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

The special meeting of the Board of Directors, April 16, 2026, at 10 a.m.
will take place in-person and also available for remote access.
Members of the public can observe and participate in the meeting as follows:

In-person: **Joint Administration Office of the County**
Sanitation Districts of Los Angeles County
1955 Workman Mill Road, Whittier, California 90601
Location: Room information to be provided at 1955 Workman Mill Road
on the day of the meeting.

And remotely for members of the public via Zoom by joining at this address:
https://us02web.zoom.us/j/3397206095
Zoom ID **339 720 6095**

PUBLIC COMMENTS: Members of the public may provide electronic comments by 3 p.m. on Wednesday, April 15, 2026, before the meeting to* info@HabitatAuthority.org*. Please label the email in the subject heading as "Public Comments". Public comments may also be verbally heard during item #1 of the meeting, either in person or via Zoom.

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

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

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

Notice and Agenda of Special Meeting Thursday, April 16, 2026, 10 am

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

1. Receipt of Public Comments. Members of the public may address the Board of Directors on any topic within the jurisdiction of the Habitat Authority, or any item on the agenda.

2. Report by Authority's Citizens Technical Advisory Committee.

3. Consent Calendar:
    a. Approval of Authority Meeting Minutes of March 19, 2026.
    b. Receive and file Authority's Portfolio Earnings Report and Custom by Instrument Type for March 2026 prepared by the County of Los Angeles Treasurer and Tax Collector.
    c. Ratification of contract amendment with WSP in the amount of $36,536 for the contractor inspection, management and design services using grant funds from the from the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy, and to amend the agency budget accordingly.

4. Hold Public Hearing Regarding Vacancies, Retention Efforts, and Any Necessary Actions in Compliance with Assembly Bill 2561.

5. Discussion and possible action addressing the health and environmental impacts of data centers.

6. Discussion and possible approval of Authority Resolution No. 2026-04 ordering the levy of special taxes for Community Facilities District No. 2024-01 (Puente Hills Preserve Protection) for fiscal year 2026-27 at a rate of $0.0103 per building square foot on developed taxable parcels.

7. Discussion and possible action regarding agency seal and decals added to Authority, vehicles, equipment and/or signage.

8. Discussion and possible action authorizing the Executive Director to enter into a contract with California Arborist for annual fuel clearance services within the Authority's Preserve in La Habra Heights, in an amount of $185,450 for a possible five-year total of $584,634.

9. Discussion and possible action amending contract with Authority consultant mPR in the amount of $30,000 to facilitate an informational mailer.

10. Discussion and possible action approving Authority comment letter regarding the Los Angeles County General Plan Tune-Up (001).

11. Pending litigation – Initiation of litigation in two cases. A closed session will be held, because the Board of Directors has decided or is deciding whether to initiate litigation in

two cases. (This item can be heard in closed session pursuant to Government Code Section 54956.9(c), (d)(4).)

12. Discussion and possible action authorizing the Executive Director to enter into a contract with Cotton, Shires and Associates Inc. in the amount of $34,500 for geologic and geotechnical engineering consulting services, and to amend the Authority budget accordingly.

13. Board Members' statements, responses, questions or directions to staff, and Executive Director's comments.

14. Adjournment and announcement of next meeting.

CONSENT CALENDAR AGENDA ITEM A

DRAFT Minutes of Regular Meeting – March 19, 2026
BOARD OF DIRECTORS
PUENTE HILLS HABITAT PRESERVATION AUTHORITY

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

And remotely for members of the public via Zoom at this address:
https://us02web.zoom.us/j/3397206095, Zoom ID 339 720 6095

At 3:12 p.m., the meeting was called to order and a roll call was taken.

From Sanitation Districts of Los Angeles County:

Present: Robert Ferrante, Director

From County of Los Angeles

Present: Ivan Sulic, Chair

From City of Whittier:

Present: Councilmember Mary Ann Pacheco, Vice Chair

From Hacienda Heights:

*Present: Cassandra Garcia, Director

*Arrived after roll call

Authority representatives present:
Andrea Gullo, Authority Executive Director
Michelle Mariscal, Authority Ecologist
Carlos Zelaya, Authority Program Analyst
Elena Gerli, Esq., Burke, Williams, Sorensen LLP, Authority Counsel
Cathy Houwen, CTAC's Board Liaison

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

Steve Huber from the Whittier Area Audubon shared information from the most recent beginner bird walk in Sycamore Canyon. The group detected 46 species of birds including both winter species and spring migrants.

