

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

**The regular meeting of the Board of Directors, February 20, 2025, 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, January 19, 2025, 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, Vice Chair	MARTINEZ
Hacienda Heights Improvement Association	YIP	MONARES
Sanitation Districts of Los Angeles County	FERRANTE,	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 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. Presentation of Appreciation for outgoing Board of Directors member, Andrew Yip.
3. Consent Calendar:
  - a. Approval of Authority Meeting Minutes of January 16, 2025.
  - b. Receive and file Authority's Portfolio Earnings Reports and Custom by Instrument Type for January 2025 prepared by the County of Los Angeles Treasurer and Tax Collector.
  - c. Second reading and adoption of Authority Ordinance No. 2025-01, An Ordinance of the Board of Directors Puente Hills Habitat Preservation Authority Levying Special Taxes for Community Facilities District No. 2024-01 (Puente Hills Preserve Protection).
4. Discussion and possible action regarding sending response letter to the La Habra Heights County Water District regarding regional fire safety.
5. Discussion and possible action authorizing the Executive Director to enter into a contract amendment with California Arborist Complete Tree Care, Inc., the annual fuel clearance contractor for La Habra Heights, extending the term an additional year (April 2025 through March 2026), and amending the contract in the amount of \$82,500.
6. Review, receive and file an update on the completed 60-acre Southern California Edison Tehachapi Renewable Transmission Project Off-Site Mitigation Restoration.
7. 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).)
8. 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.)
9. Instruction to negotiators on property negotiations for Assessor Parcel Numbers 8266-002-901 and 8269-003-900. Negotiating parties include Board Chair, Executive Director, and Rowland Water District. (This item can be heard in closed session pursuant to Government Code Section 54956.8 regarding real estate negotiations.)
10. Board Members' statements, responses, questions or directions to staff, and Executive Director's comments.
11. Adjournment and announcement of next meeting.

**DRAFT Minutes of Regular and Special Meeting – January 16, 2025**  
**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 6095

At 3:00 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

Present: Ivan Sulic, Chair

From City of Whittier:

Present: Councilmember MaryAnn Pacheco, Director

From Hacienda Heights:

Present: Andrew Yip, Director

Authority representatives present:

Andrea Gullo, Authority Executive Director

Michelle Mariscal, Authority Ecologist

Elena Gerli, Esq., Burke, Williams, Sorensen LLP, Authority Counsel

Cathy Houwen, CTAC's Board Liaison

Kenn Hughes, Mountains Recreation and Conservation Authority, Deputy Chief Ranger

Lauren Yokomizo, Board Alternate

**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.**

Cassandra Garcia, whom the County of Los Angeles recommended to appoint to the Authority's Citizens Technical Advisory Committee, introduced herself to the Board.

Steve Huber from Whittier Area Audubon shared information regarding their last monthly hike conducted at Sycamore Canyon including that there were over 40 species of birds, the highlight being a Green-tailed Towhee which is the first sighting of this species in the canyon to date.

John Pespisa, La Habra Heights mayor, thanked the Board for adjusting agenda to address recent wildfires and requested a meeting between the City and Authority to discuss fuel management and public access when fire risk is high.

**DRAFT Minutes of Regular and Special Meeting – January 16, 2025**  
**BOARD OF DIRECTORS**  
**PUEENTE HILLS HABITAT PRESERVATION AUTHORITY**

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**2. ANNUAL ELECTIONS OF CHAIR AND VICE CHAIR FOR THE AUTHORITY BOARD OF DIRECTORS.**

Vice Chair Ferrante motioned to reelect Ivan Sulic as Chair. Director Yip seconded the motion and, in a vote, the motioned passed unanimously.

Vice Chair Ferrante motioned to elect MaryAnn Pacheco as Vice Chair. Director Yip seconded the motion and, in a vote, the motioned passed unanimously.

**3. REPORT BY AUTHORITY’S CITIZENS TECHNICAL ADVISORY COMMITTEE.**

Liaison to the Board, Cathy Houwen, provided a report for the January 14, 2025 CTAC meeting.

**4. CONSENT CALENDAR:**

- A. Approval of Authority Meeting Minutes of November 21, 2024.**
- B. Receive and file Authority’s Portfolio Earnings Reports and Custom by Instrument Type for November and December 2024 prepared by the County of Los Angeles Treasurer and Tax Collector.**
- C. Appointment of recommendations from Supervisor Solis of Cassandra Garcia and the City of Whittier of Michelle Pekko-Seymoure on the Authority’s Citizens Technical Advisory Committee (CTAC) terms ending 2/1/29.**
- D. Receive and file Authority’s Wells Fargo account reconciliation second quarter report FY 24-25.**
- E. Approve letter of appreciation for outgoing Authority Program Analyst Marlyn Barajas for her service and dedication.**
- F. \*(Special meeting item) Reappointment of Adam Nazaroff on the Authority’s Citizens Technical Advisory Committee (CTAC) term ending 2/1/29, as recommended by the City of La Habra Heights.**

Director Ferrante motioned to approve items A through F. Director Yip seconded the motion and, in a vote, the motioned passed unanimously.

**5. DISCUSSION, RECEIVE AND FILE THE AUTHORITY’S FISCAL YEAR 2023-24 END OF THE YEAR BUDGET REPORT.**

Executive Director Gullo provided a brief overview and introduced Krystal Caberra from Lance, Soll & Lunghard, LLP who joined remotely. Ms. Caberra gave a report on Authority finances. There was discussion.

**6. AUTHORIZE EXECUTIVE DIRECTOR TO EXECUTE CONTRACT WITH LANCE, SOLL & LUNGHARD, LLP (LSL) FOR ACCOUNTING SERVICES IN THE AMOUNT OF \$11,200, AND AMEND THE AUTHORITY BUDGET ACCORDINGLY.**

Director Ferrante motioned to approve authorizing Executive Director to execute a contract with Lance, Soll & Lunghard, LLP (LSL) for accounting services in the amount of \$11,200 and amend the Authority budget accordingly. Vice Chair Pacheco seconded the motion and, in a vote, the motioned passed unanimously.

**DRAFT Minutes of Regular and Special Meeting – January 16, 2025**  
**BOARD OF DIRECTORS**  
**PUENTE HILLS HABITAT PRESERVATION AUTHORITY**

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**7. POST ELECTION ANALYSIS OF MEASURE PH BY FORMER AUTHORITY CONSULTANT, JOY KUMMER AT TEAMCIVX.**

Executive Director Gullo introduced Ms. Kummer who gave a presentation.

