2023  
1:30 o'clock, P.M.

The Board of Directors of County Sanitation District No. 22 of Los Angeles County met in regular session.

There were present: Paul Cheng, Director from Arcadia  
Robert Gonzales, Director from Azusa  
Richard Barakat, Alternate Director from Bradbury  
Gary Boyer, Director from Glendora  
H. Manuel Ortiz, Director from Irwindale  
Tim Hepburn, Director from La Verne  
Becky Shevlin, Director from Monrovia  
Allen Wu, Director from Walnut  
Rosario Diaz, Alternate Director from West Covina  
Margaret Finlay, Chairperson, Alternate Director from Duarte

Absent: Emmanuel Estrada, Director from Baldwin Park  
Patricia Cortez, Director from Covina  
Emmett Badar, Director from San Dimas  
Janice Hahn, Director from Los Angeles County

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

RE: PUBLIC COMMENT  
The Chairperson announced this was the time for any questions or comments by members of the public. There were no public comments or questions to address the Board on any matters.

RE: MINUTES  
Upon motion of Director Ortiz, duly seconded and unanimously carried, the minutes of the regular meeting held March 22, 2023, were approved.

RE: DISTRICT EXPENSES  
The following expenses for the month of January 2023, were presented and upon motion of Director Ortiz, duly seconded and unanimously carried, were approved:

Local District Expenses:  
Operations & Maintenance \$4,459.95  
Total Expenses \$4,459.95

RE: RESOLUTION OF THE BOARD OF DIRECTORS OF COUNTY SANITATION DISTRICT NO. 22 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. 22 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.

Upon motion of Director Ortiz, duly seconded and unanimously carried, the following Resolution was adopted:

RESOLUTION OF THE BOARD OF DIRECTORS OF COUNTY SANITATION DISTRICT NO. 22 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. 22 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 Barakat, duly seconded and unanimously carried, the meeting was adjourned.



MARGARET FINLAY  
Chairperson

ATTEST:



KIMBERLY S. CHRISTENSEN  
Secretary

/ee