Andres, a resident of Hacienda Heights, raised community concerns about data centers and battery energy storage systems (BESS).

Andrew Yip shared information about proposed data centers in the cities of Industry and Monterey Park. He stated that such projects should concern the Habitat Authority because of the regional noise, shared electrical grid, and water resources.

Director Garcia arrived.

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

Report provided by Cathy Houwen. The March CTAC meeting was cancelled due to a lack of quorum. Cathy spoke at a recent La Habra Heights City Council meeting, explaining that the city's fuel clearance needs conducted by the Authority are covered and clearance zones were developed in partnership with the La Habra Heights Fire Department. She also mentioned vegetation mapping efforts and the Habitat Authority budget. In response to questions about exclusion from the CalFire Grant, she clarified that adequate funding already exists to meet all clearance needs.

Director Gullo thanked Cathy for the valuable role she plays in keeping the Habitat Authority connected to the City of La Habra Heights.

Director Garcia took a moment to thank Mr. Venkataraman, who attended the meeting virtually, for his willingness to be part of the Measure PH Fiscal Oversight Advisory Committee.

3. CONSENT CALENDAR:

A. Approval of Authority Meeting Minutes of January 15, 2026.
B. Receive and file Authority's Portfolio Earnings Report and Custom by Instrument Type for December 2025, January 2026, and February 2026 prepared by the County of Los Angeles Treasurer and Tax Collector.
C. Receive and file Receipts and Disbursements for the Authority for the quarters ending December 31, 2025, as submitted by the Los Angeles County Department of Auditor-Controller.
D. Receive and file mid-year Authority budget report for fiscal year 2025-26.

Director Ferrante motioned to approve items A through D. Vice Chair Pacheco seconded the motion and, in a vote, the motion passed unanimously.

4. APPOINTMENT OF RECOMMENDATIONS ON THE AUTHORITY'S ADVISORY COMMITTEES.

A. Measure PH, Fiscal Oversight Advisory Committee:
1. **From Supervisor Solis: Christopher Luna from Hacienda Heights (three-year term); Bala Venkataraman from Hacienda Heights (two-year term), and Shawn Murray from Rowland Heights (two-year term);**
2. **From the City of Whittier: Rick Gonzalez (one year term); Andrew Moraga (two-year term); and Alexander Merkel (three-year term); and**
3. **From Supervisor Hahn: Manuel Urteaga from the Workman Mill Area (three-year term).**

B. Citizens Technical Advisory Committee
1. **From the City of Whittier: Laura Krueger (four-year term).**

Director Ferrante asked questions regarding the standing of each committee. Discussion took place.

> Vice Chair Pacheco motioned to approve appointment of recommendations on the Authority's advisory committees. Director Garcia seconded the motion and, in a vote, the motion passed unanimously.

5. DISCUSSION REGARDING ADDING HEADSHOTS FOR BOARD AND STAFF ON THE AGENCY WEBSITE.

Discussion took place. Direction was provided to staff.

6. DISCUSSION REGARDING UPDATED AGENCY LOGO AND DECALS ADDED TO AUTHORITY VEHICLES AND EQUIPMENT.

Discussion took place. Direction was provided to staff.

7. RATIFY, RECEIVE AND FILE COMMENT LETTERS REGARDING A) ORANGE COUNTY GENERAL PLAN UPDATE AND B) CITY OF WHITTIER DRAFT HAZARDS MITIGATION PLAN.

Executive Director Gullo provided an overview.

> Director Ferrante motioned to ratify the two letters, A and B. Vice Chair Pacheco seconded the motion and, in a vote, the motion passed unanimously.

Closed Session Items:

At 3:51 p.m., Chair Sulic moved to continue the discussion of items 8 and 9 in Closed Session.

8. PENDING LITIGATION – INITIATION OF LITIGATION IN TWO CASES. A CLOSED SESSION WILL BE HELD, BECAUSE THE BOARD OF DIRECTORS HAS DECIDED OR IS DECIDING WHETHER TO INITIATE LITIGATION. (THIS ITEM CAN BE HEARD IN CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54956.9(C), (D)(4).)

9. INSTRUCTION TO NEGOTIATORS ON PROPERTY NEGOTIATIONS FOR ASSESSOR PARCEL NUMBER 8267-017-907. NEGOTIATING PARTIES INCLUDE BOARD CHAIR, EXECUTIVE DIRECTOR, AND LOS ANGELES COUNTY. (THIS ITEM CAN BE HEARD IN CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54956.8 REGARDING REAL ESTATE NEGOTIATIONS.)

