

**BOARD OF DIRECTORS
 PUENTE HILLS HABITAT PRESERVATION AUTHORITY
 Endowment Provided by the Puente Hills Landfill**

This meeting will take place remotely in accordance with Government Code section 54953(e) *et seq.* (AB 361). Members of the public can observe and participate in the meeting as follows:

Via video (Zoom) by joining at this address:

<https://us02web.zoom.us/j/87884368321>

Meeting ID: 878 8436 8321

- Or- Phone by joining at these numbers:

+1 669 900 6833, or +1 346 248 7799

Meeting ID: 878 8436 8321, Find your local number: <https://us02web.zoom.us/j/87884368321>

Members of the public may provide electronic comments by 3pm on Tuesday, May 24, 2022 before the meeting to mmiller@HabitatAuthority.org. Please label the email in the subject heading as “Public Comments”. Public comments may also be verbally heard during item #1 of the meeting.

Agency	Director	Alternate
County of Los Angeles	SULIC, Chair	YOKOMIZO
City of Whittier	MARTINEZ	MARTINEZ
Hacienda Heights Improvement Association	HUGHES	vacant
Sanitation Districts of Los Angeles County	FERRANTE, Vice Chair	BOEHMKE

The Puente Hills Habitat Preservation Authority is a public entity established pursuant to the Joint Exercise of Powers Act by agreement with the City of Whittier, County of Los Angeles, and Los Angeles County Sanitation Districts. Questions about any agenda items can be directed to Andrea Gullo, Executive Director, at 562.945.9003.

Pursuant to Section 54956 of the Government Code the Puente Hills Habitat Preservation Authority (Authority), a Special Meeting of the Board of Directors of the Authority will be held at the call of the Chairperson of the Authority at the above time and place for the purpose of:

1. Receipt of Public Comments.
2. Consent Calendar:
 - a. Approval of Authority Regular Meeting Minutes of April 21, 2022.
 - b. Approval allowing all written resolutions attached to staff reports to be read by title only and waiving further reading.
 - c. Board adoption of Authority Resolution No. 2022-08 A Resolution of the Board of Directors of the Puente Hills Habitat Preservation Authority Proclaiming a Local Emergency and Authorizing the Transition to Use of Remote Teleconference Meeting Procedures by the Board of Directors and All Standing Committees of the Authority, as authorized by

Government Code Section 54953(e) *et seq.*, for the Initial Period of May 25, 2022, through June 24, 2022.

- d. Receive and file the Authority's Portfolio Earnings Reports and Custom by Instrument Type for April 2022 prepared by the County of Los Angeles Treasurer and Tax Collector.
 - e. Receive and file Receipts and Disbursements for the Authority for the quarter ending March 31, 2022, as submitted by the Los Angeles County Department of Auditor-Controller.
 - f. Adopt annual County of Los Angeles Treasurer and Tax Collector Investment Policy Statement dated March 1, 2022. Adoption of an investment policy is a requirement of the Memorandum of Understanding (MOU) dated May 2011 between the Authority and Los Angeles County Treasurer and Tax Collector for specific purpose investments.
 - g. Receive and file Authority financial audit, Management Report and Auditor's Communication Letter for fiscal year 2020-21, prepared by Moss, Levy and Hartzheim, LLP, contracted by Los Angeles County Department of Auditor-Controller.
 - h. Receive and file Authority's Wells Fargo account reconciliation report.
3. Discussion, receive and file February and March 2022 and Third Quarterly 2021-2022 Mountains Recreation and Conservation Authority (MRCA) Ranger Reports.
 4. Discussion and possible action regarding Authority comments on the East San Gabriel Valley Area Plan Notice of Preparation, Initial Study, and Draft Plan Documents.
 5. Discussion and possible action authorizing Executive Director to execute a contract with Fieldman, Rolapp and Associates for financial forecasting and advising in an amount of \$18,000.
 6. Discussion and possible action authorizing Executive Director to execute non-competitive contracts with (a) Nakae and Associates, Inc. in the amount of \$180,776 for various fuel reduction activities across the Preserve, and (b) Land IQ in the amount of \$30,090 for fuel reduction activity oversight, both to be funded by a grant from the San Gabriel and Lower Los Angeles River and Mountains Conservancy.
 7. Discussion and possible action authorizing Executive Director to execute a non-competitive contract with Land IQ for biological services on agency matters on a time and materials basis in an amount of \$15,000.
 8. Discussion and possible action authorizing Executive Director to execute contract with MDJ Management for the HVAC and ducting replacement to Authority home on Workman Mill Rd in the amount of \$80,927.08.
 9. Instruction to negotiators on property negotiations for Assessor Parcel Numbers 8239-045-902 and 8239-047-902. Negotiations for an access easement over the property. Negotiating parties include Board Chair, Executive Director, and Coast Community College. (This item can be heard in closed session pursuant to Government Code Section 54956.8 regarding real estate negotiations.)

10. Instruction to negotiators on property negotiations for Assessor Parcel Numbers 8267-014-904, 8267-014-906 commonly known as the Diaz/Old Coach property and APN 8266-002-901, Powder Canyon. 1) Negotiations for an easement over approximately 1/10th of an acre of the property for heli-hydrant easement, and 2) Negotiations regarding La Habra Road vacation and a portion to be dedicated to the City of La Habra Heights for a fire access easement. Negotiating parties include Board Chair or Vice Chair, Executive Director, and City of La Habra Heights. (This item can be heard in closed session pursuant to Government Code Section 54956.8 regarding real estate negotiations.)
11. Instruction to negotiators on property negotiations for Assessor Parcel Numbers 8266-002-901 and 8269-003-900. Negotiating parties include Board Chair, Executive Director, and Rowland Water District. (This item can be heard in closed session pursuant to Government Code Section 54956.8 regarding real estate negotiations.)
12. Board Members' statements, responses, questions or directions to staff, and Executive Director's comments.
13. Adjournment and announcement of next meeting.

NOTE: Members of the public may address the Board of Directors on any item shown on the agenda.
NOTE: 72 hours prior to Board of Directors meetings, the entire Board of Directors agenda package is available for review, along with any meeting-related writings or documents provided to a majority of the Board members after distribution of the agenda package, at www.HabitatAuthority.org. In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to participate in this meeting, including auxiliary aids or services, please call Melissa Miller at 562.945.9003 at least 48 hours prior to meeting.

DRAFT Minutes of Regular Meeting – April 21, 2022
BOARD OF DIRECTORS
PUENTE HILLS HABITAT PRESERVATION AUTHORITY

Held via video conference and teleconference

This meeting took place remotely in accordance with Government Code section 54953(e) *et seq.* (AB 361) and Resolution 22-05, adopted by the Board on April 8, 2022. Members of the public could observe and participate in the meeting as follows:

Via video (Zoom) and telephonically by joining at this address :

<https://us02web.zoom.us/j/83302090462>

- Or- Phone by joining at these numbers: +1 669 900 6833 or +1 253 215 8782,
Meeting ID: 833 0209 0462, Find your local number: <https://us02web.zoom.us/j/83302090462>

At approximately 3:00 p.m., the regular meeting was called to order and a roll call was taken.

From Hacienda Heights Improvement Association:

Present: Michael Hughes, Director

From Sanitation Districts of Los Angeles County:

Present: Robert Ferrante, Vice Chair

From City of Whittier:

Present: Jessica Martinez, Director

From County of Los Angeles

Present: Lauren Yokomizo, Alternate Director

Authority representatives present:

Andrea Gullo, Authority Executive Director
Michelle Mariscal, Authority Ecologist
Melissa Miller, Authority Board Secretary
Kenn Hughes, Deputy Chief Ranger, Mountains Recreation and Conservation
Authority (MRCA)
Elena Gerli, Esq., Aleshire & Wynder LLP, Authority Counsel
Cathy Houwen, Member of Authority's Citizens Technical Advisory Committee
(CTAC) and CTAC's Liaison to Board of Directors

Others present:

Claire Schlotterbeck, Executive Director of Hills For Everyone (HFE) and Secretary of
Chino Hills State Park Interpretive Association
Natasha Krakowiak, Trail Planner, Los Angeles County Department of Parks and

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BOARD OF DIRECTORS
PUEENTE HILLS HABITAT PRESERVATION AUTHORITY

Recreation
1 unidentified member of the public

1. RECEIPT OF PUBLIC COMMENTS.

There were no public comments.

2. REPORT BY CITIZENS TECHNICAL ADVISORY COMMITTEE.

Regarding the April 18, 2022, Authority CTAC meeting, CTAC Member Houwen reported that the meeting was cancelled due to loss of a quorum. She mentioned that she recently provided an update to the La Habra Heights City Council as a representative of CTAC. Vice Chair Ferrante congratulated Ms. Houwen on her recent recognitions by Senator Archuleta and the City of La Habra Heights.

3. CONSENT CALENDAR:

- a) Approval of Authority Regular Meeting Minutes of March 17, 2022, and Special Meeting Minutes of April 8, 2022.
- b) Approval allowing all written resolutions attached to staff reports to be read by title only and waiving further reading.
- c) Board adoption of Authority Resolution No. 2022-06 A Resolution of the Board of Directors of the Puente Hills Habitat Preservation Authority Proclaiming a Local Emergency and Authorizing the Transition to Use of Remote Teleconference Meeting Procedures by the Board of Directors and All Standing Committees of the Authority, as authorized by Government Code Section 54953(e) *et seq.*, for the SUBSEQUENT Period of April 21, 2022, through May 21, 2022.
- d) Receive and file the Authority’s Portfolio Earnings Reports and Custom by Instrument Type for March 2022 prepared by the County of Los Angeles Treasurer and Tax Collector.

Director Hughes motioned to approve, adopt and receive and file these items. Director Martinez seconded this motion, and in a roll call vote the motion passed unanimously.
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4. DISCUSSION AND POSSIBLE ACTION REGARDING AUTHORITY COMMENTS ON DRAFT INITIAL STUDY – MITIGATED NEGATIVE DECLARATION FOR THE CITY OF WHITTIER’S MURPHY RESERVOIR REPLACEMENT PROJECT.

Vice Chair Ferrante expressed appreciation for the City of Whittier’s coordination with Authority Ecologist Mariscal in their work.

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PUEENTE HILLS HABITAT PRESERVATION AUTHORITY

Director Hughes motioned to approve and send this comment letter. Director Martinez seconded this motion, and in a roll call vote the motion passed unanimously.

5. DISCUSSION AND POSSIBLE ACTION APPROVING AUTHORITY RESOLUTION NO. 2022-07 APPROVING THE APPLICATION FOR GRANT FUNDS FOR THE SAN GABRIEL AND LOWER LOS ANGELES RIVERS AND MOUNTAINS CONSERVANCY WILDFIRE PREVENTION PROGRAM FOR THE PUEENTE HILLS FUELS REDUCTION AND WILDFIRE PREVENTION PROJECT ROUND TWO.

Ecologist Mariscal briefly reviewed this item as presented in the staff report, and there was little discussion. The proposed grant is in the amount of \$275,600.

Director Hughes motioned to approve this grant-required Resolution 2022-07 authorizing the Executive Director to submit and execute associated grant documents as needed. Director Martinez seconded this motion, and in a roll call vote the motion passed unanimously.

6. DISCUSSION AND POSSIBLE ACTION AUTHORIZING EXECUTIVE DIRECTOR TO EXECUTE CONTRACT FOR MECHANICAL FUEL MODIFICATION SERVICES WITH 805 DISCING AND GRADING INC. IN THE AMOUNT OF \$24,249.60, FOR A POSSIBLE FIVE-YEAR TOTAL OF \$128,744.42.

Executive Director Gullo reviewed this item as presented in the staff report, and there was little discussion.

Director Hughes motioned to authorize the Executive Director to execute this contract for a term of one year, with the option for staff to renew it annually up to five years for total of \$128,744.42, and to amend the budget if deemed appropriate. Director Martinez seconded this motion, and in a roll call vote the motion passed unanimously.

7. DISCUSSION AND POSSIBLE ACTION FOR ONGOING AUTHORITY TO INVEST WITHIN THE AUTHORITY’S INVESTMENT PORTFOLIO APPROPRIATE FUNDS DETERMINED TO NOT BE NEEDED TO COVER AGENCY EXPENDITURES ONE YEAR OUT IN ACCORDANCE WITH THE AUTHORITY’S FISCAL POLICIES.

Executive Director Gullo reviewed this item as presented in the staff report, and there was little discussion.

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PUENTE HILLS HABITAT PRESERVATION AUTHORITY

Director Hughes motioned to authorize ongoing authority to invest appropriate funds determined to not be needed to cover agency expenditures one year out in accordance with the Authority’s Fiscal Policies. Director Martinez seconded this motion, and in a roll call vote the motion passed unanimously.

8. INSTRUCTION TO NEGOTIATORS ON PROPERTY NEGOTIATIONS FOR ASSESSOR PARCEL NUMBERS 8239-045-902 AND 8239-047-902. NEGOTIATIONS FOR AN ACCESS EASEMENT OVER THE PROPERTY. NEGOTIATING PARTIES INCLUDE BOARD CHAIR, EXECUTIVE DIRECTOR, AND COAST COMMUNITY COLLEGE. (This item can be heard in closed session pursuant to Government Code Section 54956.8 regarding real estate negotiations.).

At 3:27 p.m. Vice Chair Ferrante moved to continue discussion of items 8, 9 and 10 in Closed Session.

In the closed session, item 8 was discussed by the Board and no reportable action was taken.

9. INSTRUCTION TO NEGOTIATORS ON PROPERTY NEGOTIATIONS FOR ASSESSOR PARCEL NUMBERS 8267-014-904, 8267-014-906 COMMONLY KNOWN AS THE DIAZ/OLD COACH PROPERTY AND APN 8266-002-901, POWDER CANYON. 1) NEGOTIATIONS FOR AN EASEMENT OVER APPROXIMATELY 1/10TH OF AN ACRE OF THE PROPERTY FOR HELI-HYDRANT EASEMENT, AND 2) NEGOTIATIONS REGARDING LA HABRA ROAD VACATION AND A PORTION TO BE DEDICATED TO THE CITY OF LA HABRA HEIGHTS FOR A FIRE ACCESS EASEMENT. NEGOTIATING PARTIES INCLUDE BOARD CHAIR OR VICE CHAIR, EXECUTIVE DIRECTOR, AND CITY OF LA HABRA HEIGHTS. (This item can be heard in closed session pursuant to Government Code Section 54956.8 regarding real estate negotiations.)

In the closed session, item 9 was discussed by the Board and no reportable action was taken.

10. INSTRUCTION TO NEGOTIATORS ON PROPERTY NEGOTIATIONS FOR ASSESSOR PARCEL NUMBERS 8266-002-901 AND 8269-003-900. NEGOTIATING PARTIES INCLUDE BOARD CHAIR, EXECUTIVE DIRECTOR, AND ROWLAND WATER DISTRICT. (This item can be heard in closed session pursuant to Government Code Section 54956.8 regarding real estate negotiations.)

In the closed session, item 10 was not discussed.

At 4:04 p.m. Vice Chair Ferrante moved to end the Closed Session and the Open Session recommenced.

11. BOARD MEMBERS’ STATEMENTS, RESPONSES, QUESTIONS OR DIRECTIONS TO STAFF, AND EXECUTIVE DIRECTOR’S COMMENTS.

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PUENTE HILLS HABITAT PRESERVATION AUTHORITY

Executive Director Gullo expressed appreciation to Authority Board Secretary Miller for her 15 years of service to the Authority, as well as to Ecologist Mariscal for her substantial ongoing service to the Authority.

Vice Chair Ferrante and all Board members also expressed their congratulations and appreciation to staff for their continuing diligence and coordination with the Board Directors.

12. ADJOURNMENT AND ANNOUNCEMENT OF NEXT MEETING.

There being no further comments, or business to be discussed, Vice Chair Ferrante adjourned the meeting at 4:10 p.m. The next regular meeting date is May 19, 2022.

Approved:

Ivan Sulic, Board Chair

Melissa Miller, Board Secretary

Puente Hills
Habitat Preservation Authority
Endowment Provided by the Puente Hills Landfill

MEMORANDUM

Date: May 25, 2022

To: Board Members

From: 
Andrea Gullo, Executive Director

Subject: Agenda Item No. 2c) Board adoption of Authority Resolution No. 2022-08 A Resolution of the Board of Directors of the Puente Hills Habitat Preservation Authority Proclaiming a Local Emergency and Authorizing the Transition to Use of Remote Teleconference Meeting Procedures by the Board of Directors and All Standing Committees of the Authority, as authorized by Government Code Section 54953(e) *et seq.*, for the Initial Period of May 25, 2022, through June 24, 2022.

Recommendation:

That the Board adopt the attached resolution, 2022-08.

Background:

The attached resolution is provided for your consideration to be in compliance with Assembly Bill 361 which was signed into law on September 16, 2021 and made effective on October 1, 2021. AB 361 allows continued remote teleconference meetings without traditional Brown Act compliance, provided certain findings can be made related to the ongoing state of emergency and subject to adherence to certain new noticing and public participation requirements.

No later than 30 days after teleconferencing for the first time under AB 361 rules, and every 30 days thereafter, the Board must adopt a resolution making the required findings of necessity to continue conducting public meetings remotely in reliance on AB 361 and affirming the measures in place to allow remote public comments by the public.

It has been approximately 34 days from the adoption of the Authority's 2022-06 resolution which was approved at the last Board meeting on April 21, 2022 and valid through May 21, 2022, so the attached is a new initial resolution extending the timeframe for virtual meetings through June 24, 2022. Additionally, the adoption of this resolution will enable the Authority's Advisory Committee to meet virtually in June.

RESOLUTION NO. 2022-08

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE PUENTE HILLS HABITAT PRESERVATION AUTHORITY PROCLAIMING A LOCAL EMERGENCY AND AUTHORIZING THE TRANSITION TO USE OF REMOTE TELECONFERENCE MEETING PROCEDURES BY THE BOARD OF DIRECTORS AND ALL STANDING COMMITTEES OF THE AUTHORITY, AS AUTHORIZED BY GOVERNMENT CODE SECTION 54953(E) *ET SEQ.*, FOR THE INITIAL PERIOD OF MAY 25, 2022, THROUGH JUNE 24, 2022.

WHEREAS, the Puente Hills Habitat Preservation Authority (the “Authority”) is committed to preserving and nurturing public access, transparency, observation and participation in meetings of the Board of Directors (the “Board”) and each of its standing committees; and

WHEREAS, all meetings of the Board and standing committees are open and public, as required by the Ralph M. Brown Act, codified in Government Code sections 54950 *et seq.*, so that any member of the public may attend, participate, and observe the Board and standing committees conduct their business; and

WHEREAS, the Brown Act, as amended by Assembly Bill 361 (2021), codified in Government Code sections 54953(e) *et seq.*, allows for remote teleconferencing observation and participation in meetings by members of a legislative body and members of the public, without compliance with the requirements of Government Code section 54953(b)(3) regarding teleconferencing, subject to the existence of certain conditions; and

WHEREAS, the initial required condition is that the meeting is held during a state of emergency that has been declared by the Governor pursuant to the California Emergency Services Act at Government Code section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state and within the boundaries of the Authority, caused by conditions as described in Government Code section 8558; and

WHEREAS, on March 4, 2020, pursuant to Government Code section 8625, Governor Newsom declared the existence of a state of emergency for the State of California, which includes area within the jurisdictional boundaries of the Authority, in response to the outbreak of respiratory illness due to a novel coronavirus (a disease now known as COVID-19); and

WHEREAS, also on March 4, 2020, the County of Los Angeles followed suit and declared the existence of a state of emergency for the County of Los Angeles; and

WHEREAS, Government Code section 54953(e) *et seq.* further requires that state or local officials have imposed or recommended measures to promote social distancing; or, the legislative body of the Authority finds that meeting in person would present imminent risk to the health and safety of attendees; and

WHEREAS, the Board hereby finds that such emergency conditions now exist in the Authority, such that meeting in person for the meetings of the Board and standing committees of the Authority would present imminent risk to the health and safety of attendees as a result of the increased risk of the spread of the COVID-19 virus among those in attendance; and

WHEREAS, the Board hereby finds that the state of emergency due to the COVID-19 virus and the conditions related thereto has caused, and will continue to cause, conditions of extreme

peril to the safety of persons within the Authority that are likely to be beyond the control of services, personnel, equipment, and facilities of the Authority, and thereby affirms, authorizes, and proclaims the existence of a local emergency and ratifies the proclamation of state of emergency by the Governor of the State of California; and

WHEREAS, the Board hereby finds that, as a consequence of the existing local emergency, the Board and all standing committees of the Authority shall conduct their meetings without compliance with Government Code section 54953(b)(3), and shall instead comply with the remote teleconference meeting requirements as authorized by Government Code section 54953(e) *et seq.*; and

WHEREAS, the Board affirms that it will allow for observation and participation by Board Members, Advisory Committee Members and the public via video and/or telephone access, in an effort to protect the constitutional and statutory rights of all attendees.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE PUENTE HILLS HABITAT PRESERVATION AUTHORITY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

Section 1. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. The Board hereby recognizes and affirms the existence and conditions of a state of emergency as proclaimed by the Governor, the existence of emergency conditions in the Authority, and affirms, authorizes, and proclaims the existence of a local emergency throughout the Authority.

Section 3. The Board hereby ratifies the Governor of the State of California's Proclamation of State of Emergency, effective as of its issuance date of March 4, 2020.

Section 4. Further, the Board finds that holding the meetings of the Board and standing committees of the Authority in person would present imminent risk to the health and safety of attendees as a result of the increased risk of the spread of the COVID-19 virus among those in attendance, as required by Government Code section 54953(e) *et seq.*

Section 5. The Executive Director is hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution including, conducting open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act, for all Board meetings and all standing committee meetings of the Authority.

Section 6. This Resolution shall take effect immediately upon its adoption and shall be effective until the earlier of (i) June 24, 2022, or such time the Board adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the Board and all standing committees of the Authority may continue to teleconference without compliance with Government Code section 54953(b)(3), but otherwise as permitted by Government Code section 54953(e) *et seq.*

Section 7. Should any provision, section, paragraph, sentence or word of this Resolution be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Resolution as hereby adopted shall remain in full force and effect.

Section 8. The Board Secretary shall certify to the adoption of this Resolution and enter it into the book of original Resolutions.

PASSED AND ADOPTED at the Special Meeting of the Board of Directors of the Puente Hills Habitat Preservation Authority duly held on 25th day of May, 2022, by the following vote:

AYES: Board Members:
NOES: Board Members:
ABSENT: Board Members:
ABSTAIN: Board Members:

Chair, Board of Directors

WITNESS my hand of said Authority this 25th day of May, 2022.

Melissa Miller, Secretary



KEITH KNOX
TREASURER AND TAX COLLECTOR

COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 462, Los Angeles, California 90012
Telephone: (213) 974-3385 Fax: (213) 626-1701
ttc.lacounty.gov and propertytax.lacounty.gov

Board of Supervisors
HILDA L. SOLIS
First District
HOLLY J. MITCHELL
Second District
SHEILA KUEHL
Third District
JANICE HAHN
Fourth District
KATHRYN BARGER
Fifth District

May 11, 2022

Ms. Andrea Gullo, Executive Director
Puente Hills Habitat Preservation Authority
7333 Greenleaf Avenue, First Floor
Whittier, CA 90602

Email: agullo@habitatauthority.org

PUENTE HILLS HABITAT PRESERVATION AUTHORITY MONTHLY INVESTMENT REPORTS

Dear Andrea Gullo:

We have enclosed the Puente Hills Habitat Preservation Authority Portfolio Income Reconciliation Report (Earnings Report), Custom Position Report, Purchase Detail Report, and Chronological Detail Report for the month ended April 30, 2022, for your review and reference.

Should you have questions, you may contact Ms. Marivic Liwag, Assistant Operations Chief, of my staff at (213) 584-1252, or mliwag@ttc.lacounty.gov.

Very truly yours,

KEITH KNOX
Treasurer and Tax Collector


Jennifer Koai
Operations Chief

JK:ML:az

Enclosures

INCOME RECONCILIATION REPORT



Run Date: 5/3/2022 7:26:33 AM

From Date: 4/1/2022 To Date: 4/30/2022

Inv No.	Security Description	CUSIP	Effect Rate	Stored Yield	Durat	Cur Par Value	Posted Int/Div	Beginning Prem/ (Disc)	Accretion Income	(Amortization) Expense	Scheduled Accruals	Gain (Loss)	Total Income
Fund: 4350 PHHPA-PH HABITAT PRESERVATION AU													
117243	FFCB 2.50 (C	3133EMW65	2.5000	2.5000	15.2980	22,675,000.00	0.00	0.00	0.00	0.00	47,239.59	0.00	47,239.59
Inv Type: 1040 FFCB Fxd-			2.5000	2.5000	15.2980	22,675,000.00	0.00	0.00	0.00	0.00	47,239.59	0.00	47,239.59
114424	FHLMC 2.00 (3134GWSD9	2.0000	2.0000	17.4040	9,500,000.00	0.00	0.00	0.00	0.00	15,833.34	0.00	15,833.34
Inv Type: 1500 FHLMC Fxd			2.0000	2.0000	17.4040	9,500,000.00	0.00	0.00	0.00	0.00	15,833.34	0.00	15,833.34
Subtotal			2.3524	2.3524	15.9198	32,175,000.00	0.00	0.00	0.00	0.00	63,072.93	0.00	63,072.93
Grand Total		Count 2				32,175,000.00	0.00	0.00	0.00	0.00	63,072.93	0.00	63,072.93



Custom Position Report

As Of Date: 04/30/2022

Run: 05/03/2022 07:28:25 AM

Reporting Currency: Local

LA County

Inv. No.	Description	CUSIP	Interest Rate	Maturity Date	Yield at Purchase	Par Value	Amortized Cost	Historical Cost	Accumulated Amort/Accr
Fund Grp: 4000 SPI-SPECIFIC PURPOSE INVSTMNT									
117243	FFCB 2.50 (CALLABLE)	3133EMW65	2.500000	07/29/2041	2.500000	22,675,000.00	22,675,000.00	22,675,000.00	0.00
Inv Type: 1040 FFCB Fxd-(S) 30/360						22,675,000.00	22,675,000.00	22,675,000.00	0.00
114424	FHLMC 2.00 (CALLABLE)	3134GWSD9	2.000000	08/27/2043	2.000000	9,500,000.00	9,500,000.00	9,500,000.00	0.00
Inv Type: 1500 FHLMC Fxd-(S) 30/360						9,500,000.00	9,500,000.00	9,500,000.00	0.00
Fund: 4350 PHHPA-PH HABITAT PRESERVATION AU						32,175,000.00	32,175,000.00	32,175,000.00	0.00
Subtotal						32,175,000.00	32,175,000.00	32,175,000.00	0.00
Grand Total	Count 2					32,175,000.00	32,175,000.00	32,175,000.00	0.00



**COUNTY OF LOS ANGELES
DEPARTMENT OF AUDITOR-CONTROLLER**

ACCOUNTING DIVISION
KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 603
LOS ANGELES, CALIFORNIA 90012-3682

ARLENE BARRERA
AUDITOR-CONTROLLER

OSCAR VALDEZ
CHIEF DEPUTY AUDITOR-CONTROLLER

ASSISTANT AUDITOR-CONTROLLERS

KAREN LOQUET
CONNIE YEE

April 20, 2022

Andrea Gullo, Executive Director
Puente Hills Habitat Preservation Authority
7333 Greenleaf Ave, First Floor
Whittier, CA 90602

Dear Ms. Gullo:

Attached is the Statement of Receipts and Disbursements for the Puente Hills Habitat Preservation Authority for the quarter ended March 31, 2022.

If you have any questions, please contact Jung Son at (213) 974-8327, or Connie Diep at (213) 974-8345.