**8. ADOPTION OF RESOLUTION NO. 2025-01 A RESOLUTION OF THE BOARD OF DIRECTORS OF THE PUENTE HILLS HABITAT PRESERVATION AUTHORITY DECLARING THE RESULTS OF A SPECIAL TAX ELECTION, DETERMINING THE VALIDITY OF PRIOR PROCEEDINGS, AND DIRECTING THE RECORDING OF THE NOTICE OF SPECIAL TAX LIEN; AND INTRODUCTION OF ORDINANCE NO. 2025-01 AN ORDINANCE OF THE BOARD OF DIRECTORS PUENTE HILLS HABITAT PRESERVATION AUTHORITY LEVYING SPECIAL TAXES FOR COMMUNITY FACILITIES DISTRICT NO. 2024-01 (PUENTE HILLS PRESERVE PROTECTION).**

Blair Aas from SCI Consulting Group briefly addressed the Board and answered questions.

Director Ferrante motioned to approve Resolution No. 2025-01 and introduce Ordinance No. 2025-01. Director Yip seconded the motion and, in a vote, the motioned passed unanimously.

**9. AUTHORIZE EXECUTIVE DIRECTOR TO EXECUTE CONTRACT WITH SCI CONSULTING GROUP FOR FIVE-YEAR TERM ADMINISTRATION OF COMMUNITY FACILITIES DISTRICT NO. 2024-01 IN THE AMOUNT OF \$176,200 AND AMEND THE AUTHORITY BUDGET ACCORDINGLY.**

Executive Director Gullo provided a report on this item. Blair Aas from SCI Consulting Group was available to answer questions.

Vice Chair Pacheco motioned to approve authorizing Executive Director to execute a contract with SCI Consulting Group for five-year term administration of Community Facilities District No. 2024-01 in the amount of \$176,200 and amend the Authority budget accordingly. Director Yip seconded the motion and, in a vote, the motion passed unanimously.

**10. DISCUSSION AND POSSIBLE DIRECTION REGARDING FORMATION OF A CITIZENS ADVISORY COMMITTEE ASSOCIATED WITH THE COMMUNITY FACILITIES DISTRICT NO. 2024-01.**

Executive Director Gullo provided background. There was discussion. Directions were given to form an ad-hoc committee consisting of Chair Sulic and Vice Chair Pacheco to come up with recommendations for formation of a new Advisory Committee, to be discussed at a future Board meeting.

**11. DISCUSSION AND POSSIBLE DIRECTION REGARDING ESTABLISHING BOARD AND ADVISORY COMMITTEE RULES, REGULATIONS AND/OR PROCEDURES.**

**DRAFT Minutes of Regular and Special Meeting – January 16, 2025**  
**BOARD OF DIRECTORS**  
**PUENTE HILLS HABITAT PRESERVATION AUTHORITY**

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Executive Director Gullo provided background. There was discussion. Direction was given for Executive Director Gullo and legal counsel Gerli to draft an outline for Director Ferrante and Vice Chair Pacheco’s review in advance that the Board can provide feedback on.

**12. DISCUSSION AND POSSIBLE ACTION REGARDING SENDING LETTER TO THE LA HABRA HEIGHTS COUNTY WATER DISTRICT REGARDING REGIONAL FIRE SAFETY.**

Executive Director Gullo provided a report on this item. There was discussion.

Member Ferrante motioned to approve sending a letter to the La Habra Heights County Water District regarding regional fire safety. Director Yip seconded the motion and, in a vote, the motion passed unanimously.

**13. \*(SPECIAL MEETING ITEM) DISCUSSION AND POSSIBLE ACTION REGARDING AUTHORITY WILDFIRE PREVENTION AND PREPARATION ACTIVITIES, AND EMERGENCY TRAIL CLOSURES ON AUTHORITY MANAGED PROPERTIES**

Executive Director Gullo provided a report on this item and presented a map showing all of the areas where vegetation management and wildfire fuel reduction activities had occurred Preserve-wide since 2021. There was discussion regarding wildfire risk and Preserve closures.

Chair Sulic motioned to approve closing the Puente Hills Preserve through January 31 unless extended by the Board Chair and Executive Director; sending a letter to the Los Angeles County Dept of Parks and Recreation informing them of the closure and requesting closure of intersecting County trails; authorizing the Executive Director to execute a contract with a security company or staffing agency to provide additional enforcement support at trailheads during the closure; and sending a letter to Southern California Edison requesting information on what thresholds are used to dictate power shut offs and any other risk management information pertinent to the Preserve lands. Director Ferrante seconded the motion and, in a vote, the motion passed unanimously.

**Closed Session items:**

**14. 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).)**

**15. 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**

**DRAFT Minutes of Regular and Special Meeting – January 16, 2025**  
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**COUNTY, AND RMX RESOURCES, LLC. (THIS ITEM CAN BE HEARD IN CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54956.8.)**

At 5:01 p.m. Chair Sulic moved to continue the discussion of items 14 and 15 in Closed Session.

At 5:27 p.m. Chair Sulic moved to end the Closed Session, and the Open Session recommenced. Items 14 and 15 were discussed and no reportable action was taken.

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

There was a comment made about the trail closures.

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

There being no further comments, or business to be discussed, Chair Sulic adjourned the meeting at 5:30 p.m.

*Approved:*

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*Ivan Sulic, Board Chair*

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*Andrea Gullo, Executive Director, Acting 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) 626-1701  
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

February 6, 2025

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 January 31, 2025, 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

01/01/2025 - 01/31/2025

# Specific Purpose Invest Agg (299402)

Dated: 02/04/2025

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 '25 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
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\* 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 01/31/2025

# Specific Purpose Invest Agg (299402)

Dated: 02/04/2025

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 '25 MTN	3134GWSD9	2.000	08/27/2043	2.000	9,500,000.00	9,500,000.00	9,500,000.00	0.00
---	---	---	<b>2.352</b>	<b>03/10/2042</b>	<b>2.352</b>	<b>32,175,000.00</b>	<b>32,175,000.00</b>	<b>32,175,000.00</b>	<b>0.00</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)

01/01/2025 - 01/31/2025

Dated: 02/04/2025

<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  $\geq$  01/01/2025 and Settle Date  $\leq$  01/31/2025 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

# Specific Purpose Invest Agg (299402)

01/01/2025 - 01/31/2025

Dated: 02/04/2025

LA Fund Number	Original Lot ID	Detailed Description	Settle Date	Final Maturity	Change In Current FV	Purchases	Maturities/Redemption	Purchased Accrued Interest	Coupon Payment
PHHPA	821801198	FED FARM CR BNKS 2.500 07/29/41 '24	01/29/2025	07/29/2041	0.00	0.00	0.00	0.00	283,437.50
<b>PHHPA</b>	<b>821801198</b>	<b>FED FARM CR BNKS 2.500 07/29/41 '24</b>	<b>01/29/2025</b>	<b>07/29/2041</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>283,437.50</b>

\* 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.

# Puente Hills Habitat Preservation Authority

Endowment Provided by the Puente Hills Landfill

AGENDA ITEM NO. 3C

## MEMORANDUM

**Date:** February 20, 2025

**To:** Board Members

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

**Subject:** Second reading and adoption of Authority Ordinance No. 2025-01, An Ordinance of the Board of Directors Puente Hills Habitat Preservation Authority Levying Special Taxes for Community Facilities District No. 2024-01 (Puente Hills Preserve Protection).

