

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

The regular meeting of the Board of Directors, July 16, 2026, at 3pm
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
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, July 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	SANTANA
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.

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

1. Receipt of Public Comments. Members of the public may address the Board of Directors on any topic within the jurisdiction of the Habitat Authority, or any item on the agenda.
2. Consent Calendar:
 - a. Approval of Authority Meeting Minutes of June 18, 2026 and June 29, 2026.
 - b. Receive and file Authority's Portfolio Earnings Report and Custom by Instrument Type for June 2026 prepared by the County of Los Angeles Treasurer and Tax Collector.
3. Verbal update, discussion and possible action regarding La Habra Heights negotiations related to the protection of the ecological function of the Harbor Boulevard Wildlife Underpass and Corridor due to the City's pending purchase of County of Los Angeles property along Harbor Boulevard, APN 8267-017-907 and any associated parcels for affordable housing purposes.
4. Verbal update and discussion regarding item on County Cluster regarding requesting a cooperation agreement between the County and Authority for trail closures and emergency communications.
5. Discussion, possible action or direction amending contract with Authority consultant mPR in the amount up to \$38,000 to facilitate an informational mailer.
6. Presentation, discussion, receive and file end of the year Authority workplan for fiscal year 2025-2026.
7. 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).)
8. Board Members' statements, responses, questions or directions to staff, and Executive Director's comments.
9. Adjournment and announcement of next meeting.

CONSENTCALENDAR
AGENDA ITEM 2A

DRAFT Minutes of Regular Meeting – June 18, 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 3:03 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:

Absent

From Hacienda Heights:

Present: Cassandra Garcia, Director

Authority representatives present:

Andrea Gullo, Authority Executive Director
Michelle Mariscal, Authority Ecologist
Carlos Zelaya, Authority Program Analyst
Veronica Roach, Authority Recreation Outreach Supervisor
Elena Gerli, Esq., Burke, Williams, Sorensen LLP, Authority Counsel
Kenn Hughes, Deputy Chief Ranger – Mountains Recreation and Conservation Authority
Krystal Cabrera, LSL, Authority Accountant
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 Whittier Area Audubon provided an update on their recent monthly Beginners Bird Walk that takes place in Sycamore Canyon, including that Vice Chair Pacheco was present. The bird walk will cease for the summer and restart in September.

2. INTRODUCTION OF NEW STAFF MEMBER VERONICA ROACH, RECREATION OUTREACH SUPERVISOR.

Executive Director Gullo introduced new staff member, Veronica Roach, who will serve as the Authority's Recreation Outreach Supervisor, funded by Measure PH. Veronica expressed her enthusiasm for joining the team.

DRAFT Minutes of Regular Meeting – June 18, 2026
BOARD OF DIRECTORS
PUENTE HILLS HABITAT PRESERVATION AUTHORITY

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

Liaison to the Board, Cathy Houwen, provided a report for the June 16, 2026 CTAC meeting.

4. CONSENT CALENDAR:

- a. Approval of Authority Meeting Minutes of May 21, 2026.
- b. Receive and file Authority’s Portfolio Earnings Report and Custom by Instrument Type for May 2026 prepared by the County of Los Angeles Treasurer and Tax Collector.
- c. Authorization for Executive Director to execute Lease Agreement for ranger housing in Sycamore Canyon.

Director Garcia motioned to approve items a through c. Director Ferrante seconded the motion. In a vote, the motioned passed unanimously.

5. ANNOUNCEMENT OF THE AUTHORITY’S POWDER CANYON TRAILS CLOSURE ON JULY 4, 2026 AT THE REQUEST OF THE CITY OF LA HABRA HEIGHTS.

Executive Director Gullo described plans for the closure. Discussion took place.

6. ANNOUNCEMENT OF 20TH ANNIVERSARY OF THE HARBOR BOULEVARD WILDLIFE UNDERPASS.

Executive Director Gullo gave a recap of the media event commemorating the 20th anniversary of the Harbor Boulevard Wildlife Underpass and provided background on the project.

7. CONSIDERATION TO ADOPT AUTHORITY RESOLUTION NO. 2026-06 TO CREATE A POLICY REGARDING POTENTIAL IMPACTS FROM BATTERY ENERGY STORAGE SYSTEMS ON AUTHORITY PROPERTIES.

Director Garcia provided background information.

Director Garcia motioned to adopt Authority resolution No. 2026-06. Director Ferrante seconded the motion. In a vote, the motioned passed unanimously.

The meeting temporarily paused at 3:26 p.m. when a quorum at the physical location of the meeting was lost. The meeting resumed at 3:27 p.m. when the quorum was restored.