Very truly yours,

Arlene Barrera
Auditor-Controller

Rachelle Anema
Chief Accountant

AB:OV:CY:RA:JS:CD:mc

H:\Special Funds\Special Funds Unit\JOINT POWERS AUTHORITIES\PUENTE HILLS LANDFILL\FY21-22\FY22_QtrlyStmnt_Puente\Qtrly Letter_FY22_3rd Qtr_Puente.docx

Attachment

c: Alan Nyberg, Los Angeles County Sanitation District

**LOS ANGELES COUNTY - PUENTE HILLS HABITAT
PRESERVATION AUTHORITY
STATEMENT OF RECEIPTS AND DISBURSEMENTS
JANUARY 1, 2022 THROUGH MARCH 31, 2022**

Cash Balance, December 31, 2021

Fund V80
\$ 7,866,528.82

Receipts:

Description	Req. No	Unit No	Rev / Obj Code	Record Date	Amount	
Interests:						
INTEREST ALLOCATION FOR THE MONTH ENDING December 31, 2021				01/01/22	4,146.30	
INTEREST ALLOCATION FOR THE MONTH ENDING January 31, 2022				02/01/22	2,259.15	
INTEREST ALLOCATION FOR THE MONTH ENDING February 28, 2022				03/01/22	1,826.28	
Total Interests:						\$ 8,231.73
Coupon Calls - Interests:						
PHHPA - Interest Payment Proceeds-Coupon Proceeds on FFCB 2.50 (callable) forSec ID # 117243				01/31/22	283,437.50	
PHHPA - Interest Payment Proceeds-Coupon Proceeds on FHLMC 2.00 (callable) forSec ID # 114424				02/28/22	95,000.00	
Total Coupon Calls - Interests:						378,437.50
Coupon Calls - Principal:						
Total Coupon Calls - Principal:						-
Other Revenues:						
MATRIX OIL CORP		53874	8363	01/07/22	4,622.54	Nov. property revenue
MATRIX OIL CORP		53874	8363	02/16/22	2,907.35	Dec. property revenue
WHITTIER AUDUBON SOCIETY		53874	9686	03/02/22	100.00	donation
MATRIX OIL CORP		53874	8363	03/16/22	5,208.65	Jan. property revenue
CITY OF WHITTIER		53874	9731	03/23/22	6,582.73	2021 Hellman-Savage
COUNTY OF LOS ANGELES		53874	8831	03/23/22	10,000.00	from Hahn for wayside
MONTEREY PARK RETAIL PARTNERS		53879	9731	03/30/22	9,570.23	MPRP mit. water 7-12/21
						<u>38,991.50</u>
Total Receipts:						<u>425,660.73</u>
Total Cash Balance and Receipts						\$ 8,292,189.55

Disbursements:

Vendor Payments:						
SAN GABRIEL VALLEY WATER COMPANY	2022-113	53880	5222	01/06/22	3,245.96	Olinda mitigation water
SAN GABRIEL VALLEY WATER COMPANY	2022-116	53874	5222	01/06/22	215.58	trailhead water
CITY OF WHITTIER - OFFICE SPACE RENTAL \$471.68 PER MONTH	2022-112	53874	4422	01/13/22	471.68	
CITY OF WHITTIER	2022-114	53874	3587	01/13/22	27,086.81	Nov. payroll
CITY OF WHITTIER	2022-114	53874	2302	01/13/22	8,828.90	Nov. workers comp.
SUBURBAN WATER SYSTEMS	2022-115	53874	5222	01/13/22	83.17	trailhead water
LA HABRA HEIGHTS CO WATER DISTRICT	2022-111	53881	5222	01/13/22	635.09	Brea 57 mitigation water
LA HABRA HEIGHTS CO WATER DISTRICT	2022-109	53874	5222	01/13/22	148.37	trailhead water
LA HABRA HEIGHTS CO WATER DISTRICT	2022-110	53879	5222	01/13/22	1,736.52	SCE mitigation water
LA HABRA HEIGHTS CO WATER DISTRICT	2022-111	53879	5222	01/13/22	2,217.72	SCE mitigation water
NORTH STAR LAND CARE	2022-107	53874	3580	01/13/22	480.00	
AT&T MOBILITY II LLC	2022-117	53874	5222	01/24/22	162.67	
MASAKO ODAKA dba CILQY LLC	2022-108	53874	3580	01/24/22	75.00	
MICHAEL GREINER	2022-081	53874	3580	01/24/22	300.00	RMC grant work
CHARTER COMMUNICATIONS HOLDINGS LLC	2022-118	53874	5222	01/30/22	64.99	
CITY OF WHITTIER	2022-119	53874	3587	02/09/22	43,697.29	Dec. payroll
CITY OF WHITTIER	2022-119	53882	3587	02/09/22	1,399.86	Dec. CalFire work
CITY OF WHITTIER	2022-119	53874	2302	02/09/22	(1,540.69)	Dec. workers comp.
SAN GABRIEL VALLEY WATER COMPANY	2022-123	53880	5222	02/09/22	240.34	Olinda mitigation water
SAN GABRIEL VALLEY WATER COMPANY	2022-124	53874	5222	02/09/22	1,037.42	trailhead water
LA HABRA HEIGHTS CO WATER DISTRICT	2022-128	53881	5222	02/09/22	531.75	Brea 57 mitigation water
LA HABRA HEIGHTS CO WATER DISTRICT	2022-122	53879	5222	02/09/22	521.81	SCE mitigation water
LA HABRA HEIGHTS CO WATER DISTRICT	2022-128	53879	5222	02/09/22	264.60	SCE mitigation water
LA HABRA HEIGHTS CO WATER DISTRICT	2022-121	53874	5222	02/09/22	148.37	trailhead water
CHRISTOPHER WOO dba ICON TECH	2022-120	53874	5222	02/09/22	83.84	
CITY OF WHITTIER, PUBLIC WORKS DEPT	2022-127	53874	5222	02/10/22	703.56	water at 4 st. ends
CITY OF WHITTIER - OFFICE SPACE RENTAL \$471.68 PER MONTH	2022-129	53874	4422	02/10/22	471.68	
SUBURBAN WATER SYSTEMS	2022-125	53874	5222	02/10/22	91.15	trailhead water
ISAAC BUCKROFF dba FIRST CLASS COPIERS	2022-126	53874	3580	02/10/22	436.50	annual svc. & supplies
CITY OF WHITTIER, PUBLIC WORKS DEPT	2022-134	53874	5222	02/17/22	408.08	water at Workman Mill Rd.
AT&T MOBILITY II LLC	2022-133	53874	5222	02/17/22	162.85	
CHRISTOPHER WOO dba ICON TECH	2022-130	53874	3580	02/17/22	216.41	7 anti-malware for 2 yrs.
CHRISTOPHER WOO dba ICON TECH	2022-130	53874	5222	02/17/22	83.76	
CITY OF WHITTIER, PUBLIC WORKS DEPT	2022-137	53874	5222	03/01/22	343.53	water at 2 st. ends
FRIENDLY HILLS ESTATES HOA C/O LORDON MANAGEMENT	2022-136	53874	3580	03/01/22	2,760.00	HOA dues for 6 months
CHARTER COMMUNICATIONS HOLDINGS LLC	2022-135	53874	5222	03/01/22	64.99	
SAN GABRIEL VALLEY WATER COMPANY	2022-138	53880	5222	03/07/22	237.15	Olinda mitigation water
SAN GABRIEL VALLEY WATER COMPANY	2022-139	53874	5222	03/07/22	212.10	trailhead water
LA HABRA HEIGHTS CO WATER DISTRICT	2022-142	53881	5222	03/07/22	468.28	Brea 57 mitigation water
LA HABRA HEIGHTS CO WATER DISTRICT	2022-140	53874	5222	03/07/22	148.37	trailhead water

**LOS ANGELES COUNTY - PUENTE HILLS HABITAT
PRESERVATION AUTHORITY
STATEMENT OF RECEIPTS AND DISBURSEMENTS
JANUARY 1, 2022 THROUGH MARCH 31, 2022**

Description	Req. №	Unit №	Rev / Obj Code	Record Date	Amount	
LA HABRA HEIGHTS CO WATER DISTRICT	2022-142	53879	5222	03/07/22	439.44	SCE mitigation water
LA HABRA HEIGHTS CO WATER DISTRICT	2022-141	53879	5222	03/07/22	884.41	SCE mitigation water
CAL ARBORIST COMPLETE TREE CA RE INC	2022-132	53874	3580	03/07/22	3,750.00	
AUDITOR CONTROLLER	2022-131	53874	3672	03/09/22	5,418.45	
CITY OF WHITTIER - OFFICE SPACE RENTAL \$471.68 PER MONTH	2022-144	53874	4422	03/14/22	471.68	
SCI Consulting Group	2022-145	53874	3580	03/14/22	21,250.00	
SUBURBAN WATER SYSTEMS	2022-143	53874	5222	03/14/22	91.66	trailhead water
LAND IQ, LLC	2022-152	53880	3580	03/14/22	1,381.35	Olinda mitigation
LAND IQ, LLC	2022-149	53881	3580	03/14/22	1,401.70	Brea 57 mitigation
LAND IQ, LLC	2022-153	53874	3580	03/14/22	2,958.88	Brea Power mitigation
LAND IQ, LLC	2022-149	53881	3580	03/14/22	973.00	Brea 57 mitigation
LAND IQ, LLC	2022-148	53874	3580	03/14/22	486.50	Harbor mitigation
LAND IQ, LLC	2022-154	53879	3580	03/14/22	716.05	SCE mitigation
ALESHIRE & WYNDER LLP	2022-147	53874	3717	03/14/22	5,286.20	
ALESHIRE & WYNDER LLP	2022-147	53874	3717	03/14/22	16,552.50	
ALESHIRE & WYNDER LLP	2022-147	53874	3717	03/14/22	326.70	
ALESHIRE & WYNDER LLP	2022-147	53874	3717	03/14/22	79.70	
WESIERSKI & ZUREK LLP	2022-146	53874	3717	03/14/22	4,154.00	
CHRISTOPHER WOO dba ICON TECH	2022-156	53874	5222	03/14/22	83.76	
NAKAE & ASSOCIATES, INC	2022-155	53880	3580	03/15/22	29,938.95	Olinda mitigation
NAKAE & ASSOCIATES, INC	2022-150	53874	3580	03/15/22	2,311.91	Measure A - Hellman
NAKAE & ASSOCIATES, INC	2022-151	53874	3580	03/15/22	1,318.50	Harbor mitigation
AT&T MOBILITY II LLC	2022-157	53874	5222	03/21/22	162.70	
CHARTER COMMUNICATIONS HOLDINGS LLC	2022-160	53874	5222	03/23/22	64.99	
GEOVERA INSURANCE COMPANY	2022-158	53874	2302	03/23/22	1,463.00	EQ policy on Skyline house
CITY OF WHITTIER	2022-159	53874	2780	03/24/22	214.99	
CITY OF WHITTIER	2022-159	53874	3556	03/24/22	135.00	
CITY OF WHITTIER	2022-159	53874	5098	03/24/22	99.70	
CITY OF WHITTIER	2022-159	53874	3202	03/24/22	77.38	
CITY OF WHITTIER	2022-159	53874	5222	03/24/22	220.00	
CITY OF WHITTIER	2022-159	53874	3182	03/24/22	31.58	
CITY OF WHITTIER	2022-159	53874	3280	03/24/22	30.00	
CITY OF WHITTIER	2022-159	53874	3580	03/24/22	30.00	
CITY OF WHITTIER	2022-159	53874	3587	03/24/22	27,841.25	Jan. payroll
CITY OF WHITTIER	2022-159	53874	2302	03/24/22	724.75	Jan. workers comp.
CITY OF WHITTIER	2022-159	53874	2363	03/24/22	228.66	
CITY OF WHITTIER	2022-159	53882	3587	03/24/22	503.68	Jan. CalFire work
CITY OF WHITTIER	2022-159	53874	3240	03/24/22	693.64	
STATE FARM	2022-161	53874	2302	03/30/22	814.56	
Total Vendor Payments:					232,556.68	
Investment Purchases - Management Fees by Treasurer Tax Collector:						
Management Fees - December 2021		53874	3856	01/24/22	1,366.34	
Management Fees - January 2022		53874	3856	02/17/22	1,366.34	
Management Fees - February 2022		53874	3856	03/17/22	1,234.11	
Total Investment Purchases - Management Fees by Treasurer Tax Collector:					3,966.79	
Total Disbursements						\$ 236,523.47
Ending Cash Balance, March 31, 2022						\$ 8,055,666.08

Prepared by Los Angeles County Department of Auditor-Controller, Accounting Division MC 4/14/2022

Puente Hills
Habitat Preservation Authority
Endowment Provided by the Puente Hills Landfill

MEMORANDUM

Date: May 25, 2022

To: Board Members

From: 
Andrea Gullo, Executive Director

Subject: Agenda Item No. 2f) Adopt annual County of Los Angeles Treasurer and Tax Collector Investment Policy Statement dated March 1, 2022. Adoption of an investment policy is a requirement of the Memorandum of Understanding (MOU) dated May 2011 between the Authority and Los Angeles County Treasurer and Tax Collector for specific purpose investments.

Recommendation:

That the Board adopt the attached Investment Policy.

Background:

The Authority's Memorandum of Understanding (MOU) with the Los Angeles County Treasurer and Tax Collector, executed in May 2011, enables the County to make investments for the Authority using a specific purpose investment (SPI) program that is within the guidelines of the County's Investment Policy. Section III of that MOU instructs the Authority to create its own Investment Policy or adopt that of the County, either of which shall be approved by the Authority on an annual basis. The Investment Policy needs to comply with the California Government Code and Education Code and may not be less restrictive than the Treasurer's Investment Policy. Attached is the County's newest Investment Policy which was adopted by the Los Angeles County Board of Supervisors on March 1, 2022. The Authority has previously adopted the County's policies from years past. The Authority's SPI program, which is also referred to as the agency's endowment or portfolio, and its cash funds held in the County's pool account adhere to the attached Investment Policy.

Changes to the Investment Policy from the previous year are explained on page two of the attached letter to the Board of Supervisors.



KEITH KNOX

TREASURER AND TAX COLLECTOR

COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 437, Los Angeles, California 90012
Telephone: (213) 974-2101 Fax: (213) 626-1812
ttc.lacounty.gov and propertytax.lacounty.gov

Board of Supervisors

HILDA L. SOLIS
First District

HOLLY J. MITCHELL
Second District

SHEILA KUEHL
Third District

JANICE HAHN
Fourth District

KATHRYN BARGER
Fifth District

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

41 March 1, 2022

CELIA ZAVALA
EXECUTIVE OFFICER

March 01, 2022

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

DELEGATION OF AUTHORITY TO INVEST AND ANNUAL ADOPTION OF THE TREASURER AND TAX COLLECTOR INVESTMENT POLICY (ALL DISTRICTS) (3-VOTES)

SUBJECT

Delegation of authority to invest and reinvest County funds and funds of other depositors in the County Treasury to the Treasurer, and adoption of the Treasurer and Tax Collector Investment Policy.

IT IS RECOMMENDED THAT THE BOARD:

1. Delegate the authority to the Treasurer to invest and reinvest County funds and funds of other depositors in the County Treasury.
2. Adopt the attached Treasurer and Tax Collector Investment Policy (Investment Policy).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The requested actions allow the Treasurer to continue to invest County funds and funds of other depositors in the County Treasury pursuant to the Investment Policy. On March 9, 2021, pursuant to Government Code (GC) Section 27000.1, and subject to GC Section 53607, your Board delegated to the Treasurer the annual authority to invest and reinvest funds of the County and funds of other depositors in the County Treasury. GC Section 27000.1 states that subsequent to your Board's delegation, the County Treasurer shall thereafter assume full responsibility for those transactions until your Board either revokes its delegation of authority, by ordinance, or decides not to renew the

annual delegation, as provided in GC Section 53607. This action requests renewal of the annual delegation.

GC Section 53646 permits your Board to annually approve the Investment Policy. The primary objectives of the Investment Policy, in priority order, are to maintain the safety of principal, to provide liquidity, and to achieve a return on funds invested. These objectives align with those in State law. Each year, my office reviews the Investment Policy to incorporate changes deemed necessary to meet our primary objectives and to ensure that it aligns with any changes in the GC.

Based on our analysis and in consideration of current market conditions, we recommend increasing the weighted average maturity (WAM) target limits for the Pooled Surplus Investment portfolio (Treasury Pool) from the current range of 1.0 and 3.0 years, to a longer range of between 1.0 and 4.0 years.

Historically, the Treasury Pool maintained a WAM range of between 1.0 and 2.0 years. To mitigate a significant decrease in Treasury Pool earnings resulting from the low interest rate environment caused by the 2019 Novel Coronavirus (COVID-19) pandemic and its related recession, the Investment Policy approved by your Board on March 9, 2021, increased the WAM range to between 1.0 and 3.0 years. However, due to increased fluctuations of the Treasury Pool size and market activity resulting from COVID-19, I, under my authority as Treasurer as provided in the Investment Policy, approved an interim exception effective August 30, 2021, for staff to make certain investments outside the limitations set forth within the Investment Policy. Specifically, I approved a temporary increase in the WAM target range to between 1.0 and 4.0 years. This increase in WAM accommodates the Treasury Pool's holding of higher yielding securities with a longer maturity, which maximizes our yield while maintaining liquidity.

We are recommending to incorporate this change permanently in the Investment Policy to provide the necessary flexibility to invest in securities of longer maturity that have higher yields, while also accommodating fluctuations in the size of the Treasury Pool as it continues to grow. The GC is silent on the duration (i.e., WAM) of a treasury pool, and we feel this change is reasonable, does not impose any material increase in risk, and will provide additional flexibility while managing liquidity during times of economic uncertainty.

We have also provided the annual update to the limitation calculation for intermediate-term, medium-term, and long-term holdings in Attachment III.

Update on Environmental, Social and Corporate Governance (ESG)

On March 9, 2021, your Board also approved changes to the Investment Policy in areas related to the consideration of Environmental, Social and Corporate Governance (ESG). Consistent with the 2021 Investment Policy, we have incorporated Sustainalytics ESG scores as part of our analysis of investment issuers and have taken action to reduce investments if an issuer's composite ESG score is lower than the median score for its industry. The consideration of ESG scores in determining our issuers' investment limits has not impacted the Treasury Pool's return on investments. As anticipated in our Report Back to your Board on Socially Responsible Investing dated October 16, 2020, the percentage of our approved issuers with ESG scores has expanded; specifically, from 36% to 48%. As a result, our ESG environment has grown, with the purchase volume from issuers with ESG scores increasing from \$20 billion in Fiscal Year (FY) 2019-20 to \$25.7 billion in FY 2020-21.

As also referenced in our October 2020 Report Back, we are currently in the process of implementing a new Investment Accounting System, and will evaluate the feasibility of ESG reporting

functionality, including reporting on our investment issuers with ESG scores by industry, with the selected service provider. This additional functionality would increase our ability to monitor the impact of ESG on our investments and streamline the incorporation of ESG into our investment strategy.

Implementation of Strategic Plan Goals

The recommended action supports County Strategic Plan Strategy III.3 - Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability.

FISCAL IMPACT/FINANCING

The investment of surplus County funds and funds of other depositors allows these funds to earn a return which is credited to the depositor, net of administrative expenses.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Pursuant to GC Section 27000.1, your Board may delegate by ordinance the authority to invest and reinvest funds of the County and funds of other depositors in the County Treasury to the Treasurer. On January 23, 1996, your Board adopted Ordinance 96-0007 adding Los Angeles County Code Section 2.52.025, which delegated such authority to the Treasurer, subject to annual renewal pursuant to GC Section 53607. GC 53646 permits the Treasurer to render annually to your Board a statement of Investment Policy, to be reviewed and approved at a public meeting. This GC Section also requires that any change in the Investment Policy be submitted to your Board for review and approval at a public meeting.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There is no impact on current services.

The Honorable Board of Supervisors

3/1/2022

Page 4

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Keith Knox". The signature is fluid and cursive, with the first name "Keith" being more prominent than the last name "Knox".

KEITH KNOX

Treasurer and Tax Collector

KK:EBG:DJJ:JK:en

Enclosures

c: Chief Executive Officer
Executive Officer, Board of Supervisors
Auditor-Controller
County Counsel
Los Angeles County Office of Education
Los Angeles Community College District

**COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR
INVESTMENT POLICY**

Authority to Invest

Pursuant to Government Code Section 27000.1 and Los Angeles County Code 2.52.025, the Los Angeles County Board of Supervisors has delegated to the Treasurer the authority to invest and reinvest the funds of the County and the funds of other depositors in the County Treasury.

Fundamental Investment Policy

The Treasurer, a trustee, is inherently a fiduciary and subject to the prudent investor standard. Accordingly, when investing, reinvesting, purchasing, acquiring, exchanging, selling, and managing investments, the investment decisions SHALL be made with the care, skill, prudence, and diligence under the circumstances then prevailing, that a prudent person acting in a like capacity and familiarity would use with like aims.

All investments SHALL be governed by the Government Code and comply with the specific limitations set forth within this Investment Policy. Periodically, it may be necessary and prudent to make investment decisions beyond the limitations set forth in the Investment Policy that are otherwise permissible by California Government Code. In these special circumstances, ONLY the Treasurer is permitted to give written approval to operate outside the limitations set forth within this Investment Policy.

Pooled Surplus Investment Portfolio

The Treasurer SHALL establish and maintain a Pooled Surplus Investment (PSI) portfolio. The PSI portfolio SHALL be used to provide safe, liquid investment opportunities for pooled surplus funds deposited into the County Treasury.

The investment policies of the PSI portfolio SHALL be directed by and based on three prioritized objectives. The primary objective SHALL be to ensure the safety of principal. The secondary objective SHALL be to meet the liquidity needs of the PSI participants, which might be reasonably anticipated. The third objective SHALL be to achieve a return on funds invested, without undue compromise of the first two objectives.

PSI revenue/loss distribution SHALL be shared on a pro-rata basis with the PSI participants. PSI revenue/loss distribution will be performed monthly, net of administrative costs authorized by Government Code Section 27013 which includes employee salaries and benefits and services and supplies, for investing, depositing or handling funds, and the distribution of interest income, based on the PSI participants' average daily fund balance as recorded on the Auditor-Controller's accounting records. Administrative costs SHALL be deducted from the monthly PSI revenue/loss distribution on the basis of one-twelfth of the budgeted costs and adjusted periodically to actual costs.

Investments purchased with the intent to be held to maturity SHALL be accounted for in the Non-Trading partition of the PSI portfolio. Investments purchased with the intent to be sold prior to maturity SHALL be accounted for in the Trading partition of the PSI portfolio. The investments in the Trading partition SHALL NOT exceed \$500 million without specific written approval of the Treasurer.

In the event that a decision is made to transfer a given security from one partition to another, it MAY be transferred at cost; however, the difference between the market value, exclusive of accrued interest, at the time of transfer and the purchase price, exclusive of accrued interest, SHALL be computed and disclosed as unrealized profit or loss.

All PSI investments SHALL be categorized according to the period of time from settlement date to maturity date as follows:

- SHORT-TERM investments are for periods of up to ONE YEAR.
- INTERMEDIATE-TERM investments are for periods of ONE YEAR to THREE YEARS.
- MEDIUM-TERM investments are for periods of over THREE YEARS to FIVE YEARS.
- LONG-TERM investments are for periods of over FIVE YEARS.

PSI investments SHALL be limited to the short-term category except that the Investment Office of the Treasurer's Office MAY make PSI investments in accordance with the limitations imposed in Attachments I, II, III, and IV (all of which are attached hereto and incorporated by this reference.)

The weighted average maturity target of the PSI portfolio is a range between 1.0 and 4.0 years. For purposes of maturity classification, the maturity date SHALL be the nominal maturity date or the unconditional put option date, if one exists.

The total PSI portfolio investments with maturities in excess of one year SHALL NOT exceed 75% of the last 36 months' average total cash and investments, after adjustments, as indicated in Attachment III.

Business Continuity Plan

The Treasurer's Business Continuity Plan (BCP) serves to sustain the performance of mission-critical Treasury functions in the event of a local or widespread emergency.

The BCP includes written guidelines to perform critical Treasury functions, contact information for key personnel, authorized bank representatives and broker/dealers. The Treasurer's Office implemented its BCP in 2007.

The Treasurer's Office shall perform regularly scheduled BCP exercises remotely. To prepare Treasury staff for emergency processing, staff shall participate in the BCP exercises on a rotating basis.

Liquidity of PSI Investments

Short-term liquidity SHALL further be maintained and adjusted monthly so that sufficient anticipated cash is available to fully meet unanticipated withdrawals of discretionary deposits, adjusted for longer-term commitments, within 90 days.

Such liquidity SHALL be monitored where, at the beginning of each month, the par value for maturities in the next 90 days plus projected PSI deposits for 90 days, divided by the projected PSI withdrawals for 90 days plus discretionary PSI deposits, is equal to or greater than one.

The liquidation of investments is not required solely because the discretionary liquidity withdrawal ratio is less than one; however, investments SHALL be limited to a maximum maturity of 30 days until such time as the discretionary liquidity withdrawal ratio is equal to or greater than one.

The sale of any PSI instrument purchased in accordance with established policies is not required solely because an institution's credit rating is lowered after the purchase of the instrument.

Specific Purpose Investment Portfolio

The Treasurer SHALL maintain a Specific Purpose Investment (SPI) portfolio to manage specific investment objectives of the SPI participants. Specific investments may be made with the approval of the requesting entity's governing body and the approval of the Treasurer. Revenue/loss distribution of the SPI portfolio SHALL be credited to the specific entity for which the investment was made. The Treasurer reserves the right to establish and charge the requesting entity fees for maintaining the entity's SPI portfolio.

Investments SHALL be limited to the short-term category, as defined above in the previous section for PSI investments, except when requested by a depositing entity and with the approval of the Treasurer, a longer term investment MAY be specifically made and held in the SPI portfolio.

The sale of any SPI instrument purchased in accordance with established policies is not required solely because an institution's credit rating is lowered after the purchase of the instrument.

Execution, Delivery, and Monitoring of Investments

The Treasurer SHALL designate, in writing, personnel authorized to execute investment transactions.

All transactions SHALL be executed on a delivery versus payment basis.

The Treasurer or his authorized designees, in purchasing or obtaining any securities in a negotiable, bearer, registered, or nonregistered format, requires delivery of the securities to the Treasurer or designated custodial institution, by book entry, physical delivery, or by third party custodial agreement.

All investment transactions made by the Investment Office SHALL be reviewed by the Internal Controls Branch to assure compliance with this Investment Policy.

Reporting Requirements

The Treasurer SHALL provide the Board of Supervisors with a monthly report consisting of, but not limited to, the following:

- All investments detailing each by type, issuer, date of maturity, par value, historical cost, market value and the source of the market valuation.
- Month-end bank balances for accounts under the control of the Treasurer.
- A description of funds, investments, or programs that are under the management of contracted parties, including lending programs for the Treasurer.
- A description of all investment exceptions, if any, to the Investment Policy.
- A statement denoting the ability of the PSI portfolio to meet the anticipated cash requirements for the participants for the next six months.

Discretionary Treasury Deposits and Withdrawal of Funds

At the sole discretion of the Treasurer, PSI deposits may be accepted from local agencies not required to deposit their funds with the Los Angeles County Treasurer, pursuant to Government Code Section 53684.

At the time such deposits are made, the Treasurer may require the depositing entity to provide annual cash flow projections or an anticipated withdrawal schedule for deposits in excess of \$1 million. Such projections may be adjusted periodically as prescribed by the Treasurer but in no event less than semi-annually.

In accordance with Government Code Section 27136, all requests for withdrawal of such funds, for the purpose of investing or depositing these funds elsewhere SHALL be evaluated, prior to approving or disapproving the request, to ensure that the proposed withdrawal will not adversely affect the principal deposits of the other PSI participants.

If it is determined that the proposed withdrawal will negatively impact the principal deposits of the other PSI participants, the Treasurer may delay such withdrawals until the impact can be mitigated.