### Recommendation:

Adopt and waive reading of Ordinance No. 2025-01, an Ordinance of the Board of Directors of the Puente Hills Habitat Preservation Authority Levying Special Taxes for Community Facilities District No. 2024-01 (Puente Hills Preserve Protection).

### Background:

At the January 16, 2025 Authority Board meeting, adopted was Resolution No. 2025-01 certifying the results of the special tax election for Measure PH Special Tax, determining that all prior proceedings were valid and in compliance with the Mello-Roos Act, and directing staff to record a Notice of Special Tax Lien with the Los Angeles County Recorder's Office. Also, the first reading of Ordinance No. 2025-01 occurred.

The next steps include authorizing the levy of the special tax, and implementing collection procedures with the adoption of Ordinance No.2025-01.

**Ordinance No. 2025-01:** The ordinance authorizes the levy of the special tax as approved by Measure PH Special Tax. The ordinance sets the initial rate at 1 cent per square foot of building area on taxable developed properties and provides for annual adjustments to the tax rate, capped at 3%, in accordance with the Rate and Method of Apportionment ("RMA"). It also establishes exemptions, specifies that the tax will be collected in the same manner as ad valorem property taxes, and directs the Executive Director or designee to provide the necessary information to the County Tax Collector to include the special tax on the property tax roll beginning in fiscal year 2025-26. The ordinance will become effective 30 days after adoption.

### Fiscal Impact:

The revenue generated by the Measure PH Special Tax will begin in fiscal year 2025-26 and will be adjusted annually as permitted by the RMA to account for inflation. The measure is anticipated to generate approximately \$1.1m for FY 2025-26.

February 20, 2025

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Attachments:

For a detailed background, attached is the Authority's January 16, 2025 staff report on this matter which includes the ordinance.

Ordinance No. 2025-01 AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE PUENTE HILLS HABITAT PRESERVATION AUTHORITY LEVYING SPECIAL TAXES WITHIN COMMUNITY FACILITIES DISTRICT NO. 2024-01 (PUENTE HILLS PRESERVE PROTECTION)

## Puente Hills Habitat Preservation Authority

Endowment Provided by the Puente Hills Landfill

### MEMORANDUM

**Date:** January 16, 2025

**To:** Board Members

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

**Subject:** Agenda Item No. (8): Adoption of Resolution No. 2025-01 A Resolution of the Board of Directors of the Puente Hills Habitat Preservation Authority Declaring the Results of a Special Tax Election, Determining the Validity of Prior Proceedings, and Directing the Recording of the Notice of Special Tax Lien; and Introduction of Ordinance No. 2025-01 an Ordinance of the Board of Directors of the Puente Hills Habitat Preservation Authority Levying Special Taxes for Community Facilities District No. 2024-01 (Puente Hills Preserve Protection).

#### Recommendation:

1. Adopt Resolution No. 2025-01, A Resolution of the Board of Directors of the Puente Hills Habitat Preservation Authority Declaring the Results of a Special Tax Election, Determining the Validity of Prior Proceedings, and Directing the Recording of the Notice of Special Tax Lien
2. Introduce and waive reading of Ordinance No. 2025-01, an Ordinance of the Board of Directors of the Puente Hills Habitat Preservation Authority Levying Special Taxes for Community Facilities District No. 2024-01 (Puente Hills Preserve Protection)

#### Background:

The Board of Directors initiated proceedings on June 12, 2024, to establish Community Facilities District (“CFD”) No. 2024-01 (Puente Hills Preserve Protection) under the Mello-Roos Community Facilities Act of 1982. The purpose of forming the CFD is to generate revenue to support ongoing habitat preservation, management, public access improvements, and associated administrative costs for the Puente Hills Preserve.

After the required public hearings and procedural steps, the Board approved the formation of the CFD and authorized a special tax election to be held on November 5, 2024, in conjunction with the statewide general election. The measure, known as Measure PH Special Tax, proposed levying a special tax on taxable developed properties within the CFD.

The Los Angeles County Registrar of Voters has certified the election results, confirming that Measure PH Special Tax received approval from over two-thirds of the votes cast, meeting the legal requirement for passage. The next steps include formalizing the results, authorizing the levy of the special tax, and implementing collection procedures.

Discussion:

To finalize the formation of CFD No. 2024-01 and implement Measure PH Special Tax, the Board must adopt the proposed resolution and ordinance.

- **Resolution No. 2025-01:** The resolution formally declares the results of the special tax election for Measure PH Special Tax, determines that all prior proceedings were valid and in compliance with the Mello-Roos Act, and directs staff to record a Notice of Special Tax Lien with the Los Angeles County Recorder's Office within 90 days of certification of Measure PH Special Tax, as required by the Act. The special tax lien ensures that the obligation to pay the special tax is properly documented and legally enforceable against the properties within the CFD.
- **Ordinance No. 2025-01:** The ordinance, introduced for its first reading, authorizes the levy of the special tax as approved by Measure PH Special Tax. The ordinance sets the initial rate at 1 cent per square foot of building area on taxable developed properties and provides for annual adjustments to the tax rate, capped at 3%, in accordance with the Rate and Method of Apportionment ("RMA"). It also establishes exemptions, specifies that the tax will be collected in the same manner as ad valorem property taxes, and directs the Executive Director or designee to provide the necessary information to the County Tax Collector to include the special tax on the property tax roll beginning in fiscal year 2025-26.

Fiscal Impact:

The revenue generated by the Measure PH Special Tax will begin in fiscal year 2025-26 and will be adjusted annually as permitted by the RMA to account for inflation. The measure is anticipated to generate approximately \$1.1m for FY 2025-26.

Attachments:

- 1) Resolution No. 2025-01 A RESOLUTION OF THE BOARD OF DIRECTORS OF THE PUENTE HILLS HABITAT PRESERVATION AUTHORITY DECLARING THE RESULTS OF A SPECIAL TAX ELECTION, DETERMINING THE VALIDITY OF PRIOR PROCEEDINGS, AND DIRECTING THE RECORDING OF THE NOTICE OF SPECIAL TAX LIEN
- 2) Ordinance No. 2025-01 AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE PUENTE HILLS HABITAT PRESERVATION AUTHORITY LEVYING SPECIAL TAXES WITHIN COMMUNITY FACILITIES DISTRICT NO. 2024-01 (PUENTE HILLS PRESERVE PROTECTION)



## **Ordinance No. 2025-01**

### **AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE PUENTE HILLS HABITAT PRESERVATION AUTHORITY LEVYING SPECIAL TAXES WITHIN COMMUNITY FACILITIES DISTRICT NO. 2024-01 (PUENTE HILLS PRESERVE PROTECTION)**