DRAFT Minutes of Regular Meeting – June 18, 2026
BOARD OF DIRECTORS
PUEENTE HILLS HABITAT PRESERVATION AUTHORITY

8. REPORT FROM BOARD SUBCOMMITTEE ABOUT PUBLIC OUTREACH AND EDUCATIONAL EFFORTS.

Director Garcia and Executive Director Gullo provide a verbal report.

9. VERBAL UPDATE FROM DEPUTY CHIEF RANGER HUGHES REGARDING RANGER AND MAINTENANCE SERVICES PROVIDED BY THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY (MRCA).

A verbal update and presentation was provided by Deputy Chief Ranger Hughes from the Mountains Recreation and Conservation Authority.

10. DISCUSSION AND POSSIBLE ACTION AUTHORIZING EXECUTIVE DIRECTOR TO EXECUTE THE THIRTY-SIXTH AMENDMENT OF THE OPEN SPACE MANAGEMENT AGREEMENT WITH THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY (MRCA) FOR MAINTENANCE AND OPERATION SERVICES EXTENDING THE TERM AN ADDITIONAL YEAR FROM 7/1/26 TO 6/30/27 IN THE AMOUNT OF \$690,175.

Director Ferrante motioned to authorize the Executive Director to execute the thirty-sixth amendment for maintenance and operation services in the amount of \$690,175. Director Garcia seconded the motion. In a vote, the motioned passed unanimously.

11. DISCUSSION AND POSSIBLE ACTION APPROVING THE AUTHORITY BUDGET FOR FISCAL YEAR 2026-27.

Review was provided by Krystal Cabrera, LSL, Authority Accountant, and Executive Director Gullo. Discussion took place.

Director Ferrante motioned to approve the proposed budget for fiscal year 26-27. Director Garcia seconded the motion. In a vote, the motioned passed unanimously.

12. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVING AUTHORITY RESOLUTION NO. 2026-__ DECLARING JUNE AS PRIDE MONTH.

Discussion took place.

Chair Sulic motioned to adopt Resolution No. 2026-07 (as assigned). Director Ferrante seconded the motion. In a vote, the motioned passed unanimously.

DRAFT Minutes of Regular Meeting – June 18, 2026
BOARD OF DIRECTORS
PUEENTE HILLS HABITAT PRESERVATION AUTHORITY

13. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVING AUTHORITY RESOLUTION NO. 2026-__ DECLARING JULY AS PARKS MONTH.

Discussion took place.

Director Ferrante motioned to adopt Resolution No. 2026-08 (as assigned). Director Garcia seconded the motion. In a vote, the motioned passed unanimously.

14. DISCUSSION AND POSSIBLE ACTION REGARDING AUTHORITY COMMENTS ON LOS ANGELES COUNTY’S UPDATES TO THE NATURAL RESOURCE ELEMENT OF THE GENERAL PLAN AND THE SIGNIFICANT ECOLOGICAL AREAS ORDINANCE.

Ecologist Mariscal and Executive Director Gullo provided an overview of the Authority’s comments.

Director Garcia motioned to approve the comment letter, which will be sent under separate cover. Director Ferrante seconded the motion. In a vote, the motioned passed unanimously.

15. DISCUSSION AND POSSIBLE ACTION REGARDING INSTALLING PAVEMENT OR ROCK ARMORED PROJECT AT THE HELI-HYDRANT ON AUTHORITY PROPERTY IN LA HABRA HEIGHTS TO CONTROL VEGETATION GROWTH FOR DEFENSIBLE SPACE CLEARANCE, USING MEASURE PH FUNDS.

Chair Sulic, Executive Director Gullo and Ecologist Mariscal provided an overview. Discussion took place.

Direction to staff was provided, and the item will return to the Board at a future date.

Closed Session Items:

At 4:35 p.m., Chair Sulic moved to continue the discussion of item 16 in Closed Session.

16. 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).)

At 5:16 p.m., Chair Sulic moved to end the Closed Session, and the Open Session recommenced. Item 16 was discussed, direction was provided, and no reportable action was taken.

DRAFT Minutes of Regular Meeting – June 18, 2026
BOARD OF DIRECTORS
PUENTE HILLS HABITAT PRESERVATION AUTHORITY

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

Chair Sulic provided an update on the design process of the Authority seal.

Executive Director Gullo shared that staff and rangers will be at the HHIA July 4th parade and festival.

18. ADJOURNMENT AND ANNOUNCEMENT OF NEXT MEETING.

There being no further comments or business to be discussed, Chair Sulic adjourned the meeting at 5:17 p.m. The next regular meeting is scheduled for July 16, 2026. The August meeting is planned to be cancelled.

