

The Puente Hills Habitat Authority:

A Preservation Success Story

by

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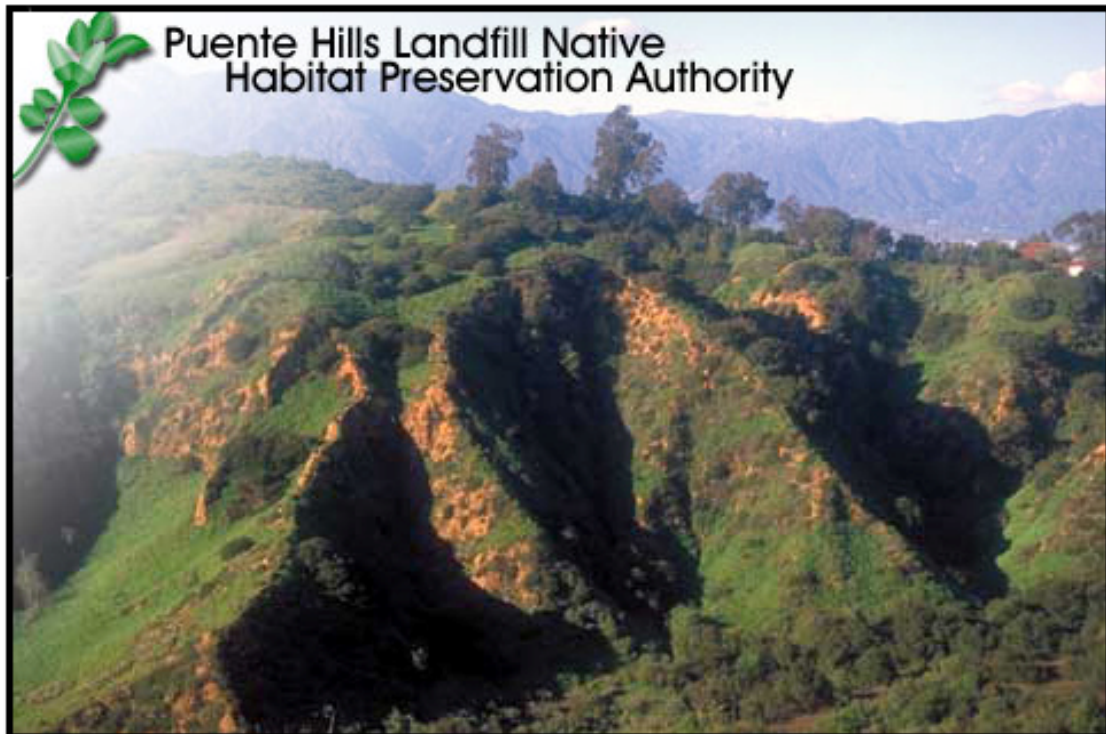


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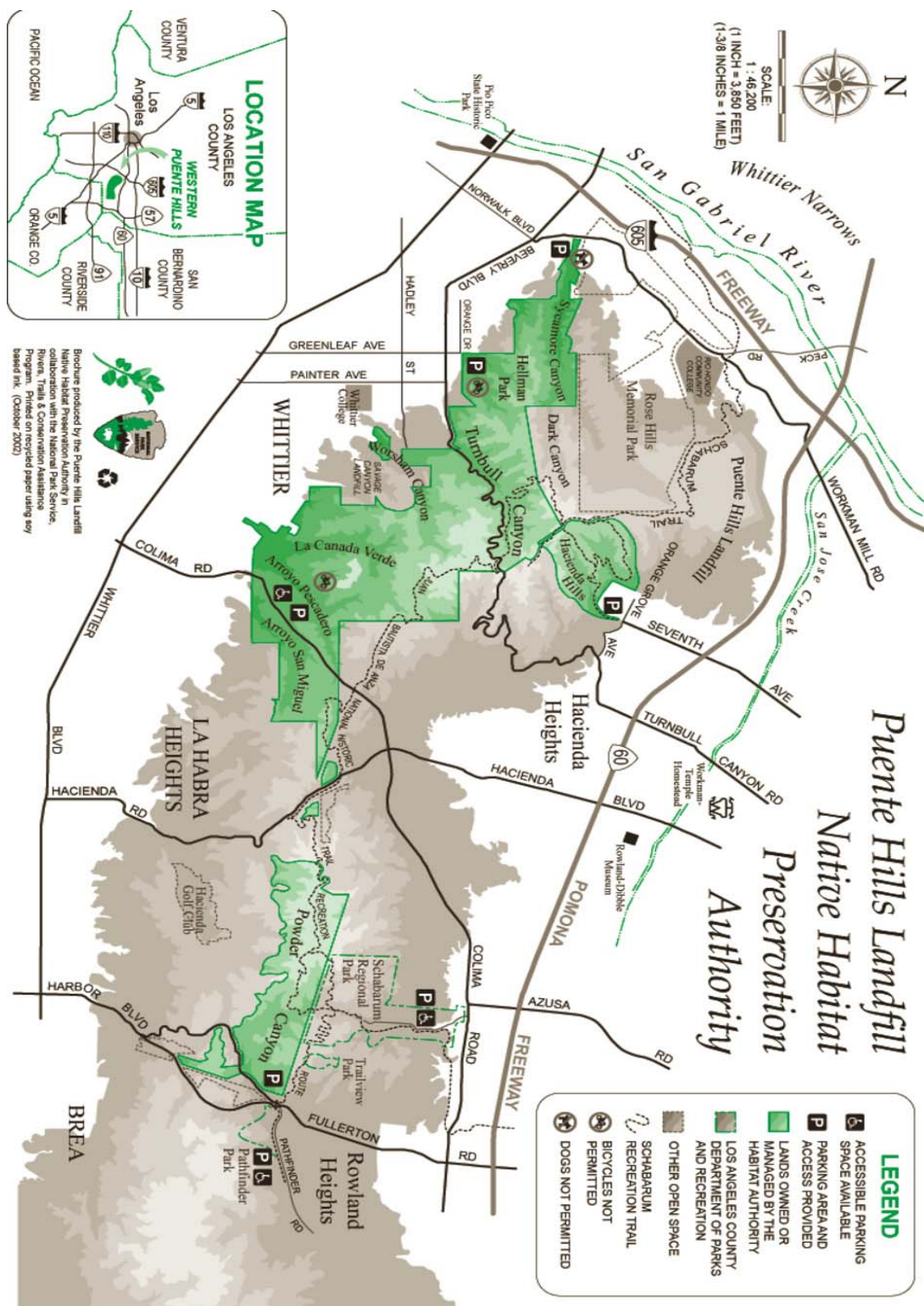


Figure 1: The map of the Puente Hills Landfill Native Habitat Preservation (from the Habitat Authority website <http://www.habitatauthority.org>)

A Note on Sources

The vast majority of the source material for this paper came from the collections in the Whittier History Room at the Whittier Public Library. The Mary Hanson Collection provided a wealth of clippings from various news sources on the preservationist movement in Whittier from the mid-1970s through the 1990s. I also drew heavily on the archived issues of the *Hillside Herald*, the newsletter of the Friends of the Whittier Hills. This publication combined reprinted newspaper articles with letters and original artwork from the group's membership and generally provided a window into the community outside of Whittier's City Hall that was working so vigilantly on behalf of the Hills. I am grateful to Nathalie Beam for taking time out of her last day at work as the History Room archivist to help me get started navigating the collections. And I know that I could not have completed this paper without the help of reference librarians Ruth Lynch and Richard Hovelsrud, who kindly took the time to help me search out materials that often seemed determined to remain hidden.

The account presented in this paper has been informed in large part by news sources. The *Whittier Daily News* articles came from the microfilmed collection at the Whittier Public Library's Audiovisual department. I must also thank the staff members there for bringing me the seemingly endless quantity of reels that furnished this data. The articles from the *Los Angeles Times* came from the online *Los Angeles Times* and *Historical Los Angeles Times* databases. Materials from the Hacienda Heights History Box and the La Habra Heights History Box at the Hacienda Heights Public Library provided important background information on these two communities.

I spent two full days, during the course of this project, searching public real estate records at the Los Angeles County Clerk's Office in Norwalk, which gave me, for the first time, a sense of just how many different transactions constituted the history that I was trying to chronicle. This

effort ultimately proved to have been futile because I was able to obtain the same information in a much more accessible format from the Puente Hills Landfill Native Habitat Preservation Authority itself, but my days in Norwalk did imbue in me a healthy respect for the difficulties inherent in conducting research using public records.

I was also fortunate to have access to the records of the Puente Hills Landfill Native Habitat Preservation Authority. By examining some of the more formal documents related to the different properties under study here, I was able to piece together more of a sense of how their acquisitions were negotiated and effected. Many thanks to Bob Henderson and Andrea Gullo for giving me access to their files, but also for taking the time to answer my questions and send resources my way when I thought I had hit dead ends in my research. I would also like to thank Leslie Huskey for creating a work space for me in the office and making me feel at home.

There are many other people without whose help this paper would never have come to fruition. My advisor, Janet Farrell Brodie, gave me the opportunity to work on the Puente Hills project, offered encouragement and support throughout, and waged a tireless, and nearly successful, battle to eliminate the passive voice from my finished product. Jennifer Cappaert Bidwell graciously offered me advice and valuable suggestions for locating sources, despite the fact that her own research was on a very similar topic to mine. John Macias toiled by my side at the County Clerk's Office and offered a much-needed perspective both as a native Southern Californian and as a veteran researcher of the Puente Hills. I must give many, many thanks to all of them.

Derik Casper gave me more editorial help and technical support than I could ever repay. He also, with characteristic grace and patience, allowed his life to be turned upside down for months so that I could have the time and space that I needed to research and write. For this and

all of the other innumerable compromises (and sacrifices) that he has had to make in the interests of sharing his life with me, I thank him from the bottom of my heart.

There are two more acknowledgements of gratitude that I must make here. One is to my son, John Campbell Casper, for teaching me that I can indeed produce works of value. The other is to all of the individuals who had a hand in saving the Puente Hills for giving me such a wonderful story to write.

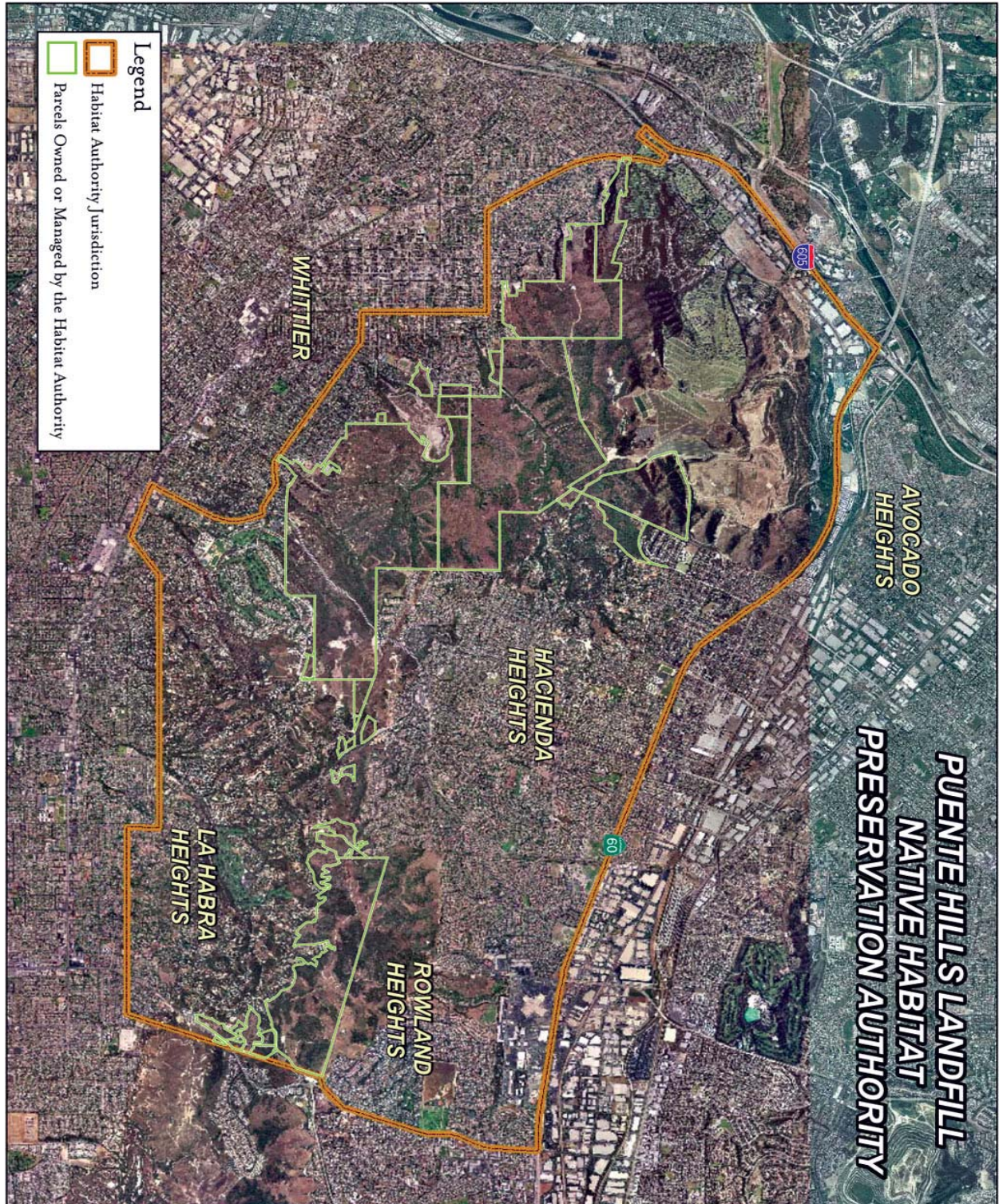


Figure 2: Aerial view of the properties managed by the Habitat Authority (provided by the Puente Hills Native Habitat Preservation Authority)

Introduction

A glance at a map of the Puente Hills Landfill Native Habitat Preservation Authority's property holdings reveals the existence of numerous different parcels of land, not all of which are contiguous, spanning the area between Harbor Boulevard / Fullerton Road and the 605 freeway through parts of the cities of Whittier and La Habra Heights, and the unincorporated Los Angeles County community of Hacienda Heights. Most of the parcels in this almost 4,000 acre preserve are owned by the Puente Hills Landfill Native Habitat Preservation Authority (abbreviated NHPA), but approximately half of the total acreage is owned by other entities and managed by NHPA. All of the land is open space.

The process of piecing all of these different properties together has involved, at various times, political battles and intense negotiations, as well as community spirit, compromises, and acts of generosity. The motivations behind preserving the pieces of this large area have been almost as varied as the process by which the land was preserved. Each of the transactions which contributed undeveloped land, a rarity in Los Angeles County, to NHPA's wilderness preserve is unique and interesting. For the purposes of this paper, however, I have chosen to concentrate on the three largest parcels: the Chevron property, Powder Canyon, and Turnbull Canyon. I hope that these three case studies will provide a picture of the larger issues involved in the attempt to cobble together such a vast puzzle of open space in one of the most urbanized parts of the United States. At the very least, this paper will provide a glimpse into the complexity of such an endeavor. First, however, I will sketch some of the broader contours of the events, shaped by actors at the grassroots, local, municipal, and state levels, which led to the creation of NHPA.