Broker/Dealers Section

Broker/Dealers SHALL be limited to primary government dealers as designated by the Federal Reserve Bank or institutions meeting one of the following:

- A. Broker/Dealers with minimum capitalization of \$500 million and who meet all five of the below listed criteria:
 1. Be licensed by the State as a Broker/Dealer, as defined in Section 25004 of the Corporations Code, or a member of a Federally regulated securities exchange and;
 2. Be a member of the Financial Industry Regulatory Authority and;
 3. Be registered with the Securities and Exchange Commission and;
 4. Have been in operation for more than five years; and
 5. Have a minimum annual trading volume of \$100 billion in money market instruments or \$500 billion in United States (U.S.) Treasuries and Agencies.
- B. Emerging firms that meet all of the following:
 1. Be licensed by the State as a Broker/Dealer, as defined in Section 25004 of the Corporations Code, or a member of a Federally regulated securities exchange and;
 2. Maintain office(s) in California and;

3. Maintain a minimum capitalization of \$250,000 and, at the time of application, have a maximum capitalization of no more than \$10 million.

Commercial Paper and Negotiable Certificates of Deposit may be purchased directly from issuers approved by the Treasurer.

An approved Treasurer Broker/Dealer list SHALL be maintained. Firms SHALL be removed from the approved Broker/Dealer list and trading suspended with firms failing to accurately and timely provide the following information:

- A. Confirmation of daily trade transactions and all open trades in effect at month-end.
- B. Response to auditor requests for confirmation of investment transactions.
- C. Response to the Internal Controls Branch requests for needed information.

Honoraria, Gifts, and Gratuities Limitations

The Treasurer, Chief Deputy Treasurer and Tax Collector and designated Treasurer and Tax Collector employees SHALL be governed by the provision of the State's Political Reform Act, the Los Angeles County Code relating to Lobbyists, and the Los Angeles County Code relating to post government employment of County officials.

Investment Limitations

The Investment Office SHALL NOT invest in inverse floating rate notes, range notes, or interest only strips that are derived from a pool of mortgages.

The Investment Office SHALL NOT invest in any security that could result in zero interest if held to maturity.

For investment transactions in the PSI portfolio, the Investment Office SHALL obtain approval of the Treasurer before recognizing any loss exceeding \$100,000 per transaction, calculated using amortized cost.

Proceeds from the sale of notes or funds set aside for the repayment of notes SHALL NOT be invested for a term that exceeds the term of the notes. Funds from bond proceeds may be invested in accordance with Government Code Section 53601(m), which permits investment according to the statutory provisions governing the issuance of those bonds, or in lieu of any statutory provisions to the contrary, in accordance with the approved financing documents for the issuance.

Consideration of Environmental, Social, and Corporate Governance (ESG) Scores

The Treasurer considers that environmental, social and governance (ESG) factors may financially impact the safety, liquidity and yield of investment opportunities. The Treasurer therefore may pursue pragmatic and cost-effective means to consider such factors to fulfill the objectives set forth for the PSI Portfolio.

The Treasurer may also seek to further the County's sustainability goals and enhance the transition to a green economy, consistent with the County's Sustainability Plan, OurCounty, in its investment decisions, as long as such investments achieve substantially equivalent safety, liquidity and yield compared to other investment opportunities.

Permitted Investments

Permitted Investments SHALL be limited to the following:

A. Obligations of the U.S. Government, its agencies and instrumentalities

1. Maximum maturity: None.
2. Maximum total par value: None.
3. Maximum par value per issuer: None.
4. Federal agencies: Additional limits in Section G apply if investments are Floating Rate Instruments.

B. Municipal Obligations from the approved list of municipalities

(Attachment IV)

1. Maximum maturity: As limited in Attachment IV.
2. Maximum total par value: 10% of the PSI portfolio.

C. Asset-Backed Securities

1. Maximum maturity: Five years.
2. Maximum total par value: 20% of the PSI portfolio.

3. Maximum par value per issuer: Per limits outlined in Attachment I for issuer's current credit rating.
4. All Asset-Backed securities must be rated in a rating category of "AA" or its equivalent or better rating and the issuer's corporate debt rating must be in a rating category of "A" or its equivalent or better by a Nationally Recognized Statistical Rating Organization (NRSRO).

D. Bankers' Acceptance Domestic and Foreign

1. Maximum maturity: 180 days and limits outlined in Attachment I for issuer's current credit rating.
2. Maximum total par value: 40% of the PSI portfolio.
3. Maximum par value per issuer: Per limits outlined in Attachment I for the issuer's current credit rating.
4. The aggregate total of Bankers' Acceptances and Negotiable Certificates of Deposits SHALL NOT exceed:
 - a) The total shareholders' equity of depository bank.
 - b) The total net worth of depository bank.

E. Negotiable Certificates of Deposit (CD)

1. Maximum maturity: Three years and limits outlined in Attachment I for issuer's current credit rating.
2. Maximum total par value: Aggregate total of Domestic and Euro CD's are limited to 30% of the PSI portfolio.
3. Maximum par value per issuer: Per limits outlined in Attachment I for the issuer's current credit rating.
4. Must be issued by:
 - a) National or State-chartered bank, or
 - b) Savings association or Federal association, or

- c) Federal or State credit union, or
 - d) Federally licensed or State-licensed branch of a foreign bank.
5. Euro CD's:
- a) Maximum maturity: One year and limits outlined in Attachment I for issuer's current credit rating.
 - b) Maximum total par value: 10% of the PSI portfolio.
 - c) Maximum par value per issuer: Per limits outlined in Attachment I for issuer's current credit rating.
 - d) Limited to London branch of National or State-chartered banks.
6. The aggregate total of Bankers Acceptances and Negotiable Certificates of Deposits SHALL NOT exceed:
- a) The total shareholders' equity of depository bank.
 - b) The total net worth of the depository bank.

F. Corporate and Depository Notes

- 1. Maximum maturity: Three years and limits outlined in Attachment I for the issuer's current credit rating.
- 2. Maximum total par value: 30% of the PSI portfolio.
- 3. Maximum par value per issuer: Per limits outlined in Attachment I for the issuer's current credit rating.
- 4. Notes MUST be issued by:
 - a) Corporations organized and operating within the U.S.
 - b) Depository institutions licensed by the U.S or any State and operating within the U.S.
- 5. Additional limits in Section G apply if note is a Floating Rate Note Instrument.

G. Floating Rate Notes

Floating Rate Notes included in this category are defined as any instrument that has a coupon or interest rate that is adjusted periodically due to changes in a base or benchmark rate.

1. Maximum maturity: Seven years, provided that Board of Supervisors' authorization to exceed maturities in excess of five years is in effect, of which a maximum of \$100 million par value may be greater than five years to maturity.
2. Maximum total par value: 10% of the PSI portfolio.
3. Maximum par value per issuer: Per limits outlined in Attachment I for the issuer's current credit rating.
4. Benchmarks SHALL be limited to commercially available U.S. dollar denominated indexes.
5. The Investment Office SHALL obtain the prospectus or the issuer term sheet prior to purchase for all Floating Rate Notes and SHALL include the following on the trade ticket:
 - a) Specific basis for the benchmark rate.
 - b) Specific computation for the benchmark rate.
 - c) Specific reset period.
 - d) Notation of any put or call provisions.

H. Commercial Paper

1. Maximum maturity: 270 days and limits outlined in Attachment I for the issuer's current credit rating.
2. Maximum total par value: 40% of the PSI portfolio.
3. Maximum par value per issuer: The lesser of 10% of the PSI portfolio or the limits outlined in Attachment I for the issuer's current credit rating.
4. Credit: Issuing Corporation - Commercial paper of "prime" quality of the highest ranking or of the highest letter and number rating as provided for by a

NRSRO. The entity that issues the commercial paper shall meet all of the following conditions in either paragraph (a) or paragraph (b):

- a) The entity meets the following criteria:
 - 1) Is organized and operating in the U.S. as a general corporation.
 - 2) Has total assets in excess of \$500 million.
 - 3) Has debt other than commercial paper, if any, that is rated in a rating category of "A" or its equivalent or higher by a NRSRO.
- b) The entity meets the following criteria:
 - 1) Is organized in the U.S. as a Limited Liability Company or Special Purpose Corporation.
 - 2) Has program-wide credit enhancements including, but not limited to, over collateralization, letters of credit, or surety bond.
 - 3) Has commercial paper that is rated "A-1" or higher, or the equivalent, by a NRSRO.

I. Shares of Beneficial Interest

1. Money Market Fund (MMF) - Shares of beneficial interest issued by diversified management companies known as money market mutual funds, registered with the Securities and Exchange Commission in accordance with Section 270.2a-7 of Title 17 of the Code of Federal Regulation. The company SHALL have met either of the following criteria:
 - a) Attained the highest possible rating by not less than two NRSROs.
 - b) Retained an investment adviser registered or exempt from registration with the Securities and Exchange Commission with not less than five years' experience investing in the securities and obligations authorized in Government Code Section 53601 and with assets under management in excess of five hundred million dollars (\$500,000,000).

Maximum total par value: 15% of the PSI portfolio. However, no more than 10% of the PSI may be invested in any one fund.

2. State of California's Local Agency Investment Fund (LAIF) pursuant to Government Code Section 16429.1.
3. Trust Investments – Shares of beneficial interest issued by a joint powers authority organized pursuant to Section 6509.7 that invests in securities and obligations authorized in Section 53601 (a) to (o) of the Government Code. To be eligible, the joint powers authority issuing the shares shall have retained an investment adviser that meets all of the following criteria:
 - a) The adviser is registered or exempt from registration with the Securities and Exchange Commission.
 - b) The adviser has not less than five years of experience investing in the securities and obligations authorized in Section 53601 (a) to (o) of the Government Code.
 - c) The adviser has assets under management in excess of five hundred million dollars (\$500,000,000).

J. Repurchase Agreement

1. Maximum maturity: 30 days.
2. Maximum total par value: \$1 billion.
3. Maximum par value per dealer: \$500 million.
4. Agreements must be in accordance with approved written master repurchase agreement.
5. Agreements must be fully secured by obligations of the U.S. Government, its agencies and instrumentalities. The market value of these obligations that underlie a repurchase agreement shall be valued at 102% or greater of the funds borrowed against those securities and the value shall be adjusted no less than monthly. Since the market value of the underlying securities is subject to daily market fluctuations, the investments in repurchase agreements shall be in compliance if the value of the underlying securities is brought back up to 102% no later than the next business day. If a repurchase agreement matures the next business day after purchase, the repurchase agreement is not out of compliance with this collateralization requirement if the value of the collateral falls below the 102% requirement at the close of business on settlement date.

K. Reverse Repurchase Agreement

1. Maximum term: One year.
2. Maximum total par value: \$500 million. Maximum par value is limited to a combined total of reverse repurchase agreements and securities lending agreements of 20% of the base value of the portfolio.
3. Maximum par value per broker: \$250 million.
4. Dealers limited to those primary dealers or those Nationally or State chartered banks that have a significant banking relationship with the County as defined in Government Code Section 53601(j)(4)(B) approved specifically by the Treasurer.
5. Agreements SHALL only be made for the purpose of enhancing investment revenue.
6. Agreements must be in accordance with approved written master repurchase agreement.
7. Securities eligible to be sold with a simultaneous agreement to repurchase SHALL be limited to obligations of the U.S. Government and its agencies and instrumentalities.
8. The security to be sold on a reverse repurchase agreement SHALL have been owned and fully paid for by the Treasurer for a minimum of 30 days prior to sale.
9. The proceeds of the reverse repurchase agreement SHALL be invested in authorized instruments with a maturity less than 92 days unless the agreement includes a codicil guaranteeing a minimum earning or spread to maturity.
10. The proceeds of the reverse repurchase agreement SHALL be invested in instruments with maturities occurring at or before the maturity of the reverse repurchase agreement.
11. In no instance SHALL the investment from the proceeds of a reverse repurchase agreement be sold as part of a subsequent reverse repurchase agreement.

L. Forwards, Futures and Options

Forward contracts are customized contracts traded in the Over The Counter Market where the holder of the contract is OBLIGATED to buy or sell a specific amount of an underlying asset at a specific price on a specific future date.

Future contracts are standardized contracts traded on recognized exchanges where the holder of the contract is OBLIGATED to buy or sell a specific amount of an underlying asset at a specific price on a specific future date.

Option contracts are those traded in either the Over The Counter Market or recognized exchanges where the purchaser has the RIGHT but not the obligation to buy or sell a specific amount of an underlying asset at a specific price within a specific time period.

1. Maximum maturity: 90 days.
2. Maximum aggregate par value: \$100 million.
3. Maximum par value per counterparty: \$50 million. Counterparties for Forward and Option Contracts limited to those on the approved Treasurer and Tax Collector list and must be rated "A" or better from at least one nationally recognized rating agency.
4. The underlying securities SHALL be an obligation of the U.S. Government and its agencies and instrumentalities.
5. Premiums paid to an option seller SHALL be recognized as an option loss at the time the premium is paid and SHALL not exceed \$100,000 for each occurrence or exceed a total of \$250,000 in any one quarter. Premiums received from an option purchase SHALL be recognized as an option gain at the time the premium is received.
6. Complex or hybrid forwards, futures or options defined as agreements combining two or more categories are prohibited unless specific written approval of the Treasurer is obtained PRIOR to entering into the agreement.
7. Open forward, future, and option contracts SHALL be marked to market weekly and a report SHALL be prepared by the Internal Controls Branch.
8. In conjunction with the sale of bonds, the Treasurer MAY authorize exceptions to maturity and par value limits for forwards, futures and options.

M. Interest Rate Swaps

Interest Rate Swaps SHALL be used only in conjunction with the sale of bonds approved by the Board of Supervisors. In accordance with Government Code Section 53534, these agreements SHALL be made only if all bonds are rated in one of the three highest rating categories by two nationally recognized rating agencies and only upon receipt, from any rating agency rating the bonds, of written evidence that the agreement will not adversely affect the rating.

Further, the counterparty to such an agreement SHALL be rated "A" or better from at least one nationally recognized rating agency selected by the Treasurer, or the counterparty SHALL provide an irrevocable letter of credit from an institution rated "A" or better from at least one nationally recognized rating agency acceptable to the Treasurer.

N. Securities Lending Agreement

Securities lending agreements are agreements under which the Treasurer agrees to transfer securities to a borrower who, in turn agrees to provide collateral to the Treasurer. During the term of the agreement, both the securities and the collateral are held by a third party. At the conclusion of the agreement, the securities are transferred back to the Treasurer in return for the collateral.

1. Maximum term: 180 days.
2. Maximum par value: Maximum par value is limited to a combined total of reverse repurchase agreements and securities lending agreements of 20% of the base value of the portfolio.
3. Dealers limited to those primary dealers or those Nationally or State chartered banks that have a significant banking relationship with the County as defined in Government Code Section 53601(j)(4)(B) approved specifically by the Treasurer.
4. Agreements SHALL only be made for the purpose of enhancing investment revenue.
5. Securities eligible to be sold with a simultaneous agreement to repurchase SHALL be limited to obligations of the U.S. Government and its agencies and instrumentalities.

6. The security to be sold on securities lending agreement SHALL have been owned and fully paid for by the Treasurer for a minimum of 30 days prior to sale.
7. The proceeds of the securities lending agreement SHALL be invested in authorized instruments with a maturity less than 92 days unless the agreement includes a codicil guaranteeing a minimum earning or spread to maturity.
8. In no instance SHALL the investment from the proceeds of a securities lending agreement be sold as part of a subsequent reverse repurchase agreement or securities lending agreement.

O. Supranationals

Supranationals are multilateral lending institutions that provide development financing, advisory services and other financial services to their member countries to promote improved living standards through sustainable economic growth.

Supranational investments are U.S. dollar denominated senior unsecured unsubordinated obligations issued or unconditionally guaranteed by any of the supranational institutions identified in Government Code Section 53601(q), with a maximum remaining maturity of five years or less, and which are eligible for purchase and sale within the United States. Supranational investments shall be rated in a rating category of "AA" or its equivalent or better by a NRSRO and shall not exceed 30% of the PSI portfolio.

1. Maximum maturity: Five years and limits outlined in Attachment I for issuer's current credit rating.
2. Maximum total par value: 30% of the PSI portfolio.
3. Maximum par value per issuer: Per limits outlined in Attachment I for issuer's current credit rating.

Permitted Investments are also subject to limitation based on the ESG score of individual issuers in comparison to the ESG score of the issuer's business sector, as rated by Sustainalytics. The limitation methodology is shown in Attachment II.

**MINIMUM CREDIT RATING
DOMESTIC ISSUERS**

Investment Type	Maximum Maturity	Issuer Rating (1)			Investment Limit
		S&P Global	Moody's Analytics	Fitch Ratings	
Bankers' Acceptance	180 days	A-1/AAA	P-1/Aaa	F1/AAA	\$750MM
		A-1/AA	P-1/Aa	F1/AA	\$600MM
		A-1/A	P-1/A	F1/A	\$450MM, of which 50% may be over 90 days to a maximum of 180 days
Certificates of Deposit	3 years	A-1/AAA	P-1/Aaa	F1/AAA	\$750MM, of which 50% may be over 180
		A-1/AA	P-1/Aa	F1/AA	\$600MM, of which 50% may be over 180
		A-1/A	P-1/A	F1/A	\$450MM, of which 50% may be over 90 days to a maximum of 180 days
Corporate Notes, Asset Backed Securities (ABS) and Floating Rate Notes (FRN)	Corporate: 3 years ABS: 5 years FRN: 5 years (2)	A-1/AAA	P-1/Aaa	F1/AAA	\$750MM, of which 50% may be over 180
		A-1/AA	P-1/Aa	F1/AA	\$600MM, of which 50% may be over 180
		A-1/A	P-1/A	F1/A	\$450MM, of which 50% may be over 90 days to a maximum of 180 days

Notes:

- (1) All issuers must attain the required ratings from at least two of the three Nationally Recognized Statistical Rating Organizations (S&P Global, Moody's Analytics, and Fitch Ratings).
- (2) Seven years, if Board of Supervisors' authorization to exceed maturities in excess of five years is in effect, of which a maximum of \$100 MM (million) par value may be greater than five years to maturity.

**MINIMUM CREDIT RATING
FOREIGN ISSUERS**

Investment Type	Maximum Maturity	Issuer Rating (1)			Investment Limit
		S&P Global	Moody's Analytics	Fitch Ratings	
Bankers' Acceptance	180 days	A-1/AAA	P-1/Aaa	F1/AAA	\$600MM
		A-1/AA	P-1/Aa	F1/AA	\$450MM
		A-1/A	P-1/A	F1/A	\$300MM, of which 50% may be over 90 days to a maximum of 180 days.
Certificates of Deposit	3 years	A-1/AAA	P-1/Aaa	F1/AAA	\$600MM, of which 50% may be over 180
		A-1/AA	P-1/Aa	F1/AA	\$450MM, of which 50% may be over 180
		A-1/A	P-1/A	F1/A	\$300MM, of which 50% may be over 90 days to a maximum of 180 days
Corporate Notes, Asset Backed Securities (ABS) and Floating Rate Notes (FRN)	Corporate: 3 years ABS: 5 years FRN: 5 years (2)	A-1/AAA	P-1/Aaa	F1/AAA	\$600MM, of which 50% may be over 180
		A-1/AA	P-1/Aa	F1/AA	\$450MM, of which 50% may be over 180
		A-1/A	P-1/A	F1/A	\$300MM, of which 50% may be over 90 days to a maximum of 180 days

Notes:

- (1) All issuers must attain the required ratings from at least two of the three Nationally Recognized Statistical Rating Organizations (S&P Global, Moody's Analytics, and Fitch Ratings).
- (2) Seven years, if Board of Supervisors' authorization to exceed maturities in excess of five years is in effect, of which a maximum of \$100 MM (million) par value may be greater than five years to maturity.

County of Los Angeles
 Treasurer and Tax Collector
 Investment Policy
 ATTACHMENT I-c.

**MINIMUM CREDIT RATING
 SUPRANATIONAL ISSUERS**

Issuer Rating (1)			Investment Limit (2)
S&P Global	Moody's Analytics	Fitch Ratings	
AAA	Aaa	aaa	30% of PSI Portfolio, of which 20% of the PSI Portfolio may be between 2 and 5 years.
AA	Aa	aa	20% of PSI Portfolio, of which 10% of the PSI Portfolio may be between 2 and 5 years.

Notes:

- (1) The issuer must attain the required ratings from at least two of the three Nationally Recognized Statistical Rating Organizations (S&P Global, Moody's Analytics, and Fitch Ratings).
- (2) Maximum combined par value for all issuers is limited to 30% of the PSI portfolio.

County of Los Angeles
 Treasurer and Tax Collector
 Investment Policy
 ATTACHMENT I-d.

**MINIMUM CREDIT RATING
 COMMERCIAL PAPER**

Maximum Maturity	Issuer Rating (1) (2)			Investment Limit (3)
	S&P Global	Moody's Analytics	Fitch Ratings	
270 days	A-1	P-1	F1	\$1.5 Billion

Notes:

- (1) The issuer must attain the required ratings from at least two of the three Nationally Recognized Statistical Rating Organizations (S&P Global, Moody's Analytics, and Fitch Ratings).
- (2) If an issuer has a long-term rating, it must be rated in a rating category of "A" or its equivalent or higher.
- (3) Maximum combined par value for all issuers is limited to 40% of the PSI portfolio.

**ENVIRONMENTAL, SOCIAL, AND CORPORATE GOVERNANCE (ESG) SCORE
IMPACT ON INVESTMENT LIMITS**

If an issuer's Sustainalytics ESG score is lower than the median Sustainalytics ESG score of its business sector, investment limits will be subject to the following investment limit reductions:

Score Differential	Percentage Reduction of Investment Limit
≤ 5 points lower	0%
5 ≤ 10 points lower	15%
10 ≤ 20 points lower	30%
> 20 points lower	50%

**LIMITATION CALCULATION FOR
INTERMEDIATE-TERM, MEDIUM-TERM AND LONG-TERM HOLDINGS
(Actual \$)**

Average Investment Balance and Available Cash (1)	\$34,799,190,531
Less:	
▪ 50% of Discretionary Deposits (1)	(\$1,588,169,109)
Average Available Balance	\$33,211,021,422
Multiplied by the Percent Available for Investment Over One Year	75%
Equals the Available Balance for Investment Over One Year	\$24,908,266,067
Intermediate-Term (From 1 to 3 Years) ▪ One-third of the Available Balance for Investment	\$8,302,755,356
Medium-Term and Long-Term (Greater Than 3 Years) ▪ Two-thirds of Available Balance for Investment (2)	\$16,605,510,711

(1) 36 Month Average from December 2018 to November 2021.

(2) Any unused portion of the Medium-Term and Long-Term available balance may be used for Intermediate-Term investments.

APPROVED LIST OF MUNICIPAL OBLIGATIONS


1. Any obligation issued or caused to be issued by the County of Los Angeles on its behalf or on behalf of other Los Angeles County affiliates. If on behalf of other Los Angeles County affiliates, the affiliate must have a minimum rating of “A3” (Moody’s Analytics) or “A-” (S&P Global or Fitch Ratings). The maximum maturity is limited to 30 years.
2. Any short- or medium-term obligation issued by the State of California or a California local agency with a minimum Moody’s Analytics rating of “MIG-1” or “A2” or a minimum S&P Global rating of “SP-1” or “A.” Maximum maturity limited to five years.

Puente Hills
Habitat Preservation Authority
Endowment Provided by the Puente Hills Landfill

MEMORANDUM

Date: May 25, 2022

To: Board Members

From: 
Andrea Gullo, Executive Director

Subject: Agenda Item No. 2g) Receive and file Authority financial audit, Management Report and Auditor's Communication Letter for fiscal year 2020-21, prepared by Moss, Levy and Hartzheim, LLP, contracted by Los Angeles County Department of Auditor-Controller.

Recommendation:

That the Board receive and file the agency audit for fiscal year 2020-21.

Background:

The County of Los Angeles' Department of Auditor and Controller administered the Authority's fiscal year 2020-21 audit in accordance with section 5.2 of the Authority's joint powers agreement:

The Board shall appoint as Authority's Controller an employee of the Authority, the Auditor/Controller of the County of Los Angeles, or a third-party individual or company with qualifications to act as Controller. The Controller shall be strictly accountable for all funds and shall report all receipts and disbursements. The Controller shall establish and maintain such funds and accounts as may be required by good accounting practice. The books and records of Authority in the hands of the Controller shall be open to inspection at all reasonable times by representatives of the Parties. The Controller within one hundred eighty (180) days after the close of each fiscal year shall give a complete written report of all financial activities for such fiscal year to the Board and shall make such further reports and cause such audits of the accounts and records of the Authority to be made as are required by law.

The audit was prepared by Moss, Levy & Hartzheim LLP under the direction of the County of Los Angeles' Department of Auditor and Controller, and reimbursable by the Authority. Attached is the audit, Management Report and Auditor's Communication Letters. The auditors concluded that there are no observations, recommendations or suggestions, nor any significant findings to report.

Fiscal Impact:

None.

**PUENTE HILLS HABITAT
PRESERVATION AUTHORITY**

**MANAGEMENT REPORT
AND
AUDITOR'S COMMUNICATION LETTER**

June 30, 2021

PUENTE HILLS HABITAT PRESERVATION AUTHORITY

**MANAGEMENT REPORT
AND
AUDITOR'S COMMUNICATION LETTER**

June 30, 2021

Required Communication under Statement on Auditing Standards No. 114 1

**Independent Auditor's Report on Internal Control Over Financial Reporting and on
Compliance and Other Matters Based on an Audit of Financial Statements Performed
In Accordance with *Government Auditing Standards* 3**

Current Year Recommendations 5

Status of Prior Year Recommendations 6



MOSS, LEVY & HARTZHEIM LLP

CERTIFIED PUBLIC ACCOUNTANTS

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To the Honorable Board of Directors
Puente Hills Habitat Preservation Authority
Whittier, California

We have audited the financial statements of the Puente Hills Habitat Preservation Authority (Authority) for the fiscal year ended June 30, 2021. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit as described in work order 8-87C. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Authority are described in Note 1 to the basic financial statements. No new accounting policies were adopted, and the application of existing policies were not changed during the fiscal year. We noted no transactions entered into by the Authority during the fiscal year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the Authority's financial statements were:

Management's estimates of the historical cost and useful lives of certain capital assets. These estimates were based on historical data, industry guidelines and information from Authority staff. We evaluated the key factors and assumptions used to develop these estimates and determined that they are reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. We noted no such misstatements during our audit.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated May 11, 2022.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Authority's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Authority's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

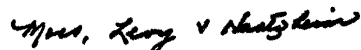
Other Matters

We applied certain limited procedures to management's discussion and analysis, which is required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

Restriction on Use

This information is intended solely for the use of Board of Directors and management of Puente Hills Habitat Preservation Authority and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,



Moss, Levy & Hartzheim, LLP
Culver City, California
May 11, 2022



MOSS, LEVY & HARTZHEIM LLP

CERTIFIED PUBLIC ACCOUNTANTS

PARTNERS

RONALD A LEVY, CPA
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**Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance
and Other Matters Based on an Audit of Financial Statements Performed
In Accordance with *Government Auditing Standards***

To the Honorable Board of Directors
Puente Hills Habitat Preservation Authority
Whittier, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Puente Hills Habitat Preservation Authority (Authority) as of and for the fiscal year ended June 30, 2021, which collectively comprise the Authority's basic financial statements, and have issued our report thereon, dated May 11, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be a material weakness. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Very truly yours,



Moss, Levy & Hartzheim, LLP
Culver City, California
May 11, 2022

CURRENT YEAR RECOMMENDATIONS

None noted during the fiscal year ended June 30, 2021.

STATUS OF PRIOR YEAR RECOMMENDATIONS

None noted during the fiscal year ended June 30, 2020.

