

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

The meeting of the Board of Directors, November 21, 2024 at 3 p.m. will take place in-person and also available for remote access. Members of the public can observe and participate in the meeting as follows:

In-person: **Joint Administration Office of the County Sanitation Districts of Los Angeles County**

**1955 Workman Mill Road, Whittier, California 90601**

**Location:** Room information to be provided at 1955 Workman Mill Road on the day of the meeting.

And remotely for members of the public via Zoom by joining at this address:

<https://us02web.zoom.us/j/3397206095>

Zoom ID 339 720 6095

***PUBLIC COMMENTS: Members of the public may provide electronic comments by 3 p.m. on Wednesday, November 20, 2024 before the meeting to [info@HabitatAuthority.org](mailto:info@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, either in person or via Zoom.***

Agency	Director	Alternate
County of Los Angeles	SULIC, Chair	YOKOMIZO
City of Whittier	PACHECO	MARTINEZ
Hacienda Heights Improvement Association	YIP	MONARES
Sanitation Districts of Los Angeles County	FERRANTE, Vice Chair	REVILLA

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.

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](http://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 Marlyn Barajas at 562.945.9003 at least 48 hours prior to meeting.

Pursuant to Section 54954 of the Government Code the Puente Hills Habitat Preservation Authority (Authority), a Regular Meeting of the Board of Directors of the Authority will be held at the call of the Chair of the Authority at the above time and place for the purpose of:

1. Receipt of Public Comments. Members of the public may address the Board of Directors on any topic within the jurisdiction of the Habitat Authority, or any item shown on the agenda.
2. Report by Authority's Citizens Technical Advisory Committee.
3. Discussion and possible action regarding legal representation.
4. Consent Calendar:
  - a. Approval of Authority Meeting Minutes of September 19, 2024.
  - b. Receive and file Authority's Portfolio Earnings Reports and Custom by Instrument Type for September and October 2024 prepared by the County of Los Angeles Treasurer and Tax Collector.
  - c. Receive and file Receipts and Disbursements for the Authority for the quarter ending September 30, 2024, as submitted by the Los Angeles County Department of Auditor-Controller.
  - d. Receive and file Authority's Wells Fargo account reconciliation quarterly reports for FY 23-24 fourth quarter and FY 24-25 first quarter.
  - e. Receive and file Authority reporting of change orders on fuel clearance contracts, and amend the agency budget as needed.
  - f. Ratification of contract amendment with TeamCivX LLC in the amount of \$26,250 to fund an informational mailer, and to amend the agency budget accordingly.
5. Verbal update from Deputy Chief Ranger Hughes regarding ranger and maintenance services provided by the Mountains Recreation and Conservation Authority (MRCA).
6. Discussion of election results to date for Measure PH.
7. Discussion regarding agency holiday gathering.
8. Discussion and possible action adopting Authority Resolution No. 2024-11, Amending the Authority's Purchasing Policy, and authorizing the Executive Director to update any and all documents necessary to reflect the updated Purchasing Policy.
9. Pending litigation – Initiation of litigation. A closed session will be held, because the Board of Directors has decided or is deciding whether to initiate litigation. (This item can be heard in closed session pursuant to Government Code Section 54956.9(c), (d)(4).)
10. Real property negotiations -- Assessor Parcel Numbers 8267-017-900, 8267-017-905, 8267-017 906, and 8267-018-909 located along Harbor Boulevard. Negotiations for RMX Resources LLC., to Quitclaim to Habitat Authority all its rights, title, and interest and reserve easement for certain rights and pipelines. Negotiating parties include Board Chair or Vice Chair, Executive Director, Los Angeles County, and RMX Resources,

LLC. (This item can be heard in closed session pursuant to Government Code Section 54956.8.)

11. Real property negotiations – Negotiation for underground easement for wildfire safety. Assessor Parcel Numbers 8239-047-902, 8239-045-902 and 8239-046-900 located in La Habra Heights. Negotiating parties include Board Chair, Executive Director, and Southern California Edison, (This item can be heard in closed session pursuant to Government Code Section 54956.8.)
12. Real property negotiations – Negotiation for access easements. Assessor Parcel Numbers 8239-047-902 and 8239-045-902 located in La Habra Heights. Negotiating parties include Board Chair, Executive Director, Southern California Edison, Suburban Water, and Coast Community College. (This item can be heard in closed session pursuant to Government Code Section 54956.8.)
13. Board Members’ statements, responses, questions or directions to staff, and Executive Director’s comments.
14. Adjournment and announcement of next meeting.

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

## MEMORANDUM

**Date:** November 21, 2024

**To:** Board Members

**From:** *Andrea Gullo*  
Andrea Gullo, Executive Director

**Subject:** Agenda Item No. 3) Discussion and possible action regarding legal representation.

Recommendation:

That the Board provide direction on whether to (1) remain with the firm of Aleshire & Wynder, LLP, (2) continue to work with attorney Elena Gerli at the firm of Burke, Williams & Sorensen LLP and authorize Executive Director to execute engagement letter, or (3) seek other counsel.

Option 2 is recommended.

Background and discussion:

Aleshire & Wynder, LLP (A&W) provides legal services to the Puente Hills Habitat Preservation Authority (Authority). Elena Gerli, a partner at A&W, has been the appointed legal counsel since 2019. Ms. Gerli gave notice to A&W on November 4, 2024, that she accepted an offer from law firm Burke, Williams & Sorensen (BWS) to start with BWS as a partner on or about November 18, 2024. On the same day legal counsel provided notice to the Board.

1) The Board may choose to remain with Aleshire & Wynder, who will appoint counsel; 2) terminate the contract with A&W and authorize the Executive Director to enter into a contract (engagement letter) with BWS for legal services, appointing attorney Gerli as the Authority's counsel; or 3) choose other counsel.

BWS is a public law firm that provides service similar to A&W. (More information can be found here: <https://www.bwslaw.com/practices/public-law/>.) BWS has indicated that it has the capability and willingness to represent the Authority consistent at the same terms and rates as A&W, and has confirmed that there would be no conflicts of interest in the representation.

The choice of representation is up to the Board. A&W has provided excellent legal services and is prepared to continue to do so; however, the primary attorney that the Board has worked with consistently since 2019 will no longer be there. The Board may choose to remain with A&W, or to follow attorney Gerli to her new firm. This would provide continuity for a number of outstanding matters. Additionally, BWS has a larger resource of attorneys to assist with the variety of services needed. Alternatively, the Board may choose to seek new legal counsel altogether.

November 21, 2024

Page 2

Agenda Item 3

Action is being sought in this regard. If the Board directs that the Authority change from A&W to BWS, it can provide the Executive Director with authority to take all actions necessary to make the transition.

The last time that the Authority solicited proposals for legal services was in 2019, and the rates with Aleshire and Wynder were the best received. Rates were informally compared with other firms in 2023 as well as, and they are very competitive. Continuing with the same rates and counsel (option 2) are recommended as being in the best interest of the Authority.

Fiscal Impact:

There is no fiscal impact with the recommended option 2; it is consistent with the Authority's approved budget for the fiscal year. It is not anticipated that legal costs will differ if the Board remains with A&W or moves to BWS with attorney Gerli. However, costs could temporarily increase at A&W (option 1) as a new attorney would need to become familiar with the agency. It is unknown at this time what the likely costs would be with another firm (option 3), as that would depend on the rates proposed.

Attachment:

Engagement letter (option 2)

November 21, 2024

Andrea Gullo, Executive Director  
Puente Hills Habitat Preservation Authority  
7333 Greenleaf Avenue, 1<sup>st</sup> Flr.  
Whittier, CA 90602

Re: Engagement of Burke, Williams & Sorensen, LLP to Provide Legal Services to the Puente Hills Habitat Preservation Authority, a joint powers authority.

Dear Executive Director Gullo:

This letter agreement ("Agreement") is written to set out and confirm the retention of Burke, Williams & Sorensen, LLP ("BWS") to provide legal representation to the Puente Hills Habitat Preservation Authority ("Authority" or "you"), a joint exercise of powers authority established pursuant to Section 6500 et seq. of the Government Code in connection with certain legal services requested by the Authority as specified herein, effective November 21, 2024.

In this regard, please know that California Business and Professions Code § 6148 requires a written fee contract between attorneys and their clients to set forth the scope of the legal services which the attorneys have been retained to perform, and the fees which the attorneys will charge to perform those services.

1. Scope of Services

A. BWS shall perform any and all work necessary for the provision of general legal services (further defined in Exhibit A) to Authority, including, but not limited to, the following:

- (i) Attendance at Board of Directors meetings, or other affiliated entities, unless excused by the Executive Director or his/her designee, and committee meetings on request of the Executive Director or his/her designee; and
- (ii) Provide advice, written opinions, and consultation on all matters affecting the Authority to the Authority Board, Executive Director, and employees of Authority and as requested by the Authority, the Executive Director, or his/her designee, in accordance with such policies and procedures as may be established by Authority from time to time; and

Page 2

(iii) Be available for telephone consultation with Authority staff or contracted law enforcement, as needed on legal issues which are within their area of operation; and

(iv) Prepare or review necessary Authority documents such as: resolutions; all agreements of any nature; all real property instruments of any nature including purchase agreements and escrows, leases, covenants, deeds, easements and licenses; bond size, amount, and offering terms and conditions; assessment district legal regulations; public works documents including bid requests, specifications, contracts, bonds, insurance, liens and related documents; professional services documents including proposal requests, specifications, contracts, insurance and related documents; memoranda of understanding; franchise agreements; and all similar documents; and

(v) Represent and advise Authority on pending and potential litigation; notwithstanding the foregoing, it is expressly understood that BWS shall not be responsible for any pending litigation matter(s) handled by attorneys previously or otherwise employed by the Authority until all files have been transferred to BWS and BWS has specifically appeared in the matter(s) as attorneys of record on behalf of Authority; and

(vi) Monitor pending and current legislation and case law as appropriate; and

(vii) Supervise outside counsel services, if any.

B. BWS, as a full-service law firm, is prepared to, and will, provide representation to Authority on issues that include, but are not limited to, joint powers authorities law, land use, environmental, toxics, mining, water, tort defense, personnel, labor representation, housing, , franchising, contracts, and other matters, except where conflicts exist or where the Authority may otherwise direct. BWS shall represent Authority in all of the foregoing matters, and in initiating and defending all litigation unless otherwise directed by the Authority.

C. BWS will keep Authority informed as to the progress and status of all pending matters in accordance with such procedures as the Authority may establish from time to time. BWS is expected to manage, control and oversee the delivery of legal services in a competent, professional, and cost-effective manner. All legal services shall be properly supervised and all personnel shall be qualified to handle the work assigned. If outside special counsel is retained, unless otherwise directed by the Authority, such special counsel shall be supervised by BWS.

Page 3

D. All legal services shall be coordinated under the direction of the Executive Director. Notwithstanding any other provision contained herein, all legal services can only be authorized by the Authority or the Executive Director. Nothing in this Agreement shall be construed in any manner as limiting the ultimate and absolute discretion of the Authority, at any time, to assign or reassign any BWS matter of the Authority from or to BWS.

## 2. Attorneys Providing Services

While any or all of BWS's attorneys, paralegals and staff are available to assist in your representation, the attorney assigned to the Authority's representation as responsible attorney shall be Elena Q. Gerli. The services of other attorneys and paralegals in BWS also may be used as is necessary and appropriate as the undersigned determines to provide the Authority with the most effective legal service.

## 3. Compensation, Costs, and Expenses

The Fee Arrangement and Statement of Billing Practices are set forth in Exhibits "A" and "B" respectively, attached hereto and incorporated herein by this reference.

## 4. Prohibition of Subcontracting or Assignment

BWS shall not contract with any other person or entity to perform the services required hereunder without the Authority's written approval, nor shall any interest herein be transferred, assigned or conveyed without the Authority's written approval.

## 5. Termination

Both BWS and the Authority shall have the right to terminate this engagement at any time, subject to reasonable notice. Notwithstanding the Authority's discharge or BWS's withdrawal, the Authority will remain obligated to pay BWS the fees for all legal services provided under this Agreement and to reimburse BWS for all costs incurred prior to such approved and effectuated discharge, withdrawal or termination.

## 7. Disputes

If legal proceedings are instituted to collect fees and costs owing to BWS, the prevailing party shall be entitled to the allowance of reasonable attorneys' fees and other costs incurred in the action or proceeding. In the case of a dispute the parties agree to comply with the arbitration provisions of Business and Professions Code Section 6200 et seq.