The Preservationist Movement in the Puente Hills

The movement that has resulted in the conservation of almost 4,000 acres of open space in the Puente Hills in the area of Whittier, Hacienda Heights and La Habra Heights could be said to have its roots in the opposition movement which arose after the Coast Construction Company of Santa Ana proposed, in 1975, a 220-unit condominium development to be built on 80 acres in the Friendly Hills area of the city of Whittier. The project would have involved tabletopping and extensive grading of several hills. The development received City Council approval even though it was in conflict with two appendices to the Environmental Resources Management Element (ERME) of the city's General Plan, a body of land use policies that serves as the city's blueprint for development.

While the General Plan dated back to the early 1960's, the ERME, including Appendices A and B, had been added in early 1975. The ERME came about largely as a result of pressure from the state.¹ Planning consultants who worked on drafting the ERME told the *Los Angeles Times*:

Legislative concern for the preservation, conservation and enhancement of the natural environment has resulted in requirements for new city and county general plan elements to develop an environmental management approach to all of those planning activities and programs which relate to the quality of the environment.²

¹ Keith Takahashi, "Whittier Hits State Pressure, but Plans Open-Space Survey," *Los Angeles Times*, 24 September 1972.

² Quoted in Keith Takahashi, "Whittier Open Space Hearing to Resume," *Los Angeles Times*, 3 February 1974.

Appendices A and B, which placed stricter controls on future development in the hills, had been added as a response to recent development projects in the city which had been environmentally damaging³.

A legal challenge brought by the La Habra Heights Improvement Association, the unofficial governing body of the nearby (as yet unincorporated) area of La Habra Heights on whose border the proposed development would be built, resulted in a Superior Court ruling that invalidated the Whittier Council's approval of the Coast Construction plans. The Court found that inconsistencies existed between the appendices, which allowed for one dwelling unit per five acres on hillsides of moderate slope, and the body of the General Plan, which allowed as many as three units per acre in those same areas.⁴

The 1970's were a time of heightened public consciousness regarding environmentalism in the United States. The first Earth Day was held in April 1970 and the early years of the decade witnessed the adoption of several monumental pieces of environmental legislation at the federal level including the Clean Air Act (1970), Clean Water Act (1972), Pesticide Control Act (1972), and Endangered Species Act (1973).

In the late 1970's, however, the majority of the Whittier City Council was both politically conservative and pro-development.⁵ This group of Councilmembers, over the objections of Councilmembers Bob Henderson and Jere McDonald, responded to the Superior Court ruling by claiming that the appendices were merely suggestions and were not really part of the General

³ Carol Hull, "Hull Interview of Bob Henderson," (Whittier Public Library, Whittier History Room, 1998). 1.

⁴ Keith Takahashi, "Hillside Development Guidelines Favored by Whittier Voters, 3-2," *Los Angeles Times*, 10 March 1977.

⁵ The Council at that time was composed of Jack Mele, Blake Sanborn, Delta Murphy, Bob Henderson, and Jere McDonald. Mele, Sanborn, and Murphy constituted the pro-development majority.

Plan; they could therefore be removed by a simple Council vote, as opposed to the full public hearing and debate that would have been required in order to delete any provisions that were legitimately part of the Plan. This action by the Council prompted a storm of protest from a patchwork of citizens who came together to organize a petition drive which produced enough signatures that the Council had to choose between reinstating the appendices and putting the issue to a vote of the people.⁶ They chose the latter option and Proposition A, a “yes” vote on which would uphold the Council’s decision, went to the people in March, 1977.⁷

The campaign was bitter with the “no” side, organized by the Save-Our-Hills Committee and the Committee for Responsible Hillside Land Use, marshalling a considerable volunteer force with Mary Hanson as their spokesperson. The pro-deletion forces formed their own group called Citizens for Reasonable Controls and the developers poured approximately \$25,000 into the “yes” side of the campaign. Controversy swelled one month prior to the election when the inaugural issue of the *Whittier City Digest*, the newly-formed city newsletter, featured an article on the upcoming referendum which was strongly biased against the restoration of the appendices. The article played up the restrictive nature of the guidelines contained in the appendices and editorialized:

Unless Whittier is to abandon private property rights, the owners and prospective developers of the site should not be expected to meet unreasonable standards to use their land.⁸

The *Whittier City Digest* was quickly discontinued. Ultimately, the “no” side carried the day, garnering 7,052 votes to the “yes” side’s 4,665.⁹ J.L. Thomas, co-chairman of Citizens for

⁶ Keith Takahashi, "Whittier Must Reconsider Its Deletion of Hillside Guidelines," *Los Angeles Times*, 5 December 1976.

⁷ Takahashi, "Hillside Development Guidelines Favored by Whittier Voters, 3-2."

⁸ Quoted in Keith Takahashi, "Referendum Story Stirs Whittier Council Debate over Newsletter," *Los Angeles Times*, 10 February 1977.

Reasonable Controls, called the vote a use of eminent domain to deprive private property owners of their rights without compensation.¹⁰

While the City Council majority also disagreed with the outcome of the vote, state law required that the appendices remain in the General Plan for one year.¹¹ The Council, therefore, asked city planning staff to set about drafting new guidelines for hillside development that would be consistent with the General Plan. The result was the new Hillside Development Ordinance, which the Council started reviewing in late 1978.¹² The ordinance allowed an area's slope to dictate the permissible density of residences there. Assistant city planner Art Rangel summarized the ordinance for the *Los Angeles Times*:

The general ruling underlying the ordinance...is that the steeper the slope, the lesser the density. This is because steep properties would require the greatest amount of grading in order to be developed and would therefore create the greatest aesthetic and environmental damage in the hillsides"¹³

Hillside areas would be zoned for between one and three residences per acre depending on the degree of their slope and no development at all would be allowed in areas with a slope of 50% or greater.

The new ordinance remained unchallenged publicly until 1981 when a proposal for another condominium development proposal at the end of Mar Vista St. raised the issue of amending the General Plan to allow building in the hills. In June, 1980, the Council voted to allow the development, which was to be situated along a ridgeline. The debate led to a ballot

⁹ Takahashi, "Hillside Development Guidelines Favored by Whittier Voters, 3-2."

¹⁰ Ibid.

¹¹ Keith Takahashi, "Whittier Moves Cautiously on Hillside Policy," *Los Angeles Times*, 17 April 1977.

¹² Gerald Faris, "Major Whittier Hillside Report Moves Forward," *Los Angeles Times*, 17 December 1978.

¹³ Quoted in Marita Hernandez, "Whittier Reshapes Planning for Hillsides," *Los Angeles Times*, 4 October 1979.

initiative to make it impossible for the Council to make changes to the Hillside Zoning Ordinance without voter approval.¹⁴

The Save-Our-Hills Committee and the Committee for Responsible Hillside Land Use sprang back into action and the new campaign was called “Yes on Prop A.” The vote was nearly 3 to 1 in favor of making the hillside ordinance permanent and the pro-development side, despite maintaining a clear majority on the City Council (especially after the departures of McDonald and Henderson in 1982 and 1984 respectively), had no choice but to drop the issue for the rest of the 1980’s.¹⁵

Following these two victories, anti-hillside development activists formed a new organization called the Friends of the

Whittier Hills. This group included members who had been involved with the Save-Our-Hills Committee and the Committee for Responsible Hillside Land Use; Mary Hanson became the group’s

first president and Jim Huebler, who had been the chairman of the “Yes on Prop

A” campaign, was also involved as were

Bob Henderson and Jere McDonald. But the Friends of the Whittier Hills had a broader, more long-term focus than the previous groups; as member Kent Riley explained in 1983: “We intend to monitor development activity in the Whittier watershed and sphere of influence in the

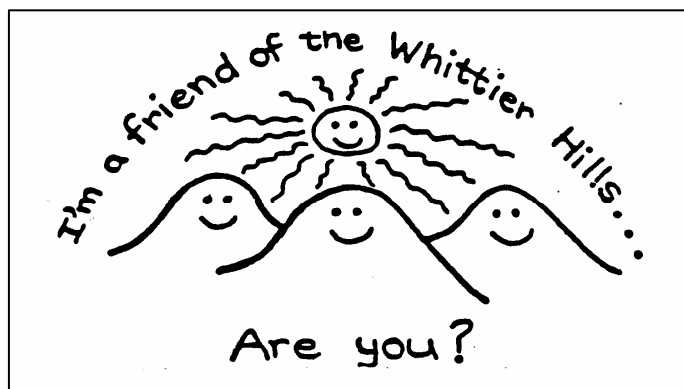


Figure 3: Original artwork by Nancy Cowardin. Printed in the Friends of the Whittier Hills newsletter, the Hillside Herald.

¹⁴ Scott Harris, "Whittier Council Loses Hillside Zoning Authority," *Los Angeles Times*, 4 June 1981.

¹⁵ Hull, "Hull Interview of Bob Henderson." 2.

unincorporated Puente Hills.”¹⁶ The group was to watch how the new Hillside Ordinance was implemented and keep up public awareness and support of challenges to development in the hills.

The next wave of activism in Whittier had its roots in the earthquake that hit the city on October 1, 1987, which measured 5.9 on the Richter scale. The effects were, not surprisingly, tremendous, resulting in nearly \$90 million in damages.¹⁷ Many buildings in the commercial downtown district were destroyed, badly damaged and / or subsequently demolished. Developers bought up the properties of homeowners who could not afford to make necessary repairs, demolished the damaged houses, and replaced them with apartment buildings. This type of activity was not new; developers had been slowly buying properties and building apartment complexes in predominantly single-family neighborhoods for years, and existing zoning regulations allowed it. The earthquake, however, produced an abundance of willing sellers, which intensified the situation and resulted in fundamental alterations to the character of some Whittier neighborhoods.¹⁸

The earthquake proved to be the start of renewed political activism in the city of Whittier. Primarily as a result of his dissatisfaction with the ways in which the rebuilding plans for the city had been carried out, Bob Henderson decided to run for re-election to the Council in the 1990 elections.¹⁹ He won his bid for re-election; also elected was Helen McKenna-Rahder, who had

¹⁶ Quoted in "Hills Group Forms," 27 October 1983. Whittier Public Library, Whittier History Room, Mary Hanson Collection, Box 1, Folder 7.

¹⁷ Howard Blume, "Activists-Turned-Politicians Assume Control of Council Government: In Two Years, the Council Makeup Has Turned over Completely," *Los Angeles Times*, 26 April 1992.

¹⁸ Howard Blume, "A Building Consensus: Preservationists Succeed in Limiting Development in Whittier," *Los Angeles Times*, 28 April 1994.

¹⁹ Hull, "Hull Interview of Bob Henderson." 3.

protested the City Council's approval of development projects following the earthquake.²⁰ Once on the Council, Henderson and McKenna-Rahder found less conflict than they had anticipated from their fellow Councilmembers Thomas Sawyer, Myron Claxton, and Robert Woehrmann. Important internal disagreements notwithstanding, this Council actually took several major steps toward bringing Whittier in line with the preservationist agenda. For example, they rewrote the city's commercial guidelines to halt the spread of mini-malls.²¹

On the county ballot in 1990 was Proposition B, an \$817 million parks bond, of which \$15 million was to go to the city of Whittier for land acquisitions to expand Hellman Park and create a large wilderness park. The Friends of the Whittier Hills had already been pushing for such a wilderness park before Prop B appeared on the ballot. David Cowardin, who was at that time president of the group, had created the Whittier Hills Park Plan in 1989, which outlined a comprehensive strategy for acquiring and preserving approximately 3,000 acres of open space land expanding out from city-owned Hellman Park and extending from Workman Mill Road all the way to the east of Colima Road.²² Bob Henderson summarized the plan's importance:

That document did, for the first time, really give a comprehensive sense that there was...a very valuable asset to be protected there, and that it was certainly within the range of feasibility to form a Wilderness Park and to protect the land that was up there.²³

²⁰ Blume, "Activists-Turned-Politicians Assume Control of Council Government: In Two Years, the Council Makeup Has Turned over Completely."

²¹ Hull, "Hull Interview of Bob Henderson." 5.

²² David Cowardin, "Whittier Hills Park Plan, 3rd Edition," (Friends of the Whittier Hills Association, 1991). 5.

²³ Hull, "Hull Interview of Bob Henderson." 3.

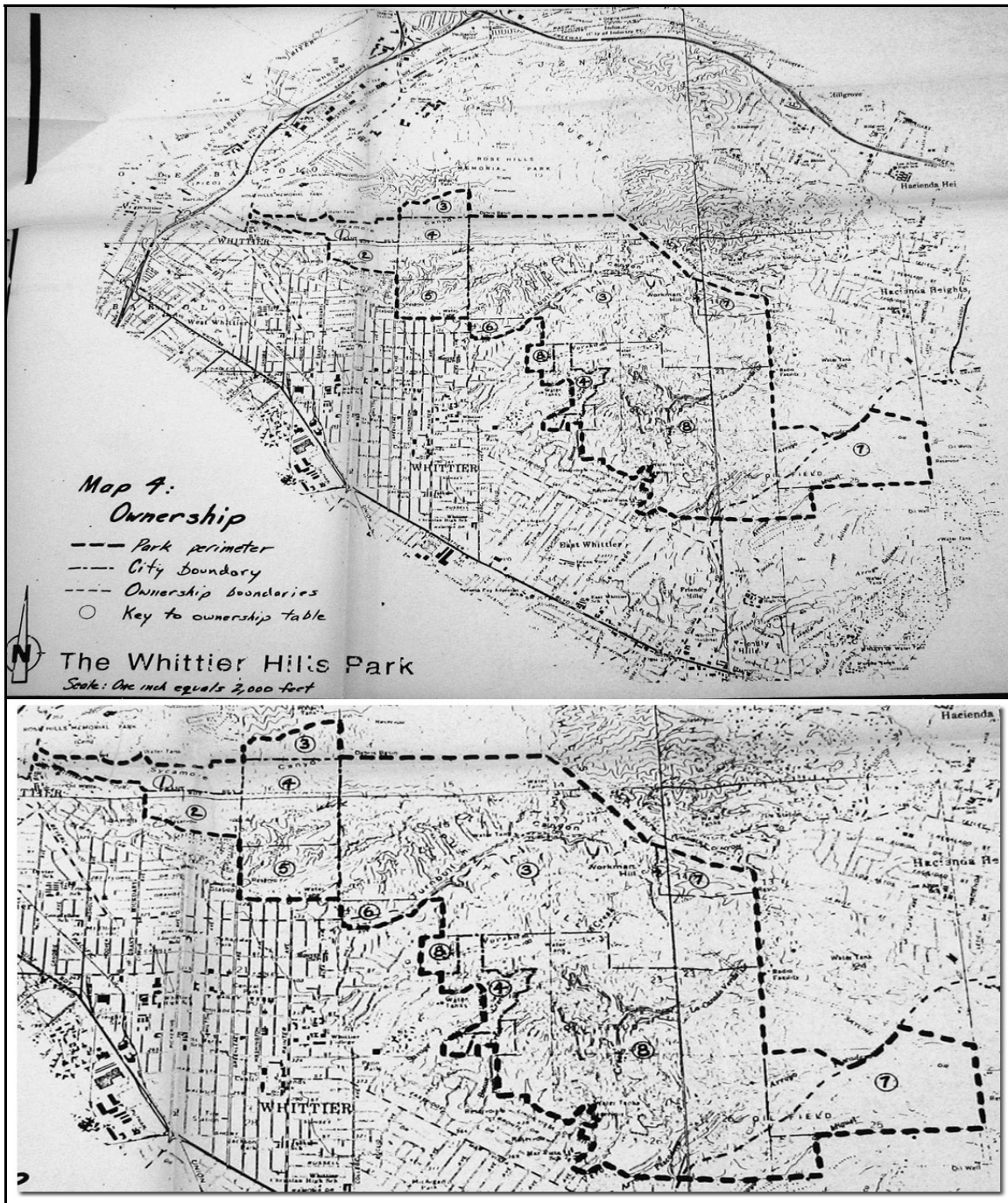


Figure 4: This map shows the different properties which would need to be acquired under the Whittier Hills Park Plan. For a list of owners of the different properties, see fig. 5. (from the Whittier Hills Park Plan, 3rd ed.)