**PUENTE HILLS
HABITAT PRESERVATION AUTHORITY**

ANNUAL FINANCIAL REPORT

June 30, 2021

PUENTE HILLS HABITAT PRESERVATION AUTHORITY
JUNE 30, 2021

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Independent Auditor's Report

To the Honorable Board of Directors
Puente Hills Habitat Preservation Authority
Whittier, California

Report on the Financial Statements

We have audited the accompanying basic financial statements of the Puente Hills Habitat Preservation Authority (the "Authority") as of and for the fiscal year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Authority, as of June 30, 2021, and the changes in its financial position and its cash flows for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 and 4 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 11, 2022 on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Moss, Levy & Hartzheim

Moss, Levy & Hartzheim, LLP
Culver City, California
May 11, 2022

PUENTE HILLS HABITAT PRESERVATION AUTHORITY
Management's Discussion and Analysis
For the Fiscal Year Ended June 30, 2021

Management's discussion and analysis (MD&A) of the Puente Hills Habitat Preservation Authority (the Authority) provides a narrative overview of the Authority's financial activities for the fiscal year ended June 30, 2021. Please read it in conjunction with the accompanying financial statements, footnotes, and supplementary information.

Financial Highlights

- During the current fiscal year, the Authority's net position decreased by \$2.30 million to \$75.29 million.
- The Authority had investments of \$31.21 million in various government securities that have interest rates ranging from 2.00% to 2.50%.
- Operating revenues decreased by \$0.73 million to \$0.11 million and operating expenses increased by \$0.28 million to \$2.29 million.

Overview of Financial Statements

This MD&A serves as an introduction to the Authority's basic financial statements. The basic financial statements include four components: 1) Statement of Net Position; 2) Statement of Revenues, Expenses and Changes in Net Position; 3) Statement of Cash Flows; and 4) Notes to the Financial Statements.

- The Statement of Net Position presents all the Authority's assets and liabilities, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator to determine whether the financial position of the Authority is improving or deteriorating.
- The Statement of Revenues, Expenses, and Changes in Net Position presents information showing how the Authority's net position changed during the fiscal year. All changes in net position (revenues and expenses) are reported when the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Accordingly, revenues and expenses are reported in this statement for items that will result in cash flows in future fiscal periods (e.g. accrued but unpaid contract and professional service fees).
- The Statement of Cash Flows presents information regarding the Authority's use of cash during the fiscal year and is an indicator of whether or not sufficient cash flow is being generated during the fiscal year to meet the operating needs of the Authority.
- The notes provide additional information that is essential for a full understanding of the data provided in the financial statements.

Financial Statement Analysis

Since its formation, Net Position of the Authority has gradually grown from \$1.8 million to over \$75.29 million. Most of the growth in Net Position has been attributable to the Authority's acquisition of land and related capital assets. Operating revenues decreased this year from \$0.84 million as of June 30, 2020, to \$0.11 million as of June 30, 2021. For fiscal year 2020-2021, the operating revenues consist primarily of ranger tickets, oil rights revenue, reimbursement of expenses, and donations. Operating expenses consist primarily of contract and professional service fees, salaries and benefits, and administrative expenses.

PUENTE HILLS HABITAT PRESERVATION AUTHORITY
Management's Discussion and Analysis
For the Fiscal Year Ended June 30, 2021

As of June 30, 2021, the Authority's Net Position was \$75.29 million compared to \$77.59 million as of June 30, 2020, a decrease of 3%. Net Investments in Capital Assets accounted for \$35.76 million of the total Net Position. Liabilities as of June 30, 2021 were \$0.32 million compared to \$0.35 million as of June 30, 2020.

Capital Assets

As of June 30, 2021, the Authority's capital assets consisted of \$35.76 million in land, \$0.43 million in buildings and accumulated depreciation. During the fiscal year ended June 30, 2021, the Authority reported capital assets adjustments which were not recorded in prior years of \$0.01 million increase in easements received and \$0.03 million decrease in land due to lot adjustments.

Debt Administration

As of June 30, 2021, the Authority had no outstanding debt.

Economic Factors

Due to the global pandemic and subsequent economic crisis, the Authority's specific portfolio investments have been significantly affected resulting in a significant revenue decrease for the Authority. It is unclear when or how the economy will recover, and as a result, the operating budget of the Authority has been decreased to partially mitigate the impact. The Authority is seeking and exploring additional revenue streams such as environmental mitigation fees from regional projects, a financing mechanism, grants, and short-term portfolio investments, as well as collecting back payments from the City of Whittier funded through Los Angeles County Proposition A maintenance and servicing (M&S) allocations. The Authority was successful in obtaining two grants for fiscal year 2021-2022, one from the Rivers and Mountains Conservancy and the other from CalFire, which will help to mitigate the revenue shortfalls. The Authority is adjusting to grant guideline amendments made in the spring of 2021 by Los Angeles County Regional Parks and Open Space District regarding Measure A M&S funding. Additionally, further Measure A grant guideline amendments made in early 2022 by the County will prohibit the Authority from using its annually allocated M&S funds on Proposition A purchased property that it manages (City of Whittier owned property) starting in fiscal year 2022-2023. This will have significant impacts on the budget which the Authority is in the process of analyzing. The budget, investments, other revenue sources and expenditures will be closely monitored by the Authority moving forward to maintain solvency.

Contacting the Authority's Financial Management

This financial report is designed to provide our citizens and other interested parties with a general overview of the Authority's finances and to demonstrate the Authority's accountability for the money it receives. If you have any questions about this report or need additional financial information, contact the County of Los Angeles, Department of Auditor-Controller, 500 West Temple Street Room 525, Los Angeles, CA 90012.

Puente Hills Habitat Preservation Authority
Statement of Net Position
June 30, 2021

Assets

Cash on deposit with County Treasurer (Note 2)	\$	8,295,664
Restricted cash on deposit with County Treasurer (Note 2)		263,179
Investments (Note 2)		31,212,285
Receivables:		
Accrued interest		14,861
Accounts receivable		16,168
Prepaid expense		48,597
Capital Assets: (Note 4)		
Land - nondepreciable		35,759,977
Buildings and improvements		428,480
Accumulated depreciation		(428,480)
Total Assets		75,610,731

Liabilities

Accrued payables		319,351
Total Liabilities		319,351

Net Position (Note 3)

Net investment in capital assets		35,759,977
Restricted		263,179
Unrestricted		39,268,224
Total Net Position	\$	75,291,380

See accompanying notes to the basic financial statements

Puente Hills Habitat Preservation Authority
Statement of Revenues, Expenses, and Changes in Net Position
For the Fiscal Year Ended June 30, 2021

Operating Revenues:	
Contributions from Other Governmental Agencies	\$ 5,154
Oil Revenue	42,834
Miscellaneous	62,342
Total Operating Revenues	<u>110,330</u>
Operating Expenses:	
Contract and Professional Service Fees	1,603,685
Salaries and Benefits	410,530
Insurance	53,373
Rent (Note 5)	6,153
Treasurer and Tax Collector - Management Fees	15,613
Auditor-Controller Services	30,000
Utilities, Supplies, and Other Charges	168,504
Total Operating Expenses	<u>2,287,858</u>
Operating Income (Loss)	<u>(2,177,528)</u>
Non-Operating Revenues (Expenses):	
Interest on Deposited Funds	56,566
Investment Income	(152,620)
Total Non-Operating Revenues (Expenses)	<u>(96,054)</u>
Change in Net Position	<u>(2,273,582)</u>
Net Position, beginning of the fiscal year as originally stated	77,587,153
Prior Period Adjustment (Note 3)	<u>(22,191)</u>
Net Position, end of the fiscal year as restated	<u>77,564,962</u>
Net Position, end of the fiscal year (Note 3)	<u><u>\$ 75,291,380</u></u>

See accompanying notes to the basic financial statements

**Puente Hills Habitat Preservation Authority
Statement of Cash Flows
For the Fiscal Year Ended June 30, 2021**

Cash Flows from Operating Activities:

Cash received from Regional Park and Open Space District (RPOSD)	\$ 283,380
Cash received from other governmental agencies	5,154
Cash received from other agencies	153,370
Cash paid to employees for services	(432,675)
Cash paid to suppliers for goods and services	(1,885,152)

Net Cash (Used) Operating Activities (1,875,923)

Cash Flows from Investing Activities:

Investments purchased	(9,500,000)
Investment sales	5,516,437
Investment income	728,452
Interest received	78,806

Net Cash (Used) by Investing Activities (3,176,305)

Net Decrease in Cash and Cash Equivalents (5,052,228)

Cash Deposited with County Treasurer, Beginning of Fiscal Year 13,611,071

Cash Deposited with County Treasurer, End of Fiscal Year \$ 8,558,843

Reconciliation of Cash Deposited with County Treasurer to amounts reported on the statement of net position

Cash on deposit with County Treasurer (Note 2)	\$ 8,295,664
Restricted cash on deposit with County Treasurer (Note 2)	263,179
Cash Deposited with County Treasurer, End of Fiscal Year	<u><u>\$ 8,558,843</u></u>

Reconciliation of Operating Income to Net Cash Used by Operating Activities:

Operating Income (Loss)	\$ (2,177,528)
Change in assets and liabilities	
Decrease in contributions receivable	283,380
Decrease in accounts receivable	48,194
(Increase) in prepaid expense	(921)
(Decrease) in accrued payables	(29,048)

Net Cash Used by Operating Activities \$ (1,875,923)

See accompanying notes to the basic financial statements

NOTES TO THE BASIC FINANCIAL STATEMENTS

PUENTE HILLS HABITAT PRESERVATION AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
June 30, 2021

NOTE 1 ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Organization

The Puente Hills Habitat Preservation Authority (Authority) was formed on February 15, 1994, as a joint powers authority by the County of Los Angeles, certain County Sanitation Districts, and the City of Whittier. The Authority was established for the purpose of acquiring, restoring, and/or maintaining additional open space lands in the La Puente/Whittier Hills area in order to create or preserve native habitat areas. Additionally, the Authority will give special consideration to land acquisitions, habitat restoration, trailhead construction, and recreational and/or educational amenities on open space lands within and for the benefit of the community of Hacienda Heights. It serves as a condition of approval to address impacts on oak tree resources and natural open space resulting from the operation of the Puente Hills Landfill. The term of the Authority will continue indefinitely unless cancelled by the County of Los Angeles, certain County Sanitation Districts, and the City of Whittier. The Authority is governed by a Board of Directors composed of four appointed directors: one by the Board of Directors of the Sanitation Districts, one by the County of Los Angeles, one by the supervisor representing the Supervisorial District which geographically includes the Puente Hills Landfill, and one by the City of Whittier. The Authority is legally separate and fiscally independent from each of the member entities. This means it can incur debt, set, and modify its own budget and fees, enter into contracts, and sue and be sued in its own name.

The accompanying financial statements reflect the financial activities of the Authority. The Authority has no component units.

B. Significant Accounting Policies

The Authority's financial statements have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to governmental agencies. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

Basis of Accounting and Measurement Focus

The Authority is accounted for as an enterprise fund (proprietary fund type). A fund is an accounting entity with a self-balancing set of accounts established to record the financial position and results of operations of a specific governmental activity. The activities of enterprise funds closely resemble those of ongoing businesses in which the purpose is to conserve and add to basic resources while meeting operating expenses from current revenues. Enterprise funds account for operations that provide services on a continuous basis and are substantially financed by revenues derived from user charges. The Authority utilizes the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when the liability is incurred.

PUENTE HILLS HABITAT PRESERVATION AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
June 30, 2021

NOTE 1 ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(Continued)

B. Significant Accounting Policies (Continued)

Proprietary funds distinguish operating revenues and expenses from nonoperating items. The principal operating revenues of the Authority are contributions from the Regional Park and Open Space District, donations, and site mitigation fees. Operating expenses include administrative expenses and contract and professional service fees. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first, then unrestricted resources as they are needed.

The Authority's financial statements are presented in accordance with the provisions of GASB Statement No. 34, *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments* and GASB Statement No. 63 – *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*. Statement No. 34 established standards for external financial reporting for all state and local governmental entities and Statement No. 63 established standards for reporting deferred outflows of resources, deferred inflow of resources, and net position in a statement of financial position. The net position is required to be classified into three components – net investment in capital assets; restricted; and unrestricted. These classifications are defined as follows:

Net investment in capital assets – This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and is reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. If there are significant unspent related debt proceeds at year-end, the portion of the debt attributable to the unspent proceeds is not included in the calculation of invested in capital assets, net of related debt. Rather, that portion of the debt is included in the same net position component as the unspent proceeds.

Restricted net position – This component of net position represents restricted assets net of liabilities that relate to those specific restricted assets. A restricted asset is an asset for which constraints have been placed on the asset's use by creditors, contributors, laws, or regulations of other governments, or as a governing body at the time a particular fee, charge, levy, or assessment was approved. These restrictions must be narrower than the general purposes for which the reporting government can use its resources.

PUENTE HILLS HABITAT PRESERVATION AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
June 30, 2021

NOTE 1 ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(Continued)

B. Significant Accounting Policies (Continued)

Unrestricted net position – This component of net position consists of net position that does not meet the definition of “restricted” or “net investment in capital assets.”

See note 3 for additional disclosures regarding net position.

C. Revenue Recognition

Revenue is recognized on the accrual basis of accounting and donation revenue is recognized according to the conditions of the promise.

D. Land

Acquisition of land and buildings and improvements are recorded at cost or, if donated, at fair value at date of donation. Land basically consists of open space acquired in accordance with the joint powers agreement that created the Authority. Buildings and improvements consist of houses and improvements that were located on the land at the time of purchase or donation. When land and buildings and improvements are sold or otherwise disposed of, related costs are removed from the accounts and any gain or loss is reported in the statement of revenues, expenses, and changes in net position.

E. Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Actual results could differ from those estimates.

F. Cash and Cash Equivalents

For the purposes of the statement of cash flows, cash represents balances that can be readily withdrawn without substantial notice or penalty. Cash equivalents are defined as short-term, highly liquid investments that are both readily convertible to known amounts of cash or so near their maturity that they present insignificant risk of changes in value because of changes in interest rates and have an original maturity date of three months or less.

PUENTE HILLS HABITAT PRESERVATION AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
June 30, 2021

NOTE 2 CASH ON DEPOSIT WITH COUNTY TREASURER

In accordance with the Joint Powers Authority agreement and Government Code, cash balances of the Authority are deposited with and pooled and invested by the Los Angeles County Treasurer and Tax Collector (Treasurer) for the purpose of increasing interest earnings through investment activities. Interest earned on pooled investments is deposited to participating funds based upon each fund's average daily balance during the allocation period.

California Government Code Sections 53601 and 53635 authorize the Treasurer to invest the External Investment Pool (Pool) and SPI funds in obligations of the United States Treasury, federal agencies, municipalities, asset-backed securities, bankers' acceptances, commercial paper, negotiable certificates of deposit, medium-term notes, corporate notes, repurchase agreements, reverse repurchase agreements, forwards, futures, options, shares of beneficial interest of a Joint Powers Authority (JPA) that invests in authorized securities, shares of beneficial interest issued by diversified management companies known as money market mutual funds (MMF) registered with the Securities and Exchange Commission (SEC), securities lending agreements, the State of California's Local Agency Investment Fund (LAIF), and supranational institutions. California Government Code Section 53534 authorizes the Treasurer to enter into interest rate swap agreements. However, these agreements should only be used in conjunction with the sale of the bonds approved by the Board. As permitted by the California Government Code, the Treasurer developed, and the Board adopted, an Investment Policy that further defines and restricts the limits within which the Treasurer may invest. The investments are managed by the Treasurer, which reports investment activity to the Board on a monthly basis. In addition, the Treasurer's investment activity is subject to an annual investment policy review, compliance oversight, quarterly financial review, and annual financial reporting. The Treasurer also maintains Other Specific Investments, which are invested pursuant to Section 1300.76.1, Title 28, California Code of Regulations. The County has not provided nor obtained any legally binding guarantees during the fiscal year ended June 30, 2021, to support the value of shares in the Pool.

Disclosures Relating to Interest Rate Risk

Cash and investments as of June 30, 2021 are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and investments	\$ 39,771,128
Total cash and investments	<u>\$ 39,771,128</u>

PUENTE HILLS HABITAT PRESERVATION AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
June 30, 2021

NOTE 2 CASH ON DEPOSIT WITH COUNTY TREASURER (Continued)

Cash and investments as of June 30, 2021 consist of the following:

Cash and investments with County Treasurer	\$	8,295,664
Restricted cash and investments on deposit with County Treasurer		263,179
Investments		31,212,285
Total cash and investments	\$	39,771,128

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. One of the ways that the Authority manages its exposure to interest rate risk is by purchasing a combination of shorter term and longer-term investments and by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time as necessary to provide the cash flow and liquidity needed for operations.

Information about the sensitivity of the fair value of the Authority's investments to market interest rate fluctuations is provided by the following table that shows the distribution of the Authority's investments by maturity:

Investment Type	Fair Value	Remaining Maturity (in Months)		
		12 Months or Less	13 - 60 Months	More than 60 60 Months
Cash and Investments				
with County Treasurer	\$ 8,558,843	\$ 8,558,843	\$ -	\$ -
Federal Agency				
Securities	31,212,285			31,212,285
Total	\$ 39,771,128	\$ 8,558,843	\$ -	\$ 31,212,285

Disclosures Relating to Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Presented below is the minimum rating required by (where applicable) the California Government Code or the Authority's investment policy, and the actual rating as of fiscal year end for each investment type (Standard & Poor's).

PUENTE HILLS HABITAT PRESERVATION AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
June 30, 2021

NOTE 2 CASH ON DEPOSIT WITH COUNTY TREASURER (Continued)

Investment Type	Fair Value	Minimum Legal Rating	Ratings as of Fiscal Year End			
			AAA	AA+	AA A+, A-	Not Rated
Cash and Investments with County Treasurer	\$ 8,558,843	N / A	\$ -	\$ -	\$ -	\$ 8,558,843
Federal Agency Securities	31,212,285	N / A		31,212,285		
Total	\$ 39,771,128		\$ -	\$ 31,212,285	\$ -	\$ 8,558,843

Concentration of Credit Risk

The investment policy of the Authority contains limitations on the amount that can be invested in any one issuer beyond that stipulated by the California Government Code. Investments (other than external investment pools) in any one issuer that represent 5% or more of total Authority's investments are as follows:

Issuer	Investment Type	Reported Amount	Maturity	Interest Rate
Federal Farm Credit Bank	Federal Agency Securities	\$ 22,503,825	2035	2.50%
Federal Farm Credit Bank	Federal Agency Securities	8,708,460	2043	2.00%

Investments are stated at fair value and are valued on a monthly basis. The Treasurer categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. Securities classified in Level 1 of the fair value hierarchy are valued using prices quoted in active markets for those securities. Securities classified in Level 2 of the fair value hierarchy are valued using other observable inputs such as matrix pricing techniques or based on quoted prices for assets in markets that are not active. Matrix pricing is used to value securities based on securities' relationship to benchmark quoted prices. Level 3 inputs are significant unobservable inputs. Securities classified in Level 3 are valued using the income approach such as discounted cash flow techniques. Investments in an external government investment pool are not subject to reporting within the level hierarchy.

See the County of Los Angeles' Annual Comprehensive Financial Report for disclosures related to cash and investments and the related interest rate risk, credit rate risk, custodial risk, and concentration risk.

Funds deposited in the Los Angeles County Treasury Pool amounted to \$8,558,843 as of June 30, 2021; however, this external pool is not measured under Level 1, 2, or 3. This represents less than 0.02% of the total Treasury Pool.

PUENTE HILLS HABITAT PRESERVATION AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
June 30, 2021

NOTE 2 CASH ON DEPOSIT WITH COUNTY TREASURER (Continued)

Fair Value Measurements

The Authority categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. These principles recognize a three-tiered fair value hierarchy as follows:

- Level 1: Investments reflect prices quoted in active markets;
- Level 2: Investments reflect prices that are based on a similar observable asset either directly or indirectly, which may include inputs in markets that are not considered active; and
- Level 3: Investments reflect prices based on unobservable sources.

The Authority has the following recurring fair value measurements as of June 30, 2021:

Investments by Fair Value	Total	Fair Value Measurement Using		
		Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Federal Agency Securities	\$ 31,212,285	\$ -	\$ 31,212,285	\$ -
Total investments measured at fair value	<u>\$ 31,212,285</u>	<u>\$ -</u>	<u>\$ 31,212,285</u>	<u>\$ -</u>

The investment activity of the Authority with the Los Angeles County Treasurer occurs separately from the County's investment pool and is reported as a Specific Purpose Investment on behalf of the Authority.

NOTE 3 NET POSITION

The Authority restated net position at July 1, 2020 to increase it by \$9,805 for easements received in previous year but not recorded by the Authority and to decrease net position by \$31,996 for land donated in previous years for lot adjustments for a net decrease to net position of \$22,191.

Net position at June 30, 2021 consisted of the following:

Net Investment in Capital Assets	\$ 35,759,977
Restricted Net Position *	263,179
Unrestricted Net Position	<u>39,268,224</u>
Total Net Position	<u>\$ 75,291,380</u>

PUENTE HILLS HABITAT PRESERVATION AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
June 30, 2021

NOTE 3 NET POSITION (Continued)

*Under the purchase agreement for the Brearley/Malkenhorst/Turnbull Property, the Authority agreed to pledge \$263,179 of the funds on deposit with the County Treasurer as security for obligations, including street improvements that would need to be made in the event that the property ceases to be used for open space, habitat restoration, or other biological preservation activities consistent with open space management, and passive recreational use.

NOTE 4 CAPITAL ASSETS

Capital asset activity for the fiscal year ended June 30, 2021 is as follows:

	Balance at June 30, 2020 as originally stated	Restatement	Balance at June 30, 2020 as restated	Additions	Deletions	Balance at June 30, 2021
Capital Assets, Non-depreciable:						
Land (Acquired by the Authority)	\$ 34,553,107	\$ (32,522)	\$ 34,520,585	\$ -	\$ -	\$ 34,520,585
Land (Donated to the Authority)	1,229,061	10,331	1,239,392			1,239,392
Total Capital Assets, Non-depreciable	<u>35,782,168</u>	<u>(22,191)</u>	<u>35,759,977</u>			<u>35,759,977</u>
Capital Assets, Depreciable:						
Buildings and improvements	428,480		428,480			428,480
Accumulated depreciation	<u>(428,480)</u>		<u>(428,480)</u>			<u>(428,480)</u>
Total Capital Assets, Depreciable						
Total Capital Assets, net	<u>\$ 35,782,168</u>	<u>\$ (22,191)</u>	<u>\$ 35,759,977</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 35,759,977</u>

The Authority restated opening balances for land donated to the Authority for easements acquired in previous years which were not recorded and lot adjustments for land donations. Please see Note 3 for further details.

PUENTE HILLS HABITAT PRESERVATION AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
June 30, 2021

NOTE 4 CAPITAL ASSETS (Continued)

Capital assets, at cost, or fair value at the time of donation, for the fiscal year ended June 30, 2021, consist of the following:

<u>Property Name</u>	<u>Land Amount</u>	<u>Building Amount</u>
Assets Acquired by the Authority		
a. Powder Canyon	\$ 2,398,188	\$ -
b. Hacienda Hills Property	790,467	
c. Unocal Properties	46,524	
d. Davies Property	726,100	
e. Weisel/Sanders Property	352,363	300,000
f. Old Coach Property	3,616,020	
g. Pellkofer Properties	236,699	
h. Lim Property	450,875	
i. Roberts/Pellkofer Property	769,550	
j. Huang/Chen Property	481,921	
k. Newbre II Property	501,868	
l. Shuey Property	75,877	
m. Canlas Property	396,151	
n. Rose Hills Foundation Property	14,213,405	
o. Kou Property	650,854	
p. Javid Property	2,204,100	
q. Viola Berg Property	355,737	
r. Public Works Property - La Habra Heights	320,302	
s. Gibson Property	790,440	
t. Ranney Property	2,729	
u. Brearley/Malkenhorst/Turnbull Property	2,124,500	
v. Corona Property	438,175	
w. Maico Property	601,200	
x. Sycamore Canyon Property	1,505,032	128,480
y. Parcel No. 8239-045-018 in La Habra Heights	3,987	
z. Parcel No. 8239-045-016	21,026	
aa. Easement on Parcel No. 8126-024-004	2,800	
bb. Moravek APN 8221-026-010	22,156	
cc. APN 8221-004-013, 014, 015	421,539	
Total Assets Acquired by the Authority	34,520,585	428,480
Assets donated to the Authority		
a. Benson Ford Donation	104,000	
b. J. Grimont Donation	100,000	
c. Newbre Property	316,394	
d. Gale Property	708,667	
e. OCWR Project easement	9,401	
f. Ridgewood/BroadrockBrea/ Power II easement	930	
Total Assets Donated to the Authority	1,239,392	
Total Capital Assets as of June 30, 2021	\$ 35,759,977	\$ 428,480

PUENTE HILLS HABITAT PRESERVATION AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
June 30, 2021

NOTE 5 COMMITMENTS AND CONTINGENCIES

The Authority leases its office space from the City of Whittier. In July 2018, the Authority signed a lease renewal for the office space in the City of Whittier. This lease renewal agreement is effective from September 1, 2017 through August 31, 2022. Rent expense for the fiscal year June 30, 2021 amounted to \$6,153. The rent commitment through August 31, 2022 is \$11,792. The Authority's personnel are employees of the City of Whittier. Their CalPERS benefits and related pension liabilities are disclosed in the City of Whittier's financial statements.

NOTE 6 CONTINGENT LIABILITIES


Claims and suits have been filed against the Authority in the normal course of business. The outcome of these matters is not presently determinable. However, in the opinion of management, the resolution of these matters is not expected to have a significant impact on the financial condition of the Authority.

Puente Hills
Habitat Preservation Authority
Endowment Provided by the Puente Hills Landfill

MEMORANDUM

Date: May 25, 2022

To: Board Members

From: 
Andrea Gullo, Executive Director

Subject: Agenda Item No. 2h) Receive and file Authority's Wells Fargo account reconciliation report.

Recommendation:

That the Board receive and file the attached report for the period October 2021 through March 2022.

Background:

At the October 2020 Board meeting the Board authorized the Executive Director to open an Authority bank account with Wells Fargo Bank for donations and electronic payments for matters such as facilitating payments by volunteers for uniforms. After a delay due to updating filings with the Internal Revenue Service, in September 2021 the Authority entered into a contract with Wells Fargo to open a business bank account for a local government agency.

Per the Authority Fiscal Policies:

9b) When the Authority has accounts with private banking institutions to facilitate electronic payments, donations or other agency needs the balance will be maintained on a monthly basis at \$500 or the lowest level possible to avoid incurring monthly fees. Funds above this amount will be electronically swept to the Los Angeles County Treasury Pool. If electronic sweeps are not possible, checks will be written for deposit to the Controller and deposited into the Authority's account currently held in the Los Angeles County Treasury Pool.

9c) A formal (written) reconciliation is expected to be performed monthly, and no less than quarterly for each bank account by an individual with no deposit or check writing responsibilities. The person reconciling the account(s) must receive the bank statement directly from the bank and prepare the reconciliation in a timely manner. A similar reconciliation format will be found in the County Fiscal Manual.

The reconciliation report was prepared by Authority consultant, Kelly Telford, CPA, of Lance, Soll & Lunghard, LLP. Consistent with the Fiscal Policies, all but \$500 of the funds in the Wells Fargo account will be transferred to the Authority's general account held in the Los Angeles County Treasury Pool in the very near future. At the time this staff report was written, staff was in the process of setting up that system.

The reconciliation report shows that in October 2021 a deposit was made in order to open and establish the account. The amount was \$1,725, which was revenue resulting from an Authority film permit on Authority property. As of March 2022, \$1,725.08 remained in the account.

Fiscal Impact:

None.