At 4:28 p.m., Chair Sulic moved to end the Closed Session, and the Open Session recommenced. Items 8 and 9 were discussed, direction was provided and no reportable action was taken.

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

Director Garcia announced that an announcement of the Authority's grant funding for fuel clearance work was well received at the most recent HHIA meeting.

Director Ferrante thanked staff and Rangers for their hard work during high heat days.

Executive Director Gullo shared that weekly Thursday hikes and other events were cancelled due to high heat days. The Heights Life article highlighting the CalFire grant was shared with the Board.

Discussion was held regarding requirements of the CalFire grant, and RMC grant-funded winter fuel clearance activities.

Chair Sulic is working on setting up a meeting with the Regional Park and Open Space District to discuss maintenance and servicing (Measure A) funding.

11. ADJOURNMENT AND ANNOUNCEMENT OF NEXT MEETING.

Vice Chair Pacheco motioned to adjourn the meeting at 4:37 p.m. Director Garcia seconded the motion and, in a vote, the motion passed unanimously.

Approved:

_____
Ivan Sulic, Board Chair

_____
Carlos Zelaya, Program Analyst, Board Secretary

CONSENT CALENDAR AGENDA ITEM B

ITEM 3B

COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 437
Los Angeles, California 90012
Telephone: (213) 974-3385 Fax: (213) 626-1701
ttc.lacounty.gov and propertytax.lacounty.gov

ELIZABETH BUENROSTRO GINSBERG
TREASURER AND TAX COLLECTOR

Board of Supervisors

HILDA L. SOLIS
First District

HOLLY J. MITCHELL
Second District

LINDSEY P. HORVATH
Third District

JANICE HAHN
Fourth District

KATHRYN BARGER
Fifth District

April 6, 2026

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

Email: agullo@habitatauthority.org

Dear Andrea Gullo:

PUENTE HILLS HABITAT PRESERVATION AUTHORITY
MONTHLY INVESTMENT REPORTS

Enclosed are the Puente Hills Habitat Preservation Authority Portfolio Income Report (Earnings Report), Custom Position Report, Purchase Detail Report, and Chronological Report for the month ended March 31, 2026, for your review and reference.

Should you have questions, please contact Sona Kyupelyan, Assistant Operations Chief, at (213) 584-1269, or skyupelyan@ttc.lacounty.gov

Very truly yours,

ELIZABETH BUENROSTRO GINSBERG
Treasurer and Tax Collector

Coia Walker
Operations Chief

CW:SK:az

Enclosures

c: czelaya@habitatauthority.org

Income Report - PHHPA

03/01/2026 - 03/31/2026

Specific Purpose Invest Agg (299402)

Dated: 04/01/2026

SPI

Original Lot ID	Detailed Description	CUSIP	Coupon Rate	PAR Value	Interest/Dividend Received	Accretion Income	Amortization Expense	Interest Income	Net Gain/Loss	Net Income
821801196	FREDDIE MAC 2.000 08/27/43 '26 MTN	3134GWSD9	2.000	9,500,000.00	0.00	0.00	0.00	15,833.33	0.00	15,833.33
821801198	FED FARM CR BNKS 2.500 07/29/41 '25	3133EMW65	2.500	22,675,000.00	0.00	0.00	0.00	47,239.58	0.00	47,239.58
---	**---**	**---**	**2.369**	**32,175,000.00**	**0.00**	**0.00**	**0.00**	**63,072.91**	**0.00**	**63,072.91**

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

Custom Position Report - PHHPA

As of 03/31/2026

Specific Purpose Invest Agg (299402)

Dated: 04/01/2026

SPI

Original Lot ID	Detailed Description	CUSIP	Coupon Rate	Final Maturity	Purchase Yield	PAR Value	Amortized Cost	Historical Cost	Net Accumulated Amortization/Accretion
821801198	FED FARM CR BNKS 2.500 07/29/41 '25	3133EMW65	2.500	07/29/2041	2.500	22,675,000.00	22,675,000.00	22,675,000.00	0.00
821801196	FREDDIE MAC 2.000 08/27/43 '26 MTN	3134GWSD9	2.000	08/27/2043	2.000	9,500,000.00	9,500,000.00	9,500,000.00	0.00
---	**---**	**---**	**2.352**	**03/10/2042**	**2.352**	**32,175,000.00**	**32,175,000.00**	**32,175,000.00**	**0.00**

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

Purchase Detail Report - PHHPA

03/01/2026 - 03/31/2026

Specific Purpose Invest Agg (299402)

Dated: 04/01/2026

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

* Grouped by: Aggregate Accounts. * Groups Sorted by: Aggregate Accounts. * Filtered By: Settle Date ≥ 03/01/2026 and Settle Date ≤ 03/31/2026 and LA Fund Number = "PHHPA". * Weighted by: Ending Market Value + Accrued. * Holdings Displayed by: Lot.

