

**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, September 18, 2025, at 9:30 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, September 17, 2025, 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 Improvement Association	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 54956 of the Government Code, a Special Meeting of the Board of Directors of the Puente Hills Habitat Preservation Authority (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 July 17, 2025.
 - b. Receive and file Authority's Portfolio Earnings Report and Custom by Instrument Type for July and August 2025 prepared by the County of Los Angeles Treasurer and Tax Collector.
 - c. Receive and file Authority's Wells Fargo account reconciliation quarterly report.
 - d. Receive and file Authority financial audit, Management Report and Auditor's Communication Letter for fiscal year 2023-24, prepared by Moss, Levy and Hartzheim, LLP, contracted by Los Angeles County Auditor-Controller.
 - e. Receive and file update regarding 0.08 acre fire in Powder Canyon.
 - f. Receive and file update regarding encroachments on Authority property.
4. Discussion and possible action approving Board Resolution 2026-01 Recommending to the Los Angeles County Board of Supervisors to Name the Puente Hills Landfill Park in Honor of Supervisor Hilda L. Solis.
5. Discussion and possible action authorizing Executive Director to execute contract amendments for additional fuel clearance with existing contractors using grant funds from the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy: a) Contract amendment No. 2 with California Arborist in an amount up to \$82,500, b) Contract amendment No.1 with North Star Land Care in an amount up to \$179,600, and c) Contract amendment No.1 with 805 Discing in an amount up to \$48,400.
6. Discussion and possible action authorizing Executive Director to execute contract with Wyatt Trapp Inc. in the amount of \$510,372.26 for improvements to Authority facility including home hardening in part using grant funds from the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy, and Caltrans.
7. Discussion and possible action authorizing Executive Director to execute contract with WSP for contractor inspection, management and design services on a reimbursable basis using grant funds from the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy for time and materials in an amount of \$64,500.
8. Discussion and possible action authorizing Executive Director to purchase wildfire resiliency equipment using grant funds from the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy from a) Valew Quality Truck Bodies in the amount of \$227,900, plus taxes, b) Ranch Works Inc. in the amount of \$26,519.98, and c) Eberhardt in the amount of \$16,106.91, for a total amount of \$270,527, plus taxes.

9. Discussion and possible action authorizing Executive Director to execute a contract with Psomas in the amount of \$46,400.00 for the services of surveying, mapping and creating a legal description for a conservation easement associated with the Metro Heights habitat mitigation restoration project in La Habra Heights.
10. Discussion and possible action authorizing Executive Director to execute contract with MPR for communication services in the amount of \$60,000.
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 separate cases. (This item can be heard in closed session pursuant to Government Code Section 54956.9(c), (d)(4).)
12. Instruction to negotiators on property negotiations for Assessor Parcel Number 8267-013-006. Negotiating parties include Board Chair, Executive Director, and property representative Joseph Lee. (This item can be heard in closed session pursuant to Government Code Section 54956.8 regarding real estate negotiations.)
13. Instruction to negotiators on property negotiations for easement on Assessor Parcel Number 8126-001-903. Negotiating parties include Board Chair, Executive Director, and Matrix (RMX) Oil and/or Rose Hills Cemetery. (This item can be heard in closed session pursuant to Government Code Section 54956.8 regarding real estate negotiations.)
14. Discussion and possible action to approve Resolution 2026-02, authorizing Executive Director to execute all documents for the acquisition of the property located at 2358 Fullerton Road, La Habra Heights, APN 8267-013-006.
15. Board Members' statements, responses, questions or directions to staff, and Executive Director's comments.
16. Adjournment and announcement of next meeting.

DRAFT Minutes of Regular Meeting – July 17, 2025
BOARD OF DIRECTORS
PUEENTE 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 3:15 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

A quorum of the Board was present at the physical location of the meeting

In accordance with Government Code section 54943(f) virtual attendance of a Board Member is permitted with approval of a quorum of the Board.

Director Ferrante motioned to approve Director Garcia to attend remotely. Vice Chair Pacheco seconded the motion and, in a roll call vote, the motion passed unanimously.

From Hacienda Heights:

Present: Cassandra Garcia, Director (attending virtually per Gov't Code § 54953(f))

Authority representatives present:

Andrea Gullo, Authority Executive Director
 Michelle Mariscal, Authority Ecologist
 Carlos Zelaya, 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 reporting for the Whittier Area Audubon. The Audubon is on hiatus until September. He provided a report on his experience participating in the July 4th Static Patrol organized by the Authority.

Adrian Gonzales, shares he lives in a home that neighbors the Preserve and a lot of neighbors do not

DRAFT Minutes of Regular Meeting – July 17, 2025
BOARD OF DIRECTORS
PUEENTE HILLS HABITAT PRESERVATION AUTHORITY

know the boundaries, and asked the Habitat Authority to send a letter to neighbors when they move in.

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

Liaison to the Board, Cathy Houwen, provided a report for the July 15, 2025 CTAC Meeting.

3. CONSENT CALENDAR:

A. Approval of Authority Meeting Minutes of June 23, 2025.

B. Receive and file Authority’s Portfolio Earnings Reports and Custom by Instrument Type for May 2025 prepared by the County of Los Angeles Treasurer and Tax Collector.

Vice Chair Pacheco motioned to approve items A and B on the consent calendar. Director Ferrante seconded the motion and, in a roll call vote, the motion passed unanimously.

4. PRESENTATION, DISCUSSION, RECEIVE AND FILE END OF YEAR AUTHORITY WORKPLAN FOR FISCAL YEAR 2024-25.

Presentation provided by Executive Director Gullo and Ecologist Mariscal.

Highlights included: Measure PH passed, 16 community presentations, 3 open houses, anniversary celebration, closed out 2 grants and awarded 2 grants, one of them for \$4.9 million, trail repairs, emergency access road clearance, and pictures from wildlife cameras.

5. DISCUSSION REGARDING RIVERSIDE COUNTY’S CLOSURE OF OPEN SPACE AND TRAILS DUE TO HAZARDOUS FIRE CONDITIONS.

Discussion took place. This item was received and filed.

6. DISCUSSION AND DIRECTION TO STAFF REGARDING ENCROACHMENTS ON AUTHORITY PROPERTY.

A handout was provided to the Board and made available to the public regarding an encroachment in La Habra Heights.

The meeting paused at 4:10 p.m. when a quorum at the physical location of the meeting was lost. The meeting resumed at 4:12 p.m. when the quorum was restored.

Property owner Adrian Gonzales was given the opportunity to address the Board regarding this encroachment. Discussion of options took place regarding this encroachment.

Director Ferrante motioned to table item until the next meeting, and asked the Executive Director and the Chair to work with the homeowner. He asked that options be provided for the Board’s consideration at the next meeting including pros and cons of each option outlined, and steps to take to implement. Vice Chair seconded the motion, and in a roll call the motion passed unanimously.

DRAFT Minutes of Regular Meeting – July 17, 2025
BOARD OF DIRECTORS
PUENTE HILLS HABITAT PRESERVATION AUTHORITY

Another encroachment taking place in La Habra Heights was discussed along with action steps for possible noncompliance.

Closed session items:

At 4:40pm Chair Sulic moved to continue the discussion of items 7 and 8 in Closed Session.

- 7. PENDING LITIGATION – INITIATION OF LITIGATION IN ONE CASE. A CLOSE SESSION WILL BE HILD, BECAUSE THE BOARD OF DIRECTORS HAS DECIDED OR IS DECIDING WHETHER TO INITIATE LITIGATION. (THIS ITEM CAN BE HEARD IN CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54956.9(c), (D)(4).)**
- 8. INSTRUCTION TO NEGOTIATORS ON PROPERTY NEGOTIATIONS FOR ASSESSOR PARCEL NUMBER 8267-013-006. NEGOTIATING PARTIES INCLUDE BOARD CHAIR, EXECUTIVE DIRECTOR, AND PROPERTY REPRESENTATIVE JOSEPH LEE. (THIS ITEM CAN BE HEARD IN CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54956.8 REGARDING REAL ESTATE NEGOTIATIONS.)**

At 4:49 p.m. Chair Sulic moved to end the Closed Session, and the Open Session recommenced. Items 7 and 8 were discussed and no reportable action was taken.

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

Director Ferrante announced that the County has started construction of the visitor center for the park. Chair, Sulic announced that no Board meeting in August would be held. Executive Director Gullo announced that the Authority was added to the agenda for the Fire Safety meeting in Rowland Heights in August & Rangers will be present at the Whittier National Night Out event, also in August. Director Garia announced that she attended the July 4th event in Hacienda Heights.

10. ADJOURNMENT AND ANNOUNCEMENT OF NEXT MEETING.

There being no further comments, or business to be discussed, Chair Sulic adjourned the meeting at 4:59 p.m. The August meeting will be cancelled, the next regularly scheduled Board meeting will occur on September 18, 2025.

Approved:

Ivan Sulic, Board Chair

Carlos Zelaya, Program Analyst, Board Secretary



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

August 11, 2025

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

Email: agullo@habitatauthority.org

Dear Andrea Gullo:

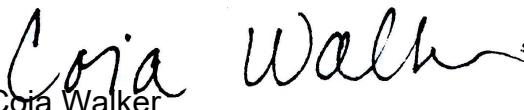
**PUENTE HILLS HABITAT PRESERVATION AUTHORITY
MONTHLY INVESTMENT REPORTS**

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 July 31, 2025, for your review and reference.

Should you have questions, you may contact Ms. Sona Kyupelyan, Assistant Operations Chief, of my staff 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:kg

Enclosures

c: czelaya@habitatauthority.org



Income Report - PHHPA

07/01/2025 - 07/31/2025

Specific Purpose Invest Agg (299402)

Dated: 08/01/2025

SPI

Original Lot ID	Detailed Description	CUSIP	Coupon Rate	PAR Value	Interest/Dividend Received	Accretion Income	Amortization Expense	Interest Income	Net Gain/Loss	Net Income
821801196	FREDDIE MAC 2.000 08/27/43 '25 MTN	3134GWSD9	2.000	9,500,000.00	0.00	0.00	0.00	15,833.33	0.00	15,833.33
821801198	FED FARM CR BNKS 2.500 07/29/41 '25	3133EMW65	2.500	22,675,000.00	283,437.50	0.00	0.00	47,239.58	0.00	47,239.58
---	---	---	2.366	32,175,000.00	283,437.50	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: Lots without MMF Collapse.



Custom Position Report - PHHPA

As of 07/31/2025

Specific Purpose Invest Agg (299402)

Dated: 08/01/2025

SPI

Original Lot ID	Detailed Description	CUSIP	Coupon Rate	Final Maturity	Purchase Yield	PAR Value	Amortized Cost	Historical Cost	Net Accumulated Amortization/Accretion
821801198	FED FARM CR BNKS 2.500 07/29/41 '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 '25 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: Lots without MMF Collapse.



Purchase Detail Report - PHHPA

07/01/2025 - 07/31/2025

Specific Purpose Invest Agg (299402)

Dated: 08/01/2025

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 07/31/2025 and Settle Date \leq 07/31/2025 and LA Fund Number = "PHHPA". * Weighted by: Ending Market Value + Accrued. * Holdings Displayed by: Lot.
* Purchased Accrued Income = -[Purchased Accrued Income], Summary Calculation: Sum. * Settlement Amount = [Ending Original Cost]+(-[Purchased Accrued Income]), Summary Calculation: Sum.



Chronological Report - PHHPA

07/01/2025 - 07/31/2025

Specific Purpose Invest Agg (299402)

Dated: 08/01/2025

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



ELIZABETH BUENROSTRO GINSBERG
TREASURER AND TAX COLLECTOR

COUNTY OF LOS ANGELES
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Board of Supervisors
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First District
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Second District
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Third District
JANICE HAHN
Fourth District
KATHRYN BARGER
Fifth District

September 4, 2025

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 August 31, 2025, for your review and reference.

Should you have questions, you may contact Ms. Sona Kyupelyan, Assistant Operations Chief, of my staff 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:kg

Enclosures

c: czelaya@habitatauthority.org



Income Report - PHHPA

08/01/2025 - 08/31/2025

Specific Purpose Invest Agg (299402)

Dated: 09/02/2025

SPI

Original Lot ID	Detailed Description	CUSIP	Coupon Rate	PAR Value	Interest/Dividend Received	Accretion Income	Amortization Expense	Interest Income	Net Gain/Loss	Net Income
821801196	FREDDIE MAC 2.000 08/27/43 '25 MTN	3134GWSD9	2.000	9,500,000.00	95,000.00	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
---	---	---	2.368	32,175,000.00	95,000.00	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: Lots without MMF Collapse.



Custom Position Report - PHHPA

As of 08/31/2025

Specific Purpose Invest Agg (299402)

Dated: 09/02/2025

SPI

Original Lot ID	Detailed Description	CUSIP	Coupon Rate	Final Maturity	Purchase Yield	PAR Value	Amortized Cost	Historical Cost	Net Accumulated Amortization/Accretion
821801198	FED FARM CR BNKS 2.500 07/29/41 '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 '25 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: Lots without MMF Collapse.



Purchase Detail Report - PHHPA

08/01/2025 - 08/31/2025

Specific Purpose Invest Agg (299402)

Dated: 09/02/2025

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 ≥ 08/31/2025 and Settle Date ≤ 08/31/2025 and LA Fund Number = "PHHPA". * Weighted by: Ending Market Value + Accrued. * Holdings Displayed by: Lot.

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



Chronological Report - PHHPA

08/01/2025 - 08/31/2025

Specific Purpose Invest Agg (299402)

Dated: 09/02/2025

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

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

AGENDA ITEM NO. 3C_

MEMORANDUM

Date: September 18, 2025

To: Board Members

From: *Andrea Gullo*
Andrea Gullo, Executive Director

Subject: Receive and file Authority's Wells Fargo account reconciliation quarterly report.

Recommendation:

Receive and file the quarterly reconciliation of the Wells Fargo Bank Account for April through June 2025.

Background:

At the October 2020 Board meeting the Board authorized the Executive Director to open an Authority bank account with Wells Fargo Bank for donations and electronic payments for matters such as facilitating payments by volunteers for uniforms. According to Authority policies, a minimum balance of \$500 should be maintained, and an individual with no deposit or check writing responsibilities should do the reconciliation reports.

The attached report prepared by the Authority's accounting consultant from Lance, Soll & Lunghard, LLP, Krystal Cabrera, is for your review. To date, the Authority has collected \$6,572.52 through this account and has earned \$0.87 in interest income.

Fiscal Impact:

There is a positive fiscal impact from donations of \$60 for the fourth quarter from this account.

Puente Hills Habitat Preservation Authority
Wells Fargo Bank Reconciliation
FY 2024-2025

	Q1	Q2	Q3	Q4
Beginning Balance	550.01	608.38	538.35	520.01
Deposits	58.35	158.35	1,610.00	60.00
Payments	-	(228.39)	(1,628.38)	-
Interest	0.02	0.01	0.04	0.01
Ending Balance	608.38	538.35	520.01	580.02

Prepared By: Krystal Cabrera (LSL CPAS)

Reviewed By: Andrea Gullo, PHHPA

Cummulative Amounts	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Total
Deposits	1,725.00	626.80	2,913.17	1,886.70	7,151.67
Payments	-	(1,561.52)	(3,154.23)	(1,856.77)	(6,572.52)
Interest	0.12	0.51	0.16	0.08	0.87

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

AGENDA ITEM NO. 3D_

MEMORANDUM

Date: September 18, 2025

To: Board Members

From: *Andrea Gullo*
Andrea Gullo, Executive Director

Subject: Receive and file Authority financial audit, Management Report and Auditor's Communication Letter for fiscal year 2023-24, prepared by Moss, Levy and Hartzheim, LLP, contracted by Los Angeles County Auditor-Controller.

Recommendation:

That the Board receive and file the agency audit for fiscal year 2023-24.

Background:

The County of Los Angeles' Department of Auditor and Controller administered the Authority's fiscal year 2022-23 audit in accordance with section 5.2 of the Authority's joint powers agreement:

The Board shall appoint as Authority's Controller an employee of the Authority, the Auditor/Controller of the County of Los Angeles, or a third-party individual or company with qualifications to act as Controller. The Controller shall be strictly accountable for all funds and shall report all receipts and disbursements. The Controller shall establish and maintain such funds and accounts as may be required by good accounting practice. The books and records of Authority in the hands of the Controller shall be open to inspection at all reasonable times by representatives of the Parties. The Controller within one hundred eighty (180) days after the close of each fiscal year shall give a complete written report of all financial activities for such fiscal year to the Board and shall make such further reports and cause such audits of the accounts and records of the Authority to be made as are required by law.

The audit was prepared by Moss, Levy & Hartzheim LLP under the direction of the County of Los Angeles' Department of Auditor and Controller, and reimbursable by the Authority. Attached is the audit, Management Report and Auditor's Communication Letters. The auditors recommended that the Authority should clarify their procedures over recording accounts receivable at fiscal year-end. Authority staff has communicated with the County staff for a better understanding of what information they need moving forward.

Fiscal Impact:

None.

Attachment: Audit

**PUENTE HILLS HABITAT
PRESERVATION AUTHORITY**

**MANAGEMENT REPORT
AND
AUDITOR'S COMMUNICATION LETTER**

June 30, 2024

PUENTE HILLS HABITAT PRESERVATION AUTHORITY

**MANAGEMENT REPORT
AND
AUDITOR'S COMMUNICATION LETTER**

June 30, 2024

Required Communication under Statement on Auditing Standards No. 114	1
Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed In Accordance with <i>Government Auditing Standards</i>	3
Current Year Findings and Recommendations.....	5
Status of Prior Year Findings and Recommendations.....	6



MOSS, LEVY & HARTZHEIM LLP

CERTIFIED PUBLIC ACCOUNTANTS

PARTNERS

CRAIG A HARTZHEIM, CPA
HADLEY Y HUI, CPA
ADAM V GUISE, CPA
TRAVIS J HOLE, CPA
WILSON LAM, CPA

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To the Honorable Board of Directors
Puente Hills Habitat Preservation Authority
Whittier, California

We have audited the financial statements of the Puente Hills Habitat Preservation Authority (Authority) for the fiscal year ended June 30, 2024. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit as noted in Work Order No. 9-33C. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Authority are described in Note 1 to the basic financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the fiscal year. We noted no transactions entered into by the Authority during the fiscal year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the Authority's financial statements were:

Management's estimates of the historical cost and useful lives of certain capital assets. These estimates were based on historical data, industry guidelines and information from Authority staff. We evaluated the key factors and assumptions used to develop these estimates and determined that they are reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of

management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated July 21, 2025.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Authority's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Authority's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to management's discussion and analysis, which is required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

Restriction on Use

This information is intended solely for the use of Board of Directors and management of Puente Hills Habitat Preservation Authority and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,



Moss, Levy & Hartzheim, LLP
Culver City, California
July 21, 2025



MOSS, LEVY & HARTZHEIM LLP

CERTIFIED PUBLIC ACCOUNTANTS

PARTNERS

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**Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance
and Other Matters Based on an Audit of Financial Statements Performed
In Accordance with *Government Auditing Standards***

To the Honorable Board of Directors
Puente Hills Habitat Preservation Authority
Whittier, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Puente Hills Habitat Preservation Authority (Authority) as of and for the fiscal year ended June 30, 2024, which collectively comprise the Authority's basic financial statements, and have issued our report thereon, dated July 21, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We identified a certain deficiency in internal control, described in the accompanying schedule of findings and recommendations as item 2024-001 that we consider to be a material weakness.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws,

regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.


Authority's Response to Finding

Government Auditing Standards requires the auditor to perform limited procedures on the Authority's response to the finding identified in our audit and described in the accompanying schedule of findings and questioned costs. The Authority's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Very truly yours,



Moss, Levy & Hartzheim, LLP
Culver City, California
July 21, 2025

CURRENT YEAR FINDINGS AND RECOMMENDATIONS

MATERIAL WEAKNESS

2024-001 The Authority needs to establish a clear and consistent policy on the recording of estimates of accounts receivables.

Condition:

The Authority's estimates of accounts receivable at fiscal year end were revised several times during the audit process.

Criteria:

Estimates of accounts receivable should be recorded for the amounts earned during the fiscal year.

Cause:

The Authority lacks a clear process on recording estimates of accounts receivable at fiscal year end.

Recommendation:

The Authority should clarify their procedures over recording accounts receivable at fiscal year end.