Page 4

8. Insurance

BWS hereby informs the Authority that it maintains errors and omissions insurance coverage in an amount applicable to the services to be rendered.

9. Conflicts

BWS is not aware of any conflict of interest in this representation. The Authority agrees to inform BWS of any conflicts which may arise after execution of this Agreement which the Authority believes would affect the representation of the Authority. BWS agrees to advise Authority of any conflicts they know about after execution of this Agreement which could affect the representation of the Authority.

BWS shall comply with the Rules of Professional Responsibility approved by the California State Bar Association regarding conflicts that may arise in the future,

10. Integration

By signing below, the Authority acknowledges that no oral representations, statements, or inducements, apart from this written agreement, have been made. If any portion of this Agreement is declared invalid by a court, the remainder shall continue in full force and effect.

12. Execution and Authority

This Agreement may be executed in counterparts and by electronic signature. In executing this Agreement, you warrant that the Authority is a duly organized and existing entity,

(ii) you are duly authorized to execute and deliver this Agreement on behalf of the Authority,

(iii) by so executing this Agreement, the Authority is formally bound to the provisions of this Agreement, and

(iv) the entering into this Agreement does not violate any provision of any other Agreement to which the Authority is bound.

Please carefully review the terms of this Agreement and, if you find them acceptable, execute and return the enclosed copy of this Agreement. We appreciate your

Page 5

confidence in selecting Burke, Williams & Sorensen, LLP as legal counsel and we look forward to working with you.

Dated: November 21, 2024

PUENTE HILLS HABITAT  
PRESERVATION AUTHORITY

By:

\_\_\_\_\_  
Andrea Gullo, Executive Director

BURKE, WILLIAMS & SORENSEN, LLP

By:

\_\_\_\_\_

John Welsh  
Managing Partner

EXHIBIT "A"  
FEE ARRANGEMENT

HOURLY RATES

CLASSIFICATION

General	Partners:	\$276.00
	Associates:	\$264.00
Litigation/Special Services	Partners:	\$323.00
	Associates:	\$276.00
Reimbursable Services:	Partners:	\$475.00
	Associates:	\$400.00
	Paralegals:	\$185.00
Support Staff	Paralegals:	\$158.00
	Law Clerks:	\$158.00
	Document Clerks:	\$ 83.00

1. **Rate Adjustments**

The rates set forth in this Proposal are guaranteed through December 31, 2024. Commencing in January 1, 2025 the rates will increase in accordance with the

Page 7

CPI-U Index (Los Angeles-Long Beach-Anaheim), rounded to the nearest dollar, each January 1st.

## 2. **Monthly Statements**

BWS will provide the Authority a statement for fees, costs, and expenses incurred on a periodic basis (generally monthly). Such statement(s) shall indicate the basis of the fees, including the hours worked, the hourly rate(s), and a brief description of the work performed. Separate billing categories can be established to track costs associated with Authority funding categories or to track project costs, or such other basis as the Authority may direct. Reimbursable costs shall be separately itemized.

Payments shall be made by Authority within thirty (30) days of receipt of the statement, except for those specific items on an invoice which are contested or questioned and are returned by Authority with a written explanation of the question or contest, within thirty (30) days of receipt of the invoice.

### a. General Legal Services we define as:

- (i) Providing routine legal advice, consultation, and opinions to Authority and staff
- (ii) Assisting with requests for documents pursuant to the California Public Records Act.
- (iii) Assisting in the preparation and review of grant agreements, contracts and related documents, legislation, forms, notices, certificates, deeds, and other documents required by the Authority.
- (iv) Attending all regular monthly meetings of the Governing Board and other Committees as requested. Advice on opening meeting laws.
- (v) Attendance at staff meetings as requested.
- (vi) Consulting with Governing Board Members, the Executive Director and Authority staff and contracted law enforcement as needed.

Page 8

- (vii) Rendering legal advice and opinions concerning legal matters that affect the Authority, including new legislation and court decisions.
  - (viii) Performing research and interpreting laws, court decisions and other legal authorities to prepare legal opinions and to advise the Governing Board and management staff on legal matters pertaining to the Authority's operations.
  - (ix) Monitoring pending and current state and federal legislation and case law as appropriate.
  - (x) Advice on assessment districts.
  - (xi) Acquisition agreements, negotiations, review of preliminary title reports, review of title policies, review of recorded documents, review of escrow instructions and review of maps.
  - (xii) Assistance with Authority accepting mitigation restoration projects or other compatible mitigation including review and negotiation of all associated documents.
  - (xiii) Advice on CEQA and NEPA requirements.
- b. Litigation/Special Services we define as:
- (i) Major contract or acquisition negotiations (negotiations that require multiple attorneys or specialized attorneys due to the complexity of the issues involved), franchise negotiations.
  - (ii) Environmental and toxics, water, energy.
  - (iii) Utilities and telecommunications.
  - (iv) Litigation services.
  - (v) Similar matters requiring special expertise.
3. Reimbursable Services we define as:

Page 9

Any legal service fees and costs that are to be paid by, or reimbursed to the Authority by, a third party (e.g. a developer).

4. Reimbursable Expenses

- (i) In addition to the hourly rates, the firm would be reimbursed for out-of-pocket expenses such as photocopies (\$1.00 per page) and other reproducing costs, facsimile charges, messengers and couriers, court reporters, mileage costs to court, Board meetings, and administrative proceedings, travel expenses outside of the Authority, and other costs and expenses incurred on your behalf.
- (ii) Notwithstanding the foregoing, we do not charge for word processing, routine computer-assisted legal research, local calls or mileage to Authority or Board Member offices. In exchange, when on site, we would have the ability to use Authority copiers and telephones without charge, or said charge will be reimbursed by the Authority.
- (iii) Travel costs including mileage (current IRS rate), parking, airfare, lodging, meals, and incidentals are charged in connection with administrative or judicial proceedings, or when traveling outside of Los Angeles, Riverside, San Bernardino or Orange Counties. Travel time may also be charged in connection with such proceedings. In addition, the Authority will be responsible for paying the fees of consultants and other outside experts who are retained after consultation with the Authority.

## **EXHIBIT "B"**

### **STATEMENT OF BILLING PRACTICES**

BWS fees are generally billed monthly with payment due within thirty (30) days after the date of the bill.

The Firm will incur various costs and expenses in performing legal services. These costs and expenses are separately billed to the client and include fees fixed by law or assessed by public agencies, litigation costs including deposition, reporter fees, and transcript fees, messenger and other delivery fees, postage, photocopying (charge of one dollars (\$1.00) per page) and other reproduction costs, staff overtime when necessitated and authorized by the client, and computer-assisted research fees when authorized by the Authority, all based on the actual and reasonable cost (mileage, reproduction and other costs are periodically adjusted in accordance with the Firm's actual costs).

Travel costs including mileage (current IRS rate), parking, airfare, lodging, meals, and incidentals are charged in connection with administrative or judicial proceedings, or when traveling outside of , Los Angeles, and Orange Counties. Travel time may also be charged in connection with such proceedings. In addition, the Authority will be responsible for paying the fees of consultants and other outside experts who are retained after consultation with the Authority.

It is understood that BWS will generally not charge for mileage between our office and Authority facilities, nor for local telephone calls or calls made to the Authority. In exchange, Firm shall not be charged for calls made or received at the Authority, whether local or long-distance, or for copying charges since copying onsite will reduce the charge to the Authority.

The monthly billing statements for fees and costs shall indicate the basis of the fees, including a detailed and auditable breakdown of the hours worked, the billable rates charged and description of the work performed. All bills are expected to be paid within thirty (30) days of the date of the billing statement.

Registration fees for attorneys attending conferences and seminars are paid by BWS and are never charged to the Authority (unless expressly requested by the Authority).

**Draft Minutes of Regular Meeting – September 19, 2024**  
**BOARD OF DIRECTORS**  
**PUENTE HILLS HABITAT PRESERVATION AUTHORITY**

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This meeting was held at the Joint Administration Office of the County Sanitation Districts of Los Angeles County: 1955 Workman Mill Road, Whittier, CA 90601

And remotely for members of the public via Zoom at this address:  
<https://us02web.zoom.us/j/3397206095>, Zoom ID 339 720 6094

At 3:08 p.m., the meeting was called to order and a roll call was taken.

From Sanitation Districts of Los Angeles County:

Present: Robert Ferrante, Vice Chair

From County of Los Angeles

Absent: Ivan Sulic, Chair

From City of Whittier:

Present: Councilmember Mary Ann Pacheco, Director

From Hacienda Heights Improvement Association:

Present: Andrew Yip, Director

Authority representatives present:

- Andrea Gullo, Authority Executive Director
- Michelle Mariscal, Authority Ecologist
- Marlyn Barajas, Authority Board Secretary
- Elena Gerli, Esq., Aleshire & Wynder LLP, Authority Counsel
- Cathy Houwen, CTAC's Board Liaison
- Kenn Hughes, Mountains Recreation and Conservation Authority, Deputy Chief Ranger

**1. RECEIPT OF PUBLIC COMMENTS. MEMBERS OF THE PUBLIC MAY ADDRESS THE BOARD OF DIRECTORS ON ANY TOPIC WITHIN THE JURISDICTION OF THE HABITAT AUTHORITY, OR ANY ITEM SHOWN ON THE AGENDA.**

No Public Comments.

**2. REPORT BY AUTHORITY'S CITIZENS TECHNICAL ADVISORY COMMITTEE.**

Liaison to the Board Cathy Houwen provided a report for the September 17, 2024, CTAC meeting. She reported that CTAC recommends approval to execute a contract with Nakae and Associates, Inc. for native landscaping to implement the Metro Heights in-lieu fee mitigation restoration project in the amount of \$2,149,150.

**3. CONSENT CALENDAR:**

- A. Approval of Authority Meeting Minutes of July 18, 2024.



**Draft Minutes of Regular Meeting – September 19, 2024**  
**BOARD OF DIRECTORS**  
**PUEENTE HILLS HABITAT PRESERVATION AUTHORITY**

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- B. Receive and file Authority’s Portfolio Earnings Reports and Custom by Instrument Type for July and August 2024 prepared by the County of Los Angeles Treasurer and Tax Collector.
- C. Receive and file Receipts and Disbursements for the Authority for the quarter ending June 30, 2024, as submitted by the Los Angeles County Department of Auditor-Controller.
- D. Receive and file release and waiver of liability agreement with neighbor Silva-Katz in the approximate amount of \$329 for reimbursement of landscaping.
- E. Receive and file May, June, July and August 2024 Mountains Recreation and Conservation Authority (MRCA) Ranger Report.

Item E was pulled from the consent calendar.

Director Pacheco motion to approve items A through D. Director Yip seconded the motion and in a vote, the motion passed unanimously.

Deputy Chief Ranger, Kenn Hughes, gave a verbal report. The item was discussed.

Director Pacheco motion to approve item E. Director Yip seconded the motion and in a vote, the motion passed unanimously.

**4. DISCUSSION AND POSSIBLE ACTION AUTHORIZING EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH NAKAE AND ASSOCIATES, INC. FOR NATIVE LANDSCAPING TO IMPLEMENT THE METRO HEIGHTS IN-LIEU FEE MITIGATION RESTORATION PROJECT IN THE AMOUNT OF \$2,149,150.**

Ecologist Mariscal provided this report. Executive Director Gullo explained why Nakae is uniquely experienced and qualified, and executing a contract with them is in the best interest of the Habitat Authority. There was discussion.

Director Pacheco motioned to authorize the Executive Director to execute a contract with Nakae and Associates, Inc. for native landscaping to implement the Metro Heights in-lieu fee mitigation restoration project in the amount of \$2,149,150. Director Yip seconded the motion and in a vote, the motion passed unanimously.

**5. ANNOUNCEMENT OF AUTHORITY’S 30TH ANNIVERSARY CELEBRATION SCHEDULED FOR SATURDAY, SEPTEMBER 21, 2024 AT 1P.M. TO BE HELD AT THE SANITATION DISTRICTS’ OFFICE, 1955 WORKMAN MILL RD., WHITTIER, CALIFORNIA 90601.**

Executive Director Gullo provided details of the event.

**Draft Minutes of Regular Meeting – September 19, 2024**  
**BOARD OF DIRECTORS**  
**PUEENTE HILLS HABITAT PRESERVATION AUTHORITY**

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**6. ANNOUNCEMENT OF AUTHORITY’S OPEN HOUSE ON THURSDAY, OCTOBER 3, 2024 AT 6:30 P.M., WHITTIER COMMUNITY CENTER, 7630 WASHINGTON AVE, WHITTIER, CALIFORNIA 90602.**

Executive Director Gullo provided details of the upcoming Open House.