WHEREAS, on June 12, 2024, the Board of Directors (“Board”) of the Puente Hills Habitat Preservation Authority (“Authority”) adopted a resolution entitled “A Resolution of the Board of Directors of the Puente Hills Habitat Preservation Authority Declaring Intention to Establish a Community Facilities District (“Resolution of Intention”), has conducted proceedings (the “Proceedings”) to establish Community Facilities District No. 2024-01 (Puente Hills Preserve Protection) (“CFD”), of the Authority pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the “Act”) to fund the services described in the Resolution of Intention (the “Services”) as provided in the Act; and

WHEREAS, pursuant to notice as specified in the Act, and as part of the Proceedings, the Board held a public hearing at which it resolved to proceed with the formation of the CFD and approved the rate and method of apportionment of the special tax (“Special Tax”) to be levied within the CFD to fund the costs of the Services, and at such hearing all persons desiring to be heard on all matters pertaining to the formation of the CFD and the levy of the Special Tax were heard, substantial evidence was presented and considered by this Board, and full and fair hearing was held; and

WHEREAS, upon the conclusion of the hearing, this Board adopted Resolution No. 2024-07 entitled “Resolution to Form a Community Facilities District and to Levy Special Taxes Within” (“Resolution of Formation”), which established the CFD and authorized the levy of the Special Tax with the CFD; and

WHEREAS, upon the conclusion of the hearing, this Board and by Resolution No. 2024-08 entitled “Resolution Calling for a Special Tax Election and Submitting to the Qualified Electors the Question of Levying a Special Tax” (“Resolution Calling Election”) specified that the election within the CFD is to occur on November 5, 2024, and designated the Registrar of Voters of the County of Los Angeles (“Registrar of Voters”) as the official to conduct said election; and

WHEREAS, upon the conclusion of the hearing, this Board and by Resolution No. 2024-09 entitled “Resolution Requesting Consolidation of Authority Election with Statewide General Election” (“Resolution Consolidating Election”) requested that the Registrar of Voters conduct the election to occur in the CFD and that such Authority election be so consolidated with the Statewide general election to occur on November 5, 2024; and

WHEREAS, pursuant to the Resolution Calling Election, on November 5, 2024, a general election was held within the CFD at which the qualified electors approved the ballot measure by more than two-thirds (2/3) vote as required by the Act; and

WHEREAS, on January 16, 2025, the Board subsequent to the general election, adopted Resolution No. 2025-01, which certified the results of the general election, declared the CFD to be fully formed with the authority to levy the special tax, and declared that all prior proceedings and actions taken by this Board were valid and in conformity with the Act.

NOW THEREFORE, THE BOARD OF DIRECTORS OF THE PUENTE HILLS HABITAT PRESERVATION AUTHORITY ORDAINS AS FOLLOWS:

**Section 1.** The foregoing recitals are true and correct, and incorporated herein by this reference.

**Section 2.** By the passage of this Ordinance, the Board hereby authorizes and levies special taxes within the CFD pursuant to the Act, at the rate of 1¢ per building square footage per parcel with annual adjustments limited to 3%, on all taxable developed real property, and in accordance with formulas set forth in the Rate and Method of Apportionment of Special Tax (“RMA”), provided in the Resolution of Formation. The special taxes are hereby levied commencing in fiscal year 2025-26 and in each fiscal year thereafter until ended by voters.

**Section 3.** The Authority’s Executive Director, as the officer having charge and control of the Services in and for the CFD, or the designee of such official, is hereby authorized and directed each fiscal year to determine the specific special tax rate and amount to be levied for each parcel of real property within the CFD, in the manner and as provided in the RMA.

**Section 4.** Exemptions from the levy of the special tax shall be as provided in the RMA and the applicable provisions of the Act. In no event shall the special tax be levied on any parcel within the CFD in excess of the maximum specified in the RMA.

**Section 5.** All of the collections of the special tax pursuant to the RMA shall be used as provided in the Act and the Resolution of Formation, to pay, in whole or in part, the cost of providing the Services, as defined in the RMA, and incidental expenses pursuant to the Act, the payment of the costs of the Authority in administering the CFD, and the costs of collecting and administering the special tax.

**Section 6.** The special tax shall be collected in the same manner as ordinary ad valorem taxes are collected and shall have the same lien priority and be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for ad valorem taxes; provided, however, that the Board may provide for other appropriate methods of collection by resolution(s) of the Board. The Executive Director of the Authority is hereby authorized and directed to provide all necessary information to the Auditor-Controller of the County of Los Angeles in order to effect proper billing and collection of the special tax so that the special tax shall be included on the secured property tax roll of the County of Los Angeles for fiscal year 2025-26 and each fiscal year thereafter as authorized. The Executive Director and/or the Secretary of the Board of Directors for the Puente Hills Habitat Preservation Authority are further authorized and directed to carry out all acts necessary and appropriate in order to collect such special tax, including, but not limited to, the filing/recordation of any related special tax lien(s) as may be required.

**Section 7.** If for any reason any portion of this Ordinance is found to be invalid, or if the special tax is found inapplicable to any particular parcel within the CFD, by a Court of competent jurisdiction, the balance of this Ordinance and the application of the special tax to the remaining parcels within the CFD shall not be affected.

**Section 8.** The Executive Director and/or Secretary of the Board of Directors is directed to publish this Ordinance at least once in a newspaper of general circulation circulated with the boundaries of the Authority within 15 days after its passage.

**Section 9.** The Board has considered this Ordinance and finds that this project is exempt from the requirements of the California Environmental Quality Act (“CEQA”). The Board finds that the Ordinance is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Because it can be seen with certainty that there is no possibility that the Ordinance will have a significant effect on the environment, the Ordinance is not subject to CEQA pursuant to State CEQA Guidelines Section 15061(b)(3).

**Section 10.** The time within which judicial review of the decision reflected in this Ordinance must be sought is governed by Section 1094.6 of the California Code of Civil Procedure and other applicable short periods of limitation.

**Section 11.** This Ordinance shall take effect thirty (30) days after the Ordinance’s final passage upon its adoption.

PASSED, APPROVED, and ADOPTED this 20<sup>th</sup> day of February 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Ivan Sulic, Chair  
Authority Board of Directors  
Puente Hills Habitat Preservation Authority

### **CERTIFICATION**

I, Andrea Gullo, Acting Secretary of the Board of Directors of the Puente Hills Habitat Preservation Authority, do hereby certify that the whole numbers of the Authority Board of Directors is four; that the foregoing Ordinance No. 2025-01 was duly and regularly adopted by the Authority Board at a regular meeting thereof held on February 20, 2025, with a copy of such Ordinance being on file in the Administrative Office of the Authority.