Approved:

Ivan Sulic, Board Chair

Carlos Zelaya, Program Analyst, Board Secretary

DRAFT Minutes of Special Meeting – June 29, 2026
BOARD OF DIRECTORS
PUENTE HILLS HABITAT PRESERVATION

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 10:36 a.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: Mayor Pro Tempore Mary Ann Pacheco, Vice Chair

From Hacienda Heights:

Present: Cassandra Garcia, Director

Authority representatives present:

Andrea Gullo, Authority Executive Director
Michelle Mariscal, Authority Ecologist
Veronica Roach, Authority Recreation Outreach Supervisor
Elena Gerli, Esq., Burke, Williams, Sorensen LLP, Authority Counsel
Deputy Chief Ranger Kenn Hughes, Mountains Recreation and
Conservation Authority

- 1. DISCUSSION AND POSSIBLE ACTION REGARDING PENDING PURCHASE OF COUNTY OF LOS ANGELES PROPERTY ALONG HARBOR BOULEVARD, APN 8267-017-907 AND ANY ASSOCIATED PARCELS, BY THE CITY OF LA HABRA HEIGHTS FOR AFFORDABLE HOUSING PURPOSES, AND REGARDING OPTIONS AND POSSIBLE REQUESTS TO THE CITY AND COUNTY TO PROTECT THE ECOLOGICAL FUNCTION OF THE HARBOR BOULEVARD WILDLIFE UNDERPASS AND CORRIDOR. MEMBERS OF THE PUBLIC MAY ADDRESS THE BOARD OF DIRECTORS ON THIS ITEM.**

Chair Sulic introduced the item. Executive Director Gullo provided background, and Ecologist Mariscal provided information on the ecological importance of the identified area as it relates to the Harbor Boulevard Wildlife Underpass and the Puente-Chino Hills Wildlife Corridor.

DRAFT Minutes of Special Meeting – June 29, 2026
BOARD OF DIRECTORS
PUENTE HILLS HABITAT PRESERVATION

Members of the public provided public comments:

Rafferty Wooldridge, City Manager, City of La Habra Heights
Carol Engelhardt, Councilmember, City of La Habra Heights
Greg Steffle, Mayor Pro Tempore, City of La Habra Heights
Ryan Jorgensen, Fire Marshal, City of La Habra Heights
Brian Bergman, Mayor, City of La Habra Heights
Edward Martin, Fire Chief, City of La Habra Heights
Helen Rahder, Executive Director, Whittier Conservancy
Anne Komarovsk
Claire Schlotterbeck, Executive Director, Hills for Everyone
Cathy Houwen, La Habra Heights resident and Board Liaison for the Authority's CTAC

Public comments concluded at 11:15 a.m. Board members made remarks, discussion took place, and direction was provided to staff.

Director Ferrante motioned that expedited discussions take place between the Authority's Chair, Vice Chair, Authority staff and La Habra Heights representatives to establish language for an agreement that results in a project that protects the Authority's property, the wildlife corridor and wildlife underpass while allowing for the city's development for affordable housing, with the additional goal that a mutually agreed upon framework be established for the future participation and roles of each agency, and that a letter be sent to the Los Angeles County Board of Supervisors requesting that the item concerning this matter be continued at a future Board of Supervisors meeting. Vice Chair Pacheco seconded the motion. In a roll call vote, the motioned passed unanimously.

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

None.

3. ADJOURNMENT AND ANNOUNCEMENT OF NEXT MEETING.

There being no further comments or business to be discussed, Chair Sulic adjourned the meeting at 11:35 a.m. The next regular meeting is scheduled for July 16, 2026.

Approved:

Ivan Sulic, Board Chair

Michelle Mariscal, Acting Board Secretary

CONSENT CALENDAR
AGENDA ITEM 2B



ELIZABETH BUENROSTRO GINSBERG
TREASURER AND TAX COLLECTOR

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

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

July 2, 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 June 30, 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

For


Damla Johnson
Assistant Treasurer and Tax Collector

DJJ:SK:az

Enclosures

c: czelaya@habitatauthority.org



Income Report - PHHPA

06/01/2026 - 06/30/2026

Specific Purpose Invest Agg (299402)

Dated: 07/01/2026

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



Custom Position Report - PHHPA

As of 06/30/2026

Specific Purpose Invest Agg (299402)

Dated: 07/01/2026

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

06/01/2026 - 06/30/2026

Specific Purpose Invest Agg (299402)

Dated: 07/01/2026

LA Fund Number	Original Lot ID	Description	Settle Date	Final Maturity	Coupon Rate	PAR Value	Principal	Purchased Accrued Income	Settlement Amount
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* Grouped by: Aggregate Accounts. * Groups Sorted by: Aggregate Accounts. * Filtered By: Settle Date $\geq$ 06/01/2026 and Settle Date $\leq$ 06/30/2026 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

06/01/2026 - 06/30/2026

Specific Purpose Invest Agg (299402)

Dated: 07/01/2026

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.