**Closed Session items:**

- 7. PENDING LITIGATION – INITIATION OF LITIGATION. BASED ON EXISTING FACTS AND CIRCUMSTANCES, THE AUTHORITY BOARD HAS DECIDED TO INITIATE OR IS DECIDING WHETHER TO INITIATE LITIGATION IN ONE CASE. (THIS ITEM CAN BE HEARD IN CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(4).)**
- 8. REAL PROPERTY NEGOTIATIONS -- 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.)**

At 3:26 p.m. Vice Chair Ferrante moved to continue the discussion of items 7 and 8 in Closed Session.

At approximately 3:42 p.m. Vice Chair Ferrante moved to end the Closed Session, and the Open Session recommenced. Items 7 and 8 were discussed and no reportable action was taken.

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

Director Yip mentioned the successful outcome of the Mid-Autumn Nature Walk event hosted by the Habitat Authority and the Rowland Heights Chinese Association. Also, he mentioned informing HHIA about Measure PH at their previous meetings he attended.

Director Pacheco mentioned attending the Latino Coalition meeting the previous night where information about Measure PH was discussed. She also noted that the City of Whittier has added the Habitat Authority to the agenda for the next City Council Meeting, which the Habitat Authority will have an opportunity to present. Lastly, she mentioned including information about Measure PH in her upcoming newsletter.

Executive Director Gullo mentioned that she and Chair Sulic are prepared to present at the City of Whittier's upcoming Council meeting. She also noted that although long overdue, she and Program Analyst Barajas updated all the kiosks in the Preserve, and that they have new information about

**Draft Minutes of Regular Meeting – September 19, 2024**  
**BOARD OF DIRECTORS**  
**PUENTE HILLS HABITAT PRESERVATION AUTHORITY**

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our upcoming events and Measure PH. Also, she presented a chapter of a children's book about wildlife crossings. The book, "Wildlife Crossings of Hope," mentions Ecologist Mariscal and the Habitat Authority's underpass. Lastly, she thanked Director Yip for recommending the Chinese translator for the Mid-Autumn Nature Walk.

**10. ADJOURNMENT AND ANNOUNCEMENT OF NEXT MEETING.**

There being no further comments, or business to be discussed, Vice Chair Ferrante adjourned the meeting at 3:52 p.m.

*Approved:*

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*Ivan Sulic, Board Chair*

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*Marlyn Barajas, Board Secretary*



**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) 974-3385 Fax: (213) 626-1812  
ttc.lacounty.gov and propertytax.lacounty.gov

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

**ELIZABETH BUENROSTRO GINSBERG**  
TREASURER AND TAX COLLECTOR

October 4, 2024

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

Email: [agullo@habitatauthority.org](mailto:agullo@habitatauthority.org)

Dear Andrea Gullo:

**PUENTE HILLS HABITAT PRESERVATION AUTHORITY  
MONTHLY INVESTMENT REPORTS**

Enclosed are the Puente Hills Habitat Preservation Authority Portfolio Income Report (Earnings Report), Custom Position Report, Purchase Detail Report, and Chronological Report for the month ended September 30, 2024, 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](mailto:mliwag@ttc.lacounty.gov).

Very truly yours,

ELIZABETH BUENROSTRO GINSBERG  
Treasurer and Tax Collector

Jennifer Koal  
Operations Chief

JK:ML:cl

Enclosures

c: Marlyn Barajas



# Income Report - PHHPA

09/01/2024 - 09/30/2024

# Specific Purpose Invest Agg (299402)

Dated: 10/01/2024

SPI

Original Lot ID	Detailed Description	CUSIP	Coupon Rate	PAR Value	Interest/Dividend Received	Accretion Income	Amortization Expense	Interest Income	Net Gain/Loss	Net Income
821801196	FREDDIE MAC 2.000 08/27/43 '24 MTN	3134GWSD9	2.000	9,500,000.00	0.00	0.00	0.00	15,833.33	0.00	15,833.33
821801198	FED FARM CR BNKS 2.500 07/29/41 '24	3133EMW65	2.500	22,675,000.00	0.00	0.00	0.00	47,239.58	0.00	47,239.58
1265565669	US TREASURY BILL 11/07/24	912797LC9	0.000	4,100,000.00	0.00	17,561.67	0.00	0.00	0.00	17,561.67
---	---	---	<b>2.011</b>	<b>36,275,000.00</b>	<b>0.00</b>	<b>17,561.67</b>	<b>0.00</b>	<b>63,072.91</b>	<b>0.00</b>	<b>80,634.58</b>

\* Grouped by: Aggregate Accounts. \* Groups Sorted by: Aggregate Accounts. \* Filtered By: LA Fund Number = "PHHPA". \* Weighted by: Ending Market Value + Accrued. \* Holdings Displayed by: Lots without MMF Collapse.



## Custom Position Report - PHHPA

As of 09/30/2024

## Specific Purpose Invest Agg (299402)

Dated: 10/01/2024

### SPI

Original Lot ID	Detailed Description	CUSIP	Coupon Rate	Final Maturity	Purchase Yield	PAR Value	Amortized Cost	Historical Cost	Net Accumulated Amortization/Accretion
821801198	FED FARM CR BNKS 2.500 07/29/41 '24	3133EMW65	2.500	07/29/2041	2.500	22,675,000.00	22,675,000.00	22,675,000.00	0.00
821801196	FREDDIE MAC 2.000 08/27/43 '24 MTN	3134GWSD9	2.000	08/27/2043	2.000	9,500,000.00	9,500,000.00	9,500,000.00	0.00
1265565669	US TREASURY BILL 11/07/24	912797LC9	0.000	11/07/2024	5.350	4,100,000.00	4,078,340.61	3,993,459.22	84,881.39
---	---	---	<b>2.086</b>	<b>03/24/2040</b>	<b>2.691</b>	<b>36,275,000.00</b>	<b>36,253,340.61</b>	<b>36,168,459.22</b>	<b>84,881.39</b>

\* Grouped by: Aggregate Accounts. \* Groups Sorted by: Aggregate Accounts. \* Filtered By: LA Fund Number = "PHHPA". \* Weighted by: PAR Value. \* Holdings Displayed by: Lots without MMF Collapse.



# Purchase Detail Report - PHHPA

# Specific Purpose Invest Agg (299402)

09/01/2024 - 09/30/2024

Dated: 10/01/2024

<i>LA Fund Number</i>	<i>Original Lot ID</i>	<i>Description</i>	<i>Settle Date</i>	<i>Final Maturity</i>	<i>Coupon Rate</i>	<i>PAR Value</i>	<i>Principal</i>	<i>Purchased Accrued Income</i>	<i>Settlement Amount</i>
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\* Grouped by: Aggregate Accounts. \* Groups Sorted by: Aggregate Accounts. \* Filtered By: Settle Date ≥ 09/01/2024 and Settle Date ≤ 09/30/2024 and LA Fund Number = "PHHPA". \* Weighted by: Ending Market Value + Accrued. \* Holdings Displayed by: Lot.  
 \* Purchased Accrued Income = -[Purchased Accrued Income], Summary Calculation: Sum. \* Settlement Amount = [Ending Original Cost]+(-[Purchased Accrued Income]), Summary Calculation: Sum.



# Chronological Report - PHHPA

09/01/2024 - 09/30/2024

# Specific Purpose Invest Agg (299402)

Dated: 10/01/2024

LA Fund Number	Original Lot ID	Detailed Description	Settle Date	Final Maturity	Change In Current FV	Purchases	Maturities/Redemption	Purchased Accrued Interest	Coupon Payment
---	---	---	---	---	0.00	0.00	0.00	0.00	0.00

\* Filtered By: LA Fund Number = "PHHPA" and Cash Affecting Amount = 0.00. \* Weighted by: Absolute Value of Principal Amount. \* MMF transactions are collapsed. \* Trade transactions are expanded. \* Cash Entry transactions are expanded.

\* Change In Current FV = (IF((Transaction Type)='Buy'),[Original Units],0)+(IF((Transaction Type)='Maturity'),[Original Units],0), Summary Calculation: Sum. \* Purchases = IF((Transaction Type)='Buy'),[Original Units],0, Summary Calculation: Sum. \* Maturities/Redemption = IF((Transaction Type)='Maturity'),[Original Units],0, Summary Calculation: Sum.





**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) 974-3385 Fax: (213) 626-1812  
ttc.lacounty.gov and propertytax.lacounty.gov

**ELIZABETH BUENROSTRO GINSBERG**  
TREASURER AND TAX COLLECTOR

Board of Supervisors  
**HILDA L. SOLIS**  
First District  
**HOLLY J. MITCHELL**  
Second District  
**LINDSEY P. HORVATH**  
Third District  
**JANICE HAHN**  
Fourth District  
**KATHRYN BARGER**  
Fifth District

November 7, 2024

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

Email: [agullo@habitatauthority.org](mailto:agullo@habitatauthority.org)

Dear Andrea Gullo:

**PUENTE HILLS HABITAT PRESERVATION AUTHORITY  
MONTHLY INVESTMENT REPORTS**

Enclosed are the Puente Hills Habitat Preservation Authority Portfolio Income Report (Earnings Report), Custom Position Report, Purchase Detail Report, and Chronological Report for the month ended October 31, 2024, 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](mailto:mliwag@ttc.lacounty.gov).

Very truly yours,

**ELIZABETH BUENROSTRO GINSBERG**  
Treasurer and Tax Collector

  
Jennifer Koai  
Operations Chief

JK:ML:cl

Enclosures

c: Marlyn Barajas



# Income Report - PHHPA

10/01/2024 - 10/31/2024

# Specific Purpose Invest Agg (299402)

Dated: 11/05/2024

SPI

Original Lot ID	Detailed Description	CUSIP	Coupon Rate	PAR Value	Interest/Dividend Received	Accretion Income	Amortization Expense	Interest Income	Net Gain/Loss	Net Income
821801196	FREDDIE MAC 2.000 08/27/43 '24 MTN	3134GWSD9	2.000	9,500,000.00	0.00	0.00	0.00	15,833.33	0.00	15,833.33
821801198	FED FARM CR BNKS 2.500 07/29/41 '24	3133EMW65	2.500	22,675,000.00	0.00	0.00	0.00	47,239.58	0.00	47,239.58
126565669	US TREASURY BILL 11/07/24	912797LC9	0.000	4,100,000.00	0.00	18,147.06	0.00	0.00	0.00	18,147.06
---	---	---	<b>1.997</b>	<b>36,275,000.00</b>	<b>0.00</b>	<b>18,147.06</b>	<b>0.00</b>	<b>63,072.91</b>	<b>0.00</b>	<b>81,219.97</b>

\* Grouped by: Aggregate Accounts. \* Groups Sorted by: Aggregate Accounts. \* Filtered By: LA Fund Number = "PHHPA". \* Weighted by: Ending Market Value + Accrued. \* Holdings Displayed by: Lots without MMF Collapse.



# Custom Position Report - PHHPA

As of 10/31/2024

# Specific Purpose Invest Agg (299402)

Dated: 11/05/2024

SPI

Original Lot ID	Detailed Description	CUSIP	Coupon Rate	Final Maturity	Purchase Yield	PAR Value	Amortized Cost	Historical Cost	Net Accumulated Amortization/Accretion
821801198	FED FARM CR BNKS 2.500 07/29/41 '24	3133EMW65	2.500	07/29/2041	2.500	22,675,000.00	22,675,000.00	22,675,000.00	0.00
821801196	FREDDIE MAC 2.000 08/27/43 '24 MTN	3134GWSD9	2.000	08/27/2043	2.000	9,500,000.00	9,500,000.00	9,500,000.00	0.00
1265565669	US TREASURY BILL 11/07/24	912797LC9	0.000	11/07/2024	5.350	4,100,000.00	4,096,487.67	3,993,459.22	103,028.45
---	---	---	<b>2.086</b>	<b>03/24/2040</b>	<b>2.691</b>	<b>36,275,000.00</b>	<b>36,271,487.67</b>	<b>36,168,459.22</b>	<b>103,028.45</b>

\* Grouped by: Aggregate Accounts. \* Groups Sorted by: Aggregate Accounts. \* Filtered By: LA Fund Number = "PHHPA". \* Weighted by: PAR Value. \* Holdings Displayed by: Lots without MMF Collapse.