Puente Hills Habitat Preservation Authority
Wells Fargo Bank Reconciliation
FY 2021-22

	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22
Beginning Balance	-	-	1,725.01	1,725.02	1,725.04	1,725.05	1,725.06
Deposits	-	1,725.00	-	-	-	-	-
Interest	-	0.01	0.01	0.02	0.01	0.01	0.02
Ending Balance	-	1,725.01	1,725.02	1,725.04	1,725.05	1,725.06	1,725.08

Prepared By: Kelly Telford, LSL CPAs (Consultant)

Reviewed By: Andrea Gullo, Habitat Authority



MOUNTAINS RECREATION & CONSERVATION AUTHORITY
Franklin Canyon Park
2600 Franklin Canyon Drive
Beverly Hills, California 90210
Phone (310) 858-7272 Fax (310) 858-7212

March 31, 2022

**Puente Hills Habitat Preservation Authority
Ranger Services Activities for February and March 2022**

- Continued general patrol for: providing visitor information, identifying hazardous conditions and correcting illegal activity.
- Continued general maintenance for: graffiti removal, vandalism repair, litter and dumping removal, fence and gate repairs, sign installations and repairs and trail maintenance.
- Met with Habitat Authority staff regarding fuel modification bids for mechanical work and participated in the job walk with prospective contractors.
- Attended the Puente Hills Habitat Preservation Authority (Habitat Authority) Board meeting and the Citizens Technical Advisory Committee meeting.
- Participated in our ranger monthly management meeting.
- Attended the monthly Habitat Authority Volunteer meeting.
- Continue monitoring the contractors installing the Heli-hydrant at the Diaz Property in La Habra Heights. The Heli-hydrant tank has been installed.
- Attended annual law enforcement legal update class.
- Assisted with the home inspections for the ranger residences.
- Picked up dumping including:
 - Large bags of flowers at Arroyo Pescadero.
 - Debris along Colima Road.
 - Concrete blocks in Powder Canyon.
 - Tree logs at Arroyo Pescadero.
- Continue to notify the Habitat Authority staff of all unsuccessful animal road crossings that are observed at or near Habitat Authority property. During the months of February and March the following animals were observed.
 - Coyote on Colima Rd.
 - Bobcat on Hacienda Road.
 - Skunk on Colima Road.
 - Skunk on Old Fullerton Road.

- Continue to monitor the Harbor underpass. No activity to report.
- Met with Habitat Authority staff regarding illegal trail in Powder Canyon.
- Continue to pick up dog defecation at all the trailheads.
- Cleaned up large graffiti in the tunnel under Colima Road.
- Removed two large fallen eucalyptus trees at the end of San Lucas in Arroyo Pescadero.
- Contacted a homeowner on Aurora Crest regarding dumped branches on Habitat Authority property.
- Repaired damaged water lines at the Hacienda Hills Trailhead along the service road.
- Repaired outhouse enclosure at Sycamore Canyon.
- Encroachment on Skyline Drive has been resolved.
- Searched for homeless camps at Hellman Park, Arroyo San Miguel and Powder Canyon. None were found. Removed an old camp at Arroyo Pescadero.
- Responded to a fire below the Spyglass estates on the Sycamore Canyon property. Worked with L.A County Fire and Sheriff. L.A. County Sheriff arrested a subject for arson. Participated in a meeting with Habitat Authority staff and Board member after the fire.
- Shared an updated contact list with Matrix oil in Sycamore Canyon.
- Hiker was transported to the hospital for feeling ill after he ingested marijuana.
- Repaired the drinking fountain at the Hacienda Hills Trailhead.
- Repaired the chainlink fence along Skyline Drive/ Turnbull Canyon Road.
- Repaired broken waterline at Powder Canyon.
- Continue to patrol the SCE, Brea 57 site and Monterey mitigation sites in Powder Canyon and the Olinda site in Arroyo San Miguel.
- Worked with Habitat Authority staff on new volunteer policies.

- Received several calls during the month of February and March to our 24-hour ranger emergency services number including:
 - Reporting someone cutting a tree at Arroyo Pescadero parking lot.
 - Hiker locked in at the end of Orange Grove Ave.
 - Resident concerned about two dead trees.
 - Hiker lost airpods.
 - Hiker locked in at Hellman Park.
 - Inquiring if Sycamore Canyon was open.
 - Reporting dead bobcat on Hacienda Road.
 - Reporting 4 hikers in Hellman Park smoking.
 - Reporting an injured hawk in La Habra Heights.
 - Inquiring if he can park in the grass because the parking lot is full at Sycamore Canyon.
 - SCE inquiring if they can use the Arroyo San Miguel parking lot for a nearby job.
 - Inquiring when Hellman Park closes.
 - L.A. County Sheriff detective investigating fire at Sycamore Canyon.
 - Injured hiker at Arroyo Pescadero.
 - Resident concerned about the vegetation near Romero Drive.
 - L.A. County Homeless Services taking inventory of homeless in the area.
 - Hikers locked in at the Hacienda Hills Trailhead.
 - Hiker lost in Hacienda Heights.
 - Resident heard screaming in Hellman Park.
 - Reporting people setting up homeless camp along Harbor Blvd.
 - Reporting several vehicles parking along Fullerton Road causing a hazard.
 - Reporting 10 males with skateboards jumped the fence at the end of Orange Grove Ave.
 - Horses are running outside the corral at Hacienda Park.
 - Resident reporting someone walking behind their house.
 - Requesting a jump start for his vehicle.
 - Hiker lost their hiking stick.
 - Hiker lost in Hellman Park.
 - Resident reporting people in army fatigues on ATVs behind her house at Orange Grove Ave.
 - Reporting a water leak in Sycamore Canyon.
 - Hiker found a wallet at Arroyo Pescadero.
 - Caller reporting a coyote in her backyard.
 - Injured hiker in Powder Canyon.

- Added additional posts and chain to secure the re-vegetation area at Sycamore Canyon.

- Continue to conduct perimeter patrols of all property for fence damage, illegal access points, rope swings, and encroachments.

- Repaired the benches at Arroyo Pescadero.
- Dealt with various violations including:
 - In the Preserve after hours at Sycamore Canyon, Hacienda Hills, Powder Cyn., Hellman Park and Arroyo Pescadero.
 - Parking violations at Arroyo Pescadero, Hacienda Hills Trailhead, Sycamore Canyon and Ford property.
 - Dogs in Sycamore Canyon
 - Hikers in Turnbull Canyon and Powder Canyon after rain.
 - Loud music in the Hacienda Hills and Arroyo Pescadero.
 - Smoking at Arroyo Pescadero.
 - Marijuana in Turnbull Canyon Ford property and Arroyo Pescadero.
 - Alcohol in Turnbull Canyon.
 - Warn and advise electric bikes in Turnbull Canyon.
 - Illegal filming at Arroyo Pescadero.
 - Dogs off leash in Arroyo Pescadero and Powder Canyon.
 - Bikes in Arroyo Pescadero.
 - Bikes in Powder Canyon and Turnbull Canyon after hours.
- Due to safety concerns and overcrowding at the Turnbull Canyon entrance this summer we worked with the owner of the property and Whittier Police Dept. to secure the vacant lot that is next to the entrance. We had to re-secure the chain once in February.
- Continue monitoring the surveillance cameras at various trailheads in attempt to catch the vehicle break-in perpetrators. We are also coordinating with Whittier Police and L.A. County Sheriff.
- Continue to contact the Los Angeles County Department of Street Maintenance regarding the graffiti along Turnbull Canyon Road.
- Continue to check and re-post trail closure signs and rope-fence at unauthorized trails and restoration areas in Turnbull Canyon, Worsham Canyon, Powder Canyon and Hellman Park.
- Continue to work closely with Executive Director Andrea Gullo on various projects and assignments as requested.

If you have any questions, or would like any additional information, please feel free to contact me anytime. Thank you.

Sincerely,

K E Hughes

Kenn Hughes
Deputy Chief Ranger

**MOUNTAINS RECREATION & CONSERVATION AUTHORITY**

Franklin Canyon Park
 2600 Franklin Canyon Drive
 Beverly Hills, California 90210
 Phone (310) 858-7272 Fax (310) 858-7212

March 31, 2022

**Puente Hills Habitat Preservation Authority
 2021-2022 Third Quarter Ranger contacts report**

The following list is the number of people that the rangers have contacted for illegal activity at the various locations.

QUARTERS	* Hacienda Heights				** La Habra Heights				*** Whittier				TOTAL			
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Parking Violations	19	27	26		20	31	36		21	24	17		60	82	79	0
Bicycle Activity	4	6	3		10	8	6		8	7	9		22	21	18	0
Dogs Off Leash	6	2	4		2	2	4		6	2	5		14	6	13	0
In park after hour	12	18	19		13	21	19		54	46	57		79	85	95	0
Vehicles off-road	0	0	0		0	0	0		0	0	0		0	0	0	0
Alcohol	8	4	6		0	0	0		8	4	6		16	8	12	0
Marijuana	4	0	3		0	0	0		4	4	5		8	4	8	0
Smoking / Fire	0	0	4		0	0	0		0	0	6		0	0	10	0
Vehicle code violations	0	0	0		0	0	0		0	0	0		0	0	0	0
Trespass / Off Trail	0	0	0		0	0	0		0	0	0		0	0	0	0
Other	15	14	16		2	25	21		5	31	25		22	70	62	0
TOTAL	68	71	81	0	47	87	86	0	106	118	130	0	221	276	297	0

* **Hacienda Heights Property includes** : Ford property, Canyons 6, 7 & 8, Mallas property, and the Turnbull Canyon properties.

** **La Habra Heights Property includes** : All properties from Harbor Blvd. in the East to the Davies property in the West at the Whittier property line at the end of Punta Del Este.

*** **Whittier Property includes** : Arroyo Pescadero, Arroyo San Miguel, Worsham Canyon, Sycamore Canyon, Hellman Park, McFarland, Bowen, Childs/Hall, Canlas, and the Orleans property.

First quarter: July, August, September; **Second quarter:** October, November, December; **Third quarter:** January, February, March; **Fourth quarter:** April, May, June.

All violators contacted are either issued citations, or warned and advised.

"Other" category includes: drugs, paintball guns, bow and arrows, littering, defacing property, in the park after rain, vending, loud music, no masks for Covid, and curfew.

A local public agency exercising joint powers of the Santa Monica Mountains Conservancy, the Conejo Recreation and Park District, and the Rancho Simi Recreation and Park District pursuant to Section 6500 et seq. of the Government Code.

Outreach has been suspended due to the pandemic and budget constraints.

The following list is the number of people that the rangers have contacted through outreach programs.

QUARTERS	NUMBER OF PEOPLE				TOTAL
	1	2	3	4	
Jr. Ranger program	0	0	0	0	0
Presentations	0	0	0	0	0
Events	0	0	0	0	0
Organized work programs	0	0	0	0	0
Juveniles from community service	0	0	0	0	0
Hikes	0	0	0	0	0
TOTAL	0	0	0	0	0

The Jr. Ranger programs are typically presented to students at: La Colima Elementary School in Whittier, Meller Elementary School in Pico Rivera, El Portal Elementary School in La Habra, Los Robles Academy Elementary School in Hacienda Heights, Hoover Elementary School in Whittier, and Macy Elementary School in La Habra, as well as several Girl Scout Troops from the surrounding areas.

Events typically include: Hacienda Heights 4th of July parade, Whittier Uptown Holiday Parade, La Habra Heights Avocado Festival, Whittier Founders Day, Earth Day, the City of Whittier SKILLS Foundation Event, and the Los Angeles County Fair.

Organized work programs include the Los Angeles County Fire Camp Crews.

If you have any questions, or would like any additional information, please feel free to contact me anytime. Thank you.

Sincerely,



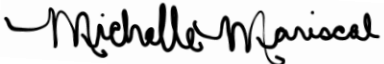
Kenn Hughes
Deputy Chief Ranger

Puente Hills
Habitat Preservation Authority
Endowment Provided by the Puente Hills Landfill

MEMORANDUM

Date: May 25, 2022

To: Andrea Gullo, Executive Director

From: 
Michelle Mariscal, Ecologist

Subject: Agenda Item No. 4) Discussion and possible action regarding Authority comments on the East San Gabriel Valley Area Plan Notice of Preparation, Initial Study, and Draft Plan Documents.

Recommendation:

That the Board approve the attached comment letter.

Background:

The proposed East San Gabriel Valley Area Plan (ESGVAP) is a community-based plan that is designed to focus on land use and policy issues that are specific to the unique characteristics and needs of the ESGV Planning Area and its communities. It is intended to guide the long-term growth of the ESGV Planning Area, enhance community spaces, promote a stable and livable environment that balances growth and preservation, and improve the quality of life in the ESGV through the creation of vibrant, thriving, safe, healthy, and pleasant communities. Its primary goals are to: a) retain the residential character of the ESGV Planning Area in harmony with its surroundings; b) promote an active regional hub with diverse options for housing, shopping, entertainment, recreation, and services; c) develop goals, policies, and implementation programs that support smart growth, sustainable development, and thoughtful enhancement/upgrade of existing neighborhoods; d) establish more public spaces and public realm improvements; and e) encourage diversity of housing options and affordability, and economic development.

As the Lead Agency, the County of Los Angeles released a Notice of Preparation, Initial Study, and draft plan documents for public review on April 28th. Please see the Authority's attached draft comment letter (Exhibit A) regarding the Initial Study and draft plan documents.

The deadline for submitting comments is June 1, 2022. The Notice of Preparation, Initial Study, and draft plan documents are posted on the County's website:
<https://planning.lacounty.gov/site/esgvap/about/project-documents/>



Puente Hills Habitat Preservation Authority

Endowment Provided by the Puente Hills Landfill

May 25, 2022

DRAFT

Mi Kim
County of Los Angeles
Department of Regional Planning
320 W Temple St, Room 1362
Los Angeles CA 90012
commplanning@planning.lacounty.gov

RE: Project No2020-000612 / East San Gabriel Valley Area Plan NOP, Initial Study, and Draft Plan Documents, April 28, 2022

Dear Ms. Kim:

The Puente Hills Habitat Preservation Authority (Habitat Authority) appreciates the opportunity to comment on the East San Gabriel Valley Area Plan (ESGVAP) NOP, Initial Study, and Draft Plan Documents.

The Habitat Authority is a public joint powers authority established pursuant to California Government Code Section 6500 *et seq.* with a Board of Directors consisting of the City of Whittier, County of Los Angeles, Sanitation Districts of Los Angeles County, and the community of Hacienda Heights. According to its mission, the Habitat Authority is dedicated to the acquisition, restoration, and management of open space in the Puente Hills for preservation of the land in perpetuity, with the primary purpose to protect the biological diversity. Additionally, the agency endeavors to provide opportunities for outdoor education and low-impact recreation.

In the Puente Hills, the Habitat Authority manages the open space in its ownership as well as the open space of Board Member agencies, totaling over 3,880 acres, within the Cities of Whittier, La Habra Heights and the County unincorporated area known as Hacienda Heights. These lands are collectively referred to as the Puente Hills Preserve (Preserve) and are situated along and within the southern boundary of the ESGVAP.

The Habitat Authority's comments are included in Exhibit A.

Thank you for your consideration, and feel free to contact myself or Ecologist Michelle Mariscal (mmariscal@habitatauthority.org) at (562) 945-9003 for further discussion. Also, please maintain our agency on the contact list for this planning process.

Page 2
ESGVAP NOP
Habitat Authority

Sincerely,
DRAFT
Ivan Sulic
Chair

cc: Habitat Authority Board of Directors
Citizens Technical Advisory Committee

Exhibit A

Comments on Notice of Preparation of a Draft Programmatic Environmental Impact Report, Initial Study, and Draft Planning Documents for the East San Gabriel Valley Area Plan

Brief Project Description

The proposed East San Gabriel Valley Area Plan (ESGVAP) is a community-based plan that is designed to focus on land use and policy issues that are specific to the unique characteristics and needs of the ESGV Planning Area and its communities. As a part of the project, Rowland Heights Community Plan and Hacienda Heights Community Plan will be updated and incorporated into the ESGVAP. The Project will also update to Rowland Heights Community Standards District (CSD) as well as Avocado Heights and Trailside Ranch Equestrian Districts (EQDs). In addition, the East San Gabriel Valley Planning Area boundary will be updated to include the unincorporated communities of Pellissier Village, South El Monte, and North Whittier. The ESGVAP is intended to guide long-term growth of the ESGV Planning Area, enhance community spaces, promote a stable and livable environment that balances growth and preservation, and improve the quality of life in the ESGV through the creation of vibrant, thriving, safe, healthy, and pleasant communities. Its primary goals are to: a) retain the residential character of the ESGV Planning Area in harmony with its surroundings; b) promote an active regional hub with diverse options for housing, shopping, entertainment, recreation, and services; c) develop goals, policies, and implementation programs that support smart growth, sustainable development, and thoughtful enhancement/upgrade of existing neighborhoods; d) establish more public spaces and public realm improvements; and e) encourage diversity of housing options and affordability, and economic development.

Initial Study

Section 4. Biological Resources

- Checklist item (b): “[Would the project] have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?”
 - Please include the following species when evaluating potential project impacts: the federally threatened Coastal California Gnatcatcher (*Poliophtila californica*), western spadefoot (*Spea hammondi*; CDFW Species of Special Concern), and all special status bat species with potential to occur in the region. For example, 11 species of bats occur on the Puente Hills Preserve, which overlaps the ESGVAP, of which several are special status species: pallid bat (*Antrozous pallidus*), western mastiff bat (*Eumops perotis californicus*), hoary bat (*Lasiurus cinereus*), western yellow bat (*Lasiurus xanthinus*), Yuma myotis (*Myotis yumanensis*), and pocketed free-tailed bat (*Nyctinomops femorosaccus*) (Remington 2006).
- Checklist item (b): “[Would the project] have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?”
 - The East San Gabriel Valley Area Plan (ESGVAP) includes Critical Habitat for the Coastal California Gnatcatcher as designated by the United States Fish and

Wildlife Service. Portions of Critical Habitat Units 9 and 12 overlap with and/or are adjacent to unincorporated ESGVAP communities, and therefore there is the potential for future projects to impact this species and its habitat. Please include an evaluation of potential impacts to this species and its designated critical habitat in the PEIR.

- Checklist item (d) is typically “[Would the project] interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?”. However, it appears that information pertaining to wildlife corridors was included in checklist item (c) inadvertently, and item (d) is an entirely different checklist item pertaining to woodlands.
 - Please thoroughly evaluate checklist item (c) (impacts to wetlands) and impacts to wildlife corridors separately in the PEIR.
 - We agree with the Initial Study that the Project has the potential to interfere substantially with the movement of native resident or migratory wildlife species or with established native resident or migratory wildlife corridors. The ESGVAP includes portions of the Puente-Chino Hills Wildlife Corridor along its southern boundary. Due to topography and current levels of development, Hacienda Heights, an unincorporated ESGVAP community, includes one of the narrowest stretches of the wildlife corridor (CBI 2005), particularly along Hacienda Boulevard near the Preserve boundary. Future projects have the potential to impact landscape connectivity for wildlife by further constraining the linkage between open space in this area. Please consider incorporating wildlife-specific crossing structures as mitigation for potential impacts to wildlife movement corridors resulting from ESGVAP implementation, particularly increased development and increased traffic resulting from that development.

Draft Planning Documents (Habitat Authority comments are in strikethrough and italics)
Natural Resources, Conservation & Open Space Element

- Pg. 2, Organization: Typo identified in italics- “The Natural Resources, Conservation, and Open Space Element is divided into ~~three~~ *four* separate sections.”
- Pg. 2, Section 1. Open Space Resources:
 - Consider revising the following sentences: “Open space resources consist of largely undeveloped publicly- and privately-held lands and waters preserved in perpetuity for *conservation, education and passive recreation, which may include trails for hiking, biking, and equestrians* ~~open space, recreational, and educational use~~. The lands also generally contain biological, water and scenic resources. ~~The primary goal of open space lands is conservation and passive recreation, which may include trails for hiking, biking, and equestrians.~~”
- Pg. 3, Public Joint Powers Authorities:
 - Joint Powers Authorities are local government agencies. For example, WCCA and the Habitat Authority are not considered nonprofit 501c3 organizations – however, like all government they are not-for-profit agencies. Please re-word this section accordingly.
- Pg. 3, Public Joint Powers Authorities, Puente Hills Habitat Preservation Authority (PHHPA):

- “The land is almost entirely designated as Very High *Fire* Hazard Severity Zone [...]”
- Our agency has restored almost 250 acres of habitat to improve its ecological value and facilitate wildlife movement. Please also consider including information about the diversity of biological resources on the lands managed by the Habitat Authority. For example: “To date, the PHHPA manages 3,880 acres of preserved public open space *including habitat for many sensitive and threatened species of plants and animals.*”
- Pg. 9, Open Space, Goals and Policies:
 - The proposed Goals and Policies for the Open Space subsection are heavily focused on trails, access and recreation, which diverts focus from conservation and natural resources expected to be addressed in this Open Space section. Much of the information in this subsection is redundant with the Parks and Recreation Element, where it is more appropriately focused.
- Pg. 12, Open Space, Goal 5: Open spaces and trails are managed to ensure habitat protection.
 - The Habitat Authority appreciates that consideration is given towards avoiding impacts of recreation on sensitive natural resources demonstrated by the policies listed under this goal. However, we would like to point out that the ability to implement these policies becomes logistically infeasible as trail connectivity and access is increased as advocated in the previous goals and policies. Please address these limitations in the Implementation Actions & Programs section, or elsewhere as appropriate.
- Pg. 19, Biological Resources, Coastal Sage Scrub:
 - The ESGVAP includes Critical Habitat for the Coastal California Gnatcatcher as designated by the United States Fish and Wildlife Service. Please include this information in this section.
- Pg. 27, Biological Resources, Wildlife Vehicle Collisions:
 - “Puente Hills Habitat *Preservation* Authority”

Parks and Recreation Element:

- General comment: Consideration must be given to how expanded trail access will impact lands outside the planning area (e.g., by increasing maintenance requirements of other organizations on interconnected trails, and increasing the demand for law enforcement services on interconnected trails).
- General comment: Consideration must be given to how additional trailheads will impact the immediately adjacent neighborhoods and residences (e.g., decreased residential parking, and increased vehicular traffic, noise, after-hours activity, litter, etc.)
- Pg. 3, last paragraph: “There are also other park spaces which are owned and operated by cities, conservancies, and state and federal agencies.”
 - Please add Joint Powers Authorities to this list.
- Pg. 12, Goal P/R 1: “Enhanced active and passive park and recreation opportunities for all users”
 - Please include mention that any programming does not conflict with surrounding land uses and operations, and is considerate of biological values.

References

[CBI] Conservation Biology Institute. 2005 Maintaining Ecological Connectivity Across the “Missing Middle” of the Puente-Chino Hills Wildlife Corridor. Prepared by WD Spencer


Remington, S. 2006. Bat Surveys of the Puente Hills, Los Angeles County, California. Costa Mesa, California.

Puente Hills
Habitat Preservation Authority
Endowment Provided by the Puente Hills Landfill

MEMORANDUM

Date: May 25, 2022

To: Board Members

From: 
Andrea Gullo, Executive Director

Subject: Agenda Item No. 5) Discussion and possible action authorizing Executive Director to execute a contract with Fieldman, Rolapp and Associates for financial forecasting and advising in an amount of \$18,000.

Recommendation:

That the Board authorize Executive Director to execute a non-competitive contract with Fieldman, Rolapp and Associates in an amount of \$18,000 and amend the agency budget as necessary.

Background:

At the April 8, 2022 Authority Board meeting, action was taken by the Board to delay proceeding with a financing mechanism and to proceed with hiring a financial services advisor. Consistent with that action, Authority consultant Kelly Telford, CPA, of Lance, Soll & Lunghard, LLP recommended a consultant, Fieldman, Rolapp and Associates, that she has successfully used several times in the past for similar matters. Staff met with both consultants and received the attached proposal from Fieldman, Rolapp and Associates in an amount of \$18,000.

The work includes financial analysis and forecasting, as well as a projection of annual funding needs for the Authority should it decide to pursue a financing mechanism. Assuming work begins in June, the analysis would expect to conclude in September predicated on input from the Authority staff and Board. This timeline would meet agency needs should the Authority decide to pursue a financing mechanism.

In accordance with Section 4-3, contracts for services shall be based on demonstrated competence, the professional qualifications necessary for satisfactory performance of the required services, and a fair and reasonable price. Also, in accordance with Section 4-4 of the Purchasing Policy, competitive procurement of services valued over \$10,000 is necessary when the Purchasing Agent determines it will be in the best interest of the Authority. In this case noncompetitive procurement is in the best interest of the Authority.

May 25, 2022
Agenda Item 5
Page 2

Fieldman, Rolapp and Associates has demonstrated competence, has the professional qualifications and offers a fair price. Therefore, they are the most satisfactory for Authority purposes.

Fiscal Impact:

This work is outside of the approved agency budget. The contract would be funded from the \$700,000 reserve created from the habitat restoration mitigation program.

May 9, 2022

Andrea Gullo, Executive Director
Puente Hills Habitat Preservation Authority
7333 Greenleaf Avenue – First Floor
Whittier, CA 90602

Dear Ms. Gullo,

Fieldman, Rolapp & Associates, Inc. (“Fieldman” or “the Firm”) is pleased to submit this Request for Qualifications (“RFQ”) to serve as Municipal Advisor to the Puente Hills Habitat Preservation Authority (the “Authority”). The enclosed submission highlights our industry-leading experience advising California public agencies on issues similar to the ones currently being faced by the Authority.

Our RFQ is brief per your instructions and provides a summary of our relevant experience and our proposed approach to advising the Authority on the preparation of an independent financial analysis of the Authority’s historical and projected fiscal condition.

Our proposed team is comprised of two senior advisors who specialize in California public agency quantitative analysis. **Anna Sarabian, Ph.D.**, Principal, will be primarily responsible for all aspects of our engagement. She will be supported by **Chelsea Redmon**, Assistant Vice President. They have extensive experience in advising on similar engagements.

Our firm is structured around the following core principles:

- ✓ **Experience:** Our proposed team includes our most-experienced senior advisors in California city, county and special district land secured formations and bond finance, debt structuring, and financial modeling. We will help the Authority get the analysis completed per the proposed schedule in an efficient, well-thought-out manner in the context of the Authority’s long-term strategic objectives.
- ✓ **Integrity:** We pride ourselves on the quality of our service, our long client relationships and the confidence public agencies have in our abilities and integrity to protect their financial interests.
- ✓ **Service:** We serve “as an extension of staff”, our practice includes many clients that lean heavily upon us to fulfill broad scopes of service. The assigned personnel readily accept a role that gets us “into the weeds” to help clients succeed.

We trust that the material contained herein will conclusively demonstrate the benefits of selecting our firm to be the Authority’s advisor. Fieldman has been committed to serving public agencies since our firms’ inception, in 1966 and we are proudly celebrating our 56 years of service to our clients this year. We are enthusiastic to have the opportunity to represent the Authority.

Sincerely,
FIELDMAN, ROLAPP & ASSOCIATES, INC.



Anna V. Sarabian, Ph.D., CIPMA, Principal
(949) 660-7308 direct, (949) 274-0625 cell, asarabian@fieldman.com

QUALIFICATIONS

Firm Overview. Fieldman, Rolapp & Associates, Inc. (“Fieldman” or the “Firm”) is a full service, independent, financial advisor focused on California public finance. We began business in 1966, have been incorporated in California since 1974, and have a long history of successful service to California municipalities.

Fieldman is a registered Municipal Advisor with the Municipal Securities Rulemaking Board (MSRB Registration #K0276) and the Security and Exchange Commission (SEC Registration #867-00175). As an independent advisor, Fieldman neither underwrites bonds nor has a relationship, direct or otherwise, with any municipal bond underwriter, broker/dealer or financial institution. We have a fiduciary relationship with our clients, and we represent only public sector agencies and non-profit organizations. All our consultants have successfully passed the Series 50 exam.

