

MINUTES OF THE REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF  
COUNTY SANITATION DISTRICT NO. 27  
HELD IN THE HEARING ROOM OF THE BOARD OF  
SUPERVISORS, KENNETH HAHN HALL OF ADMINISTRATION  
LOS ANGELES, CALIFORNIA

June 6, 2023  
9:30 o'clock, A.M.

The Board of Directors of County Sanitation District No. 27 of Los Angeles County met in regular session.

There were present: Kathryn Barger, Director from Los Angeles County  
Lindsey Horvath, Director from Los Angeles County  
Holly Mitchell, Director from Los Angeles County  
Hilda Solis, Director from Los Angeles County  
Janice Hahn, Chairperson, Director from Los Angeles County

Absent: None

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

RE: MINUTES  
held March 7, 2023, were approved. Upon motion of Director Horvath, duly seconded and unanimously carried, the minutes of the regular meeting

RE: DISTRICT EXPENSES  
ary 2023, were presented and upon motion of Director Horvath, duly seconded and unanimously carried, were approved: The following expenses for the months of October, November, and December 2022 and January and February 2023, were presented and upon motion of Director Horvath, duly seconded and unanimously carried, were approved:

Local District Expenses:	
Operations & Maintenance	\$16,639
Capital	4,869
Allocated Expenses:	
Joint Administration	3,448
Total Expenses	<u>\$24,956</u>

RE: RESOLUTION OF THE BOARD OF DIRECTORS OF COUNTY SANITATION DISTRICT NO. 27 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. 27 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 Horvath, duly seconded and unanimously carried, the following Resolution was adopted:

RESOLUTION OF THE BOARD OF DIRECTORS OF COUNTY SANITATION DISTRICT NO. 27 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 County Sanitation District No. 27 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: APPROPRIATIONS LIMIT  
FOR FISCAL YEAR 2023-24  
ESTABLISH AND ADOPT

The Government Code requires the governing body of each local jurisdiction to establish, by resolution, an appropriations limit for each fiscal year. The documentation used in the determination of the appropriations

limits must be available 15 days prior to this action being taken. The method by which the Districts’ appropriations limits were calculated has been available to the public at the Districts’ Joint Administration Office since May 18, 2023, and was provided to the Directors with the letter of May 19, 2023. 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.

A copy of the proposed budget for fiscal year 2023-24 for District No. 27 with a breakdown of the items included in the sewerage system budget was attached to the agenda. The general revenue source available to the District is the pro rata share of the ad valorem (property) taxes. The sewerage system budget was prepared in

accordance with the Joint Administration Agreement. In the case of Districts which contract with the City of Los Angeles for sewerage service (including District No. 27), the Joint Administration Agreement states that these Districts shall pay one one-hundredth of one percent of all joint expenses. District No. 27 currently owns and operates trunk sewers within the District. However, the District does not own or operate any treatment and disposal facilities. The District contracts for these services with the City of Los Angeles. District's staff has no direct control over the City of Los Angeles costs. Thus, the portion of the proposed budget attributable to contract disposal Operations and Maintenance (O&M) and capital is a direct reflection of the City of Los Angeles O&M and capital costs. The local O&M and local capital costs only reflect the cost of operating and maintaining the District's local sewer system. A recommendation was made that, in order to comply with legal requirements, this Board adopt an appropriations limit of \$1,132,414 for fiscal year 2023-24.

Upon motion of Director Barger, duly seconded and unanimously carried, the following resolution was adopted:

BE IT RESOLVED, that pursuant to Section 7910 of the Government Code of the State of California, the Board of Directors of County Sanitation District No. 27 of Los Angeles County does hereby establish and adopt an appropriations limit of \$1,132,414 for fiscal year 2023-24, utilizing the population change and the change in the personal per capita income.

RE: BUDGET 2023-24 – TAX LEVY  
OPERATING FUND

Matters were discussed pertaining to the budget for the 2023-24 fiscal year. A sewerage system final budget for the 2023-24 fiscal year was presented and a recommend-

ation was made that the budget be adopted.

Upon motion of Director Barger, duly seconded and unanimously carried, the sewerage system final budget for 2023-24 was approved, adopted, and ordered filed.

RE: TAX LEVY  
OPERATING FUND

Data for the tax levy necessary for the Operating Fund was presented and a recommendation was made that the tax levy be requested in accordance therewith.

Upon motion of Director Barger, duly seconded and unanimously carried, the following resolution was adopted:

BE IT HEREBY DETERMINED, RESOLVED, AND ORDERED AS FOLLOWS:

That pursuant to the provisions of Article 6, Section 4815 of the County Sanitation District Act (Chapter 3, Part 3, Division V, of the Health & Safety Code of the State of California), the Board of Directors of County Sanitation District No. 27 of Los Angeles County does hereby find and declare that the sum of \$477,000 is and will be the amount necessary to maintain, operate, extend, or repair any work or improvements of the District for the collection, treatment, and disposal of sewage, and to defray all other expenses incidental to the exercise of any of the District's powers, except the amounts necessary to acquire, construct, maintain, and operate a refuse transfer or disposal system, or both, and any other expenses incidental to the operation of the system during the ensuing year and prior to the annual levy of taxes for the fiscal year 2024-25, and the Board of Supervisors of Los Angeles County is hereby requested to cause to be levied and collected at the same time and in the same manner as the next general tax levy for the County a tax upon the real property in the District, in an amount sufficient to raise the required amount, to wit: \$477,000, to be paid into the County Treasury to the credit of the Operating Fund of the District.

The Secretary is hereby instructed to furnish a copy of this resolution and statement to the Board of Supervisors of Los Angeles County at least fifteen (15) days before the first day of September 2023.

RE: APPROPRIATIONS  
OPERATING FUND 2023-24

Upon motion of Director Barger, duly seconded and unanimously carried, the appropriations from the Operating Fund for fiscal year 2023-24 were ordered made as

shown in the Operating Fund Final Wastewater Budget that was attached to the agenda.

The meeting was adjourned by the Chairperson.

*Janice Hahn*

JANICE HAHN  
Chairperson

ATTEST:

*Kimberly S. Christensen*  
KIMBERLY S. CHRISTENSEN  
Secretary



ATTEST: CELIA ZAVALA  
EXECUTIVE OFFICER  
CLERK OF THE BOARD OF SUPERVISORS

By *[Signature]*, Deputy

/ee