# Purchase Detail Report - PHHPA

10/01/2024 - 10/31/2024

## Specific Purpose Invest Agg (299402)

Dated: 11/05/2024

<i>LA Fund Number</i>	<i>Original Lot ID</i>	<i>Description</i>	<i>Settle Date</i>	<i>Final Maturity</i>	<i>Coupon Rate</i>	<i>PAR Value</i>	<i>Principal</i>	<i>Purchased Accrued Income</i>	<i>Settlement Amount</i>
-----------------------	------------------------	--------------------	--------------------	-----------------------	--------------------	------------------	------------------	---------------------------------	--------------------------

\* Grouped by: Aggregate Accounts. \* Groups Sorted by: Aggregate Accounts. \* Filtered By: Settle Date  $\geq$  10/01/2024 and Settle Date  $\leq$  10/31/2024 and LA Fund Number contains "PHHPA". \* Weighted by: Ending Market Value + Accrued. \* Holdings Displayed by: Lot.

\* Purchased Accrued Income = -[Purchased Accrued Income], Summary Calculation: Sum. \* Settlement Amount = [Ending Original Cost]+(-[Purchased Accrued Income]), Summary Calculation: Sum.



# Chronological Report - PHHPA

10/01/2024 - 10/31/2024

# Specific Purpose Invest Agg (299402)

Dated: 11/05/2024

LA Fund Number	Original Lot ID	Detailed Description	Settle Date	Final Maturity	Change In Current FV	Purchases	Maturities/Redemption	Purchased Accrued Interest	Coupon Payment
---	---	---	---	---	0.00	0.00	0.00	0.00	0.00

\* Filtered By: LA Fund Number = "PHHPA" and Cash Affecting Amount = 0.00. \* Weighted by: Absolute Value of Principal Amount. \* MMF transactions are collapsed. \* Trade transactions are expanded. \* Cash Entry transactions are expanded.

\* Change In Current FV = (IF([Transaction Type]=Buy),[Original Units],0)+(IF([Transaction Type]=Maturity),[Original Units],0), Summary Calculation: Sum. \* Purchases = IF([Transaction Type]=Buy),[Original Units],0, Summary Calculation: Sum. \* Maturities/Redemption = IF([Transaction Type]=Maturity),[Original Units],0, Summary Calculation: Sum.



**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

**OSCAR VALDEZ**  
AUDITOR-CONTROLLER

**CONNIE YEE**  
CHIEF DEPUTY AUDITOR-CONTROLLER

ASSISTANT AUDITOR-CONTROLLERS

**MAJIDA ADNAN**  
**RACHELLE ANEMA**  
**ROBERT G. CAMPBELL**

October 28, 2024

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 September 30, 2024.

If you have any questions, please contact Jung Son at (213) 974-8327 or via e-mail at [jeson@auditor.lacounty.gov](mailto:jeson@auditor.lacounty.gov).

Very truly yours,

Oscar Valdez  
Auditor-Controller

**Elaine Wu**  
Digitally signed by Elaine Wu  
Date: 2024.10.28 09:17:41 -07'00'

Elaine Wu  
Chief Accountant

OV:CY:RA:EW:JS:ES:kl

H:\Special Funds\Special Funds Unit\JOINT POWERS AUTHORITIES\PUENTE HILLS LANDFILL\FY24-25\FY25 QtrlyStmnt PHHPA\Quarter 1\Qtrly Letter\_FY25\_1st Qtr\_Puente.docx

Attachment

c: Jeremy Freelove, Los Angeles County Sanitation District

LOS ANGELES COUNTY  
 PUENTE HILLS HABITAT PRESERVATION AUTHORITY  
 STATEMENT OF RECEIPTS AND DISBURSEMENTS  
 1ST QUARTER JULY 1, 2024 THRU SEPTEMBER 30, 2024

Cash Balance, July 1, 2024

Fund V80  
 \$ 6,137,948.77

Receipts:

Description	Req. No	Unit No	Rev / Obj Code	Record Date	Amount	
<b>Interests:</b>						
INTEREST ALLOCATION FOR THE MONTH ENDING JUN 30, 2024		53874	8605	07/01/2024	34,016.49	
INTEREST ALLOCATION FOR THE MONTH ENDING JUL 31, 2024		53874	8605	08/01/2024	30,576.89	
INTEREST ALLOCATION FOR THE MONTH ENDING AUG 31, 2024		53874	8605	09/01/2024	22,171.36	
<b>Total Interests:</b>						\$ 86,764.74
<b>Coupon Calls Interests:</b>						
PHHPA-Coupon Proceeds on FEDERAL FARM 2.500 07/29/41 '24 for Sec. ID #821801198			3811	07/29/2024	283,437.50	
PHHPA-Coupon Proceeds on FREDDIE MAC 2.00 08/27/43 for LOT ID #821801196			3811	08/27/2024	95,000.00	
<b>Total Coupon Calls Interests:</b>						378,437.50
<b>Other Revenues:</b>						
MATRIX OIL CORPORATION		53874	8363	07/12/2024	4,366.21	
MONTEREY PARK RETAIL PARTNERS, LLC		53879	9731	08/07/2024	3,081.05	
MATRIX OIL CORPORATION		53874	8363	08/07/2024	6,098.07	
DONATION		53874	9686	08/12/2024	1,000.00	
STATE OF CALIFORNIA		53874	8831	08/20/2024	64,997.92	
STATE OF CALIFORNIA		53874	8831	08/20/2024	30,000.00	
MATRIX OIL CORPORATION		53874	8363	09/11/2024	5,510.90	
<b>Total Other Revenues:</b>						115,054.15
<b>Total Receipts:</b>						580,256.39
<b>Total Cash Balance and Receipts</b>						\$ 6,718,205.16

Disbursements:

Description	Req. No	Unit No	Rev / Obj Code	Record Date	Amount
<b>Vendor Payments:</b>					
SAN GABRIEL VALLEY WATER COMPANY	2024-467	53880	5222	07/04/2024	221.43
LA HABRA HEIGHTS CO WATER DISTRICT	2024-468	53874	5222	07/04/2024	107.37
ADVANCED COPIERS & PRINTERS	2024-464	53874	3580	07/04/2024	135.17
ADVANCED COPIERS & PRINTERS	2024-466	53874	3580	07/04/2024	381.47
SCI CONSULTING GROUP	2024-465	53874	3580	07/08/2024	28,300.00
SAN GABRIEL VALLEY WATER COMPANY	2024-472	53874	5222	07/10/2024	221.43
SUBURBAN WATER SYSTEMS	2024-477	53874	5222	07/10/2024	98.96
LA HABRA HEIGHTS CO WATER DISTRICT	2024-473	53874	5222	07/10/2024	170.85
LA HABRA HEIGHTS CO WATER DISTRICT	2024-475	53879	5222	07/10/2024	598.47
LA HABRA HEIGHTS CO WATER DISTRICT	2024-476	53881	5222	07/10/2024	197.50
LA HABRA HEIGHTS CO WATER DISTRICT	2024-476	53879	5222	07/10/2024	403.95
NAKAE & ASSOCIATES, INC	2024-478	53874	3580	07/10/2024	14,723.77
DEWEY PEST CONTROL	2025-005	53874	3580	07/16/2024	74.30
DEWEY PEST CONTROL	2025-006	53874	3580	07/16/2024	74.30
DIAMOND ENVIRONMENTAL SERVICES	2025-001	53888	3580	07/16/2024	715.50
DIAMOND ENVIRONMENTAL SERVICES	2025-001	53888	3580	07/16/2024	715.58
DIAMOND ENVIRONMENTAL SERVICES	2025-002	53930	3580	07/16/2024	395.33
DIAMOND ENVIRONMENTAL SERVICES	2025-003	53884	3580	07/16/2024	383.98
REPUBLIC SERVICES	2025-004	53888	3580	07/16/2024	206.00
LANCE, SOLL & LUNGHARD, LLP dba LSL CPAs	2024-481	53874	3580	07/17/2024	1,443.01
ALESHIRE & WYNDER LLP	2024-480	53874	3717	07/17/2024	6,536.35
ALESHIRE & WYNDER LLP	2024-480	53874	3717	07/17/2024	6,201.60
ALESHIRE & WYNDER LLP	2024-480	53874	3717	07/17/2024	387.60
LAND IQ, LLC	2024-482	53881	3580	07/17/2024	947.35
LAND IQ, LLC	2024-483	53932	3580	07/17/2024	40.00
LAND IQ, LLC	2024-484	53880	3580	07/17/2024	5,067.07
LAND IQ, LLC	2024-485	53879	3580	07/17/2024	16,263.55
LAND IQ, LLC	2024-486	53883	3580	07/17/2024	2,677.95
BETTER IMPACT USA INC.	2024-488	53874	3556	07/17/2024	228.00
TEAM CIVX, LLC	2024-479	53874	3580	07/17/2024	7,200.00
AT&T MOBILITY	2024-490	53874	5222	07/21/2024	172.76
DIAMOND ENVIRONMENTAL SERVICES	2025-007	53884	3580	07/21/2024	950.18
ICON TECH	2025-008	53874	5222	07/21/2024	88.24
NORTH STAR LAND CARE	2024-491	53874	3580	07/21/2024	1,214.11
NORTH STAR LAND CARE	2024-491	53882	3580	07/21/2024	51,398.56
SOUTHERN CALIFORNIA EDISON	2025-009	53874	5222	07/22/2024	390.11
SOUTHERN CALIFORNIA EDISON	2025-010	53874	5222	07/22/2024	68.95
SOUTHERN CALIFORNIA EDISON	2025-011	53874	5222	07/22/2024	497.61
805 DISCING AND GRADING INC.	2024-492	53882	3580	07/22/2024	2,500.00
CAL ARBORIST COMPLETE TREE CARE INC	2024-474	53882	3580	07/22/2024	1,200.00
CAL ARBORIST COMPLETE TREE CARE INC	2024-487	53882	3580	07/22/2024	1,850.00
CAL ARBORIST COMPLETE TREE CARE INC	2024-489	53882	3580	07/22/2024	2,700.00
CITY OF WHITTIER	2024-469	53874	5222	07/24/2024	375.70
FIRE GRAZERS, INC	2024-471	53883	3580	07/24/2024	14,930.00
CHARTER COMMUNICATIONS	2025-013	53874	5222	07/24/2024	106.24
STATE COMPENSATION INSURANCE FUND	2025-012	53874	2302	07/24/2024	220.12
NAKAE & ASSOCIATES, INC	2024-470	53883	3580	07/25/2024	33,938.21
NAKAE & ASSOCIATES, INC	2024-493	53889	3580	07/28/2024	6,629.25
CITY OF WHITTIER	2024-494	53874	5222	08/08/2024	375.70
CITY OF WHITTIER	2024-494	53874	5222	08/08/2024	375.70
CITY OF WHITTIER	2024-495	53874	5222	08/08/2024	433.31
CITY OF WHITTIER	2024-496	53874	5222	08/08/2024	187.85
CITY OF WHITTIER	2024-497	53874	5222	08/08/2024	416.94
DEWEY PEST CONTROL	2025-014	53874	3580	08/08/2024	74.30

LOS ANGELES COUNTY  
 PUENTE HILLS HABITAT PRESERVATION AUTHORITY  
 STATEMENT OF RECEIPTS AND DISBURSEMENTS  
 1ST QUARTER JULY 1, 2024 THRU SEPTEMBER 30, 2024