Authority response:

We agree. We have reviewed our procedures to record accounts receivable to ensure amounts are correctly stated in the proper period by maintaining a detailed schedule of all receivables. During the FY 2023-24 audit, we implemented internal controls to properly record accounts receivable.

STATUS OF PRIOR YEAR FINDINGS AND RECOMMENDATIONS

MATERIAL WEAKNESS

2023-001 Estimate of accounts payable at fiscal year end

Condition:

The Authority did not record \$400,746 in accounts payable for services received during the fiscal year ending June 30, 2023.

Criteria:

Goods and services received during the fiscal year should be recorded as accounts payable if not paid by fiscal year end.

Cause:

The vendor billed the Authority more than four months after fiscal year end and the Authority did not have a process in place to record estimates of liabilities for services received but not billed to the Authority as of the fiscal year end.

Recommendation:

The Authority should create procedures to review their open service contracts to determine an accurate estimate of accounts payable due at fiscal year-end.

Status:

Implemented.

**PUENTE HILLS
HABITAT PRESERVATION AUTHORITY**

ANNUAL FINANCIAL REPORT

June 30, 2024

PUENTE HILLS HABITAT PRESERVATION AUTHORITY
JUNE 30, 2024

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MOSS, LEVY & HARTZHEIM LLP

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Independent Auditor's Report

To the Honorable Board of Directors
Puente Hills Habitat Preservation Authority
Whittier, California

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying basic financial statements of the Puente Hills Habitat Preservation Authority (the Authority) as of and for the fiscal year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Authority, as of June 30, 2024, and the changes in its financial position and its cash flows for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 through 6 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated July 21, 2025, on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Moss, Levy & Hartzheim

Moss, Levy & Hartzheim, LLP
Culver City, California
July 21, 2025

PUENTE HILLS HABITAT PRESERVATION AUTHORITY
Management's Discussion and Analysis
For the Fiscal Year Ended June 30, 2024

Management's discussion and analysis (MD&A) of the Puente Hills Habitat Preservation Authority (the Authority) provides a narrative overview of the Authority's financial activities for the fiscal year ended June 30, 2024. Please read it in conjunction with the accompanying financial statements, footnotes, and supplementary information.

Financial Highlights

- During the current fiscal year, the Authority's net position increased by \$4.30 million to \$68.44 million.
- The Authority has investments of \$25.82 million in various government securities that have interest rates ranging from 2.00% to 5.14%.
- Operating revenues increased by \$5.50 million to \$5.83 million and operating expenses increased by \$0.74 million to \$2.76 million.

Overview of Financial Statements

This MD&A serves as an introduction to the Authority's basic financial statements. The basic financial statements include four components: 1) Statement of Net Position; 2) Statement of Revenues, Expenses, and Changes in Net Position; 3) Statement of Cash Flows; and 4) Notes to the Financial Statements.

- The Statement of Net Position presents all the Authority's assets and liabilities, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator to determine whether the financial position of the Authority is improving or deteriorating.
- The Statement of Revenues, Expenses, and Changes in Net Position presents information showing how the Authority's net position changed during the fiscal year. All changes in net position (revenues and expenses) are reported when the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Accordingly, revenues and expenses are reported in this statement for items that will result in cash flows in future fiscal periods (e.g. accrued but unpaid contract and professional service fees).
- The Statement of Cash Flows presents information regarding the Authority's use of cash during the fiscal year and is an indicator of whether or not sufficient cash flow is being generated during the fiscal year to meet the operating needs of the Authority.
- The notes provide additional information that is essential for a full understanding of the data provided in the financial statements.

PUENTE HILLS HABITAT PRESERVATION AUTHORITY
Management's Discussion and Analysis
For the Fiscal Year Ended June 30, 2024

Financial Statement Analysis

Since its formation, Net Position of the Authority has gradually grown from \$1.8 million to about \$68.44 million. Most of the growth in Net Position has been attributable to the Authority's acquisition of land and related capital assets. Operating revenues increased from \$0.33 million as of June 30, 2023, to \$5.83 million as of June 30, 2024. The operating revenues consisted primarily of site mitigation fees, state grants, and donations. Operating expenses increased from \$2.02 million as of June 30, 2023, to \$2.77 million as of June 30, 2024. Operating expenses consisted primarily of contract and professional service fees, salaries and benefits, and administrative expenses.

The Authority's Net Position was \$68.44 million as of June 30, 2024, compared to \$64.14 million as of June 30, 2023. Net Investments in Capital Assets accounted for \$35.76 million of the total Net Position. Liabilities were \$0.37 million as of June 30, 2024, compared to \$0.80 million as of June 30, 2023.

Capital Assets

As of June 30, 2024, the Authority's capital assets consisted of \$35.76 million in land, \$0.43 million in buildings, and \$0.43 million in accumulated depreciation.

Debt Administration

As of June 30, 2024, the Authority had no outstanding debt.

Economic Factors

The majority of the Authority's current specific portfolio investments were made when the economy was struggling with the international coronavirus pandemic; they are invested in stable long-term instruments which do not generate enough to meet the needs of the agency. To take advantage of subsequent higher interest rates from a recovering economy, the Authority has made short-term investments when funding is available. Consequently, the operating budget of the Authority has been decreased to partially mitigate the decrease in overall revenue, and the increase of inflation and overall costs for services. The Authority sought and explored additional revenue streams such as environmental mitigation fees from regional projects, a financing mechanism, grants, and short-term portfolio investments.

In fiscal year (FY) 2023-2024, the Authority relied on funding from the Rivers and Mountains Conservancy (RMC), CalFire and Caltrans to help to mitigate partial revenue shortfalls. Additionally, in FY 2023-2024 the Authority onboarded a new mitigation habitat restoration project referred to as Metro Heights which generates some discretionary revenue while also funding much needed habitat restoration.

The Authority is adjusting to the grant guideline amendments made by Los Angeles County Regional Parks and Open Space District regarding Measure A Maintenance and Services (M&S)

PUENTE HILLS HABITAT PRESERVATION AUTHORITY
Management's Discussion and Analysis
For the Fiscal Year Ended June 30, 2024

funding. Measure A grant guideline amendments made over the years prohibit the Authority from using its annually allocated M&S funds on Proposition A purchased property that it manages (City of Whittier-owned property). In response, the City of Whittier has committed to partial reimbursement through the City's M&S allocation on expenditures on their land which is managed by the Authority, which will assist in a limited capacity. Additionally, the Authority is responding to information from the County to correct its qualification for accessing its M&S funding on land it owns, Sycamore Canyon. The Proposition A grant used to acquire Sycamore Canyon needs to be closed by the Santa Monica Mountains Conservancy (grantor of the Proposition A funds), City of Whittier, and Authority before the Authority can claim M&S reimbursement costs on Sycamore Canyon property. These M&S issues further strained the operating budget of the Authority.

The budget, investments, other revenue sources, and expenditures will continue to be closely monitored by the Authority moving forward to maintain solvency.

Contacting the Authority's Financial Management

This financial report is designed to provide our citizens and other interested parties with a general overview of the Authority's finances and to demonstrate the Authority's accountability for the money it receives. If you have any questions about this report or need additional financial information, contact the County of Los Angeles, Department of Auditor-Controller, 500 West Temple Street Room 525, Los Angeles, CA 90012.

Puente Hills Habitat Preservation Authority
Statement of Net Position
June 30, 2024

Assets

Cash on deposit (Note 2)	\$ 5,874,770
Restricted cash on deposit with County Treasurer (Note 2)	263,179
Cash on deposit with outside bank (Note 2)	3,703
Investments (Note 2)	25,820,846
Receivables:	
Accrued interest	90,643
Accounts receivable	906,292
Prepaid expense	92,223
Capital Assets: (Note 4)	
Land - nondepreciable	35,759,977
Buildings and improvements	428,480
Accumulated depreciation	(428,480)
Total Assets	<u>68,811,633</u>

Liabilities

Accrued liabilities	373,022
Total Liabilities	<u>373,022</u>

Net Position (Note 3)

Net investment in capital assets	35,759,977
Restricted	263,179
Unrestricted	32,415,455
Total Net Position	<u>\$ 68,438,611</u>

See accompanying notes to the basic financial statements

Puente Hills Habitat Preservation Authority
Statement of Revenues, Expenses, and Changes in Net Position
For the Fiscal Year Ended June 30, 2024

Operating Revenues:	
Oil Revenue	\$ 79,548
State Grants	1,919,738
Site Mitigation	3,605,364
Miscellaneous	229,587
Total Operating Revenues	<u>5,834,237</u>
Operating Expenses:	
Contract and Professional Service Fees	2,147,810
Salaries and Benefits	435,387
Insurance	62,348
Rent (Note 5)	1
Taxes and Assessments	5,666
Treasurer and Tax Collector - Management Fees	17,107
Auditor-Controller Services	32,000
Utilities, Supplies, and Other Charges	64,767
Total Operating Expenses	<u>2,765,086</u>
Operating Income	<u>3,069,151</u>
Non-Operating Revenues (Expenses):	
Interest on Deposited Funds	287,852
Investment Income	897,548
Total Non-Operating Revenues (Expenses)	<u>1,185,400</u>
Change in Net Position	<u>4,254,551</u>
Net Position, beginning of the fiscal year	64,144,442
Prior Period Adjustment (Note 1H)	<u>39,618</u>
Net Position, beginning of the fiscal year, as restated	<u>64,184,060</u>
Net Position, end of the fiscal year (Note 3)	<u><u>\$ 68,438,611</u></u>

See accompanying notes to the basic financial statements

Puente Hills Habitat Preservation Authority
Statement of Cash Flows
For the Fiscal Year Ended June 30, 2024

Cash Flows from Operating Activities:

Cash received from State of California	\$ 1,551,461
Cash received from other governmental agencies	3,605,364
Cash received from other agencies	125,353
Cash paid to employees for services	(461,767)
Cash paid to suppliers for goods and services	(2,774,236)

Net Cash Provided by Operating Activities

2,046,175

Cash Flows from Investing Activities:

Investment purchases	(3,993,459)
Investment sales	3,900,000
Investment income	856,875
Interest received	239,644

Net Cash Provided by Investing Activities

1,003,060

Net Increase in Cash and Cash Equivalents

3,049,235

Cash and Cash Equivalents, Beginning of Fiscal Year

3,092,417

Cash and Cash Equivalents, End of Fiscal Year

\$ 6,141,652

**Reconciliation of Cash and Cash Equivalents to
amounts reported on the statement of net position**

Cash on deposit (Note 2)	\$ 5,874,770
Cash on deposit with outside bank (Note 2)	3,703
Restricted cash on deposit with County Treasurer (Note 2)	263,179
Cash and Cash Equivalents, End of Fiscal Year	<u><u>\$ 6,141,652</u></u>

**Reconciliation of Operating Income to Net Cash Provided by
Operating Activities:**

Operating Income	\$ 3,069,151
Change in assets and liabilities	
(Increase) in accounts receivable	(551,662)
(Increase) in prepaid expense	(40,414)
(Decrease) in accrued liabilities	(430,900)

Net Cash Provided by Operating Activities

\$ 2,046,175

See accompanying notes to the basic financial statements

NOTES TO THE BASIC FINANCIAL STATEMENTS

PUENTE HILLS HABITAT PRESERVATION AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
June 30, 2024

NOTE 1 ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Organization

The Puente Hills Habitat Preservation Authority (Authority) was formed on February 15, 1994, as a joint powers authority by the County of Los Angeles, certain County Sanitation Districts, and the City of Whittier. The Authority was established for the purpose of acquiring, restoring, and/or maintaining additional open space lands in the La Puente/Whittier Hills area in order to create or preserve native habitat areas. Additionally, the Authority will give special consideration to land acquisitions, habitat restoration, trailhead construction, and recreational and/or educational amenities on open space lands within and for the benefit of the community of Hacienda Heights. It serves as a condition of approval to address impacts on oak tree resources and natural open space resulting from the operation of the Puente Hills Landfill. The term of the Authority will continue indefinitely unless cancelled by the County of Los Angeles (County), certain County Sanitation Districts, and the City of Whittier. The Authority is governed by a Board of Directors composed of four appointed directors: one by the Board of Directors of the Sanitation Districts, one by the County, one by the supervisor representing the Supervisorial District which geographically includes the Puente Hills Landfill, and one by the City of Whittier. The Authority is legally separate and fiscally independent from each of the member entities. This means it can incur debt, set, and modify its own budget and fees, enter into contracts, and sue and be sued in its own name.

The accompanying financial statements reflect the financial activities of the Authority. The Authority has no component units.

B. Significant Accounting Policies

The Authority's financial statements have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to governmental agencies. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

Basis of Accounting and Measurement Focus

The Authority is accounted for as an enterprise fund (proprietary fund type). A fund is an accounting entity with a self-balancing set of accounts established to record the financial position and results of operations of a specific governmental activity. The activities of enterprise funds closely resemble those of ongoing businesses in which the purpose is to conserve and add to basic resources while meeting operating expenses from current revenues. Enterprise funds account for operations that provide services on a continuous basis and are substantially financed by revenues derived from user charges. The Authority utilizes the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when the liability is incurred.

PUEENTE HILLS HABITAT PRESERVATION AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
June 30, 2024

NOTE 1 ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(Continued)

B. Significant Accounting Policies (Continued)

Proprietary funds distinguish operating revenues and expenses from nonoperating items. The principal operating revenues of the Authority are contributions from state grants, donations, and site mitigation fees. Operating expenses include administrative expenses and contract and professional service fees. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first, then unrestricted resources as they are needed.

The Authority's financial statements are presented in accordance with the provisions of GASB Statement No. 34, *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments* and GASB Statement No. 63 – *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*. Statement No. 34 established standards for external financial reporting for all state and local governmental entities and Statement No. 63 established standards for reporting deferred outflows of resources, deferred inflow of resources, and net position in a statement of financial position. The net position is required to be classified into three components – net investment in capital assets; restricted; and unrestricted. These classifications are defined as follows:

Net investment in capital assets – This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and is reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. If there are significant unspent related debt proceeds at fiscal year-end, the portion of the debt attributable to the unspent proceeds is not included in the calculation of invested in capital assets, net of related debt. Rather, that portion of the debt is included in the same net position component as the unspent proceeds.

Restricted net position – This component of net position represents restricted assets net of liabilities that relate to those specific restricted assets. A restricted asset is an asset for which constraints have been placed on the asset's use by creditors, contributors, laws, or regulations of other governments, or as a governing body at the time a particular fee, charge, levy, or assessment was approved. These restrictions must be narrower than the general purposes for which the reporting government can use its resources.

PUENTE HILLS HABITAT PRESERVATION AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
June 30, 2024

NOTE 1 ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(Continued)

B. Significant Accounting Policies (Continued)

Unrestricted net position – This component of net position consists of net position that does not meet the definition of “restricted” or “net investment in capital assets.”

See note 3 for additional disclosures regarding net position.

C. Revenue Recognition

Revenue is recognized on the accrual basis of accounting and donation revenue is recognized according to the conditions of the promise.

D. Land

Acquisition of land and buildings and improvements are recorded at cost or, if donated, at fair value at date of donation. Land basically consists of open space acquired in accordance with the joint powers agreement that created the Authority. Buildings and improvements consist of houses and improvements that were located on the land at the time of purchase or donation. When land and buildings and improvements are sold or otherwise disposed of, related costs are removed from the accounts and any gain or loss is reported in the statement of revenues, expenses, and changes in net position.

E. Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Actual results could differ from those estimates.

F. Cash and Cash Equivalents

For the purposes of the statement of cash flows, cash represents balances that can be readily withdrawn without substantial notice or penalty. Cash equivalents are defined as short-term, highly liquid investments that are both readily convertible to known amounts of cash or so near their maturity that they present insignificant risk of changes in value because of changes in interest rates and have an original maturity date of three months or less.

G. Lease Liability

As a lessee, a lease is defined as a contractual agreement that conveys control of the right-to-use another entity’s nonfinancial asset, for a minimum contractual period of greater than one year, in an exchange or exchange-like transaction. The Authority has no lease liabilities that meet the criteria to be recognized at June 30, 2024.

PUENTE HILLS HABITAT PRESERVATION AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
June 30, 2024

NOTE 1 ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(Continued)

H. Prior Period Adjustment

The Authority restated their opening equity of \$64,144,442 by \$39,618 to \$64,184,060 resulting from the receipt of grant proceeds during the fiscal year that were for grant expenditures from previous fiscal years.

NOTE 2 CASH AND INVESTMENTS

In accordance with the Joint Powers Authority (JPA) agreement and Government Code, cash balances of the Authority are deposited and pooled and invested by the County Treasurer and Tax Collector (Treasurer) for the purpose of increasing interest earnings through investment activities. Interest earned on pooled investments is deposited to participating funds based upon each fund's average daily balance during the allocation period. The Authority maintains a deposit account for donations with Wells Fargo Bank which at June 30, 2024 had a balance of \$3,703.

California Government Code Sections 53601 and 53635 authorize the Treasurer to invest the External Investment Pool (Pool) and Specific Purpose Investment (SPI) funds in obligations of the United States Treasury, federal agencies, municipalities, asset-backed securities, bankers' acceptances, commercial paper, negotiable certificates of deposit, medium-term notes, corporate notes, repurchase agreements, reverse repurchase agreements, forwards, futures, options, shares of beneficial interest issued by diversified management companies known as money market mutual funds registered with the Securities and Exchange Commission, securities lending agreements, the State of California's Local Agency Investment Fund, and supranational institutions. California Government Code Section 53534 authorizes the Treasurer to enter into interest rate swap agreements. However, these agreements should only be used in conjunction with the sale of the bonds approved by the Board of Supervisors. As permitted by the California Government Code, the Treasurer developed, and the Board of Supervisors adopted, an Investment Policy that further defines and restricts the limits within which the Treasurer may invest. The investments are managed by the Treasurer, which reports investment activity to the Board of Supervisors on a monthly basis. In addition, the Treasurer's investment activity is subject to an annual investment policy review, compliance oversight, quarterly financial review, and annual financial reporting by the County. The Treasurer also maintains Other Specific Investments, which are invested pursuant to Section 1300.76.1, Title 28, California Code of Regulations. The County has not provided nor obtained any legally binding guarantees during the fiscal year ended June 30, 2024, to support the value of shares in the Pool.

Also, the Authority's Memorandum of Understanding (MOU) with the Treasurer, executed in May 2011, enables the County to make investments for the Authority using the SPI program that is within the guidelines of the County's investment policy. Section III of that MOU instructs the Authority to create its own investment policy or adopt that of the County, either of which shall be approved by the Authority on an annual basis. The investment policy needs to comply with the California Government Code and Education Code and may not be less restrictive than the Treasurer's investment policy.

PUENTE HILLS HABITAT PRESERVATION AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
June 30, 2024

NOTE 2 CASH AND INVESTMENTS (Continued)

The Authority's Board annually adopts the County's investment policy. The investments are managed by the Treasurer, which reports investment activity to the Authority's Board on a monthly basis.

Disclosures Relating to Interest Rate Risk

Cash and investments as of June 30, 2024, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash on deposit	\$ 5,878,473
Restricted cash on deposit with County Treasurer	263,179
Investments	<u>25,820,846</u>
Total cash and investments	<u><u>\$ 31,962,498</u></u>

Cash and investments as of June 30, 2024, consist of the following:

Demand deposits - outside bank	\$ <u>3,703</u>
Total demand deposits	<u>3,703</u>
Cash and investments with County Treasurer	5,874,770
Restricted cash and investments on deposit with County Treasurer	263,179
Investments	<u>25,820,846</u>
Total Investments	<u><u>31,958,795</u></u>
Total cash and investments	<u><u>\$ 31,962,498</u></u>

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. One of the ways that the Authority manages its exposure to interest rate risk is by purchasing a combination of shorter term and longer-term investments and by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time as necessary to provide the cash flow and liquidity needed for operations.

Information about the sensitivity of the fair value of the Authority's investments to market interest rate fluctuations is provided by the following table that shows the distribution of the Authority's investments by maturity:

PUENTE HILLS HABITAT PRESERVATION AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
June 30, 2024

NOTE 2 CASH AND INVESTMENTS (Continued)

Investment Type	Fair Value	Remaining Maturity (in Months)		
		12 Months or Less	13 - 60 Months	More than 60 Months
Cash and Investments				
with County Treasurer	\$ 6,137,949	\$ 6,137,949	\$ -	\$ -
U.S Treasuries	4,025,092	4,025,092		
Federal Agency				
Securities	21,795,754			21,795,754
Total	<u>\$ 31,958,795</u>	<u>\$ 10,163,041</u>	<u>\$ -</u>	<u>\$ 21,795,754</u>

Disclosures Relating to Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Presented below is the minimum rating required by (where applicable) the California Government Code or the Authority's investment policy, and the actual rating as of fiscal year end for each investment type (Standard & Poor's).