AGENDA ITEM 5

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

AGENDA ITEM NO. 5

MEMORANDUM

Date: July 16, 2026

To: Board Members

From: *Andrea Gullo*
Andrea Gullo, Executive Director

Subject: Discussion, possible action or direction amending contract with Authority consultant mPR in the amount up to \$38,000 to facilitate an informational mailer.

Recommendation:

That the Board authorize the Executive Director to amend the contract with mPR in the amount up to \$38,000.

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 consistent with the Authority goal of facilitating community outreach.

In March 2026, the Board approved a \$30,000 contract amendment with mPR for the design and mailing of 50,400 informational flyers to households within the Measure PH community facilities district: the communities of Whittier, Roland Heights, La Habra Heights and Hacienda Heights. The purpose of that mailer, which was delivered to residents in May, was to provide information to local households about Measure PH and the public services provided by this agency.

Proposed is another contract amendment for a second mailer. The Board previously directed staff to facilitate a mailer that highlights the end of the fiscal year agency activities including information about Measure PH. The mailer will be targeted for end of August or early September. The same mailing distribution is proposed; however the size and paper weight may change for this second mailer. At the time this staff report was written a hard cost estimate was not available.

According to section 2-2 of the Authority Purchasing Policies, change orders above 25% require Board approval. With the previous (50%) and current amendment (63%), the new contract amount would be \$128,000, a 113% increase.

Fiscal Impact:

This action would be consistent with the approved Authority FY 26-27 budget.

AGENDA ITEM 6

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

AGENDA ITEM NO. 6

MEMORANDUM

Date: July 16, 2026

To: Board Members

From: *Andrea Gullo*
Andrea Gullo, Executive Director

Subject: Presentation, discussion, receive and file fiscal year 2025-26 Authority workplan and activities.

Recommendation:

That the Board receive and file 2025-26 workplan and activities.

Background:

Attached is the Authority's end-of-the-year update of the agency workplan for fiscal year 2025-26, its summary notes, and the Restoration Workplan. The format of the agency workplan in general does not reflect routine day-to-day and core functions of staff's time which essentially support the mission of the agency. Due to workload, staff vacancy, unexpected happenings, and circumstances beyond control, progress on a few of these items is not at the level previously estimated or anticipated.

The highlights of the agency workplan are: 1) execution and recording of the agreements including the heli-hydrant project with La Habra Heights, 2) creation of the Measure PH Fiscal Oversight Advisory Committee and hosting the first meeting, 3) hiring of a staff member, 4) successful filing of the first Long Term Management Plan annual reports for two completed habitat mitigation programs, 5) execution and implementation of the Rivers and Mountains Conservancy grant, and 6) execution of the CalFire grant.

The Authority workplan and day-to-day Authority mission-driven tasks are in accordance with the attached Authority's Strategic Planning Guidelines, which set priorities for the agency core functions. Below are year-end highlights of four of the agency's core functions: outreach and involvement, resource management, preserve management and administration.

Public Outreach and Involvement:

Per the Authority's Strategic Planning Guidelines, the agency has historically been committed to providing high quality opportunities for outdoor learning and community involvement. For FY 25-26, as in recent years, outdoor education and interpretive programming¹ were not prioritized and outdoor school programs did not occur due to ongoing staff vacancies. The Authority's first full-time Recreation Outreach Supervisor was hired in June 2026.

¹ Interpreters connect visitors to important natural, cultural, and historical resources at parks and anywhere that people come to learn about places. The National Association for Interpretation defines interpretation as "a mission-based communication process that forges emotional and intellectual connections between the interests of the audience and the meanings inherent in the resource."

The following is a synopsis of the activities for community outreach:

- approximately 15 engaged volunteers
- 680 volunteer hours (last year was 740 hours), valued at \$28,390 for the year and overall valued at \$852,743 since record keeping began in fiscal year 2010-11.
- 97 events participated, of which 89 were hosted public hikes

Also, this year as a part of the Authority's outreach and educational efforts, the Authority hired a consultant in September 2025 to assist with social media and outreach. Overall, four e-newsletters were published, one direct mailer to local residents was mailed, five press releases were issued, several articles mentioned the Authority directly, a holiday party was hosted and one special event was covered by the news media.

Resource Management:

We are committed to promoting and protecting biodiversity in the Preserve. Main ecological activities this past year included recording the conservation easement for the Metro Heights mitigation project in favor of the Watershed Conservation Authority, and submitting the first Long Term Management Plan annual reports for two completed mitigation projects in Powder Canyon.. Restoration projects are on schedule and within budget, and at the end of FY 25-26, 40 acres were being restored/enhanced. To date 282 acres in the Preserve have been fully restored. Attached is a detailed end-of-the-year restoration workplan report. Below is a summary of the revenue and acreage from the restoration program. Overall, the mitigation restoration program has attracted an estimated \$20 to \$30 million of outside funding benefitting the hills.