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

Chronological Report - PHHPA

03/01/2026 - 03/31/2026

Specific Purpose Invest Agg (299402)

Dated: 04/01/2026

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

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

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

CONSENT CALENDAR AGENDA ITEM C

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

AGENDA ITEM NO. 3C

MEMORANDUM

Date: April 16, 2026

To: Board Members

From: Andrea Gullo, Executive Director

Subject: Ratification of contract amendment with WSP in the amount of $36,536 for the contractor inspection, management and design services using grant funds from the from the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy, and to amend the agency budget accordingly.

Recommendation:
That the Board ratify the above-mentioned contract amendment, and amend the agency budget accordingly.

Background:
In September 2025, the Authority Board of Directors approved a contract with consultant WSP in the amount of $64,500 for consulting services such as construction support, design, and engineering in support of two wildfire resiliency projects: home hardening of the Authority's facility, and installation of wrought iron fencing. Of the $64,500 available from the RMC grant funding, $37,500 is designated for the home hardening project and $27,000 for the wrought iron fencing project. This contract is funded by a grant from San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC).

After discussions with the Authority Board Chair, the contract amount was increased by $36,536 (56% of the original contract amount) for time sensitive additional contract management services required of WSP for the home hardening project. This increase was necessary to maintain project momentum, accommodate an extended project timeline, and to provide oversight of the project permitting process. According to section 2-2 of the Authority Purchasing Policies, change orders above 25% require Board approval. Due to the time sensitivity of the project, the amendment was deemed to be in the Authority's best interest.

Fiscal Impact:
This contract increase is expected to be covered by the RMC grants funds. Staff communicated with the RMC and submitted an administrative budget amendment to accommodate this change.

AGENDA ITEM 4

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

AGENDA ITEM NO 4

MEMORANDUM

Date: April 16, 2026

To: Board Members

From: Andrea Gullo, Executive Director

Subject: Hold Public Hearing Regarding Vacancies, Retention Efforts, and Any Necessary Actions in Compliance with Assembly Bill 2561.

Recommendation:
Conduct the statutorily required public hearing regarding the Authority's current workforce vacancy status and receive and file the below report.

Assembly Bill 2561:
Assembly Bill (AB) 2561 was introduced to address the issue of job vacancies in local government, which adversely affects the delivery of public services and employee workload. AB 2561 became effective January 1, 2025, and requires public agencies to hold at least one public hearing per fiscal year to discuss vacancies and recruitment and retention efforts. The public hearing should be conducted before final adoption of the agency's annual budget. To the extent there are any recognized employee organizations, such organizations are permitted to make presentations during the hearing regarding the vacancies, retention, and recruitment efforts. The Authority does not have any recognized employee organizations. Additional information may be requested by a recognized employee organization for the hearing for workforce vacancy rates that meet or exceed 20% of authorized full-time positions, which does not apply to the Authority.

Status of Vacancies
The Authority currently has five authorized and budgeted full-time positions, two of which are vacant. It has three authorized part-time positions, which are vacant. Three of the authorized full-time positions are budgeted and filled, while two are vacant.

Hiring Obstacles
AB 2561 also requires that during the hearing, the agency must identify any necessary changes to policies, procedures, and recruitment activities that may lead to hiring obstacles. Staff have identified no necessary changes to policies, procedures, or recruitment activities that may present obstacles in the hiring process.

Recruitment and Retention Efforts
The Authority's current staff has been stable in recent years despite known financial challenges of the agency. The Authority recently interviewed multiple candidates for its Recreation Outreach Supervisor, and Maintenance and Project Supervisor positions. The Executive Director seeks to keep the Authority competitive as an employer by conducting regular surveys of other salary and benefits packages, as well as comparing the Authority's positions to similar jobs locally in comparable agencies. Also, the Authority provides employee opportunities to engage in professional development conferences or training.