Investment Type	Fair Value	Minimum Legal Rating	Ratings as of Fiscal Year End		
			AA+	Exempt	Not Rated
Cash and					
Investments with					
County Treasurer	\$ 6,137,949	N / A	\$ -	\$ -	\$ 6,137,949
U.S Treasuries	4,025,092	N / A		4,025,092	
Federal Agency					
Securities	21,795,754	N / A	21,795,754		
Total	<u>\$ 31,958,795</u>		<u>\$ 21,795,754</u>	<u>\$ 4,025,092</u>	<u>\$ 6,137,949</u>

Concentration of Credit Risk

The investment policy of the Authority contains limitations on the amount that can be invested in any one issuer beyond that stipulated by the California Government Code. Investments (other than external investment pools and U.S. Treasuries) in any one issuer that represent 5% or more of total Authority's investments are as follows:

Issuer	Investment Type	Reported Amount	Maturity	Interest Rate
Federal Farm Credit Bank	Federal Agency Securities	\$ 15,885,424	2042	2.50%
Federal Home Loan Mortgage Corporation	Federal Agency Securities	5,910,330	2044	2.00%

PUEENTE HILLS HABITAT PRESERVATION AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
June 30, 2024

NOTE 2 CASH AND INVESTMENTS (Continued)

Investments are stated at fair value and are valued on a monthly basis. The Treasurer categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. Securities classified in Level 1 of the fair value hierarchy are valued using prices quoted in active markets for those securities. Securities classified in Level 2 of the fair value hierarchy are valued using other observable inputs such as matrix pricing techniques or based on quoted prices for assets in markets that are not active. Matrix pricing is used to value securities based on securities' relationship to benchmark quoted prices. Level 3 inputs are significant unobservable inputs. Securities classified in Level 3 are valued using the income approach such as discounted cash flow techniques. Investments in an external government investment pool are not subject to reporting within the level hierarchy.

See the County's Annual Comprehensive Financial Report for disclosures related to cash and investments and the related interest rate risk, credit rate risk, custodial risk, and concentration risk.

Funds deposited in the County Treasury Pool amounted to \$6,137,949 as of June 30, 2024; however, this external pool is not measured under Level 1, 2, or 3. This represents less than 0.02% of the total Treasury Pool.

Fair Value Measurements

The Authority categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. These principles recognize a three-tiered fair value hierarchy as follows:

- Level 1: Investments reflect prices quoted in active markets;
- Level 2: Investments reflect prices that are based on a similar observable asset either directly or indirectly, which may include inputs in markets that are not considered active; and
- Level 3: Investments reflect prices based on unobservable sources.

The Authority has the following recurring fair value measurements as of June 30, 2024:

		Fair Value Measurement Using		
		Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Investments by Fair Value	Total			
U.S. Treasuries	\$ 4,025,092	\$ 4,025,092	\$ -	\$ -
Federal Agency Securities	21,795,754	-	21,795,754	-
Total investments measured at fair value	<u>\$ 25,820,846</u>	<u>\$ 4,025,092</u>	<u>\$ 21,795,754</u>	<u>\$ -</u>

The investment activity of the Authority with the County Treasurer occurs separately from the County's investment pool and is reported as a Specific Purpose Investment on behalf of the Authority.

PUEENTE HILLS HABITAT PRESERVATION AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
June 30, 2024

NOTE 3 NET POSITION

Net position at June 30, 2024 consisted of the following:

Net Investment in Capital Assets	\$ 35,759,977
Restricted Net Position *	263,179
Unrestricted Net Position	<u>32,415,455</u>
Total Net Position	<u>\$ 68,438,611</u>

*Under the purchase agreement for the Brearley/Malkenhorst/Turnbull Property, the Authority agreed to pledge \$263,179 of the funds on deposit with the County Treasurer as security for obligations, including street improvements that would need to be made in the event that the property ceases to be used for open space, habitat restoration, or other biological preservation activities consistent with open space management, and passive recreational use.

NOTE 4 CAPITAL ASSETS

Capital asset activity for the fiscal year ended June 30, 2024, is as follows:

	Balance at June 30, 2023	Additions	Deletions	Balance at June 30, 2024
Capital Assets, Non-depreciable:				
Land (Acquired by the Authority)	\$ 34,520,585	\$ -	\$ -	\$ 34,520,585
Land (Donated to the Authority)	<u>1,239,392</u>			<u>1,239,392</u>
Total Capital Assets, Non-depreciable	<u>35,759,977</u>			<u>35,759,977</u>
Capital Assets, Depreciable:				
Buildings and improvements	428,480			428,480
Accumulated depreciation	<u>(428,480)</u>			<u>(428,480)</u>
Total Capital Assets, Depreciable				
Total Capital Assets, net	<u>\$ 35,759,977</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 35,759,977</u>

PUENTE HILLS HABITAT PRESERVATION AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
June 30, 2024

NOTE 4 CAPITAL ASSETS (Continued)

Capital assets, at cost, or fair value at the time of donation, for the fiscal year ended June 30, 2024, consist of the following:

Property Name	Land Amount	Building Amount	Construction In Progress
Assets Acquired by the Authority			
a. Powder Canyon	\$ 2,398,188	\$ -	\$ -
b. Hacienda Hills Property	790,467		
c. Unocal Properties	46,524		
d. Davies Property	726,100		
e. Weisel/Sanders Property	352,363	300,000	
f. Old Coach Property	3,616,020		
g. Pellkofer Properties	236,699		
h. Lim Property	450,875		
i. Roberts/Pellkofer Property	769,550		
j. Fan/Huang/Chen Property	481,921		
k. Newbre II Property	501,868		
l. Shuey Property	75,877		
m. Canlas Property	396,151		
n. Rose Hills Foundation Property	14,213,405		
o. Kou Property	650,854		
p. Javaid Property	2,204,100		
q. Viola Berg Property	355,737		
r. Public Works Property - La Habra Heights	320,302		
s. Gibson Property	790,440		
t. Ranney Property	2,729		
u. Brearley/Malkenhorst	2,124,500		
v. Corona Property	438,175		
w. Maico Property	601,200		
x. Sycamore Canyon Property	1,505,032	128,480	
y. Seirafi Parcel No. 8239-045-903	3,987		
z. Housely Parcel No. 8239-045-904	21,026		
aa. Easement on Parcel No. 8126-024-004	2,800		
bb. Moravek APN 8221-026-010	22,156		
cc. Johns APN 8221-004-013, 014, 015	421,539		
Total Assets Acquired by the Authority	34,520,585	428,480	
Assets donated to the Authority			
a. Benson Ford Donation	104,000		
b. J. Grumont Donation	100,000		
c. Newbre Property	316,394		
d. Gale Property	708,667		
e. OCWR Project easement	9,401		
f. Ridgewood/BroadrockBrea/ Power II easement	930		
Total Assets Donated to the Authority	1,239,392		
Total Capital Assets as of June 30, 2024	\$ 35,759,977	\$ 428,480	\$ -

PUENTE HILLS HABITAT PRESERVATION AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
June 30, 2024

NOTE 5 COMMITMENTS AND CONTINGENCIES

The Authority leases its office space from the City of Whittier (City). In August 2021, the Authority signed a lease renewal for the office space in the City, effective from August 1, 2021 through July 31, 2026, with an option to renew for two consecutive five year terms. According to the lease agreement, the base rent will start at \$471.68 per month and will be adjusted annually, based on the Authority's proportionate share of the operating expenses incurred by the City. On August 23, 2022, the lease agreement was amended to change the base rent to \$1 annually, commencing August 23, 2022. The lease does not meet the criteria for being recorded under Governmental Accounting Standards Board Statement No. 87 "Leases".

The Authority's personnel are employees of the City. Their CalPERS benefits and related pension liabilities are disclosed in the City's financial statements.

NOTE 6 CONTINGENT LIABILITIES

Claims and suits have been filed against the Authority in the normal course of business. The outcome of these matters is not presently determinable. However, in the opinion of management, the resolution of these matters is not expected to have a significant impact on the financial condition of the Authority.

NOTE 7 SUBSEQUENT EVENTS

On November 5, 2024, the qualified electors within the Community Facilities District No. 2024-01 (Puente Hills Preserve Protection) (CFD) approved a ballot measure to levy special taxes within the CFD at the rate of one cent per building square footage per parcel with annual adjustments limited to 3% on all taxable developed real property. The measure is to prevent Puente Hills Preserve wildfires/emergencies; clear brush from first responder emergency access roads; protect natural wildlife habitats; prevent homeless encampments; clean up illegal dumping; and for other open space purposes. The special taxes will commence in FY 2025-26 and in each fiscal year thereafter until ended by voters which will generate revenue to assist the Authority in continuing to provide critical public services.

Ivan Sulic
Chair
County of Los Angeles

Mary Ann Pacheco
Vice Chair
City of Whittier

Robert Ferrante
Director Sanitation Districts of
Los Angeles County

Cassandra Garcia
Director
Hacienda Heights

July 21, 2025

Moss, Levy & Hartzheim, LLP
5800 Hannum Avenue, Suite E
Culver City, California 90230

This representation letter is provided in connection with your audit(s) of the financial statements of the Puente Hills Habitat Preservation Authority (Authority), which comprise the statement of net position as of June 30, 2024, the respective changes in financial position, the statement of cash flows for the period then ended, and the disclosures (collectively, the "financial statements"), for the purpose of expressing opinions as to whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered to be material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, to the best of our knowledge and belief, as of July 21, 2025, the following representations made to you during your audit.

Financial Statements

- 1) We have fulfilled our responsibilities, as set out in the terms of Work Order No. 9-33C, including our responsibility for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP and for preparation of the supplementary information in accordance with the applicable criteria.
- 2) The financial statements referred to above are fairly presented in conformity with U.S. GAAP and include all properly classified funds and other financial information of the primary government and all component units required by generally accepted accounting principles to be included in the financial reporting entity.
- 3) We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
- 4) We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- 5) The methods, significant assumptions, and data used in making accounting estimates and their related disclosures are appropriate to achieve recognition, measurement, or disclosure that is reasonable in accordance with U.S. GAAP.
- 6) Related party relationships and transactions, including revenues, expenditures/expenses, loans, transfers, leasing arrangements, and guarantees, and amounts receivable from or payable to related parties have been appropriately accounted for and disclosed in accordance with U.S. GAAP.

- 7) Adjustments or disclosures have been made for all events, including instances of noncompliance, subsequent to the date of the financial statements that would require adjustment to or disclosure in the financial statements.
- 8) The effects of all known actual or possible litigation, claims, and assessments have been accounted for and disclosed in accordance with U.S. GAAP.
- 9) Guarantees, whether written or oral, under which the Authority is contingently liable, if any, have been properly recorded or disclosed.

Information Provided

- 10) We have provided you with:
 - a) Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as records (including information obtained from outside the general and subsidiary ledgers), documentation, and other matters
 - b) Additional information that you have requested from us for the purpose of the audit.
 - c) Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
 - d) Minutes of the meetings of the Board of Directors or summaries of actions of recent meetings for which minutes have not yet been prepared.
- 11) All material transactions have been recorded in the accounting records and are reflected in the financial statements.
- 12) We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- 13) We have no knowledge of any fraud or suspected fraud that affects the Authority and involves:
 - o Management,
 - o Employees who have significant roles in internal control, or
 - o Others where the fraud could have a material effect on the financial statements.
- 14) We have no knowledge of any allegations of fraud or suspected fraud affecting the Authority's financial statements communicated by employees, former employees, regulators, or others.
- 15) We have no knowledge of instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or waste or abuse, whose effects should be considered when preparing financial statements.
- 16) We have disclosed to you all known actual or possible litigation, claims, and assessments whose effects should be considered when preparing the financial statements.
- 17) We have disclosed to you the identity of the Authority's related parties and all the related party relationships and transactions of which we are aware.

Government—specific

- 18) There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
- 19) We have a process to track the status of audit findings and recommendations.
- 20) We have identified to you any previous audits, attestation engagements, and other studies related to the objectives of the audit and whether related recommendations have been implemented.
- 21) We have identified to you any investigations or legal proceedings that have been initiated with respect to the period under audit.

- 22) We have provided our views on reported findings, conclusions, and recommendations, as well as our planned corrective actions, for the report.
- 23) The Authority has no plans or intentions that may materially affect the carrying value or classification of assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund balance or net position.
- 24) We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits and debt contracts, and legal and contractual provisions for reporting specific activities in separate funds.
- 25) We have appropriately identified, recorded, and disclosed all leases in accordance with GASBS No. 87.
- 26) We have appropriately disclosed all information for conduit debt obligations and/or certain arrangements with conduit debt obligations in accordance with GASBS No. 91.
- 27) We have appropriately identified, recorded, and disclosed subscription-based information technology arrangements in accordance with GASBS No. 96.
- 28) We have identified and disclosed to you all instances of identified and suspected fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we believe have a material effect on the financial statements.
- 29) There are no violations or possible violations of budget ordinances, laws and regulations (including those pertaining to adopting, approving, and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance.
- 30) As part of your audit, you assisted with preparation of the financial statements and related notes. We acknowledge our responsibility as it relates to those nonaudit services, including that we assume all management responsibilities; oversee the services by designating an individual, preferably within senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of the services performed; and accept responsibility for the results of the services. We have reviewed, approved, and accepted responsibility for those financial statements and related notes.
 - a) The financial statements were reviewed and approved by Elaine Wu, Division Chief.
- 31) The Authority has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.
- 32) The Authority has complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
- 33) The financial statements include all component units, appropriately present majority equity interests in legally separate organizations and joint ventures with an equity interest, and properly disclose all other joint ventures and other related organizations.
- 34) The financial statements include all fiduciary activities required by GASB Statement No. 84, as amended.
- 35) The financial statements properly classify all funds and activities in accordance with GASB Statement No. 34, as amended.
- 36) All funds that meet the quantitative criteria in GASB Statement No. 34 and No. 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.
- 37) Components of net position (net investment in capital assets; restricted; and unrestricted) are properly classified and, if applicable, approved.

- 38) Investments, derivative instruments, and land and other real estate held by endowments are properly valued.
- 39) Provisions for uncollectible receivables have been properly identified and recorded.
- 40) Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.
- 41) Revenues are appropriately classified in the statement of activities within program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.
- 42) Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.
- 43) Deposits and investment securities and derivative instruments are properly classified as to risk and are properly disclosed.
- 44) Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated.
- 45) We have appropriately disclosed the Authority's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available and have determined that net position is properly recognized under the policy.
- 46) We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.

Signature: Andrea Gullo

Title: Executive Director

Signature: Elaine Or

Title: Division-Chief, Accounting Division
Auditor-Controller

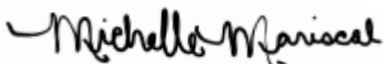
Puente Hills
Habitat Preservation Authority
Endowment Provided by the Puente Hills Landfill

AGENDA ITEM NO. 3e

MEMORANDUM

Date: September 18, 2025

To: Andrea Gullo, Executive Director

From: 
Michelle Mariscal, Ecologist

Subject: Receive and file update regarding 0.08-acre fire in Powder Canyon.

Recommendation:

That the Board receive and file.

Background:

On Wednesday, August 27, 2025, at approximately 7:30 p.m., a brush fire was reported on Habitat Authority-owned property in Powder Canyon by a Habitat Authority volunteer. The report was made via the MRCA public 24-hour dispatch phone number. The fire was located near the intersection of the Powder Canyon and Purple Sage trails (Exhibit A).

The Los Angeles County Fire Department was first on scene, followed shortly by MRCA rangers and personnel from the La Habra Heights Fire Department, who assisted in containment efforts. The fire was fully contained by 9:30 p.m., and no injuries were reported.

During the response, MRCA rangers received a report of a possible suspect. Deputy Chief Ranger Hughes left the fire scene to investigate. Although no suspect was located, DCR Hughes took a statement from a witness who reported that other individuals had observed a person—believed to be unhoused—leaving the area near Schabarum Park with a bicycle. The individual is suspected of possibly starting the fire with a cigarette.

The following day, staff conducted a perimeter walk of the burn area and mapped the total impacted area to be approximately 0.08 acres. The majority of the burn area lies within the Habitat Authority's Southern California Edison (SCE) mitigation restoration site. This site is currently in the Long-Term Management Phase, following regulatory sign-off in January 2025. If remediation is required (e.g., weeding, seeding), associated costs will be covered through the long-term endowment established for this restoration area.

Several factors likely contributed to slowing the fire's spread and limiting overall damage. The restoration area had replaced flashy fuels with coastal sage scrub habitat, which is generally less flammable and more fire-resilient. Additionally, the trailside

September 18, 2025

Page 2

buffer had been recently cleared of invasive weeds, further reducing available fuel. A quick response from the fire departments also helped contain the fire swiftly and minimize its impact.

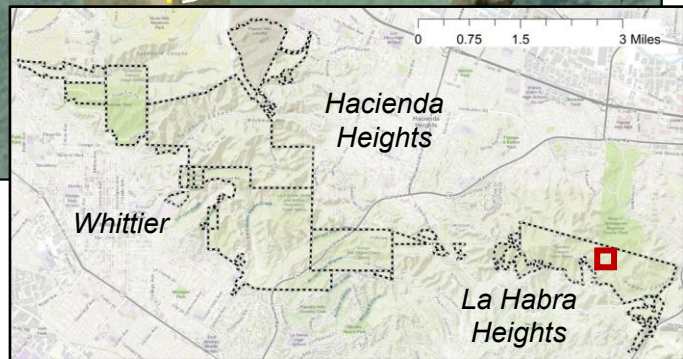
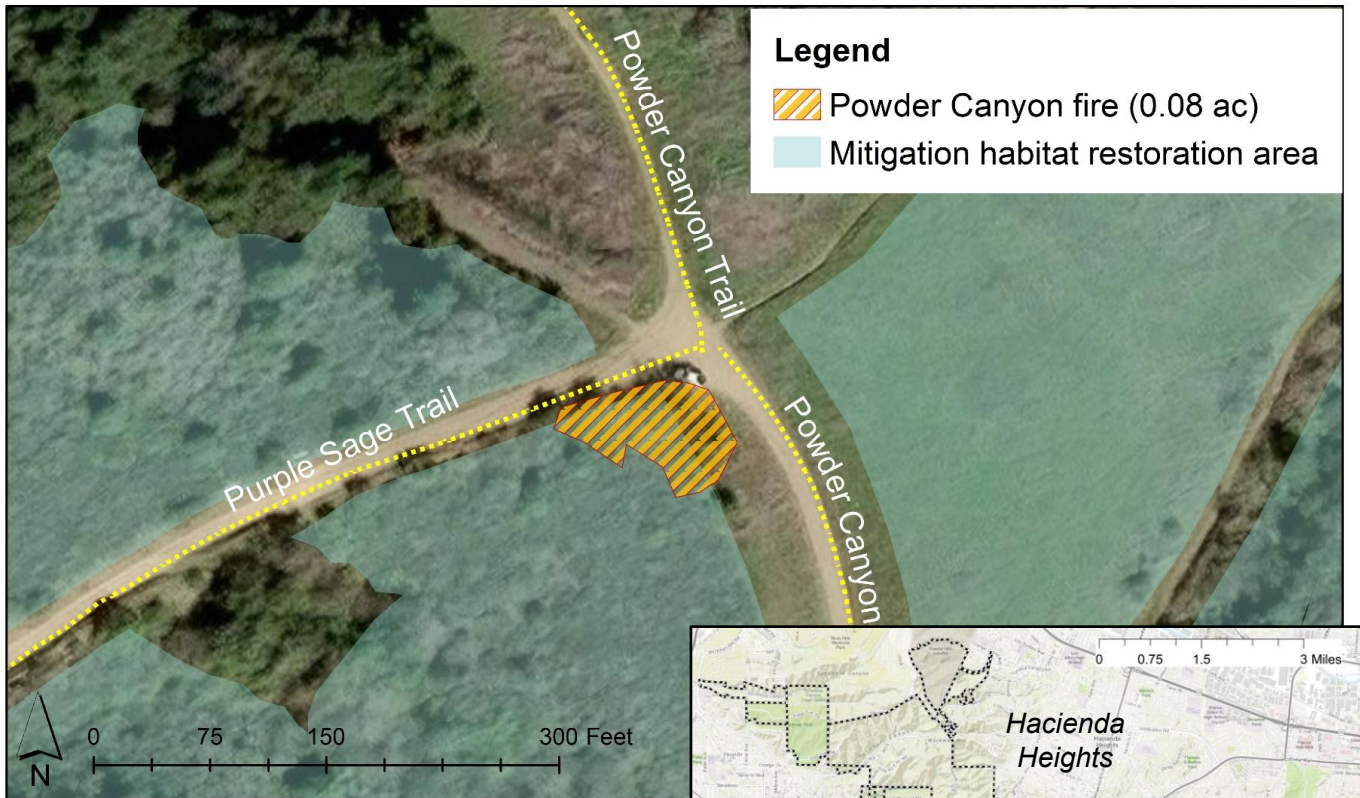
Fiscal Impact:

Fiscal impacts are not known at this time but considered insignificant to the approved budget.