Financial Modeling Experience. Fieldman has comprehensive experience and expertise in providing our clients with dynamic models that can be used to frame policy decisions. Our proposed team of advisors have extensive analytical skills and financial modeling experience. We prepare many financial models and forecasts for our clients to use as a tool to help develop long-term strategic plans or determine the best course of action for a specific project, and we can do the same for the Authority. For example, some of our recent engagements were with Helix Water District and the City of Encinitas where we reviewed the existing debt and pro forma projections and prepared a debt capacity analysis by creating an interactive model to calculate coverage under different assumptions. For the City of Aliso Viejo and Jurupa Community Services District we similarly developed a model to examine different funding scenarios for a specific project. For the City of Seal Beach, we worked hands-on with the City to develop an interactive model to forecast revenues and expenditures, monitor reserve balances and highlight key performance indicators. The model also incorporated the City’s full cost of annual pension payments over a five-year period. The City of Seal Beach has implemented it as a financial tool to analyze the impact of various possible overlapping scenarios and the model serves as a benchmark of many specific financing decisions and reserve goals. The city used the model to successfully engage the public and garner support for a new sales tax measure which successfully passed. Fieldman annually updates the model to aid in budget preparation. Further, Fieldman serves as the City of Sacramento’s independent registered municipal advisor. As part of that role, Fieldman developed a comprehensive budgeting model to allow the city to stress test the affordability of future debt to fund affordable housing and projects for the homeless. We update the model periodically and often assist the City evaluate various funding proposals and their potential implication on the City’s financial standing. We are also the sole general municipal advisor for the City and County of San Francisco OCII, Office of Community Investment and Infrastructure (“OCII”) and we provide ongoing support to OCII to evaluate its debt program providing advice on its outstanding debt and future debt needs.

Debt Modeling Experience. Fieldman maintains the most sophisticated software available for structuring municipal bond issues. Our advanced DBC software allows us to analyze and structure any bond or loan structure. We create customized financial models in Excel from scratch so that every model meets the expectations of our clients. The team proposed to serve the City has strong quantitative skills and extensive experience with bond sizing analysis and structuring.

CFD Experience. Fieldman is the undisputed leader and has comprehensive knowledge in land secured financing in California. We have provided services on Community Facilities District financings since the adoption of the Mello-Roos Community Facilities Act of 1982. We have consistently provided advisory services for the largest proportion of land secured financings by both par amount and number of issues of any municipal advisor. These include issues by cities, school districts, special districts, and counties. We have served the cities of Los Angeles (Playa Vista, Ponte Vista) and Irvine (Great Park) and the counties of Los Angeles (Valencia), Orange (Newport Coast, Essencia and Ladera Ranch), and Riverside (multiple large-scale developments) in significant CFD formations and land secured financings. In addition, we currently serve as the municipal

advisor to Eastern Municipal Water District and Jurupa Community Services District, who are the two largest issuers of land secured debt in California and have assisted them with \$69.2M in bonds sold over the last three years. Some of our recent notable land secured transactions were for the cities of Dublin, Folsom, and Oakland. Since 2013, we have advised the City of Dublin on the formation of a CFD to redevelop property that was part of a former army base, the Dublin Crossing CFD, which consists of five Improvement Areas (“IA”). To-date, bonds have been sold on two of the IAs and we recently assisted the City on issuing bonds for IA No. 3. In 2018, we advised the City of Folsom on the formation of a CFD for the improvements to the city’s drainage system, wastewater system, park, parkway and open space, and since then we have assisted with the structuring and issuance of more than six separate CFD bond issues. Last year, we assisted the city with the formation of a CFD comprised of six improvement areas that is expected to develop into over 10,000 residential units and commercial space, and the sale of bonds for one of the six improvement areas. For the City of Oakland, we completed the sale of their Limited Obligation Refunding Bonds for one of their Utility Undergrounding Assessment Districts (“AD”) in 2018 and we are currently forming another AD for the second phase of that project. We are currently engaged by the City of Sacramento in the formation of a CFD and an EIFD for the Aggie Square project (completed earlier this year) and are also working on a Delta Shores CFD financing scheduled for sale this summer. In addition, we recently advised the city on the \$43.47M Greenbriar CFD financing that sold in February 2021 and are looking to sell bonds for the other improvement area in the CFD this summer as well. In addition, we have advised on numerous CFD formations for both facilities and maintenance needs.

Other Relevant Experience. Other recent relevant experience involves the work we did for the Templeton Fire Department where we completed an extensive review of the Fire Department's overall financial conditions and policies as well as the current market conditions. In consideration of the Fire Department's identified need to pursue permanent and alternate funding sources to help offset ongoing operational needs, FRA provided a look forward toward a potential long-range funding strategy for the Fire Department’s needs. We worked with the Fire Department to understand its short and long term objectives and developed analyses, recommendations, suggestions, and options based on these objectives. The Fire Department was working with the County to potentially increase its share of the property tax allocation, which was established in 1976 at 8.4%. The Fire Department was also exploring a sales tax measure or bringing a voter or property owner-approved benefit assessment or a parcel tax to provide a reliable and sustainable funding mechanism. We provided the Fire Department with appropriate analysis of current economic, financial, fiscal, and market conditions to support recommended actions, prepared an analysis of the Fire Department's funding options and compared considerations of each scenario, prepared a thorough analysis summarizing the characteristics of and considerations for using each funding mechanism, and performed quantitative analyses to assist the Fire Department in selecting the most advantageous funding options and reviewed the impact to the Fire Department. We also prepared and delivered

a presentation(s) summarizing our findings to Staff, the Finance committee, and the Fire Department. Based on our analysis, it was determined that a parcel tax measure would best meet the long-term needs of the Fire Department so we worked with them and they successfully passed a parcel tax measure to provide for their ongoing long-term operating needs.

DEVELOPING FINANCIAL FORECAST MODELS AND QUANTITATIVE ANALYSES

In the course of our practice, we provide clients with financing plans and financial modeling on a regular basis across the entire spectrum of public finance. In developing quantitative models for our clients, we adhere to the following guidelines.

1. We have no pre-conceived notions on the outcome of the model; each client is different and strategies and structures which work for one agency may not work for others. We will create a Financial Model for the Authority that meets your specific needs and expectations, not something that is a derivative of other work.
2. Models are developed from scratch and on a ubiquitous platform, such as Microsoft Excel®.
3. Models are created through multiple iterations so that staff has input to allow ease of use for the client.
4. Work-products, including models, are the property of our clients and are provided in usable form.
5. When models are developed for client use:
 - a. Inputs are placed in close proximity and labeled (often with color) as variable inputs.
 - b. Instructions are provided for the client’s use of the model.
 - c. Cells that do not serve as input may be “locked” to avoid unintentional damage to the model.
6. Models are structured with initial pages of summary information and results and subsequent pages providing more detailed backup.
7. Models are structured by individual team members and audited internally by other team members to assure consistency and accuracy.

STAFF QUALIFICATIONS AND EXPERIENCE

For the Authority, we propose an experienced team, including a Principal member of the firm – Dr. **Anna Sarabian**, Ph.D., Principal, who will serve as the Engagement Manager and will be the primary leader of our effort. Ms. **Chelsea Redmon**, Assistant Vice President, will provide specific technical and quantitative analyses. Detailed resumes of the assigned team members are provided in **APPENDIX A** and a summary of their roles and qualifications is found below.

MEMBER	ROLE/RESPONSIBILITY	EXPERIENCE & SKILLS
Anna Sarabian Principal	<u>Primary Point of Contact – Engagement Manager/Project Manager (Project Leader)</u> <ul style="list-style-type: none"> ✓ Primary communicator with Authority Staff; attends all meetings, as requested, participates in conference calls and assists Authority staff in financing presentations. ✓ Responsible for organizing and directing the team and the process and directing and overseeing all quantitative analyses. ✓ Provides strategic planning advice and reviews all analyses and documents. ✓ Develops overall strategy and participates in presentations as needed. 	<u>Qualifications</u> <ul style="list-style-type: none"> ✓ More than 21 years of experience in municipal finance as a financial advisor, management, research and investment banking analyst, 19 of which are at FRA ✓ Specializes as a financial advisor to cities, successor agencies and special districts. ✓ Completed 64 transactions, worth over \$2.2 billion, within last two years. ✓ Holds CIPMA designation and Series 54 and Series 50
Chelsea Redmon Assistant Vice President	<u>Quantitative Analysis and Technical Support</u> <ul style="list-style-type: none"> ✓ Develops all quantitative analyses. ✓ Reviews financial materials vital to the analysis. ✓ Reviews provided information and assumptions and prepares alternative scenarios. 	<u>Qualifications</u> <ul style="list-style-type: none"> ✓ Over 5½ years in municipal finance at the Firm. ✓ Focus on California cities and special districts with experience in financial modeling.

	<ul style="list-style-type: none"> ✓ Prepares supporting materials and assists in communicating with the involved parties. 	<ul style="list-style-type: none"> ✓ Completed 56 transactions, worth over \$1 billion, within last two years. ✓ Holds Series 50 certification
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PROPOSED SCOPE OF WORK

The following scope of work provides our approach to this engagement.

1. Review the Authority’s overall existing financial status, any available cash reserves, and current policies.
2. Develop a base model reflecting five years of historical data.
 - a. The main inputs to the base model will include information related to actual revenues and expenses from past Authority budgets, structured to match the Authority budget presentation. Additional inputs may include outstanding debt service payments, if any, and OPEB and CalPERS contributions.
3. Develop a forecast model reflecting five years of projected data.
 - a. Includes review of Authority-provided assumptions and identification and determination of relevant growth rates for each revenue and expense line items, focusing on key budget drivers. We will coordinate and confirm with Authority staff the accuracy of the assumed growth projections.
4. Scenario Analysis
 - a. As requested by the Authority, once we have created the base and forecast models, we will work with Authority staff to develop potential scenarios that can address projected budget fluctuations.
5. Summary of results
 - a. As requested by the Authority, we will prepare up to 2 periodic PowerPoint presentations or Memorandums to discuss the model results and financial issues the Authority will be facing with Authority staff in order to highlight how various actions can impact projected budget results.
6. Participation in meetings
 - a. We are prepared to participate in up to 3 meetings with Authority staff, and/or up to 2 meetings with the Board, as requested by the Authority. During the meetings, Fieldman will explain the model and the underlying assumptions

This scope of work can be amended and supplemented in writing by prior mutual agreement between the Authority and Fieldman.

COST PROPOSAL

For creating a financial forecast model, plus all of the work associated with staff and Board presentations, we propose to be compensated hourly based on our current hourly rates provided in the table below up to a not-to-exceed amount of \$18,000, plus out-of-pocket expenses. Any additional work that is outside of the scope of work or any repetitive tasks that result in more time and effort spent on this engagement would be billed hourly using the schedule provided below and will be in addition to any previously incurred fees. Our expectation is that we will work in close coordination with the Authority and such additional tasks will only be pursued after prior authorization from the Authority.

SCHEDULE OF FEES Effective January 1, 2022	
Personnel	Hourly Rate
Executive Officer	\$380
Principal	\$365
Executive/Senior Vice President	\$355
Vice President	\$305
Assistant Vice President	\$285
Senior Associate	\$250
Associate	\$225
Analyst	\$125
Administrative Assistant	\$90
Clerical	\$55

Expenses

Reimbursement of expenses such as travel, lodging, conference calls, internet posting, subsistence, overnight courier, computer, and fax transmission charges will be billed for separately and will not exceed \$1,500.

APPENDIX A

Project Team Resumes

**Engagement Manager
and Lead Advisor**



**ANNA V. SARABIAN
CIPMA**

949.660.7308 direct

949.274.0625 cell

asarabian@fieldman.com

Ms. Anna V. Sarabian, Ph.D., Principal, joined the firm in July 2003. Before joining the firm, Ms. Sarabian served as a management analyst, investment banking analyst, and teaching and research assistant. Ms. Sarabian has focused on serving a wide variety of municipal clients in the firm's city, county and special district client sectors. She has completed transactions with, or is currently engaged by, the City and County of San Francisco, Riverside County, Riverside County Transportation Commission, Eastern Municipal Water District, County of Kauai, County of Hawaii, Los Angeles County, Orange County, the cities of Los Angeles, Oakland, Sacramento, Folsom, Lodi, Milpitas, Monterey, Costa Mesa, Aliso Viejo, Dana Point, Santa Ana, Tustin, Mission Viejo, Diamond Bar, and Lake Forest, among others.

Since joining the firm, Dr. Sarabian has completed several hundred financing engagements, including a variety of fixed and variable rate negotiated or competitive transactions, such as tax allocation bonds, certificates of participation, lease revenue bonds, water and wastewater revenue bonds, sales tax revenue bonds, toll revenue bonds, commercial paper, general obligation bonds, interest rate swap agreements, and special district formations and financings. Recently, she has completed projects involving a wide range of municipal advisory services, including post-redevelopment tax allocation bond financings, solar feasibility analysis, debt, reserve and budget policy development, capital improvement plans and long range financial plans, parking fund financial analysis, TIFIA loans, debt structuring cash flow utilization and refinancing opportunities, credit analysis, and ad hoc financial analysis.

Dr. Sarabian received her Master of Business Administration (concentration in Finance) from the University of California-Riverside and her Ph.D. in Economics from the Center for Economic Research and Graduate Education (CERGE), Prague, the Czech Republic. Her paper, "The default of special district financing: Evidence from California" was published in 2015 in the Journal of Housing Economics. Dr. Sarabian holds the CIPMA designation as a Certified Independent Professional Municipal Advisor from the National Association of Municipal Advisors (NAMA). She currently is the co-president of the Women in Public Finance, Los Angeles chapter and is a frequent speaker at the CDIAC's Debt Essentials seminar series and has participated in speaker panels at the CSMFO annual conferences. Dr. Sarabian is a registered municipal advisor principal (Series 54) and municipal advisor representative (Series 50).

**Quantitative
Consultant**



CHELSEA REDMON
949.660.7306 direct
credmon@feldman.com

Ms. Chelsea L. Redmon, Assistant Vice President, joined the firm in August of 2016. Since joining the firm, Ms. Redmon has been dedicated to both the firm's city, county and special district clients. She has worked on a variety of transactions, which include, but are not limited to, tax allocation, lease revenue, general obligation and special tax bonds. In addition to these transactional services, Ms. Redmon also utilizes her extensive background in economics and data analytics to create financial forecasts, develop debt capacity models, evaluate market conditions, and assist in drafting debt and continuing disclosure policies.

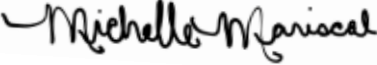
Prior to joining the firm, Ms. Redmon taught an Econometrics lab at California State University, Long Beach and was an Economics Instructor for Golden West College, Huntington Beach. Ms. Redmon is a registered municipal advisor representative and holds the Series 50 license and the CIPMA designation. Ms. Redmon graduated Summa Cum Laude from the California State University, Long Beach, with her Master of Arts degree in Economics and a Bachelor of Arts degree in Political Science, with a concentration in Law, Politics and Policy.

Puente Hills
Habitat Preservation Authority
Endowment Provided by the Puente Hills Landfill

MEMORANDUM

Date: May 25, 2022

To: Andrea Gullo, Executive Director

From:  Michelle Mariscal, Ecologist

Subject: Agenda Item No. 6) Discussion and possible action authorizing Executive Director to execute non-competitive contracts with (a) Nakae and Associates, Inc. in the amount of \$180,776 for various fuel reduction activities across the Preserve, and (b) Land IQ in the amount of \$30,090 for fuel reduction activity oversight, both to be funded by a grant from the San Gabriel and Lower Los Angeles River and Mountains Conservancy.

Recommendation:

That the Board approve contracts with Nakae and Associates, Inc. in the amount of \$180,776 and Land IQ in the amount of \$30,090 and authorize Executive Director to execute, after the grant agreement has been executed.

Background:

As discussed and approved at the April 2022 Board meeting, the Authority applied for grant funds from the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC) for wildfire fuel reduction actions. This funding is sourced from the Governor's wildfire resilience plan. The Authority was subsequently awarded \$275,600 to implement projects including defensible space clearance in Hacienda Heights, fuel load reduction via goat grazing in La Habra Heights, invasive species removal coupled with habitat enhancement in Whittier, and roadside clearance along emergency access routes. These activities would be conducted by Nakae and Associates, Inc. The work will commence in the fall of 2022, with most clearance tasks being repeated annually for an additional two years. Goat grazing will occur during spring of 2023 and spring of 2024. Due to limited Authority staff capacity, the grant amount includes funds to hire a biological consultant, Land IQ, to oversee the implementation of the projects through 2024; that work includes contractor scheduling, communications, and site visits to assess job completion. The grant award allows for \$181,000 for landscape services and \$31,000 for biological consulting services. The contract with Nakae & Associates would be in the amount of \$180,776 and the contract with Land IQ would be in the amount of \$30,090, while the grant allows for \$181,000 and \$31,000 respectively for these categories.

According to Section 2-1 of the Authority's Purchasing Policy, contracts over \$25,000 need Board approval. In accordance with Section 4-3, contracts for services shall be based on demonstrated competence, the professional qualifications necessary for satisfactory performance of the required services, and a fair and reasonable price. Also, in accordance with Section 4-4 of the Purchasing Policy, competitive procurement of services valued over \$10,000 is necessary when the Purchasing Agent determines it will be in the best interest of the Authority. In this case noncompetitive procurement is in the best interest of the Authority.

Nakae and Land IQ are recommended because timing of the project is of the essence, and the proposed contractors are known to possess the needed experience and qualifications as they have successfully implemented several landscape contracts, including goat grazing services, for the Authority. Also, they both are extremely familiar with the Habitat Authority's Preserve. Their services are offered at fair and reasonable prices. Therefore, they are the most satisfactory for Authority purposes.

Staff is expecting to execute the grant agreement with the RMC within the next month, and with the Board's approval will plan to immediately and subsequently execute the contracts with Nakae and Land IQ. Work with Nakae would be scheduled to occur as early as June 2022.

Fiscal Impact:

There is no fiscal impact, however the authority will need to implement this on a reimbursable basis. The work will be funded by the Authority Grant Agreement with the RMC.

Attachments:

Exhibit A. Nakae and Associates, Inc. proposal
Exhibit B. Land IQ proposal



17 May 2022

PUENTE HILLS HABITAT
 PRESERVATION AUTHORITY
 Attn: Ms. Michelle Mariscal
 7333 Greenleaf Avenue, First Floor
 Whittier, CA 90602

Re: Proposal for Grant Funded Projects

Dear Ms. Mariscal:

Thank you for allowing us the opportunity to provide the following proposal for the above referenced project. Our proposal is based on the scope of work outlined in the 'initial ideas for second round RMC funding' sheet handed out during our site visits on 02/24/22.

Scope of Work

I. Preserve Trail Cleanup (prevailing wage rates for 'maintenance')

- Remove & haul vegetation debris that was cut by others along Puente Hills Habitat Preservation Authority trails, totaling approximately 10 miles in length. All removed vegetation will be taken to an off-site legal landfill.

NOTE: This work will be done on a Time and Materials basis.

Preserve Trail Cleanup Total..... \$ 22,600.00

II. Peppergrass Trail

SEPTEMBER 2022 (prevailing wage rates for 'maintenance');

- Clear non-native vegetation 5' on both sides of the trail. All removed vegetation will be taken to an off-site legal landfill.

Trail Vegetation Clearing..... \$ 4,170.00

MARCH 2023 (prevailing wage rates for 'maintenance');

- Clear non-native vegetation 5' on both sides of the trail. All removed vegetation will be taken to an off-site legal landfill.

Trail Vegetation Clearing..... \$ 4,000.00

Page 2 of 8
Grant Funded Projects – cont.

- Clear the 0.63-acre 'enhancement' areas on the south side of the trail. All removed vegetation will be taken to an off-site legal landfill.

South Side 'Enhancement Areas' Clearing..... \$ 2,700.00

SEPTEMBER 2023 (prevailing wage rates for 'maintenance'):

- Clear the 0.63-acre 'enhancement' areas on the south side of the trail. All removed vegetation will be taken to an off-site legal landfill.

South Side 'Enhancement Areas' Clearing..... \$ 2,700.00

- Remove and replace the old fiber rolls on the south side of the trail.

Fiber Roll Replacement..... \$ 800.00

NOVEMBER 2023 (prevailing wage rates for 'maintenance'):

- Supplemental Cactus planting: harvest from an on-site location & install one hundred (100) prickly pear (*Opuntia littoralis*) cactus pads in the 'enhancement' areas.

Supplemental Harvest & Install Cactus Pads:
100 @ \$6.00..... \$ 600.00

- Supplemental Hand Seed: hand seed the 0.63-acre 'enhancement' areas with an appropriate coastal sage seed mix which will be custom collected by S&S Seeds.

Supplemental CSS Seed Mix Budget
(cost is based on the seed mix for
the 'Brea 57 Lambert Mitigation' job)

0.63 acres @ \$4,820.00..... \$ 3,037.00

Orange County Tax @ 7.75%..... \$ 235.00

Nakae Administration and Coordination with S&S Seeds
to Custom Collect CSS Seed Mix @ 20%..... \$ 654.00

AM-120 Mycorrhazae Inoculum at 60# / acre..... \$ 400.00

Hand Seed Labor..... \$ 2,150.00

Hand Seed Total..... \$ 6,476.00

NOTE: The above cost for a custom collected CSS seed mix is budgetary only, as a seed mix was not provided at the time of this bid. For this project, the acreage to be seeded, seed density and plant species composition can be modified to fit budgetary constraints as needed.

MARCH 2024 (prevailing wage rates for 'maintenance'):

- Clear non-native vegetation 5' on both sides of the trail. All removed vegetation will be taken to an off-site legal landfill.

Trail Vegetation Clearing..... \$ 4,000.00

- One (1) event of hand weeding the 0.63-acre 'enhancement' areas on the south side of the trail. All removed vegetation will be taken to an off-site legal landfill.

Maintain South Side 'Enhancement Areas' \$ 3,100.00

SUMMARY FOR PEPPERGRASS TRAIL:

<i>September 2022</i>	\$ 4,170.00
<i>March 2023</i>	\$ 6,700.00
<i>September 2023</i>	\$ 3,500.00
<i>November 2023</i>	\$ 7,076.00
<i>March 2024</i>	\$ 7,100.00
Peppergrass Trail Total	\$ 28,546.00

III. Turnbull Canyon Trail

SEPTEMBER 2022 (prevailing wage rates for 'maintenance'):

- Clear non-native vegetation 15' on both sides of the trail. All removed vegetation will be taken to an off-site legal landfill.

Trail Vegetation Clearing..... \$ 11,530.00

MARCH 2023 (prevailing wage rates for 'maintenance'):

- Clear non-native vegetation 15' on both sides of the trail and treat cut woody vegetation with herbicide. All removed vegetation will be taken to an off-site legal landfill.

Weed management 15' on Both Sides of the Trail \$ 11,530.00

MARCH 2024 (prevailing wage rates for 'maintenance'):

- Clear non-native vegetation 15' on both sides of the trail and treat cut woody vegetation with herbicide. All removed vegetation will be taken to an off-site legal landfill.

Weed management 15' on Both Sides of the Trail \$ 11,530.00

SUMMARY FOR TURNBULL CANYON TRAIL:

September 2022 \$ 11,530.00

March 2023 \$ 11,530.00

March 2024 \$ 11,530.00

Turnbull Canyon Trail Total..... \$ 34,590.00

IV. Hacienda Hills

SEPTEMBER 2022 (prevailing wage rates for 'maintenance'):

- Clear non-native weeds within the bioswale. All removed vegetation will be taken to an off-site legal landfill.

Bioswale Clearing \$ 4,600.00

MARCH 2023 (prevailing wage rates for 'maintenance'):

- Clear non-native weeds within the bioswale. All removed vegetation will be taken to an off-site legal landfill.

Bioswale Clearing \$ 4,600.00

- Vegetation along the gravel access road from the trailhead entrance to the Coyote Trail kiosk will be pruned back to the edge of the road bed with a 10' vertical clearance. All removed vegetation will be taken to an off-site legal landfill.

Access Road Clearing..... \$ 3,070.00

- Vegetation will be removed along the western property line wall to provide 5 feet of clearance. All removed vegetation will be taken to an off-site legal landfill.

Property Line Clearing \$ 950.00

MARCH 2024 (prevailing wage rates for 'maintenance'):

- Clear non-native weeds within the bioswale. All removed vegetation will be taken to an off-site legal landfill.

Bioswale Clearing \$ 4,600.00

- Vegetation along the gravel access road from the trailhead entrance to the Coyote Trail kiosk will be pruned back to the edge of the road bed with a 10' vertical clearance. All removed vegetation will be taken to an off-site legal landfill.

Access Road Clearing..... \$ 3,070.00

- Vegetation will be removed along the western property line wall to provide 5 feet of clearance. All removed vegetation will be taken to an off-site legal landfill.

Property Line Clearing \$ 950.00

SUMMARY FOR HACIENDA HILLS:

September 2022 \$ 4,600.00

March 2023..... \$ 8,620.00

March 2024..... \$ 8,620.00

Hacienda Hills Total..... \$ 21,840.00

**V. Goat Grazing:
Reposado Drive, La Habra Heights &
La Habra Heights Location to be Determined (prevailing wage rates for
'maintenance')**

- FUEL REDUCTION WITH GOATS: In lieu of clearing 'flashy fuels' within the thirty (30) acre site by hand and with equipment, we hereby propose to remove vegetation with the use of grazing goats. This eliminates removal of non-native vegetation, which incurs dump fees, as well as reducing labor costs significantly. All goats will be monitored by a goat herder who will be on-site 24 hours a day, and goats will be contained to areas with electric fencing. The operation will be monitored by our foreman daily and by our superintendent as needed.

It has been estimated that for this site, a herd of goats may move through up to one (1) acre a day, and it will take approximately four to six (4-6) weeks for the goats to cover the site.

Page 6 of 8
 Grant Funded Projects – cont.

March 2023 Goat Grazing
 Reposado Drive, La Habra Heights
 30 acres @ \$1,220.00..... \$ 36,600.00

March 2024 Goat Grazing
 La Habra Heights, Location to be Determined
 30 acres @ \$1,220.00..... \$ 36,600.00

SUMMARY FOR GOAT GRAZING:

March 2023..... \$ 36,600.00
 March 2024..... \$ 36,600.00

Goat Grazing Total..... \$ 73,200.00

BID SUMMARY:

Preserve Trail Cleanup..... \$ 22,600.00
Peppergrass Trail..... \$ 28,546.00
Turnbull Trail..... \$ 34,590.00
Hacienda Hills..... \$ 21,840.00
Goat Grazing..... \$ 73,200.00

TOTAL BASE BID..... \$ 180,776.00

Notes

This job has been bid with California Prevailing Wage Rate Determinations for "Landscape / Irrigation Laborer / Tender" (Determination # SC-102-X-14-2022-1), "Landscape Operating Engineer" (Determination # SC-63-12-33-2022-1) and "Landscape Maintenance Laborer" (Determination # SC-LML-2022-1).

We are requesting to have the Peppergrass Trail closed during the installation of cactus pads.

Specific Exclusions

- Permits and fees.
- Performance and payment bonds.
- Federal / Davis-Bacon Wage requirements.
- Repair or replacement due to force majeure, vandalism or negligent acts by others, detrimental soil conditions.
- Biological monitoring, bird surveys or reports.
- Survey and / or staking.
- Traffic control.
- Pedestrian control.
- Erosion control.
- SWPPP (plan or implementation).
- Handling and / or removal of hazardous waste (if encountered).
- Grading.
- Road repair.
- Clearing and de-silting of v-ditches.
- De-compaction / ripping.
- Soils analysis / tests.
- Rodent control.
- Removal of concrete and / or asphalt.
- Tree removal.
- Removal of rootballs and / or stumps.
- Fencing of any kind.
- Signage of any kind.
- Clean-up and haul-off of debris due to illegal dumping by others.
- Soil amendments / fertilizer.
- Removal or thinning of native vegetation.
- Salvage of native vegetation from goat grazing.
- Container planting.
- Cost of water and water meter at the Peppergrass Trail site (PHHPA to provide a metered source at the site, as it was done so in the past).
- Irrigation systems.
- Watering.
- Watering of cactus 'clumps' and 'pads' (except one time during installation).
- Mulch in cactus pad basins.
- Replacement of cactus due to vandalism or if they do not survive due to drought conditions.
- Guarantee that seed will germinate and / or survive without supplemental watering.
- Guarantee that the site will meet any performance criteria without supplemental watering.