Description	Req. №	Unit №	Rev / Obj Code	Record Date	Amount
DEWEY PEST CONTROL	2025-015	53874	3580	08/08/2024	74.30
DIAMOND ENVIRONMENTAL SERVICES	2025-016	53884	3580	08/08/2024	383.98
DIAMOND ENVIRONMENTAL SERVICES	2025-017	53930	3580	08/08/2024	395.33
DIAMOND ENVIRONMENTAL SERVICES	2025-018	53888	3580	08/11/2024	715.50
DIAMOND ENVIRONMENTAL SERVICES	2025-018	53888	3580	08/11/2024	715.58
REPUBLIC SERVICES	2025-026	53888	3580	08/11/2024	206.00
SAN GABRIEL VALLEY WATER COMPANY	2025-023	53880	5222	08/11/2024	227.19
SAN GABRIEL VALLEY WATER COMPANY	2025-027	53874	5222	08/11/2024	227.46
LA HABRA HEIGHTS CO WATER DISTRICT	2025-019	53881	5222	08/11/2024	210.34
LA HABRA HEIGHTS CO WATER DISTRICT	2025-019	53879	5222	08/11/2024	420.69
LA HABRA HEIGHTS CO WATER DISTRICT	2025-020	53879	5222	08/11/2024	420.69
LA HABRA HEIGHTS CO WATER DISTRICT	2025-020	53883	3580	08/11/2024	254.86
LA HABRA HEIGHTS CO WATER DISTRICT	2025-021	53874	5222	08/11/2024	181.96
LA HABRA HEIGHTS CO WATER DISTRICT	2025-022	53874	5222	08/11/2024	123.94
CAL ARBORIST COMPLETE TREE CARE INC	2024-498	53882	3580	08/11/2024	78,375.00
CAL ARBORIST COMPLETE TREE CARE INC	2025-025	53882	3580	08/11/2024	3,600.00
CAL ARBORIST COMPLETE TREE CARE INC	2024-500	53882	3580	08/11/2024	1,850.00
VALLEY VISTA SERVICES	2025-024	53930	3580	08/11/2024	140.72
SOUTHERN CALIFORNIA EDISON	2025-029	53874	5222	08/18/2024	358.86
LANCE, SOLL & LUNGHARD, LLP dba LSL CPAs	2025-030	53874	3580	08/18/2024	1,096.88
DIAMOND ENVIRONMENTAL SERVICES	2025-034	53884	3580	08/18/2024	950.18
SUBURBAN WATER SYSTEMS	2025-028	53888	5222	08/18/2024	110.68
NAKAE & ASSOCIATES, INC	2025-033	53883	3580	08/18/2024	3,445.75
LAND IQ, LLC	2025-031	53883	3580	08/18/2024	581.25
NAKAE & ASSOCIATES, INC	2025-032	53880	3580	08/19/2024	25,622.91
CITY OF WHITTIER	2025-042	53874	5110	08/22/2024	45.93
CITY OF WHITTIER	2025-042	53874	3280	08/22/2024	28.00
CITY OF WHITTIER	2025-042	53874	3202	08/22/2024	2.00
CITY OF WHITTIER	2025-042	53874	3587	08/22/2024	38,630.25
CITY OF WHITTIER	2025-042	53882	3587	08/22/2024	2,177.38
CITY OF WHITTIER	2025-042	53874	2363	08/22/2024	1,784.58
CITY OF WHITTIER	2025-042	53883	3587	08/22/2024	989.95
CITY OF WHITTIER	2025-042	53874	3580	08/22/2024	736.32
CITY OF WHITTIER	2025-042	53874	3717	08/22/2024	46.25
CITY OF WHITTIER	2025-042	53874	3580	08/22/2024	349.49
CITY OF WHITTIER	2025-042	53874	3240	08/22/2024	113.34
CITY OF WHITTIER	2025-042	53874	5098	08/22/2024	52.07
CITY OF WHITTIER	2025-042	53874	3556	08/22/2024	104.00
CITY OF WHITTIER	2025-046	53874	4422	08/22/2024	1.00
SOUTHERN CALIFORNIA EDISON	2025-035	53874	5222	08/22/2024	65.20
SOUTHERN CALIFORNIA EDISON	2025-036	53874	5222	08/22/2024	466.27
AT&T MOBILITY	2025-037	53874	5222	08/22/2024	172.76
ALESHIRE & WYNDER LLP	2025-038	53874	3717	08/22/2024	473.90
ALESHIRE & WYNDER LLP	2025-038	53874	3717	08/22/2024	3,828.40
ALESHIRE & WYNDER LLP	2025-038	53874	3717	08/22/2024	5,323.20
STATE COMPENSATION INSURANCE FUND	2025-045	53874	2302	08/22/2024	463.58
VALLEY VISTA SERVICES	2025-039	53930	3580	08/22/2024	140.72
LAND IQ, LLC	2025-043	53879	3580	08/22/2024	9,611.86
LAND IQ, LLC	2025-044	53932	3580	08/22/2024	4,480.00
NORTH STAR LAND CARE	2025-041	53882	3580	08/22/2024	855.00
CHARTER COMMUNICATIONS	2025-047	53874	5222	08/22/2024	106.24
MOUNTAINS RECREATION & CONSERVATION AUTHORITY (MRCA)	2024-499	53889	3580	08/29/2024	7,598.23
MOUNTAINS RECREATION & CONSERVATION AUTHORITY (MRCA)	2024-499	53882	3580	08/29/2024	3,400.00
MOUNTAINS RECREATION & CONSERVATION AUTHORITY (MRCA)	2024-499	53874	3580	08/29/2024	19,066.71
SAN GABRIEL VALLEY WATER COMPANY	2025-048	53880	5222	08/29/2024	230.20
SUBURBAN PROPANE	2025-049	53874	5222	08/29/2024	787.25
LA HABRA FENCE COMPANY LLC	2025-040	53884	5222	08/29/2024	3,106.00
SO CAL GAS	2025-052	53874	5222	09/05/2024	68.47
NORTH STAR LAND CARE	2025-053	53882	3580	09/05/2024	1,425.00
CITY OF WHITTIER	2025-051	53874	3587	09/08/2024	25,071.94
CITY OF WHITTIER	2025-051	53883	3587	09/08/2024	989.95
CITY OF WHITTIER	2025-051	53882	3587	09/08/2024	1,546.93
ICON TECH	2025-050	53874	5222	09/08/2024	88.40
ZUMAR INDUSTRIES INC	2025-054	53932	2780	09/09/2024	449.65
CITY OF WHITTIER	2025-056	53888	5222	09/16/2024	187.85
CITY OF WHITTIER	2025-056	53888	5222	09/16/2024	187.85
STATE FARM	2025-057	53874	2302	09/16/2024	918.25
DEWEY PEST CONTROL	2025-067	53874	3580	09/16/2024	74.30
DIAMOND ENVIRONMENTAL SERVICES	2025-060	53888	3580	09/16/2024	715.58
DIAMOND ENVIRONMENTAL SERVICES	2025-060	53888	3580	09/16/2024	1,001.91
DIAMOND ENVIRONMENTAL SERVICES	2025-061	53884	3580	09/16/2024	383.98
DIAMOND ENVIRONMENTAL SERVICES	2025-062	53884	3580	09/16/2024	395.33
DIAMOND ENVIRONMENTAL SERVICES	2025-069	53884	3580	09/16/2024	950.18
SO CAL GAS	2025-073	53874	5222	09/16/2024	92.19
SAN GABRIEL VALLEY WATER COMPANY	2025-055	53874	5222	09/16/2024	230.20
LA HABRA HEIGHTS CO WATER DISTRICT	2025-058	53874	5222	09/16/2024	111.22
LA HABRA HEIGHTS CO WATER DISTRICT	2025-059	53874	5222	09/16/2024	191.50
LA HABRA HEIGHTS CO WATER DISTRICT	2025-065	53879	5222	09/16/2024	631.03
LA HABRA HEIGHTS CO WATER DISTRICT	2025-066	53881	5222	09/16/2024	210.34
LA HABRA HEIGHTS CO WATER DISTRICT	2025-066	53879	5222	09/16/2024	420.69
NAKAE & ASSOCIATES, INC	2025-064	53881	3580	09/16/2024	3,408.30
NORTH STAR LAND CARE	2025-063	53882	3580	09/16/2024	1,710.00
REPUBLIC SERVICES	2025-070	53888	3580	09/17/2024	206.00
DEWEY PEST CONTROL	2025-068	53874	3580	09/17/2024	74.30



LOS ANGELES COUNTY  
 PUENTE HILLS HABITAT PRESERVATION AUTHORITY  
 STATEMENT OF RECEIPTS AND DISBURSEMENTS  
 1ST QUARTER JULY 1, 2024 THRU SEPTEMBER 30, 2024

Description	Req. №	Unit №	Rev / Obj Code	Record Date	Amount	
SUBURBAN WATER SYSTEMS	2025-072	53888	5222	09/17/2024	98.96	
CITY OF LA HABRA HEIGHTS	2025-071	53874	5992	09/17/2024	5,836.42	
SOUTHERN CALIFORNIA EDISON	2025-075	53874	5222	09/19/2024	471.33	
SOUTHERN CALIFORNIA EDISON	2025-076	53874	5222	09/19/2024	479.14	
SOUTHERN CALIFORNIA EDISON	2025-077	53874	5222	09/19/2024	13.37	
SOUTHERN CALIFORNIA EDISON	2025-078	53874	5222	09/19/2024	72.41	
AT&T MOBILITY	2025-074	53874	5222	09/19/2024	172.76	
LANCE, SOLL & LUNGHARD, LLP dba LSL CPAs	2025-079	53874	3580	09/19/2024	263.25	
VALLEY VISTA SERVICES	2025-080	53884	3580	09/19/2024	140.72	
ALESHIRE & WYNDER LLP	2025-081	53874	3717	09/22/2024	452.20	
ALESHIRE & WYNDER LLP	2025-081	53874	3717	09/22/2024	4,188.00	
CHARTER COMMUNICATIONS	2025-084	53874	5222	09/26/2024	106.24	
STATE COMPENSATION INSURANCE FUND	2025-083	53874	2302	09/26/2024	463.58	
ICON TECH	2025-085	53874	5222	09/26/2024	88.40	
LAND IQ, LLC	2025-086	53881	3580	09/26/2024	824.30	
LAND IQ, LLC	2025-087	53932	3580	09/26/2024	1,240.00	
LAND IQ, LLC	2025-088	53880	3580	09/26/2024	4,009.04	
LAND IQ, LLC	2025-089	53879	3580	09/26/2024	1,946.00	
IRRI-CARE PLUMBING AND BACKFLOW TESTING, INC	2025-082	53879	3580	09/26/2024	210.00	
<b>Total Vendor Payments:</b>						504,955.27
<b>Investment Purchases Management Fees by Treasurer Tax Collector:</b>						
MANAGEMENT FEES JUN 2024		53874	3856	07/14/2024	1,482.31	
MANAGEMENT FEES JUL 2024		53874	3856	08/09/2024	1,535.92	
MANAGEMENT FEES AUG 2024		53874	3856	09/25/2024	1,535.92	
<b>Total Investment Purchases Management Fees by Treasurer Tax Collector:</b>						<u>4,554.15</u>
<b>Total Disbursements</b>						\$ 509,509.42
<b>Ending Cash Balance, September 30, 2024</b>						<u>\$ 6,208,695.74</u>

Prepared by: Kevin Leung 10/17/2024  
 Los Angeles County Department of Auditor/Controller  
 Accounting Division

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

MEMORANDUM

**Date:** November 21, 2024

**To:** Board Members

**From:** *Andrea Gullo*  
Andrea Gullo, Executive Director

**Subject:** Agenda Item No. 4d) Receive and file Authority's Wells Fargo account reconciliation quarterly reports for FY 23-24 fourth quarter and FY 24-25 first quarter.

Recommendation:

Receive and file the quarterly reconciliation of the Wells Fargo Bank Account for April through June 2024, and July through September 2024.

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. According to Authority policies, a minimum balance of \$500 should be maintained, and an individual with no deposit or check writing responsibilities should do the reconciliation reports.

The attached report prepared by the Authority's accounting consultant from Lance, Soll & Lunghard, LLP, Krystal Cabrera, is for your review. To date, the Authority has collected \$4,715.75 through this account and has earned \$0.81 in interest income.

Fiscal Impact:

There is a positive fiscal impact of \$58.35 for the current fiscal year from this account.

**Puente Hills Habitat Preservation Authority**  
**Wells Fargo Bank Reconciliation**  
**FY 2023-24**

	<u>Q4</u>
Beginning Balance	736.43
Deposits	100.00
Payments	(286.43)
Interest	0.01
Ending Balance	<u><u>550.01</u></u>

Prepared By: Krystal Cabrera (LSL CPAS)

Reviewed By: *Andrea Jullo* Ex. Dir.

Cummulative Amounts	FY 21-22	FY 22-23	FY 23-24
Deposits	1,725.00	626.80	2,913.17
Payments	-	(1,561.52)	(3,154.23)
Interest	0.12	0.51	0.16

**Puente Hills Habitat Preservation Authority  
Wells Fargo Bank Reconciliation  
FY 2024-2025**

	<u>Q1</u>
Beginning Balance	550.01
Deposits	58.35
Payments	-
Interest	0.02
Ending Balance	<u><u>608.38</u></u>

Prepared By: Krystal Cabrera (LSL CPAS)

Reviewed By: *Andrea Gullo* Exec. Dir.

Cummulative Amounts	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Total
Deposits	1,725.00	626.80	2,913.17	58.35	5,323.32
Payments	-	(1,561.52)	(3,154.23)	-	(4,715.75)
Interest	0.12	0.51	0.16	0.02	0.81

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

## MEMORANDUM

**Date:** November 21, 2024

**To:** Board Members

**From:** *Andrea Gullo*  
Andrea Gullo, Executive Director

**Subject:** Agenda Item No. 4e) Receive and file Authority reporting of change orders on fuel clearance contracts, and amend the agency budget as needed.