Fiscal Impact:
None.

AGENDA ITEM 5

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

AGENDA ITEM NO. 5

MEMORANDUM

Date: April 16, 2026

To: Board Members

Andrea Gullo

From: Andrea Gullo, Executive Director

Subject: Discussion and possible action addressing the health and environmental impacts of data centers.

Recommendation:
That the Board take appropriate action.

Background:
Data centers are industrial complexes that house large-scale computer systems used to store and process digital information, commonly referred to as "the cloud." These facilities are expanding nationwide, including within Los Angeles County.

As development increases, questions have been raised regarding potential impacts of data centers on local infrastructure, public health and the environment. Local representatives have recognized growing community concerns in areas near proposed data center developments. Additional study would provide a better understanding of these potential effects.

In response, on April 1, 2026, Supervisor Solis introduced a motion at the Community Services Cluster meeting to address the study and regulation of data centers in unincorporated areas. Supervisor Solis's motion has reportedly been advanced and may be considered at a future Board of Supervisor's meeting.

At this time the potential effects of data centers near Authority-managed lands, including impacts to the local environment, remain unknown.

AGENDA ITEM 6

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

AGENDA ITEM NO. 6

MEMORANDUM

Date: April 16, 2026

To: Board Members

Andrea Gullo

From: Andrea Gullo, Executive Director

Subject: Discussion and possible approval of Authority Resolution No. 2026-04 ordering the levy of special taxes for Community Facilities District No. 2024-01 (Puente Hills Preserve Protection) for fiscal year 2026-27 at a rate of $0.0103 per building square foot on developed taxable parcels.

Recommendation:
That the Board approve the above-mentioned Resolution No. 2026-04.

Background:
On June 12, 2024, pursuant to the Mello-Roos Community Facilities Act of 1982, the Board of Directors of the Puente Hills Habitat Preservation Authority adopted Resolution No. 2024-07, establishing Community Facilities District (CFD) No. 2024-01 (Puente Hills Preserve Protection) and authorizing the levy of a special tax on taxable property within the CFD in accordance with the Rate and Method of Apportionment of Special Tax (RMA).

On November 5, 2024, a general election was held within the CFD, consolidated with the Statewide general election. The qualified electors approved Measure PH by more than two-thirds vote as required by the Act. On January 16, 2025, the Board adopted Resolution No. 2025-01, certifying the election results and declaring the CFD fully formed with authority to levy the Special Tax. On February 20, 2025, the Board adopted Ordinance No. 2025-01, authorizing and levying the Special Tax within the CFD commencing in fiscal year 2025-26 in accordance with the RMA.

The voters authorized an annual increase in the maximum Special Tax rate in future years by an annual amount not to exceed 3% per year. For the Board's consideration, the Special Tax rate for fiscal year 2026-27 is proposed to increase by 3%, from $0.0100 to $0.0103 per building square foot on developed taxable parcels, as authorized by the voters when they approved Measure PH in November 2024.

In summary:

- CFD Formation: June 12, 2024 (Resolution No. 2024-07)
- Election: November 5, 2024 (Measure PH)
- FY 2025-26 Rate: $0.0100 per building square foot on developed taxable parcels
- Annual Escalation: Not to exceed 3% per year
- FY 2026-27 Proposed Rate: $0.0103 per building square foot on developed taxable parcels (3% increase)

The proposed special tax rates by property type for fiscal year 2026-27 are as follows: Developed Taxable Property at $0.0103 per building square foot; Undeveloped Property at $0.00 per parcel; and Tax-Exempt Property at $0.00 per parcel.

The Special Tax shall be collected in the same manner as ordinary ad valorem property taxes and shall be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for ad valorem taxes. The Authority's Executive Director, or designee, is authorized and directed to provide all necessary information to the Auditor-Controller of the County of Los Angeles in order to effect proper billing and collection of the Special Tax for fiscal year 2026-27.

All collections of the Special Tax shall be used solely to pay, in whole or in part, the cost of providing the authorized services, incidental expenses pursuant to the Act, the costs of the Authority in administering the CFD, and the costs of collecting and administering the Special Tax.

The resolution establishes the FY 2026-27 rate and needs to be approved by July 1. It is needed for budget planning and is required before submitting the levy roll to the County Auditor in August.

Fiscal Impact:
This action will result in a positive impact enabling the Authority to be responsive to annual expense increases.