The plan included goals for the proposed park,²⁴ descriptions of the areas sought, a proposal for different land-use classifications within the potential park,²⁵ and possible strategies for acquiring park funding. The Whittier Hills Park Plan marked an important step in the development of the preservation movement in the city of Whittier. It provided the Friends of the Whittier Hills and other preservation-oriented individuals with a clearly articulated and realistic goal toward which they could work, as opposed to the strictly defensive position of simply fighting each new development proposal as it was introduced.

Proponents of the Whittier
Park Plan campaigned hard for
Proposition B. California State
Senator Frank Hill got the \$15
million for Hellman Park included in

TABLE 3 - MAJOR OWNERSHIP LIST	
<u>Key</u>	
1.	Mitchell Energy Corporation
2.	Emilie C. Hall Trust
3.	Rose Hills Memorial Park
4.	City of Whittier
5.	Wells Fargo Bank
6.	Nicholas E. Olaerts, Inc.
7.	Union Oil Company of California (UNOCAL)
8.	Chevron USA, Incorporated

the bond. In another display of unity,
the entire City Council gave their

Figure 5: This list shows the owners of the properties identified in fig. 4 (from The Whittier Hills Park Plan, 3rd ed.)

support to the proposition,²⁶ Mayor Thomas Sawyer, Councilman Robert Woehrmann, and Assistant City Manager Manny Ocampo lobbied for the project to the County Board of

²⁴ Cowardin, "Whittier Hills Park Plan, 3rd Edition." 7-8. Stated goals were: Survival of Habitat, Education, Aesthetic, Recreation, and General Implementation Goals, which included protecting the rights of nearby landowners, protecting the properties themselves and anything that might currently be on the properties (such as oil equipment), providing a safe environment for park users and nearby residents, and preserving the park ecosystem.

²⁵ Ibid. These were wildlands, trails corridor, and multi-use classifications.

²⁶ Hull, "Hull Interview of Bob Henderson." 5.

Supervisors.²⁷ However, Prop B, while garnering more than 50% of the vote, required a two-thirds majority which it did not attain.²⁸

The two-thirds majority requirement was the result of Proposition 13 which was passed by California voters at the state level in 1978. This proposition, called the “People’s Initiative to Limit Property Taxation,” drastically reduced property taxes and limited government’s power (at any level) to levy any sort of new taxes. It required a two-thirds supermajority vote to raise new taxes, as was the case with Prop B in 1990. It also weakened the ability of local governments to carry out their traditional functions by taking away, or at least making it harder for them to acquire, major revenue sources.²⁹

Another opportunity for park funding at the county level came in 1992 with the Los Angeles County Park, Beach & Recreation Act, also known as Proposition A. Esther Feldman wrote Prop A with backing from the Santa Monica Mountains Conservancy (SMMC), a state agency created by the California state legislature in 1980 to preserve both urban and wilderness parklands in Southern California.³⁰ In order to circumvent the problem of the requisite two-thirds majority, State Senator Frank Hill had come up with the idea to make this ballot measure call for an assessment district for park bonds which would only require a simple majority vote. Prop A passed in November 1992, nearing but not achieving, a two-thirds supermajority.

²⁷ "Whittier Hills Park Plan Update," *The Hillside Herald* 7, no. 6 (1990).

²⁸ Prop B was to have been funded through a property tax increase which would have amounted to an estimated \$10 per year for a property with an assessed value of \$125,000. Prop 13, passed in Los Angeles County in 1978, required a two-thirds majority to approve any such measure.

²⁹ Stephanie Pincetl, "The Preservation of Nature at the Urban Fringe," in *Up against the Sprawl: Public Policy and the Making of Southern California*, ed. Jennifer Wolch Manuel Pastor, and Peter Dreier (Minneapolis: University of Minnesota Press, 2004). 229.

³⁰ *Santa Monica Mountains Conservancy* ([cited 22 November 2006]); available from <http://smmc.ca.gov>.

During the 1992 Prop A campaign, a significant issue had arisen regarding how funds were to be allocated. Initially, Whittier's share of the bond was to be between \$15 and \$18 million. But the bond had to be structured down when polling indicated that it could not pass at the amount originally specified. The re-structuring lowered Whittier's allocation to \$10 million, which struck Frank Hill, Bob Henderson, and Helen McKenna-Rahder as unfair in light of Hill's considerable involvement with the bond measure and the fact that the SMMC was going to receive roughly \$30 million, which tipped the scales much more heavily in favor of the west side of L.A. County.³¹ They enlisted the aid of County Supervisor Deane Dana and his Chief Deputy, Don Knabe, and they crafted a compromise with the SMMC whereby, rather than a re-writing of the entire bill, \$7 million of the funds initially allocated to Whittier officially went to the SMMC but was administered through a joint powers agreement (JPA) with the city of Whittier which became known as the Whittier-Puente Hills Conservation Authority (WPHCA). This Joint Powers Authority³² consisted of two representatives of the SMMC, two members of the Whittier City Council, and one public member, who had to be a Whittier resident appointed by the other four members of the Governing Board. WPHCA's stated purpose was, "to acquire, develop, and conserve additional park and open space lands within the Whittier Hills."³³ Bob Henderson became the JPA's chair and Chuck Hanson, of the Friends of the Whittier Hills, was appointed to the position of public member. The city of Whittier still received a total of \$17 million: the \$10 million in funds allotted to it under Prop A and the additional \$7 million was available for purchasing property in the Puente Hills under the auspices of WPHCA.

³¹ Hull, "Hull Interview of Bob Henderson." 6.

³² A Joint Powers Authority is a coalition of two or more public entities which work together in order to accomplish a public purpose outside the scope of each of the individual entities.

³³ *Santa Monica Mountains Conservancy Whittier / Puente Hills Conservation Authority Joint Exercise of Powers Agreement* ([cited 15 August 2006]); available from <http://smmc.ca.gov/WPHCA.html>.

Although the WPHCA joint powers agreement was based on considerations of expediency for both the SMMC and the representatives of Whittier, Bob Henderson later described it as, “one of the best things that ever happened to us.”³⁴ Representatives of the SMMC, well-versed in the intricacies of property acquisition, were able to teach the still-fledgling preservationist movement in Whittier a great deal and forge new connections of their own in the process.

Another important development of 1992, which had already taken place by the time Proposition A gained voter approval in November, had to do with the Whittier City Council elections that spring. This election was for three open seats on the Council; mayor Thomas Sawyer and Councilmember Myron Claxton were retiring, and Bob Henderson and Helen McKenna-Rahder were not up for re-election until 1994. Mayor Pro Tem Robert Woehrmann was the only incumbent seeking re-election. Woehrmann supported Proposition A, but he also supported the potential extension of Hadley Street to connect to Colima Road (a project which threatened dire environmental consequences and which will be discussed in greater detail in a subsequent section) as well as the rights of hillside property-owners to develop their land. At the first forum of the campaign, he was quoted as saying, “The constitutional rights of property rest with the law, not with the decisions of men.”³⁵

Woehrmann’s bid for re-election failed. The candidates who received the most votes were Allan Zolnekoff, Michael Sullens, and Larry Haendiges. Haendiges, however, was never seated on the Council; he forfeited his seat because of a scandal associated with his campaign.³⁶

³⁴ Hull, “Hull Interview of Bob Henderson.” 8.

³⁵ Quoted in Brian Alcorn, “Candidates Focus on Local Development: Forum Held by Preservationist Group Draws Packed House,” *Whittier Daily News*, 2 March 1992.

³⁶ Following the election, it was revealed that Haendiges had filed several false police reports during his City Council campaign. Haendiges later claimed that he had received threats against

The election signaled a radical change from the Council of the previous two years which had a pro-business, conservative majority against whom Henderson and Mckenna-Rahder had found themselves outnumbered on many preservation-related issues, despite their agreement on such issues as stopping mini-mall construction. Of the three election winners, Haendiges had been the most conservative and the least preservation-oriented. Sullens was co-founder of the Whittier Conservancy, a group which lobbied for the preservation of historic buildings, formed in the aftermath of the 1987 earthquake. According to Zolnekoff, "This is the start of a new era in Whittier. This is a victory of the people who have for a long time now felt left out, disenfranchised and angry."³⁷ Bob Henderson was voted mayor by a unanimous four-member Council on April 24, 1992 and, on June 23, the Council chose Janet Henke to fill the seat left vacant by Haendiges. Henke, although she described herself as pro-business and fiscally conservative, had a commitment to hillside preservation and was a long-time member of the Friends of the Whittier Hills.³⁸ She was selected over nine other finalists, including Lee Strong, a former Councilman and mayor who had placed fourth in the election and had the backing of the conservative, pro-business, "pro-growth" group, Whittier Citizens for Responsible Government.³⁹

For the next two years, the preservationist Council remained true to the cause of maintaining the natural beauty of the Puente Hills. They formally applied for the promised Prop

himself and his family by telephone and that these threats scared him so badly that he filed three false complaints to the police in order to gain extra security.

³⁷ Quoted in Brian Alcorn, "Record Whittier Turnout Snubs Good Old Boys," *Whittier Daily News*, 15 April 1992.

³⁸ Suzan Filipek, "Janet Henke Named to City Council: Preservationist Will Sit in Final Council Seat," *Whittier Daily News*, 24 June 1992.

³⁹ Suzan Filipek, "Conservatives Pin Hopes on Strong," *Whittier Daily News*, 15 June 1992. Whittier Public Library, Whittier History Room, Mary Hanson Collection, Box 1, Folder 17.

A funds and set about putting them to use in acquiring property near Hellman Park.⁴⁰ They also worked to preserve historic buildings and counter the proliferation of apartment buildings in areas that had traditionally been composed of single-family dwellings. All the while they received criticism from more conservative factions of the community that they were anti-business and anti-growth. But by 1994, business was flourishing in Uptown Whittier, twenty-two of the twenty-three earthquake-damaged Uptown commercial buildings had been repaired, nineteen new buildings had been erected in place of the thirty-four which had been destroyed in the earthquake, and retail sales figures topped those of pre-earthquake 1987.⁴¹

An opportunity for the preservationist Whittier Council to take steps toward acquiring their wilderness park came from an unexpected direction when the Puente Hills Landfill, in Hacienda Heights, sought a new conditional use permit in 1993. The landfill, located near the intersection of the 605 and 60 freeways to the north of Whittier, had been operated by the Los Angeles County Sanitation Districts since 1971. It had received a ten-year renewal permit in 1983 and, when that permit expired, it was still expected to have enough capacity for another twenty years.

Hacienda Heights, which has been



Figure 6: Artwork promoting the Whittier Hills Park Plan by botanical artist Julie Schneider Ljubenkova. Printed in the Friends of the Whittier Hills newsletter, the Hillside Herald.

⁴⁰ Michael Utley, "Park in Whittier Hills Moves Closer to a Reality," *Whittier Daily News*, 8 July 1993.

⁴¹ Blume, "A Building Consensus: Preservationists Succeed in Limiting Development in Whittier."

described as a bedroom community⁴² to the nearby city of Industry,⁴³ remained unincorporated despite three different movements for cityhood since 1982.⁴⁴ Many residents of Hacienda Heights strongly opposed the prospect of the landfill's continued operations for environmental and quality of life reasons as well as concerns over property values. Local residents had protested and successfully defeated plans to install trash incinerators at the landfill in the 1980's and, by the early 1990's, community members felt that they had done more than their share to combat trash disposal problems in Los Angeles County.⁴⁵

Bob Henderson, as mayor, held at that time a seat on the Board of Directors of the Sanitation Districts of Los Angeles County. He proposed a compromise that he believed would accommodate both the county's very real waste disposal needs and the urgent need for mitigation of the landfill's environmental effects. According to his plan, the Sanitation Districts would be assessed a \$1 tipping fee for every ton of waste deposited in the landfill and the revenue thus generated would go into a fund to acquire and preserve open space natural habitat in the surrounding area.⁴⁶

With the support of Frank Hill, Supervisor Deane Dana,⁴⁷ and the Sanitation Districts, the landfill received a permit for another ten years on July 20, 1993. A new joint powers agreement was formed in January, 1994 between the Sanitation Districts, Los Angeles County, and the city

⁴² "Bedroom community" is often used interchangeably with "commuter town." Both terms refer to largely residential areas the majority of whose inhabitants commute to other places for work.

⁴³ Steven Eames, "Heights' History Is a Fruitful One," *Hacienda Heights Highlander*, 2 December 1993.

⁴⁴ Irene Chang, "Attempt to Incorporate Lacks Single Rallying Cry," *Los Angeles Times*, 24 May 1992.

⁴⁵ Berkley Hudson, "Residents of Hacienda Heights Rally against Dump's Growth," *Los Angeles Times*, 4 October 1990.

⁴⁶ Hull, "Hull Interview of Bob Henderson." 15.

⁴⁷ Although Dana supported the idea of the mitigation fund, he voted against the extension of the landfill's permit when the issue came before the Board of Supervisors. His was the lone dissenting vote, however, and the permit was extended.

of Whittier, called the Puente Hills Landfill Native Habitat Preservation Authority (NHPA). The authority's stated functions are as follows:

[NHPA] shall evaluate property within the La Puente/Whittier Hills and determine appropriate property for preservation or restoration; acquire such property; determine appropriate level of restoration, if any; establish a maintenance fund, if required; initiate restoration if required; and if deemed appropriate, during the term of [the joint powers] agreement, to transfer or dedicate such property and maintenance funds to an appropriate public agency under the terms deemed, by the Board to be consistent with provisions of [the joint powers] agreement.⁴⁸

It was to be governed by a four-member Board of Directors: one employee of the Sanitation Districts appointed by that agency, one employee of Los Angeles County appointed by the county, one City Council member or employee of the city of Whittier appointed by the Whittier City Council, and one member of the Hacienda Heights Improvement Association (HHIA) appointed by the Fourth District Supervisor of Los Angeles County.⁴⁹ Although the HHIA was not officially a party to the NHPA joint powers agreement, their presence on the Board of Directors bestowed full rights of membership upon them. The City of Whittier, WPHCA, and NHPA entered into a Property Acquisition and Maintenance Agreement on August 14, 1997 whereby the City and WPHCA jointly would give \$3.5 million out of the balance of their Prop A funds to NHPA as an acquisition fund for, "unimproved real property for public open space and recreational uses."⁵⁰ This agreement also called for the formation of a Citizens Advisory Committee to serve in an advisory capacity to NHPA, but also to act as a liaison to nearby communities affected by the activities of NHPA.⁵¹ NHPA would remain in existence until after the closure of the Puente Hills Landfill at which time its assets would be transferred to, "an

⁴⁸ "Joint Powers Agreement Puente Hills Landfill Native Habitat Preservation Authority," (1994). 11.

⁴⁹ Ibid., 5.

⁵⁰ "Property Acquisition and Maintenance Agreement (Whittier Hills Area)," (1997). 2.