Habitat Restoration	Implemented By	Fees Received from 2002 to present*	Acreage Ongoing	Acreage Complete	Total
Restoration	Habitat Authority	not applicable	5.0	122.4	127.4
Mitigation	Habitat Authority (ILF)	\$3,446,093	35.3	84.7	120
Mitigation	Outside Entity (PIM)	\$1,083,550	0	74.8	74.8
Totals		\$4,529,643	40.3	281.8	322.1

**Fees include mitigation access, administration, and management*

Preserve Management:

While protecting biodiversity remains the primary priority, the Authority is also committed to offering low-impact recreational opportunities so long as they are balanced with long-term ecological sustainability. Preserve management and safety was primarily accomplished via the various grant programs, Measure PH funding, fuel clearance, routine trailhead maintenance, trail repairs and the ranger/park services contract with the Mountains Recreation and Conservation Authority (MRCA).

Administration/General Operations:

The Habitat Authority operates with minimal staffing and professional services support, employing four full-time staff members. The Recreation Outreach Supervisor position was filled in June 2026. To supplement internal staffing, the Habitat Authority contracts with the

City of Whittier for personnel services and with the County of Los Angeles for financial and investment support. The Authority also contracts with an outside firm, LSL, for accounting support. Legal services and public outreach are also obtained through contractual agreements. During the past fiscal year, the Habitat Authority executed 26 new contracts and four contract amendments to support its obligations and project implementation. Additionally, staff issued 8 special use permits this past year.

Staff continues to maintain organizational capacities and equipment for operations. Operations include but are not limited to document retention, accounts payable, technology services, the website, public records requests, vehicle and housing upkeep, insurance, audits, accounting services, and personnel services. Furthermore, over 525 payment request memos (a 9% increase from the previous year) were made to Los Angeles County (the Authority's Controller) and at least an additional 12 were made to City of Whittier to facilitate payment of credit card costs. Lastly, unique website active users was at 79.9K (a 98% increase from last year's 40.3K), and of that amount 75K were new users (a 107% increase from last year's 36.2K).

The Authority strives to provide friendly and responsive service to the community. Staff responded to a variety of inquiries from local residents, addressing specific concerns as well as general inquiries related to trail hours and similar topics. Several house calls were made by rangers and staff when necessary, and many additional calls to the ranger emergency services phone number were fielded by the MRCA.

Fiscal Impact:

None.

Attachments:

End of Year update FY 25-26 agency workplan

End of Year Summary of workplan

End of Year update FY 25-26 restoration update

Authority's Strategic Planning Guidelines

End of Year
Workplan FY 2025-26

	GOAL	Resp. Party	** Priority Level (1-3)	Est. Completion Date	Update Approx. % Complete	Board Approval Date	Cost / Funding
1	Heli-hydrant project	Board,staff, Attorney	1	Ongoing	100%	direction provided sprg/smmr 2021	
2	Assemble Fiscal Oversight Advisory Committee (Measure PH)	Staff, Partners, Board	1	12/31/2025	100%	Jun-25	
3	Hire (2) Staff -Maintenance/Trails & Education/VolCoordinator	ED	1	1/31/2026	50%	Jun-25	Measure PH
4	Administer Caltrans grant	Staff	1	6/30/2026	99%	5/25/2023	Caltrans
5	Seek M&S funding reimbursement Fys 22-23, 23-24, 24-25	ED, Prog Analyst	1	Ongoing	33%	6/30/2022, 5/25/2023,June 2024	County
6	Implement new Long Term Management Plans (LTMPs)	Ecologist	1	Ongoing	Complete and Ongoing	Jun-25	The San Diego Foundation endowments
7	Repair Authority residences	ED, Rgr	2	6/30/2026	80%	direction provided in spring 2021, and 2024	State funds through Caltrans, RMC
8	Create Hazard Mitigation Plan	Staff, Board, CTAC	2	6/30/2028	5%	Jun-25	Access Fee / Excess mitigation funds
9	Sign agreement and implement additional grant funding (fuel modelling, veg mapping, fuel clearance, gate/fence installation, acquisition, etc.)	Staff	2	Ongoing	50%	Jun-25	RMC
10	Community Outreach (Measure PH)	Staff, Brd subcom., Board, CTAC	2	Ongoing	Ongoing	Jun-25	General operating funds
11	Establish new office location	ED, Board	3	12/31/2025		Jun-25	General operating funds