Page 8 of 8
Grant Funded Projects – cont.

- Supplemental or remedial seeding.
- Guarantee that the site will meet any performance criteria without a full 5 years of maintenance.
- Delineation (such as staking, flagging, painting, etc.) of habitat types.
- Seeding or planting at Hacienda Hills.
- Watering at Hacienda Hills.
- Turnbull Canyon Trail work shall be from the entrance off Turnbull Canyon Road to the first trail split.
- Any large tree removals within the bioswale at Hacienda Hills.
- Removal of old cut vegetation from previous removals along trails within the preserve.

If you have any questions regarding this proposal, please contact me at (949) 786-0405.

Sincerely,



Reid K. Dowden



April 4, 2022
Michelle Mariscal
Ecologist
7333 Greenleaf Avenue, First Floor, Whittier, CA 90602

RE: Letter of Transmittal for On-Call Biological Support Services Proposal

Dear Michelle Mariscal,

Land IQ is pleased to submit our Technical Proposal to provide On-Call Biological Support Services to the Puente Hills Habitat Preservation Authority ("Habitat Authority").

We are committed to the successful management of Habitat Authority biological resources. Land IQ staff has been engaged with and committed to the successful management of the Habitat Authority biological resources for the past 19 years with several Habitat Authority contracts. The Land IQ team is extremely familiar with the Puente Hills Preserve ("Preserve"), assisted in the preparation of the Puente Hills Preserve Resource Management Plan adopted in 2007, provided on-call biological support services, and worked on several habitat mitigation and restoration projects within the Preserve. In our current and previous contracts, we have prepared mitigation restoration plans for several coastal sage scrub, oak woodland, and walnut woodland habitats.

We offer highly qualified technical personnel who are experienced delivering as-needed biological services on-time and in-budget. Our expert technical personnel are experienced in land management, habitat restoration, including pioneering cactus scrub salvage and transplanting, sensitive species assessment, and biological monitoring. We are expert in interpreting and implementing permit conditions to achieve successful projects. Our technical expertise with our previous experience with the biological resources managed by the Habitat Authority, therefore, will allow Land IQ to deliver task orders with an unequalled efficiency both in time and budget.

Land IQ not only has a track record of successful service to the Habitat Authority, but we have demonstrated quality service in Los Angeles and throughout Southern California. We have coordinated several successful coastal sage scrub mitigation restoration projects within the Puente Hills Preserve that have received concurrence from resource agencies and are currently managing several habitat restoration projects totaling 82 acres.

Sincerely,

Mica Heilmann, CPSS
Owner | Soil & Agricultural Scientist

Melissa Riedel-Lehrke
Project Biologist



Firm with Contractual Responsibility

Land IQ, LLC

Sacramento Office
2020 L Street, Suite 210, Sacramento, CA 95811
Casey Gudel, Client Relations
530-514-2562 Direct
cgudel@landiq.com

Key Team Member Contact:

Melissa Riedel-Lehrke, Project Manager
3791 Wade St., Los Angeles, CA 90066
213-200-2007 Mobile
mriedel-lehrke@landiq.com

Proposed Subcontractors

Hamilton Biological, Inc.

Role: General and Focused Biological Surveys, and Advisory for
Avian Species

316 Monrovia Ave, Long Beach, CA 90803
Robert A. Hamilton, President
562-477-2181 Office/Mobile
robb@hamiltonbiological.com



Firm Profile

Land IQ, LLC was founded in 2012 by agricultural and soil scientists with extensive consulting experience in the agricultural and environmental service industry. Land IQ is a multi-disciplinary team of ecologists and biologists, environmental planners, soil scientists, agronomists, remote sensing, and GIS specialists with offices in Sacramento and Los Angeles. We specialize in providing solutions to challenging environmental and agricultural problems. Land IQ helps clients develop high value, scientifically sound, and proactive solutions to their complex issues.

Our Los Angeles Office (formerly Earthworks Restoration, Inc. and NewFields AER, LLC) is expert in native plant ecology, habitat assessment and restoration, management of conservation lands for habitat values, biological resource monitoring, and environmental and mitigation planning. We have depth of experience in detailed habitat evaluation, habitat restoration of California vegetation communities, urban ecology, soil mapping, revegetation and reclamation of drastically disturbed landscapes, and exotic species assessment and management, weed and soil science, revegetation in saline environments, and biological monitoring. We provide management, and environmentally sound solutions customized for specific client needs. We succeed in complex regulatory environments due to our highly qualified staff, commitment to the latest technology, and the strong relationships we form with our clients, resource agency staff, and independent subcontractors.

Staff expertise includes development of appropriate, site-specific restoration/revegetation plans, habitat enhancement of urban parks, contract specifications and cost estimates, plan implementation oversight, as well as habitat performance monitoring for land/habitat adaptive management. We are highly experienced in restoration of native California habitats, including riparian, wetland, coastal sage scrub and cactus scrub, native grasslands, walnut woodland, oak woodland, and chaparral throughout Los Angeles, Ventura, Santa Barbara, Orange, and San Diego Counties. For more, visit www.LandIQ.com.



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- Detailed land evaluation, soil mapping and land classification
- Land assessment and remediation
- Reclamation and management of saline, sodic and saline/sodic soils

Water Resources:

- Agricultural water quality management
- Water conservation
- Water resources planning and management

Restoration Ecology & Biological Monitoring:

- Landscape Scale Habitat Restoration Planning and Implementation Oversight
- Native habitat restoration plans, strategies, implementation
- Revegetation & reclamation of drastically disturbed landscapes
- Biological and mitigation monitoring
- Exotic species assessment and management

Remote Sensing & Geospatial Analysis:

- Remote data collection systems
- Object and pixel-based imagery classification and mapping
- Land cover mapping including crops, soils, and surface characteristics
- Weed and Vegetation Community Mapping
- Geographic Information Systems (GIS) and Web-based mapping

Geographic Coverage:	California, Arizona and beyond
Land IQ Locations:	Offices in Sacramento and Los Angeles, California
Key Management Contacts:	Mica Heilmann, CPSS. Owner/Soil & Agricultural Scientist Melissa Riedel-Lehrke, Restoration Ecologist
Date Established:	9 March 2012 (Previously NewFields Sacramento, LLC)
No. of Employees:	33 (23 Professional, 4 Administrative Support, 6 Interns)
Certifications:	CA Small Business (SBE) #1748303 CPUC Woman-Owned Business (WBE) VON#13010130

Subcontractors

The Land IQ Team for this On-Call Services Contract includes the following highly respected faunal experts:

Robert A. Hamilton (Hamilton Biological, Inc.) for general and focused biological surveys and advisory role for avian species)



Key Personnel Qualifications

Table 1. Land IQ Key Personnel and Project Roles for the On-Call Services Contract

Land IQ Staff	Title	Project Involvement	Years of Experience
PROJECT BIOLOGISTS:			
Melissa Riedel-Lehrke	Project Biologist/ Project Manager	Project management, biological monitoring, coordination, and seed mix development	22
Travis Brooks	Biologist	Biological monitoring	20
Robert Hamilton (Proposed Sub Consultant)	Biologist	Focused biological surveys and monitoring	34

Melissa Riedel-Lehrke – Project Biologist/Project Manager

Ms. Riedel-Lehrke will serve as the project manager, lead project biologist providing oversight of project activities and site inspections to document completion of tasks, and lead coordinator for biological monitoring. She is a biologist/restoration ecologist with 22 years of experience with vegetation communities in Southern California. She is currently the project manager of the 60-acre Southern California Edison (SCE) Tehachapi Renewable Transmission Project (TRTP) Off-site mitigation areas, the 19.86-acre Olinda Orange County Waste and Recycling Project off-site mitigation areas, and the 2.1-acre Brea 57 Lambert Mitigation Project within the Puente Hills Preserve.

Ms. Riedel-Lehrke was the project manager for the East Colima Coastal Sage Scrub Mitigation Project and the Ridgewood Brea/Power Phase I and Phase II projects within the Puente Hills Preserve in charge of restoration plan development, implementation oversight per the approved restoration plan, monitoring, and reporting. All three projects received concurrence from the resource agencies. She has prepared ecological restoration and revegetation plans for coastal sage scrub, cactus scrub, and native grassland habitats as well as riparian and upland habitats, and has experience supervising implementation, directing maintenance, and conducting performance monitoring of coastal sage scrub, cactus scrub, and riparian habitats.

Ms. Riedel-Lehrke has experience supervising field crews for projects that are made up of many different parcels, coordinating and directing field biologists, and conducting vegetation surveys and monitoring of various sage scrub, chaparral, oak woodland, riparian, and wetland habitats.

Travis Brooks – Biologist

Mr. Brooks will serve as a project biologist providing assistance with oversight of project activities and site inspections to document completion of project tasks. He is a biologist/ restoration ecologist with



twenty years of experience in ecology and habitat restoration of native plant communities. Mr. Brooks has managed staff in the development of resource management plans as well as habitat restoration plans. He is experienced with managing mitigation sites for transportation projects.

Mr. Brooks conducted field surveys of soil, vegetation, and disturbance factors for the development of appropriate restoration of 55 acres within mitigation land for San Diego Gas and Electric Company's Sunrise Powerlink project at Lakeside Ranch. This restoration plan required coordination with USFWS and CDFW for plan approval. He oversaw the implementation of the 55-acres of CSS and Oak Woodland Understory Restoration at Lakeside Ranch, including innovations in successful restoration using seeding and natural rainfall at a remote sight.

Mr. Brooks' research interests include the geo-edaphic factors influencing the distribution of water-limited systems, including coastal sage scrub, native grasslands, and non-native grasses/forbs in southern California, as well as developing landscape-scale adaptive management methods for cost-efficient habitat restoration of grasslands and shrublands. He has developed methods for vegetation/habitat suitability mapping to assist land managers in developing site-specific conservation, restoration and monitoring programs, and natural resources policy.

Proposed Sub-Consultants

Robert Hamilton – Biologist

Mr. Hamilton has a Bachelor of Science degree in biological sciences from the University of California, Irvine. He has 34 years consulting experience in southern California, working with private and public landowners, as well as governmental agencies and interested third parties, to apply the local, state, and federal land use policies and regulations applicable to each particular situation. He conducts species-specific surveys including raptor (Golden eagle, Swainson's hawk, merlin, burrowing owl), upland (California gnatcatcher, coastal cactus wren), riparian (southwestern willow flycatcher and least Bell's vireo), and nesting bird surveys.

He served ten years on the editorial board of *Western Birds* and regularly publishes in peer-reviewed journals, is a founding member of the Coastal Cactus Wren Working Group and is lead author of two important books concerning bird distribution in the state: *The Birds of Orange County: Status & Distribution* and *The Rare Birds of California*. From 1995 to 2001, Mr. Hamilton worked with study-design specialists and resource agency representatives to develop a long-term passerine bird monitoring program for the 37,000-acre Nature Reserve of Orange County and directed its implementation with subsequent contract work. Tasks included (1) annual monitoring of 40 California Gnatcatcher and Cactus Wren study sites, (2) oversight of up to 10 constant-effort bird banding stations from 1998 to 2003 under the Monitoring Avian Productivity and Survivorship (MAPS) program, and (3) focused surveys for the Cactus Wren, and detailed mapping of cactus scrub habitat, across the NROC's coastal reserve in 2006 and 2007.



Approach to Project Tasks

Land IQ's staff structure for this contract and internal project control procedures will ensure clear lines of communication between the Habitat Authority and technical staff on the Land IQ team. The Project Manager and Project Biologist, Melissa Riedel-Lehrke, will be the point of contact for Habitat Authority communications. Ms. Riedel-Lehrke will confer with the Habitat Authority staff to identify the following information:

- Goals and objectives of the project tasks
- Timeline, benchmarks for key work products, and necessary deliverables
- Existing documents and information that may improve the efficiency of Land IQ's response

Land IQ will prepare monthly summary reports, including updates on project progress and schedules. Any changes in the project schedule, due to constraints from biological resources (i.e., nesting territory) or third-party schedules that conflict with Land IQ's duties (i.e., delay of biological monitoring due to third party contractor changes in schedule) will be communicated to the Habitat Authority in a timely manner and will be documented in the monthly summary report. The monthly summary report will accompany Land IQ's monthly invoice for Habitat Authority review and approval.

Scope of Work

Based on discussions with the Habitat Authority, Land IQ presents the following scope of work to track and monitor the grant funded Rivers and Mountains Conservancy projects within the Puente Hills Preserve. The scope of work includes coordination with the Habitat Authority and the selected project contractor, oversight of project task implementation, and project progress updates. Land IQ staff will assist the Habitat Authority with the following tasks related to the grant funded projects under the On-Call biological services contract:

- Prepare seed mix palettes for restoration/enhancement projects
- Coordination and scheduling with the project contractor to perform project tasks
- Oversight and monitoring of the project contractor during all aspects of project implementation
- Conduct intermittent site visits during project implementation to verify fire safety compliance
- Site inspections to verify task completion
- Provide project progress updates to the Habitat Authority
- Conduct focused nesting bird surveys and monitoring prior to tree or vegetation removal during the avian nesting season
- Provide ecological services as they arise at the request of the Habitat Authority.



Cost Estimate

The cost for the proposed work is a time-and-materials contract, with a not to exceed amount of \$30,090.

Current labor rates are provided below. Mileage for travel to the site will be charged at the current standard allowed federal reimbursement rate (currently at 58.5 cents per mile in 2022).

Land IQ - Standard Rates - Effective Jan 2022 - Dec 2022

Standard Classification	Staff Member	Hourly
Associate Ecologist	Melissa Riedel-Lehrke, BS	\$155.00
Associate Ecologist	Travis Brooks, BS	\$155.00
Biologist	Robert Hamilton, BS (Subconsultant)	\$130.00

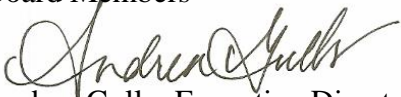
Rates effective through 2022 for new contracts, tasks, amendments, or renegotiations

Puente Hills
Habitat Preservation Authority
Endowment Provided by the Puente Hills Landfill

MEMORANDUM

Date: May 25, 2022

To: Board Members

From: 
Andrea Gullo, Executive Director

Subject: Agenda Item No. 7) Discussion and possible action authorizing Executive Director to execute a non-competitive contract with Land IQ for biological services on agency matters on a time and materials basis in an amount of \$15,000.

Recommendation:

That the Board authorize Executive Director to execute a contract with Land IQ in an amount of \$15,000, and amend the agency budget as necessary.

Background:

The Authority's ecologist will be taking planned leave for several weeks this coming fall. In her absence, staff is requesting that a non-competitive contract be executed with Land IQ for on-call biological services on a time and materials basis, not to exceed \$15,000. This is a rate-based contract. The primary billing rate for general ecological services is \$155 per hour. The scope of work for the contract would include but is not limited to the following: 1) oversight and monitoring of an upcoming grant-funded tree removal contract, 2) coordination and oversight during implementation of a planned habitat enhancement project, 3) other general biological services as needed such as reviewing documents, developing documents, GIS mapping and assisting with surveys. The consultant is advised when services are requested and coordinates with the Authority on a mutually agreed upon schedule. Key components of their proposal are attached.

Hiring Land IQ right away is recommended for the smooth transition of handling projects in anticipation of the Ecologist's absence. Land IQ was previously hired in 2007¹ and 2018-19 to assist with on-call biological services when the Authority Ecologist position was vacant.

In accordance with Section 4-3, contracts for services shall be based on demonstrated competence, the professional qualifications necessary for satisfactory performance of the required services, and a fair and reasonable price. Also, in accordance with Section 4-4 of the Purchasing Policy, competitive procurement of services valued over \$10,000 is

¹ The company was called Earthworks in 2007, and since had been sold to NewFields, and then to Land IQ.

necessary when the Purchasing Agent determines it will be in the best interest of the Authority. In this case noncompetitive procurement is in the best interest of the Authority.

Land IQ is recommended because the proposed contractor is known to possess the needed experience and qualifications as they have successfully implemented several projects for the Authority. Also, they are extremely familiar with the Habitat Authority's Preserve. Their services are offered at fair and reasonable prices. Therefore, they are the most satisfactory for Authority purposes.

Fiscal Impact:

Some of the costs may be absorbed by the CalFire grant, but those details are still being determined. The majority of this contract cost would be funded by the Authority by either the general budget or the funding from the reserve created from the \$700,000 habitat restoration mitigation program. This work is outside of the approved budget.



May 9, 2022
Michelle Mariscal
Ecologist
7333 Greenleaf Avenue, First Floor, Whittier, CA 90602

RE: Letter of Transmittal for On-Call Biological Support Services Proposal

Dear Michelle Mariscal,

Land IQ is pleased to submit our Technical Proposal to provide On-Call Biological Support Services to the Puente Hills Habitat Preservation Authority ("Habitat Authority"). We understand that this is a temporary situation to serve as an extension of your staff. We are experienced in providing this type of service, and presently fill similar roles for other public agencies managing native habitats.

We are committed to the successful management of Habitat Authority biological resources. Land IQ staff has been engaged with and committed to the successful management of the Habitat Authority biological resources for the past 19 years with several Habitat Authority contracts. The Land IQ team is extremely familiar with the Puente Hills Preserve ("Preserve"), assisted in the preparation of the Puente Hills Preserve Resource Management Plan adopted in 2007, provided on-call biological support services, and worked on several habitat mitigation and restoration projects within the Preserve. In our current and previous contracts, we have prepared mitigation restoration plans for several coastal sage scrub, oak woodland, and walnut woodland habitats.

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Sincerely,

Mica Heilmann, CPSS
Owner | Soil & Agricultural Scientist

Melissa Riedel-Lehrke
Project Biologist



Firm with Contractual Responsibility

Land IQ, LLC

Sacramento Office
2020 L Street, Suite 210, Sacramento, CA 95811
Casey Gudel, Client Relations
530-514-2562 Direct
cgudel@landiq.com

Key Team Member Contact:

Melissa Riedel-Lehrke, Project Manager
3791 Wade St., Los Angeles, CA 90066
213-200-2007 Mobile
mriedel-lehrke@landiq.com

Proposed Subcontractors

Hamilton Biological, Inc.

316 Monrovia Ave, Long Beach, CA 90803
Robert A. Hamilton, President
562-477-2181 Office/Mobile
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The Land IQ Team for this On-Call Services Contract includes the following highly respected faunal experts:

Robert A. Hamilton (Hamilton Biological, Inc.) for review of environmental documents



Key Personnel Qualifications

Table 1. Land IQ Key Personnel and Project Roles for the On-Call Services Contract

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twenty years of experience in ecology and habitat restoration of native plant communities. Mr. Brooks has managed staff in the development of resource management plans as well as habitat restoration plans. He is experienced with managing mitigation sites for transportation projects.

Mr. Brooks conducted field surveys of soil, vegetation, and disturbance factors for the development of appropriate restoration of 55 acres within mitigation land for San Diego Gas and Electric Company's Sunrise Powerlink project at Lakeside Ranch. This restoration plan required coordination with USFWS and CDFW for plan approval. He oversaw the implementation of the 55-acres of CSS and Oak Woodland Understory Restoration at Lakeside Ranch, including innovations in successful restoration using seeding and natural rainfall at a remote sight.

Mr. Brooks' research interests include the geo-edaphic factors influencing the distribution of water-limited systems, including coastal sage scrub, native grasslands, and non-native grasses/forbs in southern California, as well as developing landscape-scale adaptive management methods for cost-efficient habitat restoration of grasslands and shrublands. He has developed methods for vegetation/habitat suitability mapping to assist land managers in developing site-specific conservation, restoration and monitoring programs, and natural resources policy.

Proposed Sub-Consultants

Robert Hamilton – Biologist

Mr. Hamilton will serve as project biologist assisting with review of environmental documents. Mr. Hamilton has a Bachelor of Science degree in biological sciences from the University of California, Irvine. He has 34 years consulting experience in southern California, working with private and public landowners, as well as governmental agencies and interested third parties, to apply the local, state, and federal land use policies and regulations applicable to each particular situation. He conducts species-specific surveys including raptor (Golden eagle, Swainson's hawk, merlin, burrowing owl), upland (California gnatcatcher, coastal cactus wren), riparian (southwestern willow flycatcher and least Bell's vireo), and nesting bird surveys.

He served ten years on the editorial board of *Western Birds* and regularly publishes in peer-reviewed journals, is a founding member of the Coastal Cactus Wren Working Group and is lead author of two important books concerning bird distribution in the state: *The Birds of Orange County: Status & Distribution* and *The Rare Birds of California*. From 1995 to 2001, Mr. Hamilton worked with study-design specialists and resource agency representatives to develop a long-term passerine bird monitoring program for the 37,000-acre Nature Reserve of Orange County and directed its implementation with subsequent contract work. Tasks included (1) annual monitoring of 40 California Gnatcatcher and Cactus Wren study sites, (2) oversight of up to 10 constant-effort bird banding stations from 1998 to 2003 under the Monitoring Avian Productivity and Survivorship (MAPS) program, and (3) focused surveys for the Cactus Wren, and detailed mapping of cactus scrub habitat, across the NROC's coastal reserve in 2006 and 2007.



Approach to Project Tasks

Land IQ's staff structure for this contract and internal project control procedures will ensure clear lines of communication between the Habitat Authority and technical staff on the Land IQ team. The Project Manager and Project Biologist, Melissa Riedel-Lehrke, will be the point of contact for Habitat Authority communications. Ms. Riedel-Lehrke will confer with the Habitat Authority staff to identify the following information:

- Goals and objectives of the project tasks
- Timeline, benchmarks for key work products, and necessary deliverables
- Existing documents and information that may improve the efficiency of Land IQ's response

Land IQ will prepare monthly summary reports, including updates on project progress and schedules. The monthly summary report will accompany Land IQ's monthly invoice for Habitat Authority review and approval.

Scope of Work

Land IQ will provide on-call biological services support as needed at the request of the Habitat Authority. Specific tasks include:

- Land IQ will review project plans/reports and conduct field reviews as appropriate to ensure the restoration project is proceeding according to plan
- Land IQ will prepare seed mix palettes for restoration/enhancement projects
- Land IQ will coordinate with the specific entities that are responsible for project implementation
- Land IQ will provide oversight and monitoring during implementation of project tasks and conduct site inspections to verify task completion
- Land IQ will provide project progress updates to the Habitat Authority
- Land IQ will provide ecological services as they arise at the request of the Habitat Authority.

Cost Estimate

The cost for the proposed work is a time-and-materials contract, with a not to exceed amount of \$15,000.

Current labor rates are provided below. Mileage for travel to the site will be charged at the current standard allowed federal reimbursement rate (currently at 58.5 cents per mile in 2022).

Land IQ - Standard Rates - Effective Jan 2022 - Dec 2022

Standard Classification	Staff Member	Hourly
Associate Ecologist	Melissa Riedel-Lehrke, BS	\$155.00
Associate Ecologist	Travis Brooks, BS	\$155.00
Biologist	Robert Hamilton, BS (Subconsultant)	\$130.00

Rates effective through 2022 for new contracts, tasks, amendments, or renegotiations

Puente Hills
Habitat Preservation Authority
Endowment Provided by the Puente Hills Landfill

MEMORANDUM

Date: May 25, 2022

To: Board Members

From: 
Andrea Gullo, Executive Director

Subject: Agenda Item No. 8) Discussion and possible action authorizing Executive Director to execute contract with MDJ Management for the HVAC and ducting replacement to Authority home on Workman Mill Rd in the amount of \$80,927.08.

Recommendation:

That the Board authorize Executive Director to execute a contract with MDJ in an amount of \$80,927.08 and amend the agency budget as necessary, or take other appropriate action.

Background:

The air conditioning is currently not working at the Authority's residence on Workman Mill Road. In the summer and fall of 2021 a MRCA ranger obtained the following quotes:

Orange Cost Plumbing Inc. \$8,032 replace condenser and repair furnace
Orange Cost Plumbing Inc. \$11,500- \$12,000 replace condenser and coil furnace
C.W.P. \$6,380 replace condenser
Cam-Air \$5,000 replace condenser

In January 2022, the Authority Board authorized the Executive Director to execute a membership agreement with Sourcewell, formerly the National Joint Powers Authority (NJPA). Authority staff wanted to obtain a cost estimate for the air conditioning work that would guarantee the best price and follow a uniform bidding process. Also, staff wanted to obtain costs for other repairs that were suspected the home needed. To this end, Authority staff took advantage of Sourcewell which competitively bids construction tasks with pre-set unit prices and specifications for general construction services including materials, equipment, and labor costs. The California Government Code 6500 authorizes public agencies to participate in cooperative purchasing agreements like those established by Sourcewell. Utilizing Sourcewell helps to maximize cost savings and staff resources, as many government agencies share contracting efforts through cooperative purchasing. This procurement method increases pricing competitiveness and allows the Authority to access highly qualified specialty contractors. Previously the Authority has utilized Sourcewell for the construction of the Henderson wayside display.

Staff reached out to Gordian which is authorized by Sourcewell to provide consulting services and to administer the ezIQC program for Sourcewell members. ezIQC is a unique Indefinite Delivery, Indefinite Quantity (IDIQ) procurement process that helps public facility and infrastructure owners complete many projects through a single competitive bid process conducted in accordance with California statutes.

Gordian facilitated a job walk to address the air conditioning concerns, as well as other needed repairs. The job walk revealed that the work needed for the air conditioning system was much more extensive than originally expected and in part revealed that the ducting system is currently inoperable.

We received a proposal from MDJ Management to fix the air conditioning, replace the ducting, replace attic insulation damaged by wildlife, and eliminate future rodent access to the building. MDJ first submitted a proposal in the amount of \$90,492, and after review by the Sanitation Districts staff and in consultation with Gordian and MDJ, the cost was revised to \$80,927.08. A costly item in the proposal (#6) at a cost of \$35,000 is replacing the ducting with sheet metal, which complies with state law building requirements for public buildings and office spaces, as opposed to using aluminum helix, a material used for private residential. The Board may possibly be able to make a finding to use aluminum helix instead, a cost savings of about \$26,000, however, this would need to be reviewed by Authority legal counsel for advisement. Using sheet metal would offer added protection against rodent damage and offer the flexibility to convert the building into an office space in the future without replacing the ducting system to be in compliance. Staff recommends using sheet metal.

According to Section 5-2 of the authority's Purchasing Policy, Level 2 public projects: that cost \$200,000 or less may be contracted by informal bidding procedures. The bidding procedures to secure contractors used by Sourcewell exceed this requirement.

Options for the Board:

1. Move forward with awarding the contract to MDJ in the amount of \$80,927.08.
2. Delay awarding the contract until the agency budget is developed.
3. Delay awarding the contract until other costs are obtained for repairs to both Authority residences, at the Workman Mill Rd. and La Habra Heights locations.

Fiscal Impact:

This work is outside of the approved agency budget. The contract would be funded from the \$700,000 reserve created from the habitat restoration mitigation program. It possibly could also be funded by County Measure A; at the time this staff report was written, it was unclear whether Measure A funds could be utilized or obtained in this manner.

Work Order Signature Document

EZIQC Contract No.: CA-R8-GB13-123021-MDJ

New Work Order **Modify an Existing Work Order**

Work Order Number.: 104101.00 Work Order Date: 05/11/2022

Work Order Title: Workman Ranger House - Condenser & Ducting

Owner Name: Puente Hills Habitat Preservation Authority Contractor Name: MDJ Management

Contact: Andrea Gullo Contact: Matt McMillon

Phone: 562-201-3581 Phone: 310-490-1521

Work to be Performed

Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of Sourcewell EZIQC Contract No CA-R8-GB13-123021-MDJ.