Attachment:
Authority Resolution 2026-04

Resolution No. 2026-04

RESOLUTION OF THE BOARD OF DIRECTORS OF THE PUENTE HILLS HABITAT PRESERVATION AUTHORITY ORDERING THE LEVY OF SPECIAL TAXES FOR FISCAL YEAR 2026-27FOR COMMUNITY FACILITIES DISTRICT NO. 2024-01

WHEREAS, on June 12, 2024, pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act"), the Board of Directors ("Board") of the Puente Hills Habitat Preservation Authority ("Authority") adopted Resolution No. 2024-07 (the "Resolution of Formation"), establishing Community Facilities District No. 2024-01 (Puente Hills Preserve Protection) ("CFD") and authorizing the levy of a special tax ("Special Tax") on taxable property within the CFD in accordance with the Rate and Method of Apportionment of Special Tax ("RMA"); and

WHEREAS, on November 5, 2024, pursuant to Resolution No. 2024-08 and Resolution No. 2024-09, a general election was held within the boundaries of the proposed CFD, consolidated with the Statewide general election. The qualified electors approved Measure PH by more than two-thirds (2/3) vote as required by the Act; and

WHEREAS, on January 16, 2025, the Board adopted Resolution No. 2025-01, certifying the election results and declaring the CFD fully formed with authority to levy the Special Tax; and

WHEREAS, on February 20, 2025, the Board adopted Ordinance No. 2025-01, authorizing and levying the Special Tax within the CFD commencing in fiscal year 2025-26 in accordance with the RMA; and

WHEREAS, the voters authorized an annual increase in the maximum Special Tax rate in future years by an annual amount not to exceed 3% per year; and

WHEREAS, the Board has determined that the Special Tax rate for fiscal year (FY) 2026-27 shall be increased by 3%, from $0.0100 to $0.0103 per building square foot on developed taxable parcels. The 3% increase was authorized by the voters when they approved Measure PH in November 2024; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PUENTE HILLS HABITAT PRESERVATION AUTHORITY THAT:

1. The recitals above are true and correct and incorporated herein by reference.

2. The Special Tax shall be levied for FY 2026-27 at the rates set forth in Table 1 below, and shall be collected in the same manner as ordinary ad valorem property taxes are collected and shall be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for ad valorem taxes.

Table 1: Special Tax Rate by Property Type for FY 2026-27

Land Use Classification	FY 2026-27 Maximum Special Tax
Developed Taxable Property	$0.0103 per building square foot
Undeveloped Property	$0.00 per parcel
Tax-Exempt Property	$0.00 per parcel

3. The Authority's Executive Director, or designee, is hereby authorized and directed to provide all necessary information to the Auditor-Controller of the County of Los Angeles in order to effect proper billing and collection of the Special Tax, so that the Special Tax shall be included on the secured property tax roll of the County of Los Angeles for FY 2026-27.

4. All collections of the Special Tax shall be used solely to pay, in whole or in part, the cost of providing the authorized services, incidental expenses pursuant to the Act, the costs of the Authority in administering the CFD, and the costs of collecting and administering the Special Tax.

5. CEQA. Government funding mechanisms or other government fiscal activities, which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment, do not constitute projects under the California Environmental Quality Act Guidelines. (14 CCR § 15378(b)(4).)

6. Severability. Any provision of this Resolution determined to be void or illegal under applicable law shall be deemed severable, and all other provisions of this Resolution shall remain in full force and effect.

7. Effective Date. This Resolution is effective immediately upon adoption by the Authority's Board of Directors.

APPROVED AND ADOPTED at a meeting held the 16th day of April 2026.

Upon motion of Director _____, seconded by Director _____ and duly carried, the Board hereby adopts the foregoing on _____, 2026.

AYES:
NOES:
ABENT:
ABSTENTIONS:

_____
Ivan Sulic
Chair, Board of Directors

ATTEST:

_____
Carlos Zelaya
Secretary to the Board of Directors

AGENDA ITEM 8

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

AGENDA ITEM NO. 8

MEMORANDUM

Date: April 16, 2026

To: Andrea Gullo, Executive Director

From: Michelle Mariscal, Ecologist

Subject: Discussion and possible action authorizing the Executive Director to enter into a contract with California Arborist for annual fuel clearance services within the Authority's Preserve in La Habra Heights, in an amount of $185,450 for a possible five-year total of $584,634.

Recommendation:
That the Board authorize the Executive Director to execute the above-mentioned contract for a term of one year, plus the option for staff to renew annually up to five years total.