Recommendation

Receive and file reporting of change orders above \$25,000 for select contracts outlined in the staff report.

Background:

Section 2-2 of the Authority's Purchasing Policies states that change orders for contracts are allowed up to 25% or \$25,000 without Board approval. Section 6 of the Authority's Purchasing Policies pertaining to emergency authority allows for the Purchasing Agent's immediate authorization of work for the protection of the public health, safety, property or the environment, with retroactive reporting to the Board.

Pursuant to Section 6 of the Authority Purchasing Policies, the following change orders have been made for extra work due to excessive vegetation growth, downed trees, or special circumstances to safeguard public safety and property:

Contractor*	Contract Amount	Percentage of Change Orders	\$ Amount of <u>Cumulative</u> Change Orders	\$ Amount of FY 23-24 Change Orders	\$ Amount of FY 24-25 Change Orders	Term of the Contract	Date of Contract Approval
California Arborist	\$397,500	12.37%	\$49,175	\$12,200	\$18,675	5 years	March 2020
North Star	\$351,079	14.59%	\$51,230.59	\$9,944.50	\$12,390	6 years	March 2019 & Dec. 2023

\*Change orders were primarily for removing downed trees across emergency access roads, or additional fuel modification clearance along the urban wildland interface.

The above are multi-year contracts, with terms of five and six years, for fuel clearance services. Each annual expenditure is approved by the Board with the annually adopted agency budget. Change orders have not exceeded 25% or \$25,000 per contract for any fiscal year. The Chair or the Board has been periodically updated about fuel clearance change orders in various

communications. Information about expenditures prior to last fiscal year have been provided to the Board with each end of the year budget report submitted.

Fiscal Impact:

None. These change orders are primarily covered by state grants.

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

## MEMORANDUM

**Date:** November 21, 2024

**To:** Board Members

**From:** *Andrea Gullo*  
Andrea Gullo, Executive Director

**Subject:** Agenda Item No. 4f) Ratification of contract amendment with TeamCivX LLC in the amount of \$26,250 to fund an informational mailer, and to amend the agency budget accordingly.

Recommendation:

That the Board ratify the attached amendment with TeamCivX in the amount of \$26,250, and amend the FY24-25 agency budget accordingly.

Background:

The attached contract amendment was executed at the request of the Board Chair and Vice Chair in order to facilitate an informational mailer to the public regarding Measure PH. Change orders to contracts above 25% and \$25,000 require Board approval. Due to the time sensitivity involving the election, and following the lead of multiple cities in distributing informational materials regarding ballot information, the amendment was deemed in the best interest of the Authority.

Additional Background: In March 2023, the Board approved a contract in the amount of \$102,231.42 with TeamCivX for specialized public outreach, communication and educational consulting services. In December 2023, the Board amended this contract to fund its first informational mailer for a total contract amount of \$148,196.42. In February 2024, a second amendment was approved to fund the services of designing and mailing informational materials for a total contract amount of \$229,611.42. In June 2024, the Board approved an amendment in the amount of \$16,108.40 to fund services through the remainder of the term of the contract which ended at the end of October. With approval, the new contract amount would be \$271,969.82.

Fiscal Impact:

The cost of this amendment is \$26,250 above the approved budget for fiscal year 2024-2025. The amendment would be paid using undesignated Access Fees from the mitigation program.

## Attachment:

Contract amendment

FOURTH AMENDMENT TO  
PUENTE HILLS HABITAT PRESERVATION AUTHORITY  
Habitat Communications and Outreach  
Agreement 23-08B

This fourth amendment to that certain agreement entitled Habitat Communications and Outreach and numbered 23-08B (Agreement) is entered into on October 18, 2024 between the Puente Hills Habitat Preservation Authority (PHHPA) and TeamCivX (Consultant).

RECITALS

A. PHHPA and Contractor entered into the Agreement on December 1, 2022. Consultant agreed to provide professional services for specialized public outreach, educational services, and strategy consulting services related to a possible Community Financing District as a financing mechanism, for a Term ending November 2024, and total compensation in the amount of \$102,231.42.

B. PHHPA amended the Agreement on December 21, 2023 (Amendment No. 1) increasing compensation by \$45,965 for designing and mailing informational materials. The new contract amount was \$148,196.42.

C. PHHPA amended the Agreement on February 15, 2024 (Amendment No. 2) increasing the compensation by \$81,415 for designing and mailing informational materials. The new contract amount was \$229,611.42.

D. PHHPA amended the Agreement on June 12, 2024 (Amendment No. 3) increasing the compensation by \$16,108.40 for designing and mailing informational materials. The new contract amount was \$245,719.82.

E. PHHPA now wishes to fund the services of designing and mailing informational materials in the amount of \$26,250. The new contract amount would be \$271,969.82.

AGREEMENT

1. PHHPA and Consultant agree to the following amendments (added text in ***bold italics***, deleted text in ~~strike through~~):

Section 3.01 of the Agreement is amended to read:

The total payment for all services on a Time and Materials basis based on the rates as provided in Exhibit A and shall not exceed ~~\$245,719.82 (two hundred forty five thousand seven hundred nineteen dollars and eighty two cents)~~ ***\$271,969.82 (two hundred seventy-one, nine hundred sixty-nine and eighty-two cents)*** payable on receipt of invoices on no less than a monthly basis. Additional change orders for costs above the stated contract price need to be pre-approved by PHHPA in writing prior to work being conducted.



Invoices shall include a summary of work completed, and shall be payable on a monthly basis. The Base Consulting Fee of \$7,200 per month as stated in Exhibit A shall be calculated on a pro-rata basis for the initial and/or final month of service if less than a full calendar month before and after contract pauses or when the contract ends. As of the date of the First Amendment, the cost for services to include the mailer shall be \$45,965 which shall be added on a pro rata basis to the Base Consulting Fee. As of the date of the Second Amendment, the cost for services to include the mailers shall be \$81,415 which shall be added on a pro rata basis to the Base Consulting Fee. As of the date of the Third Amendment, the cost for services added to the contract are \$16,108.40. ***As of the date of the Fourth Amendment, the cost for services added to the contract are \$26,250.***

2. All other terms and provisions of the Agreement shall remain in full force and effect.

PUENTE HILLS  
HABITAT PRESERVATION AUTHORITY

TEAM CIVX

By Andrea Gullo  
Andrea Gullo, Executive Director

By Joy Kummer  
Joy Kummer, Partner

10/21/24  
Date

October 19, 2024  
Date

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

MEMORANDUM

**Date:** November 21, 2024

**To:** Board Members

**From:** *Andrea Gullo*  
Andrea Gullo, Executive Director

**Subject:** Agenda Item No. 8) Discussion and possible action adopting Authority Resolution No. 2024-11, Amending the Authority's Purchasing Policy, and authorizing the Executive Director to update any and all documents necessary to reflect the updated Purchasing Policy.

Recommendation

That the Board adopt Resolution 2024-11, and authorize Executive Director to update any and all relevant documents necessary to reflect the updated Purchasing Policy.

Background:

On November 14, 2002, the Board adopted the Authority's first Purchasing Policy, and amended it on January 23, 2003, September 27, 2007, and March 17, 2022.

Proposed is an update to the Authority Purchasing Policy to ensure that the current operational needs of the Authority are addressed. The Authority's Amended Joint Exercise of Powers Agreement, dated April 28, 2011, states that procurement provisions of the Los Angeles County Sanitation Districts apply to the Authority.

Section 2-2 of the Authority's Purchasing Policies states that change orders for contracts are allowed up to 25% or \$25,000 without Board approval. Section 6 of the Authority's Purchasing Policies pertaining to emergency authority allows for the Purchasing Agent's immediate authorization of work for the protection of the public health, safety, property or the environment, with retroactive reporting to the Board.

The proposed amendment includes allowing for change orders up to \$25,000 per fiscal year but not exceeding the 25% per amount of the original contract authorized by the Board of Directors. Section 2-11 of the Sanitation Districts purchasing policies state that change orders above 25% need Board approval, but do not limit the dollar amount to \$25,000. The proposed changes to the Authority policies remain more restrictive than the Sanitation Districts' policies.

This change is proposed primarily due to the Authority having multi-year contracts for fuel clearance services. The terms of these contracts are for up to five to six years each and can be over \$300,000. The annual expenditures for each year of these contracts are approved by the Board each year with the agency budget. These contracts have change orders each year, and once the \$25,000 mark is achieved it would require monthly reports to the Board for change orders in amounts spanning \$300 to \$8,000 and averaging \$1,600 or \$3,400 unique to each contract. These change orders have been considered as emergency services. The proposed

change expedites critical services for fire safety and reduces expenditure of agency resources for reporting.

With no change to the Purchasing Policies staff will continue to report change orders considered for emergency services above \$25,000 at the following Board meetings.

Optionally, the Board could eliminate the \$25,000 change order limit altogether, which would be consistent with the Sanitation Districts' policies.

Fiscal Impact:

None

Attached: Resolution 2024-11, including the Purchasing Policies

## **Resolution No. 2024-11**

### **A Resolution of the Board of Directors of the Puente Hills Habitat Preservation Authority, Amending the Authority's Purchasing Policy**

WHEREAS, the Puente Hills Habitat Preservation Authority (Authority) is committed to openness and transparency regarding the use and expenditures of public funds.

WHEREAS, on November 14, 2002, the Board adopted the Authority's first purchasing policy, and amended it on January 23, 2003, September 27, 2007, and March 17, 2022 (Purchasing Policy).

WHEREAS, from time to time, it is appropriate and necessary to update the Authority's policies to reflect the changing needs of the Authority or changes in the law.

WHEREAS, the Board has determined that there is a need to update the purchasing policy to ensure that the current operational needs of the Authority are addressed.

WHEREAS, the Board finds that the updated Purchasing Policy attached hereto as Exhibit A is consistent with the JPA Agreement, the Districts' procurement policy, and current law.

WHEREAS, the Board further finds that the updated Purchasing Policy will serve the best interests of the Authority.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE PUENTE HILLS HABITAT PRESERVATION AUTHORITY RESOLVES, DETERMINES, AND FINDS THE FOLLOWING:

- b) The recitals above are true and correct and incorporated herein by reference.
- c) The Board hereby amends the Purchasing Policy set forth in Exhibit A, attached hereto and incorporated herein by this reference.
- d) If any provision in this Resolution or the Purchasing Policy, or the application thereof to any person or circumstances, is for any reason held invalid, the validity of the remainder of this Resolution and Purchasing Policy, or the application of such provisions to other persons or circumstances, shall not be affected thereby.
- e) The Chair of the Board has the authority to sign this Resolution on behalf of the Board, and the Secretary to the Board shall certify to the passage and adoption thereof.
- f) This Resolution shall become effective upon the date of adoption.

APPROVED AND ADOPTED at a regular meeting held on the 21st day of November, 2024.

AYES:

NOES:

ABSTAINS:

ABSENTS:

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Chair, Board of Directors

ATTEST:

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Secretary to the Board of Directors

**EXHIBITS:**

Exhibit A – Purchasing Policy (amended)

**EXHIBIT A**  
**PURCHASING POLICY**

## **PURCHASING POLICY FOR THE PUENTE HILLS HABITAT PRESERVATION AUTHORITY**

### **GOVERNING**

- **THE PURCHASE OR LEASE OF MATERIALS, SUPPLIES, EQUIPMENT, AND SERVICES,**
- **THE AWARD OF PUBLIC PROJECTS, AND**
- **THE SALE AND DISPOSITION OF AUTHORITY PROPERTY**

~~MARCH-NOVEMBER 21, 2024~~**17, 2022**

### **SECTION 1. GENERAL**

- 1-1 The Puente Hills Habitat Preservation Authority (Authority) is a joint exercise of powers agency established pursuant to Government Code Section 6500 et seq. The County of Los Angeles, County Sanitation District No. 2 of Los Angeles County (San District), and the City of Whittier are the constituent members.
- 1-2 In accordance with Section 5.4 of the Amended Joint Exercise of Powers Agreement, Puente Hills Habitat Preservation Authority, dated April 28, 2011 (the JPA Agreement), the Authority's powers to effect the purposes of the JPA Agreement are subject to the restrictions upon the manner of exercising such powers as shall be placed on the San District.
- 1-3 The Purchasing Agent is the Authority's Executive Director or their designee. Contracts can be executed only by the Purchasing Agent and the Board Chair.
- 1-4 The Board of Directors hereby delegates to the Purchasing Agent the authority set forth in the following rules, regulations, and policies, which shall be known as the Authority's Purchasing Policy (Policy) and shall constitute the policies and procedures, including bidding regulations to advertise and receive bids in accordance with all applicable statutes and regulations, required by Government Code Sections 54201, et seq.
- 1-5 The Purchasing Agent may develop detailed procedures as needed to implement the requirements of this Policy.
- 1-6 All purchases by the Authority may be pursuant to a contract, purchase order, change order, or memorandum, as the Purchasing Agent deems appropriate.
- 1-7 This Policy is not intended to describe every requirement of the laws and regulations that govern the Authority's purchases and therefore additional requirements, processes, and limits may apply. In the event of a conflict between this Policy and any law or regulation, the more stringent provisions shall prevail.
- 1-8 All references to California statutes shall include any amendments or successor statutes thereto.