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Andrea Gullo  
Acting Secretary to the Board of Directors  
Puente Hills Habitat Preservation Authority



## Puente Hills Habitat Preservation Authority

Endowment Provided by the Puente Hills Landfill

Ivan Sulic  
Chair  
County of Los Angeles

Mary Ann Pacheco  
Vice Chair  
City of Whittier

Robert Ferrante  
Director  
Sanitation Districts of  
Los Angeles County

Andrew Yip  
Director  
Hacienda Heights

February 20, 2025

Board of Directors  
c/o Brad Cooke, President of the Board  
La Habra Heights County Water District (LHHCWD)  
1271 N Hacienda Road  
La Habra Heights, CA 90631

# Draft

### Response to PHHPA's Request to Prioritize Waterline Upgrades to Heli-Tank for Fire Safety

Dear President Cooke and Board Members:

In a letter dated January 16, 2025, the Habitat Authority requested that the La Habra Heights County Water District prioritize upgrades to the waterline to the heli-tank for public fire safety. We had been informed by your Board over a year ago that this project was on your organization's list of future projects, possibly in the queue for implementation of five to eight years.

We are in receipt of your response letter dated January 31, 2025. The letter explains that the LHHCWD was unsuccessful in attaining financial funding for upgrades to the waterline, and has no plans to upgrade the system unless funding is attained. We are available to collaborate with partner efforts in finding outside funding from possibly grants to upgrade your system and to ensure the safety of the community. Please share with us the financial costs associated with making these important upgrades for the public's benefit.

Please don't hesitate to reach out with any questions to me at (310) 507-5022 or to Executive Director Andrea Gullo at [agullo@habitatauthority.org](mailto:agullo@habitatauthority.org) or (562) 945-9003.

Sincerely,

# Draft

Ivan Sulic  
Chair, Board of Directors

Copy:  
Supervisor Janice Hahn  
Supervisor Hilda Solis  
Senator Archuletta  
Assemblymember Calderon  
City Council of the City of La Habra Heights



## LA HABRA HEIGHTS COUNTY WATER DISTRICT

(562) 697-6769 • www.lhcwd.com

1271 North Hacienda Road  
La Habra Heights, California 90631

Post Office Box 628  
La Habra, California 90633-0628

January 31, 2025

Mr. Ivan Sulic,  
Chair, Board of Directors  
Puente Hills Habitat Preservation Authority

Dear Mr. Sulic,

La Habra Heights County Water District (District) acknowledges your concern and thanks you for the opportunity to discuss the water availability on East Skyline Drive. During the Heli-Hydrant initial planning stages our engineer estimated a flow rate of 280 gallons per minute (GPM), which would fill a planned 5,000 gallon tank in a little under 18 minutes. The installed tank is now 8,600 gallons, and the location of the Heli-Hydrant requires 2,200 feet of 8-inch pipeline to fill the tank at the vendor's suggested flow rate of 1,000 GPM. Ultimately the District's flow rate of 394 GPM filled the larger tank in under 23 minutes. The District has shared these concerns and the need for funding from the onset of the Heli-Hydrant project.

Whether a 5,000 or 8,600-gallon tank was installed, the tank could never be able to fill in two minutes as suggested in the Puente Hills Habitat Preservation Authority's letter presented to our Board of Directors. A two-minute fill time equates to 4,300 GPM, which would require installing 8,570 linear feet of 16-inch pipeline, an option never discussed by the District. In 2021, the District addressed the incorrect assumption that the pipeline would be installed the year following the Heli-Hydrant installation. The District had no financial means or funding for such a substantial project.

In response to your request to prioritize upgrading our watermain to the Heli-Hydrant, the District shares your opinion that such a high priority upgrade can strongly improve the operation of the Heli-Hydrant. However, as discussed heavily with partners during the planning stages of the Heli-Hydrant design and installation, the District lacked the financial resources for such a project. In addition, the District was denied requests for funding assistance from other sources within our region. Unfortunately, other large financial obligations have now been imposed upon the District since that time. Making the decision to finance any project of this scope is unrealistic until it is financially attainable. However, the District gladly supports any funding opportunities to complete the project that the Puente Hills Habitat Preservation Authority is willing to provide or seek from others through its own financial resources.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Matthews".

Joe Matthews, General Manager  
La Habra Heights County Water District

MEMORANDUM

**Date:** February 20, 2025

**To:** Board Members

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

**Subject:** Discussion and possible action authorizing the Executive Director to enter into a contract amendment with California Arborist Complete Tree Care, Inc., the annual fuel clearance contractor for La Habra Heights, extending the term an additional year (April 2025 through March 2026), and amending the contract in the amount of \$82,500.

Recommendation:

That the Board authorize the Executive Director to amend the contract with California Arborist by extending the term an additional year and increasing it in the amount of \$82,500.

Background:

In March 2020, the Board approved a five-year contract in the amount of \$397,500 with California Arborist for annual fuel modification hand clearing work on Authority-managed properties in La Habra Heights.

The current contract with California Arborist expires March 31, 2025. The current workload of staff presents a challenge for effectively issuing a request for proposals to continue these services. Staff are currently seeking fuel modification proposals for Authority properties in Whittier and Hacienda Heights as the current contract for those properties expires in April 2025. After consideration, staff have concluded that extending the existing contract in La Habra Heights for an additional year would be beneficial. This extension would allow more staff and ranger oversight to a single new contractor rather than managing potentially two new contractors within the same timeframe. California Arborist has performed the contract satisfactorily, within budget, and in compliance with La Habra Heights Fire Marshall's requirements.

This proposed amendment with contractor California Arborist would augment the contract an additional year at the current annual cost of \$82,500, and extend the term from 3/31/25 to 3/31/26.

Attached is the contract amendment for consideration.

Fiscal Impact:

None. Fuel clearance is an activity already in the Authority's fiscal year 2024-25 budget. The funding for this contract is from the agency Caltrans grant agreement.

FIRST AMENDMENT TO  
PUENTE HILLS HABITAT PRESERVATION AUTHORITY  
Fuel modification for Habitat Authority Properties,  
LA HABRA HEIGHTS  
20-10 Agreement

This first amendment to that certain agreement entitled Fuel modification for Habitat Authority Properties, La Habra Heights and numbered 20-10 (Agreement) is entered into on February 20, 2025 between the Puente Hills Habitat Preservation Authority (PHHPA or Habitat Authority) and California Arborist Complete Tree Care, Inc. (Contractor).

RECITALS

A. PHHPA and Contractor entered into the Agreement on April 22, 2020. Contractor agreed to provide fuel modification services at designated locations within the Puente Hills Preserve, as directed by PHHPA, for a Term ending on March 31, 2021, with possible annual extensions through March 31, 2025, and total compensation in the amount of 397,500. PHHPA and Contractor extended the Agreement through March 31 ,2025.

B. PHHPA and Contractor wish to extend Contractor's services for an additional year through March 31, 2026, and increase compensation by \$82,500.