Background:
In March, the Authority solicited proposals for fuel modification (weed abatement) services for the Authority's properties in La Habra Heights. This solicitation was specifically for hand clearance services, although quotes for mechanical clearance work (mowing) for select parcels were also accepted for the Habitat Authority's consideration. The solicitation advertised for a contract term of one year, plus the option to renew annually up to five years total. A mandatory video call and job walk were held and attended by four prospective companies, resulting in the following three proposals that were received by the March 30th deadline:

Proposals Received		Year 1 $	Hourly crew $	Total 5 Years $
Proposal 1	Hand Clearance only	82,644	235*	**438,768**
	Hand clearance + mechanical	81,549		**432,957**
Proposal 2§	Hand Clearance only	95,450	450**	**494,633**
	Hand clearance + mechanical	89,825		**465,399**
Proposal 3	Hand Clearance only	200,200††	690†	**1,062,889††**
	Hand clearance + mechanical	Not submitted		

*Three-member landscape crew ($55/hr) + one supervisor ($70/hr)
**Four-member landscape crew ($76/hr) + one supervisor ($148/hr) as specified by the contractor; should be $452 based on the crew member rates provided, although the proposed rate will be used
§Recommended proposal
†Five-member landscape crew ($115/hr) + one supervisor ($115/hr).
††Quote was missing costs for one zone (i.e., clearance area), and no mechanical quotes were submitted

All proposals that were received met the minimum contractor qualifications set forth in the solicitation, including five years of experience conducting fuel abatement work at the urban-wildland interface for contract amounts of $50,000 or more, or other similar demonstrable experience (references were required); ability to conduct tree removal work or subcontract for such work; ability to meet minimum limits of insurance coverage; experience with prevailing wage; compliance with all California Department of Industrial Relations (DIR) requirements; and possession of appropriate licenses. The mid-cost proposal ("Proposal 2" in the above chart), submitted by California Arborist Complete Tree Care, Inc., is recommended. For approximately $6,400 more than Proposal 1, annually, this company will provide one additional landscape crew member, which will presumably enable the work to be completed more quickly.

According to Section 2-1 of the Authority's Purchasing Policy, contracts over $25,000 need Board approval. According to Section 4-2, the procurement of services such as maintenance shall be based on demonstrated competence, the professional qualifications necessary for satisfactory performance of the required services, and a fair and reasonable price.

California Arborist Complete Tree Care, Inc holds the previous fuel modification contract for the La Habra Heights properties, which expired on March 31, 2026. This company has stayed within budget, has been extremely responsive to emergency change orders (such as removing downed trees blocking emergency access routes), and staff and rangers have been satisfied with the services that they have provided over the term of the contract. If renewed, the new contract amount would increase approximately 3% annually during years 3-5 only, for a five-year total amount of $584,634 which includes $90,000 of RMC grant funds for second clearance of selected zones during the winter of the first contract year. This amount is also based on the higher hand clearance rates, however, staff anticipate that select zones will be mowed utilizing the lower mechanical rates (see chart below) unless weather conditions, equipment availability, or unforeseen circumstances arise. Upon execution of the contract, work is expected to begin the first week of May.

		Year 1 $	Total 5 Years Base $	Total $ with 2026 winter re-clearance**
Proposal 2	Hand Clearance only	95,450	494,633	**584,634**
	Hand clearance + mechanical	89,825*	465,399	

*Expected expenditure for fiscal year 2025-26.
**$90,000 funded by the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy

Additional Background:
The Authority Board has made a commitment to conduct fuel clearance on properties it owns and manages. All clearance is between 100 to 200 feet from adjacent structures, and along emergency access routes. The goal with the annual clearance efforts is to minimize fire hazards, especially ladder fuels and to create a defensible space zone for first responders. Wildfire prevention is multifaceted involving many agencies and efforts of private residences (ignition prevention, fuel management, modeling, evacuation plans, evacuation route maintenance, local and regional wildfire/hazard plans, water infrastructure, development standards/codes, home hardening, financial support, public education, etc.). The scope of work this year has been expanded from the previous contract scope to address specific and new areas that need additional clearance efforts.

Fiscal Impact:
This action would be consistent with the approved Authority budget.

AGENDA ITEM 9

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

AGENDA ITEM NO. 9

MEMORANDUM

Date: April 16, 2026

To: Board Members

Andrea Gullo

From: Andrea Gullo, Executive Director

Subject: Discussion and possible action amending contract with Authority consultant mPR in the amount of $30,000 to facilitate an informational mailer.