Item 3e Exhibit - Powder Canyon Fire (0.08 ac)

August 27, 2025

Puente Hills Preserve, Unincorporated Los Angeles County




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

AGENDA ITEM NO. 3f

MEMORANDUM

Date: September 18, 2025

To: Board Members

From: 
Andrea Gullo, Executive Director

Subject: Receive and file update regarding encroachments on Authority property.

Recommendation:

That the Board receive and file.

Background:

Below is information about three encroachments on Authority properties in La Habra Heights:

1. Recap: La Habra Heights: On June 9, 2025, and again in early July, a letter was mailed to a resident with aerial imagery illustrating that a pathway has been graded on adjacent Authority property, grading into an embankment had occurred, and trees had been planted. We asked the resident to remove all encroachments and return land alterations to their original conditions no later than July 31, 2025. The letter also detailed enforcement steps of the Habitat Authority's ordinance regarding encroachments.

On July 8, Deputy Chief Ranger Hughes met with the resident to begin discussions and resolution. Staff made a site visit before the July Board meeting and met with the resident.

Update:

- This item was discussed at the July Board meeting. Afterwards, the above deadline was extended via email to the resident until a time to be determined. Staff followed up by executing a contract for geotechnical consulting services for impacts to the Authority's embankment. At the time this report was drafted, that geotechnical opinion report was not completed. Options listed below to be discussed after geotechnical information is received.

	OPTIONS	NOTES	COST
1.	Ask resident to stop all activity. PHHPA installs chain/rope and appropriate boundary and rules signage.	Hazards or liability from encroachment grading unknown. Need geotechnical consulting. Boundary survey needed. Install t-posts & maybe rope/chain, signage (no trespassing, hazardous drop off, no dogs off leash, no smoking)	\$2,600 for soils opinion. Plus costs for boundary survey, signage

2.	Ask resident to stop all activity and to return land to the original condition if possible (regrade, add soil, remove fruit trees) and/or mitigate damage.	Problematic: Need geotechnical consulting. Need legal opinion. Possible grading permit and stability analysis needed. Engineering designs and possible city permits required.	High cost expected
3.	Issue resident easement/license for encroached area for a fee.	Possible liability issues. Needs geotechnical soils report and legal opinion.	\$2,600 for soils opinion. Plus survey and legal.
4.	Land swap encroached area (estimated 0.2 acre) for resident's untouched property (0.16 acre).	Problematic: Resident's untouched land is smaller and does not equal larger encroachment area to swap. Land is also situated downslope from graded slopes, so would be subject to soil deposits over time (compromise environmental value?). Access is problematic for fuel abatement Also, sets precedent. Lot line adjustments and surveys needed. Possible PHHPA to require conservation easement on land that it gives up – places deed restriction on land acquired. Other issues TBD per soils report.	High costs expected.

2. Recap: La Habra Heights: Authority representative and contractor, Deputy Chief Ranger Hughes visited an Authority property in June and discovered an encroachment from a neighboring resident. This resident has previously encroached. On July 3, 2025, a letter was mailed to the resident with aerial imagery and photos illustrating the encroachment involving storing supplies, equipment, and astro turf on Habitat Authority property. We have asked the resident to remove all encroachments no later than August 5, 2025. The letter also detailed enforcement steps of the Habitat Authority's ordinance regarding encroachments. This matter was discussed at the July Board meeting. A reminder letter to the resident was also mailed.

Update:

- The resident complied with Authority requests. This matter has been resolved.
3. A new encroachment in La Habra Heights was brought to our attention by a local resident. An adjacent neighbor received a permit to install a fence on their property. However, their contractor was not following the approved permitted area, and was found to be installing approximately 25 feet of wrought iron fence on Authority property. On August 11, 2025, Authority staff, ranger, and City staff were on site

September 18, 2025

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with the contractor and resident to discuss the matter. The work has halted until the resident obtains a boundary survey.

Fiscal Impact:

Excluding staff, ranger and legal services time, \$2,600 has been committed for a geotechnical opinion.

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

AGENDA ITEM NO. 4

MEMORANDUM

Date: September 18, 2025

To: Board Members

From: *Andrea Gullo*
Andrea Gullo, Executive Director

Subject: Discussion and possible action approving Board Resolution 2026-01
Recommending to the Los Angeles County Board of Supervisors to Name
the Puente Hills Landfill Park in Honor of Supervisor Hilda L. Solis.

Recommendation:

Take action on Resolution 2026-01.

Background:

At the request of the Authority Board Chair, the attached Resolution 2026-01 to recommend that the Los Angeles County Board of Supervisors name the Puente Hills Landfill Park in honor of Supervisor Hilda L. Solis is for your consideration. Information about the landfill park can be found here <https://puentehillslandfillpark.org/>

(Beginning July 2025 resolution numbering now follows the fiscal year, not the calendar year.)

Fiscal Impact:

None

Puente Hills Habitat Preservation Authority

Endowment Provided by the Puente Hills Landfill

Resolution No. 2026-01

A Resolution of the Board of Directors of the Puente Hills Habitat Preservation Authority Recommending to the Los Angeles County Board of Supervisors to Name the Puente Hills Landfill Park in Honor of Supervisor Hilda L. Solis

WHEREAS, Supervisor Hilda Solis' jurisdiction, First District, in Los Angeles County encompasses the Los Angeles County Puente Hills Landfill Park; and

WHEREAS, the Puente Hills Landfill Park sits on the site of the closed Puente Hills Landfill, formerly the second largest in the country, which was in operation from 1956 to 2013. The Park will replace an industrial landscape, and will be re-tooled and reimagined to provide a natural recreational experience emphasizing the enjoyment of trails, outdoor fitness, scenic views, the history of the site, and celebration of the flora and fauna of the majestic Puente Hills; and

WHEREAS, the Puente Hills Landfill Park is adjacent to the Puente Hills Habitat Preservation Authority's (Habitat Authority's) Puente Hills Preserve, and will be considered the western most anchor in the Puente Chino Hills Wildlife Corridor that connects the region's ecosystems and recreational trails for all people and wildlife to enjoy; and

WHEREAS, Supervisor Hilda Solis was critical in developing the Park's Master Plan, which was unanimously approved by the Board of County Supervisors on October 25, 2016, and was instrumental in moving forward the development of the Park; and

WHEREAS, Supervisor Solis has always prioritized fighting for clean air, water, and open green space. She was the first woman to ever receive the John F. Kennedy Profile in Courage Award for her work on passing groundbreaking environmental justice laws; and

WHEREAS, Supervisor Solis believes that green spaces such as the Puente Hills Landfill Park are community places, and it's important to maintain clean, healthy areas where neighbors can come together to spend time with family and friends.

NOW, THEREFORE, THE BOARD OF THE PUENTE HILLS HABITAT PRESERVATION AUTHORITY HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

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

Section 2. The Board of Directors recommends to the Los Angeles County Board of Supervisors that the Puente Hills Landfill Park be hereby named in honor of Supervisor Hilda L. Solis for her foresight and leadership in creating the Puente Hills Landfill Park.

Section 3. The Habitat Authority’s Executive Director is hereby authorized to take any action necessary to implement the provisions of this Resolution.

Section 4. This action is exempt from the California Environmental Quality Act (“CEQA”) pursuant to Government Code Sections, as it is not considered a “project” under Pub. Res. Code § 21065, as it is not activity which will cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and therefore, does not require any environmental review.

Section 5. This Resolution shall remain in full force and effect except as modified in the future by the Board of Directors. In the event that there are conflicts between this resolution and other adopted resolutions or parts thereof, the terms and conditions of this resolution shall prevail. The Chair of the Board of Directors has the authority to sign this Resolution on behalf of the Board, and the Secretary to the Board of Directors shall certify to the passage and adoption thereof.

APPROVED AND ADOPTED at a meeting held the 18th day of September 2025.

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Chair, Board of Directors, Ivan Sulic

ATTEST:

Secretary to the Board of Directors, Carlos Zelaya

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

AGENDA ITEM NO.5_

MEMORANDUM

Date: September 18, 2025

To: Board Members

From: *Andrea Gullo*
Andrea Gullo, Executive Director

Subject: Discussion and possible action authorizing Executive Director to execute contract amendments for additional fuel clearance with existing contractors using grant funds from the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy: a) Contract amendment No. 2 with California Arborist in an amount up to \$82,500, b) Contract amendment No.1 with North Star Land Care in an amount up to \$179,600, and c) Contract amendment No.1 with 805 Discing in an amount up to \$48,400.

Recommendation:

That the Board authorize the Executive Director to (1) amend the contract with California Arborist by increasing it in the amount of \$82,500; (2) amend the contract with North Star Land Care by increasing it in the amount of \$179,600; and (3) amend the contract with 805 Disking by increasing it in the amount of \$48,400.

Background:

In February 2025, the Board approved a one-year contract extension in the amount of \$82,500 with California Arborist for annual fuel modification hand clearing work on Authority-managed properties in La Habra Heights. In March 2025, the Board approved a one-year contract in the amount of \$100,000 with North Star Land Care for annual fuel modification hand clearing work on Authority-managed properties in Whittier and Hacienda Heights, plus the option for staff to renew annually up to five years. In April 2022, the Board approved a one-year contract in the amount of \$24,249.60 with 805 Discing for annual mechanical fuel modification work on Authority-managed properties, plus the option for staff to renew annually up to five years.

As discussed and approved at the June 2025 Board meeting, the Authority applied for and was awarded a \$4.9-million grant from the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC) for wildfire resiliency actions (grant number RMC25001). This funding is sourced from California Proposition 4 funds, the initiative known as “The Safe Drinking Water, Wildfire Prevention, Drought Preparedness, and Clean Air Bond Act of 2024.” The grant award includes \$400,500 for vegetation clearance activities, including additional weed abatement efforts (i.e., second clearance rounds) and other related work as needed, such as tree removal, over the next two years based on the rates specified in the current contracts.

According to Section 2-1 of the Authority’s Purchasing Policy, contracts over \$25,000 need Board approval. In accordance with Section 2-2, Board approval is required when the cost of services exceeds 25% of the originally authorized contract amount. In accordance with Section 4-2, contracts for services shall be based on demonstrated competence, the professional

qualifications necessary for satisfactory performance of the required services, and a fair and reasonable price. Also, in accordance with Section 4-4 of the Purchasing Policy, competitive procurement of services valued over \$10,000 is necessary when the Purchasing Agent determines it will be in the best interest of the Authority. In this case noncompetitive procurement is in the best, expeditious and most efficient interest of the Authority. California Arborist, North Star Land Care, and 805 Disking are recommended because the proposed contractors are known to possess the needed experience and qualifications as they hold the current contracts for the desired services, and they have successfully implemented several years of similar services for the Authority, therefore, they are the most satisfactory for Authority purposes. In August, staff executed the grant agreement for RMC25001. In accordance with the grant's task and timeline, clearance work is expected to begin in October.

Summary

Proposed additional clearance as directed by staff:

Contractors' Amendments	Schedule	Amounts up to:
CA Arborist	October 2025 through December, or until contract ends in March 2026	\$82,500
NorthStar	October 2025, onward for two years until Sept. 2027	\$179,600
805 Disking	October 2025, onward until contract ends March 2027	\$48,400
	Total	\$310,500.00

The Authority expects to solicit proposals in early 2026 for a new fuel clearance contract for Authority properties in La Habra Heights, renewable for five years total. Additional RMC grant clearance activities for the fall/winter 2026 in La Habra Heights, will be incorporated into that contract.

Fiscal Impact:

There is no fiscal impact, however the Authority will need to implement these activities on a reimbursable basis. The funding for these contract amendments is via a grant from the Rivers and Mountains Conservancy.

Attachments:

Contract amendments

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

This second amendment to that certain agreement entitled Fuel modification for Habitat Authority Properties, La Habra Heights and numbered 20-10 (Agreement) is entered into on September 18, 2025 (Effective Date) between the Puente Hills Habitat Preservation Authority (PHHPA or Habitat Authority) and California Arborist Complete Tree Care, Inc. (Contractor).

RECITALS

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

B. On February 20, 2025, PHHPA and Contractor entered into Amendment No. 1 to the Agreement, to extend Contractor's services for an additional year through March 31, 2026, and increase compensation by \$82,500.

C. PHHPA and Contractor now wish to further amend the Agreement to expand Contractor's services to clear a specified selection of the SOW zones as directed by Ecologist Mariscal or Ranger Hughes depending on infield inspections based on weather conditions, growth and need and increase compensation by an amount not to exceed \$82,500.

AGREEMENT

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

All notices to the Habitat Authority shall be sent to:

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

Section 3 of the Agreement is amended to read:

3. Compensation: HABITAT AUTHORITY shall compensate CONTRACTOR in an amount not to exceed ~~\$75,000 (seventy five thousand dollars)~~ ***\$562,500 (five hundred sixty two thousand five hundred dollars)***, as specified by CONTRACTOR in Contractor's Proposal, and

incorporated herein as Exhibit C as full compensation to CONTRACTOR for furnishing all materials and for doing all the WORK contemplated and embraced in this Contract, also for all loss or damage arising out of the nature of the WORK aforesaid, from the actions of the elements, from any unforeseen difficulties or obstructions which may arise or be encountered in the prosecution of the WORK until its acceptance by HABITAT AUTHORITY, and for all risks of every description connected with the WORK, also for all expenses incurred by or in consequence of the suspension or discontinuance of the WORK, for all well and faithfully completing the WORK, and the whole thereof, in the manner and according to the Contract Documents. The Contract may be extended annually up to four additional terms, totaling five consecutive years at the sole option of the HABITAT AUTHORITY by providing notice in writing to CONTRACTOR. Annual compensation shall not exceed: Year 2- \$75,000, Year 3- \$82,500, Year 4-\$82,500, and Year 5- \$82,500 , **and Year 6- ~~\$82,500~~ \$165,000.** Hourly rates are in Exhibit C.

The following is added to Exhibit C:

The scope of work for Amendment No. 2 to the Agreement shall include: A second round of weed abatement clearance this fall/winter. The intent is to clear (including pruning work) only a selection of the zones as directed by Ecologist Mariscal or Ranger Hughes, base the cost on current contract rates, and have the majority of the work done by the end of December.

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

IN WITNESS WHEREOF, the parties hereto have caused this Amendment No. 3 to be executed on the date written below, effective as of the date written above ("Effective Date").

"PHHPA"

PUENTE HILLS HABITAT
PRESERVATION AUTHORITY, a joint
powers authority

By: _____
Andrea Gullo, Executive Director

"CONTRACTOR"

CALIFORNIA ARBORIST COMPLETE
TREE CARE, INC., a California corporation

By: _____
Don Swartzbaugh, Owner

APPROVED AS TO FORM:
Burke, Williams & Sorensen, LLP

By: _____
Elena Q. Gerli, Authority Counsel

AMENDMENT NO. 1

TO AGREEMENT Contract 25-12 BETWEEN THE PUENTE HILLS HABITAT PRESERVATION AUTHORITY AND NORTH STAR LAND CARE

THIS AMENDMENT TO (Amendment No. 1) THE AGREEMENT by and between the **PUENTE HILLS HABITAT PRESERVATION AUTHORITY**, a joint exercise of powers authority (“Authority”) and North Star Land Care (“Contractor”), is effective as of September 18, 2025.

RECITALS

A. Authority and Contractor entered into that certain Agreement for Professional Services dated April 1, 2025 (“Agreement”) whereby Contractor agreed to provide for fuel modification (weed abatement), landscape maintenance, and tree removal services (the “Services”) for a Term ending on March 31, 2030, for a Contract Sum of \$552,563.13.

B. Authority and Contractor now desire to amend the Agreement to increase compensation by \$179,600, for additional Services, as directed by the Authority for the next two years based on rates in the current contract.

TERMS

1. **Contract Changes.** The Agreement is amended as provided herein. Deleted text is indicated in ~~strike through~~ and added text in ***bold italics***.

Section 3.01 is hereby amended to read:

The total payment for all services on a Time and Materials basis based on the rates as provided in Exhibit C and shall not exceed ~~\$552,563.13 (Five hundred fifty two thousand five hundred sixty three dollars and thirteen cents)~~ ***\$732,163.13 (seven hundred thirty two thousand one hundred sixty three dollars and thirteen cents)***, payable on receipt of monthly invoices. Additional change orders for costs above the stated contract price need to be pre-approved by PHHPA in writing prior to work being conducted. ***An amount not to exceed \$179,600 (one hundred seventy nine thousand, six hundred dollars) shall be compensation for additional Services at the rates provided for in Consultant’s proposal dated March 6, 2025, as directed by the Authority, for the period September 18, 2025 to September 17, 2027.***

2. **Continuing Effect of Agreement.** Except as amended by this Amendment No. 1, all provisions of the Agreement shall remain unchanged and in full force and effect. From and after the date of this Amendment No. 1, whenever the term “Agreement” appears in the Agreement, it shall mean the Agreement, as amended by this Amendment No. 1 to the Agreement.

3. **Affirmation of Agreement; Warranty Re Absence of Defaults.** Authority and Consultant each ratify and reaffirm each and every one of the respective rights and obligations arising under the Agreement. Each party represents and warrants to the other that there have been no written or oral modifications to the Agreement other than as provided herein. Each party

represents and warrants to the other that the Agreement is currently an effective, valid, and binding obligation.

Contractor represents and warrants to Authority that, as of the date of this Amendment No. 1, Authority is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

Authority represents and warrants to Contractor that, as of the date of this Amendment No. 1, Contractor is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

4. **Adequate Consideration.** The parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment No. 1.

5. **Authority.** The persons executing this Amendment No. 1 on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Amendment No. 1 on behalf of said party, (iii) by so executing this Amendment No. 1, such party is formally bound to the provisions of this Amendment No. 1, and (iv) the entering into this Amendment No. 1 does not violate any provision of any other agreement to which said party is bound.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date and year first-above written.

“PHHPA”

PUENTE HILLS HABITAT
PRESERVATION AUTHORITY, a joint
powers authority

By: _____
Andrea Gullo, Executive Director

“CONTRACTOR”

NORTH STAR LAND CARE, a California
Corporation

By: _____
Jessica Alvarez, Director of Administration

APPROVED AS TO FORM:
Burke, Williams & Sorensen, LLP

By: _____
Elena Q. Gerli, Authority Counsel

AMENDMENT NO. 1

TO AGREEMENT FOR FUEL MODIFICATION-WHITTIER/HACIENDA HEIGHTS - MECHANICAL

THIS AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL SERVICES (“Amendment No. 1”) by and between the **PUENTE HILLS HABITAT PRESERVATION AUTHORITY**, a joint exercise of powers authority (“PHHPA”) and 805 Discing and Grading, Inc., a California corporation (“Consultant”) is effective as of September 18, 2025.

RECITALS

A. Authority and Consultant entered into that certain Agreement for Professional Services dated April 21, 2022 (“Agreement”) whereby Consultant agreed to provide fuel modification and clearance services (the “Services”) for a Term of up to five years, for a Contract Sum of \$24,249.60 per year, with 3% annual increases. The Agreement has been renewed for three of the four optional extensions, for a total compensation of \$101,451.28 through March 31, 2026. The Agreement may be extended for one additional one-year period.