AGREEMENT

PHHPA and CONTRACTOR agree to the following amendments (added text in **bold italics**, deleted text in ~~strikethrough~~):

All notices to the Habitat Authority shall be sent to:

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

Section 3 of the Agreement is amended to read:

3. Compensation: HABITAT AUTHORITY shall pay the amount of \$75,000 (seventy-five thousand dollars) as specified by CONTRACTOR in Contractor's Proposal, and incorporated herein as Exhibit C as full compensation to CONTRACTOR for furnishing all materials and for doing all the WORK contemplated and embraced in this Contract, also for all loss or damage arising out of the nature of the WORK aforesaid, from the actions of the elements, from any unforeseen difficulties or obstructions which may arise or be encountered in the prosecution of the WORK until its acceptance by HABITAT AUTHORITY, and for all risks of every description connected with the WORK, also for all expenses incurred by or in consequence of the suspension or discontinuance of the WORK, for all well and faithfully completing the WORK, and the whole thereof, in the manner and according to the Contract Documents. The



Contract may be extended annually up to four additional terms, totaling five consecutive years at the sole option of the HABITAT AUTHORITY by providing notice in writing to CONTRACTOR. Compensation for possible additional years are presented in Contractor's proposal (Exhibit C) are as follows: Year 2- \$75,000, Year 3-\$82,500, Year 4-\$82,500, and Year 5- \$82,500 , **and Year 6- \$82,500**. Hourly rates are in Exhibit C.

Section 8 is amended to read:

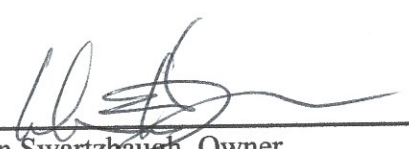
8. Term and Contract Time: The term of this contract shall run from date of execution to March 31, ~~2021~~**2026**. The WORK called for herein shall be commenced within ten (10) days of the Notice to Proceed issued by HABITAT AUTHORITY and shall be fully completed by June 1, 2020, and every year thereafter by May 1<sup>st</sup> unless otherwise altered in writing. (Should there be a conflict of the TERM in the Bidding documents, the CONTRACT shall be the binding terms.) The contract time is up to 30 days consecutive calendar days commencing on the date specified in the Notice to Proceed (hereinafter CONTRACT TIME). If CONTRACTOR will require an extension of time for completion of WORK, such request shall be made in writing to HABITAT AUTHORITY and will be granted only upon written approval of HABITAT AUTHORITY in accordance with the General Conditions, Section 8.0, Exhibit D. The Contract TERM may be extended annually up to ~~four~~**five** additional terms, totaling ~~five~~**six** consecutive years at the sole option of the HABITAT AUTHORITY by providing notice in writing to CONTRACTOR on or before February 1, 2021 for the second term and on Feb. 1 for all other terms to follow. If authorized, the second term shall commence on April 1, 2021 and terminate on March 31, 2022. If authorized, the third term shall commence on April 1, 2022 and terminate on March 31, 2023. If authorized, the fourth term shall commence on April 1, 2023 and terminate on March 31, 2024. If authorized, the fifth term shall commence on April 1, 2024 and terminate on March 31, 2025. ***If authorized, the sixth term shall commence on April 1, 2025 and terminate on March 31, 2026.***

3. All other terms and provisions of the AGREEMENT shall remain in full force and effect.

PUENTE HILLS  
HABITAT PRESERVATION AUTHORITY

CALIFORNIA ARBORIST  
COMPLETE TREE CARE, INC.

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

By  \_\_\_\_\_  
Don Swartzbaugh, Owner

\_\_\_\_\_  
Date

2-13-28  
\_\_\_\_\_  
Date

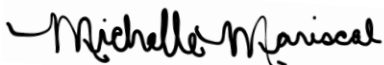
Puente Hills  
Habitat Preservation Authority  
Endowment Provided by the Puente Hills Landfill

AGENDA ITEM NO. 6

MEMORANDUM

**Date:** February 20, 2025

**To:** Andrea Gullo, Executive Director

**From:**   
Michelle Mariscal, Ecologist

**Subject:** Review, receive and file an update on the completed 60-acre Southern California Edison Tehachapi Renewable Transmission Project Off-Site Mitigation Restoration.

Recommendation:

That the Board receive and file this update on the project completion.

Background:

In 2009, the Habitat Authority retained legal counsel, Johnson and Hanson LLP, in attempts to have Southern California Edison's (SCE) environmental document address impacts to the Preserve from installation of new transmission lines, removal or upgrading of existing lines, and other construction activities to support the Tehachapi Renewable Transmission Project (Project). Attempts to change the environmental document were not successful. Shortly thereafter, conversations with SCE began that involved consolidating most of their habitat mitigation requirements from Project segments 7 and 8 onto the Habitat Authority's Puente Hills Preserve.

During meetings that occurred in the later part of 2013, SCE offered several options to mitigate impacts related to their Project with the Habitat Authority. Based on guidance from the Board, Habitat Authority staff communicated their preference to have all the compensatory mitigation conducted on Habitat Authority land rather than land donation.

In December 2015, the Authority entered into an agreement with SCE to restore 60 acres of native habitat on Authority-owned land in Powder Canyon within La Habra Heights. Of those 60 acres, 53 acres are Coastal Sage Scrub habitat, 3.5 acres are walnut woodland, and 3.5 acres are oak woodland. The restoration project also involved tree mitigation for blue elderberry, coast live oak, holly-leaved cherry, Southern California black walnut, and toyon. Placement of a conservation easement on the Coastal Sage Scrub mitigation areas was completed prior to restoration commencement and was finalized between the Habitat Authority, the Watershed Conservation Authority, and the United States Fish and Wildlife Service in 2016. Site preparation activities, including irrigated grow-and-kill weed management, were conducted for two years (September 2016 to December 2018) prior to plant installation. The majority of container plants and seed were installed between November 2018 and January 2019, with additional purple sage plants being installed in April 2019. Regular maintenance occurred following plant

installation and included weeding of nonnative species as needed. The site was irrigated until spring 2022 to ensure successful plant establishment.

In September 2024, Land IQ, the restoration project's contracted ecological consulting firm, prepared the fifth annual monitoring report which documented the establishment of the habitat and conformance with all established performance standards based on vegetation data collected in the restoration areas. The Authority and SCE submitted this report to the regulatory agencies involved with oversight, the California Public Utilities Commission (CPUC) and USFWS, with a request for project sign-off. Later that month, Authority staff coordinated a site visit with SCE and USFWS staff, at which time they were pleased with the success of the site. The Authority received sign-off letters from CPUC in December 2024 and USFWS in January 2025 confirming that all mitigation terms and conditions have been met, and both agencies deemed the mitigation successful. Therefore, there are no further monitoring obligations related to this site, the project has been successfully completed, and long-term management of the site will commence following guidelines outlined in the Long-term Management Program developed for the project.