EOY 25-26 Workplan SUMMARY

	GOAL	Notes
1	Heli-hydrant project	Completed and recorded.
2	Assemble Fiscal Oversight Advisory Committee (Measure PH)	All members were appointed, and the first meeting was held in May.
3	Hire (2) Staff -Maintenance/Trails & Education/VolCoordinator	The Recreation Outreach Supervisor was hired.
4	Administer Caltrans grant	This grant is almost completed.
5	Seek M&S funding reimbursement Fys 22-23, 23-24, 24-25	Delayed primarily due to workload.
6	Implement new Long Term Management Plans (LTMPs)	The first two LTMP annual reports were successfully submitted in June 2026, and a framework moving forward has been established.
7	Repair Authority residences	One Authority residence is nearly completed with major repairs and home hardening. The other residence which completed repairs and improvements approximately two years ago will be addressed for additional repairs and maintenance in the future.
8	Create Hazard Mitigation Plan	A cost estimate was received, but this has been delayed due to workload.
9	Sign agreement and implement additional grant funding (fuel modelling, veg mapping, fuel clearance, gate/fence installation, acquisition, etc.)	Staff has made progress with many elements of the grant, and is on budget and schedule.
10	Community Outreach (Measure PH)	Consistent messaging has been achieved with social media, e-newsletters, mailers and outreach.
11	Establish new office location	No progress.

**Restoration Work Plan
End of the Fiscal Year Update**

SUMMARY:					
Overall restoration projects (includes mitigation restoration, habitat restoration, and enhancement/weeding):					
40.3 acres ongoing					
281.8 acres completed					
322.1 acres total					
Habitat Authority Restoration Projects:					
<u>Restoration - 1.0 acres Ongoing, 64.33 acres Complete, 65.33 acres Total</u>					
Ongoing Projects	Activity	Original Completion Date	Estimated Completion Date	Status	Comments
Peppergrass Restoration (1.0 ac)	Planting cactus, seeding, and maintenance	Spring 2019	Spring 2027	Ongoing	RMC grant #25001 has funded two additional years of maintenance/weeding (2025-26 and 2026-27)
<u>Enhancement/weeding - 4.0 acres Ongoing, 58.06 acres Complete, 62.06 acres Total</u>					
Ongoing projects include seeding and hand weeding a portion of the former OCWR mitigation area, weeding the Arroyo Pescader ADA Loop Trail, and woody invasive removal along Turnbull Canyon Trail. General weed removal efforts, such as goat grazing (74 ac), are not included in the acreage totals.					
<u>HABITAT AUTHORITY RESTORATION PROJECTS SUMMARY</u>					
5 ACRES ONGOING					
122.4 ACRES COMPLETE					
127.4 ACRES TOTAL					
Mitigation Projects:					
<u>Outside Entity Implementing (0 acres Ongoing, 74.8 acres Complete, 74.8 acres Total)</u>					
<u>Habitat Authority Implementing (35.3 acres Ongoing, 84.7 acres Complete, 120 acres Total)</u>					
Ongoing Projects	Activity	Original Completion Date	Estimated/Actual Completion Date	Status	Comments
Turnbull Riparian Restoration					

Restoration Work Plan
End of the Fiscal Year Update

1.35 ac Riparian (Turnbull Canyon)	Seeding and maintenance	Fall 2017 (Original mitigation project)	Fall 2026	Ongoing	Formerly Permittee Implemented Mitigation (PXP/Sentinel); transferred to Habitat Authority in 2021
Ongoing Projects (continued)	Activity	Original Completion Date	Estimated/Actual Completion Date	Status	Comments
Olinda (OCWR2)					Conservation Easement recorded
19.86 ac CSS (Arroyo San Miguel)	Site Preparation	Fall 2018		Complete	
	Temporary Irrigation install	Fall 2018		Complete	
	Grow & Kill*	Fall 2020		Complete	
	Planting*	Winter 2020	Spring 2021	Complete	
	Hydroseeding*	Winter 2020	Spring 2021	Complete	
	Maintenance	Spring 2026		Ongoing	Currently in maintenance year 4
	Final performance monitoring report	Winter 2026		Planned	Project signoff expected by February 2027
Brea 57 / Lambert					Conservation Easement recorded
2.1 ac CSS (Powder Canyon)	Site Preparation	Fall 2019		Complete	
	Temporary Irrigation install	Fall 2019		Complete	
	Grow & Kill*	Fall 2021		Complete	
	Planting*	Winter 2021		Complete	
	Hydroseeding*	Winter 2021		Complete	
	Maintenance	Spring 2027		Ongoing	Currently in maintenance year 3
	Final performance monitoring report	Winter 2027		Planned	Project signoff expected by February 2028
Metro Heights					Conservation Easement recorded
12 ac CSS (Powder Canyon & Arroyo Pescadero)	Site Preparation	Fall 2024		Complete	Project broke ground Oct 2024
	Temporary Irrigation install	Fall 2024		Complete	
	Grow & Kill*	Fall 2026		Ongoing	
	Planting & Hydroseeding*	Winter 2026		Planned	
	Maintenance	Spring 2032		Planned	

Restoration Work Plan
End of the Fiscal Year Update

	Final performance monitoring report	Winter 2032		Planned	
<u>MITIGATION PROJECTS SUMMARY</u>					
35.3	ACRES ONGOING				
159.4	ACRES COMPLETE				
194.7	ACRES TOTAL				

*Original completion dates assume two years of grow and kill cycles

PUENTE HILLS HABITAT PRESERVATION AUTHORITY
Endowment Provided by the Puente Hills Landfill
Strategic Planning Guidelines

1. Administration and General Operations

Goal A: Create effective financial and operational forecasts.