B. PHHPA and Consultant now wish to increase compensation in an amount up to \$48,400 for a second round of mechanical weed abatement clearance on SOW exhibits in the contract as directed by the Authority, for the last two years of the Term (until March 31, 2027), based on the current contract rates and scope of work.

TERMS

1. **Contract Changes.** The Agreement is amended as provided herein. Deleted text is indicated in ~~strike through~~ and added text in ***bold italics***.

Section 4 of the Agreement is amended to read:

PHHPA shall pay at the rates and cost estimates specified in the Contractor’s proposal. The proposal amount is considered as full compensation to Contractor for furnishing all materials and for doing all the work to complete the Project, as well as for all loss or damage arising out of or in connection with the work for any reason whatsoever, including unforeseen conditions at the site, until its acceptance by PHHPA. Compensation shall be \$24,249.60 (twenty-four thousand two hundred forty-nine dollars and sixty cents). Compensation shall be payable not more frequent than monthly, and no less than annually after submittal of invoice, or in some other manner as approved by the Executive Director. Any change orders will be in writing and need approval by the Executive Director. The Contractor agrees to not pay less than prevailing per diem wages for each craft, classification, or type of worker as set by the State of California Department of Industrial Relations.

The Contract may be extended annually up to four additional terms, totaling five consecutive years at the sole option of the PHHPA by providing notice in writing to Contractor. Compensation for possible additional years as presented in Contractor’s proposal (Exhibit B) are as follows: Year 2- \$24,977.09, Year 3- \$25,726.40, Year 4-

\$26,498.19, and Year 5- \$27,293.14 with possible annual renewal up to \$128,744.42. Hourly rates are in Exhibit B.

Contractor will conduct a second round of mechanical weed abatement clearance on SOW exhibits in the contract as directed by the Authority between September 18, 2025 and March 31, 2027, in an amount not to exceed \$48,400, per the hourly rates in Exhibit B.

2. **Continuing Effect of Agreement.** Except as amended by this Amendment No. 1, all provisions of the Agreement shall remain unchanged and in full force and effect. From and after the date of this Amendment No. 1, whenever the term “Agreement” appears in the Agreement, it shall mean the Agreement, as amended by this Amendment No. 1 to the Agreement.

3. **Affirmation of Agreement; Warranty Re Absence of Defaults.** Authority and Contractor each ratify and reaffirm each and every one of the respective rights and obligations arising under the Agreement. Each party represents and warrants to the other that there have been no written or oral modifications to the Agreement other than as provided herein. Each party represents and warrants to the other that the Agreement is currently an effective, valid, and binding obligation.

Contractor represents and warrants to Authority that, as of the date of this Amendment No. 1, Authority is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

Authority represents and warrants to Contractor that, as of the date of this Amendment No. 1, Consultant is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

4. **Adequate Consideration.** The parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment No. 1.

5. **Authority.** The persons executing this Amendment No. 1 on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Amendment No. 1 on behalf of said party, (iii) by so executing this Amendment No. 1, such party is formally bound to the provisions of this Amendment No. 1, and (iv) the entering into this Amendment No. 1 does not violate any provision of any other agreement to which said party is bound.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date and year first-above written.

“PHHPA”

PUENTE HILLS HABITAT
PRESERVATION AUTHORITY, a joint
powers authority

By: _____
Andrea Gullo, Executive Director

“CONTRACTOR”

805 DISCING AND GRADING INC., a
California corporation

By: _____
Charles Ferris , Owner

APPROVED AS TO FORM:
Burke, Williams & Sorensen, LLP

By: _____
Elena Q. Gerli, Authority Counsel

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

AGENDA ITEM NO. 6

MEMORANDUM

Date: September 18, 2025

To: Board Members

From: *Andrea Gullo*
Andrea Gullo, Executive Director

Subject: Discussion and possible action authorizing Executive Director to execute contract with Wyatt Trapp Inc. in the amount of \$510,372.26 for improvements to Authority facility including home hardening in part using grant funds from the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy, and Caltrans.

Recommendation:

That the Board authorize Executive Director to execute a contract with Wyatt Trapp Inc. in an amount of \$510,372.26 and amend the agency budget as necessary.

Background:

The proposed contract is in accordance with the Authority workplan and item No. 7, priority level 2, on the workplan which is to repair the Authority ranger residences. This has been discussed several times by the Authority Board over the years. The contractor would be able to start upon project approval and contract execution estimated in early October. The project would take approximately three to four months.

The proposed contract includes facility up keep such as home hardening improvements and the replacement of what is believed to be the original heating and air conditioning unit. The home hardening element is intended to improve the facility's wildfire resilience, and most of this element will be paid for with the RMC grant described below. Home hardening is a proactive process of modifying or building a home with ignition-resistant materials and practices to enhance a structure's ability to withstand wildfire exposure. Additionally, the home, built in 1965, has a heating and air conditioning system is not functioning at standard levels according a 2020 property inspection report conducted by the Authority.

Project funding:

1. \$250,000: In August 2025, the Authority executed a \$4.9-million grant agreement with the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC) for wildfire resiliency actions. This funding is sourced from California Proposition 4 funds, the initiative known as "The Safe Drinking Water, Wildfire Prevention, Drought Preparedness, and Clean Air Bond Act of 2024." The grant

award includes \$250,000 for home hardening of the Authority's facility. In accordance with the grant timeline this work is scheduled to occur within fiscal year 25-26.

2. \$218,000: The Authority received one-time \$1,300,000 funding from Assembly Bills 178 and 179 sponsored by Assemblymember Calderon and Senator Archuleta. Per Section 3.1 of the funding agreement, administered through Caltrans, qualifying costs include Ranger services, including maintenance and upkeep of Ranger-used facilities and structures.
3. \$42,372.26: The remainder of the funding would be sourced from the unspent funding from the Authority's recently completed mitigation habitat restoration (CMHR) project.

Repairs/Imprvmnts Skyline Facility	Totals	Funding Source	Home Hardening
Deck \$90,309.76	\$ 90,309.76	RMC	\$ 90,309.76
Utility Door \$1,851.00	\$ 1,851.00	RMC	\$ 1,851.00
General (bond)	\$ 10,986.48	CMHR	
Hardscaping \$19,130.05	\$ 19,130.05	RMC	\$ 19,130.05
HVAC	\$ 85,472.10	Caltrans	
HVAC Insulation	\$ 75,641.94	Caltrans	
Paint \$95,908.15	\$ 95,908.15	Caltrans/CMHR/RMC	\$ 7,636.41
Veg Removal (Zone 0) \$35,960.40	\$ 35,960.40	RMC	\$ 35,960.40
Vertical Blinds \$15,609.00	\$ 15,609.00	RMC	\$ 15,609.00
Railing \$79,503.38	\$ 79,503.38	RMC	\$ 79,503.38
Proposal Total	\$ 510,372.26		\$ 250,000.00

Procurement Process:

In January 2022, the Authority Board authorized the Executive Director to execute a membership agreement with Sourcwell, formerly the National Joint Powers Authority (NJPA). Authority staff wanted to obtain a cost estimate for the repair work that would guarantee the best price and follow a bidding process that is consistent with the requirements of State law and the Authority's procurement policy. Authority staff took advantage of Sourcwell which competitively bids construction tasks with pre-set unit prices and specifications for general construction services including materials, equipment, and labor costs. California Government Code Section 6500 authorizes public agencies to participate in cooperative purchasing agreements like those established by Sourcwell. Utilizing Sourcwell helps to maximize cost savings and staff resources, as many government agencies share contracting efforts through cooperative purchasing. This procurement method increases pricing competitiveness and allows the Authority to access highly qualified specialty contractors. Previously the Authority has utilized Sourcwell for the construction of the Henderson wayside display, facility heating and air system replacement, and general facility improvements.

September 18, 2025

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Staff reached out to Gordian, which is authorized by Sourcewell to provide consulting services and to administer the ezIQC program for Sourcewell members. ezIQC is a unique Indefinite Delivery, Indefinite Quantity procurement process that helps public facility and infrastructure owners complete many projects through a single competitive bid process conducted in accordance with California statutes.

Gordian facilitated the cost proposal process with contractor Wyatt Trapp Inc. Attached is the summary of that proposal.

According to Section 5-2 of the Authority's Purchasing Policy, Level 3 public projects that cost over \$220,000 except as otherwise provided in Pub. Cont. Code § 22034(d), shall be let to contract by formal bidding procedure in accordance with Pub. Cont. Code § 22037 et seq. The bidding procedures to secure contractors used by Sourcewell meet this requirement.

Fiscal Impact:

The approved Authority budget for fiscal year 25-26 includes \$250,000 from the RMC grant for the project, and \$218,000 from the Caltrans grant. The budget would need to be amended for the allocation of \$42,372.26 from the completed mitigation habitat restoration funds towards this project.

Attachments:

Wyatt Trapp Inc. Summary Sheets



Detailed Scope of Work

To: Wyatt Trapp
Wyatt Trapp Inc.
1326 N Brighton St.
Burbank, Ca 91506
(818) 439-3215

From: Andrea Gullo
Puente Hills Habitat Preservation Authority
7333 Greenleaf Avenue
Whittier, CA 90602
562-201-3581

Date Printed: September 08, 2025

Work Order Number: 144646.00

Work Order Title: Skyline Property Home Hardening and TI Project

Brief Scope:

☐

Preliminary

☐

Revised

☒

Final

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

See attached

Subject to the terms and conditions of ezIQC Contract **CA-R8-GB-101723-WYT**.

Wyatt Trapp Inc.

Date

Puente Hills Habitat Preservation Authority

Date

WYATT TRAPP

GENERAL CONTRACTOR
License No. 812448

DSOW

September 8 2025

Puente Hills Habitat Authority

Skyline Property Improvements
2572 E. Skyline Drive
La Puente, CA 91748

We propose to provide manpower, materials, equipment and procedures to accomplish the following.

GENERAL

- Protect from damage all utilities, existing structures and items not to be encountered in construction.
- Provide all temporary fencing, utilities, debris removal, and sanitation facilities.

VEGETATION REMOVAL (Zone 0)

- Perform "Zone Zero" vegetation removal within five feet of the house, to include all grass, small bushes, a bird of paradise, a rubber tree, a Ficus hedge, and a wall of ivy. Stumps will be cut off at ground level; stump grinding is not included.
- Trim all dead branches from the palm trees inside the courtyard and haul away debris.

HARDSCAPING

- Compact soil that was scarified during removal.
- Install and pin geotextile fabric over the 5' Zone Zero area.
- Lay 2" of ¾" crushed gravel over the fabric, to provide a permanent barrier* for vegetation growth.

DECK

- Demolish and remove the lattice above the deck, leaving the large structural beams.
- Clad the existing exposed exterior beams in bronze anodized aluminum to match the finish on the doors and windows, as well as a cap atop the courtyard beams.
- Demolish and remove all 2x6 clear Redwood top boards from the existing deck.
- Demolish and remove all railing (note: railing install included in TI scope above).

1326 N. Brighton St. Burbank, CA 91506

- Install new 2x10 pressure-treated Douglas Fir interim joists between the existing joists, which are at 24" on center, to accommodate the new decking material.
- Verify in field if the large exterior rim joist can be reused.
Demolish and rebuild the framing for the wide set of stairs at the main deck entry.
- Provide and install Trex Transcends decking on the entire deck surface and stair treads.

RAILING

- Provide and install approximately 180 linear feet of new wrought iron railing around the deck.
- Railing to consist of 1-½" x 1-½" posts, 1-½" x ¾" bottom rail, ¾" x ¾" square pickets at 4" on center, and a rounded top rail.
- All railing to be powder coated, semi-gloss black.
- Minor field welds to be primed and painted.

WINDOW BLINDS

- Provide and install Sundance Vertical Essence blinds for the windows in the Master bedroom, bedroom 2, living room, dining room, and kitchen.

HVAC

- Demolish and remove the existing HVAC units and all associated ductwork.
- Provide and install one (1) 3.5-ton and one (1) 5-ton 14 SEER heat pump to service two sections of the house.
- 60% of all duct work LF is for 5-ton unit.
- 40% of all duct work LF is for 3.5-ton unit.
- All ducting to be galvanized sheet metal with seal class A and R8 insulation, installed per code.
- Provide and install new thermostats for each unit.
- Provide and install two (2) electrical service disconnects for each unit, one inside and one outside.
- Provide lighting for the equipment per code.

DOOR

- Remove the downstairs service door and frame.
- Install heavy-duty hollow metal door and frame with 90-minute fire rating.

PAINT

- Provide all vent openings with 1/16" metal mesh vents.
- Perform a thorough pressure wash of the entire house exterior.
- Prepare all surfaces for paint, including scraping, spot sanding of loose paint, and filling cracks in the stucco. The detailed siding will not be completely sanded, but will be caulked.

- Seal all cracks per Zone Zero requirements.
- Apply one coat of standard exterior primer to the house.
- Apply two coats of white fireproof paint to achieve a 21-mil thickness.
- Apply a final color coat of acrylic enamel over the fireproof paint.

CLEAN-UP

- Remove all debris and perform a construction clean.

NOTES

1. Permit fees to be paid by owner.
2. This proposal does not include lead paint or asbestos testing, nor abatement of any hazardous material.
 - a. While the gravel layer around the perimeter will retard vegetation growth, some occasional removal of weeds is expected.
3. A one-year warranty is provided for materials and workmanship starting from the date of substantial completion.

TOTAL: \$510,372.25

**Thank You,
WYATT TRAPP**

Contractor's Price Proposal - Summary

Date: September 08, 2025

Re: IQC Master Contract #: CA-R8-GB-101723-WYT
Work Order #: 144646.00
Owner PO #:
Title: Skyline Property Home Hardening and TI Project
Contractor: Wyatt Trapp Inc.
Proposal Value: \$510,372.26

Deck	\$90,309.76
Door	\$1,851.00
General	\$10,986.48
Hardscaping	\$19,130.05
HVAC	\$85,472.10
HVAC Insulation	\$75,641.94
Paint	\$95,908.15
Railing	\$79,503.38
Veg Removal (Zone 0)	\$35,960.40
Vertical Blinds	\$15,609.00
Proposal Total	\$510,372.26

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: %

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

AGENDA ITEM NO. 7

MEMORANDUM

Date: September 18, 2025

To: Board Members

From: *Andrea Gullo*
Andrea Gullo, Executive Director

Subject: Discussion and possible action authorizing Executive Director to execute contract with WSP for contractor inspection, management and design services on a reimbursable basis using grant funds from the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy for time and materials in an amount of \$64,500.

Recommendation:

That the Board authorize Executive Director to execute a contract with WSP in an amount of \$64,500.

Background:

In August 2025, the Authority executed a \$4.9-million grant agreement with the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC) for wildfire resiliency actions. This funding is sourced from California Proposition 4 funds, the initiative known as “The Safe Drinking Water, Wildfire Prevention, Drought Preparedness, and Clean Air Bond Act of 2024.”

The grant award includes \$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. In accordance with the grant timeline this work is scheduled to occur within fiscal year 25-26.

Fifteen percent of the funds available for the implementation of the two projects may be used for consulting services. The proposal received is based on a time and material basis, and in accordance with the hourly rates provided in their schedule of fees. WSP also offers biological and environmental services, and more information about the company can be found at www.wsp.com.

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.

According to Section 2-1 of the Authority’s Purchasing Policy, contracts over \$25,000 need Board approval. Also, in accordance with section 4-4 of the Purchasing Policy, it is

recommended that if competitive procurement of services is not in the best interest of the Authority, it can be waived. WSP is recommended to perform the consulting services because the proposed consultant is known to possess the needed experience and qualifications, and is the most satisfactory for Habitat Authority purposes. Authority staff requested assistance from Authority Board members for references and options for consulting services. One consultant was investigated and determined not a fit, and WSP was recommended by an Authority partnering agency due to their expertise and experience.

Fiscal Impact:

These costs will be reimbursed by the RMC25001 grant. Should the added taxes exceed the budgeted line item, the grant allows for 10% overage (or deficit) within each category of the grant budget, and the grant budget would be accordingly adjusted.

Attachment

Summary of WSP Proposal



6001 Rickenbacker Road
Los Angeles, CA 90041

+1 (323) 889-5300

wsp.com

June 20, 2025
September 9, 2025 - Requested Revisions
Proposal 2025US432215

Ms. Andrea Gullo
Executive Director
Puente Hills Habitat Preservation Authority
7333 Greenleaf Avenue
Whittier, California 90602

Re: Proposal for Consulting Services
Puente Hills Habitat Preservation Authority Various Projects
Various Locations
Whittier, California

Dear Ms. Gullo:

As requested, we (WSP USA Inc.) are submitting this proposal to perform code compliance consulting services for various Puente Hills Habitat Preservation Authority (Habitat Authority) projects within the Whittier area.

We appreciate your reaching out to us with this opportunity. The Habitat Authority has been so successful in the protection of, rehabilitation of, and preservation of the native habitat in the Puente Hills. Our company does work with similar clients throughout the globe. We can offer biological, environmental, engineering, design and construction support as well as grant appropriations support in addition to a plethora of other services. We look forward to working with you on the subject consulting scope of services and would be anxious to speak with you about other services we could provide for you in the preservation of the beautiful Puente Hills natural habitat.

The State of California has mandated that all soils technicians and construction materials inspectors be paid the Prevailing Wage under Senate Bill 1999. This Prevailing Wage must be paid by all consultants or contractors providing inspection personnel for your project, as your project is subject to Prevailing Wage laws. As a result of the Prevailing Wage law, the costs associated with both the geotechnical and construction materials inspection and testing services have increased. Our Schedule of Fees and our terms and conditions reflect the changes resulting from the implementation of the Prevailing Wage Law.

PROJECT TEAM

Mr. Vince Popp will be our project manager and Mr. Jerry Haffley will be our project principal; either may be contacted regarding any technical questions. For scheduling of field technician services or for discussing field-related questions, please contact our dispatcher at 323-889-5383.



PROJECT DESCRIPTIONS

1. Access restrictions: 8 foot tall - Wrought iron protective fence and gates along urban edge interface, Elmquist Ave (approx. 500 feet) and Ocean View Avenue (approx. 155 feet), in Whittier to prevent illegal access from trespassers further protecting the area from accidental fires. Projected grant funding is expected to allow for a decorative gate element at Elmquist to inspire community stewardship.
2. Home hardening for agency facility (ranger residence). This work could include closing eaves and exposed areas, replacing rain gutters, establishing zone zero defensible space, possibly replacing windows/or window coverings and possible deck replacement.

There may be additional work in upgrading this house as well using a different State grant.

SCOPE OF SERVICES

Our scope of services for the projects is based on information provided by you in a phone discussion on June 2, 2025. Based on this information, our scope of services will include the following:

Consulting, Project Management, Additional Services as Requested

- ▶ Provide periodic code compliance consulting during construction to monitor the progress of the work.
- ▶ Manage our services, invoicing, and attend meetings as requested by you, the Client, or your authorized representatives.
- ▶ Provide additional services as requested, such as engineering consultation and design for project planning.

CONDITIONS OF SERVICE

The fee for our services will be based on a time and material basis, and in accordance with the hourly rates provided in the attached 2025 Schedule of Fees.

We will provide you with electronically submitted daily reports of our observations at the sites.

Services provided as requested will be billed in accordance with the hourly rates provided in our Schedule of Fees. We have provided our hourly rates for the anticipated positions providing services to your project below under Estimated Fees for your review.

The amount of activity that is necessary to provide adequate consulting services will depend on the schedule and efficiency of the contractor and/or his subs, as well as direction from the Client.

ESTIMATED FEES

We will provide our services on a time and material basis in accordance with the attached Schedule of Fees. As discussed, we will anticipate periodic visits to the work site to provide observations and provide documentation of site activities. The staff utilized for the proposed consulting will be certified/licensed and experienced in providing code compliance consulting to you for this project.

Hourly Rates (as presented in our Schedule of Fees):

Code Compliance Consultant	\$170.00
Project Manager (Lead Consultant)	\$225.00
Principal (Vice President)	\$286.00
Senior Project Coordinator	\$111.00

Skyline Property Home Hardening of the LHH Home - Not to Exceed \$37,500 without prior authorization from client.

Whittier Wrought Iron Fencing Project - Not to Exceed \$27,000 without prior authorization from client.

We have been informed by you that the work at the sites will be from September through June of 2026.

If the information provided in this proposal does not meet your expectations, we would like to discuss, review with you, and if appropriate, revise and resubmit.