Fiscal Impact:

Costs for this mitigation project remained within the anticipated budget. The Authority received \$6.9 million from SCE to complete the restoration project which included restoration costs, funding for staff time, contingency funds for unforeseen risks and liabilities, and a conservation easement fee. A federally regulated long-term endowment, funded by SCE, for management of the 53 acres of Coastal Sage Scrub habitat associated with this project in perpetuity is held by the San Diego Foundation (SDF) in favor of the Habitat Authority. It is expected to annually generate \$39,877 plus projected inflation. The project budget is being finalized while the remaining invoices are being processed.

# Additional Materials

Minutes  
PUENTE HILLS HABITAT PRESERVATION AUTHORITY  
CITIZENS TECHNICAL ADVISORY COMMITTEE  
November 19, 2024

The meeting of the Citizens Technical Advisory Committee was held on Tuesday, November 19, 2024, at the Whittier Senior Center, 13225 Walnut Ave, Whittier, CA 90602.

**I. CALL TO ORDER.**

Chair Andros called the meeting to order at 7:02 p.m.

**II. ROLL CALL.**

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

**Members Present:**

Matthew Liang	County of Los Angeles
Roy Francis	La Habra Heights
Catherine Houwen, Vice Chair	La Habra Heights
Adam Nazaroff*	La Habra Heights
Shelley Andros, Chair	Whittier
Dr. Janis Cavanaugh	Whittier
Michelle Pekko-Seymoure	Whittier

\*Arrived after roll call

**Members Absent:**

Vacant	County of Los Angeles
Bryan Coreas	County of Los Angeles

**Authority Representatives Present:**

Andrea Gullo, Executive Director  
Michelle Mariscal, Ecologist

**III. PUBLIC COMMENTS.**

Steve Huber from Whittier Area Audubon extended congratulations for the passage of Measure PH. He shared information regarding their last monthly hike conducted at Sycamore Canyon including that there were over 40 species of birds, many were winter migrants. He also mentioned that a patrolling County Sheriff stopped to speak to their group before they entered the trailhead.

**IV. APPROVAL OF MINUTES FOR THE SEPTEMBER 17, 2024, ADVISORY COMMITTEE MEETING.**

Vice Chair Houwen motioned to approve the September 17, 2024 minutes as drafted. Member Liang 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 the report for the September Board meeting.

**b. SOCIAL MEDIA REPORT.**

A brief update was provided by staff.

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

Vice Chair Houwen provided an update on the agency and presented information on Measure PH at the La Habra Heights City Council Meeting.

Member Cavanaugh hosted a neighborhood watch meeting.

**VI. VERBAL UPDATE FROM DEPUTY CHIEF RANGER HUGHES REGARDING RANGER AND MAINTENANCE SERVICING PROVIDED BY THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY (MRCA) RANGER REPORT.**

Deputy Chief Ranger Hughes presented a slide show regarding highlights of ranger activities over the past several months. There was discussion, and the item was received and filed.

**VII. DISCUSSION OF ELECTION RESULTS TO DATE FOR MEASURE PH.**

Executive Director Gullo provided voter results for Measure PH and thanked all involved. Each Committee Member made comments and offered congratulations

**VIII. DISCUSSION AND POSSIBLE RECOMMENDATION TO THE BOARD OF DIRECTORS RECOMMENDING ADOPTION OF 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.**

Executive Director Gullo provided a report on this item. There was discussion.

Member Nazaroff motioned to recommend to the Board of Directors to adopt Resolution No. 2024-11 amending the Purchasing Policies. Member Pekko-Seymoure seconded the motion, and in a vote, the motion passed unanimously.

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

The Committee was updated about the agency holiday party tentatively scheduled for December 11, 2024.

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

There being no further comments or business to discuss, Chair Andros adjourned the meeting at 7:54 p.m. The next regularly scheduled meeting is on December 17, 2024.



# Puente Hills Habitat Preservation Authority

Endowment Provided by the Puente Hills Landfill

## MEMBERS OF THE BOARD OF DIRECTORS

Ivan Sulic  
Chair  
County of Los Angeles

Mary Ann Pacheco  
Vice Chair  
City of Whittier

Robert Ferrante  
Director Sanitation Districts of  
Los Angeles County

Andrew Yip  
Director  
Hacienda Heights

January 22, 2025

Norma Edith García-Gonzalez, Director  
County of Los Angeles Department of Parks and Recreation  
and the Los Angeles County Regional Parks and Open Space District  
1000 South Fremont Avenue, Unit #40  
Alhambra, CA 91803

Dear Ms. Garcia-Gonzalez:

Our thoughts are with you and your department during the current wildfire emergency that the County of Los Angeles is experiencing. We are saddened to hear about the loss of your Eaton Canyon Nature Center, Farnsworth Park -Davies Community Center – on the National Historic Register, the Altadena Gold Course Club House, and other facilities that were destroyed in the Eaton fire. The impacts from the Eaton and other fires are devastating for so many organizations and families, and we stand united in our solidarity for containing the active fires and recovery from them.

In the Puente Hills areas, surrounding cities and communities are greatly disturbed, concerned and anxious about similar out-of-control wildfire emergencies happening in our area. We have been busy addressing these concerns and taking extra steps to prevent wildfires during these tenuous and difficult times. Currently, we are fluctuating between red flag warning conditions, and county and regional fire-fighting resources are focused on containing the current ongoing fires. On January 16, 2025, the Puente Hills Habitat Preservation Authority (Authority) by action of the Board of Directors temporarily closed its trails to safeguard the public. Trails will remain closed through January 31, 2025 or until conditions are safe and healthy for the public from this natural disaster.

The Authority also respectfully requests that the County Parks Department consider closing or controlling access to its adjoining Schabarum Trail and/or Park, as they are intrinsically connected making it difficult for the Authority to effectively close its trails in a manner that is not confusing for the public. Having similar policies for trail access during times like these or throughout the year helps to enhance the public's experiences on these trails and keep everyone safe.

Again, best wishes to you and the Department of Parks and Recreation and the Regional Parks and Open Space District during these difficult times. Please don't hesitate to reach out with any questions at (562) 945-9003.

Sincerely,

*Andrea Gullo*

Andrea Gullo  
Executive Director

copy: Board & Advisory Committee





# Puente Hills Habitat Preservation Authority

Endowment Provided by the Puente Hills Landfill

## MEMBERS OF THE BOARD OF DIRECTORS

Ivan Sulic  
Chair  
County of Los Angeles

Mary Ann Pacheco  
Vice Chair  
City of Whittier

Robert Ferrante  
Director Sanitation Districts of  
Los Angeles County

Andrew Yip  
Director  
Hacienda Heights

January 17, 2025

Adrian Garcia  
Government Relations Manager  
Southern California Edison  
Via email: [Adrian1.Garcia@sce.com](mailto:Adrian1.Garcia@sce.com)

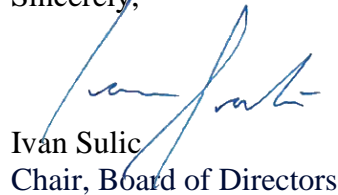
Dear Mr. Garcia:

The Puente Hills Habitat Preservation Authority (Authority) is a local government agency that manages the Puente Hills Preserve located in Whittier, La Habra Heights, Hacienda Heights and Rowland Heights. As you can imagine, during the current wildfire state of emergency in Los Angeles County, the Authority's surrounding cities and communities are greatly disturbed, concerned and anxious about similar out-of-control wildfire emergencies happening in our area. As an agency, we have been busy addressing these concerns and taking extra steps to prevent wildfires during these tenuous and difficult times.