## **SECTION 2. PROVISIONS APPLICABLE TO ALL CONTRACTS, PURCHASE ORDERS, AND CHANGE ORDERS**

- 2-1 Board approval is required before any purchase, contract, change order, or additional work is granted with a value greater than \$25,000, regardless of the method of solicitation or whether it falls under the California Uniform Public Construction Cost Accounting Act (CUPCCAA).
- 2-2 Except as provided in Section 6-2, when the contract has previously been awarded by the Board of Directors, the Purchasing Agent may, during the term of the original authorization, increase the amount of goods, services, or work, up to 25% of the amount originally authorized, for a maximum of \$25,000, per fiscal year without additional Board approval.
- 2-~~23~~ All dollar limits in this policy are exclusive of taxes and delivery fees.
- 2-~~34~~ Projects, purchases, and contracts shall not be split or separated for so as to evade the dollar limits given in this Policy or mandated by law.
- 2-~~45~~ The Purchasing Agent shall have the right to reject all bids/quotes, to accept one part of a bid/quote and reject another in accordance with bid/request for proposal specifications, to waive technical defects, and to consider alternate bids/quotes if to do so best serves the interests of the Authority.
- 2-~~56~~ The Purchasing Agent is authorized without Board approval to participate in research studies or programs with other public, private, or academic organizations, or become a member of an organization, if the resulting research or membership has the potential to benefit Authority facilities or services or otherwise further a statutory purpose of the Authority, and the Authority's contribution will not exceed \$10,000 per year.
- 2-~~67~~ The Purchasing Agent is authorized to arrange for utility services as required for the operation of Authority facilities.
- 2-~~78~~ The Purchasing Agent is authorized to procure and pay for required regulatory fees, permit fees, taxes, etc.
- 2-~~89~~ The Purchasing Agent shall maintain written records of all purchasing activity as required by law or the Authority's document retention practices or policy. Electronic records, including but not limited to, scanned documents, emails, and purchasing data in the Authority's accounting and asset management systems, shall be considered adequate written records for this purpose.
- 2-~~910~~ All methods of procurement, including bids, requests for quotations, requests for proposals, etc., shall be conducted in a manner that is fair and transparent.



### **SECTION 3. PROCEDURES FOR PURCHASE OR LEASE OF MATERIALS, SUPPLIES, AND EQUIPMENT**

3-1 The following governs solicitation of quotes for the purchase or lease of materials, supplies, and equipment:

<b>Amount</b>	<b>Procedure</b>
\$10,000 or less	The Purchasing Agent may make purchases or leases in accordance with procedures that the Purchasing Agent deems appropriate.
Between \$10,001 and \$50,000	The Purchasing Agent shall informally solicit competitive quotes from a minimum of three vendors, if available. Informal solicitation shall include requests for quotes orally or in writing, including via email. All solicitations and quotes shall be maintained in the project file for a period of three years following the closing of submittals or completion of the project, whichever is later.
More than \$50,000	The Purchasing Agent shall obtain at least three competitive quotes, unless fewer than three vendors are available.

3-2 The procurement of materials, supplies, and equipment shall be selected based on price, quality, vendor's reputation, the Authority's needs, and any other factor deemed relevant by the Purchasing Agent in order to ensure the most advantageous combination of price and quality.

3-3 The Purchasing Agent need not comply with the solicitation requirements of Section 3-1 when the Purchasing Agent determines any of the following:

- a) An emergency condition has occurred requiring immediate action, as described in Section 6 of this Policy.
- b) Completion dates cannot be met and/or delays will lead to costs that exceed possible savings from following the competitive quote requirements.
- c) Patented, licensed, or proprietary materials are required.
- d) Compatibility with existing equipment is necessary.

- e) Prior experience and/or professional qualifications have proven that a particular-make or type of equipment, material, or supply, is more satisfactory or economical than any other available product for Authority purposes.
- f) The procurement is available at pricing established by and available through an existing governmental purchasing cooperative or a City, County, State, or Federal contract.
- g) The vendor is a sole source provider.
- h) See Section 3.4.

3-4 The Purchasing Agent may purchase used equipment without following the bid procedures in this Policy and without prior authorization by the Board of Directors if savings can be realized only by making such purchase before the next regular meeting of the Authority Board of Directors. Any such purchase in excess of \$25,000 shall be reported to the Board of Directors at its next regular meeting.

#### **SECTION 4 PROCUREMENT OF SERVICES**

- 4-1 The procedures in this Section 4 are intended to provide the Purchasing Agent maximum flexibility in the procurement of services to ensure that the Authority's best interests are served.
- 4-2 The procurement of services of any architect, landscape architect, engineer, artist, environmental consultant, land surveyor, construction project manager, accountant, appraiser, financial advisor, attorney, habitat restoration or other provider of professional services involving a high degree of technical or individual skill; and the procurement of services such as landscaping, maintenance, repair services, and trail maintenance shall be based on demonstrated competence, the professional qualifications necessary for satisfactory performance of the required services, and a fair and reasonable price.
- 4-3 Competitive procurement shall not be required for services valued at \$10,000 or less.
- 4-4 When the Purchasing Agent, based on their sound judgment, determines that competitive procurement of services valued at over \$10,000 will be in the best interest of the Authority, the Purchasing Agent shall award the contract for services after notice to a number of potential offerors adequate to permit reasonable competition consistent with the nature and requirements of the procurement. Offerors shall provide evidence that the person or firm carrying out contract responsibilities possesses the expertise and experience to perform the requisite services. The contract file shall contain a written summary of the basis on which notice to potential offerors was given and on which the award was made.

#### **SECTION 5. BIDDING ON PUBLIC PROJECTS**

5-1 Consistent with the policies of the San District, the Authority is subject to the requirements of the CUPCCAA, Public Contract Code §§ 22000 – 22045, for its public project procurements, and this Policy sets forth procedures consistent with the CUPCCAA.

5-2 Public Projects, as defined by Section 22002 of the Public Contract code, are subject to the following bidding requirements:

<b>Amount</b>	<b>Procedure</b>
Level 1 projects (Pub. Cont. Code §22032(a))	May be performed by the Authority’s employees by force account, by negotiated contract, or by purchase order.
Level 2 projects (Pub. Cont. Code §22032(b))	May be let to contract by informal procedures as set forth in Section 22034 of the Public Contract Code.
Level 3 projects (Pub. Cont. Code §22032(c))	Except as otherwise provided in Pub. Cont. Code § 22034(d), shall be let to contract by formal bidding procedure in accordance with Pub. Cont. Code § 22037 et seq.

5-3 The Purchasing Agent need not comply with the bidding procedures of Section 5-2 when the Purchasing Agent determines any of the following:

- a) Construction or repair completion dates cannot be met and/or delays will lead to costs that exceed possible savings from following the bid requirements, rendering the competitive procurement procedure futile.
- b) Pursuant to an emergency, as articulated in Section 6 of this Policy.
- c) When the work can only be performed by a sole source provider.

5-3 The Purchasing Agent may establish bidding procedures consistent with this Policy and with the requirements of law.

5-4 As used in this section, the word “bid” shall include any offer to provide materials, equipment, supplies, and services to the Authority as necessary for the public project work.

5-5 The public project shall be awarded to the lowest responsive, responsible bidder.

- (a) “Responsive bidder” means a bidder whose bid meets the instructions set forth in the request for bids, request for qualifications, or instructions to bidders on its face. A non-responsive bid may be entirely rejected.

- (b) The term “responsible bidder” refers to attributes of trustworthiness, quality, fitness and capacity of the bidder to perform the proposed agreement satisfactorily. The Authority has the discretion to determine which bidders are responsible. A determination that a bidder is not responsible must be supported by substantial evidence. In considering whether a bidder is responsible, the following considerations may be made:
- (i) The ability, capacity, and skill of the bidder to perform the contract or provide the supplies or services required.
  - (ii) The ability of the bidder to provide the supplies or services promptly, or within the time specified, without delay or interference.
  - (iii) The character, integrity, reputation, judgment, experience and efficiency of the bidder.
  - (iv) The quality of bidder’s performance on previous purchases or contracts.
  - (v) The ability of the bidder to provide future maintenance, repair parts and services for the use of the subject of the contract.
  - (vi) The previous and existing compliance by the bidder with the laws and provision relating to the contract.

A bidder rejected on the basis of responsibility shall receive written notice for such rejection and an opportunity to be heard at a public hearing.

- 5-6 The Purchasing Agent shall have the right to reject all bids, to accept one part of a bid and reject another in accordance with bid specifications, to waive technical defects, and to consider alternate bids if to do so best serves the interests of the Authority.
- 5-7 All bids submitted to the Authority that do not substantially comply with the instructions for bidding or that contain unauthorized conditions, limitations, or provisions, or that substitute items shall be deemed non-responsive and may be rejected by the Purchasing Agent. The Purchasing Agent may waive minor errors, omissions, or irregularities and accept bids if the error, omission or irregularity does not affect the award or provide any other advantage to the bidder.
- 5-8 In the event of a discrepancy, the bid price shown for the unit price or for a lump sum item shall take precedence over the bid price shown for the total.
- 5-9 Any bid received after a bid closing date and time will be returned unopened.
- 5-10 Contractors must supply such bidders’ security, payment bonds, or performance bonds required by law or Authority specifications. The Purchasing Agent shall establish reasonable minimum requirements for bonds and surety companies.

5-11 All bids shall remain confidential until the time for bid opening. All responses to Requests for Proposals shall remain confidential until a contract or purchase order has been awarded.

## **SECTION 6. EMERGENCY AUTHORITY**

6-1 The Executive Director and/or Chair of the Board of Directors shall have the authority to take immediate action, including the expenditure of Authority funds, to repair, restore, replace or protect Authority facilities, or to prevent or correct damage caused by Authority operations, for the immediate and urgent protection of the public health, safety, property, or the environment, without prior authorization of the Board of Directors upon the Director's finding that:

- a) It is necessary to repair, restore, replace or protect Authority facilities or prevent or correct damage caused by Authority operations for protection of the public health, safety, property or the environment;
- b) It is infeasible to secure prior authorization of the Board of Directors or to contract for such work in accordance with competitive bidding procedures.
- c) When possible, the contract shall be issued to a vendor that has previously been awarded similar work as a result of a bid process. An analysis of the grounds justifying the issuance of the contract shall be documented. Action confirming the issuance of the contract shall be obtained from the Board of Directors at its next regular board meeting.

6-2 The amount of expenditures authorized by section 6-1 is unlimited, except that the Executive Director shall not incur an indebtedness that is anticipated to exceed \$100,000 without the concurrence of the Chair of the Board of Directors, or, in their absence, the concurrence of any other Board member. Similarly, the Chair shall not incur an indebtedness that is anticipated to exceed \$100,000 without the concurrence of the Purchasing Agent or one other Board member. If the Executive Director or Chair, after reasonable effort under the circumstances, is unable to contact the Chair or other Board member, the Executive Director or Chair is authorized to take immediate action without the prior concurrence of the Chair or other Board member.

6-3 The Executive Director and/or Chair shall report any action taken pursuant to section 6-1 to the Board of Directors at its next board meeting.

## **SECTION 7. DISPOSITION OF AUTHORITY PROPERTY**

7-1 The Purchasing Agent shall dispose of property owned by the Authority that is no longer required for Authority purposes in such manner and for such consideration as the Purchasing Agent determines will best benefit the Authority. . Such disposal, and the reasons therefore, shall promptly be reported to the Board of Directors, unless the amount or value received is \$10,000 or less. Property having a current value of \$25,000 or greater

shall not be disposed of without prior authorization of the Authority's Board of Directors  
The Purchasing Agent shall annually provide the Board of Directors with a list of all property disposed of during the year pursuant to this authorization, including the value received, irrespective of the value of the property.