Recommendation:
That the Board authorize the Executive Director to amend the contract with mPR in the amount of $30,000.

Background:
In September 2025, the Authority Board of Directors approved a contract in the amount of $60,000 with mPR to assist Authority staff with outreach services to inform communities about the Authority's work and to keep them updated about efforts involving Measure PH. The scope of the contract includes consulting support services with social media, newsletters, print mailers, and other communication services. The contract is in accordance with the Authority workplan and item No. 10, priority level 2, which is to facilitate Community Outreach (Measure PH).

The proposed amendment with mPR would fund services of designing and mailing 50,400 informational flyers designed to be approximately 6 inches by 11 inches in full-color production on 100 lb matte stock. The purpose of the mailer is to provide information to local households about Measure PH and the public services provided by this agency. It would reach households within the Measure PH community facilities district: the communities of Whittier, Roland Heights, La Habra Heights and Hacienda Heights. According to section 2-2 of the Authority Purchasing Policies, change orders above 25% require Board approval. With this amendment, the new contract amount would be $90,000, a 50% increase.

Fiscal Impact:
This action would be consistent with the approved Authority budget.

AGENDA ITEM 10

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

AGENDA ITEM NO. 10

MEMORANDUM

Date: April 16, 2026

To: Andrea Gullo, Executive Director

From: Michelle Mariscal, Ecologist

Subject: Discussion and possible action approving Authority comment letter regarding the Los Angeles County General Plan Tune-Up (001).

Recommendation:
That the Board approve the described comment letter, which will be sent under separate cover.

Background:
Staff was recently made aware of the Los Angeles County General Plan Tune-Up (001) efforts. According to the County's website: "The General Plan Tune-Up Program consists of recurring, targeted updates to ensure that the General Plan remains accurate, consistent, and clear. It entails periodic revisions to the General Plan to identify and correct inconsistencies, minor errors, and outdated information. This will ensure that the General Plan continues to reflect the most current planning standards, regulatory requirements, and County practices."

This tune-up of the General Plan presents the Habitat Authority with the opportunity to request that current environmental laws be proactively addressed during this tune-up iteration. In part, the laws require open space plans to include rewilding opportunities and the conservation element of the general plan be updated to incorporate wildlife connectivity considerations. These requested updates would not only ensure compliance with state law, but also foster more sustainable, biodiverse, and resilient communities.

The General Plan Tune-Up document is expected to go before the Regional Planning Commission during their April 29, 2026 meeting.

AGENDA ITEM 12

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

AGENDA ITEM NO. 12

MEMORANDUM

Date: April 16, 2026

To: Board Members

Andrea Gullo

From: Andrea Gullo, Executive Director

Subject: Discussion and possible action authorizing the Executive Director to enter into a contract with Cotton, Shires and Associates Inc. in the amount of $34,500 for geologic and geotechnical engineering consulting services.

Recommendation:
That the Board authorize Executive Director to execute a contract with Cotton, Shires and Associates in the amount of $34,500 and to amend the Authority budget accordingly.

Background:
As previously reported at the September and November 2025 Board meetings, staff and rangers have been communicating with a resident of La Habra Heights regarding an encroachment onto Habitat Authority property. We have since identified property boundaries for the purposes of installing signage, fencing, and other actions as necessary. The proposed contract with Cotton, Shires and Associates would evaluate site conditions and provide preliminary suggestions to address impacts from the encroachment.

Fiscal Impact:
This contract would require a fiscal year 2025-26 budget amendment using unrestricted mainunit funds.

Additional Materials

FUNDED BY
MEASURE PH
VOTER APPROVED

Andrea Gullo
Executive Director

Puente Hills Habitat Preservation Authority

Endowment Provided by the Puente Hills Landfill

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April 7, 2026

Whittier, CA 90601

Dear Ms. Brooks,

Thank you very much for the tax-deductible donation of $2,000 to the Puente Hills Habitat Preservation Authority. Your donation is generous and very appreciated.

This gift will contribute towards the Habitat Authority's mission of preserving and protecting the Puente Hills Preserve. Contributions like this help our agency to continue to preserve the hills for the benefit of wildlife, their habitats and people. Your support means a lot to us. Again, thank you!

Sincerely,

Andrea

Andrea Gullo
Executive Director

C:
Board of Directors
Advisory Committee