

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

**The regular meeting of the Board of Directors, January 18, 2024 at 3:00 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 3:00 pm on Wednesday, January 17, 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.***

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

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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. Annual elections of Chair and Vice Chair.
3. Report by Authority's Citizens Technical Advisory Committee.
4. Consent Calendar:
  - a. Approval of Authority Special Meeting Minutes of December 21, 2023.
  - b. Receive and file Authority's Portfolio Earnings Reports and Custom by Instrument Type for December 2023 prepared by the County of Los Angeles Treasurer and Tax Collector.
  - c. Receive and file Authority's Wells Fargo account reconciliation reports.
  - d. Receive and file September and October 2023 Mountains Recreation and Conservation Authority (MRCA) Ranger Reports.
5. Discussion and possible action regarding Habitat Authority's 30<sup>th</sup> anniversary celebration.
6. Discussion and possible action a) authorizing Executive Director to execute Mitigation Agreement with Metro Heights Montebello, LLC to satisfy habitat mitigation in an amount of \$3,595,364 for restoration of 12 acres of habitat, b) approving Endowment Agreement between Metro Heights Montebello, LLC and The San Diego Foundation, c) authorizing Executive Director to execute a conservation easement over 12 acres of Authority owned property in La Habra Heights in favor of the Watershed Conservation Authority (WCA) or other qualified public entity, and d) authorizing Executive Director to execute a contract with Land IQ for biological monitoring in the amount of \$330,925.20.
7. Discussion and possible action authorizing Executive Director to execute the Thirty-third Amendment of the Open Space Management Agreement with the Mountains Recreation and Conservation Authority (MRCA) for maintenance and operation services in the amount of \$48,891.96, and b) amend the Authority FY 22-23 budget to accommodate the increase.
8. Receive and file the Authority's fiscal year 2022-23 end of the year budget report.
9. Discussion and possible action authorizing Executive Director to execute contract with MDJ Management for home improvements to Authority ranger home on Workman Mill Rd in the amount up to \$161,857.60 utilizing allocated funds from a state grant agreement, and amend the agency budget as necessary.
10. Announcement of Authority's Open House on January 24, 2024 at 6 p.m. at Parnell Park in Whittier.
11. Pending litigation – Initiation of litigation. Based on existing facts and circumstances, the legislative body of the local agency has decided to initiate or is deciding whether to initiate litigation. (Gov't Code Section 54956.9(d)(4).)
12. Instruction to negotiators on property negotiations for Assessor Parcel Numbers 8267-014-904, 8267-014-906 commonly known as the Diaz/Old Coach property and APN 8266-002-901, Powder Canyon. 1) Negotiations for an easement over approximately 1/10th of an acre of the property for heli-hydrant easement, and 2) Negotiations regarding La Habra Road vacation and a portion to be dedicated to the City of La Habra Heights for a fire access easement. Negotiating

parties include Board Chair or Vice Chair, Executive Director, and City of La Habra Heights. (This item can be heard in closed session pursuant to Government Code Section 54956.8 regarding real estate negotiations.)

13. 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.)
14. Instruction to negotiators on property negotiations for 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.
15. Instruction to negotiators on property negotiations for 112 acres of Assessor Parcel Number 8294-030-001 located in Hacienda Heights. Negotiating parties include Board Chair, Executive Director, and Nelson Chung, As Trustee of the Chung Family Trust and Palmdale Summit, a California Limited Partnership. (This item can be heard in closed session pursuant to Government Code Section 54956.8 regarding real estate negotiations.)
16. Board Members' statements, responses, questions or directions to staff, and Executive Director's comments.
17. Adjournment and announcement of next meeting.