⁵¹ Ibid., 4.

appropriate environmental agency.”⁵² Hacienda Heights residents, through the HHIA, challenged the landfill permit agreement in Superior Court, but the agreement was ultimately ratified.⁵³

Another extremely important joint powers agreement was also formed in 1994. The Wildlife Corridor Conservation Authority (WCCA) is governed by a board representing the cities of Brea, Whittier, Diamond Bar and La Habra Heights, the SMMC and California State Parks. The California Department of Fish and Game is an ex officio member and two public members are also on WCCA’s governing board. The Authority’s purpose is to acquire and preserve open space lands along a wildlife corridor⁵⁴ that stretches from the Whittier Narrows Recreational Area in Whittier west of the 605 freeway nearly thirty-one miles to the Cleveland National Forest in the Santa Ana Mountains.⁵⁵ The acquisitions of the NHPA have maintained and strengthened important links in this wildlife corridor.

The following sections explore some of the specific transactions that constitute the story of how the Puente Hills Landfill Native Habitat Preservation Authority came to own and / or manage the properties under its control (for the locations of the individual properties under consideration, please see Appendix B).

⁵² Rodney Tanaka, "Habitat Group, Landfill Extension Irk Residents," *Whittier Daily News*, 9 September 2002.

⁵³ Michael Utley, "Puente Hills Dispute Threatens to Wipe out Preservation Agency," *Whittier Daily News*, 11 February 1994.

⁵⁴ A wildlife corridor exists when habitat areas which would become fragmented if developed are allowed to remain connected, giving animals an opportunity to roam or migrate into different areas. This helps to sustain animals by allowing them access to a broader range of food sources and also supports whole animal populations by maximizing the number of potential mates and thus promoting genetic diversity.

⁵⁵ *Santa Monica Mountains Conservancy Wildlife Corridor Conservation Authority Joint Exercise of Powers Agreement* ([cited 24 October 2006]); available from <http://smmc.ca.gov/WCCA-jpa.htm>.

The Chevron Property

One of the more controversial land deals in the history of the Puente Hills preservation movement involved 960⁵⁶ acres of land, located between Colima Road and the Savage Canyon Landfill in the unincorporated area to the west of Whittier, which were owned by the oil company Chevron USA. Oil operations had a long and rich history in the Puente Hills region but, by the late 1980's, the oil companies were beginning to doubt whether those wells were profitable enough to justify their continued use. As Chevron began to close its wells (some of which dated back to the 19th century), the corporation began to look for ways to turn a profit from the land, which was still largely untouched except for the development projects necessary to extract oil and provide access to the wells.

By 1990, rumors had begun to circulate in Whittier that Chevron's development company, Irvine-based Pacific Coast Homes, was looking to build as many as 1,500 luxury homes on their parcels of land.⁵⁷ Although the property lay in unincorporated land, it fell within Whittier's sphere of influence, which the *Background Reports for the Whittier General Plan Update* defines as:

The sphere of influence of a City includes incorporated and unincorporated areas which are within the City's service area. It is the area which bears some relation to the City in terms of planning and service provision. The spheres are assigned by the Local Agency Formation Commission of Los Angeles County (LAFCO) as potential annexation areas to adjacent cities. This designation does not give any authority to the City in terms of development or permit processing. Rather, it serves as a preliminary basis for future annexation, subject to the consent of the property owners.⁵⁸

⁵⁶ Chevron owned approximately 920 acres of contiguous land in this area and another parcel, known as the Home-Newlin parcel which was located at the eastern end of Hadley St.

⁵⁷ Hull, "Hull Interview of Bob Henderson." 3. See also "Membership Alert," *The Hillside Herald* 7, no. 3 (1990).

⁵⁸ David Evans and Associates Inc., "Background Reports for the Whittier General Plan Update," (West Covina: 1993).1-1. For a map of Whittier's sphere of influence, please see Appendix A.

While the Proposition B parks bond was on the ballot in 1990, Chevron representatives indicated that they might be willing to sell some of their land to Whittier provided they could reach what they considered to be a fair price. Pacific Coast Homes Project Manager Katie Hower said, in October 1990, that no formal project plans had been completed and that Chevron was willing to entertain alternatives to development.⁵⁹ Since it seemed unlikely that the city would be able to finance the purchase of the entire property, City Council members centered their interest on the areas closest to city-owned Hellman Park.⁶⁰

Prior to 1990, Chevron had claimed that their land was worth \$125 million, a sum which the city of Whittier could not expect to raise. As Chevron's interest in leaving the area became stronger during the early 1990's, the figure dropped to \$75 million.⁶¹ With the failure of Prop B, however, the city's prospects for purchasing the property for such a sum looked doubtful at best. Lee Strong, a former Whittier Mayor and member of the L.A. County Regional Planning Commission, told a homeowner's group in March 1991 that residents of Whittier should concentrate on reaching compromises with Chevron because the city was unlikely to have much influence over any future development if its citizens and officials continued to squabble amongst themselves.⁶²

The conceptual plans for the Chevron development appeared in July 1991. The Murphy Ranch development, as it was known, included the building of 1,300 to 1,400 homes on lots varying in size from 20,000 square foot estate lots to townhouses, ranging in price from

⁵⁹ Joal Ryan, "Chevron May Sell Some Whittier Hills Acreage to City," *Whittier Daily News*, 20 October 1990. See also Glenn Robertson, "Membership Forum," *The Hillside Herald* 7, no. 8 (1990).

⁶⁰ Ryan, "Chevron May Sell Some Whittier Hills Acreage to City."

⁶¹ Hull, "Hull Interview of Bob Henderson." 5.

⁶² "Chevron Update," *The Hillside Herald* 8, no. 2 (1991).

\$200,000 to \$800,000. The plan provided for a total of 560 acres of open space. The plans circulated among organizations in Whittier and Hacienda Heights for feedback and there were rumors that Chevron was going to file them with the county within the next six months.⁶³ Aside from the loss of open space and animal habitat that Murphy Ranch would entail, critics found other problems connected to the project. One problem was that the plans called for houses to be built on the site of the Murphy Ranch Little League Field. Additional complaints centered around the extra burdens that the new homes could put on Whittier's schools, utility services, and sewer system. Finally, there was the problem of a housing development located in what amounted to the city's backyard but did not conform to Whittier's hillside development ordinance.

Perhaps the most important issue was the extension of Hadley Street across the Chevron property to Colima Road which would be necessary in order to provide access to the housing development. Proponents argued that the four-lane highway would ease traffic congestion on nearby Mar Vista Street and also attract a larger consumer base to retail areas like Uptown Whittier, while opponents objected to the amount of environmental damage required for the project and countered that the new thoroughfare could convey Whittierites to the Puente Hills Mall just as easily as it could convey non-Whittierites into the city. The hilly nature of the terrain would make the Hadley project extremely complex and would have involved grading hillsides and filling in canyons⁶⁴ and the citizens of Whittier had been debating the merits of extending Hadley for at least thirty years prior to the Chevron development proposal. Of even greater concern to the opposing side was the fear that Chevron, in order to defray the costs of the Hadley

⁶³ Joal Ryan, "Chevron Reveals Plans for Murphy Ranch Development," *Whittier Daily News*, 25 July 1991.

⁶⁴ "Chevron Rep. A No-Show," *The Hillside Herald* 8, no. 8 (1991-1992).

St. extension, estimated at roughly \$27 million, would manage to form a coalition with nearby landowners Union Oil of California (Unocal) and the Rose Hills Memorial Park to finance the road construction. This would, in turn, mean that Unocal and Rose Hills would have to develop at least part of their properties in order to make their investments in the road worthwhile.⁶⁵

The debate over Murphy Ranch quickly became intense. Letters to the Editor appeared in the *Whittier Daily News* from citizens on both sides. Members of the Hacienda Heights Improvement Association objected to the size of the proposed development, fearing that their unincorporated area would bear the brunt of the increased traffic.⁶⁶ On November 21, 1991 anti-development groups hosted a community forum at the First Friends Church in Uptown Whittier to discuss the project. Katie Hower had been scheduled to attend and present Chevron's position but later cancelled. John Smith IV, president of the Whittier Conservancy, explained Chevron's position as he understood it and asked the audience to correct any errors that they had noted in his speech.⁶⁷ Participants offered suggestions that ranged from crafting a media image of a little city standing up to a big, greedy developer, to physically blocking bulldozers to stop development; some people in the back of the church even held signs that read, "Developers, Go Build in Hell!"⁶⁸ In response, Burton Arrington, of the Central East Whittier Area Property Owners Association, issued a written statement to the *Whittier Daily News* affirming his group's support of both the Chevron project and the Hadley Street extension and calling the preservationists elitist:

(They) say to all the rest of us here in Whittier, "I'VE GOT MINE – SO NUTS TO YOU...[T]hey are selfish, and don't really want all of the Whittier residents to be able to

⁶⁵ Hull, "Hull Interview of Bob Henderson." 4.

⁶⁶ "Chevron Murphy Ranch Project," *The Hillside Herald* 8, no. 7 (1991).

⁶⁷ "Chevron Rep. A No-Show."

⁶⁸ Joal Ryan, "Conservation Groups Declare War on Chevron," *Whittier Daily News*, 22 November 1991.

use the open land – because most people who would like to be able to use the hills...are those kind of people who are just ordinary folks.⁶⁹

He further stated that he had not presented his position at the community forum because he knew that it would only result in a confrontation.

Chevron continued its publicity campaign over the following months, presenting an image of a ‘park-like’ community that would replace the unsightly, barren hillsides in their current form.⁷⁰ “I don’t necessarily agree that steep slopes are pretty slopes,” said Hower in January 1992.⁷¹ She also claimed that Chevron had sent out postcards asking for feedback on the project and seventy-five percent of those returned were from people who favored the project.

Opponents of the Murphy Ranch development campaigned for Proposition A when it was proposed in 1992. But the estimated \$16 to \$30 million that Prop A was expected to bestow upon Whittier for parkland acquisition would still leave the city considerably short of what Chevron claimed the land was worth. On January 22, 1992 the Whittier Conservancy officially took a position opposing the project. John Smith IV said that, even though the Chevron property was not located inside the city limits of Whittier:

[Chevron] has a moral and ethical obligation to abide by Whittier’s regulations for hillside development...The fact that (Murphy Ranch) can’t meet our hillside ordinance indicates the level of violence they intend to do to the Hills.⁷²

In March 1992, the *Whittier Daily News* conducted an opinion poll in which sixty-eight percent of respondents said they opposed hillside residential development for Whittier. Sixty-one percent

⁶⁹ Quoted in "Homeowners Group Backs Whittier Hills Development," *Whittier Daily News*, 22 November 1991.

⁷⁰ David Avila and Howard Blume, "Forces Line up for, against Developing Hillside Area Growth: Landowner Envisions 1,300 Luxury Homes on 970 Acres," *Los Angeles Times*, 8 December 1991.

⁷¹ Quoted in Brian Alcorn, "To Build or Not to Build: Murphy Ranch Proposal Receives Mixed Reactions," *Whittier Daily News*, 19 January 1992.

⁷² Quoted in Brian Alcorn, "Whittier Conservancy Opposes Murphy Ranch," *Whittier Daily News*, 24 January 1992.

opposed the extension of Hadley. Despite the small sample of the poll (only 506 respondents), an analysis of respondents' zip codes indicated opposition throughout the city, with a solid pocket of support from residents living near Mar Vista.⁷³

The 1992 election of the preservationist Council and the support of Senator Hill gave the city a boost in terms of clout, but did little to provide the necessary funds to purchase the Chevron land. In May 1992, Bob Brooks, Pacific Coast Homes Senior Project Manager, questioned the city's wisdom in fighting so hard to buy the land when Murphy Ranch development plans already allocated more than 500 acres for an open space wilderness area:

Why would the city want to buy something that we're giving away? Maybe there's some logic there, but I can't see it... We haven't been able to convince anybody that the math just doesn't add up.⁷⁴

He also said, however, that "a legitimate buyer with an honest offer,"⁷⁵ would be welcome to negotiate with the oil company for the property.

Despite Chevron's repeated assurances that they were willing to negotiate a sale with the city, when the corporation filed its mandatory disclosure papers in July 1992, three months after the City Council election, it was revealed that they had given \$40,000 to Whittier Citizens for Responsible Government (CRG), a six hundred-member conservative organization which campaigned for pro-development candidates. John Pollara of CRG said that the money was spent on a vote-by-mail campaign and insisted that Chevron had done nothing wrong.⁷⁶ The anti-development groups had actually had suspicions of Chevron interference prior to the election,

⁷³ Brian Alcorn, "Poll: 68 Percent Oppose Project in Whittier Hills," *Whittier Daily News*, 30 March 1992.

⁷⁴ Quoted in Brian Alcorn, "Buying the Ranch: City Launches Plan to Keep Chevron from Building in Hills," *Whittier Daily News*, 21 May 1992.

⁷⁵ Quoted in *Ibid.*

⁷⁶ Michael Utley, "Council Says Chevron Tried to 'Buy' Election: City Urges Tighter Reporting Limits in Light of Contribution to Local Pac," *Whittier Daily News*, 22 October 1992.

beginning in the summer of 1991 when a telephone poll asking questions with a pro-development slant was conducted of Whittier residents and the financing behind the poll was unclear.⁷⁷

While controversy swirled around Chevron's campaign financing, negotiations were already underway for the city's purchase of the property. Shortly after the 1992 elections, the newly elected State Assemblywoman Grace Napolitano, an ally of the preservationist movement, had arranged a meeting between Bob Henderson and Bob Brooks. Over eighteen months, the two considered a number of different scenarios including moderated development plans. Bob Henderson later recalled:

I spent a lot of time with financial people...and we tried to figure out what the property was worth. I think the best advice that ever came down was from my friend Jere McDonald who was a very successful CPA...he said, actually you should pay him \$1 for it, it's not worth any more than that...his contention was that there is no way that they could ever really build the project that they had. That the cost of building [the extension of] Hadley was too high, and therefore they couldn't get the whole project going and that the environmental concerns that would come about from the closure of this many wells...would become an intolerable obstacle for them to overcome.⁷⁸

By this point, Chevron had lowered their asking price to \$25 million but, even with the new Prop A funds, Whittier only had \$17 million.

Negotiations were still at a standstill when the 1994 Whittier City Council elections came around. Burton Arrington and the Central East Whittier Area Property Owners Association were again lobbying for the Hadley Street extension and, in so doing, challenging the wisdom of the preservation-minded City Council which had been in charge for the previous two years. The

⁷⁷ Hull, "Hull Interview of Bob Henderson." 9.

⁷⁸ Ibid. 10.

group even hired an independent traffic consultant who reported that Mar Vista was used by an average of 5,000 more cars per day than it should have been under California highway codes.⁷⁹

Meanwhile, from the time that Prop A had passed in November 1992, the city of Whittier had been working on purchasing hillside land. Their first acquisition was a 76-acre parcel, to the west of Hellman Park, known as the Childs / Hall Estate property which the city purchased for \$600,000 on January 3, 1994. This transaction corresponded well with the city's objectives, as Bob Henderson explained: "They wanted to sell – it was practically an undevelopable site, and we wanted to get something in quickly that was low priced, that didn't set a standard of buying high priced land."⁸⁰ The San Francisco-based Trust for Public Lands (TPL) handled the negotiations; the TPL is a national, non-profit land conservation organization which has:

worked with willing landowners, community groups, and national, state, and local agencies to complete more than 3,000 land conservation projects in 46 states, protecting more than 2 million acres.⁸¹

Still at an impasse with Chevron, Henderson asked the Trust for Public Lands, which was handling these negotiations as well, to concentrate on the ongoing talks with Unocal over their 320-acre parcel of land spanning Colima Road east of the Chevron property. This purchase was strategically significant because, "in effect, we were starting to surround Chevron and cut off their access for the development of Hadley."⁸² These negotiations were difficult in their own right, especially because Unocal was anxious to unload its developable land holdings in

⁷⁹ Michael Utley, "Homeowners, Council at Odds over Hadley Extension," *Whittier Daily News*, 5 February 1994. In response to the group's allegations, this article quotes Bob Henderson: "If your only concern in life is traffic reduction, then, yes, Hadley is the solution."

