

MINUTES OF THE REGULAR MEETING OF THE
BOARD OF DIRECTORS OF
COUNTY SANITATION DISTRICT NO. 23
HELD AT THE OFFICE OF THE DISTRICT

May 10, 2023
1:30 o'clock, P.M.

The Board of Directors of County Sanitation District No. 23 of Los Angeles County met in regular session.

There were Judith Merlo, Director from Vernon
present: Melissa Ybarra, Director from Vernon
Leticia Lopez, Chairperson, Director from Vernon

Absent: Crystal Larios, Director from Vernon
Vacant, Director from Vernon

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

RE: MINUTES Upon motion of the Director Ybarra, duly seconded and
held March 8, 2023, were approved. unanimously carried, the minutes of the regular meeting

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

Local District Expenses:	
Operations & Maintenance	<u>\$1,321</u>
Total Expenses	<u>\$1,321</u>

RE: RESOLUTION OF THE BOARD OF DIRECTORS OF COUNTY SANITATION DISTRICT NO. 23 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. 23 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 Ybarra, duly seconded and unanimously carried, the following Resolution was adopted:

RESOLUTION OF THE BOARD OF DIRECTORS OF COUNTY SANITATION DISTRICT NO. 23 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. 23 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.

RE: SERVICE CHARGE PROGRAM
HOLD PUBLIC HEARING ON
SERVICE CHARGE REPORT, AND
COLLECTION ON TAX ROLL

The Chief Engineer and General Manager announced that today the Board would hold a public hearing, and the proposed rate increases associated with the service charge, industrial wastewater surcharge, and connection fee rates, and the collection of the service charge on the

property tax roll were presented. Holding a public hearing and then adopting the Service Charge Report is required each year to collect the wastewater service charge on the property tax roll. The current service charge rate per single-family home is \$0 per month and no change to this rate is being proposed. A letter discussing this matter, together with the Service Charge Report, the preliminary budget, and a budget explanation and glossary, accompanies the agenda. This item is consistent with the Districts’ Guiding Principles of commitment to fiscal responsibility and prudent financial stewardship; and to plan for both short-term and long-term needs to minimize the need for significant rate increases.

In accordance with Section 5473 of the Health and Safety Code of the State of California, the *County Sanitation District No. 23 Service Charge Report for Fiscal Year 2023-24*, was filed on March 8, 2023, and publication of two newspaper notices for today's public hearing were published in the *La Opinion*, a daily newspaper. The Service Charge Report addresses the continued collection of the service charge for the District on the tax roll. These charges are needed to supplement the District's existing revenue sources for the forthcoming fiscal year, as discussed in the letter to the Boards, dated February 3, 2023.

The Chairperson opened a public hearing on the Service Charge Report for County Sanitation District No. 23 of Los Angeles County. In response to the Chairperson's question, the Secretary reported that the District has received no correspondence or telephone calls on the Service Charge Report.

There being no further comments, the Chairperson closed the public hearing.

RE: SERVICE CHARGE PROGRAM
ADOPT SERVICE CHARGE REPORT

Following the public hearing, upon motion of Director Ybarra, duly seconded and unanimously carried, the Board of Directors of County Sanitation District No. 23 of Los Angeles County approved and adopted the *County Sanitation District No. 23 Service Charge Report for Fiscal Year 2023-24*, which was filed with the Clerk of the Board on March 8, 2023.

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



LETICIA LOPEZ
Chairperson

ATTEST:



KIMBERLY S. CHRISTENSEN
Secretary

/ee