Goal B: Develop and maintain organizational capacities for operational needs.

2. Acquisition

Goal A: Add acreage to strengthen existing habitat areas.

Goal B: Ensure linkage to eastern habitat area.

Priority of Acquisitions:

High Priority

- Dark Canyon
- Linkage area at Hacienda Boulevard and restricted “Corridor” between Powder Canyon and former Unocal property

Priority

- Additional open space to strengthen existing habitat areas

Other

- Opportunity purchases

3. Preserve Management

Goal A: Provide adequate public safety and management services.

Goal B: Offer access and recreational opportunities for the public benefit, balancing with ecological sustainability.

Goal C: Facilitate various maintenance projects that benefit the Preserve.

4. Public Outreach, Education and Involvement (Interpretation)

Goal A: Provide high-quality educational and outdoor learning opportunities.

Goal B: Provide opportunities for community involvement.

5. Resource Management

Goal A: Promote and protect biodiversity as well as natural and cultural resources.

Goal B: Promote management practices that protect ecological health of the environment.

Goal C: Address various projects that have the potential to negatively affect the Preserve, and work to avoid, minimize or mitigate their impacts.

Jan 2012

Additional Materials

*A deer and her fawn
pass safely under
busy traffic.*

20th anniversary of Harbor Boulevard Wildlife Underpass

On June 1, the Puente Hills Habitat Preservation Authority (Habitat Authority) celebrated the 20th anniversary of the Harbor Boulevard Wildlife Underpass, a pioneering conservation project that protects wildlife and motorists and preserves habitat connectivity throughout the Puente Hills.

Completed in 2006, the structure was the first wildlife underpass built in Los Angeles County and among the earliest urban wildlife crossings in Southern California. The structure strengthens the connection of nearly 19,000 acres of protected habitat separated by Harbor Boulevard, a major commuter corridor that carries more than 35,000 vehicles each day.

To mark the milestone, the Habitat Authority hosted an exclusive guided tour for local media and dignitaries. Habitat Authority Ecologist Michelle Mariscal shared insights about the crossing's history, design and ongoing ecological benefits.

Guests examined wildlife tracks left by deer, coyotes and raccoons and learned how the crossing continues to support native species. Mariscal estimates that about 1,800 animals use the underpass annually. Mule deer began using the crossing just nine days after it opened, and ongoing monitoring continues to document the passage of deer, coyotes, bobcats, gray foxes, raccoons, roadrunners and many other species.

The anniversary also highlighted the vision, investment and multi-agency collaboration that made the project happen. Construction was made possible by grant funding awarded to Los Angeles County Public Works and California State Parks, with local matching funds provided by the Habitat Authority.

Beyond its financial contribution, the Habitat Authority funded the engineering design, construction oversight, habitat restoration and biological studies that helped guide the project.

Los Angeles County Public Works implemented the construction of the underpass and completed the associated environmental review.

Twenty years later, the underpass remains a lasting example of how public agencies can work together to protect wildlife and motorists, preserve natural landscapes and invest in the long-term environmental health of the region.



*Construction
in 2006.*



*Coyote with a
captured gopher
snake.*



*Aerial view of the
Harbor Boulevard
Wildlife Underpass.*

Minutes
PUENTE HILLS HABITAT PRESERVATION AUTHORITY
CITIZENS TECHNICAL ADVISORY COMMITTEE
April 14, 2026

The meeting of the Citizens Technical Advisory Committee was held on Tuesday, April 14, 2026, at the Whittier Senior Center, 13225 Walnut Ave, Whittier, CA 90602.

Before the meeting started, the Oath of Office was administered to Laura Krueger.

I. CALL TO ORDER.

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

II. ROLL CALL.

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

Members Present:

Adam Nazaroff, Chair	La Habra Heights
Catherine Houwen	La Habra Heights
Dr. Janis Cavanaugh	Whittier
Laura Krueger	Whittier
Michelle Pekko-Seymoure	Whittier

Members Absent:

(Vacant)	La Habra Heights
(Vacant)	County of Los Angeles
(Vacant)	County of Los Angeles
Bryan Coreas	County of Los Angeles

Authority Representatives Present:

Andrea Gullo, Executive Director
Michelle Mariscal, Ecologist
Carlos Zelaya, Program Analyst

III. PUBLIC COMMENTS.

Steve Huber from the Whittier Area Audubon shared the history between the Habitat Authority and the Whittier Area Audubon and provided information regarding their last monthly hike conducted at Sycamore Canyon. They detected 43 species of birds, including various migratory species.