⁸⁰ Hull, "Hull Interview of Bob Henderson." 12.

⁸¹ *The Trust for Public Land: Conserving Land for People - About Tpl* (2006 [cited 16 November 2006]); available from http://www.tpl.org/tier2_sa.cfm?folder_id=170.

⁸² Hull, "Hull Interview of Bob Henderson." 12.

California and was making preparations to conduct a bulk sale of all of them. The city of Whittier was able to purchase this piece of property due, in large part, to the intercession of Congressman Esteban Torres.⁸³

The Unocal agreement had the desired effect of convincing Chevron officials to make a deal for the land. The Unocal parcel passed officially into the hands of the city of Whittier on October 15, 1995, for the price of \$3.73 million, but Chevron representatives had started bargaining seriously with the city the previous spring, when the agreement was first reached with Unocal.⁸⁴ By July 1995, officials at Chevron confirmed that negotiations were underway and that a deal was imminent.⁸⁵ Despite delays caused by disagreements over the proper delegation of responsibility for cleanup work, the sale of Chevron's 960 acres for \$5.25 million in Prop A money, which Grace Napolitano called "the great cooperative land deal of all times,"⁸⁶ was completed on December 25, 1995.

This brought the total land area for the city's purchases of oil company lands to 1,280 acres. Although NHPA had to close much of the land for restoration for several years so that they could repair some of the damaging effects of the oil operations there,⁸⁷ the Arroyo Pescadero trailhead, on the Chevron property off of Colima Road, opened on March 9, 2002. Complete with a paved parking lot with room for equestrian trailers, restroom facilities, drinking fountains, gates which had been designed in part by two local Whittier high school students,⁸⁸ and

⁸³ Ibid. 13.

⁸⁴ Ibid. 12.

⁸⁵ Timothy Hughes, "City Bargains for Chevron Land," *Whittier Daily News*, 18 July 1995.

⁸⁶ Quoted in "City Signs Chevron Land Deal," in *Business Focus* (Whittier: 1995; reprint, *The Hillside Herald* vol. 12, no. 5, winter 1995-96, p. 1).

⁸⁷ Jennifer Parsons, "Upgrading Trail Access: Parking Lot, Interpretive Path to Accomodate Hikers," *Whittier Daily News*, 25 October 2001.

⁸⁸ Tracy Garcia, "Teens to Help Design Trail Gate: Cal High Students Work on Arroyo Pescadero," *Whittier Daily News*, 28 January 2002.

interpretive signs for visitors at the trailhead, the former oil company lands were available for public use and enjoyment.

La Habra Heights Properties

Powder Canyon

In 1989, residents of La Habra Heights got word of a proposed golf course and 150-unit housing development to be built on over 500 acres of land in Powder Canyon, located in the northeast corner of La Habra Heights above the intersection of Fullerton Road and Skyline Drive. La Habra Heights is a small community; the 1990 census indicated a population of 6,226 people and a land area of 6.4 square miles.⁸⁹

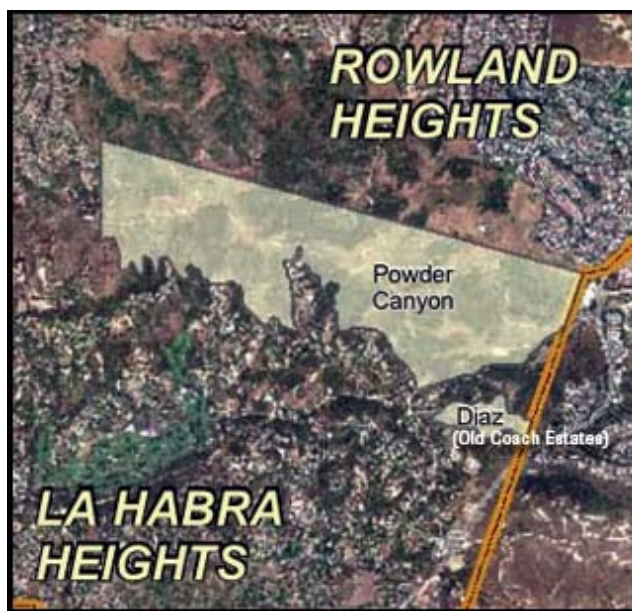


Figure 7: Detail map showing the Powder Canyon and Diaz (Old Coach Estates) properties, provided by the Puente Hills Landfill Native Habitat Preservation Authority.

Originally part of La Habra Rancho, it is bordered to the north and east by the unincorporated Los Angeles county areas

of Hacienda Heights and Rowland Heights, to the west by the city of Whittier and to the south by the Orange County cities of La Habra and Brea. The city of La Habra Heights has long prided itself on its rural atmosphere; “Rural Living” is the city’s motto.⁹⁰

⁸⁹ *Los Angeles Almanac: City of La Habra Heights* ([cited 26 November 2006]); available from <http://www.laalmanac.com/cities/ci40.htm>.

⁹⁰ *City of La Habra Heights* ([cited 20 November 2006]); available from <http://www.la-habra-heights.org>.

La Habra Heights began to take its present-day shape in 1919 when real estate speculator Edwin G. Hart purchased 3,500 acres of land there and planted large avocado groves. During the 1920s and 1930s, Hart subdivided and sold off much of his property in relatively spacious allotments. Promoted as a second Beverly Hills, the area offered residents a natural splendor and physical isolation uncommon in Southern California.⁹¹ A publication of the La Habra Heights Improvement Association from the late 1960s described the area during Hart's time:

Not all of the homes were mansions and not all of the people were celebrities. Homes ranged from summer cottages and modest farm houses to dreamlike structures on spectacular view sites... The people who came to La Habra Heights all displayed one strong characteristic; they wanted space and privacy and a horizon of trees and mountains and green valleys in contrast with crowded suburban tracts and city streets.⁹²

The La Habra Heights Improvement Association, which served as the closest thing the city had to a local government until its incorporation, had as its mission statement from the time of its founding in 1932⁹³: "To encourage and promote the development of the Heights as a rural residential area."⁹⁴ La Habra Heights residents have remained committed to this vision of their community through the years.

From 1940, when Union Oil of California's presence posed the first significant threat to the area's pastoral character, until the city's incorporation in 1978, local residents, led by the La Habra Heights Improvement Association, achieved several important victories in terms of

⁹¹ William S. Kowalik and Jill Anne Kowalik, *The Story of La Habra Heights: Land Use Success in a Corner of Los Angeles County*, Video (La Habra Heights: 1999).

⁹² "A History of La Habra Heights," (La Habra Heights: La Habra Heights Improvement Association, 1967). 2. Hacienda Heights Public Library, History of La Habra Heights Box, Local History – La Habra Heights Folder.

⁹³ The La Habra Heights Improvement Association was founded in 1932 but it became inactive fairly quickly. It was re-organized in 1939 by Edwin G. Hart and others, with the original motto, and remained the driving force in local governance until incorporation in 1978.

⁹⁴ "A History of La Habra Heights." 3.

controlling land use in the area: they won significant battles against the oil companies,⁹⁵ established a zoning requirement of at least one acre for residential agricultural land use designations, waged two successful battles to keep freeways out, fended off developers who wanted to build high-density housing in the Powder Canyon area, successfully pursued legal action that challenged the city of Whittier's approval of Coast Construction's plans for 220 units of cluster housing along the La Habra Heights border, and successfully fought off an annexation attempt by the city of La Habra. The community's incorporation signified a victory in and of itself. Two prior attempts at incorporation had been, "blocked because the extra layer of taxes would place an undue burden on Union Oil of California and on agriculture and undeveloped land holdings."⁹⁶ After incorporation, the citizens of La Habra Heights maintained a philosophy of fitting houses to the natural terrain and not the other way around.

In 1986, La Habra Heights residents lost a battle to keep the Shea Corporation and Shell Oil Company from building the Shea Homes development, a very high-density grouping of 979 homes just east of Harbor Boulevard near Powder Canyon in the unincorporated area of Rowland Heights. The stakes were therefore that much higher when, in the early 1990's, Forum Country Clubs of California brought its plans for a country club and housing development project in Powder Canyon before the La Habra Heights Planning Commission. The property in question was situated on more than 500 acres which had been purchased by the La Habra Land Company

⁹⁵ While the oil companies were allowed to drill in the area, they had to keep wells out of public view, they could not leave derricks up, and they had to use a pipeline to transport oil out of the area instead of trucks. See Kowalik, *The Story of La Habra Heights: Land Use Success in a Corner of Los Angeles County*.

⁹⁶ "A History of La Habra Heights." 4.

in January 1989.⁹⁷ The company was owned by Donald Miller, of California, and Yoji Nomaguchi and Kosaku Kasuga, of Japan. On March 1, 1989, the La Habra Land Company had changed its name to Forum Country Clubs of California, Inc.⁹⁸ The city was in the midst of a severe financial crisis at the time; it had only a very limited tax base due to low population and a municipal climate that shunned business interests which could potentially bring in funds for the city. For this reason, more and more city officials began to look favorably upon development as a potential revenue source.

A concern with preserving the city's rural atmosphere characterized debates over the anticipated increase in traffic which the development would cause as well as many residents' concern that the wealthy patrons of the new development would skew the class dynamic of the area.⁹⁹ Concerned citizens of La Habra Heights formed an opposition group called the Committee to Protect the General Plan, referring to the fact that the development plans would necessitate modifications to that document. The Committee's Chairman, Roland Vom Dorp, later recalled, "It was real obvious to us that this thing was on a fast track. The Planning Commission was moving forward without taking into consideration what the community really wanted."¹⁰⁰ In September 1992, members of the Planning Commission complained that Forum Country Clubs had not been forthcoming with materials related to changes that the Commission had requested to the plans such as visual displays to illustrate how the houses along the ridgeline would look

⁹⁷ Edwin G. Hart had owned a corporate entity known as the La Habra Land Company in the early 20th century but this company had lost its corporate status in 1938. The new La Habra Land Company was a separate entity.

⁹⁸ Jill Anne Kowalik, "Letter from Jill Anne Kowalik to Bob Henderson," (1995). Courtesy of Bob Henderson.

⁹⁹ Emily Adams, "545-Acre Development Proposal Forces City to Redefine Rural Lifestyle," *Los Angeles Times*, 29 March 1992.

¹⁰⁰ Roland Vom Dorp interview, Kowalik, *The Story of La Habra Heights: Land Use Success in a Corner of Los Angeles County*.

and a reconfigured tract map that would exclude some lots in particularly sensitive areas of the canyon.¹⁰¹ In November, the Commission voted to back the proposal “in concept” before a final development agreement had been reached. The project had the support of Claire Spothelfer, former president of the La Habra Heights Improvement Association, and former La Habra Heights mayor Jean Good-Lietzau, who not only supported the rights of property-owners but also feared an expensive lawsuit for the city if the proposal was denied. “Everything I hold dear is being threatened by people who have no vision or plan for the future... Whenever I ask [opponents of the plan] what they would like to see developed there, they don’t have an answer.”¹⁰² Good-Lietzau was already on record as saying that the development was the city’s best option since they could not afford to buy the land themselves.¹⁰³

The Planning Commission approved the project and it moved on to the City Council in January 1993. At the outset, four of the five Councilmembers appeared to favor the development.¹⁰⁴ Meanwhile, on February 9, the City Council of nearby Whittier approved a letter to be sent to the La Habra Heights Council voicing its opposition to the development that Whittier Councilmember Allan Zolnekoff called the “project from hell.”¹⁰⁵ The letter pointed out issues specific to La Habra Heights but also attempted to contextualize the potential environmental damage:

[T]he EIR indicates that “Such open space and vegetative resources are continuing to disappear in the region, and remaining areas may be considered regional resources.” This

¹⁰¹ Anne La Jeunesse, “City Says Golf Project Data Still under Par,” *Whittier Daily News*, 22 September 1992.

¹⁰² Quoted in Emily Adams, “Canyon Development Proposal Divides City as Vote Nears,” *Los Angeles Times*, 20 December 1992.

¹⁰³ Adams, “545-Acre Development Proposal Forces City to Redefine Rural Lifestyle.”

¹⁰⁴ Roland Vom Dorp interview, Kowalik, *The Story of La Habra Heights: Land Use Success in a Corner of Los Angeles County*.

¹⁰⁵ Quoted in Michael Utley, “La Habra Heights to Receive Letter against Development,” *Whittier Daily News*, 12 February 1993.

proposed development would result in the permanent loss of sensitive biotic resources and habitat located in the L.A. County area. This project will eventually lead to the destruction of hundreds of acres of wildlife habitat, resulting in a correlating diminished quality of life for the residents in the entire region.¹⁰⁶

The Committee to Protect the General Plan assumed a very active role in the hearing process and played a part in convincing two Councilmembers to recuse themselves from voting on the matter; one owned property near the proposed development site and the other was a partner in a law firm that potentially stood to gain income from the development. This strategy worked well for the preservationists because, under California state law, at least three City Councilmembers had to vote in favor of any change to a city's General Plan. Of the three Councilmembers who were able to participate in the vote at least one, Judith Hathaway-Francis, opposed the project. Opponents of the project knew that they could count on her to vote against the changes that would have to be made to the Plan if the project were to go through.¹⁰⁷

On March 11, 1993, the three Councilmembers¹⁰⁸ voted unanimously to let the voters decide the issue. The *Whittier Daily News* reported that Councilman George B. Cooke "railed at residents who have organized opposition to the project, blaming them for unexpected expenses stemming from extra public meetings and attorney scrutiny."¹⁰⁹ By July, the date for the vote had been set for November 2; the developer was going to have to pay the city a lump sum in administrative fees and fees related to the election regardless of the outcome.¹¹⁰ In 1991, La Habra Heights had instituted a new policy whereby prospective developers had to pay a deposit

¹⁰⁶ Quoted in "Subject: Draft EIR for Powder Canyon Country Club Specific Plan," *The Hillside Herald* 10, no. 2 (1993).

¹⁰⁷ Roland Vom Dorp interview, Kowalik, *The Story of La Habra Heights: Land Use Success in a Corner of Los Angeles County*.

¹⁰⁸ The three Councilmembers who were able to vote were Judith Hathaway-Francis, George B. Cooke, and Diane Kane.

¹⁰⁹ Anne La Jeunesse, "'Powder' Fate up to Voters," *Whittier Daily News*, 13 March 1993.