We appreciate the opportunity to submit this proposal for these professional and technical services for the subject projects and look forward to working with you on this and future developments for the Habitat Authority.

Sincerely,

WSP USA Inc.



Vince Popp
Lead Consultant,
Project Management
(661)645-9130
Vince.popp@wsp.com

Reviewed by:



Jerry Haffley
Vice President,
Unit Manager
(323)889-5300
Jerry.haffley@wsp.com

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(Submitted Electronically)

Attachments: Schedule of Fees
WSP USA Inc. Terms and Conditions

AUTHORIZATION:
Puente Hills Habitat Preservation Authority

Signature

Date

Print Name

Reviewed and Accepted by: _____
WSP USA Inc. Date

Typed Name/Title



Invoices include all labor charges, other direct costs, and costs associated with in-house services. Charges include only those services directly attributable to the execution of the work. Time spent when traveling in the interest of the work will be charged in accordance with the hourly rates.

Labor charges are based upon standard hourly billing rates for each category of staff. The billing rates include costs for salary, payroll taxes, insurance associated with employment, benefits (including holiday, sick leave, and vacation), administrative overheads, and profit. Rates by labor category are as follows:

CONSULTANTS & DIRECTORS	RATE	ADMINISTRATIVE SUPPORT	RATE
P-0 Intern	\$100	S-1 Assistant	\$75
P-1 Assistant Consultant	\$120	S-2 Project Coordinator	\$93
P-2 Associate Consultant	\$135	S-3 Sr. Project Coordinator	\$111
P-3 Consultant	\$156	S-4 Administrative Specialist	\$126
P-4 Sr. Consultant	\$177	S-5 Sr. Administrative Specialist	\$156
P-5 / P-5* Lead Consultant	\$225		
P-6 / L-1 Assistant Vice President	\$241		
P-7 / L2 Vice President	\$286		
P-8 / L3 Sr. Vice President	\$297		

TECHNICIANS	RATE	ENGINEERING/DESIGN SUPPORT	RATE
Construction Inspector (Prevailing Wage)	\$170	LD-1 Coordinator, Technical Engineering Support	\$97
Soils Technician (Prevailing Wage)	\$170	LD-2 Sr. Coordinator, Technical Engineering Support	\$112
T-4 Sr. Technician	\$156	LD-3 Specialist, Technical Engineering Support	\$130
T-5 Code Compliance Consultant	\$170	LD-4 Sr. Technical Engineering Support Specialist	\$154
		LD-5 Lead Design/Technical Engineering Support Specialist	\$170

Notes:

The above rates are subject to revision.

Rates are in US Dollars (\$US)

¹ A 10% carrying charge will be added to all other disbursements including materials, subcontractor costs, drilling or excavation services and use of external laboratory services. Subcontracted soils and deputy/special inspection services will be charged at the above rate for Sr. Coordinator, Technician.

² Rates for specialist services, including but not limited to litigation support; expert witness, including time spent in depositions and the preparation and presentations of testimony; and/or senior level consultation, and priority emergency level services are available upon request.

³ Rates for laboratory services and use of company owned equipment will be provided upon request.

⁴ The rates and charges listed above exclude applicable local and federal taxes. Taxes will appear as a separate line item on each invoice.

⁵ The rates noted herein do not contemplate prevailing wage law requirements. A separate rate sheet will be provided if and to the extent prevailing wage applies.

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

AGENDA ITEM NO. 8_

MEMORANDUM

Date: September 18, 2025

To: Board Members

From: *Andrea Gullo*
Andrea Gullo, Executive Director

Subject: Discussion and possible action authorizing Executive Director to purchase wildfire resiliency equipment using grant funds from the Rivers and Mountains Conservancy from a) Valew Quality Truck Bodies in the amount of \$227,900, plus taxes, b) Ranch Works Inc. in the amount of \$26,519.98, and c) Eberhardt in the amount of \$16,106.91, for a total amount of \$270,527, plus taxes.

Recommendation:

That the Board authorize the Executive Director to purchase equipment in the reimbursable amount of \$270,527, plus taxes for firefighting or fire prevention purposes in accordance with the executed RMC25001 Grant Agreement.

Background:

In August 2025, the Authority executed a \$4.9 million grant agreement with the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC25001) for wildfire resiliency actions. This funding is sourced from California Proposition 4 funds, the initiative known as “The Safe Drinking Water, Wildfire Prevention, Drought Preparedness, and Clean Air Bond Act of 2024.” The grant award includes \$296,500 for equipment purchases.

- Equipment/Vehicles
 - Purchase of a flail mower attachment for the existing agency mower. This allows for more frequent and cost-effective clearance along emergency access routes throughout the year.
 - Purchase of two 1,000 gallon mobile water trailers to be housed at the ranger residences.
 - Purchase of a 2,000 gallon water tender to be used by contracted law enforcement for firefighting efforts.

The purchase of the equipment is in compliance with Section 3 of the Authority’s Purchasing Policy. The procurement of equipment was based on price, quality, vendor’s reputation, the Authority’s needs, as well as compatibility with existing equipment.

The solicitation process was facilitated by the Authority-contracted ranger with the Mountains Recreation and Conservation Authority:

Deputy Chief Ranger Hughes called several companies for the water truck/tender. Valew Quality Truck Bodies was the only company that could make the water tender four-wheel drive and California legal.

Deputy Chief Ranger Hughes called several companies for the water trailers. Ranch Works Inc. is the only company that had the metal tanks in the specified size of 1000 gallons.

Chief Ranger Gomez received the quote for the flail mower from Eberhardt—the same company that supplied the Authority’s mower—since the flail mower is an attachment specifically designed for that equipment.

Below are the quotes, confirmed by rangers and Authority staff:

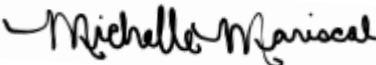
Vender	Equipment	\$ Cost
Valew Quality Truck Bodies	Water tender	227,900, plus taxes
Ranch Works Inc.	Water trailers	26,519.98
Eberhardt	Flail mower	16,106.91
	Total	270,526.89

Fiscal Impact:

These costs will be reimbursed by the RMC25001 grant. Should the added taxes exceed the budgeted line item, the grant allows for 10% overage (or deficit) within each category of the grant budget, and the grant budget would be accordingly adjusted.

MEMORANDUM

Date: September 18, 2025

To: Andrea Gullo, Executive Director


From: Michelle Mariscal, Ecologist

Subject: Discussion and possible action authorizing Executive Director to execute a contract with Psomas in the amount of \$46,400.00 for the services of surveying, mapping and creating a legal description for a conservation easement associated with the Metro Heights habitat mitigation restoration project in La Habra Heights.

Recommendation:

That the Board authorize Executive Director to execute a contract in the amount of \$46,400.00 with Psomas for surveying services as described below.

Background:

At the January 2024 meeting, the Board authorized the execution of an in-lieu fee mitigation agreement with Metro Heights Montebello, LLC in an amount of approximately \$3.6 million for restoration of 12 acres of coastal sage scrub habitat on Habitat Authority-owned property in Powder Canyon and the Arroyo Pescadero watershed within La Habra Heights. The agreement was subsequently executed on February 9, 2024. In accordance with the agreement, the Habitat Authority has been provided the funds to survey, map and generate a legal description for a conservation easement encumbering the restoration site. The conservation easement will be held by a local joint powers authority, the Watershed Conservation Authority. The conservation easement needs to be recorded by February 9, 2026 in accordance with the mitigation agreement and U.S. Fish and Wildlife requirements.

To date the mitigation restoration is proceeding on course. The Authority's biological monitor is Land IQ and the Authority's landscape contractor is Nakae and Associates. The site has been cleared and irrigation lines have been installed. Seeding and planting will occur next winter. Land IQ will coordinate with the selected land surveyor to oversee the placement of the conservation easement as was outlined in Land IQ's contract for the project.

Scope of the proposed contract is as follows:

The survey contract will cover preparing a legal description and accompanying plat, digital file in shapefile format, and PDF of map drawing to delineate the 12-acre mitigation site as identified in the attached exhibits. The work will include field measurements and placement of boundary

markers (wooden stakes) around the entirety of the conservation easement. The legal description will be prepared, sealed, and signed by a California Licensed Land Surveyor. Field survey work will commence in late September or early October 2025 following contract execution and will be completed by November 15.

The selected firm is expected to provide the following services for the contract:

- Conduct research of available land records and perform pre-calculations for the survey area
- Establish horizontal control using global positioning system (GPS) procedures that are referenced to the North American Datum of 1983 (NAD 83)
- Perform a field survey to locate the perimeter of the 12-acre mitigation area
- Set permanent markers to demark the perimeter of the conservation easement consisting of setting 1"x 2"x 24" wooden lath stakes around the entire perimeter of the boundary at each angle point
- Tie in a sufficient number of major cadastral corners to be used as the base for the legal description of the conservation easement
- Calculate the survey data and prepare a record boundary of the parcel
- Prepare a legal description and exhibit for the 12-acre conservation easement

Deliverables

- Draft files for review, due no later than December 5, 2025:
 - electronic digital files delivered in shapefile format compatible with ArcGIS and draft conservation easement legal description in Microsoft Word format
- Final files, due no later than January 16, 2026:
 - Two paper copies of conservation easement legal description and map, signed and sealed by a California Professional Land Surveyor
 - Microsoft Word file of the conservation easement legal description, provided electronically
 - PDF of conservation easement map, provided electronically
 - Electronic digital files delivered in shapefile format compatible with ArcGIS

The request for proposals was released to six qualified consulting firms on August 11th and the deadline was August 29th. Staff followed up with all consulting firms on August 18th and August 27th. One firm, Psomas, submitted a proposal in the amount of \$46,400.

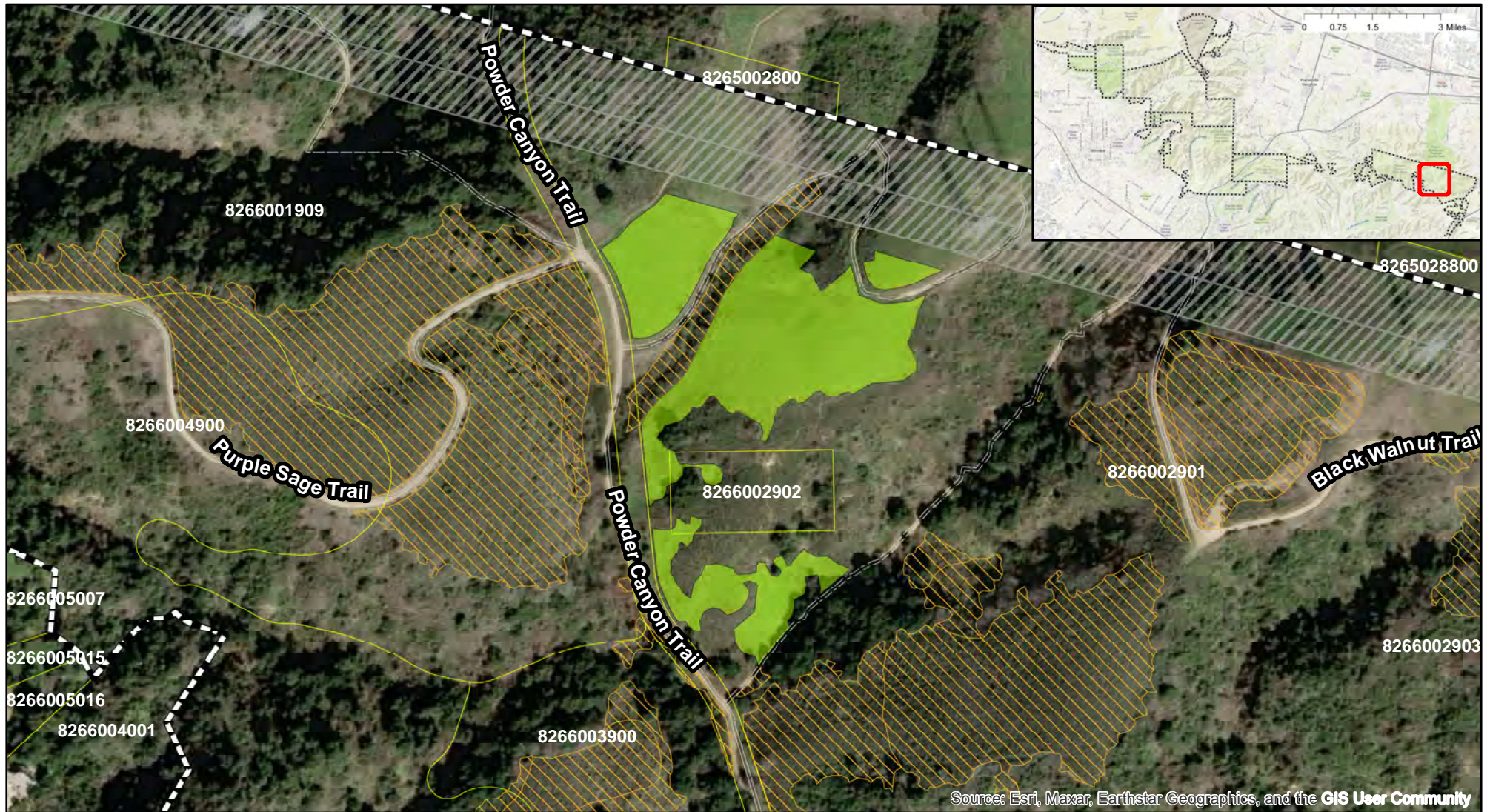
The Authority has contracted with Psomas before for surveying services in Powder Canyon and on the former Unocal property, and they performed well. Psomas' proposal has been reviewed and is considered complete and qualified. In accordance with the Authority's Purchasing Policies, contracts over \$25,000 need Board approval.

Fiscal Impact:







There is no fiscal impact with this project. The costs associated with this work are covered by the funds received under the associated Mitigation Agreement and are within budget.

Attachments:

Maps of conservation easement location



Legend

- | | | |
|--|--|---|
|  Metro Heights Mitigation Area |  Habitat Restoration Area |  Access Road/Trail |
|  Assessor Parcel |  SCE easement |  Preserve boundary |

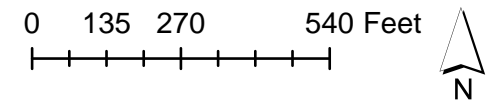
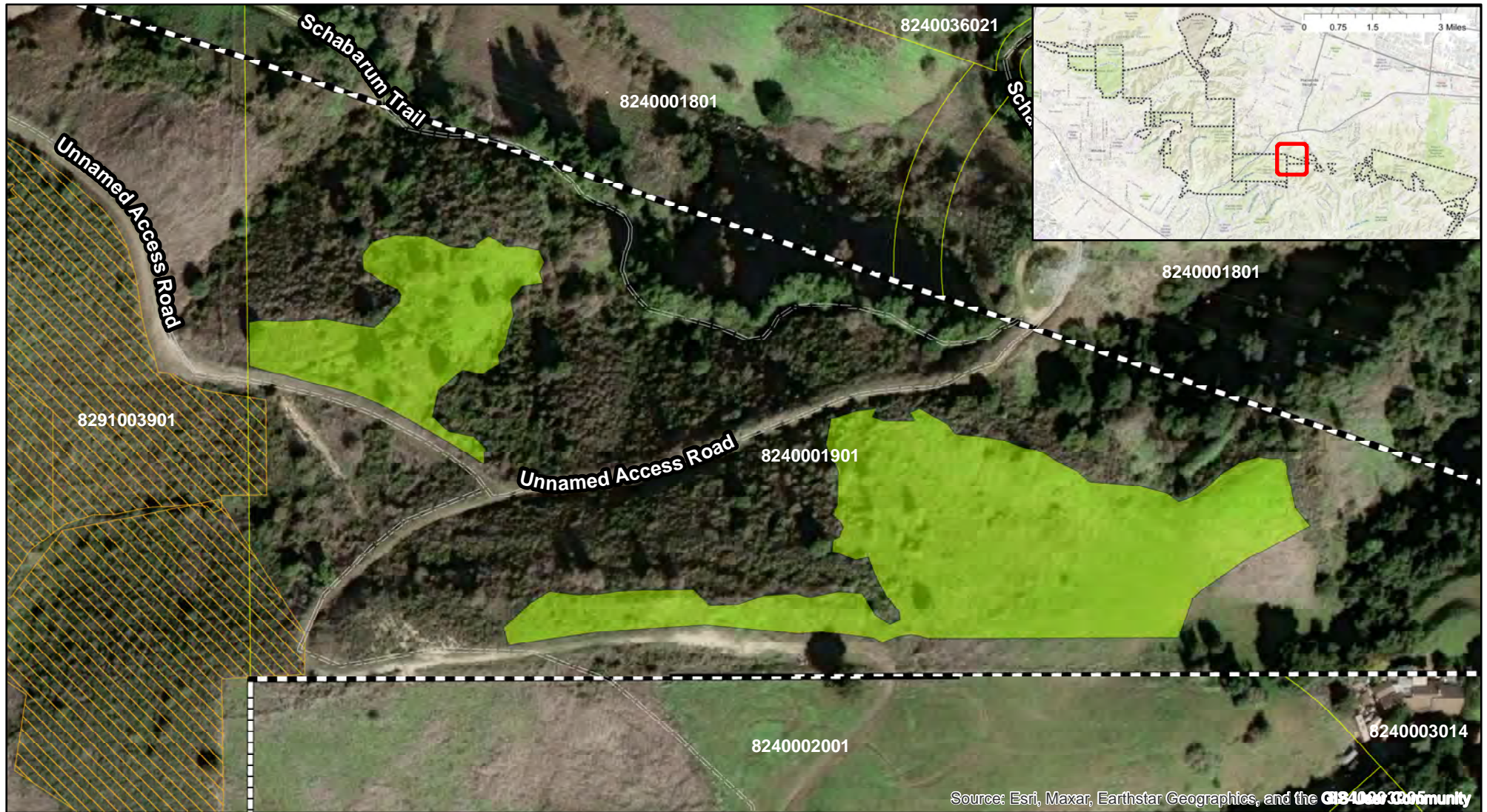


Figure 1a. Metro Heights Off-Site Mitigation Project
Powder Canyon Area of the Puente Hills Preserve (7.25 ac)



Legend

- Metro Heights Mitigation Area
- Habitat Restoration Area
- Preserve boundary
- Assessor Parcel
- Access Road/Trail

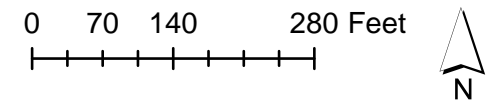


Figure 1b. Metro Heights Off-Site Mitigation Project Arroyo
Pescadero Area of the Puente Hills Preserve (4.75 ac)

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

AGENDA ITEM NO.10_

MEMORANDUM

Date: September 18, 2025

To: Board Members

From: *Andrea Gullo*
Andrea Gullo, Executive Director

Subject: Discussion and possible action authorizing Executive Director to execute contract with MPR for communication services in the amount of \$60,000.

Recommendation:

That the Board authorize Executive Director to execute a contract with MPR in an amount of \$60,000.

Background:

Attached is a proposal from 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 proposed scope includes consulting support services with social media, newsletters, print mailers, and other communication services. The proposed contract is in accordance with the Authority workplan and item No. 10, priority level 2, which is to facilitate Community Outreach (Measure PH).

According to Section 2-1 of the Authority's Purchasing Policy, contracts over \$25,000 need Board approval. Authority staff reached out to two other firms, Summit Strategy Group and TeamCivX. MPR was the most affordable, qualified and comprehensive for Authority purposes.

Fiscal Impact:

The attached proposal is for a one-year period in the amount of \$60,000 and does not include costs for print mailing. The cost for a mailer would need subsequent approval from the Board. The Authority's approved fiscal year 2025-26 budget includes costs for this contract and approximately one mailer. Should the Board decide to send a second mailer, such as an end-of-the-year summary report, that would most likely be in July or August of the following fiscal year, 2026-27.



September 9, 2025

Andrea Gullo - Executive Director
Michelle Mariscal - Ecologist
7333 Greenleaf Ave, First Floor
Whittier, CA 90602

Dear Andrea and Michelle:

We're happy to propose a Scope of Work for communications activity that safeguards public trust. You have plainly outlined your mission and the ways we can show up to help deliver on the Authority's essential public mission. We know your work preventing wildfires, removing dumping and encampments, improving public safety and managing natural habitats with evidence-based science is what won voter support.