As a part of our response with partners and community members, we are trying to gather information about what safety measures are in place regarding the operations of Southern California Edison (SCE). Can you please provide information as to when SCE distribution and transmission lines and towers are shut down? What triggers and/or factors are used to determine shutdowns to safeguard public safety from natural disasters such as fire and other safety threats? Any other information that you can provide about the maintenance and safety of SCE's facilities and its emergency capabilities and response plans would also be appreciated.

Thank you for your prompt response to our request. Please don't hesitate to reach out with any questions to me at (310) 507-5022 or to Executive Director Andrea Gullo at [agullo@habitatauthority.org](mailto:agullo@habitatauthority.org) or (562) 945-9003.

Sincerely,



Ivan Sulic  
Chair, Board of Directors

Copy: Board of Directors  
Citizens Advisory Committee



# Puente Hills Habitat Preservation Authority

Endowment Provided by the Puente Hills Landfill

## MEMBERS OF THE BOARD OF DIRECTORS

Ivan Sulic  
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Vice Chair  
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Los Angeles County

Mary Ann Pacheco  
Director  
City of Whittier

Andrew Yip  
Director  
Hacienda Heights

January 16, 2025

Board of Directors  
c/o Brad Cooke, President of the Board  
La Habra Heights County Water District  
1271 N Hacienda Road  
La Habra Heights, CA 90631

### **Prioritize Upgrades to Waterline to Heli-Tank for Fire Safety**

Dear President Cooke and Board Members:

As you know, the heli-tank in La Habra Heights was the first in the County to be installed and is valued as a regional resource. The heli-tank was constructed and operational in 2021, and a dedication ceremony was held in 2023. On behalf of the Board of Directors of the Habitat Authority, thank you for collaborating with our agency, the City and the County of Los Angeles for its establishment.

The heli-tank is a priority safety measure to protect the city of La Habra Heights and neighboring communities from wildfires. The heli-tank system features remote, radio-activated, helicopter pilot-controlled valves that fill the 8,600-gallon tank. When functioning as intended, the quick fill time effectively addresses a critical gap in response times for firefighting efforts.

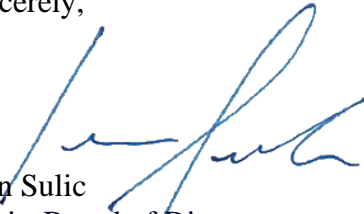
Phase One of this project is completed and involved granting of an easement by the Habitat Authority to the City of La Habra Heights for its construction. Our property was identified as the most appropriate because of its strategic location, meeting all of LA County Fire Department's air operation safety requirements related to elevation, wind, water source, and absence of obstructing powerlines. The County, City, and Water District contributed funding and services for the implementation of the project.

Phase Two of the project has been to increase the water volume to the tank to enable faster fill-ups during emergencies. During the planning stages, we were informed by partners that the tank would take 2 minutes to fill when activated remotely by helicopters; however, according to your office the current water volume results in the tank reportedly taking over 20 minutes to fill. To mitigate the long fill time, the City of La Habra Heights proposed preemptively filling the tank on red flag (high fire danger) days. This proposal undermines the original intent of the tank as a quick response tool and presents risks, as it could leave the city and region vulnerable to unexpected fire events on non-red flag days. Additionally, filling the tank quickly as originally planned would conserve water by eliminating the need for regularly draining after red flag warning days.

We were informed by partners during the planning stages of this project that the initial timeline for upgrading the necessary water distribution lines would approximately take up to one year following the tank's installation – it has now been over 3 years. We are requesting that your agency prioritize these upgrades immediately, allowing for a greater volume of water to quickly fill the heli-tank thus reducing the fill time to approximately 2 minutes, ensuring the safety of residents and regional areas.

Please don't hesitate to reach out with any questions to me at (310) 507-5022 or to Executive Director Andrea Gullo at [agullo@habitatauthority.org](mailto:agullo@habitatauthority.org) or (562) 945-9003.

Sincerely,



Ivan Sulic  
Chair, Board of Directors

Copy:

Supervisor Janice Hahn  
Supervisor Hilda Solis  
Senator Archuletta  
Assemblymember Calderon  
City Council of the City of La Habra Heights



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Robert Ferrante  
Director Sanitation Districts of  
Los Angeles County

Andrew Yip  
Director  
Hacienda Heights

February 1, 2025

Claire Schlotterbeck  
Hills For Everyone  
P.O. Box 9835  
Brea, CA 92822-1835

Dear Claire,

Thank you, Hills For Everyone, for the tax-deductible donation of \$9,000 made in regards to the HFE-SCE grant project. These grant funds will be put to good use reducing fuels in the hills for community safety and seeding with native vegetation. We value the fiscal partnership shared between our organizations.

These grant funds will contribute towards the Habitat Authority's mission of preserving and protecting the Puente Hills Preserve. Thank you again!

Sincerely,

***Original signed***

Andrea Gullo  
Executive Director



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Los Angeles County

Andrew Yip  
Director  
Hacienda Heights

February 1, 2025

Whittier Area Audubon Society  
P.O. Box 548  
Whittier, CA 90608-0548

Thank you, Whittier Area Audubon Society, for the tax-deductible donation of \$150 made on behalf of Bruce Everett to the Puente Hills Habitat Preservation Authority. Your donation is generous and very appreciated.

This gift will contribute towards the Habitat Authority's mission of preserving and protecting the Puente Hills Preserve. Contributions like this help our agency to continue to preserve the hills for the benefit of wildlife, their habitat, and people. Your support is greatly appreciated!

Sincerely,

***Original signed***

Andrea Gullo  
Executive Director



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Andrew Yip  
Director  
Hacienda Heights

February 5, 2025

Arthur Niell [and LeRae]  
La Habra Heights  
Via email [REDACTED]

Dear Mr. Niell,

It was lovely speaking with you the other day about many topics including your experiences as a La Habra Heights resident enjoying the Puente Hills Preserve. Thank you so much for the tax-deductible donation of \$1,030.26 made to the Puente Hills Habitat Preservation Authority. Your donation is generous and very appreciated.

This gift will contribute towards the Habitat Authority’s mission of preserving and protecting the Preserve. In particular, we hope to target it for maintenance along emergency access routes and trails in Powder Canyon. Contributions like this help our agency to continue to preserve the hills for the benefit of wildlife, their habitat, and people. Your support is greatly appreciated!

Sincerely,

Andrea Gullo  
Executive Director