¹¹⁰ Anne La Jeunesse, "Powder Canyon Vote Set: Environmentalists, Developers at Odds," *Whittier Daily News*, 24 July 1993.

to cover expected processing costs. The city was already involved in negotiations with Forum when the policy went into place, however, and could not retroactively apply the new rule to them. In an attempt to recoup some of its losses, the city negotiated a contract with Forum in August 1992 which obligated Forum to pay La Habra Heights \$145,000 to obtain the services of engineers, planners, and attorneys. Forum had already had to make several sets of revisions to their development plan and each revision had required review by city consultants.¹¹¹

As the vote neared, tensions mounted in La Habra Heights. There was a sense, among those opposed to the development, that the city was being watched by other prospective developers who would move in if voters approved the project. Pro-development people talked about the rights of property-owners, projected tax revenues and the need for developer fees to bail the city out of financial crisis, and changing times. According to Mayor Diane Kane, a supporter of the development plan: "Newer residents want a more upscale style of life. They like their tennis courts, swimming pools, 8,000 square foot homes and six-car garages."¹¹² Anti-development people talked about destruction of habitat, irreparable environmental harm, and the loss of enduring communal values. Also at issue were the multiple bankruptcies of Donald Miller, Forum's CEO. Miller insisted that these were simply "financial restructurings" and were completely unrelated to the Powder Canyon project.¹¹³

Ultimately, the vote resoundingly defeated the changes to the General Plan that would have allowed Forum to proceed with development plans. According to the *Whittier Daily News*,

¹¹¹ Greg Miller, "Suit Seeks Fees from Country Club Developer," *Los Angeles Times*, 17 March 1994.

¹¹² Quoted in Duke Helfand, "Ballot Measure Is Referendum on Rural Area's Quality of Life," *Los Angeles Times*, 28 October 1993.

¹¹³ Quoted in Anne La Jeunesse, "Powder Canyon Project Faces Voters: La Habra Heights Bitterly Divided over Country Club, Luxury Homes Development," *Whittier Daily News*, 31 October 1993.

the vote was 1,261 against the changes to 588 in favor, with 53% voter turnout.¹¹⁴ CEO Miller indicated that he might exercise his option to submit new plans that would not require changes to the General Plan. He told reporters: "The bottom line is, that land is there, I do own it, (and) I have some rights to do something there. At some point, that is the final issue they're going to have to deal with."¹¹⁵ Roland Vom Dorp believed that the City Council's actions inadvertently contributed to the measure's defeat, especially when Mayor Kane used disruptions at prior Council meetings as an excuse for closing a public meeting without listening to public comment.¹¹⁶

Miller's revised plans did not materialize. Nor was the money for processing fees and election costs that his company was obliged to pay regardless of the election's outcome. City officials made written requests for the money and attempted to telephone Forum's Torrance office only to discover that the number had been disconnected. City Attorney Michael Colantuono said, in March 1994, that he was prepared to file suit against the developer if the money could not be recovered and spoke of a possible foreclosure on the Powder Canyon property; Roland Vom Dorp echoed Colantuono's sentiments more forcefully:

I think the city has been jerked around by this guy and sold a bill of goods. And the city, basically, is left holding the bag... We have every reason to go in and foreclose against his property and have him pay any legal expenses.¹¹⁷

Shortly after this, further controversy erupted when Councilman Richard Newbre spoke with Forum CEO Miller over the telephone. Vom Dorp and other members of the Committee to Protect the General Plan contended that Newbre behaved improperly in so doing and suggested

¹¹⁴ Anne La Jeunesse, "La Habra Heights Says No to Fancy Country Club: Thwarted Developer Still Plans to Build on Powder Canyon," *Whittier Daily News*, 4 November 1993.

¹¹⁵ Quoted in *Ibid.*

¹¹⁶ *Ibid.*

¹¹⁷ Quoted in Anne La Jeunesse, "Developer May Have Skipped Town: La Habra Heights Owed \$85,000 in Powder Canyon Fees," *Whittier Daily News*, 5 March 1994.

that the conversation may have constituted a conflict of interest. Newbre said that Miller had called him to ask his advice on selling the Powder Canyon property. A real estate professional himself, Newbre had lobbied for the development and had held a reception at his home prior to the election so that residents could meet Miller and hear his pitch for the development.¹¹⁸ (He had, however, been one of the members who abstained from the Council vote.) He also said that Miller had explained his disappearance; he had been in Japan explaining the situation to his Japanese partners. Newbre insisted, and Colantuono agreed, that there was nothing secretive or underhanded about the conversation, but Newbre did agree that, with litigation pending, it was best that he not speak with Miller again, even informally.

The city of La Habra Heights did ultimately file suit against Forum Country Clubs of California in Superior Court; the city sought to recoup losses in unpaid developer fees and election costs. The city's expenses related to the project were actually considerably higher than the amount sought, but they had been forced to absorb the costs not explicitly specified in the contract.¹¹⁹ It took two years to settle the lawsuit but it was eventually settled in the city's favor. On February 6, 1996, the La Habra Heights City Council voted unanimously to accept Forum's offer of \$210,000.¹²⁰ Forum countersued the city for breach of contract, but that suit was unsuccessful.¹²¹

In early 1996, the fate of the Powder Canyon land remained uncertain. The Puente Hills Landfill Native Habitat Preservation Authority (NHPA) had been formed by this point, however, and they were able to purchase the 517.78-acre parcel for \$2.4 million on May 24, 1996. This

¹¹⁸ Anne La Jeunesse, "Councilman Talked with Developer Who Left Town," *Whittier Daily News*, 12 March 1994.

¹¹⁹ Miller, "Suit Seeks Fees from Country Club Developer."

¹²⁰ "Southeast; Developer to Make Peace Offering to City," *Los Angeles Times*, 10 February 1996.

¹²¹ "Powder Canyon Project Settlement," *The Hillside Herald* 13, no. 1 (1996).

was the first of NHPA's purchases; it was financed through funds generated by the \$1 per ton tipping fee paid by the Puente Hills Landfill. In order to simplify the deal, the Japanese principals of Forum Country Clubs transferred ownership of the land to Rio Oso Pioneer Haven, an American company, which officially sold the land to NHPA. The purchase guaranteed that the land would never be developed and would remain in its natural state.¹²² The deal also relieved La Habra Heights of the responsibility and costs of maintaining the land and provided ranger services at no cost to taxpayers,¹²³ effectively preserving a significant portion of the "Land of a Thousand Views,"¹²⁴ for generations to come.

Old Coach Estates

Another La Habra Heights land use issue which became extremely contentious was the development proposal by Greystone Homes Inc., in the late 1990's, to build a 21-unit subdivision on 25 acres at the eastern edge of La Habra Heights near Powder Canyon. The Old Coach Estates, as the development came to be known, was to be located on property owned by the Diaz family, which had previously been part of the Hart Ranch. As a relatively low-density development, it had received very little media coverage and had gone basically unnoticed by NHPA until it came before the La Habra Heights Planning Commission in September 1998. While the development's lot sizes were, in fact, large enough to meet the requirements of the city's General Plan, other aspects, particularly the massive amounts of grading to create cut and

¹²² Timothy Hughes, "Powder Canyon Purchased: 500 Acres to Become Wilderness Park," *Whittier Daily News*, 30 May 1996.

¹²³ "Powder Canyon to Remain Open Space," in *The Heights Sentinel* (La Habra Heights: 1996; reprint, *The Hillside Herald* vol. 13, no. 4, summer 1996, p. 3).

¹²⁴ "A History of La Habra Heights." 4.

fill paths,¹²⁵ did suggest a conflict¹²⁶ and the project plans did not allow animals sufficient access to the Puente-Chino Hills Wildlife Corridor. In its present state of avocado groves, animals, including twenty-five species which had been observed or detected during the environmental survey, were able to traverse the property as part of a larger migration pattern in which those animals who were fortunate enough to successfully cross Harbor Blvd. worked their way across various properties to the Powder Canyon watershed. The property thus constituted a vital link in the Puente-Chino Hills Wildlife Corridor.

Following the preparation of a Draft Environmental Impact Report for the project, several commentators mentioned the narrow nature of the buffer that would be allotted which would be the animals' sole route across the development area. The U.S. Fish and Wildlife Service Comments also pointed out that La Habra Heights is a member of WCCA and "as such, works to further the viability of the regional wildlife corridor by participating in efforts to acquire resource land in the region."¹²⁷

Citizens who attended the Planning Commission meeting to voice their opposition to the project were shocked and dismayed when the Commission approved the plan at that same meeting. Shortly thereafter, they formed the Friends of La Habra Heights, headed by Michael

¹²⁵ "Cut and fill is when builders cut into a hillside or slope, remove all the material from that area and then use it as fill. They then lay a concrete slab to build the house on which sits half on a filled area and half on an area below ground level. They end up with a cliff face or retaining wall right next to the house. This is a recipe for disaster, because many houses built on cut and fill sites have inadequate protection against flooding during heavy rain." *Burke's Backyard - Cut and Fill* (2000 [cited 22 November 2006]); available from http://www.burkesbackyard.com.au/2000/archives/2000/home_among_the_gum_trees/around_the_home/cut_and_fill.

¹²⁶ Stephen Blagden interview, Kowalik, *The Story of La Habra Heights: Land Use Success in a Corner of Los Angeles County*.

¹²⁷ United States Fish and Wildlife Service, "Comments on the Draft Environmental Impact Report for the Old Coach Estates Project," (1998). Courtesy of the Puente Hills Landfill Native Habitat Preservation Authority.

Cole, to campaign against the Old Coach development. They hired attorneys and a civil engineer who deemed the project “inconsistent with the city’s General Plan, along with having an inadequate Environmental Report and various violations of the city’s grading ordinances.”¹²⁸

Bob Henderson addressed the La Habra Heights City Council on October 6, 1998, speaking out against the proposal. In addition to concerns about the wildlife corridor, he questioned the adequacy of the project’s EIR and spoke about the problems inherent in non-locally-based development projects:

Developers like to put people who don’t like their project into three groups. Neighbors of the project, that is those most effected [sic] by the development, must be N.I.M.B.Y.’s (Not In My Back Yard). So you should discount their voices. People in the community who live away from the project shouldn’t speak because it’s not in their neighborhood. And finally people who don’t live in the community, but are concerned with regional issues, shouldn’t be listened to because they’re outsiders trying to tell us what to do. Is there no one but the developer that can comment on this project? But this outside developer – this outside land speculator – who has come to your community to try and make millions of dollars on this project, won’t have to be around afterwards to live with the consequences.¹²⁹

The Friends of La Habra Heights managed to get a legal critique of the project together and submit it to the City Council with one day to spare before they were scheduled to meet and consider the issue. This caused the Council to send the matter back to the Planning Commission and, while it was still being reviewed there, NHPA reached a deal with Greystone to buy the property. The Diaz family had already signed an option on the property and the project was far enough on the way to entitlement that the land was going to be incredibly expensive compared with NHPA’s other purchases and the negotiations were not easy. Then, to compound matters,

¹²⁸ Michael Cole interview, Kowalik, *The Story of La Habra Heights: Land Use Success in a Corner of Los Angeles County*.

¹²⁹ "Transcript of Bob Henderson's Testimony before the La Habra Heights City Council," (1998). Courtesy of the Puente Hills Landfill Native Habitat Preservation Authority.

the pro-development Councilmembers, who had a majority, voted to delay the sale in January 1999.

The La Habra Heights City Council did eventually relent after NHPA made good neighbor concessions to the city and, on February 12, 1998, voted unanimously to approve the sale of the twenty-five acres to NHPA for \$3.6 million (\$144,000 per acre). Bob Henderson expressed his feelings on the sale, "It feels just great...Everybody came together – the developer, the land owner, (and) the council, finally. It's a great feeling."¹³⁰ The sale was completed on March 14, 1999.

Turnbull Canyon

In October 1997, NHPA officially completed the purchase of 107.29 acres of land in Sycamore Canyon from the Dallas-based Mitchell Energy Corporation. The property was located to the north of Beverly Boulevard, to the east of Workman Mill Road, and bordered Hellman Park; it was widely regarded as one of the most beautiful areas in the Puente Hills, featuring year-round running water and centuries-old sycamore and oak trees.¹³¹

The Sycamore Canyon negotiations were difficult, lasting over a year, in large part because the giant oil conglomerate was both too large to be particularly concerned with such a relatively small parcel of land and located too far away to be aware of the vigorous nature of the preservationist movement in the Puente Hills communities. Once again, Grace Napolitano became involved, lending extra clout to the efforts of local officials to get the attention of

¹³⁰ Quoted in "Conservancy Group Land Sale Approved by City Council," *The Hillside Herald* 16, no. 3 (1999).

¹³¹ Andrea Kowalski, "Green Puzzle Filling In: Sycamore Canyon Buy Will Add 107 Lush Acres to Whittier Wilderness Park," *Whittier Daily News*, 21 August 1997. Also see "Whittier; Sycamore Canyon to Be Part of Wilderness Park," *Los Angeles Times*, 21 August 1997.

decision-makers at Mitchell.¹³² A vital grassroots campaign also sprang up, including a petition drive led by Whittier Conservancy member Lilyan Neal, who gathered over one thousand signatures.¹³³

Once the negotiations over Sycamore Canyon were completed, however, NHPA's focus turned toward Turnbull Canyon. The Habitat Authority had actually been interested, since its creation, in this parcel and had been actively pursuing negotiations with the Rose Hills Foundation, which had owned the land since 1996.¹³⁴ But the finalizing of the Sycamore Canyon purchase created a sense, in the preservationist community, that all of the momentum generated by NHPA's recent purchases should be kept up by actively pursuing Turnbull Canyon, which constituted the final piece of the puzzle that would complete David Cowardin's vision of a Whittier Wilderness Park from almost a decade earlier.

In 1996, the Rose Hills Memorial Park had been bought by the Loewen Group, a Canadian company, and the Blackstone Group of New York. Over \$200 million of the proceeds from the sale went to the creation of the Rose Hills Foundation. Run by a five-member board of directors, the Foundation is a private, non-profit, charitable organization with the stated goal of supporting programs, "which will benefit people of Southern California, the San Gabriel Valley, and East Los Angeles."¹³⁵ Among its assets was almost 1,000 acres of undeveloped land in the Turnbull Canyon area.

¹³² Timothy Hughes, "Assemblywoman Joins Land-Buying Effort," *Whittier Daily News*, 8 July 1996.

¹³³ Kowalski, "Green Puzzle Filling In: Sycamore Canyon Buy Will Add 107 Lush Acres to Whittier Wilderness Park."

¹³⁴ Michael Easterbrook, "City Wants Cemetery Land," *Whittier Daily News*, 29 September 1996.

¹³⁵ *The Rose Hills Foundation, General Information - Grant Guidelines* ([cited 21 October 2006]); available from <http://www.rosehillsfoundation.org/guidelines.htm>.

By late 1998, when NHPA made a formal offer on the Turnbull Canyon property, the Rose Hills Foundation had changed its name to the Rio Hondo Memorial Foundation, due to disagreements with the Rose Hills Memorial Park. NHPA had paid for two different appraisals of the property and they insisted that their offer reflected fair market value. The offer was too low for the Rio Hondo Memorial Foundation, however, and was rejected in December 1998. According to Foundation member, Ed Shannon, the Foundation had a clear business mandate that did not include land preservation: "Basically we are a charitable foundation and our proceeds are to do good in the community...But we have a responsibility to maximize our assets before we start giving anything away."¹³⁶ Shannon was himself a Whittier resident who had donated an 18-acre parcel to the YMCA of Greater Whittier which was then sold to the city in 1996 and is now managed by NHPA. By the time the Foundation had rejected NHPA's offer, the board members had approached, and were discussing selling the property to, the SunCal Company, an Orange County developer.¹³⁷

The issue became a galvanizing one in the city of Whittier and the surrounding area. Citizens wrote Letters to the Editor of the *Whittier Daily News* accusing the Foundation board of collecting inflated salaries and giving disproportionate amounts of funding to their own pet causes.¹³⁸ The Rio Hondo Memorial Foundation repeatedly found its loyalty to the Whittier

¹³⁶ Quoted in William Dauber, "Offer on 972 Acres Rejected: Preservationists Seeking Parcel as Wildlife Habitat," *Whittier Daily News*, 4 December 1998.