IV. DISCUSSION AND POSSIBLE ACTION REGARDING ELECTION OF COMMITTEE CHAIR AND VICE CHAIR, AND SELECTION OF BOARD LIAISON.

Executive Director Gullo explained the rotation of the Chair, Vice-Chair and Board Liaison.

Chair Nazaroff motioned to nominate Member Coreas as Chair. Member Houwen seconded the motioned and, in a vote, the motion passed unanimously.

Member Pekko-Seymoure motioned to nominate Member Cavanaugh as Vice Chair. Member Houwen seconded the motioned and, in a vote, the motion passed unanimously.

Vice Chair Cavanaugh motioned to nominate member Houwen as Board Liaison. Member Pekko-Seymoure seconded the motion, and in a vote, the motioned passed unanimously.

Vice Chair Cavanaugh took lead of the meeting as the new Vice Chair.

V. APPROVAL OF MINUTES FOR THE OCTOBER 21, 2025 ADVISORY COMMITTEE MEETING.

Member Houwen motioned to approve the October 21, 2025, minutes as drafted. Member Pekko-Seymoure seconded the motion, and in a vote, the motioned passed unanimously.

VI. STANDING REPORTS:

a. Report by the Board Liaison on previous Authority's Board of Directors meeting.

Member Houwen, Board Liaison, reported on the October, November, January and March Board meetings.

b. Committee Member feedback from the public as it relates to the Authority.

Vice Chair Cavanaugh recapped the Sanitation District's Earth Day event that the Habitat Authority and Friends of the Whittier Hills participated in on Saturday, April 11, 2026. She invited staff to also share about their experience.

Member Houwen has been giving presentations at the La Habra Heights Council meetings to keep the community informed about Habitat Authority activities and provide answers to council member questions.

Vice Chair Cavanaugh shared that the contacts provided by Executive Director Gullo for fire personnel have been beneficial to the Whittier Library and that the Library has been hosting various fire prevention events.

VII. DISCUSSION AND POSSIBLE ACTION ADDRESSING THE HEALTH AND ENVIRONMENTAL IMPACTS OF DATA CENTERS.

Executive Director Gullo provided a synopsis of public comments that were submitted at the March Board meeting and asked the Committee whether they had thoughts or comments for the Board to consider.

Member Krueger suggested that models be run for fire risk that consider prevalent wind directions, etc. to identify high-risk areas and vulnerabilities on the Preserve resulting from Battery Energy Storage Systems (BESS) and Data Centers when potentially looking at creating a policy.

Member Nazaroff suggested that potential noise impact from BESS and Data Centers on wildlife be considered as part of an impact study and included in the process of creating a policy.

VIII. 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.

Member Nazaroff motioned to recommend to the Board of Directors to authorize Executive Director Gullo 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. Member Houwen seconded the motion, and in a vote, the motion passed unanimously.

IX. DISCUSSION AND POSSIBLE ACTION AMENDING CONTRACT WITH AUTHORITY CONSULTANT MPR IN THE AMOUNT OF \$30,000 TO FACILITATE AN INFORMATIONAL MAILER.

Vice Chair Cavanaugh motioned to recommend to the Board of Directors to authorize Executive Director Gullo to amend the contract with Authority consultant MPR in the amount of \$30,000 to facilitate an informational mailer. Member Pekko-Seymoure seconded the motion, and in a vote, the motion passed unanimously.

X. DISCUSSION AND POSSIBLE ACTION APPROVING AUTHORITY COMMENT LETTER REGARDING THE LOS ANGELES COUNTY GENERAL PLAN TUNE-UP (001).

Member Nazaroff motioned to recommend to the Board of Directors to approve the Authority comment letter regarding the Los Angeles County General Plan Tune-Up (001). Member Houwen seconded the motion, and in a vote, the motion passed unanimously.

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

Member Nazaroff asked for an update regarding a property that had been previously discussed as possibly being gifted to the Habitat Authority. Executive Director Gullo will follow up. He also alerted staff to potential blockage to animal movements at a trailhead in Hacienda Heights.

Member Krueger expressed happiness in serving as the newest member of the Committee.

Member Pekko-Seymoure shared that she notified the rangers of increased motorbike activity in the Grande Vista area of the Preserve. Executive Director Gullo informed the Committee that this has been an ongoing issue and that multiple individuals have been ticketed by the rangers.

XII. ADJOURNMENT AND ANNOUNCEMENT OF THE NEXT MEETING.

There being no further comments or business to discuss, Vice Chair Cavanaugh adjourned the meeting at 8:28 p.m. The next regularly scheduled meeting is on May 19, 2026.