7-2 The Purchasing Agent may exchange used Authority property in connection with a purchase of materials, supplies, or equipment, subject to the limitations in this section.

7-3 Disposition of all real property, regardless of value, requires Board approval.

# Additional Materials

Minutes  
PUENTE HILLS HABITAT PRESERVATION AUTHORITY  
CITIZENS TECHNICAL ADVISORY COMMITTEE  
July 16, 2024

The meeting of the Citizens Technical Advisory Committee was held on Tuesday, July 16, 2024, at the Whittier Senior Center, 13225 Walnut Ave, Whittier, CA 90602.

**I. CALL TO ORDER.**

Vice Chair Houwen called the meeting to order at 7:01 p.m.

**II. ROLL CALL.**

A roll call was taken, and there was a quorum at this time.

<b>Members Present:</b> Bryan Coreas	County of Los Angeles
Matthew Liang	County of Los Angeles
Roy Francis	La Habra Heights
Catherine Houwen, Vice Chair	La Habra Heights
Shelley Andros	Whittier
Dr. Janis Cavanaugh	Whittier

<b>Members Absent:</b> Michelle Pekko-Seymoure	Whittier
John Ford	County of Los Angeles
Adam Nazaroff	La Habra Heights

**Authority Representatives Present:**

Andrea Gullo, Executive Director  
Marlyn Barajas, Program Analyst  
Michelle Mariscal, Ecologist

**III. PUBLIC COMMENTS.**

Jeanne Renner from Friends of the Whittier Hills publicly commented on supporting the Habitat Authorities' upcoming endeavors.

Steve Huber from Whittier Area Audubon spoke of volunteering with his wife on the 4th of July for the Habitat Authority as a fire watch patrol in Turnbull Canyon. He also mentioned walking Sycamore Canyon the day before the 4th of July and seeing different bird species, including red-tailed hawks.

**IV. APPROVAL OF MINUTES FOR THE JUNE 11, 2024, SPECIAL MEETING.**



Member Houwen motioned to approve these minutes as drafted. Member Francis seconded the motion, and in a vote, the motioned passed unanimously.

**V. STANDING REPORTS:**

**a. REPORT BY BOARD LIAISON ON PREVIOUS MONTH'S AUTHORITY BOARD OF DIRECTORS MEETING.**

Vice Chair Houwen, Board Liaison, provided this report.

**b. SOCIAL MEDIA REPORT.**

Program Analyst Barajas provided this report. There was discussion regarding the type of content provided on the Habitat Authorities social media pages.

**c. COMMITTEE MEMBER FEEDBACK FROM THE PUBLIC AS IT RELATES TO THE AUTHORITY.**

Member Cavanaugh mentioned a recent car fire in the hills. The fire was put out quickly, and she thanked the MRCA contracted rangers and the Habitat Authority for their fuel clearance.

**VI. UPDATE, RECEIVE AND FILE FISCAL YEAR 2023-24 AUTHORITY WORKPLAN, AND POSSIBLE RECOMMENDATION TO THE BOARD REGARDING AUTHORITY WORKPLAN FOR FISCAL YEAR 2024-25.**

Executive Director Gullo and Ecologist Mariscal gave a PowerPoint presentation on some of the Habitat Authority's workplan activities for FY 23-24. There was a discussion. Executive Director Gullo reviewed the 2024-25 proposed workplan.

Member Houwen motioned to recommend to the Board Authority workplan for fiscal year 2024-25. Member Cavanaugh seconded the motion, and in a vote the motion passed unanimously.

**VII. DISCUSSION AND POSSIBLE RECOMMENDATION TO THE BOARD REGARDING: A) PUBLIC HEARING ON JULY 18, 2024, FORMATION OF COMMUNITY FACILITIES DISTRICT NO. 2024-01 (PUENTE HILLS PRESERVE PROTECTION) TO FUND CERTAIN PUBLIC SERVICES AND RELATED ACTIONS; B) ADOPTION OF RESOLUTION 2024-07 ENTITLED RESOLUTION TO FORM A COMMUNITY FACILITIES DISTRICT AND TO LEVY SPECIAL TAXES THEREIN; C) ADOPTION OF RESOLUTION 2024-08 ENTITLED, RESOLUTION CALLING A SPECIAL TAX ELECTION AND**

**SUBMITTING TO THE QUALIFIED ELECTORS THE QUESTION OF LEVYING A SPECIAL TAX AND; D) ADOPTION OF RESOLUTION 2024-09 ENTITLED RESOLUTION REQUESTING CONSOLIDATION OF AUTHORITY ELECTION WITH STATEWIDE GENERAL ELECTION.**

Blair Aas from SCI Consultant Group gave an overview presentation of the Puente Hills Preserve Protection Measure. There was discussion.

Member Liang motioned to recommend to the Board to a) Hold a public hearing on July 18, 2024, for the formation of Community Facilities District No. 2024-01 (Puente Hills Preserve Protection) to Fund Certain Public Services and Related Actions; b) Adopt Resolution 2024-07 entitled Resolution to Form a Community Facilities District and to Levy Special Taxes Therein; c) Adopt Resolution 2024-08 entitled, Resolution Calling a Special Tax Election and Submitting to the Qualified Electors the Question of Levying a Special Tax and; d) Adopt Resolution 2024-09 entitled Resolution Requesting Consolidation of Authority Election with Statewide General Election. Member Francis seconded the motion, and in a vote the motioned passed unanimously.

**VIII. CLOSING REMARKS (COMMENTS/QUESTIONS FROM COMMITTEE MEMBERS AND/OR EXECUTIVE DIRECTOR).**

Executive Director Gullo highlighted an article about using drones as a light show on the 4th of July instead of fireworks and another article about fires and homeless encampments in Sepulveda Basin.

**IX. ADJOURNMENT AND ANNOUNCEMENT OF THE NEXT MEETING.**

There being no further comments or business to discuss, Chair Andros adjourned the meeting at approximately 8:12 p.m. The next regularly scheduled meeting is on August 13, 2024.



October 10, 2024

John Ford  
Via email <john@fordteam.com>

Dear Mr. Ford:

The Habitat Authority would like to thank you for volunteering as a Citizens Technical Advisory Committee (CTAC) member.

Your contribution of service, which recently ended, is valued and have helped provide quality maintenance and preservation of the hills for the good of visitors and wildlife. Your input on matters that have come before the Committee for discussion were valued and contributed in furthering the mission of this agency.

Again, thank you for your service. You will always be a part of the Habitat Authority family and we hope our paths allow us to collaborate again.

Sincerely,

  
Andrea Gullo  
Executive Director

CC: Board of Directors  
CTAC

# Whittier Daily News

## Project to convert Puente Hills landfill gets \$15 million in push for area's first regional park

By [City News Service](#) | [news@socalnews.com](mailto:news@socalnews.com)

UPDATED: September 25, 2024 at 6:50 p.m.



*The top of the closed Puente Hills Landfill in Industry, as seen on Wednesday, May 18, 2022, is going to be a panoramic overlook in the plans for Puente Hills Regional Park. (Photo by Sarah Reingewirtz, Los Angeles Daily News/SCNG)*

LOS ANGELES — A project intended to convert a 1,365-acre landfill in Puente Hills into the area's first regional park in decades received a \$15 million federal grant, Los Angeles County officials announced today.

The project known as the Puente Hills Regional Park is intended to transform the nation's largest defunct landfill into a 142-acre park.

East San Gabriel Valley residents are expected to benefit from the new green space, according to the L.A. County Department of Parks and Recreation.

The grant comes from the Land and Water Conservation Fund's Outdoor Recreation Legacy Partnership Program, which is part of a total \$254.68 million for 54 projects in 24 states for new parks.

“This funding is not just a financial boost; it is a profound step toward environmental justice for the San Gabriel Valley,” L.A. County Supervisor Hilda L. Solis, who is spearheading the project, said in a statement. “As we work to transform this site, formerly the second-largest landfill in the country, we are committed to creating a vibrant green space that will serve our residents for generations to come.”

Money is expected to support what is known as the Western Deck, an area that will feature a “community core” with a children’s nature play area, amphitheater, art plaza, dog run, and picnic area.



*Los Angeles County Supervisor Hilda L. Solis speaks about funding and the need for Puente Hills Regional Park on the closed Puente Hills Landfill in Industry on Wednesday, May 18, 2022. The passive park will include trails, a panoramic overlook and an arboretum stair climb on what was once the largest landfill in the United States. (Photo by Sarah Reingewirtz, Los Angeles Daily News/SCNG)*

It will also support the Eastern and Western Horn areas — where a ceremonial space designed to honor indigenous and early inhabitants, gardens and open grassland will be developed, as well as meadows and a terrace. Proposed trails and walkways are expected to connect different areas of the park.

“The Puente Hills Regional Park will bring much needed recreation and support critical biodiversity by protecting and restoring habitats and wildlife,” Norma García-González, director of the L.A. County Department of Parks and Recreation, said in a statement. “As climate change impacts our county residents and wildlife, this grant enables us to build a more resilient L.A. County.”

# Whittier Daily News

## Election 2024 Results: In Puente Hills, Measure PH backers hopeful. But it's tight

Bond is inching closer to majority needed to pass.

By [Anissa Rivera](#) | [arivera@scng.com](mailto:arivera@scng.com)

PUBLISHED: November 7, 2024 at 6:44 PM PST



Puente Hills Habitat Authority is being seeded and planted with native plant species at a 19.6-acre area in Whittier to restore it to Coastal Sage Scrub habitat. Area being worked on at center is next to Colima Road at Casino Dr. on Friday, February, 19, 2021. (Photo by Dean Musgrove, Los Angeles Daily News/SCNG)

It's a waiting game for supporters of [Measure PH](#).

If approved, the bond would enact a special building tax to boost the budget of the Puente Hills Habitat Preservation Authority and help the agency protect the hills from wildfires, fight illegal dumping, pay for rangers and create interpretive programs.

The measure had 66.59% of the [vote](#), as of 4:30 p.m. Thursday, inching its way to the needed two-thirds majority, or 66.67% to pass.

Andrea Gullo, executive director of the government agency, said they will keep monitoring the results until the L.A. County Registrar's Office certifies the election tallies on Dec. 3.



“We’re happy we garnered a strong majority from voters who understand the need,” she said. “We’re focused now on making sure every ballot is counted and every vote recorded.”

Voters served by the area include residents of Whittier, La Habra Heights, as well as parts of the communities of Hacienda Heights, Rowland Heights and Workman Mill area.

The measure’s penny-a-square-foot parcel tax would come out to \$15 for a 1,500-square-foot house, officials said.

Bob Henderson, former mayor of Whittier, helped found the Habitat Authority 30 years ago. He said if the measure passes, it will be to the credit of local communities who have worked for so many years to preserve and protect the wildlife corridor north of Whittier and touching communities such as the Heights.

“But until they’re all counted, nothing is passing,” he said of the votes. “But we’re very hopeful. Getting passage would be a wonderful boost to these cities that have worked so hard for many decades to keep and preserve this unique biological resource and keep it open to the public.”

The [PHHPA](#) manages 4,000 acres of local habitat with 23 miles of public trails and has restored 312 acres in part for the wildlife in the hills. More than 30,000 people use the area, which is considered public open space. The agency also helps with wildlife preparedness efforts and emergency response in Sycamore Canyon in Whittier to Powder Canyon in Rowland Heights.

Gullo said the Habitat Authority’s main source of funding used to be “tipping fees” from the Puente Hills Landfill, which closed in 2013.

A fee of \$1 per ton of solid waste tipped into the landfill was paid to the agency, totaling more than \$64 million. Half of that revenue was used to buy land and the rest invested, officials said.

Losing that source of income when the landfill closed, the Habitat Authority now relies on grants. Ivan Sulic, chairman of the PHHPA, said they hope to raise an estimated \$1.1 million for the long-term sustainability of the hills. They also plan to create an oversight committee made up of local residents.

The bond would also pay for maintenance of natural habitats, such as the Hacienda Hills, Turnbull Canyon, Sycamore Canyon, Hellman Park, Arroyo Pescadero and Powder Canyon.

“We’ve got our fingers crossed,” Henderson said. “This is something the public here has supported for over 30 years and now I hope they’ll continue to help protect the animals and

the trails and the people enjoying this resource and keep it maintained for future generations.”

Supporters of the measure included Supervisor Janice Hahn, Roy Francis, former mayor of La Habra Heights and Hills For Everyone, a nonprofit that advocates for the Puente-Chino Hills.