Brief Work Order Description:

Condenser & ducting repair or replacement.

Time of Performance Estimated Start Date:
Estimated Completion Date:

Liquidated Damages Will apply: Will not apply:

Work Order Firm Fixed Price: \$80,927.08

Owner Purchase Order Number:

Approvals

Puente Hills Habitat Preservation Authority

MDJ Management Date

Detailed Scope of Work

To: Matt McMillon
MDJ Management

531 Main St #611
El Segundo, CA 90245
310-490-1521

From: Andrea Gullo
CALIFORNIA - Puente Hills Habitat Preservation
Authority
7333 Greenleaf Avenue
Whittier, CA 90602
562-201-3581

Date Printed: May 11, 2022
Work Order Number: 104101.00
Work Order Title: Workman Ranger House - Condenser & Ducting
Brief Scope: Condenser & ducting repair or replacement.

Preliminary

Revised

Final

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

See attached.

Subject to the terms and conditions of ezIQC Contract **CA-R8-GB13-123021-MDJ**.

MDJ Management

Date

Puente Hills Habitat Preservation Authority

Date



MDJ Management
License # 1044711
DIR # 1000061313
531 Main St. #611 El Segundo CA 90245

Job Name: Workman Ranger House - Condenser and Ducting
Location: Workman Mill Rd. Whittier CA
Customer: Puente Hills Habitat Preservation Authority

Submitted: 4/26/2022

Detailed Scope of work

HVAC and Ducting Replace

- Removal of existing condenser and fan unit
 - Existing condenser uses R22 refrigerant which is a hazardous substance in the state of CA
- Installation of new HVAC system
- Removal of existing ductwork that has been destroyed by rodents causing unsafe living conditions when in use
- Installation of new ductwork

Attic Insulation

- Upon inspection of HVAC system a lot of animal/rodent feces exists in the attic
 - Insulation is covered inside, over, and under
 - Size of beds indicates larger rodents than rats are or have been in attic
- Client requests all insulation and animal feces be removed
 - Personal protection equipment will be required
- After all insulation and feces have been removed, installation of new insulation
- If during removal rodents are found including babies/nests, care will be taken to transplant to adjacent hillside

Rodent Access

- Client requests a careful examination of house, crawl space, and attic be made to identify rodent access points
- With mesh, lumber, or other acceptable methods close up as best as possible the rodent access points
 - MDJ does not guarantee against future rodent access

Notes

- All Work will be Prevailing Wage Normal Working Hours
- Any additional add on items will be at the request of the customer. Any adjustment shall be an additional cost.

Submitted by:

A handwritten signature in blue ink that reads "Matt m-m" followed by a long horizontal flourish.

Matthew McMillon
President MDJ
310.490.1521
matt@buildwithmdj.com

Contractor's Price Proposal - Summary

Date: May 11, 2022

Re: IQC Master Contract #: CA-R8-GB13-123021-MDJ
Work Order #: 104101.00
Owner PO #:
Title: Workman Ranger House - Condenser & Ducting
Contractor: MDJ Management
Proposal Value: \$80,927.08

General	\$2,438.28
HVAC	\$53,571.72
Insulation	\$17,249.59
Rodent Access	\$7,667.49
Proposal Total	\$80,927.08

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

Contractor's Price Proposal - Detail

Date: May 11, 2022

Re: IQC Master Contract #: CA-R8-GB13-123021-MDJ
 Work Order #: 104101.00
 Owner PO #:
 Title: Workman Ranger House - Condenser & Ducting
 Contractor: MDJ Management
 Proposal Value: \$80,927.08

Sect.	Item	Mod.	UOM	Description	Line Total
Labor	Equip.	Material	(Excludes)		
General					
1	01 22 16 00 0002		EA	Reimbursable Fees Reimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt shall be submitted with the Price Proposal.	\$1,741.30
			Installation	Quantity 1,583.00 x Unit Price 1.00 x Factor 1.1000 = Total 1,741.30	
				Bond = \$ x 2%	
2	01 74 19 00 0016		EA	40 CY Dumpster (5 Ton) "Construction Debris" Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.	\$696.98
			Installation	Quantity 1.00 x Unit Price 679.98 x Factor 1.0250 = Total 696.98	
				for debris	
Subtotal for General					\$2,438.28
HVAC					
3	01 95 23 00 0011		EA	Removal And Replacement Of Residential Air Registers	\$278.39
			Installation	Quantity 8.00 x Unit Price 33.95 x Factor 1.0250 = Total 278.39	
4	23 05 93 00 0017		EA	Balancing HVAC Duct System, Floor Height Supply, Return, Exhaust, Register And Diffuser	\$535.46
			Installation	Quantity 8.00 x Unit Price 65.30 x Factor 1.0250 = Total 535.46	
5	23 09 23 53 0284		EA	Scheduling Program, HVAC (AHU, RTU, AC Units, Etcetera) Programming Measures	\$4,327.53
			Installation	Quantity 1.00 x Unit Price 4,221.98 x Factor 1.0250 = Total 4,327.53	
				System Charge and Factory authorized startup	
6	23 31 13 13 0347		LF	16" x 28", Up To 2" WG (Class C), 22 Gauge Galvanized Steel Sheet Metal Ductwork	\$35,080.83
			Installation	Quantity 180.00 x Unit Price 124.81 x Factor 1.0250 = Total 23,027.45	
			Demolition	Quantity 180.00 x Unit Price 65.33 x Factor 1.0250 = Total 12,053.39	
7	23 31 13 13 0347 0096		MOD	For Work In Restricted Working Space, Add	\$2,009.21
			Installation	Quantity 60.00 x Unit Price 32.67 x Factor 1.0250 = Total 2,009.21	
				For areas in the attic where the roof line dives down	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 104101.00
Work Order Title: Workman Ranger House - Condenser & Ducting

HVAC

8	23 35 16 16 0026	EA	4" x 20' Galvanized Spiral Exhaust Flexible Hose With Duct Coupler, Damper, Tailpipe Adapter						\$1,487.56	
			Quantity	Unit Price	Factor	=	Total			
		Installation	8.00 x	181.41 x	1.0250	=	1,487.56			
			New Flex connect at the end of each run to the SA / RA							
9	23 81 49 00 0008	EA	5 Ton, 14 SEER, Outdoor Heat Pump UnitPrecharged with refrigerant capable of charging the system with a 20' length of piping.						\$5,982.37	
			Quantity	Unit Price	Factor	=	Total			
		Installation	1.00 x	5,257.63 x	1.0250	=	5,389.07			
		Demolition	1.00 x	578.83 x	1.0250	=	593.30			
10	23 81 49 00 0019	EA	5 Ton Indoor Section Split Heat Pump Packaged Unit, Horizontal Upflow With 10 KW Electric Heat						\$2,228.58	
			Quantity	Unit Price	Factor	=	Total			
		Installation	1.00 x	1,948.40 x	1.0250	=	1,997.11			
		Demolition	1.00 x	225.82 x	1.0250	=	231.47			
11	23 81 49 00 0019 0521	MOD	For Additional 5 KW Electric Heat, Add						\$176.58	
			Quantity	Unit Price	Factor	=	Total			
		Installation	1.00 x	172.27 x	1.0250	=	176.58			
12	26 28 16 16 0199	EA	60 Amperes, 600 Volt Class, 3 Phase, 4 Wire, 3 Blades And Fuseholders, Heavy Duty Fusible, NEMA 3R Enclosure, Neutral Kit, Bolt-On Hubs, Safety Switch						\$1,465.21	
			Quantity	Unit Price	Factor	=	Total			
		Installation	1.00 x	1,429.47 x	1.0250	=	1,465.21			
			New Outdoor CU disconnect							

Subtotal for HVAC \$53,571.72

Insulation

13	01 66 19 00 0059	EA	Handling Material For Over 125' Per 22" x 22" x 24" Container Per 125' Segment						\$329.03	
			Quantity	Unit Price	Factor	=	Total			
		Installation	300.00 x	1.07 x	1.0250	=	329.03			
			getting from attic, down ladder, through house, and into dumpster							
14	02 87 19 00 0153	HR	General Laborer For Bio-Hazard And Infectious Disease Control Clean Up						\$7,259.71	
			Quantity	Unit Price	Factor	=	Total			
		Installation	72.00 x	98.37 x	1.0250	=	7,259.71			
			Extreme amount of animal feces in attic. Requires bio hazard protection and labor. Will be a much slower removal and cleanup process. 3 guys 3 days.							
15	02 87 19 00 0157	HR	Project Manager For Bio-Hazard And Infectious Disease Control Clean Up						\$3,293.69	
			Quantity	Unit Price	Factor	=	Total			
		Installation	24.00 x	133.89 x	1.0250	=	3,293.69			
			Extreme amount of animal feces in attic. Requires bio hazard protection and labor. Will be a much slower removal and cleanup process. 1 project manager 3 days days.							
16	02 87 19 00 0160	EA	Tyvek Coveralls With Hood, Boots, Elastic Wrists And Ankles For Bio-Hazard And Infectious Control Clean Up Personal Protection Equipment						\$440.34	
			Quantity	Unit Price	Factor	=	Total			
		Installation	20.00 x	21.48 x	1.0250	=	440.34			
			Extreme amount of animal feces in attic. Requires bio hazard protection and labor. Will be a much slower removal and cleanup process.							

Contractor's Price Proposal - Detail Continues..

Work Order Number: 104101.00
Work Order Title: Workman Ranger House - Condenser & Ducting

Insulation

17	02 87 19 00 0162	EA	Dual Cartridge Half-Mask Respirator For Bio-Hazard And Infectious Control Clean Up Personal Protection Equipment						\$415.33
				Quantity	Unit Price	Factor	=	Total	
		Installation		4.00	101.30	1.0250	=	415.33	
			Extreme amount of animal feces in attic. Requires bio hazard protection and labor. Will be a much slower removal and cleanup process.						
18	02 87 19 00 0167	BOX	Box of 100, 5 Mil, Disposable Latex Gloves For Bio-Hazard And Infectious Control Clean Up Personal Protection Equipment						\$24.38
				Quantity	Unit Price	Factor	=	Total	
		Installation		1.00	23.79	1.0250	=	24.38	
			Extreme amount of animal feces in attic. Requires bio hazard protection and labor. Will be a much slower removal and cleanup process.						
19	02 87 19 00 0175	QT	Hand Sanitizer For Bio-Hazard And Infectious Disease Control Clean-up						\$10.90
				Quantity	Unit Price	Factor	=	Total	
		Installation		1.00	10.63	1.0250	=	10.90	
			Extreme amount of animal feces in attic. Requires bio hazard protection and labor. Will be a much slower removal and cleanup process.						
20	02 87 19 00 0182	ROL	6 Mil, 55 Gallon Trash Bags, 50/Roll For Bio-Hazard And Infectious Disease Control Clean Up						\$663.83
				Quantity	Unit Price	Factor	=	Total	
		Installation		4.00	161.91	1.0250	=	663.83	
			Extreme amount of animal feces in attic. Requires bio hazard protection and labor. Will be a much slower removal and cleanup process.						
21	07 21 16 00 0008	SF	9-1/2" Thick, Kraft Faced, R-30 Fiberglass Flexible Insulation						\$4,812.38
				Quantity	Unit Price	Factor	=	Total	
		Installation		1,500.00	2.68	1.0250	=	4,120.50	
		Demolition		1,500.00	0.45	1.0250	=	691.88	
			remove and replace with new attic insulation						

Subtotal for Insulation **\$17,249.59**

Rodent Access

22	01 22 20 00 0090	HR	Maintenance Carpenter Worker With Truck And Tools This task will be used specifically for maintenance service calls.						\$7,011.49
				Quantity	Unit Price	Factor	=	Total	
		Installation		48.00	142.51	1.0250	=	7,011.49	
			3 guys 2 days to close all gaps and access into house, attic, and crawl space. Prevention for rodent access.						
23	01 22 20 00 0090 0122	MOD	For Material Supplies On Each Service Call, Add						\$656.00
				Quantity	Unit Price	Factor	=	Total	
		Installation		64.00	10.00	1.0250	=	656.00	

Subtotal for Rodent Access **\$7,667.49**

Proposal Total **\$80,927.08**

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

Subcontractor Listing

Date: May 11, 2022

Re: IQC Master Contract #: CA-R8-GB13-123021-MDJ
Work Order #: 104101.00
Owner PO #:
Title: Workman Ranger House - Condenser & Ducting
Contractor: MDJ Management
Proposal Value: \$80,927.08

Name of Contractor	Duties	Amount	%
ACCO		\$45,000.00	55.61

Additional Materials

This once massive landfill in Puente Hills just got closer to becoming a park

Board of Supervisors adds \$28.3 million to Puente Hills Landfill Park fund; Phase 1 design will be underway



The Los Angeles County Department of Parks and Recreation plans a regional park on top of the old Puente Hills Landfill. The top decks are where the trash was loaded and placed into the ground. The project has been stalled for several years. On Tuesday, May 17, 2022, the Los Angeles County Board of Supervisors approved additional dollars for the regional park project. (map courtesy Los Angeles County Department of Parks and Recreation)

By [Steve Scauzillo](mailto:sscauzillo@scng.com) | sscauzillo@scng.com | San Gabriel Valley Tribune

PUBLISHED: May 17, 2022 at 5:12 p.m. | UPDATED: May 17, 2022 at 5:26 p.m.

The creation of the first new regional park in Los Angeles County in 35 years took a step closer to becoming a reality Tuesday, after receiving a funding boost from the Board of Supervisors.

What will be the Puente Hills Regional Park on the site of what was once the largest landfill in the nation received an extra \$28.3 million from the sale of a 9.1-acre slice of the county's Diamond Bar Golf Course. The land will be used to widen the 57/60 freeway interchange.

The county received compensation from the sale of the golf course land that abuts the freeway from the San Gabriel Valley Council of Governments and LA Metro. The money will be placed into the county's Park Compensation Fund, earmarked for building the new park.

The massive Puente Hills Landfill, near the junction of the 605 and 60 freeways, operated from 1957 until it [closed its gates on Oct. 31, 2013](#). It had received 130 million tons of trash that is still decomposing under a layer of soil and shrubs. In the 1980 and 1990s, efforts to close the landfill ramped up as neighborhoods in La Puente, Avocado Heights and Hacienda Heights complained about odors and pollution from the dump.

“We are on our way to transforming an environmental injustice into an asset,” said Supervisor Hilda Solis on Tuesday, before the 5-0 vote to receive the money. The landfill was once in Supervisor Janice Hahn's Fourth District but now is in Solis' First District. The two looked back on what once was, and ahead to what will be a dramatic change in the Puente-Chino Hills of the southeastern San Gabriel Valley, near Whittier.

“It was America’s largest landfill,” Hahn said. “To think, now it will be turned into a park the public will benefit from for generations to come.”

The county’s Department of Parks and Recreation will combine the money with \$80 million from a settlement of a lawsuit with the Los Angeles County Sanitation Districts in September. The 24 independent special districts serving about 5.6 million people across the county operated the landfill from 1970 to 2013. [The county sued](#), saying the Sanitation Districts was renegeing on its promise to turn the landfill into a park.

By scraping together funding, the county will have enough to build Phase 1 at a cost of \$120 million, for what will eventually become a 142-acre mostly passive, regional park, Solis said. The total cost of the park was estimated at \$283 million in 2020.

Solis said the park will be mostly open space, with hiking and walking trails, a visitor’s center, a bike skills park, picnic areas and restrooms. [A previous design included Disney-esque gondolas](#) talking passengers to the top of the 40-foot high landfill site.

“Before they wanted to put in gondolas,” she said. “This will be more of a passive park.”

Solis, who grew up in the shadow of the massive landfill, remembers trash trucks clogging roadways and the smell of garbage wafting into her neighborhood.

The park master plan was approved by the Board of Supervisors in 2016. In 1987, Solis authored a bill requiring a portion of the massive landfill be turned into a county park when operations ceased. But funding issues, the lawsuit, and then COVID-19 stalled progress.

“This project has been dragging on for decades,” said La Puente Mayor Charlie Klinakis. “And our community suffered through the impacts of the landfill for too long.”

ActiveSGV, a group promoting biking, walking and safe streets, had promoted the idea with a bike ride to the site back in 2016. Since then, nothing has happened.

“The positive changes we’d like to see never happen fast enough,” said Wesley Reutimann, the group’s special programs director, who said ground was supposed to be broken in 2019.

He said plans for a bike skills area is unique.

“There are very few of those spaces available,” he said, saying he knew of only one in Santa Clarita.

Soccer fields and other developments are not possible because the land is still settling and irrigation could leach water into the ground, creating toxic runoff. Right before the closure, landfill operators said some of the inner roads leading to the dumping site fell 100 feet.

Michael Hughes, a member of the Hacienda Heights Improvement Association, said he will be happy when construction begins. “As long as we are getting a passive park up there and not some insanity, then this is all good.”



Court Upholds Ventura County Ordinances to Safeguard Wildlife Connectivity

By [ForestWatch](#) on April 28, 2022 in [Ventura County](#), [Wildlife Protection](#)



Mountain lion in the Santa Monica Mountains. Photo courtesy of NPS.

VENTURA COUNTY, Calif.— A new program that increases protections for wildlife corridors has prevailed after a judge ruled on the side of county leaders and conservationists.

The rulings, finalized on April 22, uphold Ordinance No. 4537 and Ordinance No. 4539, which were approved by the board of supervisors in 2019. The ordinances designate standards for development and require environmental reviews for projects that may hinder wildlife connectivity. They are the first ordinances of their kind in California.

“Protecting pathways for wildlife is critical for their survival,” said Jeff Kuyper, executive director of Los Padres ForestWatch. “We’re thankful that the County of Ventura mounted a vigorous defense to ensure that these science-based measures will remain in place, securing a safer future for our region’s wildlife.”

Ventura County Superior Court Judge Mark S. Borrell issued the ruling in response to a legal challenge to the ordinances by the Ventura County [Coalition of Labor, Agriculture and Business](#), and the [California Construction and Industrial Materials Association](#). Four conservation groups formally intervened in the case to support the County’s position.

“Communities across California should take a look at what Ventura County has done to protect wildlife hemmed in by overdevelopment,” said J.P. Rose, a senior attorney at the Center for Biological Diversity. “These ordinances have stood up to legal challenges, and they’ll go a long way toward fighting the extinction crisis.”

The ordinances help protect the wildlife corridors that connect the Los Padres National Forest, Santa Monica Mountains and Simi Hills. Habitat connectivity is crucial for the survival of mountain lions, gray foxes, California red-legged frogs and other wildlife in the region.

“This decision is a victory for Ventura County and the diverse wildlife that need room to roam,” said Pamela Flick, California program director for Defenders of Wildlife. “We commend the county for its

bold leadership to ensure that wildlife can better move about on the landscape and hope this project serves as a model for counties throughout California.”

In Southern California, mountain lions have struggled with diminishing and fragmented habitat. The California Fish and Game Commission is considering permanent protections of Southern California and Central Coast mountain lions under the state’s Endangered Species Act. A vote is expected later this year.

“This decision is a critical win for conservation, and the hope that numerous threatened and endangered species will continue to grace our landscapes for generations to come,” said Dennis Arguelles, Los Angeles program manager for National Parks Conservation Association. “From the Los Padres National Forest to the Santa Monica Mountains, local wildlife has a fighting chance thanks to the innovation and leadership of Ventura County.”

Los Padres ForestWatch, the Center for Biological Diversity, Defenders of Wildlife and the National Parks Conservation Association intervened to defend the ordinances. The groups were represented by the Environmental Law Clinic at the University of California, Irvine School of Law.

Newsom Proposes Spending an Additional \$50 Million for Wildlife Crossings

Announcement comes as world's largest wildlife crossing breaks ground in Agoura Hills

April 27, 2022

By Sam Catanzaro

Gov. Gavin Newsom wants to spend an additional \$50 million to fund wildlife crossings in California, including \$10 million for the world's largest wildlife overpass in LA County. This announcement comes at the same time a mountain lion was killed by a vehicle on the 405 Freeway in Brentwood.

Last Friday, Newsom attended a groundbreaking at the Wallis Annenberg Wildlife Crossing over the 101 Freeway Agoura Hills. The state has already approved \$58 million in funding for the bridge which, when complete, will allow animals to roam between two areas of habitat to curtail inbreeding. Now, Newsom is proposing spending an additional \$50 million for wildlife crossings across the state, including \$10 million more for the Wallis Annenberg crossing. In 2021, the state spent \$105 million on wildlife crossings.

The crossing is named for the Annenberg Foundation, a major financial backer of the effort, donating \$25 million, part of \$34 million in private funds raised for the project. In total, the bridge will cost \$90 million.

Spanning 210 feet over 10 lanes of highway and pavement, the bridge will allow wildlife to cross a stretch of the 101 in Liberty Canyon, where around 300,000 cars travel each day. Officials say this crossing will increase connectivity over the most significant barrier to connecting the Santa Monica Mountains to other large natural areas.

“This crossing is timely, considering our recent discovery of the first physical signs of inbreeding depression occurring in our isolated mountain lion population in the Santa Monica Mountains,” said Jeff Sikich, the lead field researcher on the mountain lion study. “Habitat fragmentation is the key challenge wildlife is facing here.”

Since 1996, NPS biologists have researched carnivores and other local wildlife in the Santa Monica Mountains and the surrounding region. The project began right in the Liberty Canyon area, with the tracking of bobcats and coyotes, and it expanded to include mountain lions in 2002. Overall, the research has focused on urbanization and habitat fragmentation in wildlife communities.

From the beginning, it was clear that the 101 Freeway was a major barrier to movement, even for wide-ranging species like carnivores. Later, National Park Service and UCLA studies found that the barrier effect extended to gene flow. They found genetic differentiation because of urban development and

roads for bobcats and coyotes, smaller, more abundant species such as western fence lizards, and even for a bird, the wrentit.

The population in the Santa Monica Mountains has one of the lowest levels of genetic diversity in the state or across the west. More recently, biologists have begun to see the physical effects of that low genetic diversity, specifically kinks at the end of tails, a male with only one descended testicle, and poor sperm quality, documented through research conducted by scientists at UCLA. These were all common characteristics linked with inbreeding depression in mountain lions in Florida that nearly went extinct in the early 1990s.

The crossing is expected to be completed by early 2025.

Mountain lion killed on 60 Freeway in Diamond Bar is part of a rise in roadside deaths

The larger, young male cougar may have come through Chino Hills State Park and Tres Hermanos Ranch before crossing freeway

By [Steve Scauzillo](#) | sscauzillo@scng.com | San Gabriel Valley Tribune

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A mountain lion recently struck and killed by a vehicle on the 60 Freeway in Diamond Bar has added to the growing roadside carnage of [wild pumas squeezed by shrinking territory](#) in Southern California mountains and hills.

The carcass of a young and otherwise healthy male cougar was collected from the shoulder of the westbound 60 Freeway near Golden Springs Road on April 3 by Dr. Winston Vickers, a wildlife veterinarian with UC Davis studying wild cats living within the open spaces of Orange, Riverside, San Diego, San Bernardino and eastern Los Angeles counties.

Named M-318, as the 318th mountain lion studied by Vickers, the cougar weighed a hefty 142 pounds and was estimated to be about 30 months old, Vickers said Wednesday, April 13. The animal was healthy and one of the largest seen by Vickers' team during its 20 years of research with the Wildlife Health Center at UC Davis. Vickers has collared 100 pumas for tracking and sampled more than 200 deceased mountain lions from the Santa Ana, San Bernardino and San Gabriel mountain ranges and nearby hills.

M-318 was looking for new territory or possibly escaping from an alpha male, Vickers surmised. Often, fights for territory with other males escalate into a battle to the death, he said. With [habitat being gobbled up](#) by housing and industrial warehouses and crisscrossed by busy freeways, the quest for range becomes more difficult and often turns deadly, he said.

The animal most likely was hit late on April 2, Vickers said, and showed abrasions on his head and body. The CHP log data does not include the motorist that struck the cat, most likely indicating it was a hit-and-run. California Department of Fish and Wildlife were called but did not respond, according to Tim Daly, an agency spokesman. Vickers was notified by Caltrans, Daly said.

Vehicle collisions are the No. 1 cause of death for these magnificent cats, whose scientific classification is *Puma concolor*. The mountain lions are being considered for endangered species status by the CDFW.

In 2020, Vickers' team captured and added radio collars to nine mountain lions. In less than a year, six of the nine were dead from roadside collisions, he said.

“These guys in Southern California have low survival rates. They are among the lowest survival rates” of any region, he said.

In March, [mountain lion P-104 was the first killed on Pacific Coast Highway](#) when it was struck by a car while attempting to cross the highway in Malibu. The lion was collared and part of the National Park Service's Santa Monica Mountains National Recreation Area study. It was the 25th lion killed by a car since the study began in 2002, said Ana Beatriz Cholo, spokesperson for the National Park Service in the SMMNRA.

Since M-318, the mountain lion killed in Diamond Bar, was not collared, it had not been tracked. A post-mortem exam being performed by the California Animal Health and Food Safety Lab in San Bernardino will indicate genetic markings that could pinpoint where M-318 came from, Vickers said.

"It is probably more likely he was in the Chino Hills and for some reason he decided to wander through the housing tracts," he said.

[Chino Hills State Park](#) has had several recent sightings of mountain lions, said Claire Schlotterbeck, co-founder of Hills For Everyone, the group that created the 14,107-acre state park bordering Los Angeles, San Bernardino, Orange and Riverside counties.

Three years ago, a maintenance worker saw a cougar lying on the floor in a park bathroom taking a nap, she said Thursday, April 14. A park ranger saw a mountain lion earlier this year in the area of the park known as Lower Aliso, near Coal Canyon and the Green River Golf Course, she said.

Schlotterbeck suspects M-318 also came through an area called Tres Hermanos, a 2,445-acre preserve once owned by City of Industry, located in Diamond Bar and Chino Hills and now owned by a conservation authority.

The Puente-Chino Hills range has a history of mountain lions, including a mating pair identified by a biologist in the 1990s, she said.

Young male lions are more likely to be roaming, looking for territory, food or to start a family, Vickers said.

"They are typically the ones who end up in people's backyards and urban areas," he added. "They'll follow a drainage ditch or some pathway that sometimes gets them into trouble."

A mountain lion was recently found [wandering though an Irvine shopping center](#) until it went through an open store door and was tranquilized by a veterinarian. It received a radio collar and was released into the Santa Ana Mountains. Since it was collared, Vickers said it was the first he's seen cross the 91 Freeway and the Santa Ana River.

He guesses that M-318 may have also crossed the Santa Ana River from the southern section of Chino Hills State Park on its journey. Vickers said he would not call this a new trend, adding it's common for young males to wander. The lion that ended up in Irvine had crossed through a culvert but crossed back into commercial and residential areas, he noted.

Efforts to widen culverts to allow wildlife to safely pass beneath freeways are underway in Riverside County. At Temecula Creek, [the Nature Conservancy is studying ways to get the animals to cross under the 15 Freeway](#) in order to connect isolated lion populations in the Santa Ana Mountains on the west with those in the Palomar Mountains.

Also, [two concrete underpasses connect the north and south sides of the 60 Freeway](#) at the site of new truck lanes between Moreno Valley and Beaumont.

That section of the 60 Freeway, known as the Badlands, saw the death of a bobcat and a mountain lion in 2020.

In western Los Angeles County near Ventura County, ground breaking is set next week on the \$87 million [wildlife crossing](#) at Liberty Canyon in the Agoura Hills, spanning a 10-lane section of the 101 Freeway and connecting the Simi Hills with the Santa Monica Mountains, Cholo from the National Park Service said.

There are about 20,000 to 30,000 mountain lions in the United States. California has the highest population of any state, about 4,000 to 6,000, according to the [website A-Z Animals](#).