¹³⁷ Ibid.

¹³⁸ David Fretz, "Foundation Losing Focus," in *Whittier Daily News* (Whittier: 1999; reprint, The Hillside Herald vol. 16, no. 2, special election issue, p. 4). This phenomenon is summarized in "Land Dispute Calls for Reason," *Whittier Daily News*, 27 January 1999. Chairman John Argue was particularly criticized for giving large sums of money to the University of Southern California and Occidental College when he was on the boards of both schools. This editorial points out, however, that Whittier College also received a considerable sum of money.

community called into question over the following months.¹³⁹ Community support for the canyon's preservation mounted throughout the spring of 1999; approximately 40 residents, including leaders of local conservation organizations, attended the March 30, 1999 Whittier City Council meeting to hear Friends of the Whittier Hills president Charles Hanson read a letter that his group had sent, along with 4,000 signatures, to members of the Foundation board.¹⁴⁰

In May 1999, State Assemblymen Tom Calderon, Martin Gallegos, and Robert Pacheco, and State Senators Martha Escutia and Hilda Solis sent a letter to the Foundation board asking them to allow NHPA to purchase the land at its appraised value for the good of the larger community. The members of the board were steadfast, however, in their collective belief that the Foundation, which had reconciled its differences with the Rose Hills Company and re-adopted the name Rose Hills Foundation, had a responsibility to maximize profits so as to generate capital for charitable works. Rose Hills Foundation Chairman John Argue told the *Whittier Daily News*: "What someone is willing to pay for the property is more important than an appraisal...I have a pretty tough hide and have been through more difficult negotiations."¹⁴¹

While negotiations regarding Turnbull Canyon continued to lag over the next several months, a different, highly promising, deal appeared to be on the horizon for NHPA and the Rose Hills Company. Rose Hills was interested in expanding its cemetery operations by creating a memorial park for pets and, in October 1999, the company announced that it had reached a verbal agreement with NHPA whereby the former would give roughly 100 acres of land in Dark

¹³⁹ See, for example, Charles Claver, "Turnbull Canyon Threatened with Development," in *The Preservationist* (Whittier: 1999; reprint, The Hillside Herald vol. 16, no. 3, late spring 1999, p. 3).

¹⁴⁰ William Dauber, "Residents Unite to See Land Parcel Preserved," *Whittier Daily News*, 1 April 1999.

¹⁴¹ Quoted in William Dauber, "Turnbull Property Sale Wins Support: 5 Area Lawmakers Urge Rose Hills Foundation to Take Conservancy Offer," *Whittier Daily News*, 27 May 1999.

Canyon in exchange for a parcel of roughly 8 acres owned by NHPA at the western edge of Sycamore Canyon that was deemed highly suitable for a pet cemetery. The deal had been put together by Bruce Lazenby, Vice President and Chief Engineer for the Rose Hills Company, and Bob Henderson.¹⁴² The deal had been difficult to negotiate not only due to the necessity of selecting mutually agreed-upon properties to exchange, but also because of a trust deed on the Dark Canyon property prohibiting its sale; the problem was solved by an agreement which would grant NHPA an easement allowing total and indefinite control of the property.¹⁴³ The deal never came to fruition, however; the Loewen Group filed for bankruptcy in 1999¹⁴⁴ and the ensuing confusion over frozen assets and diminished decision-making capabilities effectively stymied the process of executing the swap.

While the Sycamore / Dark Canyon land deal was falling through, the Rose Hills Foundation announced, in October 1999, that it had reached an agreement to sell the Turnbull Canyon property to the Archdiocese of Los Angeles, which planned to put in a Catholic cemetery. Bob Henderson, however, expressed doubts that the sale would go through:

First, I would really like to know what information has been passed on to the archdiocese...The two sides have yet to meet with the city about access issues because that property is under our sphere of influence. I really wonder if they have been given all the pertinent facts.¹⁴⁵

¹⁴² Rose Hills Company, "Sycamore Canyon Pet Memorial Park Information Sheet," (reprint, *The Hillside Herald* vol. 16, no. 6, fall 1999, p. 5).

¹⁴³ James Vallejos, "Land Swap Deal Reached for Habitat, Pet Cemetery," *Whittier Daily News*, 4 October 1999.

¹⁴⁴ See Robin Fields, "Grim Times for Funeral Homes: Once Highly Profitable, the Industry Is Suffering as Large Chains Struggle to Pay for Overpriced Acquisitions and as the U.S. Death Rate Has Slowed," *Los Angeles Times*, 24 October 1999.

¹⁴⁵ Quoted in William Dauber, "Rose Hills Foundation to Sell 972 Acres to L.A. Archdiocese," in *Whittier Daily News* (Whittier: 1999; reprint, *The Hillside Herald* vol. 16, no. 6, fall 1999, p. 1).

Access issues were to prove extremely important in bolstering opposition to the Archdiocese' proposed project. As with the Chevron property, Hadley Street appeared to be the most logical access route to any potential development on the Rose Hills land, but by 1999 when the Turnbull Canyon sale was being negotiated, the city owned the land across which the extension would have to be built. Bob Henderson described his position on a potential Hadley Street extension: "The city has absolute control over the property between Hadley Street and this property...And I can't imagine the council allowing access to any development through Hadley."¹⁴⁶ Alternate routes did exist, namely Turnbull Canyon Road and Camino del Sur, but both of these alternatives had their own obstacles; Turnbull Canyon Road is very winding and residents of both areas could be expected to raise objections to the increased traffic.¹⁴⁷ In both cases, the difficulty would be exacerbated by the amount of traffic cemeteries generate through funeral processions. By December, Los Angeles County 4th District Supervisor Don Knabe had announced that he would not allow streets in the county-owned Hacienda Heights area to be used for cemetery access.¹⁴⁸

Each of the five Whittier City Council members¹⁴⁹ believed that the Archdiocese would have to find an alternative to Hadley Street as an access route and they all agreed that they would prefer to see the land preserved. While Councilman Greg Nordbak and Mayor Pro Tem David Butler both felt that, as long as access issues could be resolved, they would have to respect the

¹⁴⁶ Quoted in William Dauber, "Cemetery Access Questioned: City Raises Issues in Proposed Sale of Rose Hills Plot," *Whittier Daily News*, 20 October 1999.

¹⁴⁷ Ibid.

¹⁴⁸ William Dauber, "The Fight over Whittier Hills," in *Whittier Daily News* (Whittier: 2000; reprint, *The Hillside Herald* vol. 17, no. 2, March 2000, p. 4).

¹⁴⁹ The City Council, at that time, consisted of Bob Henderson, Janet Henke, Allan Zolnekoff, Mayor Pro Tem David Butler, and Mayor Greg Nordbak.

wishes of the Archdiocese, as property-owners, once the sale went through,¹⁵⁰ Councilman Zolnekoff called development of the area a potential, “environmental holocaust in the lives of both the residents and the wildlife.”¹⁵¹

On November 17, 1999, the Friends of the Whittier Hills, Hacienda Heights Improvement Association, and other local groups concerned with preservation issues sponsored a community forum to discuss the project at the First Friends Church in Uptown Whittier. Attended by the Whittier City Council, three representatives of the Archdiocese of Los Angeles, and more than five hundred community members, the audience sent a clear message that it did not want Turnbull Canyon to be developed. An informal poll conducted by the *Whittier Daily News* in December showed only 7% of respondents in favor of the cemetery proposal, with 83% in favor of a nature preserve; the remaining 10% preferred some sort of limited development.¹⁵² The project was also opposed by a broad segment of the Asian American population of Hacienda Heights. The area had attracted a significant Chinese community during the 1980’s and 1990’s, largely due to the construction of the Hsi Lai Temple, the largest Buddhist monastery in the United States, in 1988; they objected, on religious grounds, to the building of a cemetery in such close proximity to their homes.¹⁵³

In December 1999, Don Knabe had told Charles Hanson that the Archdiocese had not filed an application with the county for any kind of conditional use permit for the property, which would be a prerequisite for the commencing of any actual operations for a cemetery

¹⁵⁰ Dauber, "Cemetery Access Questioned: City Raises Issues in Proposed Sale of Rose Hills Plot."

¹⁵¹ Allan Zolnekoff, "Sale Questions Remain," *Whittier Daily News*, 27 November 1999.

¹⁵² Dauber, "The Fight over Whittier Hills."

¹⁵³ "Find Another Cemetery Site," *Whittier Daily News*, 14 June 2000. For more on the Hsi Lai Temple, see *Hsi Lai Temple: The Largest Buddhist Monastery in the United States* ([cited 1 November 2006]); available from <http://sandiegochinese.net/htmls/temple.htm>.

development.¹⁵⁴ Still, over the next several months, while the Turnbull Canyon property was in escrow and the Archdiocese was conducting research pertaining to development possibilities in the area, an atmosphere of anxiety increasingly came to pervade the surrounding community.¹⁵⁵

In a letter to the *Hillside Herald* in the spring of 2000, Friends of the Whittier Hills member Michael Garabedian wrote:

Historically, when communities have been denied information about a given controversial subject, that subject tends to recede into the background of the general consciousness. In the absence of new data, critical voices begin to sound repetitive and impotent. A once informed and active opposition is mollified and dissipates, not because demands have been met, but because they have no idea how their propositions have been received or whether they have made a difference. Eventually silence and ostensible inaction begets the notion of inevitability. It is likely if not certain that the Archdiocese of Los Angeles is using this very strategy to quiet local opposition and to demonstrate the apparent inevitability of a cemetery in the Whittier Hills.¹⁵⁶

¹⁵⁴ "Letter to Charles Hanson," *The Hillside Herald* 17, no. 1 (2000).

¹⁵⁵ Allan Zolnekoff's letter to the editor of the *Whittier Daily News* contains a long list of questions that participants in the November 17 community forum asked of the Archdiocese, but he also points out that many questions would necessarily remain unanswered until a final plan had been completed. See note 157. Also see Anne M. Young, "For the Living," in *Whittier Daily News* (Whittier: 1999; reprint, *The Hillside Herald* vol. 17, no. 1, January / February 2000, p. 4). See also Patty Flack, "Unite to Save Hills," in *Whittier Daily News* (Whittier: 2000; reprint, *The Hillside Herald* vol. 17, no. 2, March 2000, p. 2).


¹⁵⁶ Michael Garabedian, "Remember the Hills?" (*The Hillside Herald* vol. 17, no. 3, late spring 2000, p. 3: 2000).

The Archdiocese ultimately opted not to finalize its purchase of Turnbull Canyon from Rose Hills. By 2000, the Rose Hills Foundation was back in negotiations to sell the property to NHPA. After much negotiation, the Foundation was willing to accept \$14 million. The Puente Hills Landfill was again up for re-permitting in 2003, however, and its fate was not clear. In the absence of certainty regarding its continued revenue, the Habitat Authority could only commit to a purchase price of \$10 million.

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WILDLIFE CORRIDOR ALERT...urging your attendance at a community forum to discuss plans for a new cemetery in our hills. This last piece of unspoiled wilderness (Turnbull Canyon) must be purchased as the final link between our hills and the Cleveland National Forest. Bring your questions and find out what you can do to stop this destructive plan.

- ACCESS THROUGH RESIDENTIAL NEIGHBORHOODS
- FUNERAL TRAFFIC UP HADLEY, BEVERLY & CAMINO DEL SUR
- MASS LEVELING OF THE RIDGE LINES & FILLING OF THE CANYONS
- WILDLIFE DRIVEN OUT OF HILLS & INTO BACKYARDS
- 951 ACRES OF ANIMAL HABITAT & RECREATIONAL LAND DESTROYED
- DECREASE IN PROPERTY VALUES



Wednesday, Nov. 17th at 7:00pm First Friends Church Hall
Philadelphia & Washington, Uptown Whittier

***Developers of this project have been invited to participate and note community reaction.**

Figure 8: Announcement of the November 17, 1999 community forum to discuss the plan by the Archdiocese of Los Angeles to build a cemetery in Turnbull Canyon. Printed in the Friends of the Whittier Hills newsletter, the Hillside Herald.

The additional funding came from a very interesting source. At the beginning of the 21st century, Forest Lawn Memorial Park was trying to expand its cemetery in Covina, California by

approximately 222 acres.¹⁵⁷ The development in question, however, would involve the destruction of Coastal Sage Scrub (CSS), which only grows in California and small areas of Oregon and Baja California and is the only natural habitat of the federally-protected Coastal California Gnatcatcher. This tiny songbird was added to the federal endangered species list in 1993, but destruction of CSS had accelerated rapidly after 1990 when the gnatcatcher was first considered for endangered status; developers in Southern California had rushed to clear land containing CSS before it could be declared protected habitat, some resorting to highly questionable business practices in order to do so.¹⁵⁸

The former Unocal property, which was now managed by NHPA, was home to Coastal California Gnatcatchers. Moreover, the Unocal property was connected to the Puente-Chino Hills Wildlife Corridor, whereas the Forest Lawn property in Covina was essentially fragmented habitat. A deal was put together which allowed Forest Lawn to perform mitigation work that would offset the damage caused by its expansion project. They would contribute the needed funds (which came out to \$2,705,000) to allow NHPA to purchase Turnbull Canyon and they would also create and restore 15 acres of CSS habitat on the former Unocal property as well as 3 acres of riparian woodland habitat.¹⁵⁹

The Puente Hills Landfill Native Habitat Preservation Authority and the Rose Hills Foundation opened an escrow account on the Turnbull Canyon property on September 5,

¹⁵⁷ Col. Richard G. Thompson, "Biological Opinion Fws-La-2003.5," ed. United States Department of the Interior (2002). Courtesy of the Puente Hills Landfill Native Habitat Preservation Authority.

¹⁵⁸ Maria Newman and Eric Bailey, "Bulldozers Have Been Busy During Gnatcatcher Debate," *Los Angeles Times*, 1 August 1991.

¹⁵⁹ "Conservation Easement Deed LSAA No.: R5-2002-0154," (2002). Courtesy of the Puente Hills Landfill Native Habitat Preservation Authority.

2001.¹⁶⁰ The negotiations were complex and the process of formalizing the agreement with Forest Lawn was particularly time-consuming but, on October 4, 2002, the 960 acres that included Turnbull Canyon and part of Worsham Canyon passed into the hands of NHPA. NHPA had successfully bought land from one cemetery, despite competition from another proposed cemetery, using funds from a third cemetery. On October 21, Supervisor Don Knabe, who had been instrumental in making the sale happen, dedicated the land as open space. In his dedication speech, he said, “The effort to save this land from everything from housing development to cemetery plots has only been possible through the tireless cooperation of many agencies and dedicated individuals.”¹⁶¹

Conclusion

Today, the Puente Hills Landfill still has seven years remaining under its current conditional use permit. NHPA owns and / or manages almost forty different properties (the vast majority of which were significantly smaller than the three discussed in this paper), including donations from Benson Ford, grandson of Gerald,¹⁶² and Richard Newbre, the former City Councilmember and mayor of La Habra Heights whose telephone conversation with Forum Country Clubs CEO Donald Miller caused a stir during the Powder Canyon negotiations.¹⁶³ “This is the most complex jigsaw puzzle we’ve ever pieced together,” remarked County

¹⁶⁰ Jennifer Parsons, "Landing a Great Deal: Preservationists to Buy 951 Acres," *Whittier Daily News*, 5 March 2002.

¹⁶¹ *Supervisor Don Knabe: News* (2002 [cited 15 August 2006]); available from <http://www.knabe.com/news/releases/2002/october/acres.html>.