We come together as a team with experience locking arms and improving communications on some of the most complex public service campaigns, including during the pandemic. We know that what you're expecting is a fully operational communications team that works well with your existing team. While we have outlined the work as we understand it over the next 12 months, we remain flexible to changing dynamics. What matters most is that we help you deliver on your mission while safeguarding public trust in what helped make Measure PH so popular with more than the two-thirds of voter community support.

Whether newsletters, web development, direct mail, media relations, press releases, speeches or official correspondence with the public to whom the Authority reports and services—we stand ready to do this work together. We hope to answer questions and meet the Board of Directors. We know your Citizens Technical Advisory Committee may also seek to hear from us. We are your team and we're eager to get started.

Sincerely,

Maggie Habib
Founder and CEO
mPR

Ryan Rauzon
Strategic Partner and Communications
Lead
mPR



Scope of Work — Communications Support

Purpose

Enhance public awareness, transparency, and community engagement around the Habitat Authority's mission and Measure PH outcomes through consistent, high-impact communications. The core focus will be the regular newsletter, direct mailers, annual impact report, and targeted traditional media outreach, social media content and other prioritized activities.

Our prior experience?

The mPR team values the mission and work of the Habitat Authority team. After our discussions, we are confident we are a strong fit, especially because:

- We have a history of environmental-focused communications for organizations such as Trust for Public Land and Sol Systems.
- We have a deep network of resources -- from digital content to print and mail houses to SEO optimization and media relations. We are ready to bring these to support the Authority and its mission.
- Our all-senior team is unique. Each member of our team has decades of experience in public relations and combines deep expertise in earned media, social media, public policy, community engagement, and crisis communications — giving your team instant breadth and depth at your fingertips as your needs evolve. We know Southern California media, public policy influencers and the public with whom you seek to serve and maintain trust in the District's boundaries and beyond.
- We deeply enjoy working with community-based organizations and non-profits. For us, maintaining public trust is the most noble work available and we believe in what you're seeking to achieve. We stay nimble and believe our work style is a strong match for what you need.

CORE SCOPE

We believe we can fit the newsletters, mailers, social media, web development partnership, and earned media relations outreach within the core scope for a 12-month fee of \$60,000. We're prepared to squeeze in additional support, strategic counsel, and collaboration with your existing team because we believe in your mission and want to help you succeed. Based on our conversations, we see the work this way and look forward to meetings, oversight, and answering questions on how we envision this work coming together.

Upfront, foundational work:

- 1-hour Immersion session to get fluent on all things Habitat Authority via Zoom
- Development of a message map to identify key themes and watchouts
- Set up quickfire schedule to host 15-minute monthly "quickfires" to glean information for external communications

1. Digital Newsletter (4x/year)

Goal: *Keep stakeholders informed on key milestones, restoration projects, volunteer opportunities, and Measure PH benefits.*

Tactics:

- Content planning, writing, artwork/media procurement and design for four seasonal email newsletters.
- Integrate wildlife highlights, ranger profiles, and event recaps.
- Include clear calls-to-action for volunteering, events, and donations.

Estimated Hours: 40 hrs/year



2. Direct Mailers (2x/year)

Goal: Reach community members directly, including those less active online.

Tactics:

- Content creation and layout for two mailers annually. Include Annual Impact report creation.
- Highlight Measure PH-funded projects, upcoming events, and ways to engage.
- Coordinate with Habitat Authority for printing and mailing logistics.
- [Coordinate and manage](#) third-party print house.

Estimated Hours: 60 hrs/year + all printing, mailing and handling costs via a third-party print house.

3. Press Outreach (regular pitch development with outreach to newsrooms asking for briefings on the Authority's progress)

Goal: Secure local/regional coverage to boost visibility and public trust.

Tactics:

- Develop and send pitches at least every other month tied to human-interest angles, restoration milestones, or Measure PH impacts, and/or press release content for Habitat website and social. As with any media relations endeavor, newsrooms decide what they'll cover but maintaining regular outreach with pitches and opportunities for briefings is critical for transparency and public trust. In some cases, virtual briefings and on-site press availability will help demonstrate easy access for press seeking to engage with the Authority and its team.



- Maintain and update targeted local/regional media list.
- Manage media follow-up and interview coordination. Monitor for coverage. Amplify any coverage via social media channels.

Estimated Hours: 95

4. Social Media Management

- Create a monthly editorial calendar + post via Loomly at least once a week across Facebook, Instagram, X. This editorial calendar must be more than local holidays and must speak directly to the core messages from public opinion research that led to Measure PH voter support and overwhelming approval.
- Help source and edit wildlife and volunteer photos, short videos, and graphics.
- Produce video content with help of volunteers at local universities, etc.
- Monitor engagement, adjust content strategy, and respond to community questions.

Estimated Hours: 150

THE DETAILS

Total Core Scope Hours: 345 hrs/year

Hourly Rate: Discounted \$175/hr (standard agency rate of \$210/hr)

Core Scope Budget: \$60,000/year + all out-of-pocket expenses related to the scope of work (i.e. press release wire distribution for a major announcement, print house fees, etc.)



- Invoiced monthly on the first mof the month
- Hours reconciliation to be shared at the end of each month

Start: September 1, upon board approval

Duration: 12 months, with quarterly review check-ins

INCREMENTAL SCOPE BEYOND THE CORE SUPPORT (Optional / At Discounted Rate)

Additional Press Support

- Press releases for milestones and timely newsmaking opportunities
 - Onsite press events and media tours
-

Crisis Communications

- Rapid response planning and execution for wildfire, safety, or reputation-related incidents
-

Policy Communications

- Advocacy around measures and bills relevant to the mission and viability of the organization



CORE mPR TEAM PROFILES - A Purpose-Built Southern California Team

The mPR model allows us to assemble a senior team with strong firepower and highly relevant experience, both categorically and functionally.

Ryan Rauzon - Strategic Lead

Ryan Rauzon is a long-time strategic partner with mPR who together with Summit Strategy Group has worked alongside mPR since 2020 in delivering transparent, complex, high-stakes public affairs communications campaigns. Ryan previously worked at AECOM with Michael Chee of the Los Angeles County Sanitation Districts to whom we're indebted for his friendship and introducing us to your operational team at the Authority. During the Obama Administration, Ryan helped improve media relations for Dr. John Sperling, founder of University of Phoenix, and is expert at complex communications assignments in heavily regulated environments. He previously worked in Sacramento for two Assembly Speakers: Bob Hertzberg and Herb Wesson; and is a former journalist and TV producer for CBS News and NBC News affiliates. He also previously worked at the public relations agencies Ogilvy and Dewey Square Group.

Audrey Chittick — Earned and Digital Media Specialist, Account Lead

Audrey is a seasoned PR professional with a strong background in brand management, content creation, media relations, social media marketing, and strategic direction -- and she has been a critical part of mPR's client work since 2022. She recently worked with HMRI, a non-profit medical research organization, where she was responsible for content development and media outreach on the organization's behalf, promoting breakthrough research studies as well as community-focused events that took place at their Pasadena campus.



Jenny Olson — Earned and Digital Media Specialist, Account Advisor

Jenny has over two decades of communication experience with a deep understanding and track record among relevant media//influencers for organizations including The Trust for Public Land. Her passion expands beyond telling deeply technical stories to a broader audience. Beyond traditional communication channels, she has a specialty in developing and building profiles that position experts as thought leaders in their communities. She spends her personal time with her partner, 3 high energy boys and their dog supporting local LGBTQ+ events and groups in the Los Angeles area.

Maggie Habib — Founder

Award-winning communicator with two decades of experience in sustainability, public affairs, and corporate storytelling. Former SVP at a top PR agency, Maggie has led campaigns for numerous organizations of all sizes, matching closely to organizational goals while watching for reputational impact.

###

Additional Materials



Andrea Gullo
Executive Director



Puente Hills Habitat Preservation Authority

Endowment Provided by the Puente Hills Landfill

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Vice Chair
City of Whittier

Robert Ferrante
Director Sanitation Districts of
Los Angeles County

Cassandra Garcia
Director
Hacienda Heights

August 1, 2025

Rafferty Wooldridge
City Manager
City of La Habra Heights
1245 N. Hacienda Road
La Habra Heights, CA 90631
rwooldridge@lhcity.org

Request for Nominations to the Fiscal Oversight Advisory Committee (FOAC)

Dear Mr. Wooldridge,

The Puente Hills Habitat Preservation Authority (Habitat Authority) requests a nomination for a qualified individual to serve on the newly established Fiscal Oversight Advisory Committee (FOAC). This committee was created pursuant to the attached Resolution No. 2025-04, adopted by the Habitat Authority Board of Directors on June 23, 2025, following the successful passage of Measure PH, approved by voters on November 5, 2024.

On July 18, 2024, the Board adopted Resolution No. 2024-07 which established CFD No. 2024-01 and authorized the placement of Measure PH on the November 5, 2024 ballot, to levy a Special Tax within the CFD.

Following voter approval of Measure PH, the Board approved Resolution No. 2025-01, declaring the results of a special tax election, determining the validity of prior proceedings, and directing the recording of the notice of special tax lien. On February 20, 2025, the Board adopted Ordinance 2025-01, which authorizes and levies special taxes within the CFD.

The purpose of Measure PH is to generate revenue within the CFD to support ongoing maintenance, servicing, protection, preservation of open space, natural or other lands and improvements owned or managed by the Authority; reduce the risk of wildfire and improve local wildfire prevention, ranger safety patrols; and recreation program services. Additionally, the CFD will fund the collection and accumulation of reserves for these activities and cover administrative or incidental expenses related to them.

The FOAC will consist of nine members representing the communities of Whittier, Hacienda Heights, Rowland Heights, La Habra Heights, and unincorporated areas within Supervisorial District 4. The committee's primary role is to provide advice and report annually to the Board and the public regarding the expenditure of the CFD funds, demonstrating that these funds are spent for their authorized purposes.

A Joint Powers Agency created pursuant to California Government Code Section 6500 *et seq.*
7333 Greenleaf Avenue, First Floor, Whittier CA 90602 • Phone 562-945-9003

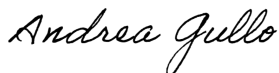
Term length, meeting frequency and committee details are found in the enclosed term schedule, fact sheet and application.

Please be advised that for the City of La Habra Heights, there is one three-year position to be filled.

Please submit the City Council's nomination and associated application, to info@HabitatAuthority.org by the target deadline of December 1, 2025. The nomination will be provided for consideration of appointment by the Board of Directors. The committee will start meeting once it achieves a quorum.

We appreciate your partnership, participation and support in implementing Measure PH programs. For questions or concerns please email me at agullo@HabitatAuthority.org, or Program Analyst Carlos Zelaya at czelaya@HabitatAuthority.org, or by phone at (562) 945-9003.

Sincerely,



Andrea Gullo
Executive Director

Attachments:
Habitat Authority Resolution 2025-04
Term Schedule
FOAC Fact Sheet
FOAC Application

CC: Habitat Authority Board of Directors



Puente Hills Habitat Preservation Authority

Endowment Provided by the Puente Hills Landfill

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Robert Ferrante
Director Sanitation Districts of
Los Angeles County

Cassandra Garcia
Director
Hacienda Heights

August 1, 2025

The Honorable Hilda Solis
Office of The Supervisors, First District
500 West Temple Street, Room 856
Los Angeles, CA 90012
firstdistrict@bos.lacounty.gov

Request for Nominations to the Fiscal Oversight Advisory Committee (FOAC)

Dear Supervisor Solis:

The Puente Hills Habitat Preservation Authority (Habitat Authority) requests nominations for four qualified individuals to serve on the newly established Fiscal Oversight Advisory Committee (FOAC). This committee was created pursuant to the attached Resolution No. 2025-04, adopted by the Habitat Authority Board of Directors on June 23, 2025, following the successful passage of Measure PH, approved by voters on November 5, 2024.

On July 18, 2024, the Board adopted Resolution No. 2024-07 which established CFD No. 2024-01 and authorized the placement of Measure PH on the November 5, 2024 ballot, to levy a Special Tax within the CFD.

Following voter approval of Measure PH, the Board approved Resolution No. 2025-01, declaring the results of a special tax election, determining the validity of prior proceedings, and directing the recording of the notice of special tax lien. On February 20, 2025, the Board adopted Ordinance 2025-01, which authorizes and levies special taxes within the CFD.

The purpose of Measure PH is to generate revenue within the CFD to support ongoing maintenance, servicing, protection, preservation of open space, natural or other lands and improvements owned or managed by the Authority; reduce the risk of wildfire and improve local wildfire prevention, ranger safety patrols; and recreation program services. Additionally, the CFD will fund the collection and accumulation of reserves for these activities and cover administrative or incidental expenses related to them.

The FOAC will consist of nine members representing the communities of Whittier, Hacienda Heights, Rowland Heights, La Habra Heights, and unincorporated areas within Supervisorial District 4. The committee's primary role is to provide advice and report annually to the Board and the public regarding the expenditure of the CFD funds, demonstrating that these funds are spent for their authorized purposes.

Term length, meeting frequency and committee details are found in the enclosed term schedule, fact sheet and application.

Please be advised that the First District has four positions to be filled, two representing Hacienda Heights and two representing Rowland Heights. The positions have staggered initial terms as follows:

Hacienda Heights: one term is for three years, and another is for two years.

Rowland Heights: one term is for three years, and another is for two years

When recommending your nominees, please identify the length of terms for each individual.

Please submit the First District's nominations and associated applications, to info@HabitatAuthority.org by the target deadline of December 1, 2025. The nominations will be provided for consideration of appointment by the Board of Directors. The committee will start meeting once it achieves a quorum.

We appreciate your partnership, participation and support in implementing Measure PH programs. For questions or concerns please email me at agullo@HabitatAuthority.org, or Program Analyst Carlos Zelaya at czelaya@HabitatAuthority.org, or by phone at (562) 945-9003.

Sincerely,

| *Andrea Gullo*

Andrea Gullo
Executive Director

Attachments:

Habitat Authority Resolution 2025-04

Term Schedule

FOAC Fact Sheet

FOAC Application

CC: Habitat Authority Board of Directors



Andrea Gullo
Executive Director



Puente Hills Habitat Preservation Authority

Endowment Provided by the Puente Hills Landfill

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Mary Ann Pacheco
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City of Whittier

Robert Ferrante
Director Sanitation Districts of
Los Angeles County

Cassandra Garcia
Director
Hacienda Heights

August 1, 2025

Conal McNamara
City Manager
City of Whittier
13230 Penn Street
Whittier, CA 90602
cmcnamara@cityofwhittier.org

Request for Nominations to the Fiscal Oversight Advisory Committee (FOAC)

Dear Mr. McNamara,

The Puente Hills Habitat Preservation Authority (Habitat Authority) requests nominations for three qualified individuals to serve on the newly established Fiscal Oversight Advisory Committee (FOAC). This committee was created pursuant to the attached Resolution No. 2025-04, adopted by the Habitat Authority Board of Directors on June 23, 2025, following the successful passage of Measure PH, approved by voters on November 5, 2024.

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The purpose of Measure PH is to generate revenue within the CFD to support ongoing maintenance, servicing, protection, preservation of open space, natural or other lands and improvements owned or managed by the Authority; reduce the risk of wildfire and improve local wildfire prevention, ranger safety patrols; and recreation program services. Additionally, the CFD will fund the collection and accumulation of reserves for these activities and cover administrative or incidental expenses related to them.

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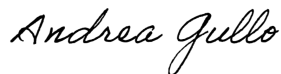
Term length, meeting frequency and committee details are found in the enclosed term schedule, fact sheet and application.

Please be advised that for the City of Whittier, there are three positions to be filled with staggered initial terms of three years, two years and one year. When recommending your nominees, please identify the length of terms for each individual.

Please submit the City Council's nominations and associated applications, to info@HabitatAuthority.org by the target deadline of December 1, 2025. The nominations will be provided for consideration of appointment by the Board of Directors. The committee will start meeting once it achieves a quorum.

We appreciate your partnership, participation and support in implementing Measure PH programs. For questions or concerns please email me at agullo@HabitatAuthority.org, or Program Analyst Carlos Zelaya at czelaya@HabitatAuthority.org, or by phone at (562) 945-9003.

Sincerely,



Andrea Gullo
Executive Director

Attachments:
Habitat Authority Resolution 2025-04
Term Schedule
FOAC Fact Sheet
FOAC Application

CC: Habitat Authority Board of Directors



Puente Hills Habitat Preservation Authority

Endowment Provided by the Puente Hills Landfill

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Director Sanitation Districts of
Los Angeles County

Cassandra Garcia
Director
Hacienda Heights

August 1, 2025

The Honorable Janice Hahn
Office of The Supervisors, Fourth District
500 West Temple Street, Room 822
Los Angeles, CA 90012

Request for Nominations to the Fiscal Oversight Advisory Committee (FOAC)

Dear Supervisor Hahn,

The Puente Hills Habitat Preservation Authority (Habitat Authority) requests a nomination for a qualified individual to serve on the newly established Fiscal Oversight Advisory Committee (FOAC). This committee was created pursuant to the attached Resolution No. 2025-04, adopted by the Habitat Authority Board of Directors on June 23, 2025, following the successful passage of Measure PH, approved by voters on November 5, 2024.

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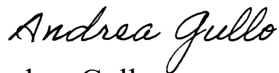
Term length, meeting frequency and committee details are found in the enclosed term schedule, fact sheet and application.

Please be advised that the Fourth District, has one three-year position to be filled. This person can be a resident in the Spyglass, Workman Mill Rd, or other Fourth District unincorporated area.

Please submit the nomination and associated application, to info@HabitatAuthority.org by the target deadline of December 1, 2025. The nomination will be provided for consideration of appointment by the Board of Directors. The committee will start meeting once it achieves a quorum.

We appreciate your partnership, participation and support in implementing Measure PH programs. For questions or concerns please email me at agullo@HabitatAuthority.org, or Program Analyst Carlos Zelaya at czelaya@HabitatAuthority.org, or by phone at (562) 945-9003.

Sincerely,



Andrea Gullo
Executive Director

Attachments:
Habitat Authority Resolution 2025-04
Term Schedule
FOAC Fact Sheet
FOAC Application

CC: Habitat Authority Board of Directors



Puente Hills Habitat Preservation Authority

Endowment Provided by the Puente Hills Landfill

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Robert Ferrante
Director Sanitation Districts of
Los Angeles County

Cassandra Garcia
Director
Hacienda Heights

August 5, 2025

Mr. Don Crocker
Wildlife Conservation Board
PO Box 944209
Sacramento, CA 94244

Subject: Support for Wildlife Conservation Board Grant Proposal Entitled "Interstate 15 Rainbow Canyon Wildlife Crossing"

Dear Mr. Crocker:

The Puente Hills Habitat Preservation Authority (Habitat Authority) supports the project proposal entitled "Interstate 15 Rainbow Canyon Wildlife Crossing" submitted for funding to the Wildlife Conservation Board.

The Habitat Authority is a public joint powers authority established pursuant to California Government Code Section 6500 *et seq.* with a Board of Directors representing the City of Whittier, County of Los Angeles, Sanitation Districts of Los Angeles County, and the Hacienda Heights community. The Habitat Authority is dedicated to the acquisition, restoration, and management of open space in the Puente Hills for preservation of the land in perpetuity, with the primary purpose to protect the biological diversity. Additionally, the agency endeavors to provide opportunities for outdoor education and low-impact recreation.

The Habitat Authority owns and/or manages over 3,880 acres which comprise the Puente Hills Preserve in which over \$100 million of public funds have been invested. The Preserve is part of the Puente-Chino Hills Wildlife Corridor which is biologically connected to the Santa Ana Mountains. Our organization has focused much time and energy on the conservation of wildlife movement within the greater Santa Ana Mountains, and we remain dedicated to working with our partners to ensure the protection of the entire Santa Ana to Palomar Mountains Linkage. We recognize that the project proposal will advance implementation of a new wildlife crossing for Interstate 15, which has formed an impenetrable barrier for wildlife movement in the Santa Ana to Palomar Mountains Linkage.