¹⁶² Gilbert Rivera, "Ford Property Dedicated as Conservation Location," *Whittier Daily News*, 27 July 1998.

¹⁶³ William Dauber, "Ex-Mayor Gives Land for Habitat," *Whittier Daily News*, 11 November 1998.

Supervisor Don Knabe in 2002.¹⁶⁴ A handful of properties would still need to be acquired in order to make the preserve completely contiguous and the pristine and beautiful Dark Canyon property remains in the hands of the Rose Hills Company after the failure of the pet cemetery land swap deal.

Further study of the land use battles fought in the Puente Hills area during the late 20th and early 21st centuries could benefit from thorough analysis of the effects of Proposition 13 on regional politics. Environmentalist Stephanie Pincetl has written:

During the 1960s and until 1978, local, state, and federal funds for local open-space preservation grew tremendously. The state not only made money available, it also defined and expanded the scope of local powers for land preservation, motivated voluntary conservation efforts by private landowners...and helped cities, counties, and regions develop expertise for land-use – and, by extension, conservation – planning.¹⁶⁵

An example of this kind of state motivation is the pressure on municipalities to add an open space element to their General Plans that Whittier faced in the mid-1970's. According to historian Mike Davis, however, Prop 13, "by transforming the fiscal calculus of urbanization and emboldening suburban voters, had undermined *pro-growth*, [emphasis added] as well as pro-welfare, politics across the state."¹⁶⁶ While Pincetl argues that a lack of available funds plummeted municipal and regional governments into unwholesome alliances with developers,¹⁶⁷ Davis has argued that Proposition 13 actually slowed development in Southern California.

Different people who got involved in the preservation of the land area that makes up NHPA's preserve had different motivations for doing so. Some sought to preserve the natural beauty of the landscape and some were primarily concerned with preserving the animal and plant

¹⁶⁴ Ben Baeder, "Dream of Wilderness Park Finally Becomes Reality: Area in Puente Hills Made up on Several Parcels," *Whittier Daily News*, 19 October 2002.

¹⁶⁵ Pincetl, "The Preservation of Nature at the Urban Fringe." 228.

¹⁶⁶ Mike Davis, *City of Quartz: Excavating the Future in Los Angeles* (New York: Vintage Books, 1990). 185.

¹⁶⁷ Pincetl, "The Preservation of Nature at the Urban Fringe." 229.

life in the hills. Some worried about traffic congestion or property values. Others were most concerned with maintaining the integrity of their community's sense of identity. The majority were probably spurred to action by a combination of the aforementioned considerations as well as other concerns of their own. But while not all of the people who came together to fight the development projects which would have damaged or endangered the Puente Hills did so out of a desire to preserve the natural environment, all who reside in or visit Whittier, Hacienda Heights or La Habra Heights today can enjoy the hills and, perhaps more importantly, their children will be able to do so someday as well.

While there is still open space that would ideally be preserved in the Puente Hills, the adjacent communities have taken important stands and set the bar that much higher for would-be developers in the region. And perhaps, in the words of Whittier City Councilmember Greg Nordbak:

[Preservation of hillside land] had a real healing effect in our community...It took away the adversity between the groups that wanted to develop the hills and the groups that wanted to save the hills. Finally preserving the land took that knife that had been wedged into our community out of the picture.¹⁶⁸

This vision of preservation as a unifying force in the community is a far cry from the sentiment expressed by Gordon Whitnall, founding father of the Los Angeles City Planning Department, in 1955 when he told members of the Whittier City Council and Planning Commission, referring to a proposal under consideration to build a major highway through Turnbull Canyon: "[T]his may be a medium for developing one of the finest residential sections in all the Southland.

Development is inevitable – the question is in what manner shall it be done?"¹⁶⁹ Through a

¹⁶⁸ Quoted in Michael Easterbrook, "City Landed Some Big Deals: Another Busy Year Expected in Whittier," *Whittier Daily News*, 29 December 1996.

¹⁶⁹ Quoted in "Hearing Set on Turnbull Canyon Major Highway Plan: City Leaders Will Probe Highway Plan," *Whittier Daily News*, 27 January 1955.

unique combination of factors, including a well-organized grassroots coalition, a series of unusual, creative and sometimes controversial funding arrangements, as well as the sheer determination and tenacity of a handful of individuals, the Puente Hills as they stand today in their natural state give eloquent testimony to the fact that development, even in Southern California, does not have to be inevitable.

Appendix A

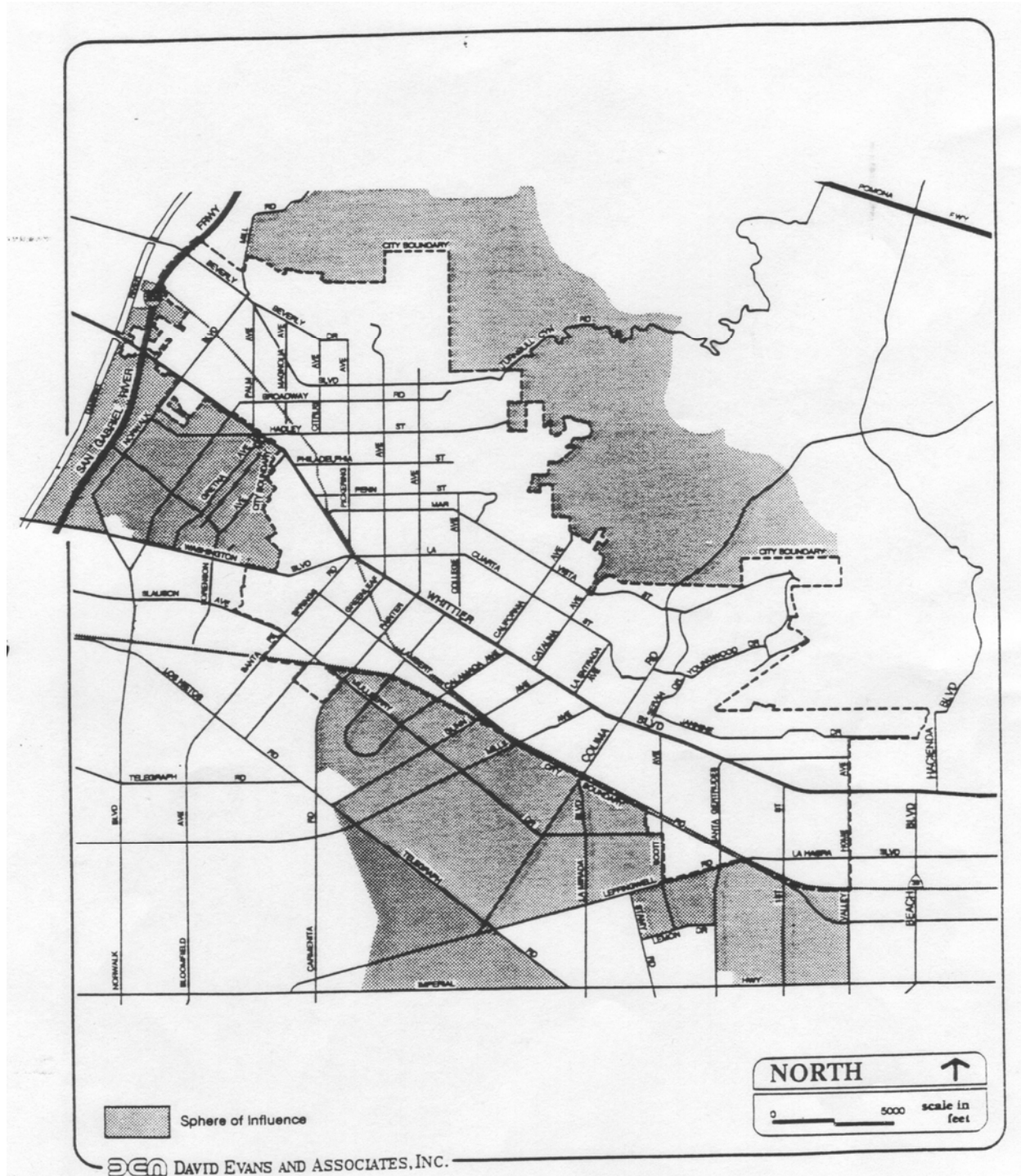


Figure 9: Sphere of influence for the city of Whittier, from the Whittier General Plan, 1992.

Appendix B

Land Parcels of Interest

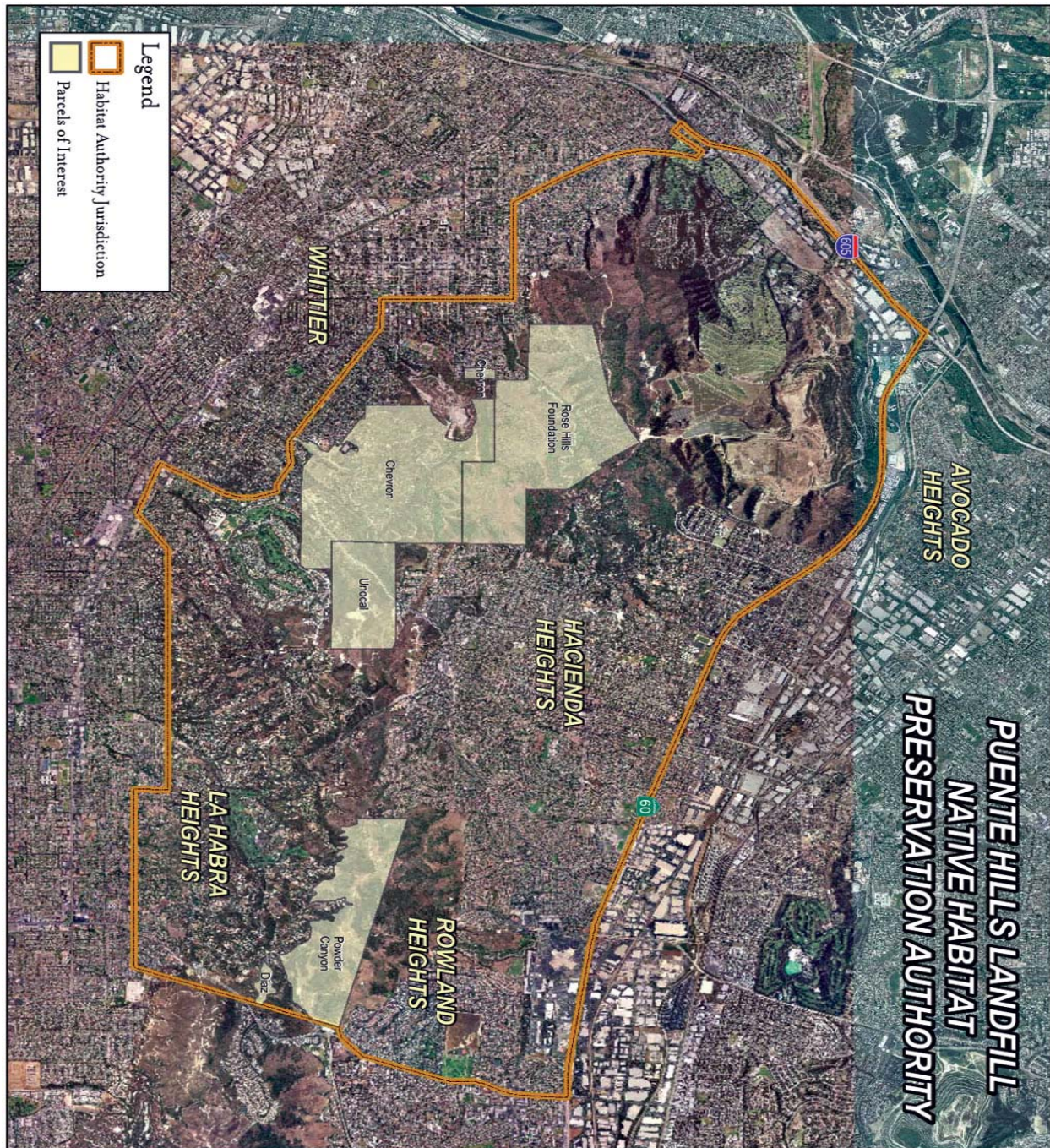


Figure 10: Aerial view of the parcels of land the Puente Hills Landfill Native Habitat Preservation Authority came to own and / or manage (provided by the Puente Hills Landfill Native Habitat Preservation Authority).

Appendix C

All Properties Managed

Property	Date	Seller	Buyer	Acres
Ranney	11/8/2005	Ranney (LA County Tax Default)	NHPA	0.19
Gibson	1/20/2005	Gibson	NHPA	3.5
Vasquez-Powder Canyon	6/24/2004	NHPA	Vasquez	-0.6
Public Works, LA County	3/3/2004	Public Works, LA County	NHPA	19.9
Berg	2/9/2004	Bruce I. Berg, Trustee, Viola Flora Berg Living Trust	NHPA	3.47
Javald	11/14/2003	Javald	NHPA	9.11
Kou	3/18/2003	Kou	NHPA	3.8
Grimont	12/26/2002	Grimont	NHPA	4.9
Turnbull Canyon	10/4/2002	The Rose Hills Foundation	NHPA	960
Canlas	9/4/02	Canlas/Co	NHPA	10
Shuey	4/1/01	Shuey	NHPA	2
	2000-01	Newbre		0.75
Newbre II	01/27/00	Newbre II	NHPA	7.34
Fan/Huang/Chen	11/28/99	Huang/Chen	NHPA	10.16
Roberts/Pelkofer	11/16/99	Kent Roberts, Frank Pelkofer	NHPA	25.85
Lim	04/30/99	Dr. Lim	NHPA	4.63
Pelkofer	07/05/99	Pelkofer Family Trust and Michael Pelkofer	NHPA	30.20
Old Coach	03/14/99	Greystone Homes, Inc.	NHPA	25.00
Weisel	02/03/99	Sharon P. Sanders, Trustee of Mildred Weisel Trust	NHPA	4.81
Davies	10/13/98	Robert & Betty Davies	NHPA	21.30
Newbre	06/30/98	Richard & Juanita Newbre	NHPA	14.52

LHH/Unocal Drill Sites	05/21/98	Unocal	NHPA	9.20
Hellman Estate	03/30/98	Hellman Trust	City	100.00
Sycamore Cyn	10/20/97	Mitchell Energy Corp.	NHPA	107.29
Benson Ford	02/18/97	Benson Ford	NHPA	8.00
Hellman Park	02/13/97	City	MRCA	200.00
Canyons 6, 7, 8	11/19/96	San. District of LACo.	SD	225.00
Hacienda Hills/Mallas	10/29/96	Trust for Public Land	NHPA	63.00
Shannon/YMCA	08/08/96	YMCA of Greater Whittier (gift by Shannon)	City	18.00
Powder Cyn	05/24/96	Rio Oso Pioneer Haven, Inc.	NHPA	517.78
Worsham Cyn	04/24/96	College Heights of Whittier	City	18.61
Chevron Property	12/25/95	Chevron USA	City	960.00
Unocal Property	10/15/95	Unocal	City	320.00
Quaker	09/24/95	Quaker City Financial Corp.	City	11.00
Orleats	01/21/94	Nick Orleats - Donation	City	19.41
Childs/Hall Estate	01/03/94	Childs/Hall Estate	City	76.00
Bowen			City	3.46
McFarland Leased			City	30.00
			Total	3,847.58

*Actual Total : Used for calculating capital assests - Equals costs after deposits, escrow fees

Figure 11: List of all the different properties managed by the Puente Hills Landfill Native Preservation Authority (provided by the Puente Hills Landfill Native Habitat Preservation Authority).

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