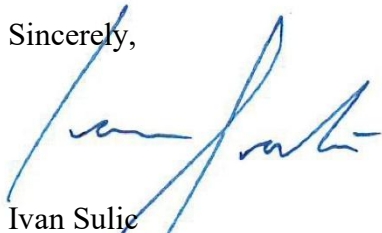
We remain concerned about research findings indicating severe inbreeding and high percentages of vehicular mortality among the mountain lion population in the Santa Ana Mountains, and the potential for extinction of this population if the Santa Ana to Palomar I-15 Linkage is not restored. The Santa Ana mountain lion population is the source population for individuals that utilize the Puente-Chino Hills Wildlife Corridor and contribute to the ecological balance of Habitat Authority-managed publicly owned open space. The California Fish and Game Commission has accepted for consideration the petition to list an evolutionarily significant unit (ESU) of mountain lions (*Puma*

concolor) in southern and central coastal California as threatened or endangered under the California Endangered Species Act (CESA). The Commission declared that the Southern California/Central Coast ESU of mountain lions is a candidate species for listing under CESA. The listing petition provides supporting documentation highlighting the critical need for the regionwide enhancement and restoration of connectivity within major landscape scale linkages, like the Santa Ana to Palomar Mountains.

We applaud the WCB for prioritizing funding associated with the 2019 solicitation that allowed The Nature Conservancy, Caltrans and partners to advance planning for the restoration and protection of the Temecula Creek Bridge and vicinity as a functional wildlife crossing for I-15 in the Santa Ana to Palomar Mountains Linkage. We also commend the WCB for funding initial planning of this second wildlife crossing project south of the Temecula Creek Bridge, which resulted in completion of the Project Initiation Document by Caltrans. The WCB's support in advancing this overcrossing through subsequent planning, environmental review, and engineering design phases under the proposed grant is essential to fully restoring wildlife connectivity across I-15 for the greatest number of wildlife species over the long term.

Once again, the Habitat Authority strongly supports the I-15 Rainbow Canyon Wildlife Crossing proposal. We are confident that the plans developed for a new wildlife crossing for I-15 initiated under this grant, if awarded, will have a dramatic long-term impact on furthering habitat protection and wildlife movement in the Santa Ana-Palomar Mountain's Linkage, and will bolster conservation investments made to date in Los Angeles, Orange, Riverside and San Diego counties. Time is of the essence with this project. We look forward to seeing this project move forward.

Sincerely,



Ivan Sulic
Chair, Board of Directors

Cc: Habitat Authority Board of Directors
Habitat Authority Citizen's Technical Advisory Committee



Andrea Gullo
Executive Director



Puente Hills Habitat Preservation Authority

Endowment Provided by the Puente Hills Landfill

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Mary Ann Pacheco
Vice Chair
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Robert Ferrante
Director Sanitation Districts of
Los Angeles County

Cassandra Garcia
Director
Hacienda Heights

September 7, 2025

Roy Francis
1936 Chota Road,
La Habra Heights, CA 90631

Dear Mr. Francis:

The Habitat Authority would like to thank you for serving as a Citizens Technical Advisory Committee (CTAC) member.

Your contribution of approximately eight years of service is deeply valued! Your volunteerism, support and dedication over these many years have helped the Habitat Authority with its continued efforts in preserving the local hills for wildlife and providing quality recreational opportunities for people. We'd especially like to recognize your leadership and contributions to the Committee discussions in furthering the agency's mission.

Thank you again. You will always be a part of the Habitat Authority family, and we hope our paths allow us to collaborate again.

Sincerely,

Ivan Sulic
Chair, Board of Directors

cc: Board of Directors
CTAC



Puente Hills Habitat Preservation Authority

Endowment Provided by the Puente Hills Landfill

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Director Sanitation Districts of
Los Angeles County

Cassandra Garcia
Director
Hacienda Heights

September 10, 2025

Elaine Wu, Division Chief
County of Los Angeles, Department of the Auditor-Controller
Accounting Division
500 West Temple Street, Room 603
Los Angeles, CA 90012

RE: Establishment of New Fund

Dear Ms. Wu:

The Puente Hills Habitat Preservation Authority is requesting establishment of a new interest bearing fund account for Measure PH.

Background:

On July 18, 2024, the Board adopted Resolution No. 2024-07 which established Community Facility District (CFD) No. 2024-01 and authorized the placement of Measure PH on the November 5, 2024 ballot, to levy a Special Tax within the CFD.

Following voter approval of Measure PH, the Board approved Resolution No. 2025-01, declaring the results of a special tax election, determining the validity of prior proceedings, and directing the recording of the notice of special tax lien. On February 20, 2025, the Board adopted Ordinance 2025-01, which authorizes and levies special taxes within the CFD. These resolutions and ordinance documents have been provided to staff in the County's Department of the Auditor-Controller.

The purpose of Measure PH is to generate revenue within the CFD to support ongoing maintenance, servicing, protection, preservation of open space, natural or other lands and improvements owned or managed by the Authority; reduce the risk of wildfire and improve local wildfire prevention, ranger safety patrols; and recreation program services. Additionally, the CFD will fund the collection and accumulation of reserves for these activities and cover administrative or incidental expenses related to them. A description of services to be funded by the CFD can be found in Resolution 2024-007, Exhibit B.

Anticipated object codes for the fund are:

Ranger Services	3580-4
Property Management*	3580-5
Utilities	5222
Payroll	3587

Bio Surveys	3580-6
SCI Cost to Administer CFD	3580-6
Audit	3529
Interest from the Treasury Pool	8605
Voter Approved Special Taxes	8064

*Property management contracts will vary.

As suggested by County staff, the desired name for the new Fund is “Measure Puente Hills,” and a new unit “53936 – Measure Puente Hills” will need to be created as well.

Thank you for your assistance. I can be reached at agullo@habitatauthority.org or 562.201.3581 with any questions.

Sincerely,



Andrea Gullo
Executive Director

Copy:

Jung Son, Principal Accountant, Special Funds/Warrants Section
Kevin Leung
Eddy Soukhaseum
PHHPA Board of Directors

中秋節大自然 漫步行活動

東區華人大自然漫步迎中秋

Residents from Rowland Heights, Hacienda Heights and beyond are welcome!"

Mid-Autumn Nature Walk

Sunday, October 5, 2025, 8:00 AM
Hike starts at 8:30 AM

星期天十月五號早上八點集合
漫步行8:30出發



Family friendly & free mooncakes while
supplies last. All are welcome!



溫馨家庭遊和免費月餅贈送，
送完即止。歡迎所有人參加！

Powder Canyon in La Habra Heights

Coordinates: 33.964914,-117.919123

For meeting location, please search: "Gate to
Horse Arena, Fullerton Rd. La Habra Hts."

Drive west on Fullerton Rd and enter the
second gate to your right into the parking
lot. Meeting location is in the parking lot.

沿富勒頓路向西行駛，從右側的第二個閘
門口進入停車場。集中地點在停車場內。



Event partner

Rowland Heights Chinese Association

活動夥伴 羅蘭崗華人協會

www.HabitatAuthority.org

Habitat Authority gets \$4.9 million boost to fight fires

The grant from the Lower Los Angeles Rivers and Mountains Conservancy supports the agency's Fire Resiliency Project.



Puente Hills Habitat Authority is being seeded and planted with native plant species at a 19.6-acre area in Whittier to restore it to Coastal Sage Scrub habitat. Area being worked on at center is next to Colima Road at Casino Dr. on Friday, February, 19, 2021. (Photo by Dean Musgrove, Los Angeles Daily News/SCNG)

Whittier Daily News

By [Anissa Rivera](#) | arivera@scng.com

PUBLISHED: July 18, 2025 at 2:07 PM PDT

The Puente Hills Habitat Authority got a hefty boost in its mission to fight wildfires, courtesy of a \$4,977,000 grant from the state agency San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy.

The funding will support the Habitat Authority's Puente Hills Fire Resiliency project, which aims to enhance wildfire safety for the Puente Hills Preserve and the surrounding communities of Whittier, La Habra Heights, Hacienda Heights and Rowland Heights.

"This comprehensive grant provides us with the necessary additional resources needed to implement priority wildfire prevention and protection strategies, preserve natural habitats, and safeguard local communities. It's a win-win for the region," said Andrea Gullo, Habitat Authority executive director.

The three-year grant agreement, expected to be disbursed in August, will go toward [wildfire](#) prevention and protection, wildfire prevention planning, biological consulting and contractor oversight and land acquisition.

The grant will include:

- Home hardening for an agency facility;
- Protective wrought iron boundary fencing at key locations;

Whittier Daily News

July 18, 2025

Page | 1

- Vegetation and hazardous tree clearance;
 - Habitat enhancement;
 - Equipment purchases including a flail mower, two 1,000-gallon mobile water trailers, and a 2,000 gallon water tender to be used for firefighting;
 - Vegetation mapping;
 - Fire fuel modeling;
- Land acquisition; and
- Development of a permanent firebreak in the form of a trailhead.

The grant allows the Habitat Authority to address critical wildfire resiliency activities that would otherwise not be covered under the agency’s regular budget, which is funded in part by Measure PH.

Voters passed [Measure PH](#) in November, ensuring the agency will have the budget to fight wildfires and ensure trails and wildlife habitats on the Puente Reserve remain protected.

Among supporters that wrote letters to support the grant application are the city of Whittier, Sierra Club San Gabriel Valley Task Force, Friends of the Whittier Hills, and the nonprofit Hills For Everyone.

“We are extremely grateful to the RMC for their funding of this critically important grant. This proactive project is a part of the Habitat Authority’s ongoing commitment to wildfire preparedness for the benefit of the preserve and the local communities for years to come,” said Ivan Sulic, chair of the Habitat Authority’s board of directors.

The Habitat Authority was founded in 1994 with a mission to preserve and protect the more than 3,800 acres of natural habitats of the Puente Hills area, including Hacienda Hills, Turnbull Canyon, Sycamore Canyon, Hellman Park, Arroyo Pescadero, and Powder Canyon.

The state funding is sourced from the Safe Drinking Water, Wildfire Prevention, Drought Preparedness, and Clean Air Bond Act of 2024, appropriations under Chapter 3 Wildfire and Forest Resilience.

Whittier College study shows that goat-grazing can help prevent wildfires

The joint study by Whittier College and Habitat Authority was published in "The Journal of the Torrey Botanical Society," the oldest botanical journal in the Americas.



What Whittier College students and the Puente Hills Habitat Preservation Authority in Whittier found out about goat grazing, fire prevention and reducing invasive species cover has been published in the oldest botanical journal in the Americas. The two groups jointly published a peer-reviewed article in The Journal of the Torrey

Botanical Society . (Photo courtesy of Adriana Cox-Gonzalez)

Whittier Daily News

By [Anissa Rivera](#) | arivera@scng.com

UPDATED: August 5, 2025 at 2:45 PM PDT

Thanks to a Cal Fire grant, the [Puente Hills Habitat Preservation Authority](#) and [Whittier College](#) have discovered new data on reducing wildfire fuel in the Puente Hills Preserve. They also got published in a renowned scientific journal for it.

Michelle Mariscal, staff ecologist at the Habitat Authority, and Anna Bowen, assistant professor of biology and environmental science at Whittier College, along with three biology students, published the peer-reviewed article in March.

[Their findings](#), featured in "[The Journal of the Torrey Botanical Society](#)," the oldest botanical journal in the Americas, demonstrated that goat grazing leads to a short-term reduction in fuel loads, helping prevent [wildfires](#), and can help reduce the growth of invasive plant species when timed well.

"Publishing our work allows us to add to the growing body of plant science and helps ensure our findings can be used by researchers and land managers working to understand and better protect the environment," Mariscal said.

What Whittier College students and the Puente Hills Habitat Preservation Authority in Whittier found out about goat grazing, fire prevention and reducing invasive species cover has been published in the oldest botanical journal in the Americas. The two groups jointly published a peer-reviewed article in The Journal of the Torrey Botanical Society . (Photo courtesy of Adriana Cox-Gonzalez)

The California Department of Forestry and Fire Protection Fire Prevention Grants Program awarded the Habitat Authority a grant in 2020 to fund activities that would reduce the [wildfire fuel load](#) in the Puente Hills Preserve. The grant paid for two years of goat grazing in Turnbull Canyon, offering an opportunity for local ecologists to dig deeper into the effects of goat grazing.



Whittier College student Adriana Cox-Gonzalez collects data from vegetation for a goat grazing study the college completed with Puente Hills Habitat Preservation Authority in Whittier. The two groups jointly published a peer-reviewed article in The Journal of the Torrey Botanical Society on their findings. (Photo courtesy of Anna Bowen, PhD)



Mariscal partnered with Bowen, whose team collected vegetation data before and after goat grazing both years, as well as in adjacent control plots where grazing did not occur. They also collected goat pellets to assess, via a greenhouse trial, the potential for seeds of certain invasive plants to remain viable after passing through the goats' digestive system, which is a concern for the Habitat Authority and other land managers when contracting with goat herds that are moved between different areas.

They found that goat grazing provides short-term reductions in wildfire fuel loads and, when properly timed and managed over multiple years with attention to factors such as rainfall, how many goats are on the land, and active herd management, can reduce invasive plant

cover—contributing to healthier, safer hillsides. Additionally, the study confirmed that seeds in goat pellets have low potential to germinate, meaning grazing does not contribute to the spread of invasive plants, Habitat Authority officials said.

“Goat grazing is a valuable tool alongside other methods to reduce wildfire fuels and manage invasive plants,” Mariscal added. “Although it requires more careful planning, close monitoring, and a longer time commitment than other methods, when these factors are managed well, goat grazing supports both fire safety and ecosystem health without spreading invasive species.”

“The Habitat Authority is committed to fostering strong partnerships with local communities and embracing the lessons offered by nature. Projects like this exemplify how collaboration can create lasting benefits for the entire region,” said Ivan Sulic, chair of the Habitat Authority’s board of directors.

The Habitat Authority was founded in 1994 and is charged with preserving and protecting more than 3,800 acres of natural habitats in the Puente Hills area, including land in [CITIES HERE](#).

“We are grateful for our ongoing partnership with students and professors at Whittier College over the years for valuable learning projects such as this. We are proud of Ecologist Mariscal for dedicating her expertise to this project and making the Preserve a learning resource for us all.” said Andrea Gullo, Habitat Authority executive director.

The three Whittier College students and study co-authors are Adriana Cox-Gonzalez, Fernando Ramirez and Lisa Vela.

The Torrey Botanical Society was founded in 1867 in New York City and its journal publishes research in plant biology, except horticulture, with emphasis on research done in, and on the plants of, the Western Hemisphere.

Thank you for supporting *Music in The Park!*



We had a great time at The Park this summer! We're grateful to everyone who turned out to enjoy the music and community spirit—and also to help support LHHIA, which has been presenting these concerts since 1989.

LHHIA
La Habra Heights Improvement Association



Our opening concert featuring The Answer drew what may have been our biggest audience ever!

Puente Hills community patrols & fireworks prevention on July 4

This past Independence Day, the Puente Hills Habitat Preservation Authority (Habitat Authority) once again took action to protect our treasured hills and open spaces from illegal fireworks activity that could cause devastating wildfires.

For over 20 years, the Habitat Authority has organized a fireworks patrol on the evening of July 4 and partnered with local jurisdictions. Twenty volunteers—trained and coordinated by the Authority—were stationed at popular access points throughout the Preserve in La Habra Heights, Whittier and Hacienda Heights from 7 to 10 p.m., serving as extra eyes and ears to spot and report any illegal fireworks or suspicious activity, educate the public and discourage unauthorized access after dark.

This proactive presence has become a trusted tradition, helping to deter dangerous behavior and ensure a rapid response from emergency services if needed. Rangers from the Habitat Authority (contracted through the Mountains Recreation and Conservation Authority) actively patrolled the preserve in trucks equipped with water, with staff and other MRCA trained firefighters lending additional patrol support.



They worked together beyond midnight and collaborated with local fire and law enforcement agencies to keep a close watch over the hills. The City of La Habra Heights and its local Fire Watch group are also deeply committed to fire safety, and we greatly value the opportunity to collaborate with them in these important efforts.

Residents from all over were encouraged to join in, and all patrol members received guidance on how to safely observe and report without putting themselves in harm's way. These combined efforts are part of a broader, multi-agency strategy that includes annual defensible-space clearance, coordinated emergency response planning and ongoing public education to keep both the Preserve and surrounding neighborhoods safe from wildfire threats.

The Habitat Authority is grateful to all volunteers and partners who helped make this year's Fourth of July celebration a safe and peaceful event for everyone.

Visit habitatauthority.org/puente-hills-preserve-management/wildfire-preparedness or contact info@HabitatAuthority.org for more information about the Habitat Authority's year-round wildfire preparedness efforts.

MAYOR'S CORNER

City to host important series of public workshops starting September 6

The City of La Habra Heights is hosting a series of public workshops at City Hall over the coming months to address some of our community's most important long-term challenges. Each workshop will focus on a single topic—from infrastructure and public safety to city operations and funding—and will provide residents with the opportunity to learn more, ask questions and share ideas.

The series will conclude with a general session to review the issues discussed and gather community input on potential solutions.

First Workshop: STREET IMPROVEMENTS

Saturday, September 6, 2025 • 10 a.m. • City Hall

At this workshop, we will review the current condition of our streets and examine the findings of the Roads Advisory Committee. We'll compare current General Fund spending with projected needs over the next 5 to 10 years and discuss the risks of allowing the roads to deteriorate.

Our current allocated budget was based upon projections in 2017 that allowed a small inflation factor. As the result of actual inflation, we have had to continually reduce the size of our road-related projects to remain within our funding.

Without additional investment, the cost to maintain our roads to an acceptable condition accelerates. This session is your chance to learn about the state of our roads and streets and help shape priorities for future improvements.

Second Workshop: FIRE DEPARTMENT

Saturday, October 4, 2025 • 10 a.m. • City Hall

Our Fire Department plays a critical role in protecting life and property, but it faces increasing challenges. This workshop will provide a historical overview of how the Department has evolved over the past decade, including the impacts of unfunded state and county mandates, including the relatively new, stringent LA County-required paramedic program that has continued to cause LHH Fire Department overruns requiring significant transfers from the General Fund.

We'll address the effects of aging equipment, delays in replacing firefighter gear and a substandard apparatus bay. Participants will also examine the limitations of the current Fire Assessment and consider how to ensure that our LHH Fire Department remains fully equipped and ready to respond.

Future Workshops

- **November: PUBLIC SAFETY**
- **January: ADMINISTRATION**
- **February: REVENUE (General Session)**

Please watch *Heights Life*, *GuacTalk* and the City website (lhhcity.org) for dates and details about these future meetings.

I encourage every resident to attend these workshops and take an active role in shaping the future of our city. Your input will help ensure that La Habra Heights remains safe, resilient and well-prepared for the years ahead.

New motorcycle patrols by Habitat Authority Rangers to improve trail safety and fire prevention



The Puente Hills Habitat Preservation Authority Rangers have begun motorcycle patrols on our trails to improve safety and speed up response times. This new approach allows them to cover more ground in less time, making it easier to reach remote locations that can be difficult to access by foot or traditional patrol vehicles.

The Puente Hills Habitat lands are a vital part of La Habra Heights, offering miles of trails, native wildlife habitat and scenic open space that define the character of our city. The Rangers' work goes far beyond law enforcement—they play a key role in protecting sensitive habitats, monitoring wildlife and educating the public on responsible trail use. Their brush inspections help identify fire hazards early, reducing the risk of wildfires that could threaten both the natural environment and nearby homes.

By increasing patrol presence, the Rangers can respond more quickly to reports of unsafe conditions, trail misuse or suspicious activity, ensuring these open spaces remain safe for hikers, equestrians and nature enthusiasts. Their efforts directly contribute to preserving the quality of life we value so highly in La Habra Heights.

Hope everyone had an enjoyable summer!

—**John Pespisa**

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Assembly
California Legislature



LISA CALDERON
ASSEMBLY MEMBER, FIFTY-SIXTH DISTRICT

COMMITTEES
CHAIR, INSURANCE
APPROPRIATIONS
EMERGENCY MANAGEMENT
HUMAN SERVICES
UTILITIES AND ENERGY

August 21, 2025

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

Dear Ms. Gullo:

Thank you for making the 56th Assembly District's inaugural Wildfire Safety Informational Session a success. With your support and participation, we were able to connect nearly 70 families with valuable resources and guidance on best practices.

These partnerships make our community more resilient in unprecedented times, and I truly appreciate your collaboration on this event.

I look forward to continuing our work together. Please do not hesitate to reach out if I can ever be of assistance to you.

Sincerely,

A handwritten signature in blue ink that reads "Lisa Calderon".

Lisa Calderon
Assemblymember, 56th District

LC:rd



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